



S M F A

PROJECT:
24113 UNLEY ROAD DEVELOPMENT

PROJECT ADDRESS:
290 Unley Road Hyde Park SA 5061

PROJECT STATUS:
PLANNING

DRAWING LIST

| | |
|------|---------------------------|
| 0.00 | COVER PAGE |
| 1.00 | SITE ANALYSIS |
| 1.01 | DESIGN CONSIDERATIONS |
| 1.02 | ESD PRINCIPLES |
| 1.03 | SITE (LANEWAY) |
| 2.00 | DEMOLITION PLAN |
| 2.20 | GROUND FLOOR & LEVEL 1 |
| 2.21 | LEVEL 2 & LEVEL 3 |
| 2.22 | LEVEL 4 & ROOF PLAN |
| 2.40 | LANDSCAPE PLAN |
| 3.00 | NORTH ELEVATION |
| 3.01 | SOUTH ELEVATION |
| 3.02 | EAST & WEST ELEVATIONS |
| 3.20 | SECTION & SIGHTLINE NOTES |
| 5.00 | SUN STUDY - WINTER |
| 5.01 | SUN STUDY - SUMMER |
| 6.00 | PERSPECTIVES - SHEET 1 |
| 6.01 | PERSPECTIVES - SHEET 2 |
| 6.02 | PERSPECTIVES - SHEET 3 |
| 6.03 | PERSPECTIVES - SHEET 4 |

DATE:
20/2/2025

PROJECT NO.:
24113

DRAWING NO.:
0.00

LOCATION ANALYSIS LEGEND

- Community Zone / Main Street
- Notable Sites
- Local Heritage Place (LHP)
- Urban Corridor
- Established Neighbourhood
- Community Facilities

SITE ANALYSIS LEGEND

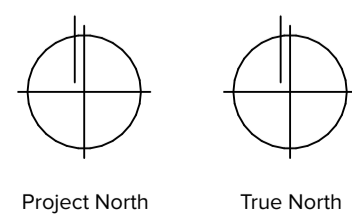
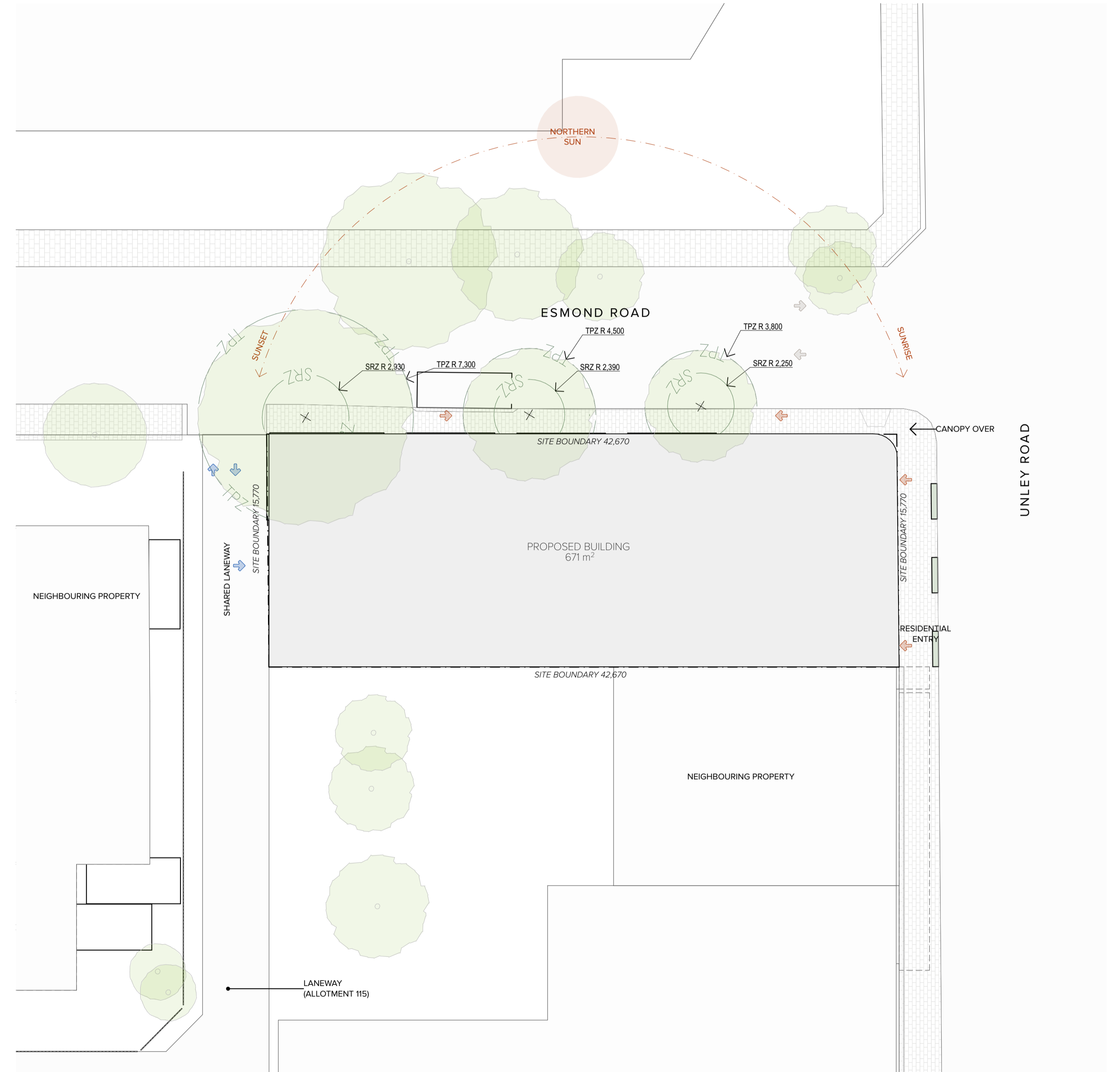
- Vehicle direction - Road
- Sun Path
- Site Pedestrian Movement
- Services & B.O.H. Movement
- Site Vehicle Movement
- Tree Protection Zone
- Structural Protection Zone

