

DEFERRAL ITEM

CEL Development Pty Ltd, C/ - Future Urban

Demolition of all buildings on site, including a Local Heritage (Townscape) Place and construction of a twenty-one (21) storey hotel building.

Address: 51 Pirie Street, Adelaide SA 5001

Development Application Number: 020/A131/20

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OVERVIEW

Application No.	020/A131/20
Unique ID/KNET ID	2020/11272/01
Applicant	CEL Development Pty Ltd, c/- Future Urban
Proposal	Demolition of all buildings on site, including a Local Heritage (Townscape) Place and construction of a twenty-one (21) storey hotel building
Subject Land	51 Pirie Street, Adelaide SA 5001
Zone/Policy Area	Capital City Zone / Central Business Policy Area 13
Relevant Authority	State Planning Commission
Lodgement Date	2 June 2020
Council	City of Adelaide
Development Plan	Adelaide (City), consolidated 30 April 2020
Type of Development	Merit
Public Notification	Category 1
Schedule 8 Referral Agencies	<ul style="list-style-type: none"> • Government Architect • Secretary of the Commonwealth Department of Transport and Regional Services (Adelaide Airport Limited)
Technical Comments	City of Adelaide
Report Author (Deferral)	Gabrielle McMahon
RECOMMENDATION	Development Plan Consent be granted , subject to conditions

EXECUTIVE SUMMARY

On 23 July 2020 the State Commission Assessment Panel (SCAP) considered an application by CEL Development Pty Ltd, C/- Future Urban for the demolition of all buildings on site, including a Local Heritage (Townscape) Place and construction of a twenty-one (21) storey hotel building at 51 Pirie Street, Adelaide.

The SCAP resolved to DEFER consideration of this item, pending resolution, in consultation with the Government Architect, of the following issues:

- a. *The façade framing expression, articulation, and legibility through the external cladding treatment.*
- b. *The reflectivity of the building, in particular the western façade.*
- c. *Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public infrastructure, including an appropriate level of pedestrian comfort and amenity.*
- d. *Provision of a staging plan which links demolition to substantial commencement of construction*

The amended plans and details submitted by the applicant have been considered by the Government Architect (the GA) (in relation to deferral points a, b and c), and the Council has been consulted in relation to deferral point c.

Having undertaken an assessment of the amended plans, together with consideration of the GA and Council comments which are of specific relevance to the points of deferral, I am satisfied that the applicant has appropriately responded to the SCAP's reasons to defer its' decision. On balance, I am of the opinion that the proposal displays sufficient merit to warrant the granting of Development Plan Consent.

ASSESSMENT REPORT

I. COUNCIL TECHNICAL ADVICE

1.1 City of Adelaide

Referral responses are contained in the ATTACHMENTS.

Council has provided technical comments on roads, footpaths, engineering, stormwater, lighting, traffic, waste, local heritage and encroachments. Refer to the advice letter for details. While previous commentary from Council has been reiterated in part in their correspondence, the matters which relate to the reasons for deferral are detailed in the Discussion section of this report (below).

In summary Council advises that:

- The amended canopy satisfies the minimum height and setback requirements outlined in Council's Encroachment Policy
- Proposed traffic signal clearances are adequate. However, upon further review, it is Council's preference the traffic signal pole on Pirie Street be relocated to adjacent the kerb ramp (distance between edge of kerb and face of signal pole of 200-450mm)
- During the detail design phase and prior to works in the public realm, Council will require detailed documentation in accordance with Council's design criteria, including but not limited to turn path and stormwater analysis
- The relocation of the Council street light on Pirie Street further west by 3 metres is supported

2. STATUTORY REFERRAL BODY COMMENTS

Referral responses are contained in the ATTACHMENTS.

2.1 Government Architect (GA)

The GA has provided advice on the amendments made in response to the deferral of the application. The GA defers to ARUP on technical advice for glass reflectivity, as experts in this field. She is also generally supportive of the amendments for a simplified canopy expression and improved weather protection. However, she continues to be unconvinced about the design resolution of the base of the building and remains concerned with the relationship of the canopy with the facade composition, building structure, ground plane and the building interior regards. The proposed ceramic 'stone look' facade system (framing element and columns) is not considered to be a high quality design or material outcome for the public realm. Further review of the design of the building base and canopy is recommended. The applicant has responded to the GA comments and provided clarification that the material is to be sandstone fixed to the façade and columns (refer to the applicant's email). No formal response has been received on this additional information.

The GA is also concerned with regards to the level of contrast on the neutral glass selection. As such, further review of the neutral glass selection is recommended to strengthen the visual contrast and increase visual permeability (particularly at the building base). The applicant has provided an image which demonstrates the difference between the glass (refer to attachments and the discussion below).

This GA comments are further outlined in the discussion section of the report (below). It is noted that the SCAP did not defer the application for further review of the base of the building. However, it is acknowledged that some changes have been made to the base which requires further consideration.

3. POLICY OVERVIEW

The subject site is within the Capital City Zone and the Central Business Policy Area 13 as described within the Adelaide (City) Development Plan Consolidated 30 April 2020. Relevant policies are contained in the original Agenda Item, dated 23 July 2020.

3.1 Central Business Policy Area 13

The Policy Area is the State's pre-eminent economic, governance and cultural hub and will be supported by educational, hospitality, and entertainment activities and increased opportunities for residential, student and tourist accommodation.

Buildings will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality.

Complementary and harmonious buildings in individual streets will create localised character and legible differences between streets, founded on the existing activity focus, building and settlement patterns and street widths.

Development of a high standard of design and external appearance is anticipated in a way that successfully integrates with the public realm. To enable an activated street level, residential uses (or similar) should be located above ground level.

3.2 Capital City Zone

This Zone is the economic and cultural focus of the State and includes a range of employment, community, educational, tourism and entertainment facilities. It is anticipated that an increased population within the Zone will complement the range of opportunities and experiences provided in the City and increase its vibrancy.

High-scale development is envisaged in the Zone with high street walls that frame the streets. However an interesting pedestrian environment and human scale will be created at ground floor levels through careful building articulation and fenestration, frequent openings in building façades, verandahs, balconies, awnings and other features that provide weather protection.

In important pedestrian areas, buildings will be set back at higher levels above the street wall to provide views to the sky and create a comfortable pedestrian environment. In narrow streets and laneways the street setback above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure. In the Central Business Policy Areas, upper level setbacks are not envisaged.

3.3 Council Wide

Council Wide provisions provide guidance on the desire for increased levels of activity and interest at ground level; a high standard of design; appropriate bulk and scale of buildings and positive contribution to streetscapes including interfaces with places of heritage significance.

Micro-climate

Objective 33: Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.

Objective 34: Protection from rain, wind and sun without causing detriment to heritage places, street trees or the integrity of the streetscape. Consolidated - 30 April 2020 52 Adelaide (City)

PDC 119 Development should be designed and sited to minimise micro-climatic and solar access impact on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow.

PDC 122 Glazing on building facades should not result in glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles.

PDC 123 Buildings within the Core and Primary Pedestrian Areas identified in Map Adel/1 (Overlays 2, 2A and 3), unless specified otherwise within the relevant Zone or Policy Area, should be designed to provide weather protection for pedestrians against rain, wind and sun. The design of canopies, verandahs and awnings should be compatible with the style and character of the building and adjoining buildings, as well as the desired character, both in scale and detail.

4. DISCUSSION

Additional details including amended plans, an architectural response, renders, a *Glass Reflectivity and Spandrels Appearance Study* and planning response were provided by GHD Architects, ARUP and Future Urban (respectively) to address deferral items a) to d). Refer to ATTACHMENTS for details. In addition the applicant provided a response to the Government Architect's comments.

Deferral motion

- a. *The façade framing expression, articulation, and legibility through the external cladding treatment.*

On behalf of the applicant, ARUP have undertaken a *Glass Reflectivity and Spandrel Appearance Study*, in response to concerns relating to the spandrel appearance. This includes the provision of sketch details of the spandrel zone to demonstrate the design intent, coupled with precedent images of other projects comprised of similar glazing systems to provide a visual reference. In summary, the main facade (champagne tint) will have an external reflectivity of approximately 18% and visual transmittance of approximately 40%. It is noted that the external reflectivity is less than other recently constructed developments which include SkyCity Adelaide (24%) and GPO Tower (20%), and greater than 115 King William Street (17%) and the UNISA Health and Innovation Building (16%).

Refer to Figures 2-6 in the Arup report for the proposed curtain wall glazing system.

The spandrel zones will utilise a 'shadow box' construction method comprising a setback insulated layer lined with colour back glass and framed by blind transoms. The blind transoms and mullions that make up the curtain wall system are not expressed externally. The glazing panels are articulated externally by minimal recessed stack joints. A consistent glass selection is proposed for the vision glass and spandrel zones.



Figure 1 Architectural render from GHD Woodhead

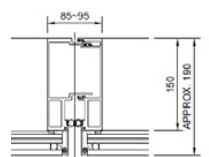


Figure 2 plan detail of typical vertical mullion, through vision zone

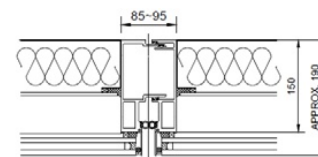


Figure 3 plan detail of typical vertical mullion, through spandrel zone

The Government Architect advises that:

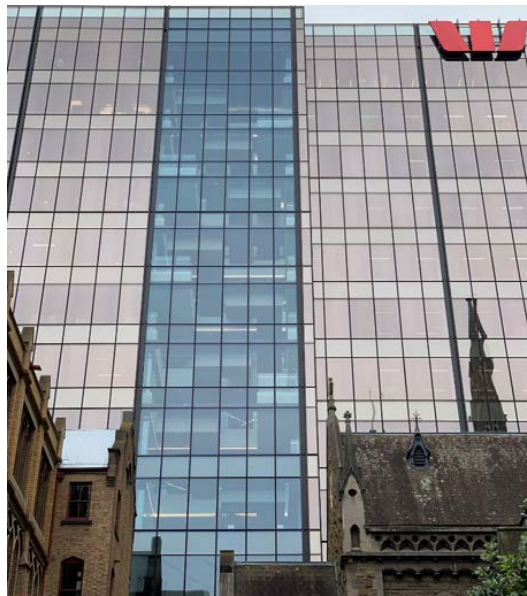
The proposed curtain wall details provided in Arup's report appear to be consistent with the design intent for a singular/monolithic appearance for the tower, including the use of blind transoms and mullions, minimal external jointing to the glazing panels and a uniform champagne tinted glass selection. As specialist facade designers and engineers, the GA defers to Arup's expertise regarding the glass selection and detailing delivering the design intent.

It is noted that a degree of visual distinction between vision glass and solid spandrels is inevitable in a curtain wall building, due to internal lighting, fitout (i.e. furniture/window furnishings) and activity occurring in the transparent conditions versus the solid wall conditions. View perspectives, sun angles and reflectivity will also affect the degree of transparency and visual quality of the facade at different times of the day and year. This is evidenced by the project examples provided in Arup's report. As such, it is accepted that the appearance of the facade may vary somewhat.

The GA recommends careful consideration be given to the design and detailing of the building interior (i.e. lighting, curtains and furniture) and junctions between solid and transparent wall conditions in the next stage of design development, as this will likely impact on the external presentation of the building.

The design intent for the facade is for a discernible visual distinction between the champagne tower facade and the angled reveals at the base and top of the building. While the challenge of accurately representing glazing is acknowledged, this design intent is indicated in the visualisations and elevation details. Overall the champagne tint was supported by the GA and it was noted that the facade colour could distinguish the hotel and hospitality offer and achieve a strong identity for the project. However, the GA's concerns remain regarding the level of contrast being achieved based on the neutral glass selection. As such, further review of the neutral glass selection is recommended to strengthen the visual contrast and increase visual permeability (particularly at the building base).

The applicant has responded to the GA comments and provided the image below advising that it is depicting a building interstate that uses the same Champagne and Neutral Glass combination as proposed for 51 Pirie Street. The image shows the contrast between the two types of glass when built, which the material samples provided do not convey. ARUP has advised that the spandrel detail is slightly different to that proposed for 51 Pirie Street and for this reason the building will blend better with the vision panels below the spandrel.



The applicant has advised that during detailed design for the lower level “reveal” they *will attempt to go for a glass product of even higher clarity than pictured in the image (however this is subject to the results of the final JV3 assessment which ultimately needs to comply with Section J of NCC)*. They therefore recommend a condition of approval relating to materials to ensure that the neutral glass selection strengthens the visual contrast and increases visual permeability (particularly at the building base).

Should the SCAP be of a mind to support the proposed glazing, it is recommended that a reserved matter regarding the final finish of the glazing be included..

Based on the information provided the proposal is considered to adequately deal with deferral motion a), subject to further resolution of materials for the base of the building.

Deferral motion

b. *The reflectivity of the building, in particular the western façade.*

As previously mentioned, the proposed development will have glass with an external reflectivity of approximately 18%. According to ARUP the glass is expected to create sunlight reflections that would be visible to surrounding observers, including occupants of 45 Pirie Street, to the immediate west, road users and pedestrians. In the case of 45 Pirie Street, such reflections may be received during the afternoon for much of the year. However, the applicant advises that for any given location across the façade and for any reasonable occupant depth the resulting impact is considered minor. Given that 45 Pirie Street would already need to use blinds to manage direct sunlight, it is reasonable to expect blinds will also mitigate discomfort from glare induced for the small period of time expected from the proposed glazing

ARUP concludes that the comparison study confirms *that the actual visible light reflectance of the façade proposed for 51 Pirie Street is similar to, and in some cases less than other recent developments in Adelaide. Further, the level of reflectivity will not result in any unreasonable level of discomfort for surrounding building occupants or safety risks to transport users and/or pedestrians.*

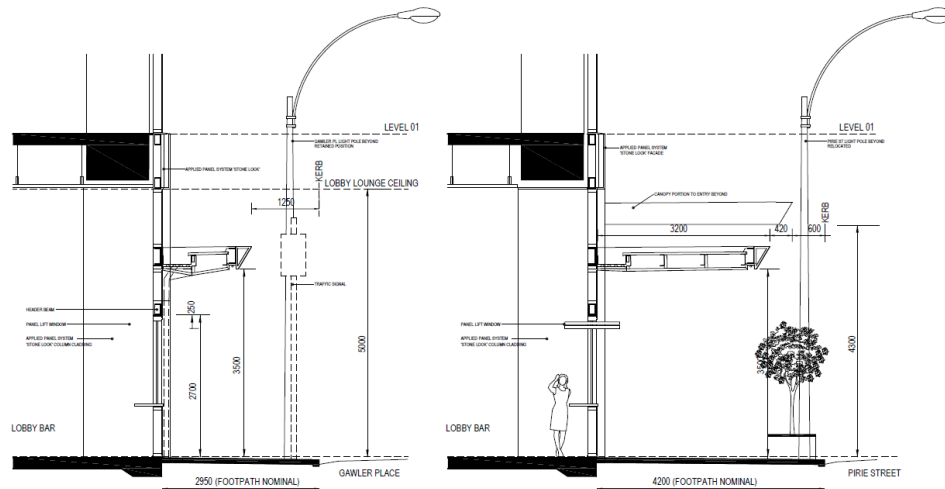
The GA defers to Arup’s expertise regarding the impact of the facade reflectivity on the surrounding environment. It is also acknowledged by the GA that *the facade reflectivity and visual transmittance must be carefully balanced, based on environmental performance, NCC compliance, the envisaged architectural expression and the internal amenity of the rooms (i.e. sunlight, glare, privacy). The GA recommends careful consideration of these issues in the next stage of design development.*

Based on the information provided it is concluded that the proposed glazing will not result in unreasonable glare or discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles (CW PDC 122). The proposal is considered to satisfy deferral motion b).

Deferral motion

c. *Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public infrastructure, including an appropriate level of pedestrian comfort and amenity.*

The revised design and appearance of the canopy includes a reduction in the height of the canopy and for a generally more flat and simplified design with the height accentuated and widened at the main entrance, to increase pedestrian cover and amenity adjacent to the drop-off/pick-up zone. The canopy design in terms of height, kerb and street infrastructure setbacks accords with Council’s Encroachment Policy.



The amendments to the canopy from the previous scheme (as summarised by the GA and the applicant) include:

- The traffic signals were to be maintained in their current locations. However Council now advises that, upon further review, it is their preference for the traffic signal pole on Pirie Street be relocated to adjacent the kerb ramp (distance between edge of kerb and face of signal pole of 200-450mm). The applicant has agreed to this.
- The existing street light in front of the subject site along Pirie Street is proposed to be relocated 3 metres to the west at the proponents cost.
- The existing street light in front of the subject site along Gawler Place will be maintained in its current location.
- The encroachment has been removed over Gawler Place – the reduced canopy depth along Gawler Place to now approximately 1.4 metres wide.
- A reduced canopy length along Gawler Place (the canopy no longer extends past the service area/tilt up door).
- A reduced canopy height (from five metres to approximately 3.5 metres).
- The removal of the folded form over the Pirie Street entrance and replacing this with a split canopy arrangement with a taller element over the entrance.
- Flattening of the folded form of the soffit.
- The base of the building now includes an expressed framing element comprising squared off columns (approximately 800mm wide) and an expressed level one edge beam (approximately 1.0 metre wide). This framing element is clad in a ceramic conceal-fix facade system, 'stone look'. The lodged design proposed angled polished concrete columns (white) with folded aluminium column capitals, with the view to integrating the building and canopy structures. (Refer to images below for a comparison).
- The proposed canopy material finishes appear to be consistent with the original design, namely 'medium bronze' metallic aluminium fascia and 'warm grey' metallic (semi reflective) aluminium soffit.
- An integrated lighting fitout to be the canopy is to be confirmed.
- The inclusion of the glazed roof section in the north east corner to be confirmed.

Previous renders



Proposed render



Design

The GA provides in principle support for the amended design which includes a simplified canopy expression and improved weather protection. The GA maintains a level of reservation in relation to the relationship between the canopy and the facade composition at the base of the building. In particular, the GA questions the quality of the ceramic 'stone look' facade system (framing element and columns) and recommends further review of the design of the building base and canopy.

The applicant has clarified the façade material (ceramic 'stone look') which is proposed to be a light shade of sandstone with 20mm thick grout fixed directly to the concrete columns. It is recommended that the applicant provide a sample of this material. The GA has not responded to this further detail.

Notwithstanding the concerns expressed by the GA about the form and materiality of the building base, it is considered to be an acceptable planning outcome provided the materials are of satisfactory quality. A reserved matter is recommended to ensure the quality of the materials are of the required standard.

Technical – encroachment

The applicant met with Council staff to discuss the canopy design and extent of encroachment over the road reserve and carriageway. Council is supportive of the proposed changes to the canopy and advises that the canopy satisfies the minimum height and setback requirements outlined in Council's Encroachment Policy.

The relocation of the Council street light on Pirie Street further west by 3 metres is supported and the setback of the canopy from the Gawler Place street light is adequate. However, upon further review, it is Council's preference the traffic signal pole on Pirie Street be relocated to adjacent the kerb ramp (distance between edge of kerb and face of signal pole of 200-450mm). These works will be at cost to the applicant.

Deferral motion

d. Provision of a staging plan which links demolition to substantial commencement of construction

The applicant has confirmed that the development will be undertaken in one stage ensuring demolition is tied to the commencement of works of the new building (i.e. through one building contract and one construction program). It is recommended that this be included as an advisory note.

5. CONCLUSION

The applicant has provided a response to all of the deferral items by virtue of amended plans and additional details. The Government Architect is generally supportive of the proposed amendments to the canopy and defers to ARUP with regards to the reflectivity of the glazing. However, she remains concerned with the contrast between the two glazing colours and also the proposed cladding material for the framing elements and columns at the base of the building. Council has advised that the amendments to the canopy achieve the encroachment policy and similar comments were raised with regards to other technical matters.

The proposed amendments are considered to generally meet the reasons for deferral parts a) to d), subject to further resolution of the glazing and the material selection at the base of the building. It is recommended that these be included as conditions.

6. RECOMMENDATION

It is recommended that the State Commission Assessment Panel:

1. RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan consolidated 30 April 2020.
3. RESOLVE to grant Development Plan Consent to the proposal by CEL Development Pty Ltd, for the demolition of all buildings on site, including a Local Heritage (Townscape) Place and construction of a twenty-one (21) storey hotel building.

RESERVED MATTERS

Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, prior to the granting of Development Approval:

1. Prior to Development Approval being issued, the final selection of the two types of glass shall be submitted to ensure there is appropriate visual contrast between them and optimises visual permeability, in consultation with the Government Architect and to the satisfaction of the State Planning Commission.
2. Prior to Development Approval being issued, the final selection of cladding material for the columns and framing elements at the base of the building shall be submitted, in consultation with the Government Architect, and to the satisfaction of the State Planning Commission.

