

GREENWAY ARCHITECTS SA PTY LTD  
207 ANGAS STREET ADELAIDE SOUTH AUSTRALIA 5000  
**TELEPHONE (08) 8232 1888** FACSIMILE (08) 8232 1271  
greenwayarchitects.com.au

ABN 89 081 130 985

29<sup>th</sup> April 2022

**RE: THE VALERIE  
193 ANGAS STREET, ADELAIDE**

**APPLICATION ID: 21041709**

Whilst generally supportive of development, there are some concerns.

**Carparking** – It is not believed that 28 parking spaces will be suitable for 36 apartments. Whilst at the surface it would appear to be, there are 57 bedrooms in the proposal, and 15 other unlabelled rooms deceptively purporting to be second living areas or home offices. It is unlikely that a 1 bed apt. will have 2 living areas, and these will likely be used as 2 bed apts. Notionally there are up to 72 bedrooms, making parking numbers limited. Street parking in Regent St. North is already limited and under pressure, and the lack of parking for the 200m<sup>2</sup> offices will impact this. There are concerns also on the operation of the carpark stacker and the impact on the bike lane at peak times, despite the application stating a 60 second operation, cars will line up across the bike lane to access the site. Any Planning Approval should ensure that there will be no future provision for occupant granted Street Parking Permits for the duration of the life of the building.

**Office amenities** - There are no amenities (toilets, kitchens) shown for the 200m<sup>2</sup> of office. The proposal suggests that office users will access these facilities within the tenancies. These should be shown and included at the time of Planning Approval. It is not suitable for office users to use the 1x toilet in the cleaner's room on the 1st floor. (this would not meet the requirements of NCC tables D.1.13 nor F2.3)

**Balconies** - The floor plans do not show balconies for the southern apts on L2-5 (but are visible from the elevations). They are limited in size, and with proposed grey toned glass balustrades will not shield ac units from view. Care should also be taken with overlooking to the existing row cottage garden south of the site.

**Acoustics** – Any Approval shall ensure that no limitation is put on the existing licensing and operations of the Seven Stars hotel. Unfortunately, the west facing apartments living quarters will require their opening windows to break the acoustic seal that the recommended higher performance glass provides, but this is what comes with living with in the CBD.

**Existing façade** – The Application notes that it will retain the existing Valerie Travers building. It is however unlikely that any of the existing façade will be retained during the development due to the changes proposed and required, and whilst the overall presentation of the scheme is sympathetic to the existing fabric, it pays limited homage to it and the unique detailing of the fenestration, and the steel framed windows within it are being replaced with cheaper detailing and simple aluminium framing. It will not have

the 'factory' feel to it, despite what the application states. It is not believed that it will retain the historic contribution that the building currently makes. The Application states a 75% activation of the ground floor by its materials and form – this is not achieved with the current planning and the majority of glazing above head height.

**Materiality and Form** – The proposal notes the use of 'high quality materials', however they are really only 'medium' quality. The proposal is very similar in form, colour and detailing to the Applicant's 6x other developments in nearby Hurtle Sq. Repetitious development, whilst financially beneficial, is limiting to the overall fabric of the community. Whilst not objectionable in its overall appearance, it could be better. The eastern façade provides particularly for a single flat plane of cladding, with very minor recess detailing, punctuated by small slotted or square windows with no shade devices for thermal efficiency and overall articulation.

Overall, the proposal is not objectionable, but could be better, especially with regards to the intended retention of the existing building fabric, especially the unique detailing of the windows, their surrounds and their brick columns incorporated within, and the overall materiality, form and detailing of the proposal.

Regards,

A handwritten signature in black ink, appearing to read "Simon Frost", is centered within a light grey rectangular box.

Simon Frost  
Director