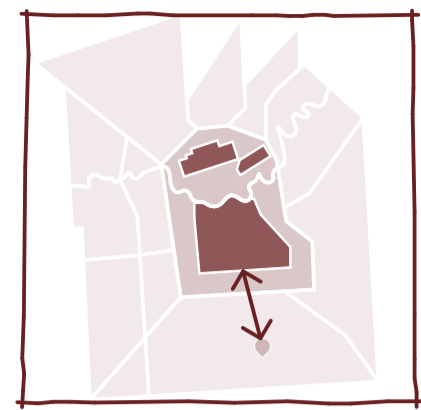
STRENGTHS

- Proximity to Unley Shopping Districts
- Proximity to key public transport routes
- New road for optimal vehicle access and three road frontages
- Leafy streets

CONSTRAINTS

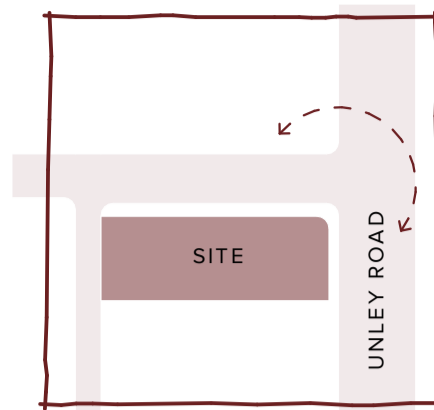
- Maximising use of existing site configuration without encroaching on site setbacks
- Public vs private interface from highly trafficable main road frontages
- Proximity to existing street trees