PLANNING CONDITIONS

1. The development herein granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Reason for condition: To ensure the development is undertaken in accordance with endorsed plans and application details.

2. Prior to Development Approval being issued, the final selection of cladding material for the columns and framing elements at the base of the building shall be submitted, in consultation with the Government Architect, and to the satisfaction of the State Planning Commission.

Reason for condition: To ensure the final material selection is appropriate to result in a high quality design and material outcome for the public realm.

3. Prior to Development Approval being issued, a statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Planning Commission.

Reason for condition: To ensure the land is able to be developed for its intended land uses.

4. Prior to Development Approval a wind modelling assessment that includes numerical or physical modelling of the development shall be undertaken by a qualified engineer, and submitted to the satisfaction of the State Planning Commission.

Reason for condition: To ensure that the as-built development does not cause detriment to the amenity of the locality.

5. All bicycle parking spaces shall be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2015.

Reason for condition: To ensure the appropriate access arrangements to bicycle parking and storage spaces.

6. The finished floor level of any ground floor entry points including the car park entry and exit points shall match that of the existing footpath.

Reason for condition: The City of Adelaide will not alter existing footpath levels to suit the as-built levels of the development.

7. Air conditioning, air extraction and other plant material including ducting shall be sited and acoustically screened such that no nuisance or loss of amenity is caused to users of properties in the locality, to the reasonable satisfaction of the State Planning Commission.

Reason for condition: To ensure appropriate noise attenuation measures are in place for occupants of the building and those in the locality.

ADVISORY NOTES

- a. This Development Plan Consent will expire after twelve months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within one year of the final Development Approval issued by Council and substantially completed within three years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. Development Approval will not be granted until Building Rules Consent and an Encroachment Consent have been obtained. A separate application must be submitted for such consents. No building work or change of classification is permitted until the Development Approval has been obtained.
- d. As advised by the applicant, a full Development Approval will be sought in one stage and demolition is tied to the commencement of works of the new building (i.e. through one building contract and one construction program).
- e. The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and therefore will be forwarded to the Department of Infrastructure and Regional Development for their approval. If the development is approved by the Department of Infrastructure, Regional Development and Cities, any associated lighting would also need to conform to the airport lighting restrictions and shielded form aircraft flight paths. Crane operations associated with construction, if approved, will also be subject to a separate application. Should you require any additional information, please contact Brett Eaton, Airside Operations Manager, Adelaide Airport Limited on 08 8308 9245.
- f. An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular, your attention is drawn to the following:
 - An annual fee may be charged in line with the Encroachment Policy.
 - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - Unauthorised encroachments will be required to be removed.
- g. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges

and an application form can all be found on Council's website at www.cityofadelaide.com.au. When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc);
 - Description of equipment to be used;
 - A copy of your Public Liability Certificate (minimum cover of \$20 million required);
 - Copies of consultation with any affected stakeholders including businesses or residents.
- h. Any work relating to crossing places will be undertaken by council and the cost of the work will be charged to the applicant. A separate application for the crossing places is required and the applicant can obtain a form from Customer Service at 25 Pirie Street, Adelaide or by telephone on 8203 7236. A quotation for the work will be provided by council prior to the work being undertaken.
- i. The applicant is encouraged to contact the City of Adelaide as early as possible to commence a collaborative design process with respect to the proposed changes in the public realm.
- j. Signage does not form part of this development application. No advertising display or signage shall be erected or displayed on the subject land without any required Development Approval being obtained first.
- k. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- l. The applicant, or any person with the benefit of this consent, must ensure that any consent/permit from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development.
- m. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, with regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Adelaide on 8203 7203.



Gabrielle McMahon

**A/TEAM LEADER - INNER METROPOLITAN DEVELOPMENT ASSESSMENT
DEVELOPMENT DIVISION
ATTORNEY-GENERAL DEPARTMENT**

CES PIRIE HOTEL (SA) PTY LTD

51 PIRIE STREET

HYATT REGENCY HOTEL

33-18952

DRAWING LIST - DEVELOPMENT APPLICATION	
DRG NO.	
SHEET	DRAWING TITLE
SK000	COVER PAGE
SK010	SITE PLAN
SK100	LGF-GROUND FLOOR PLAN
SK101	LGF1-GROUND FL MEZZANINE
SK102	L01-MEETING ROOM PLAN
SK103	L02-BALLROOM PLAN
SK104	L03-ADMINISTRATION PLAN
SK105	L04-PLANT
SK106	L05-EMPLOYEE FACILITIES
SK107	L06-POOL DECK
SK108	L07-L017 - GUEST SUITES
SK109	L18-19 - REGENCY SUITES
SK110	L20-REGENCY CLUB
SK111	L21-SKY BAR
SK112	ROOF PLANT
SK200	SECTION
SK201	NORTH & EAST ELEVATION
SK202	SOUTH & WEST ELEVATION
SK300	SOLAR STUDY - WINTER
SK301	SOLAR STUDY - SUMMER



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

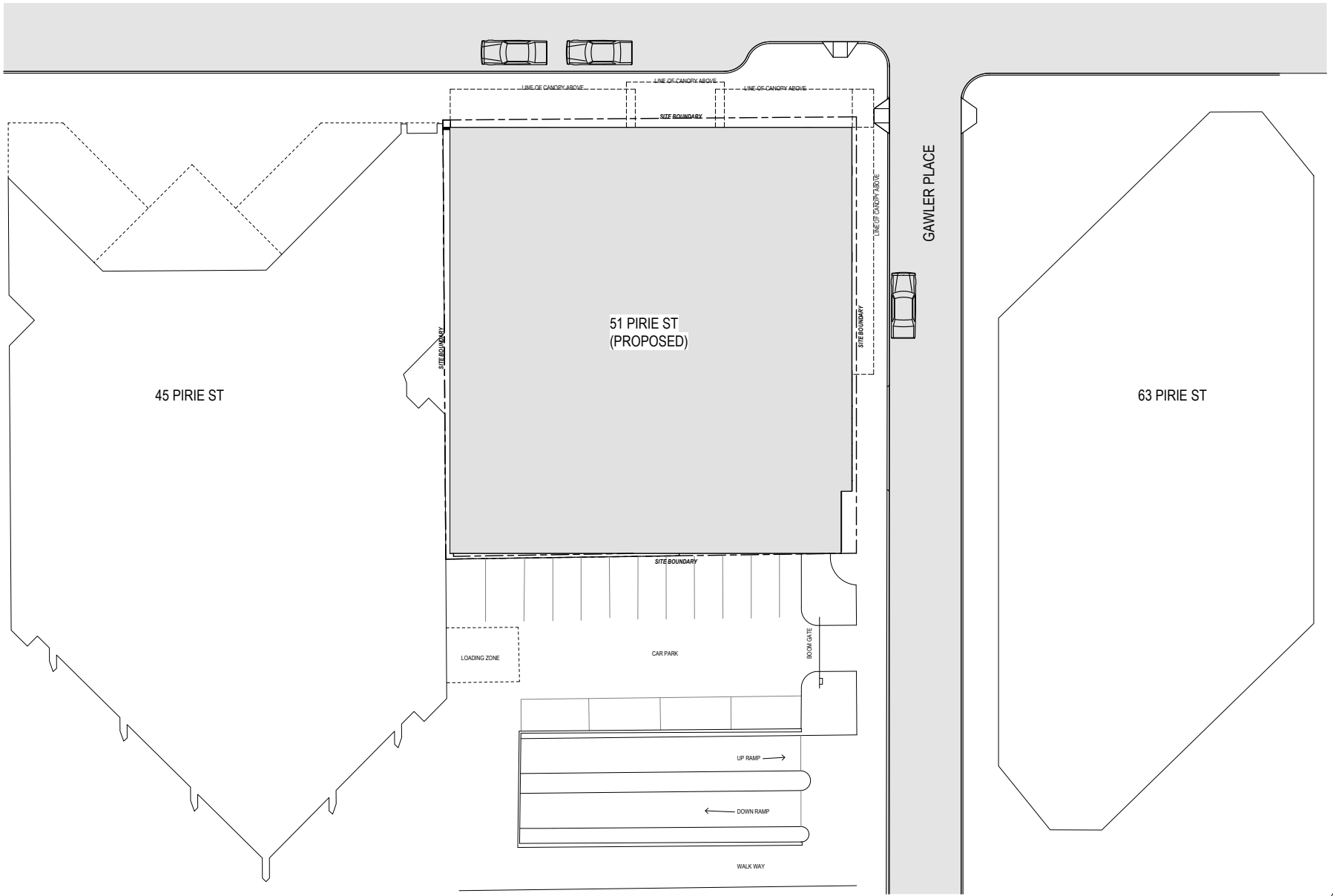
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COVER PAGE

scale @A1
 date AUG 2020
 rev B
 job no. 33-18952

GHDWOODHEAD

PIRIE STREET



45 PIRIE ST

51 PIRIE ST
(PROPOSED)

63 PIRIE ST

GAWLER PLACE

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

LOADING ZONE

CAR PARK

BOOM GATE

UP RAMP

DOWN RAMP

WALK WAY

CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

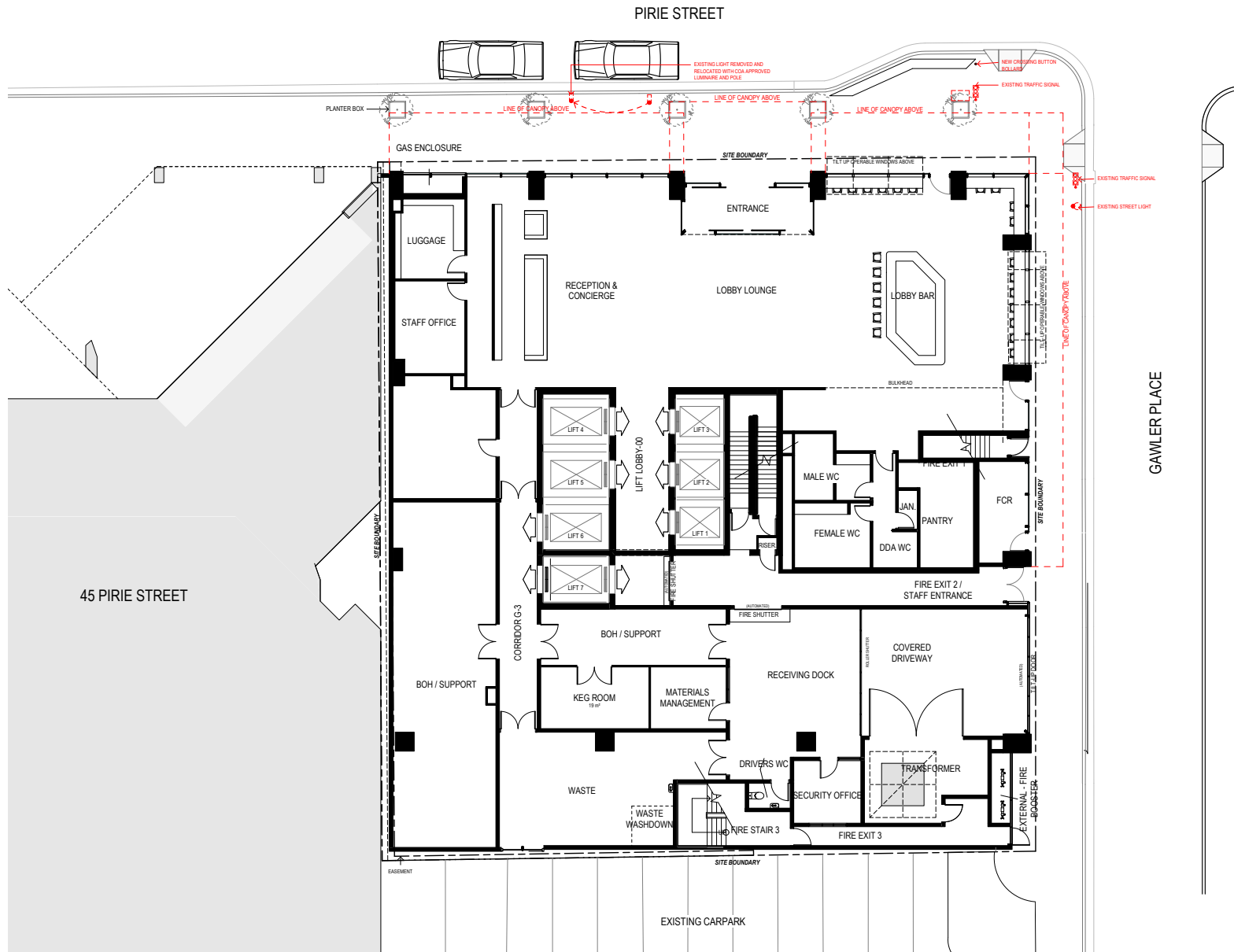
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SITE PLAN

scale 1 : 150 @A1
date AUG 2020
rev B
job no. 33-18952

GHDWOODHEAD





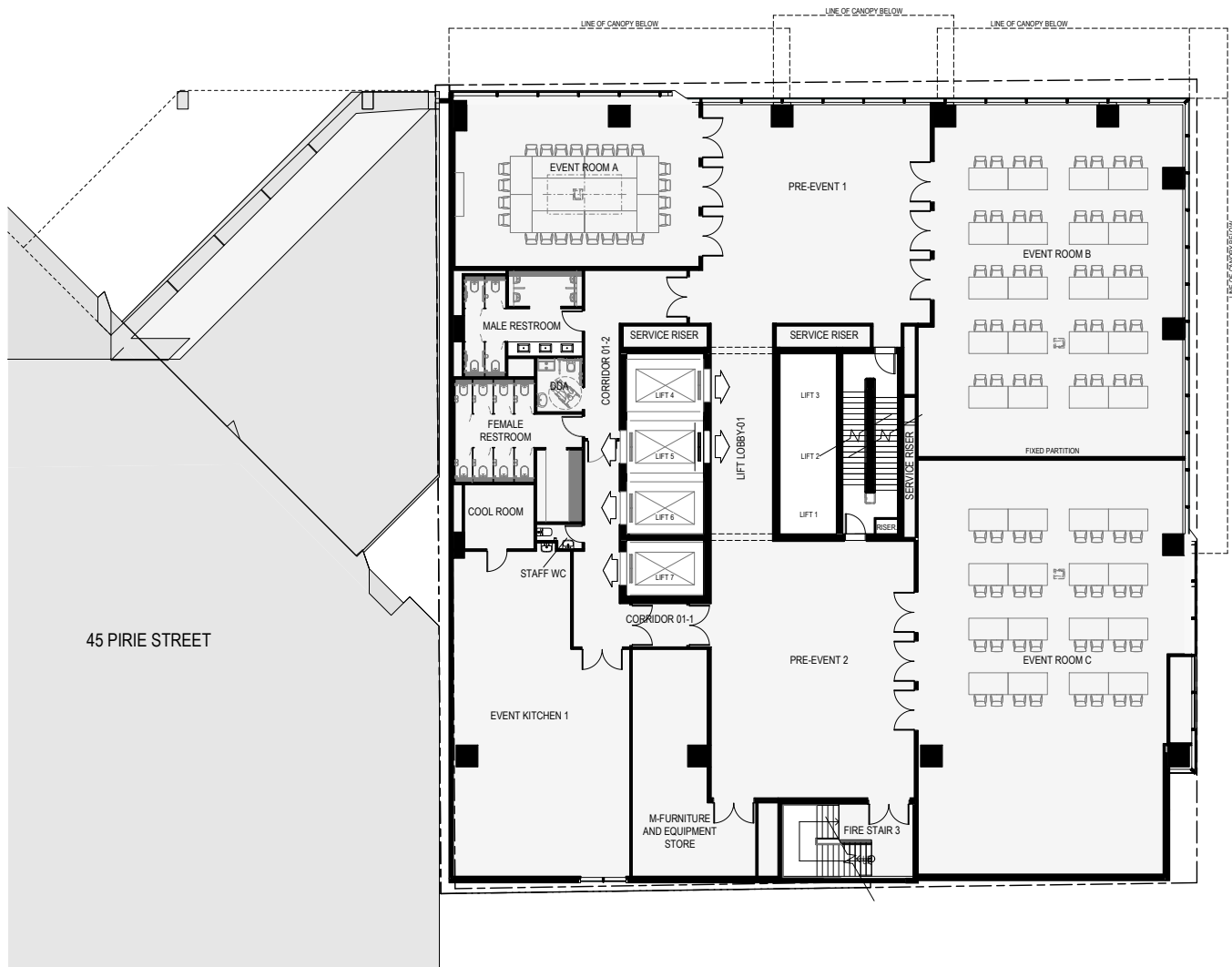
CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

