

Lewis, Tegan (DHUD)

From: Shirai-Doull, Aya (DHUD)
Sent: Thursday, 19 December 2024 4:51 PM
To: Lewis, Tegan (DHUD)
Subject: Response to Representations, Agency and Council Comments - Buckingham Arms – DA24029287
Attachments: DOCS_AND_FILES-#22337530-v4-ODASA_DR_SCAP_24029287_GA_referral_response_Buckingham_Arms_Hotel_new_scheme.pdf

OFFICIAL

Dear Tegan,

Thank you for forwarding the updated documentation.

The following advice is in relation to the report titled 'Response to Representations, Agency and Council Comments' by URPS and the associated revised documents for Development Application 24029287, forwarded on 17 December 2024. This email is to be read in conjunction with the original referral letter (dated 29 October 2024 – attached for information).

The following notable changes have been identified in relation to the Government Architect's referral advice:

- shrub and tree sizes increased within the landscaped area on the Northcott Terrace frontage (to the north of the retained hotel building)
- deep soil area to the perimeter of the site increased from 842 to 850 square metres
- openings to the communal corridor to the two-storey apartments increased in size and glazing replaced with open mesh
- further design development to the raised pool on the level 2 terrace, including the addition of a lift
- reflected ceiling plans provided to confirm the apartment ceiling bulkhead arrangements that ensures 2700mm ceiling height for habitable rooms
- 500mm deep recesses to apartment entry doors introduced on levels 3 to 9, with the intent to articulate the long corridors and create a sense of entry
- review/clarification of the external materials and provision of a physical material samples board.

It is acknowledged that the design changes/clarifications are generally positive, and the Government Architect remains supportive of the proposal.

In terms of the external materials, we recommend confirmation of the following:

- materiality for the archway to the internal roadway
- materiality for the 'mid-section' (levels 2 to 6) walls
- mesh pattern and opening size of the open mesh to the two-storey apartment communal corridor
- ST01 (Sandstone block cladding)
 - provision of details, including cladding panel sizes, to confirm how the curved plinth column corners are achieved
- RF01 (coloured concrete maroon)
 - method of colouring of concrete, with consideration given to high-quality integral finishes
 - provision of the material sample, noting the submitted board includes rendered finish as per the previous selection
- PF02 (painted steel white)
 - locations to be provided on elevations
- CL01 (blackened steel finish)
 - locations to be provided on elevations

- core material, noting the supplied sample is a solid steel plate.

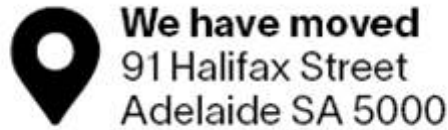
In addition to the above, we also recommend clarification provided regarding the proposed method (such as tank location) of 34kL on-site stormwater detention.

Kind regards,

Aya Shirai-Doull
Senior Design Advisor
Office for Design and Architecture SA
Department for Housing and Urban Development

T 08 7133 2936
W odasa.sa.gov.au

91 Halifax Street, Karna/Adelaide SA 5000



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

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From: Lewis, Tegan (DHUD) <Tegan.Lewis@sa.gov.au>
Sent: Tuesday, 17 December 2024 6:13 PM
To: Shirai-Doull, Aya (DHUD) <Aya.Shirai-Doull@sa.gov.au>; Siobhan Kelly <SKelly@walkerville.sa.gov.au>; Loughron, Reece (DIT) <Reece.Loughron@sa.gov.au>
Cc: Chelsea Jurek <cjurek@urps.com.au>
Subject: Response to Representations, Agency and Council Comments - Buckingham Arms – DA24029287

OFFICIAL

Hi Siobhan and Aya and Reece,

I hope everyone is well and ready for the holiday period.

I've granted you access to the Response to Representations, Agency, and Council Comments for the Buckingham Arms project (DA24029287) via OneDrive [[241212_C1_Response to Representations_Buckingham Arms](#)]

The response from URPS is supported by the following Attachments:

- Architectural Drawings prepared by SMFA (Attachment A) with changes from previous plans identified by red cloud.
- Response to traffic and car parking comments prepared by Cirqa (Attachment B)
- Stormwater Management Plan prepared by MATTER Consulting (Attachment C)
- Fire Damage Evaluation Letter prepared by SMFA (Attachment D)

- Structural Analysis prepared by MATTER Consulting (Attachment E) which is a visual assessment and preliminary structural analysis of the local heritage place post-fire event.

If you could please review the documentation and provide final comment on behalf of your agency by **January 7, 2025**.

If you have any questions, require further clarification, or have trouble accessing the document, please don't hesitate to reach out – I'd love to chat.

Speak soon,

Tegan Lewis (She/Her)
Senior Planning Officer
Planning and Land Use Services
Department for Housing and Urban Development

T 7133 1616

E Tegan.lewis@sa.gov.au

Level 10, 83 Pirie Street, Adelaide SA 5000



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