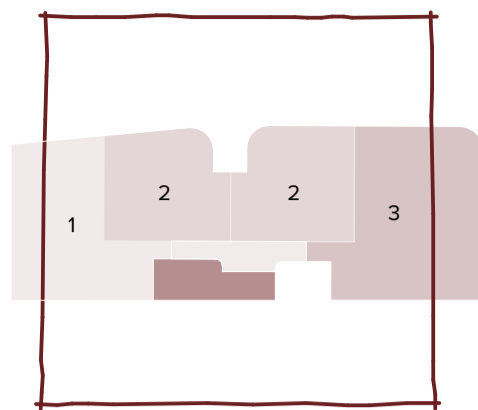
HIGH PROFILE LOCATION

- 1.8km proximity to Adelaide CBD



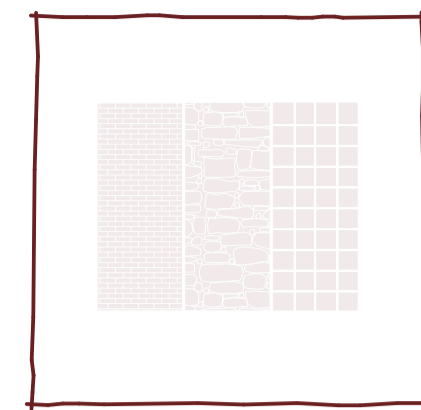
STREET PRESENCE

- The high traffic road, and corner block provides high visibility.
- Privacy and security to apartments and carpark is an important consideration.
- Integrated landscaping to ground floor to soften building form.



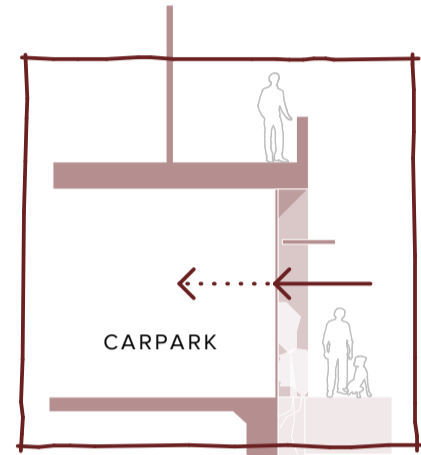
PROGRAM

- Mixed-use commercial and residential building
- Variety of apartment types from 1-3 bedroom and penthouse apartment.
- Ground floor cafe



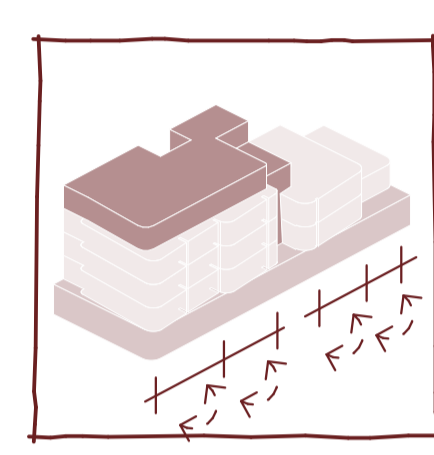
MATERIALS + COLOURS

- Low maintenance and durable materials throughout (concrete, stone, brick, glass, steel)
- Natural materials used for subtle aging over time and complimentary palette to vegetation and suburban location
- Light colour palette to reference buildings located in close proximity
- Simple material palette used in various ways to generate interest in facade through depth and shadows
- Timeless aesthetic



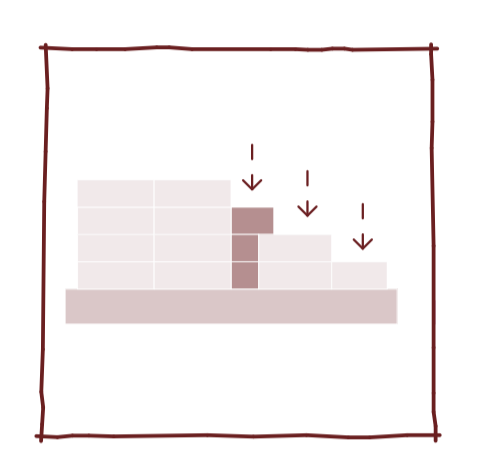
CAR PARKING

- On-site car parking with secure screening to Esmond Street
- Double two-way entry / exit with security door off side laneway
- Residential Apartment Carpark Requirements refer to traffic report
- All apartment (1 bike park each)