SK100

LGf-GROUND FLOOR PLAN

scale 1:100 @A1
 date AUG 2020
 rev C
 job no. 33-18552

GHDWOODHEAD



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

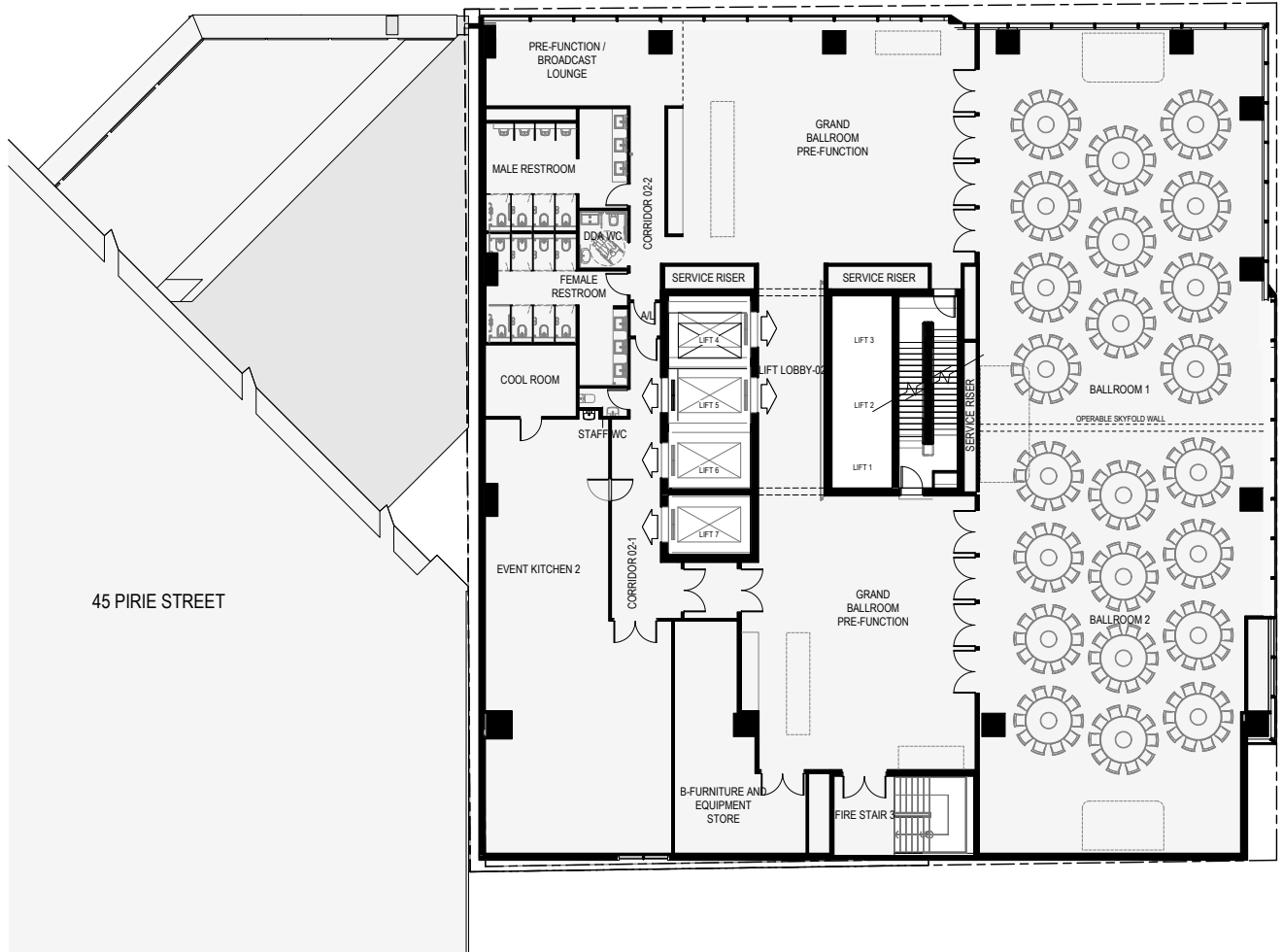
SK102

L01-MEETING ROOM PLAN

scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18952



GHDWOODHEAD



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

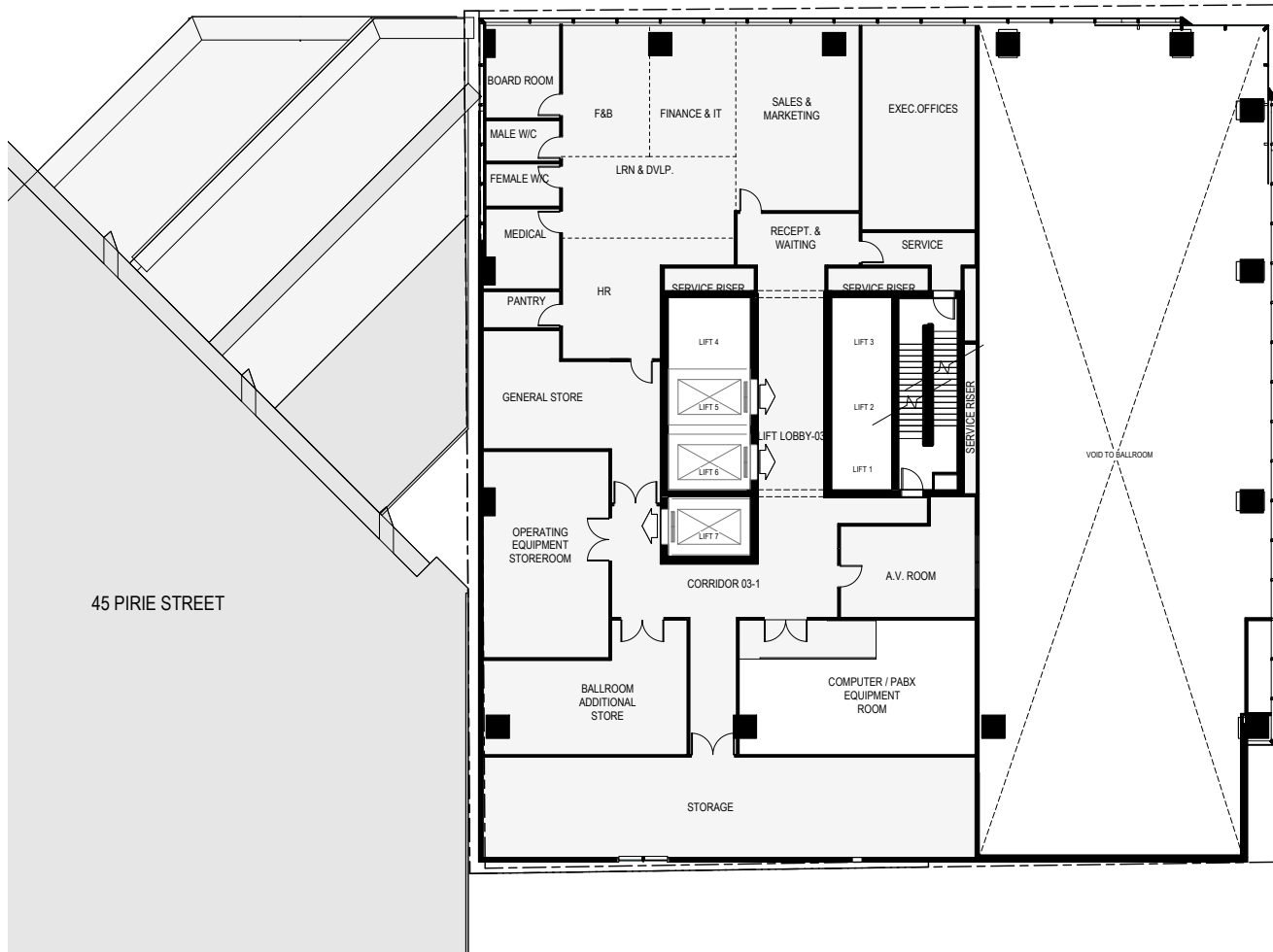
SK103

L02-BALLROOM PLAN

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 date AUG 2020
 rev B
 job no. 33-18552



GHDWOODHEAD



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

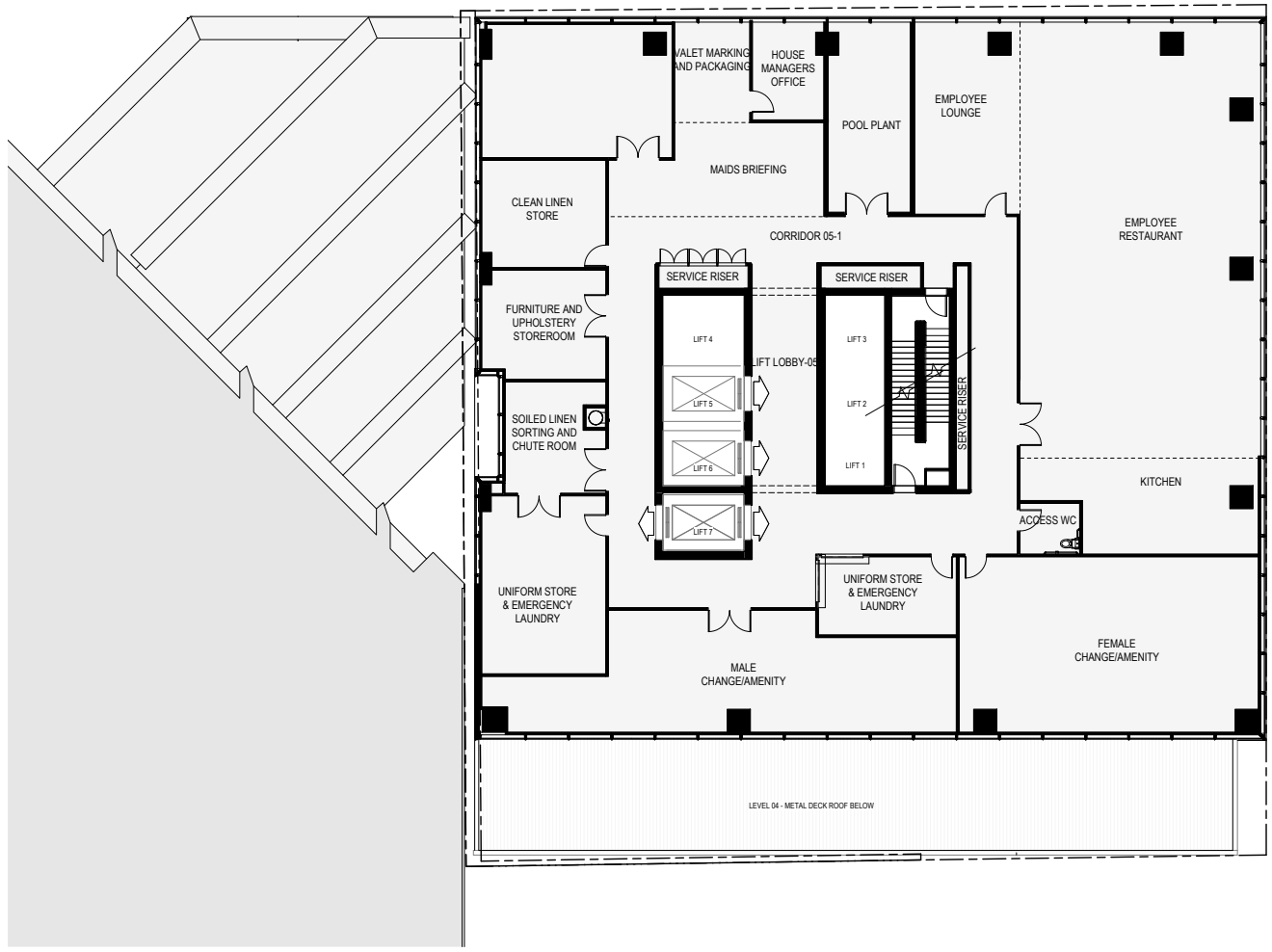
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L03-ADMINISTRATION PLAN

scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18952



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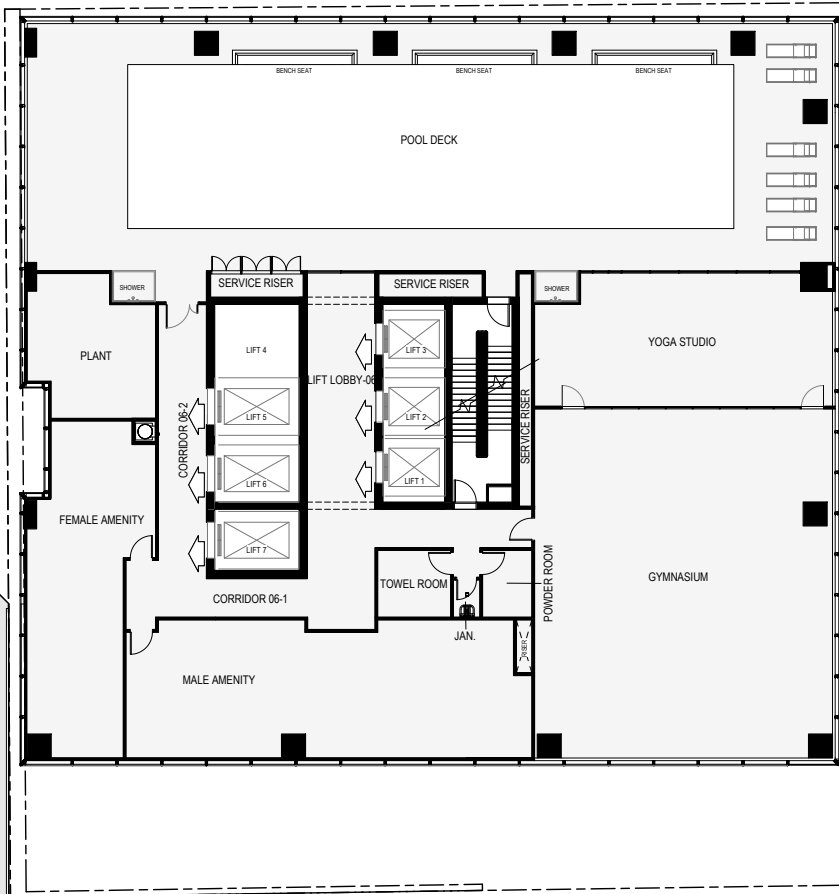
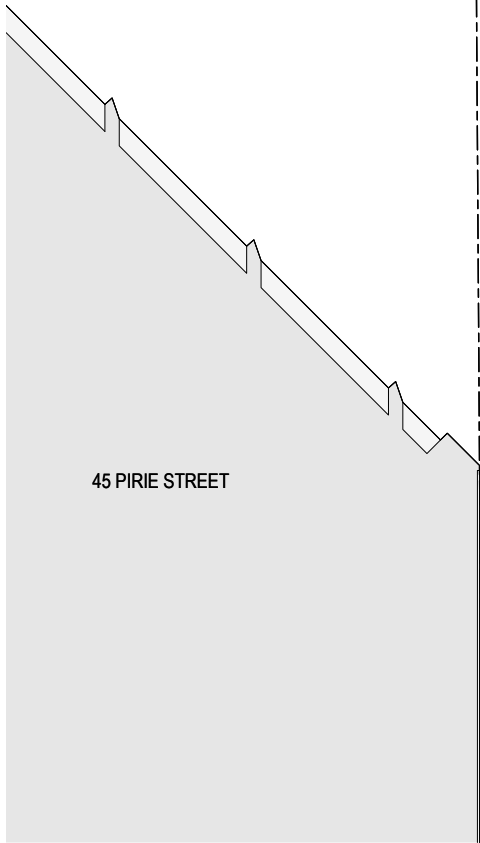
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scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18552



GHDWOODHEAD



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

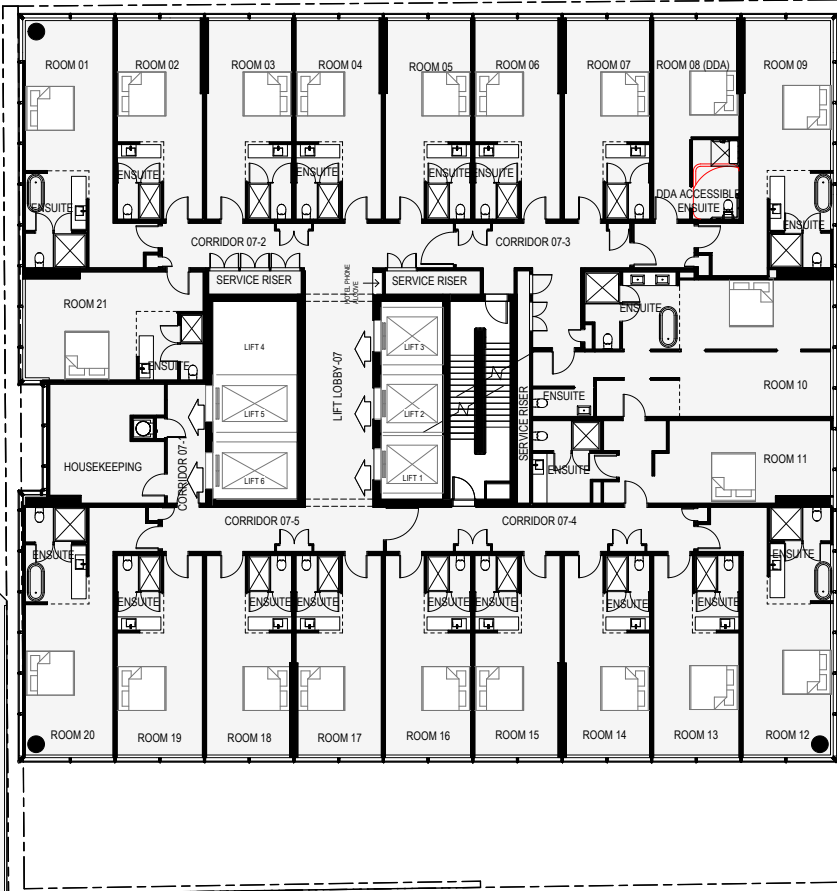
SK107

L06-POOL DECK

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 rev B
 job no. 33-18552



GHDWOODHEAD



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

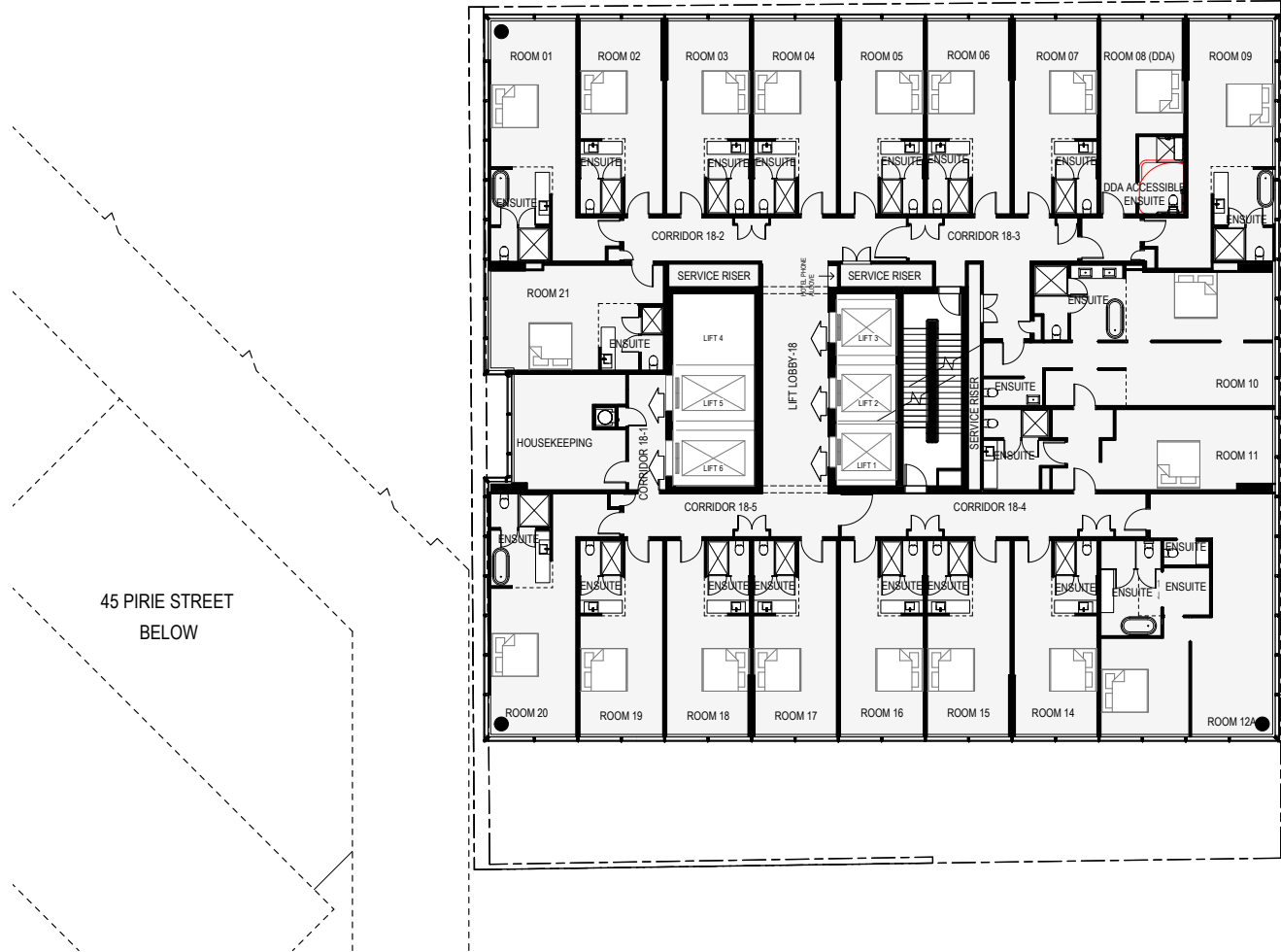
SK108

L07-L017 - GUEST SUITES

scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18552



GHDWOODHEAD



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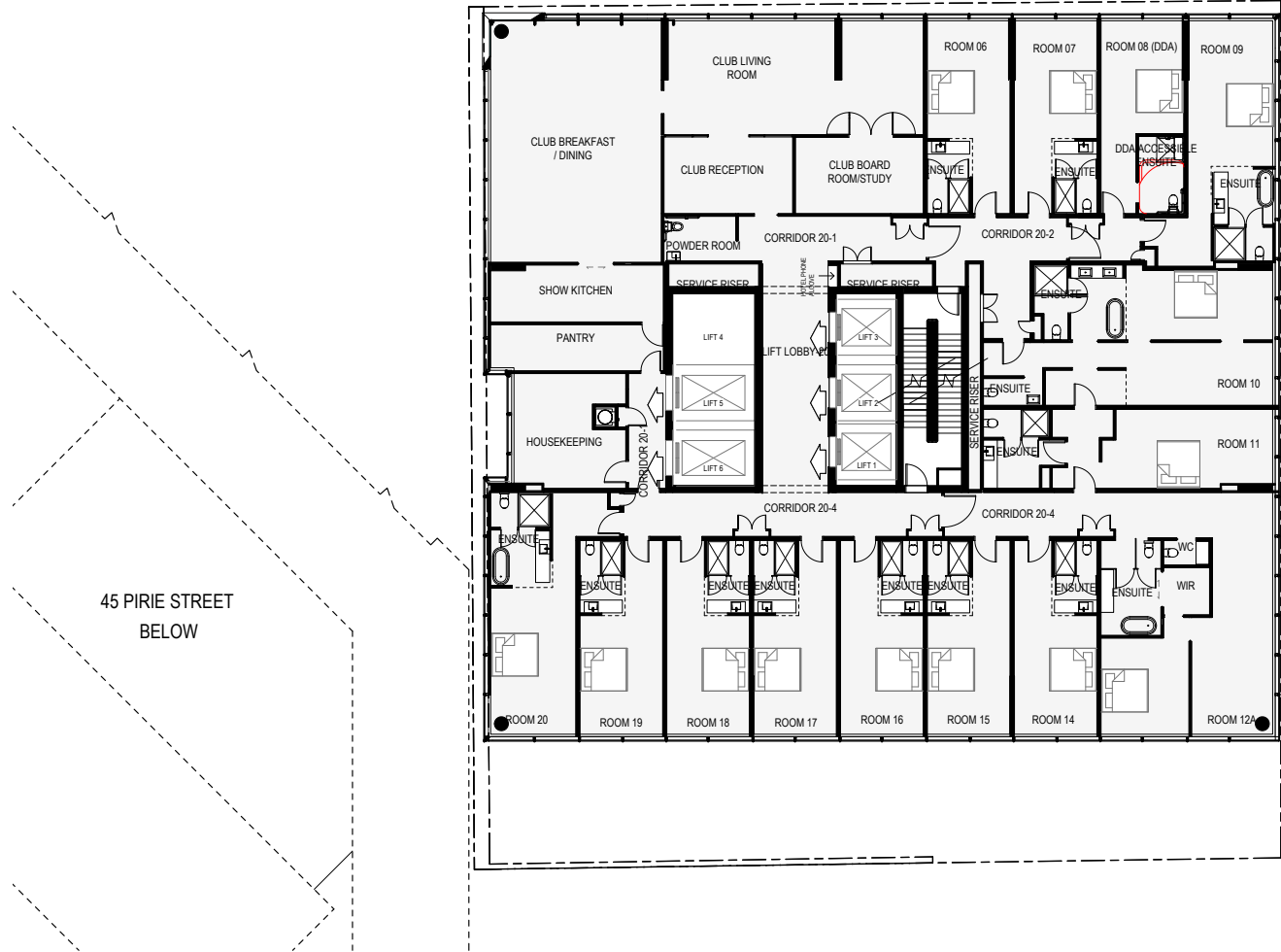
SK109

L18-19 - REGENCY SUITES



scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18552

GHDWOODHEAD



CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

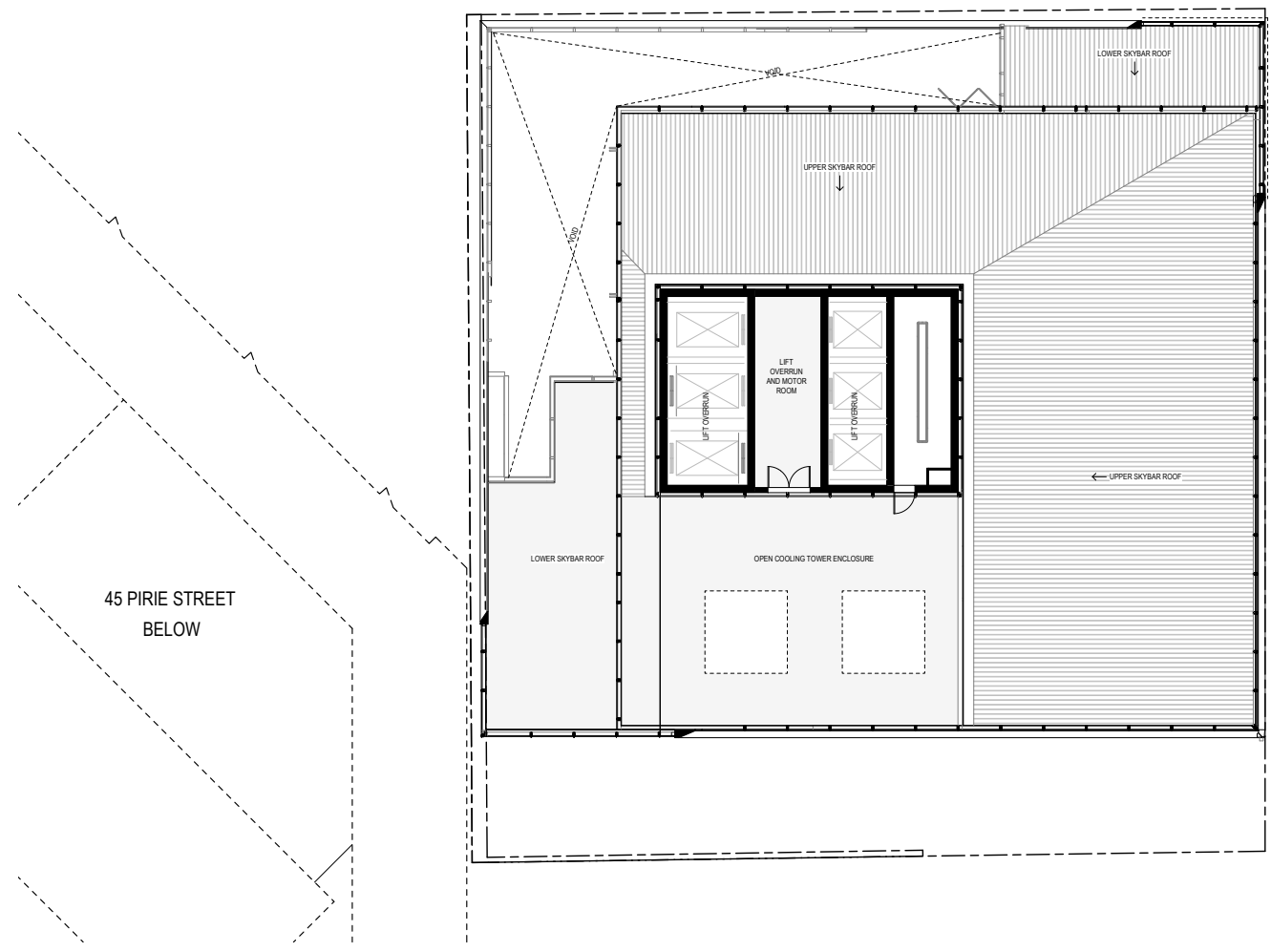
SK110

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scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18552

GHDWOODHEAD





CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

SK112

ROOF PLANT

scale 1:100 @A1
 date AUG 2020
 rev B
 job no. 33-18952

GHDWOODHEAD

AHD 184.4m PANS OPS
 AHD 182.8m ARTC LINE

AHD 165.8m MAXIMUM CRANE BASE HEIGHT

AHD 120m OBSTACLE LIMITATION SURFACE

45 PIRIE ST

63 PIRIE ST

L21: SKY-BAR & DINING

L07.L20 - HOTEL ACCOMMODATION

L06 - FITNESS & RECREATION

L05 - EMPLOYEE FACILITIES

L04 - PLANT

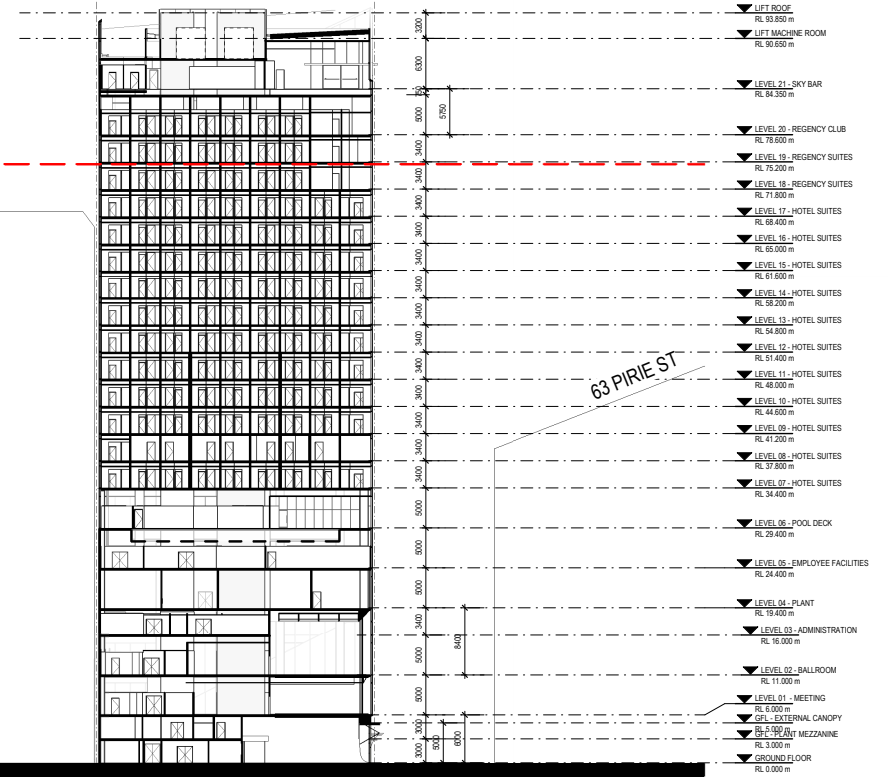
L03 - STAFF & ADMINISTRATION

L02 - BALLROOM AND EVENT

L01 - MEETING AND CONFERENCE

LGF - BOH. PLANT MEZZANINE

LGF - LOBBY & BAR



SECTION
 SCALE 1:300

CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

SK200

SECTION

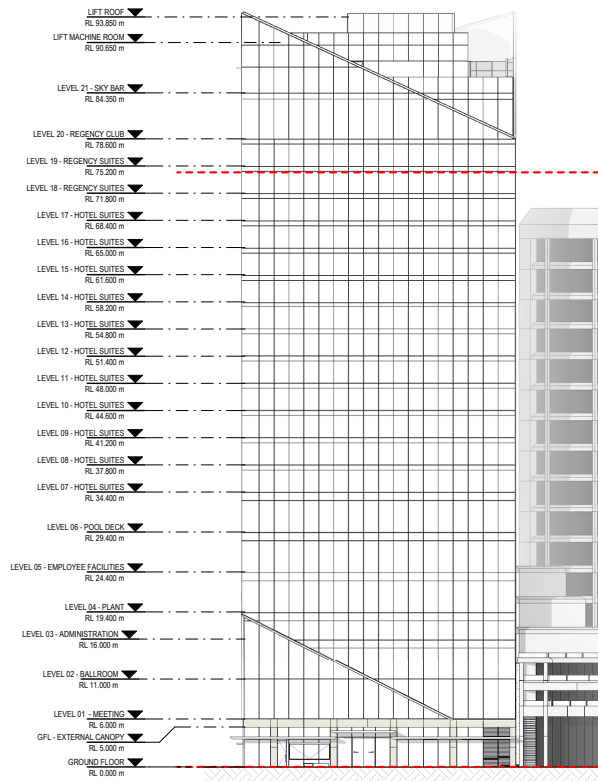
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 rev B
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GHDWOODHEAD

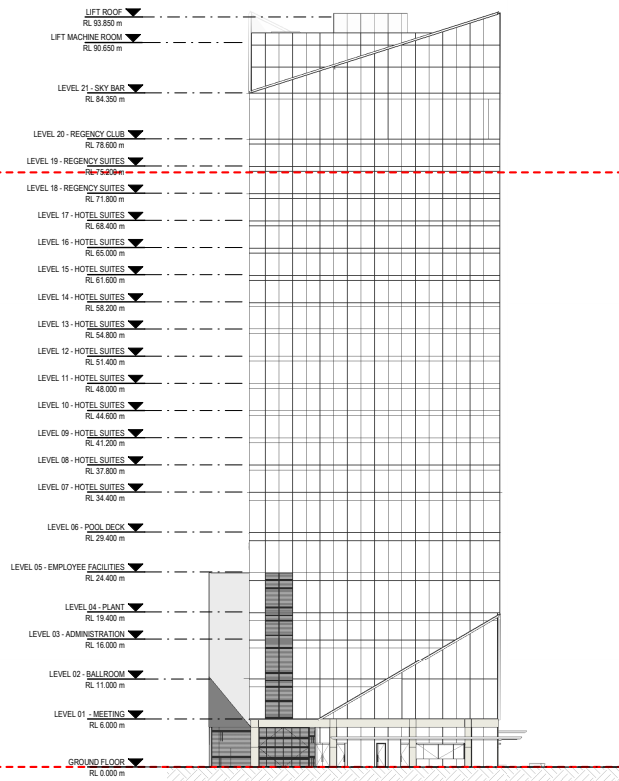
EXTERNAL FINISHES - MATERIAL SCHEDULE		
GL.01	GLASS TYPE 1 - TOWER	COLOUR: "CHAMPAGNE"
GL.02	GLASS TYPE 2 - "PEEL BACK" BUILDING BASE AND ROOF	COLOUR: "NEUTRAL"
GL.03	GLASS TYPE 3 - GROUND FLOOR STREET FRONTAGE	COLOUR: "CLEAR"
CD.01	CANOPY - FASCIA	ALUMINIUM, FINISH: "MEDIUM BRONZE" METALLIC
CD.02	CANOPY - SOFFIT	ALUMINIUM, FINISH: "WARM GREY" METALLIC (SEMI REFLECTIVE)
CD.03	REVEAL CAPPING - "PEEL BACK" BUILDING BASE AND ROOF	ALUMINIUM, FINISH: "MEDIUM BRONZE" METALLIC
CD.04	LIFT OVER RUN - CLADDING	ALUMINIUM, FINISH: "MEDIUM BRONZE" METALLIC
PA.01	WINDOW FRAME 1 - TOWER (CURTAIN WALL)	BLIND MULLIONS & TRANSOMS, FINISH: "PEWTER" POWDERCOAT
PA.02	WINDOW FRAME 2 - GROUND	BLIND MULLIONS & TRANSOMS, FINISH: POLISHED TINTED CHROME
TI.01	COLUMNS	CERAMIC CONCEALED-FIX FACADE SYSTEM - STONE LOOK
CO.01	PRECAST CONCRETE - SOUTH & EAST WALL	VERTICAL PATTERNED PRECAST CONCRETE, ACID ETCHED & POLISHED COLOUR: WHITE
LV.01	LOUVRES - TOWER	FINISH: POWDERCOAT TO MATCH GLASS TYPE 1
LV.02	LOUVRES - GROUND FLOOR	FINISH: MATCH WINDOW FRAME 1

AHD 184.4 PANS OPS

AHD 182.8 ARTC LINE



NORTH ELEVATION (PIRIE STREET)
SCALE 1:300



EAST ELEVATION (GAWLER PLACE)
SCALE 1:300

OLS - AHD 120

AHD 45.6

CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

SK201

NORTH & EAST ELEVATION

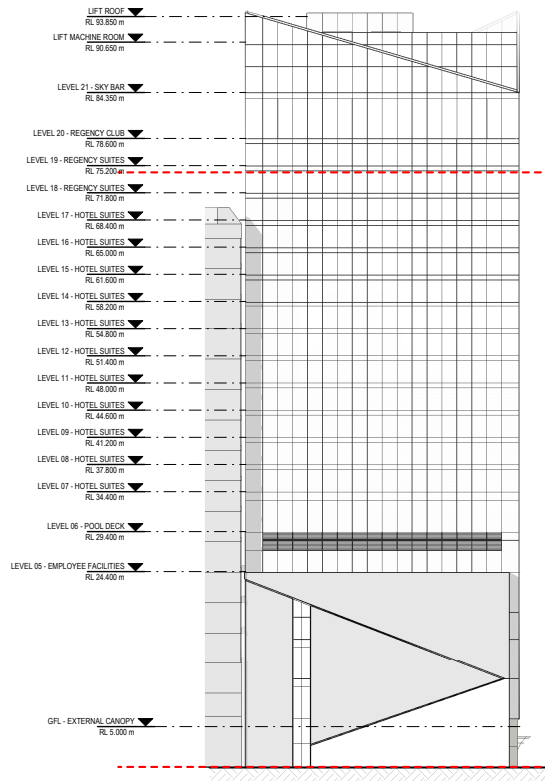
scale 1:300 @A1
date AUG 2020
rev C
job no. 33-18552

GHDWOODHEAD

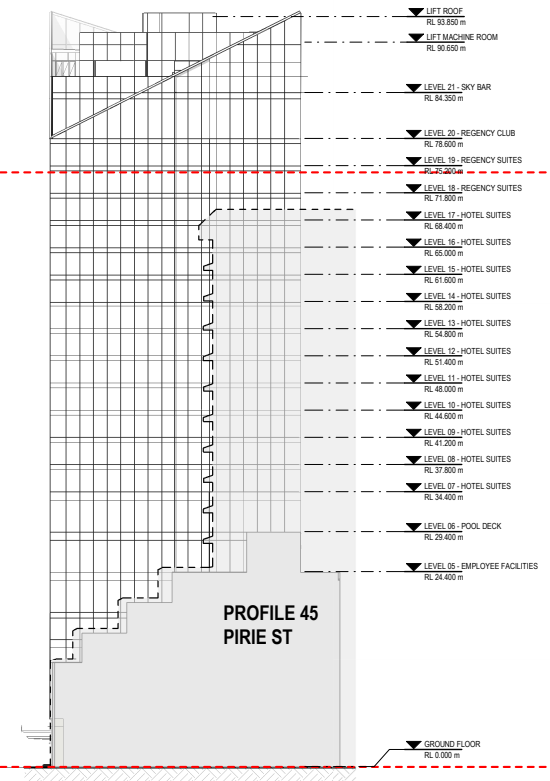
EXTERNAL FINISHES - MATERIAL SCHEDULE		
GL.01	GLASS TYPE 1 - TOWER	COLOUR: "CHAMPAGNE"
GL.02	GLASS TYPE 2 - "PEEL BACK" BUILDING BASE AND ROOF	COLOUR: "NEUTRAL"
GL.03	GLASS TYPE 3 - GROUND FLOOR STREET FRONTAGE	COLOUR: "CLEAR"
CD.01	CANOPY - FASCIA	ALUMINIUM, FINISH: "MEDIUM BRONZE" METALLIC
CD.02	CANOPY - SOFFIT	ALUMINIUM, FINISH: "WARM GREY" METALLIC (SEMI REFLECTIVE)
CD.03	REVEAL CAPPING - "PEEL BACK" BUILDING BASE AND ROOF	ALUMINIUM, FINISH: "MEDIUM BRONZE" METALLIC
CD.04	LIFT OVER RUN - CLADDING	ALUMINIUM, FINISH: "MEDIUM BRONZE" METALLIC
PA.01	WINDOW FRAME 1 - TOWER (CURTAIN WALL)	BLIND MULLIONS & TRANSOMS, FINISH: "PEWTER" POWDERCOAT
PA.02	WINDOW FRAME 2 - GROUND	BLIND MULLIONS & TRANSOMS, FINISH: POLISHED TINTED CHROME
TI.01	COLUMNS	CERAMIC CONCEALED-FIX FACADE SYSTEM - STONE LOOK
CO.01	PRECAST CONCRETE - SOUTH & EAST WALL	VERTICAL PATTERNED PRECAST CONCRETE, ACID ETCHED & POLISHED COLOUR: "WHITE"
LV.01	LOUVRES - TOWER	FINISH: POWDERCOAT TO MATCH GLASS TYPE 1
LV.02	LOUVRES - GROUND FLOOR	FINISH: MATCH WINDOW FRAME 1