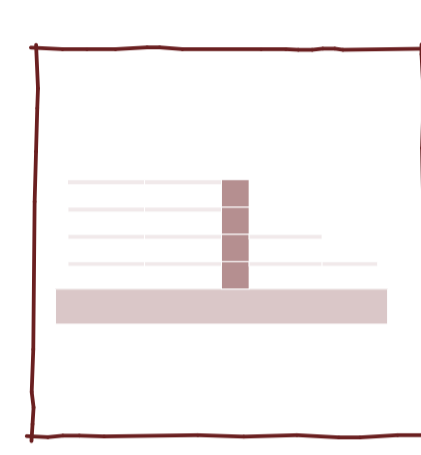
DESIGN ARTICULATION SCALE + BULK

- Size, textures and articulation to be sympathetic to the human scale
- Form to consider scale of neighbouring buildings.
- Facade broken into segments to reduce bulk.
- Articulate change of level use with building facade setbacks
- Timeless articulation of building form to present in high profile location



SITE BOUNDARY SETBACKS

- Staggered setbacks to west building facade address the 30 degree plane. Where this is encroaching, no windows have been incorporated (to avoid overlooking).
- Form breaks have been introduced to rationalise the setbacks aesthetically.



ADAPTABLE + LONG LASTING

The base building has been designed to allow for the building to be as adaptable as practical for future uses. The core location and high floor to floors across the building mean it is easily adapted in the future. Robust and timeless materials also ensure the project is long lasting.



FACADE | DOUBLE FEATURE COLUMNS

- Double column feature from floor to ceiling
- Consistency in design from ground floor to higher levels



FACADE | PLINTH

- Sandstone to add warmth of colour and texture.



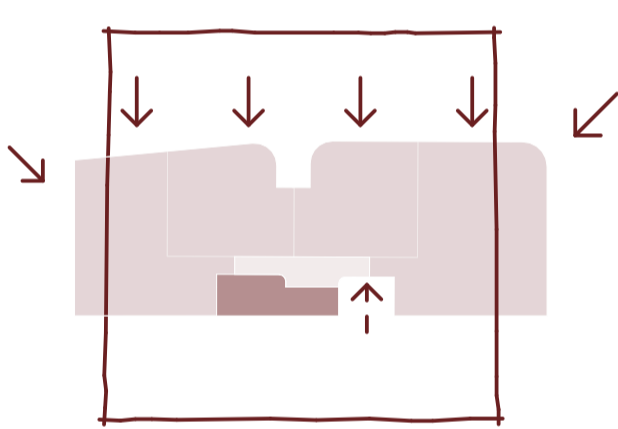
FACADE | BALUSTRADE DETAIL

- The combination of slated and mesh



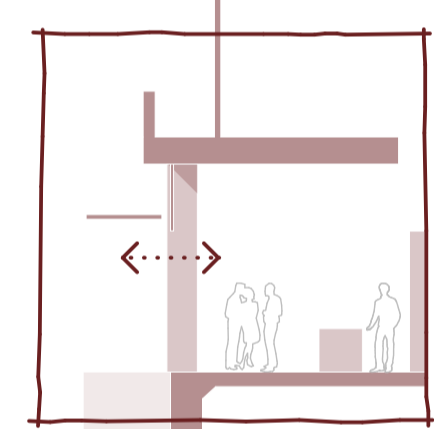
LANDSCAPE | SCREENING PLANTING

- Semi privacy with the use of vertical gardens
- Use of lightweight, durable materials for planting structure