AHD 184.4 PANS OPS

AHD 182.8 ARTC LINE



SOUTH ELEVATION
SCALE 1:300



WEST ELEVATION
SCALE 1:300

CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

SK202

SOUTH & WEST ELEVATION

scale 1:300 @A1
date AUG 2020
rev B
job no. 33-18952

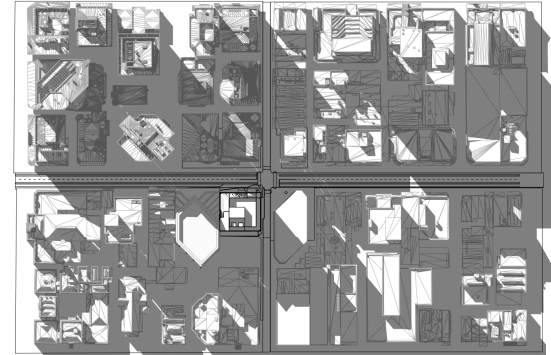
GHDWOODHEAD



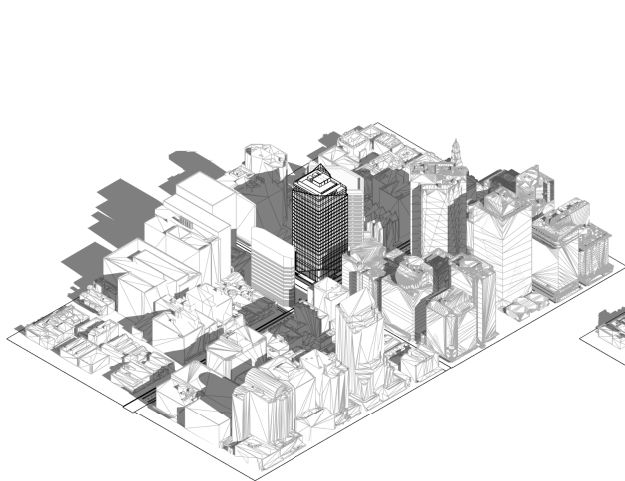
PLAN - 12PM
SCALE



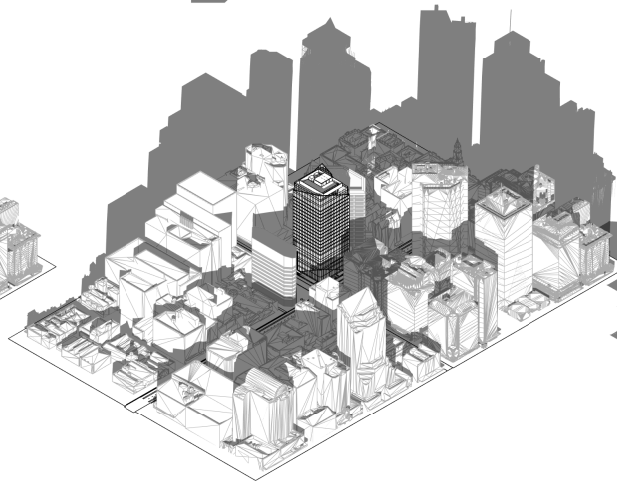
PLAN - 9AM
SCALE



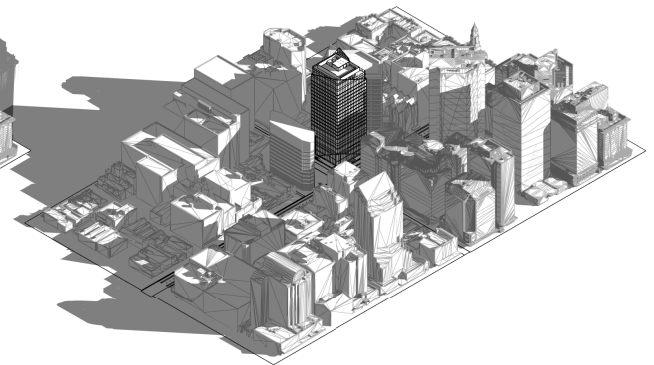
PLAN - 3PM
SCALE



ISO 12PM
SCALE



ISO 9AM
SCALE



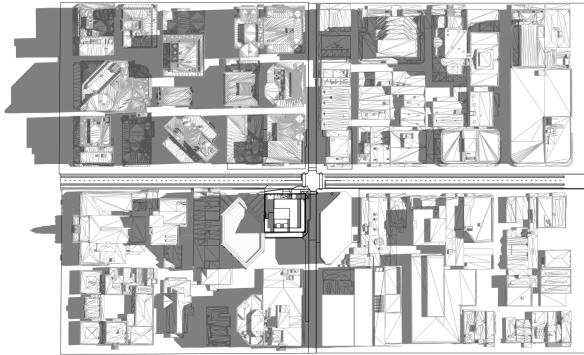
ISO 3PM
SCALE

CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

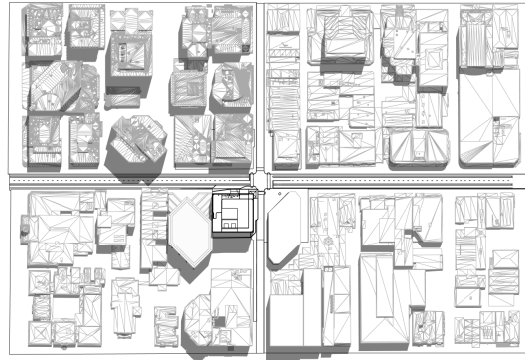
SK300 SOLAR STUDY - WINTER

scale @A1
date AUG 2020
rev B
job no. 33-18952

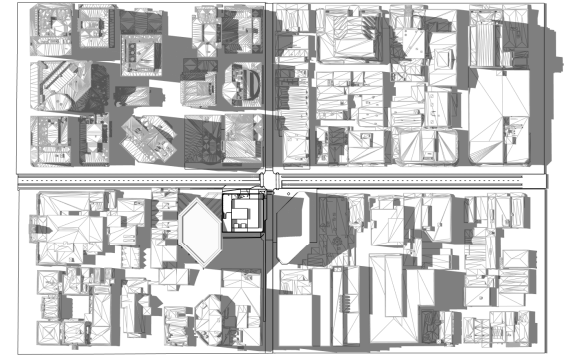
GHDWOODHEAD



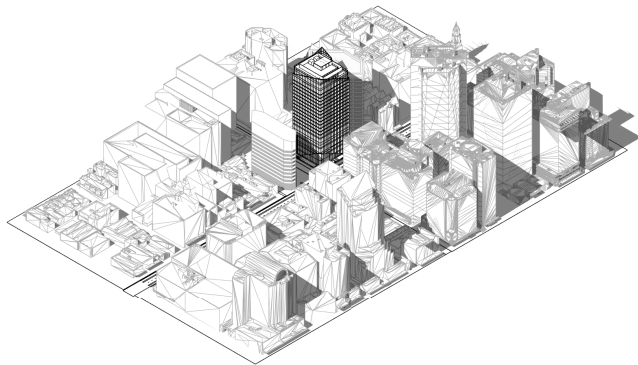
PLAN - 9AM
SCALE



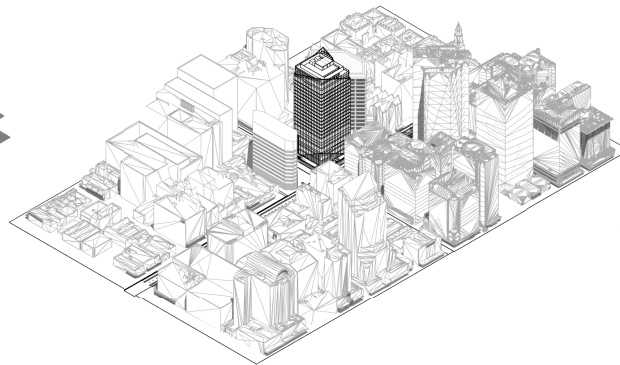
PLAN - 12PM
SCALE



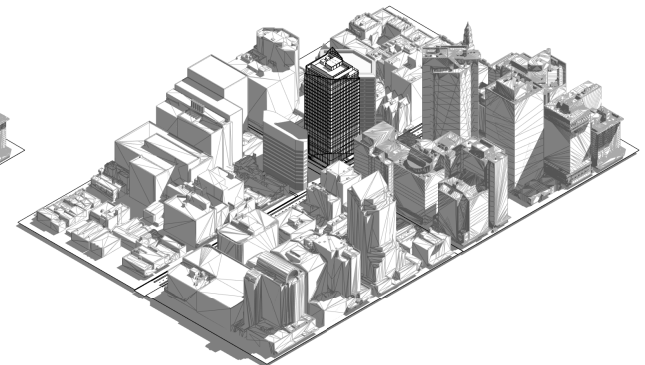
PLAN - 3PM
SCALE



ISO 9AM
SCALE



ISO 12PM
SCALE



ISO 3PM
SCALE

CES PIRIE HOTEL (SA) PTY LTD / 51 PIRIE STREET

SK301

SOLAR STUDY - SUMMER

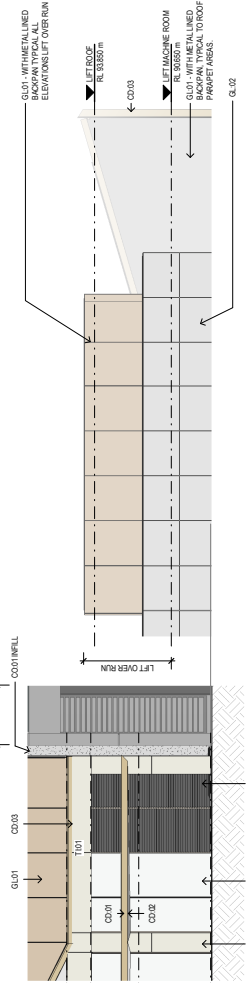
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date AUG 2020
rev B
job no. 33-18952

GHDWOODHEAD



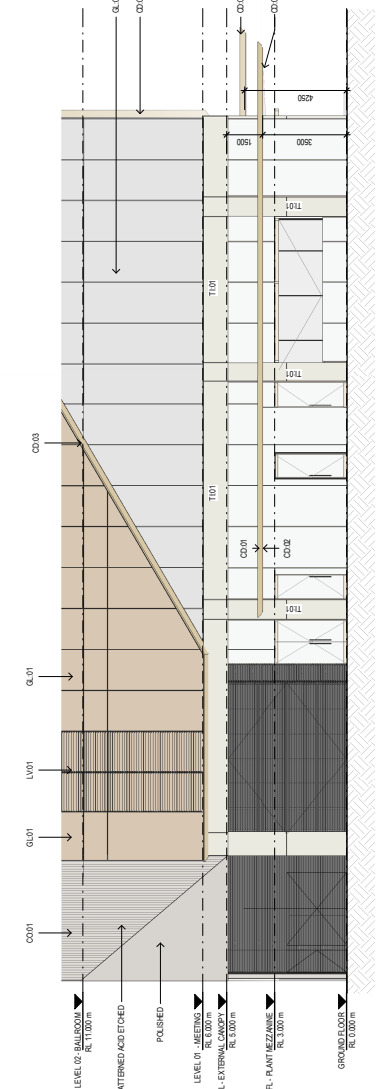
EXTERNAL FINISHES - MATERIAL SCHEDULE	
GL01	GLASS TYPE 1 - TOWER
GL02	GLASS TYPE 2 - "FUEL BACK"
GL03	GLASS TYPE 3 - GROUND FLOOR
GL04	GLASS TYPE 4 - TOWER
CO01	CANOPY - FASCIA
CO02	CANOPY - SOFFIT
CO03	WALL CLADDING - "FUEL BACK"
CO04	WALL CLADDING - "MEDIUM BRONZE"
PA01	WINDOW FRAME 1 - TOWER
PA02	WINDOW FRAME 2 - GROUND
T101	COLUMNS
CO01	PRECAST CONCRETE - SOUTH & EAST WALL
LV01	LOUVRES - TOWER
LV02	LOUVRES - GROUND FLOOR

NOTE: DRAWING COLOUR INDICATIVE ONLY. REFER TO FINISHES BOARD FOR ACCURATE REPRESENTATION.

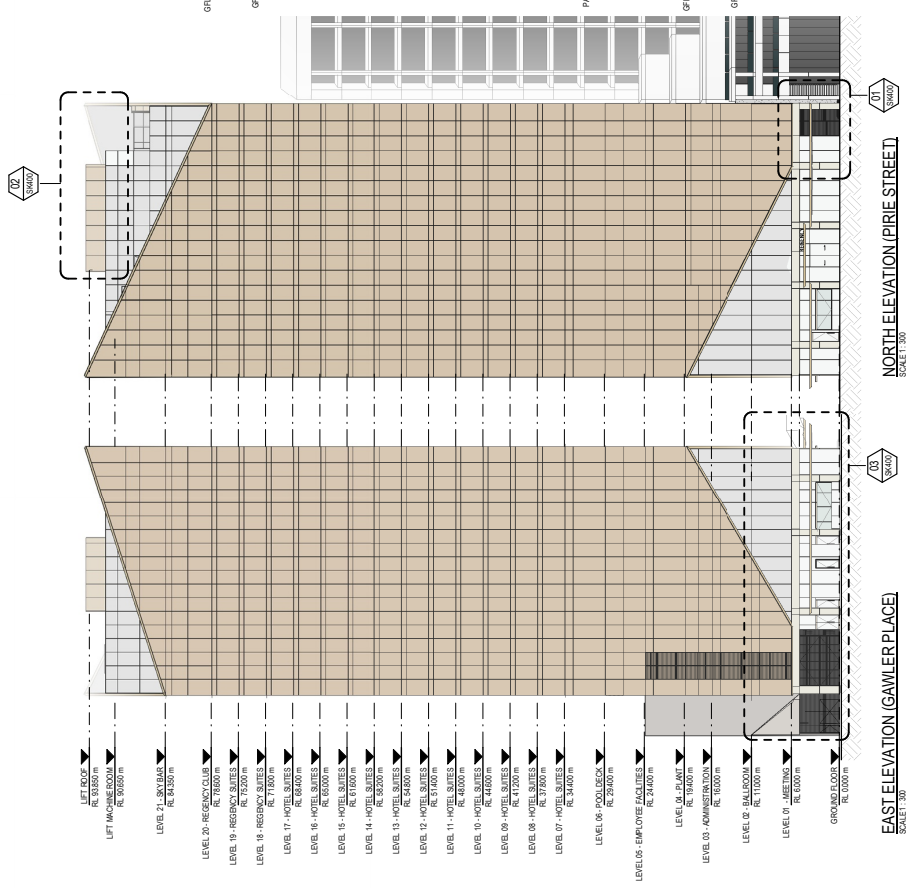


01 ELEVATION
SCALE 1:100

02 ELEVATION
SCALE 1:100



03 ELEVATION
SCALE 1:100



EAST ELEVATION (GAWLER PLACE)
SCALE 1:100

NORTH ELEVATION (PIRIE STREET)
SCALE 1:100

EAST ELEVATION (PIRIE STREET)
SCALE 1:100

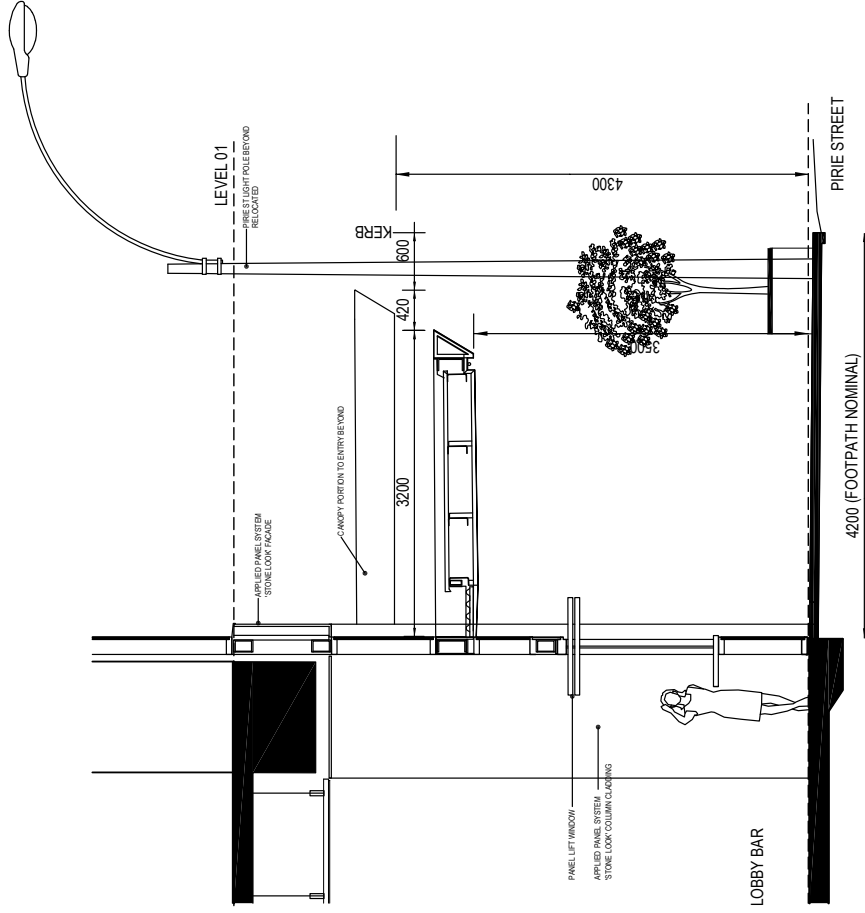
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SK400

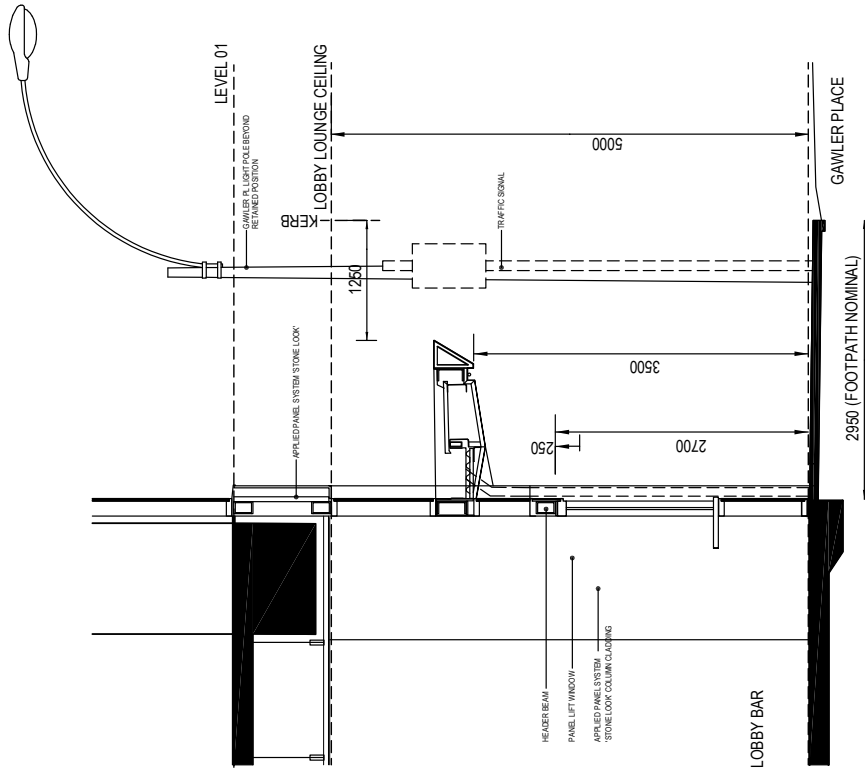
ODASA RF'S - ELEVATION DETAILS

GHDWOODHEAD

DATE: 14/02/2020
REV: C
JOB NO: 31-18922



CANOPY SECTION THROUGH PIRE STREET 1:50 @A3



CANOPY SECTION THROUGH GAWLER PLACE 1:50 @A3

51 PIRE STREET REDEVELOPMENT - CANOPY SECTIONS
 SCAP RESPONSE ITEMS 10/08/20



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10 August 2020

Ms Gabrielle McMahon
A/Team Leader – Inner Metro Development Assessment
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
Adelaide SA 5000

Via email: gabrielle.mcmahon@sa.gov.au

Dear Gabrielle,

DA/020/A131/20 – 51 PIRIE STREET, ADELAIDE

We write in response to the resolution of the State Commission Assessment Panel dated 23 July 2020.

The State Commission Assessment Panel resolved to defer consideration of the development application, pending resolution, in consultation with the Government Architect, of the following issues:

1. The façade framing expression, articulation, and legibility through the external cladding treatment.
2. The reflectivity of the building, in particular the western façade.
3. Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public infrastructure, including an appropriate level of pedestrian comfort and amenity.
4. Provision of a staging plan which links demolition to substantial commencement of construction.

A meeting between the proponent and its project team with representatives of SCAP Administration and the ODASA Design Adviser was held on 28 July 2020 to obtain further and better particulars of Issues 1 and 2.

In addition, an on-site meeting between the proponent and its project team with representatives of Adelaide City Council was held on 4 August 2020 to discuss the canopy encroachment and to agree setbacks to existing public infrastructure.

As a result of these meetings and our response to the reasons for deferral, we enclose:

- A Glass Reflectivity and Spandrel Appearance Study dated 10 August 2020 prepared by Arup that relate to Issues 1 and 2; and
- Amended plans dated 10 August 2020 prepared by GHDW relating to Issue 3.

Following, we provide a brief commentary relating to the reasons for deferral.

The façade framing expression, articulation, and legibility through the external cladding treatment

The study undertaken by Arup provides a response to concerns relating to the spandrel appearance, including the provision of sketch details of the spandrel zone to demonstrate the design intent coupled with precedent images of other projects of a similar glazing system to provide a visual reference.

In summary, the proposed development will have glass with an external reflectivity of approximately 18% and visual light transmittance of approximately 40%. The external reflectivity is less than other recently constructed developments which include SkyCity Adelaide (24%) and GPO Tower (20%) and greater than 115 King William Street (17%) and the UNISA Health and Innovation Building (16%).

The proposed spandrel zone treatment for the 51 Pirie Street development utilises a 'shadow box' construction method. Although the vision and spandrel glass are separated by a transom, the same glass will be used in both the vision and spandrel zones to better render the spandrel and vision zones as one uniform unit.

The Arup study provides a visual reference for how this will ultimately appear to the external observer. Put simply, the combination of external reflectivity and the proposed spandrel zone treatment will ensure that a uniform appearance is achieved in the façade.

The reflectivity of the building, in particular the western façade.

As mentioned above, the proposed development will have glass with an external reflectivity of approximately 18%. According to Arup, the proposed development is expected to create sunlight reflections that would be visible to surrounding observers, including occupants of 45 Pirie Street, to the immediate west, road users and pedestrians.

In the case of 45 Pirie Street, such reflections may be received during the afternoon for much of the year. However, for any given location across the façade and for any reasonable occupant depth (and considering that cloudy sky conditions will further reduce incidence), the resulting impact is considered minor. Given that 45 Pirie Street would already need to deploy blinds to manage direct sunlight, it is reasonable to conclude that any discomfort induced for the small period of time expected, could also be reasonably mitigated using the existing internal blinds.

Whilst sunlight reflections may also be expected to be visible in other surrounding buildings, particularly to the east and north-west, for any given location and for any reasonable occupant depth, this is likely to occur only for a very small part of the year.

Key risks for 'disability glare' reflections to ground level users (i.e. transport and pedestrians) relate to grazing reflections from the north façade and impacts on travelling east-bound and west-bound on Pirie Street.

Overall, the comparison study undertaken by Arup confirms that the actual visible light reflectance of the façade proposed for 51 Pirie Street is similar to, and in some cases less than other recent developments in Adelaide. Further, the level of reflectivity will not result in any unreasonable level of discomfort for surrounding building occupants or safety risks to transport users and/or pedestrians.

In consideration of all the above, we have therefore formed the opinion that the proposed development satisfies the intent of PDC 122 and the associated design solution 122.1(d) which state:

Glazing on building facades should not result in glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles.

Design Techniques (these are ONE WAY of meeting the above Principle)

122.1 Design solutions may include:

(d) selecting glass that has a low level of reflection; and/or

Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public infrastructure, including an appropriate level of pedestrian comfort and amenity.

As a result of the on-site meeting with Council:

- The encroachment has been removed over Gawler Place;
- The traffic signals will be maintained in their current locations;
- The existing street light in front of the subject site along Pirie Street is proposed to be relocated 3 metres to the west at the proponents cost;
- The existing street light in front of the subject site along Gawler Place will be maintained in its current location.

As a result of the above, the canopy design in terms of height, kerb and street infrastructure setbacks complies with Council's Encroachment Policy. Further, the overall design and appearance has changed however in a manner that ensures an appropriate level of pedestrian comfort and amenity is still achieved. Most notably, the height of the canopy has been reduced and is generally flat and simplified with the height accentuated and widened at the main entrance to increase pedestrian cover and amenity adjacent to the drop-off/pick-up zone.

Overall, not only does the revised canopy design comply with Council's Encroachment Policy, however, the overall design demonstrates an operational interface with the relevant street infrastructure; provides an improved level of pedestrian comfort and amenity; and, responds to the predominant character of canopy heights and style along Pirie Street which are of similar height and restrained/simple in design and appearance.

Provision of a staging plan which links demolition to substantial commencement of construction

We can confirm that the proposal involves the demolition of all existing buildings and the construction of a hotel.

In other words, the development will be undertaken in one stage ensuring demolition is tied to the commencement of works of the new building (i.e. through one building contract and one construction program).

We trust the above commentary and enclosed additional information is consistent with the level of information discussed and agreed at our meeting on 28 July 2020 so that the matter can be re-considered by the SCAP on the 26 August 2020.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Vounasis', is written over a light grey rectangular background.

Chris Vounasis
Managing Director



Encl. Arup Glass Reflectivity and Spandrel Appearance Study
Amended plans

CC: Jason Cattonar, SCAP
Ellen Liebelt, ODASA
Seb Grose, ACC
Belinda Hill, ACC

51 Pirie Street
Glass Reflectivity and Spandrel Appearance Study
Issue 01 | 10/08/2020

51 Pirie Street

CES Pirie Hotel (SA) Pty Ltd

Glass Reflectivity and Spandrel Appearance Study

Issue 01 | 10/08/2020

Arup Australia Pty Ltd
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www.arup.com

This document takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

ARUP

Contents

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1. Introduction
2. Reflection Study
3. Project Examples
4. Conclusion to Part 1

Part 2: Spandrel Appearance

1. The Current Design Intent
2. Example of Precedent Projects with Shadow Box Spandrel
3. Shadow Box with Full-Height Glass
4. Example of Precedent Projects with Full Height Shadow Box Spandrel

Introduction

This document is prepared in response to the concerns raised by the Government Architect and State Commission Assessment Panel (SCAP) regarding the external facade of the proposed hotel development at 51 Pirie Street, Adelaide. The report is divided into two main parts with each one addressing a single item.

Part 1 provides a response on reflection issues, including:

- Examination of the concern around reflectivity of the Western Wall to adjacent building occupants, as well as a high level commentary on reflection more generally
- Examples of precedent buildings in Adelaide with similar level of reflectivity (GPO tower, sky-city, UnISA, 115 King William st)

Part 2 provides response to concerns relating to spandrel appearance:, including provision of sketch details of the spandrel zone to demonstrate the design intent, coupled with precedent images of other projects with similar design as a visual reference.

Glossary

U-value – The rate of energy/loss through a unit area of a system for a temperature difference of one degree. The U-value is the inverse of the total thermal resistance (Rt) of the system and has units of W/m²K.

Solar Heat Gain Coefficient (SHGC) – The percentage expressed as a ratio of directly transmitted and absorbed solar energy that enters into the building interior. TYPICALLY, 3mm ordinary clear glass has a SHGC of 0.86.

Emissivity – The ability of a material/surface to emit radiant energy. Expressed as a ratio of the total radiant energy emitted by a given surface to that emitted by an ideal black body at the same temperature. A Low Emissivity (Low E) coating on a glass surface reduces the amount of absorbed energy (heat) that is re-radiated.

Low E – Commonly used in double glazed units, the glass has a thin film of metallic oxide coating reducing the amount of absorbed energy that is re-radiated. Typically used on surface 3 of IG units in cold climates to allow the passage of solar energy but prevent the loss of long wave energy produced by heating and lighting. Used on surface #2 in warmer climates to reduce the solar heat gain.

Visible Light Transmittance (VLT) – The percentage of visible light within the solar spectrum that is transmitted through the glass.

Visible Light Reflectance External (Rve) / Glass External Reflectivity – The percentage of the visible part of the light spectrum that is reflected from the glass surface externally.

Centre Panel U – value is the combined u value of all material that make up a window or spandrel panel. It does not include any edge or frame losses.

Total System U – value or Total Curtain Wall U-value- The total system U-value is the area weighted total of the U-values of all the glazing system components.

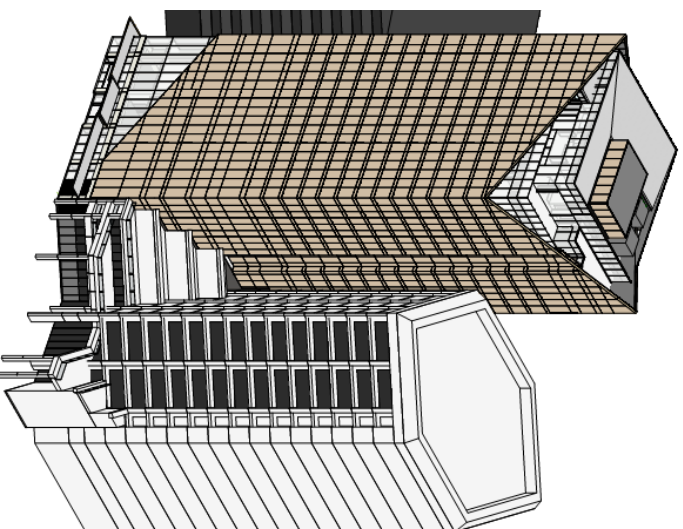
Part 1: Response on Reflection Issue

1. Introduction

We understand that concerns have been raised about the reflectivity of the current design by SCAP and the Government Architects. Specifically, concerns were noted about potential reflective glare discomfort to occupants in the neighbouring building at 45 Pirie Street.

To address these concerns, a quantitative study was undertaken to assess times and days that occupants of 45 Pirie Street will experience reflected glare when the sun hits the west elevation of the proposed development. Additionally, high level commentary is also provided to discuss glare discomfort experienced by occupants of other surrounding buildings and transport users on nearby roads.

The reflectivity of the glass proposed for this project is also compared with that of other similar developments that have recently been built in Adelaide (Sky-city, GPO Tower, 115 King William St. and UniSA HIB building). These existing buildings help to provide a level of understanding of the expected reflected appearance of this building.



Arch 3D model of the 51 Pirie Street (viewed from Northwest)

2. Reflection Study

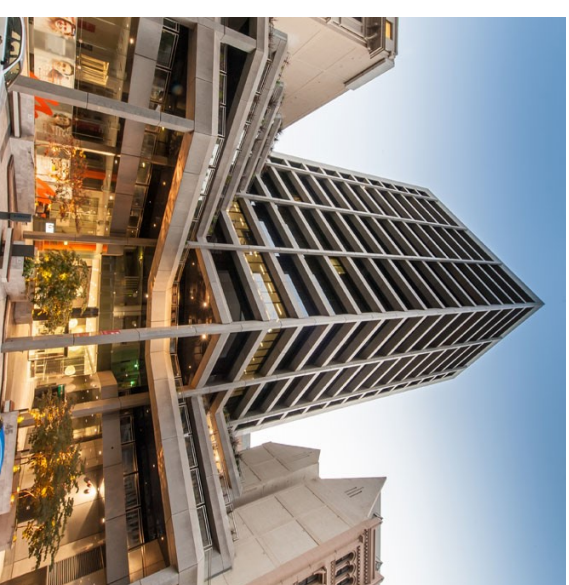
Any view of direct sunlight or its direct reflection in glass or other shiny surfaces is uncomfortable to view. Use of internal glare control devices such as blinds or curtains is a common solution employed to minimise discomfort associated with direct and reflected glare.

This study is concerned primarily with reflections from glass. Sunlight reflects in glass in a specular (mirror-like) way—this creates highly intense sunlight reflections into a very small range of directions. Sunlight reflects off other surface finishes, such as finished concrete, in a diffuse way—this creates far less intense reflections into a much broader range of directions. Sunlight reflections in glass are likely to be far more uncomfortable to view than those in diffuse surfaces, even if the diffuse surfaces have higher levels of light reflectance.

2.1 Methodology

This study was completed through creation of a 3D Rhino model of the proposed development and nearby buildings.

A series of observers were located on the north-east façade of 45 Pirie St, at low medium and high level. The Adelaide sun path was reflected in the western façade of the proposed development, including consideration of shadowing of this sun path by 30 and 45 Pirie St. Views of the reflected sun path from the observer locations were then used to determine when and for how long the reflected sun could appear in the proposed development's western façade.



North-east and north-west facades of 45 Pirie St

2.2 Impacts on 45 Pirie St

2.2.1 Potential for sunlight reflections

Occupants of 45 Pirie St, near to its north-east façade, could see direct sun reflections in the western façade of 51 Pirie St. This would occur in the afternoon when sunlight reaches the proposed development's western façade.

The likelihood of these reflections would be reduced to some extent by shading of the western façade by 45 Pirie St to the immediate west and 30 Pirie St (Telstra) to the north-west.

The impact of these reflections would also be reduced to some extent by the form of the façade of 45 Pirie St. The external structure of this façade provides some degree of shading of incident sunlight and sun reflections—reducing the occupants' view of the sky and sun reflections.

Reflected sunlight will not penetrate deep into the façade of 45 Pirie St. The deeper the building occupant, the less likely they are to see reflected sunlight, as the ceiling and external structure block their view of the sunlight reflections. The below summary considers buildings occupants at three different depths:

- Occupant located immediately inside the window
- Occupant located 1.5m behind the window
- Occupant located 3m behind the window

Table 1: Reflected sun hours, anywhere over 45 Pirie St north-east façade

Season	At the Window	1.5m Depth	3m Depth
Winter	2:20-4pm	3:30-4pm	None
Spring / Autumn	3-6:45pm	4:20-6:45pm	5-6:45pm
Summer	3-7pm	5:15-7pm	7-7pm
Annual proportion	25%	15%	9%

Table 1 summarises times at which sunlight could reflect off 51 Pirie St toward 45 Pirie St's north-east façade. It is noted that all of these hours of reflected sunlight would not be visible from any single location in 45 Pirie St. The final row of Tables 1 and 2 presents the hours over which reflected sunlight could be seen as a proportion of total annual daylight hours.

Table 2: Reflected sun hours, occupant at centre of 45 Pirie St north-east façade

Season	At the Window	1.5m Depth	3m Depth
Winter	4pm	4pm	None
Spring / Autumn	2:45-3:30pm, 4-5:15pm	4:20-5pm	5pm
Summer	3:15-4:30pm	None	None
Annual proportion	9%	3%	1%

Table 2 considers a 'typical view', for an occupant at mid-level of 45 Pirie St, located in the centre (north-south) of the façade.

The results demonstrate that reflected sunlight may be received by occupants within 45 Pirie St during the afternoon for much of the year. However, for any given location across the façade and for any reasonable occupant depth (say 1.5m or deeper), this can be expected to occur for only a small fraction of the year.

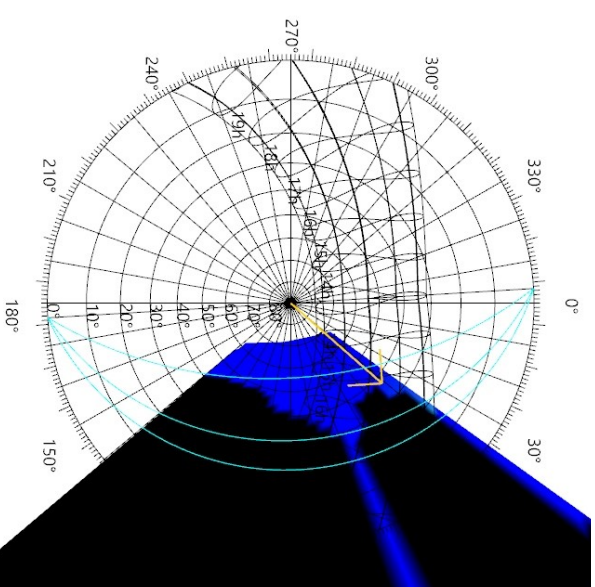
The above figures assume the skies are always clear and the sun is always out. Review of weather data suggests sunlight can be expected through roughly 50% of daytime hours. As such, the proportions expressed in Tables 1 and 2 could be roughly halved when actual weather conditions are considered.

2.2.2 Further considerations

Whenever sunlight reflections are visible to occupants of 45 Pirie St, they are expected to experience a degree of visual discomfort. However, the degree of discomfort would be less than direct view of the sun.

The typical response to this would be to deploy glare control devices such as blinds or curtains, and/or to turn their view away from the reflection. The sunlight reflections are not expected to create impacts more significant than temporary discomfort.

Any view of direct sunlight or its direct reflection in glass will be uncomfortable to view. It does not matter how reflective the glass is, the sunlight reflection would be uncomfortable to view whether the glass had 8 or 19% light reflectance due to its nature being specular reflection.



Sunpath diagram overlaid with view of 51 Pirie St west façade, viewed from centre of 45 Pirie St north-east façade

2.3 Impacts on Other Observers

2.3.1 Considered observers

- Impacts on observers other than occupants of 45 Pirie St were considered at high level, without additional modelling. This focused on two observer types:
 - Transport users & pedestrians, moving along Pirie St and Gawler Place
 - Occupants of other surrounding buildings

Impacts on transport users are considered in terms of 'disability glare' - the type of glare that could be sufficiently intense to temporarily interfere with vision. Impacts to pedestrians are similar to that experienced by transport users, except any temporary disability caused does not present a safety risk.

2.3.2 Impacts on transport users & pedestrians

Pirie St east-bound:

- The west facade is considered to present little risk of reflected disability glare as it is largely blocked from low western sun by 45 Pirie St and other buildings along the south side of Pirie St.
- Grazing sunlight reflections may be seen in the north facade. This form of sunlight reflection can be highly intense. However, they may be seen at the same time as the direct sun is visible, and the reflections have far less impact than view of the direct sun.

Pirie St west-bound:

- The east facade is considered to present little risk of reflected disability glare as it is largely blocked from view by 63 Pirie St.
- Grazing sunlight reflections may be seen in the north facade. As described above, this form of sunlight reflection can be highly intense, but they may be seen at the same time as the direct sun is visible.

Gawler Place north-bound:

- The south facade is considered to present no risk of reflected disability glare as the sun does not pass through the part of the south sky that would be reflected in this facade.
- The east facade is considered to present little risk of reflected disability glare as it would reflect the northern sky, through which the sun is relatively high in the sky, reducing reflected glare impacts.

Gawler Place south-bound (pedestrians only):

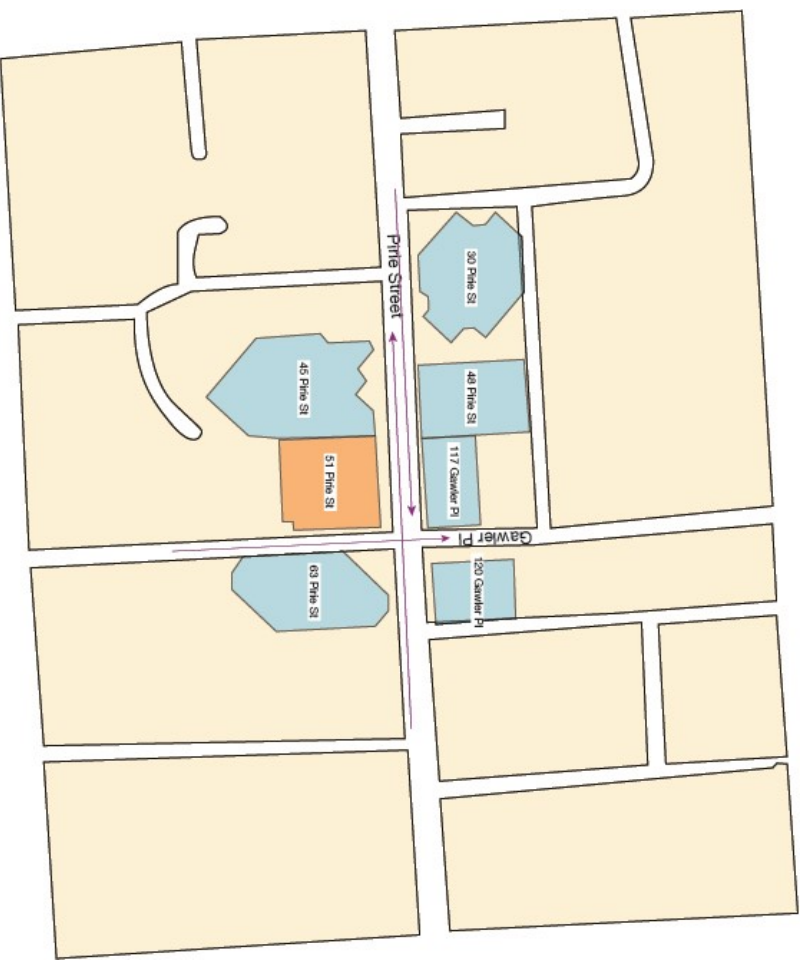
- Pedestrians moving south on Gawler Place will not experience direct sun reflections until they arrive at the intersection, and these reflections would only be if they cast their eyes to the higher levels of the building.

Generally, pedestrians on these streets are also expected to see sunlight reflections similar to that described above. The impact of these reflections is considered lower than to transport users, as it doesn't present a risk to safety.

2.3.3 Impacts on other surrounding buildings

- 63 Pirie St (immediate east): could receive morning sunlight reflections from the east facade
- 117 Gawler Pl (immediate north): could receive sunlight reflections around the middle of the day from the north facade. These would be expected at medium to high altitude angles, implying that they are not expected to penetrate deep into the building.
- 48 Pirie St (north-west): could receive sunlight reflections around mid-morning from the north facade
- 120 Gawler Pl (north-east): could receive sunlight reflections in the afternoon from the north facade. This impact would be reduced by shading from 30 Pirie St to the north-west.

Other buildings to the south: no sunlight reflections are expected from the south facade. The west facade is largely blocked from view by 45 Pirie St. Sunlight reflections may be visible in the east facade but these are likely to have little impact as they would be far from view for occupants of buildings on the east side of Gawler Pl.



MAP VIEW OF SUBJECT SITE, TRANSPORT USERS, SURROUNDING BUILDINGS

3. Examples of Precedent Buildings in Adelaide with Similar Level of Reflectivity

3.1 Background

The proposed glass for the 51 Pirie Street development has an external reflectivity of approximately 18% and visual light transmittance of approximately 40%. The following pages show examples of four precedent buildings in Adelaide with similar external reflectivity for comparative purposes:

- SkyCity Adelaide
- GPO Tower
- 115 King William Street
- UniSA Health and Innovation Building

Table 1 below summarises the external reflectivity of the proposed 51 Pirie Street development against these four other buildings. Note that the external reflectivity and the reflected colour from those projects mainly come from the variant low-e coatings in the that are used to improve the thermal performance of the glass (U-value and SHGC) - thus the visible reflectivity and thermal performance are inextricably linked.