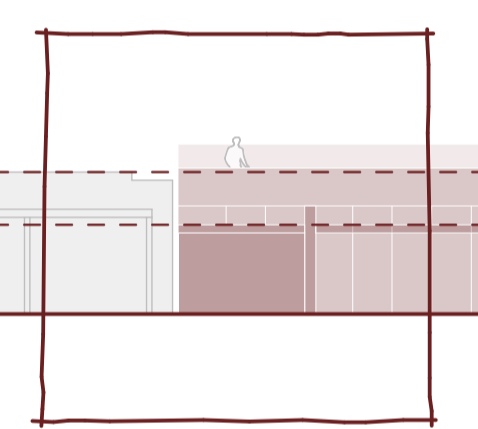
APARTMENT DESIGN

- Natural light and ventilation to all rooms.
- Efficient core design to allow for maximum apartment footprint.
- Void to provide light to corridors
- All apartments facing North



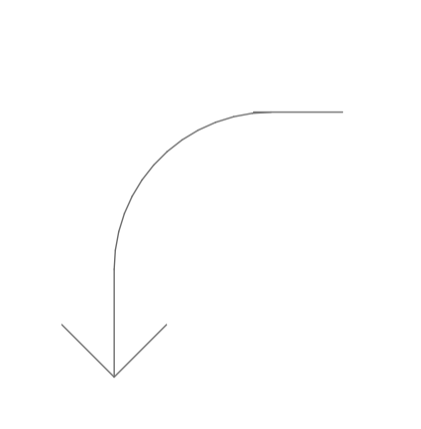
INCLUSIVE + CONNECTED DESIGN

Utilising universal design principles to ensure the project is inclusive and accessible for the residents and public. The ground floor cafe allows the development to be utilised by the wider community.



CONTRIBUTING TO PLACES + COMMUNITIES

The ground floor canopy and boundary planting has been designed to enhance the pedestrian experience. Where the development provides a retail venue, the facade is glazed, where there is ground floor car parking, landscaping is provided to soften the street presence and provide privacy.



ACOUSTIC TREATMENT

Apartments to be detailed and constructed to best mitigate traffic noise for the apartments. This includes but is not limited to suitable treatment of the floors, external walls, roof, ceilings and glazing as outlined in VIPACs minimum recommendations.

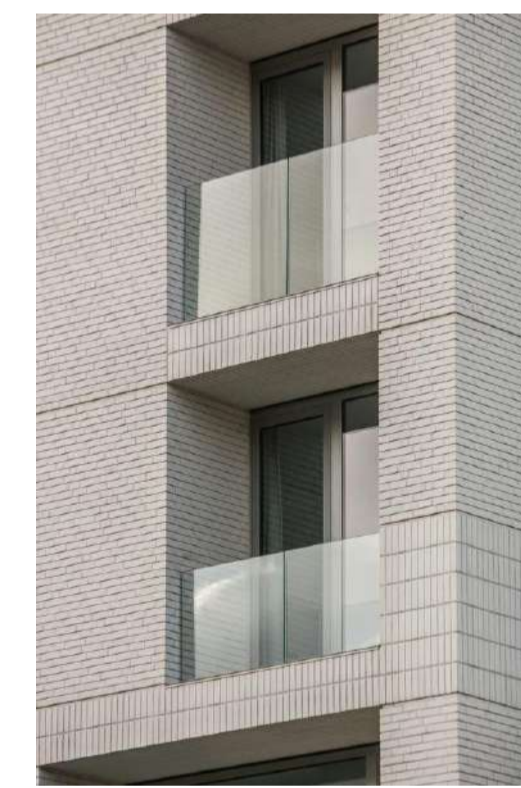
LOCAL CONTEXT

The proposal draws on the surrounding context to inform the buildings massing and material palette, neighbouring plinth heights to tie into the local context as well as warmer tones to be sympathetic to the adjacent built forms.