Table 1 Comparison of External Reflectivity

Projects	External Reflectivity of Glass (%)
SkyCity Adelaide	24
GPO Tower	20
<i>Proposed 51 Pirie Street Development</i>	<i>-18</i>
115 King William Street	17
UniSA Health and Innovation Building	16

3.2 Project Examples SkyCity Adelaide

Glass supplier: Shenzhen King Glass
Performance: SHGC 0.23, U-value 1.75 W/m²k, VLT 20%, **External Reflectivity 24%**



Note: The glass in this example is more reflective (24%) than the proposed glass for 51 Pirie St (18%) but the rendering of our spandrel will appear similar.

GPO Tower

Glass supplier: China Southern Glass
Performance: SHGC 0.23, U-value 1.67 W/m²k, VLT 38%, **External Reflectivity 20%**



3.2 Project Examples (Continued)

115 King William Street

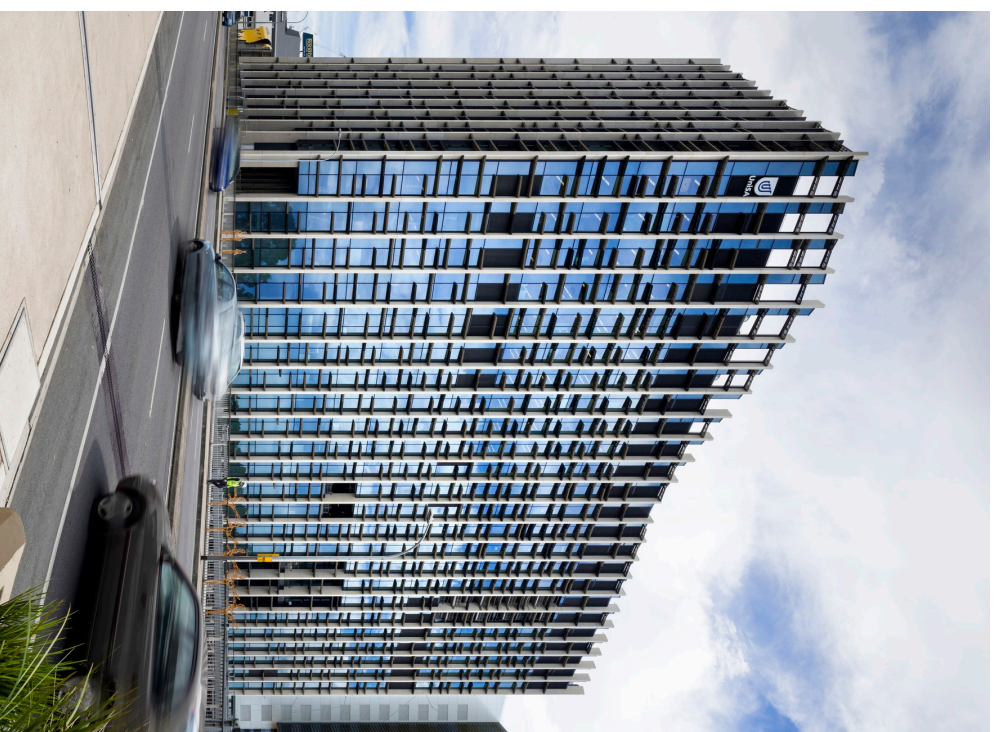
Glass supplier: Xinyi Glass
Performance: SHGC 0.23, U-value 1.63 W/m²k, VLT 39%, External Reflectivity 17%



Note: The above example is to demonstrate reflectivity of vision zone only, not spandrel appearance. The spandrel shown here is fully fitted, and not representative of what we are proposing for 51 Pirie St.

UniSA Health and Innovation Building

Glass supplier: China Southern Glass
Performance: SHGC 0.23, U-value 1.63 W/m²k, VLT 49%, External Reflectivity 16%



4. Conclusion to Part 1

The proposed development is expected to create sunlight reflections that would be visible to surrounding observers. Any view of direct sunlight or its direct reflection in glass or other shiny surfaces will be uncomfortable to view.

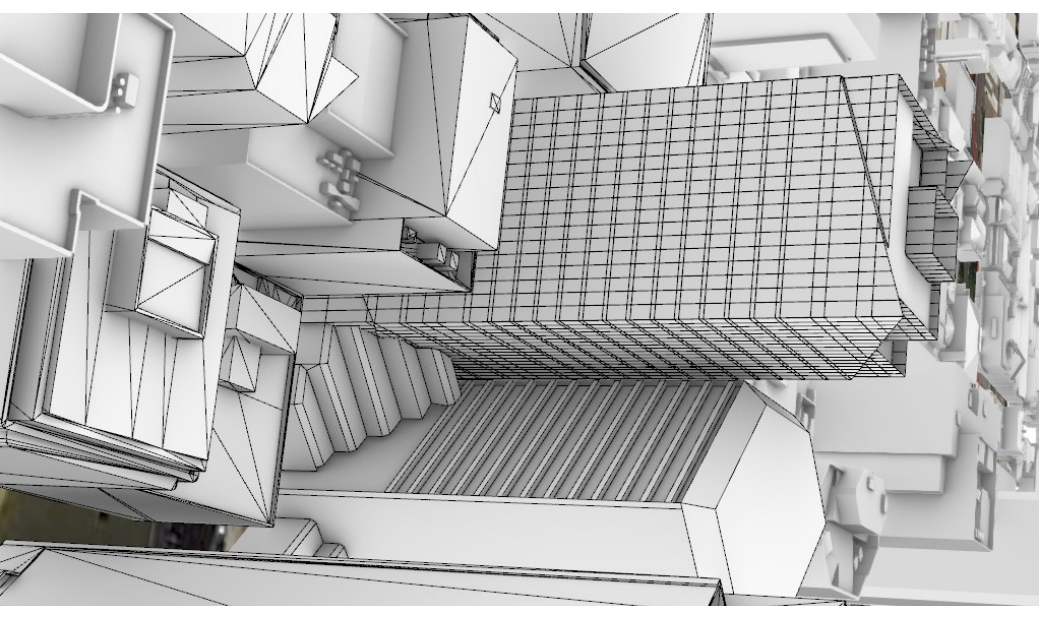
Sunlight reflections from the west façade of 51 Pirie St would be visible to occupants of 45 Pirie St, to the immediate west. These may be received during the afternoon for much of the year.

However, for any given location across the façade and for any reasonable occupant depth, and considering that cloudy sky conditions will further reduce incidence, the resulting impact is considered minor. Given that 45 Pirie St would already need to deploy blinds to deal with direct sunlight (summer months on S/W quadrant, winter months on N/E quadrant), it is reasonable that any discomfort induced for the small period of time expected, can also be reasonably mitigated using existing internal blinds.

In addition to that experienced by 45 Pirie St, sunlight reflections can also be expected to be visible in other surrounding buildings, particularly to the east and north-west. As for 45 Pirie St, for any given location and for any reasonable occupant depth, this is likely to occur for only a small fraction of the year.

Key risks for 'disability glare' reflections to transport users relate to grazing reflections from the north façade and impacts on road users travelling east-bound and west-bound on Pirie St.

Despite perceptions (perhaps influenced by the colour appearance or renders produced), the comparison study presented illustrates that the actual visible light reflectance of the façade proposed for 51 Pirie St is similar to, and in some cases less than other recent developments in Adelaide.



View from sunlight impact assessment model

Part 2: Spandrel Appearance

1. The Current Design Intent

The proposed spandrel zone treatment for the 51 Pirie Street development utilises a 'shadow box' construction method. Although the vision and spandrel glass are separated by a transom, the same glass will be used in both and vision and spandrel zones, which helps better render the spandrel and vision zones as one uniform unit (Figure 1).

Figures 2 to 5 depict the proposed mullion details (vision zone and spandrel zone), while Figures 6 on the next page depicts the shadow box detail proposed for the development, with Figure 7 providing a visual reference for how this will ultimately appear to the external observer. Page 12 contain examples of two precedent buildings with spandrel zones that appear uniform with the window glazing as a result of the shadow box method for visual reference:

- 311 Spencer Street, Melbourne
- 271 Spring Street, Melbourne

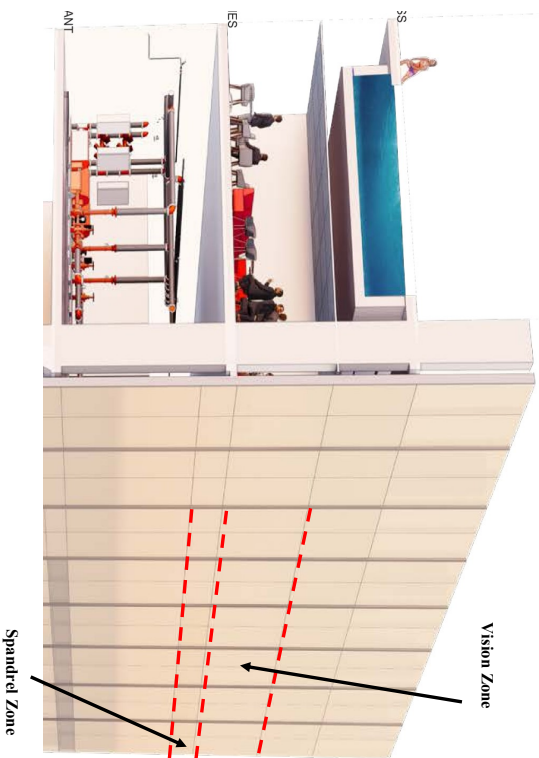


Figure 1 Architectural render from GHD Woodhead

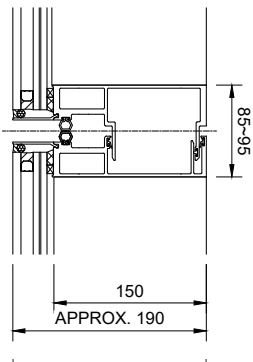


Figure 2 plan detail of typical vertical mullion, through vision zone

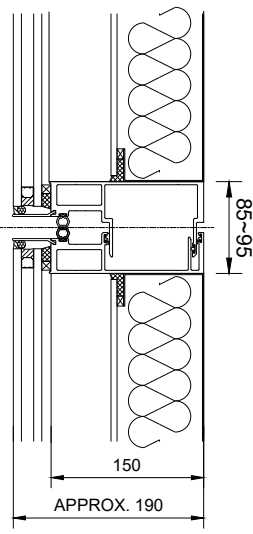


Figure 3 plan detail for typical vertical mullion, through spandrel zone

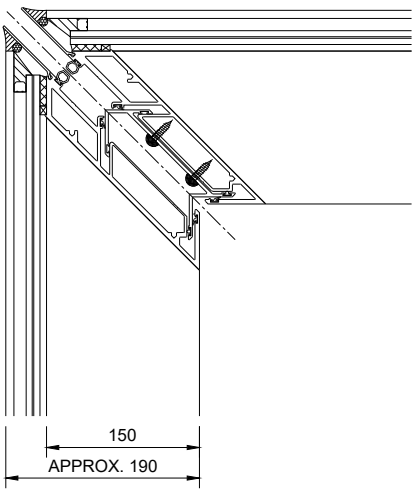


Figure 4 plan detail of corner mullion, through vision zone

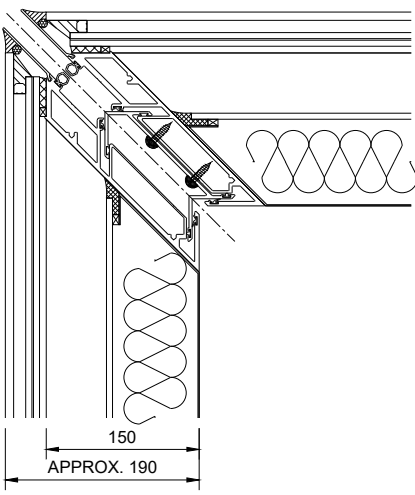


Figure 5 plan detail of corner mullion, through spandrel zone

Part 2: Spandrel Appearance

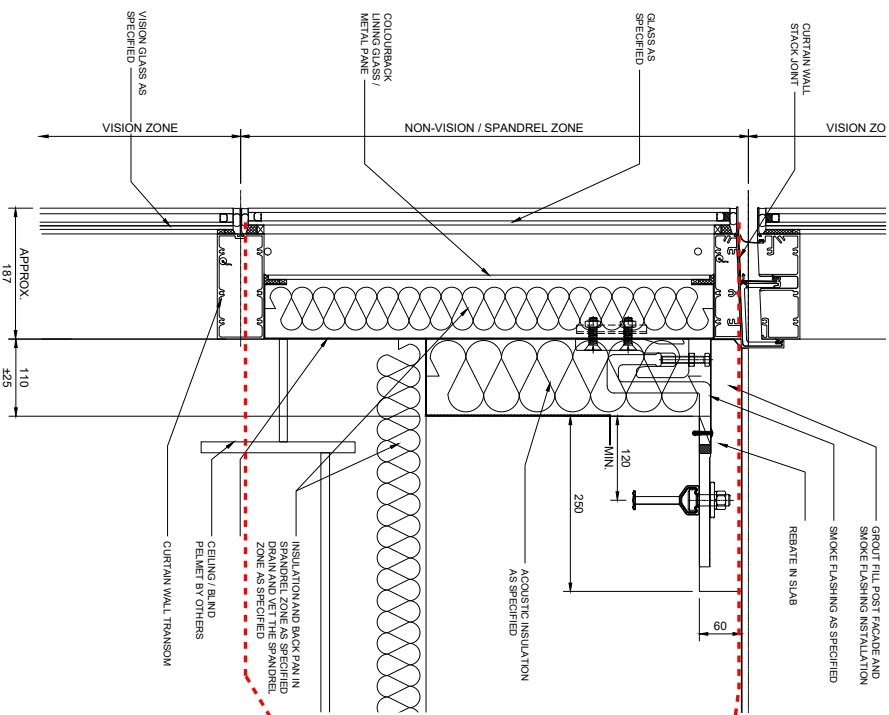


Figure 6 Typical vertical section detail of the spandrel construction

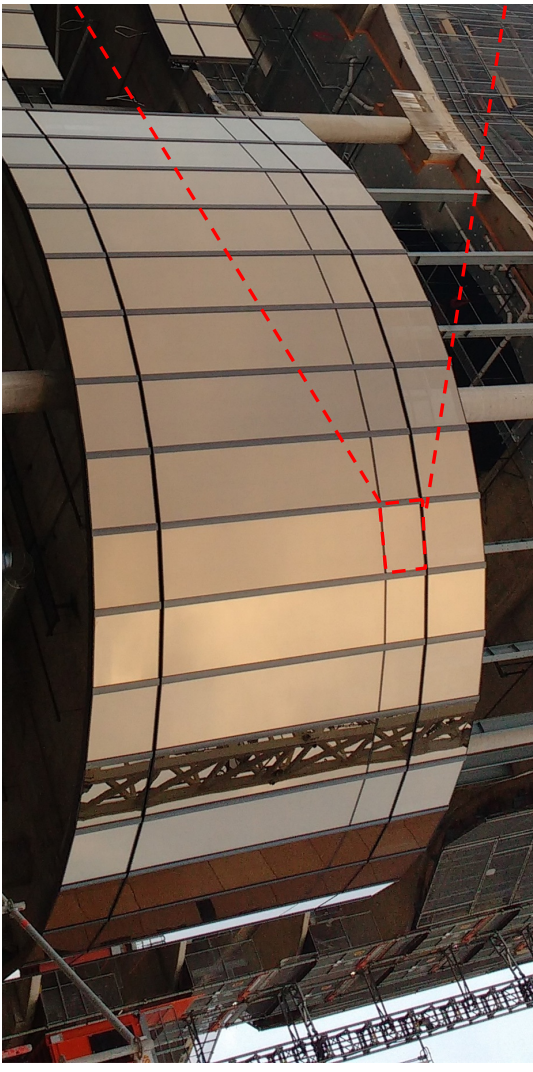


Figure 7 As-built example: SkyCity Casino, Adelaide (during construction in this image)

Notes:

- 1) the design team of the SkyCity project expressed the vertical joints with aluminium beads/frames in this instance. The intention of using this as reference image was to demonstrate the appearance of the vision and spandrel zones only;
- 2) The glass in this example is more reflective than our project glass (24% on SkyCity vs ~18% on the proposed project), but the rendering of our facade will appear similarly monolithic in appearance.

2. Example of Precedent Projects with a Shadow Box Spandrel

311 Spencer Street, Melbourne

Spandrel method: Shadow box with transom for break in glass



271 Spring Street, Melbourne

Spandrel method: Shadow box with transom for break in glass



From: [Liebelt, Ellen \(DPTI\)](#)
To: [McMahon, Gabrielle \(DPTI\)](#)
Cc: [Mackay, Kirsteen \(DPTI\)](#)
Subject: DA/020/A131/20 51 Pirie Street. Adelaide – Response to deferral
Date: Thursday, 13 August 2020 4:52:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Gab

Re: DA/020/A131/20 51 Pirie Street. Adelaide – Response to deferral

Further to the information received 10 August 2020, please find below comments on behalf of the Government Architect.

On 23 July 2020, the State Commission Assessment Panel (SCAP) resolved to defer consideration of the development application pending resolution of issues relating to the facade, canopy and staging of the project.

Following the deferral, a meeting was held on 28 July 2020 with the applicant, DPTI planning and ODASA to clarify the SCAP discussion, which has informed the GA's comments regarding the applicant's response to the deferral.

Overall, the GA acknowledges the applicant's response to the issues raised. However, the design of the base of the building and canopy is not yet considered to be convincing to warrant removal of the Local Heritage (Townscape) building as presented and further review of the design is recommended. This is further discussed under Item C below.

Item A - The facade framing expression, articulation, and legibility through the external cladding treatment.

I understand from the post-deferral discussion that the SCAP required further resolution and realistic demonstration of the visual appearance of the curtain wall glazed facade i.e. the expression of the facade framing/mullions/panel jointing and the visual impact of the different glazing conditions (vision glass, solid spandrels and sections of facade with an internal solid wall). This is to ensure delivery of the design intent for a singular and uniform glazed tower expression, as indicated in the visualisations.

A Glass Reflectivity and Spandrel Appearance Study has been prepared by Arup, providing further information regarding the facade appearance. In summary, the main facade (champagne tint) will have an external reflectivity of approximately 18% and visual transmittance of approximately 40%. I understand the proposed curtain wall glazing system for the development is as per Figures 2 - 6 in the Arup report. The spandrel zones will utilise a 'shadow box' construction method comprising a setback insulated layer lined with colour back glass and framed by blind transoms. The blind transoms and mullions that make up the curtain wall system are not expressed externally. The glazing panels are articulated externally by minimal recessed stack joints. A consistent glass selection is proposed for the vision glass and spandrel zones.

The proposed curtain wall details provided in Arup's report appear to be consistent with the

design intent for a singular/monolithic appearance for the tower, including the use of blind transoms and mullions, minimal external jointing to the glazing panels and a uniform champagne tinted glass selection. As specialist facade designers and engineers, the GA defers to Arup's expertise regarding the glass selection and detailing delivering the design intent.

It is noted that a degree of visual distinction between vision glass and solid spandrels is inevitable in a curtain wall building, due to internal lighting, fitout (i.e. furniture/window furnishings) and activity occurring in the transparent conditions versus the solid wall conditions. View perspectives, sun angles and reflectivity will also affect the degree of transparency and visual quality of the facade at different times of the day and year. This is evidenced by the project examples provided in Arup's report. As such, it is accepted that the appearance of the facade may vary somewhat. The GA recommends careful consideration be given to the design and detailing of the building interior (i.e. lighting, curtains and furniture) and junctions between solid and transparent wall conditions in the next stage of design development, as this will likely impact on the external presentation of the building.

The design intent for the facade is for a discernible visual distinction between the champagne tower facade and the angled reveals at the base and top of the building. While the challenge of accurately representing glazing is acknowledged, this design intent is indicated in the visualisations and elevation details. Overall the champagne tint was supported by the GA and it was noted that the facade colour could distinguish the hotel and hospitality offer and achieve a strong identity for the project. However, the GA's concerns remain regarding the level of contrast being achieved based on the neutral glass selection. As such, further review of the neutral glass selection is recommended to strengthen the visual contrast and increase visual permeability (particularly at the building base).

Item B - The reflectivity of the building, in particular the western facade.

I understand from the post-deferral discussion that the SCAP required further resolution and realistic demonstration of the facade's reflectivity, the hotel's day and night time presentation (i.e. the visual impact of room lighting versus solid spandrels) and confirmation of any glare impacts on surrounding developments. The Arup report notes that the facade will create sunlight reflections visible to surrounding observers including occupants of 45 Pirie Street, road users and pedestrians. It is noted that for 45 Pirie Street, the reflection impact is considered to be minor and that direct sunlight could be reasonably mitigated by using the existing internal blinds. Sunlight reflections to buildings to the east and north west are likely to occur for only a small part of the year, and will not result in any unreasonable level of discomfort for surrounding building occupants or safety risks to transport users and/or pedestrians.