FACADE | BRONZE / MAROON CLADDING

- Darker materials used to break up building mass



FACADE | BRICKWORK

- Brick to apartments to give a more domestic feel



246 Unley Rd



248 Unley Rd



282 Unley Rd



298 Unley Rd

1.5 - 2 STOREY BULK WITH HEAVY MATERIALS

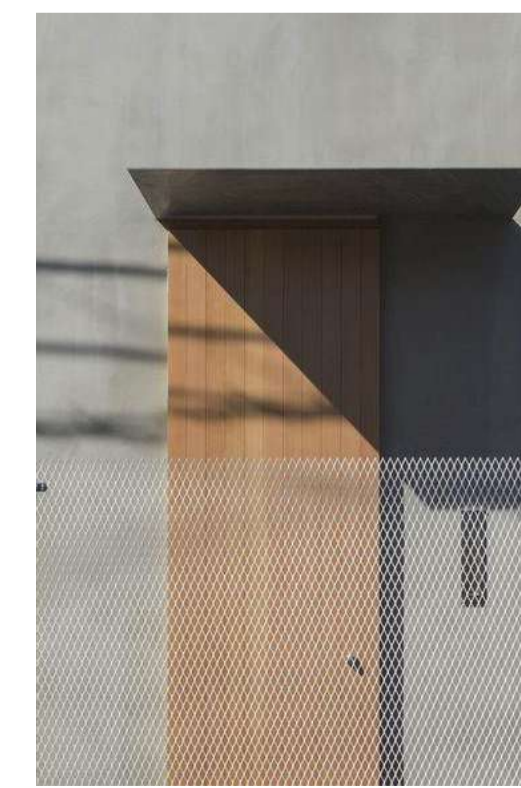


Walford School



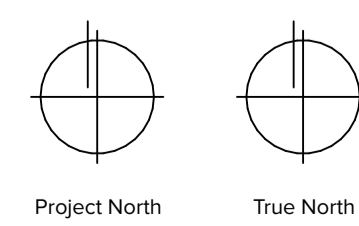
FACADE | CURVED BALCONIES

- Curved balconies to shape facade.

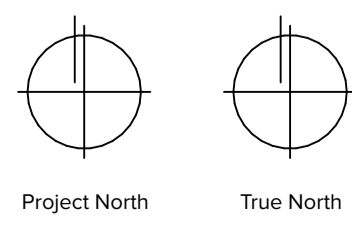


CANOPY | SHADE DETAIL

- Canopy to provide pedestrian cover



Project North True North



PASSIVE DESIGN
CENTRAL VOID TO ALLOW FOR LIGHT INTO CENTRAL CORRIDOR

BIKE PARKING
BIKE RACKS ON EACH FLOOR

SOLAR
SOLAR TO BE MAXIMISED ON ROOF

SUN SHADING
DEEP BALCONIES FOR SUN SHADING

THERMAL PERFORMANCE
HIGH PERFORMANCE ENERGY RATED GLAZING SUITES AND AIR TIGHT BUILDING ENCLOSURE

PASSIVE DESIGN
3.0M HIGH CANOPY OVERHANG TO NORTHERN AND EASTERN FACADE TO MAXIMISE SHADING TO BUILDING FACADE AND PEDESTRIAN