As specialist facade designers and engineers, the GA defers to Arup's expertise regarding the impact of the facade reflectivity on the surrounding environment which is described as minimal. It is also acknowledged that the facade reflectivity and visual transmittance must be carefully balanced, based on environmental performance, NCC compliance, the envisaged architectural expression and the internal amenity of the rooms (i.e. sunlight, glare, privacy). The GA recommends careful consideration of these issues in the next stage of design development.

Item C - Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public

infrastructure, including an appropriate level of pedestrian comfort and amenity.

I understand from the post-deferral discussion that the SCAP required further review of the canopy design on Gawler Place to address impacts on the existing light pole and traffic signal at the intersection. Further consideration of the width of the canopy was also recommended to remove the encroachment over the Gawler Place roadway, as well as further consideration of the canopy height to provide an appropriate level of pedestrian comfort and amenity.

I understand the applicant has liaised with City of Adelaide regarding the canopy design, resulting in removal of the encroachment over Gawler Place and relocation of the Pirie Street light pole (three metres to the west). The traffic signal and Gawler Place light pole will be maintained in their current locations. As a result, the canopy design now complies with the encroachment policy.

Amendments to the canopy design and building base appear to include the following:

- reduced canopy depth along Gawler Place (now approximately 1.4 metres wide)
- reduced canopy length along Gawler Place (the canopy no longer extends past the service area/tilt up door)
- reduced canopy height (from five metres to approximately 3.5 metres)
- removal of the folded form over the Pirie Street entrance and replacing this with a split canopy arrangement with a taller element over the entrance
- flattening the folded form of the soffit
- the base of the building now includes an expressed framing element comprising squared off columns (approximately 800mm wide) and an expressed level one edge beam (approximately 1.0 metre wide). This framing element is clad in a ceramic conceal-fix facade system, 'stone look'. The lodged design proposed angled polished concrete columns (white) with folded aluminium column capitals, with the view to integrating the building and canopy structures
- the proposed canopy material finishes appear to be consistent with the lodged design, namely 'medium bronze' metallic aluminium fascia and 'warm grey' metallic (semi reflective) aluminium soffit
- integrated lighting to be the canopy is to be confirmed
- inclusion of the glazed roof section in the north east corner to be confirmed

The proposed amendments to the canopy design and configuration are acknowledged, and in principle the GA supports the approach for a simplified canopy expression and improved weather protection. However, the GA is not yet convinced by the design of the building base and canopy. Overall, the relationship of the canopy with the facade composition, building structure, ground plane and the building interior is not yet convincing. The GA is also not convinced by the proposed ceramic 'stone look' facade system (framing element and columns) as this is not considered to be a high quality design or material outcome for the public realm. Further review of the design of the building base and canopy is recommended. The GA's support for the removal of the heritage facade is contingent on the new proposition providing a significant contribution to the streetscape and achieving a high quality design and material outcome, which has not yet been demonstrated.

Item d - Provision of a staging plan which links demolition to substantial commencement of construction.

I understand from the post-deferral discussion that the SCAP required a staging plan to mitigate the risk of premature demolition of the Local Heritage (Townscape) building. It is noted that the applicant has confirmed that the development will be undertaken in one stage to ensure demolition is tied to the commencement of works of the new building.

Kind regards, Ellen Liebelt
On behalf of Kirsteen Mackay, South Australian Government Architect

Ellen Liebelt

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From: [Chris Vounasis](#)
To: [McMahon, Gabrielle \(DIT\)](#); [Liebelt, Ellen \(DIT\)](#); [Cattonar, Jason \(DIT\)](#)
Cc: [Jonathon LEE](#); [Robert LEE](#); [Louis PETRIDIS](#)
Subject: DA/020/A131/20 51 Pirie Street, Adelaide – Response to Deferral (ODASA Comments)
Date: Tuesday, 18 August 2020 1:34:25 PM
Attachments: [image001.png](#)
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[image008.png](#)
[image009.png](#)
[CED14-46D & CED12-67D-150 Collins Street, Melbourne\[1\].png](#)

Hi Gabrielle/Ellen/Jason,

Thank you for the email below.

It appears that all items with the exception of Item C are resolved from the GA's perspective.

With respect to Item A, it is acknowledged by the GA that there is a challenge of accurately representing glazing.

ARUP have supplied us with an image (attached) depicting a building interstate that uses the same Champagne and Neutral Glass combination as proposed for 51 Pirie Street. The image shows a clear contrast between the two types of glass when built which the samples provided to ODASA in boxes do not convey. It is important to note that ARUP has advised that the spandrel detail is slightly different to that proposed for 51 Pirie street and for this reason the building will blend better with the vision panels below the spandrel.

It is important to note that for the lower level "reveal", during detailed design, we will attempt to go for a glass product of even higher clarity than pictured in the image (however this is subject to the results of the final JV3 assessment which ultimately needs to comply with Section J of NCC).

For this reason, we recommend that the standard condition relating to materials be imposed to ensure that the neutral glass selection strengthens the visual contrast and increases visual permeability (particularly at the building base).

We are however a little unclear and confused with respect to the comments made in relation to Item C.

Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public infrastructure, including an appropriate level of pedestrian comfort and amenity

There is nothing in this particular item, nor anything that we discussed at our meeting that sought the design team to attend to the relationship of the canopy with the "facade composition, building structure, ground plane and the building interior". An explanation here would be appreciated, or more appropriately, this comment be retracted as it is simply going beyond what the item is asking for.

We agree that the proposed ceramic 'stone look' facade system can be responded to. This is a very poor choice of words from GHDW's perspective and one which we will clarify. We can confirm that the material will be light shade natural sandstone of 20mm thickness grout fixed directly to the concrete columns. Sandstone is a high quality design and material outcome for the public realm.

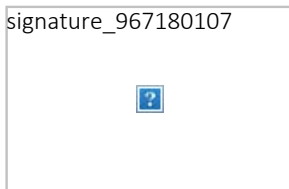
Please note that this material is the same as that depicted in the drawings of a recent proposal which received a Pre-Lodgement Agreement.

The inclusion of *"The GA's support for the removal of the heritage facade is contingent on the new proposition providing a significant contribution to the streetscape and achieving a high quality design and material outcome, which has not yet been demonstrated"* is simply unnecessary and inappropriate in the context of this item. In our opinion, it provides no benefit or value to the process apart from "muddying the waters" to a degree. The demolition of the local heritage place as conveyed to us is not an issue now. Item C does not seek a comment from ODASA in relation to the removal of the heritage façade or require it to weigh up the heritage façade v the new proposition. This issue has already been assessed by SCAP taking account of the development benefits and contributions in totality and does not need to be unnecessarily raised to create a tension that does not exist, or alternatively, one that has already been assessed and dealt with. In any circumstance, this is a planning matter for assessment against the Development Plan.

We trust the above satisfactorily responds to the comments raised for the matter to be re-considered by SCAP on 26 August 2020.

Regards

CHRIS VOUNASIS
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From: "McMahon, Gabrielle (DIT)" <Gabrielle.McMahon@sa.gov.au>

Date: Monday, 17 August 2020 at 1:08 pm

To: Chris Vounasis <chris@futureurban.com.au>

Subject: FW: DA/020/A131/20 51 Pirie Street. Adelaide – Response to deferral

Hi Chris – ODASA comments for your information.

Regards

Gabrielle McMahon

A/Team Leader – Inner Metro Development Assessment

Strategic Development Assessment

Planning and Land Use Services

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From: Liebelt, Ellen (DPTI)

Sent: Thursday, 13 August 2020 4:52 PM

To: McMahon, Gabrielle (DPTI) <Gabrielle.McMahon@sa.gov.au>

Cc: Mackay, Kirsteen (DPTI) <Kirsteen.Mackay@sa.gov.au>

Subject: DA/020/A131/20 51 Pirie Street. Adelaide – Response to deferral

Hi Gab

Re: DA/020/A131/20 51 Pirie Street. Adelaide – Response to deferral

Further to the information received 10 August 2020, please find below comments on behalf of the Government Architect.

On 23 July 2020, the State Commission Assessment Panel (SCAP) resolved to defer consideration of the development application pending resolution of issues relating to the facade, canopy and staging of the project.

Following the deferral, a meeting was held on 28 July 2020 with the applicant, DPTI planning and ODASA to clarify the SCAP discussion, which has informed the GA's comments regarding the applicant's response to the deferral.

Overall, the GA acknowledges the applicant's response to the issues raised. However, the design of the base of the building and canopy is not yet considered to be convincing to warrant removal of the Local Heritage (Townscape) building as presented and further review of the design is recommended. This is further discussed under Item C below.

Item A - The facade framing expression, articulation, and legibility through the external cladding treatment.

I understand from the post-deferral discussion that the SCAP required further resolution and realistic demonstration of the visual appearance of the curtain wall glazed facade i.e. the expression of the facade framing/mullions/panel jointing and the visual impact of the different glazing conditions (vision glass, solid spandrels and sections of facade with an internal solid wall). This is to ensure delivery of the design intent for a singular and uniform glazed tower expression, as indicated in the visualisations.

A Glass Reflectivity and Spandrel Appearance Study has been prepared by Arup, providing further information regarding the facade appearance. In summary, the main facade (champagne tint) will have an external reflectivity of approximately 18% and visual transmittance of approximately 40%. I understand the proposed curtain wall glazing system for the development is as per Figures 2 - 6 in the Arup report. The spandrel zones will utilise a 'shadow box' construction method comprising a setback insulated layer lined with colour back glass and framed by blind transoms. The blind transoms and mullions that make up the curtain wall system are not expressed externally. The glazing panels are articulated externally by minimal recessed stack joints. A consistent glass selection is proposed for the vision glass and spandrel zones.

The proposed curtain wall details provided in Arup's report appear to be consistent with the design intent for a singular/monolithic appearance for the tower, including the use of blind transoms and mullions, minimal external jointing to the glazing panels and a uniform champagne tinted glass selection. As specialist facade designers and engineers, the GA defers to Arup's expertise regarding the glass selection and detailing delivering the design intent.

It is noted that a degree of visual distinction between vision glass and solid spandrels is inevitable in a curtain wall building, due to internal lighting, fitout (i.e. furniture/window furnishings) and activity occurring in the transparent conditions versus the solid wall conditions. View perspectives, sun angles and reflectivity will also affect the degree of transparency and visual quality of the facade at different times of the day and year. This is evidenced by the project examples provided in Arup's report. As such, it is accepted that the appearance of the facade may vary somewhat. The GA recommends careful consideration be given to the design and detailing of the building interior (i.e. lighting, curtains and furniture) and junctions between solid and transparent wall conditions in the next stage of design development, as this will likely impact on the external presentation of the building.

The design intent for the facade is for a discernible visual distinction between the champagne tower facade and the angled reveals at the base and top of the building. While the challenge of accurately representing glazing is acknowledged, this design intent is indicated in the visualisations and elevation details. Overall the champagne tint was supported by the GA and it was noted that the facade colour could distinguish the hotel and hospitality offer and achieve a strong identity for the project. However, the GA's concerns remain regarding the level of contrast being achieved based on the neutral glass selection. As such, further review of the neutral glass selection is recommended to strengthen the visual contrast and increase visual permeability (particularly at the building base).

Item B - The reflectivity of the building, in particular the western facade.

I understand from the post-deferral discussion that the SCAP required further resolution and realistic demonstration of the facade's reflectivity, the hotel's day and night time presentation (i.e. the visual impact of room lighting versus solid spandrels) and confirmation of any glare impacts on surrounding developments. The Arup report notes that the facade will create sunlight reflections visible to

surrounding observers including occupants of 45 Pirie Street, road users and pedestrians. It is noted that for 45 Pirie Street, the reflection impact is considered to be minor and that direct sunlight could be reasonably mitigated by using the existing internal blinds. Sunlight reflections to buildings to the east and north west are likely to occur for only a small part of the year, and will not result in any unreasonable level of discomfort for surrounding building occupants or safety risks to transport users and/or pedestrians.

As specialist facade designers and engineers, the GA defers to Arup's expertise regarding the impact of the facade reflectivity on the surrounding environment which is described as minimal. It is also acknowledged that the facade reflectivity and visual transmittance must be carefully balanced, based on environmental performance, NCC compliance, the envisaged architectural expression and the internal amenity of the rooms (i.e. sunlight, glare, privacy). The GA recommends careful consideration of these issues in the next stage of design development.

Item C - Review of the canopy design which removes the canopy encroachment over the Gawler Place carriageway and demonstrates an operational interface with existing public infrastructure, including an appropriate level of pedestrian comfort and amenity.

I understand from the post-deferral discussion that the SCAP required further review of the canopy design on Gawler Place to address impacts on the existing light pole and traffic signal at the intersection. Further consideration of the width of the canopy was also recommended to remove the encroachment over the Gawler Place roadway, as well as further consideration of the canopy height to provide an appropriate level of pedestrian comfort and amenity.

I understand the applicant has liaised with City of Adelaide regarding the canopy design, resulting in removal of the encroachment over Gawler Place and relocation of the Pirie Street light pole (three metres to the west). The traffic signal and Gawler Place light pole will be maintained in their current locations. As a result, the canopy design now complies with the encroachment policy.

Amendments to the canopy design and building base appear to include the following:

- reduced canopy depth along Gawler Place (now approximately 1.4 metres wide)
- reduced canopy length along Gawler Place (the canopy no longer extends past the service area/tilt up door)
- reduced canopy height (from five metres to approximately 3.5 metres)
- removal of the folded form over the Pirie Street entrance and replacing this with a split canopy arrangement with a taller element over the entrance
- flattening the folded form of the soffit
- the base of the building now includes an expressed framing element comprising squared off columns (approximately 800mm wide) and an expressed level one edge beam (approximately 1.0 metre wide). This framing element is clad in a ceramic conceal-fix facade system, 'stone look'. The lodged design proposed angled polished concrete columns (white) with folded aluminium column capitals, with the view to integrating the building and canopy structures
- the proposed canopy material finishes appear to be consistent with the lodged design, namely 'medium bronze' metallic aluminium fascia and 'warm grey' metallic (semi reflective) aluminium soffit
- integrated lighting to be the canopy is to be confirmed
- inclusion of the glazed roof section in the north east corner to be confirmed

The proposed amendments to the canopy design and configuration are acknowledged, and in principle the GA supports the approach for a simplified canopy expression and improved weather protection. However, the GA is not yet convinced by the design of the building base and canopy.

Overall, the relationship of the canopy with the facade composition, building structure, ground plane and the building interior is not yet convincing. The GA is also not convinced by the proposed ceramic 'stone look' facade system (framing element and columns) as this is not considered to be a high quality design or material outcome for the public realm. Further review of the design of the building base and canopy is recommended. The GA's support for the removal of the heritage facade is contingent on the new proposition providing a significant contribution to the streetscape and achieving a high quality design and material outcome, which has not yet been demonstrated.

Item d - Provision of a staging plan which links demolition to substantial commencement of construction.

I understand from the post-deferral discussion that the SCAP required a staging plan to mitigate the risk of premature demolition of the Local Heritage (Townscape) building. It is noted that the applicant has confirmed that the development will be undertaken in one stage to ensure demolition is tied to the commencement of works of the new building.

Kind regards, Ellen Liebelt
On behalf of Kirsteen Mackay, South Australian Government Architect

Ellen Liebelt

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Enquiries: Seb Grose 8203 7195
CoA Ref: S10/45/2020
SCAP Ref: 020/A131/20

13 August 2020

State Commission Assessment Panel
By email: gabrielle.mcmahon@sa.gov.au
Cc: scapadmin@sa.gov.au

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Attention: State Commission Assessment Panel

Dear Sir/Madam

Application: S10/45/2020
Applicant: CEL DEVELOPMENT P/L
Address: 49-57 Pirie Street, ADELAIDE SA 5000
Description: Demolition of all buildings on site, including Local Heritage (Townscape) Place and construction of a twenty-one storey hotel building

Council has the following comments to make on the above application:

Please note these comments have been updated in response to the amended plans and documentation received on 11 August 2020.

TECHNICAL COMMENTS

**ROADS / FOOTPATHS
ENGINEERING**

Damage caused to Council's road, footpath and kerb infrastructure is the responsibility of the applicant to rectify.

Existing boundary (back of path) levels must not be modified. Finished floor levels and entry point levels must retain the existing back of path levels, unless approved in writing by Council.

Ongoing responsibilities for the planter boxes in the private realm (on Pirie Street) are that of the applicant (maintenance and operations).

**TORRENS & STORM
WATER**

Site Comments

Stormwater runoff must be contained within site boundaries, collected and discharged to Council underground stormwater infrastructure.

Council has no GIS records of the stormwater pipe within the southern footpath of Pirie Street shown on the plans. There does not appear to be a Council stormwater pipe in this location and the presence and/or ownership of this service needs to be determined.

Public Realm Comments

Back of footpath levels will need to be retained within the public realm to enable stormwater collected on the footpath to flow over the surface and into the kerb and watertable.



The extension of the protuberance north into Pirie Street is not advisable due to significant work required. If this is still proposed, the applicant will need to undertake drainage modelling of Pirie Street (including upstream catchment) and how the protuberance maintains Council service levels for stormwater drainage in the public realm. Based on experience in Pirie Street, this could be achieved by installing a large stormwater pipe under the protuberance (between services) to offset the lost surface water capacity from the kerb and watertable. This has proven cost prohibitive for Council previously, primarily due to high presence of existing services. It is recommended the applicant undertake an assessment to determine viability.

Should the applicant proceed with the protuberance, Council requires the drainage assessment and associated civil design documentation to be undertaken before it can undertake an appropriate review of the build. All works will be at cost to the applicant.

**LIGHTING /
ELECTRICAL / CCTV**

The relocation of the Council street light on Pirie Street further west by 3 metres is supported and the setback of the canopy from the Gawler Place street light is acceptable.

The proposed traffic signal clearances are adequate. However, it is Council's preference the traffic signal pole on Pirie Street be relocated to adjacent the kerb ramp (distance between edge of kerb and face of signal pole of 200-450mm). These works will be at cost to the applicant.

Under canopy lighting shall be in accordance with Council's under veranda/awning lighting requirements.

**TRAFFIC /
TRANSPORT**

The service vehicle turn path overhangs the eastern Gawler Place footpath when undertaking a reverse manoeuvre which needs to be resolved.

The four no-stopping parking spaces proposed (two spaces on Gawler Place and two spaces on Pirie Street) are supported.

Any modifications to the public realm will require full design documentation and separate approval from Council. All works will be at cost to the applicant.

WASTE

The waste management plan is acceptable. As indicated, appropriate design and construction advice should be sought as the detailed design progresses, to ensure equipment, infrastructure and building services can fulfil the functions proposed. Design of the waste collection zone/receiving dock must accommodate waste collection vehicles.

Consideration needs to be given to ventilation in the bin storage room and all areas in the building where waste will be stored and transported.

The proposed land use and 19 collections per week will not be eligible for Council's waste collection services. Building management will need to engage a private contractor to provide those services in line with the waste management system submitted.

LOCAL HERITAGE

The "legal" interpretation offered by the author of the Heritage Impact Assessment is noted but the relevance of that case in relation to this application is questioned.

As a point of clarification, the "Townscape" heritage listing of buildings pre-dates the *Development Act 1993* (SA) which established Local Heritage Places and the criteria for their assessment.

Notwithstanding the arguments within the Heritage Impact Assessment against the "townscape" merit of the listed building, a Local Heritage Place (Townscape) listing does have status within the Development Plan and demolition of the listed place should be considered in that context.

As the Heritage Impact Assessment acknowledges (pages 8-9), there are numerous provisions within the relevant Development Plan which call for the retention of this Local Heritage Place (Townscape). Demolition of the listed building fabric is therefore not consistent with the clear intent of the Plan and is not supported.

The previous application proposed a more elegant and highly refined sculptural form which would have made a significant design contribution to the locality and city. It was more in keeping with the Desired Character for the Zone with its contextual response to the surrounding streetscape character. The current proposal is not to the same high quality design and will make considerably less contribution to the city at the expense of (loss of) the Local Heritage Place.

PLANNING RELATED COMMENTS

Council Administration has not undertaken a thorough planning assessment of the proposal but makes the following comments in relation to the proposed development:

ENCROACHMENTS

The proposed canopy satisfies minimum height and setback requirements outlined in Council's Encroachment Policy.

The tilt-up operable windows in Gawler Place extend over the footpath and those in Pirie Street will also extend slightly over the footpath. This may cause hazard during operation. The portions extending over each footpath will need to be no lower than 2.3 metres above footpath level at any point, including when opening or closing.

Yours faithfully



Seb Grose

SENIOR PLANNER - DEVELOPMENT ASSESSMENT