NATURAL VENTILATION
OPENABLE DOORS AND WINDOWS FOR MAXIMUM AIRFLOW INTO INTERNAL HABITABLE ZONES

MATERIALS
LIGHT, NATURAL TONES TO REDUCE HEAT IMPACT



SERVICES
AIR CONDITIONING UNITS AND ELECTRIC HOT WATER IN SERVICES ROOM ON EACH LEVEL

PASSIVE DESIGN
FACADE SETBACK TO ALLOW FOR MAXIMUM NATURAL LIGHT INTO CENTRAL CORE

PERMEABILITY
PERMEABLE PAVING TO LANEWAY

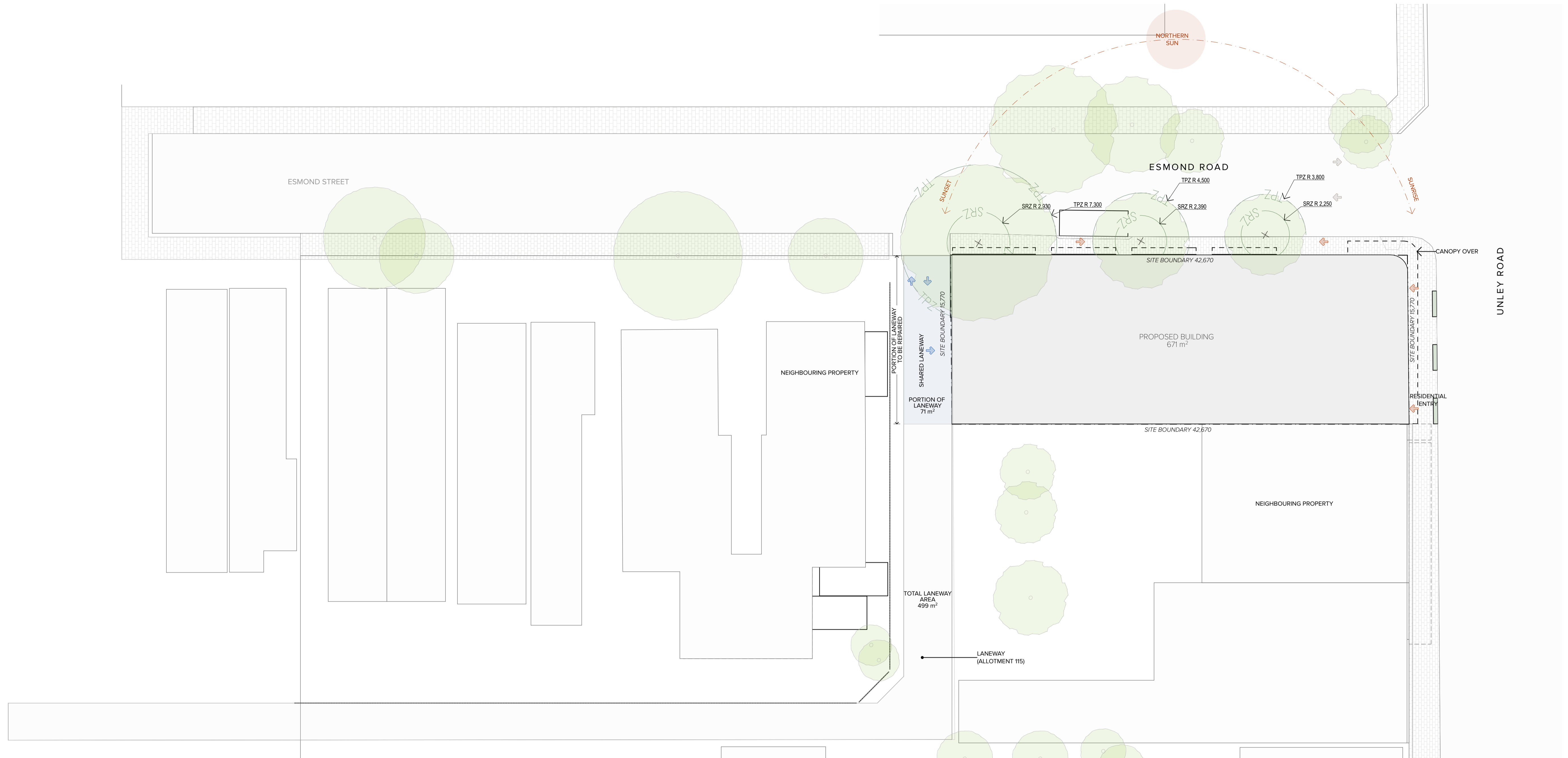
PRIVACY
MESH FOR PRIVATE + SECURE OPENINGS TO CARPARK

SETBACK
FACADE SETBACK TO ACCOMMODATE FOR EXISTING STREET TREES

SPACE
INTEGRATED GREEN SPACE AND DEEP SOIL TO FACADE AND TO ELEVATE STREETSCAPE ON ESMOND STREET

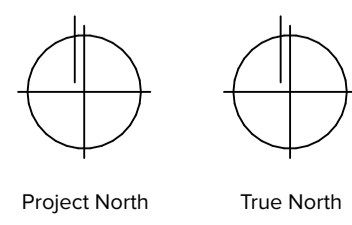
MATERIALITY
LOW MAINTENANCE AND DURABLE MATERIALS THROUGHOUT

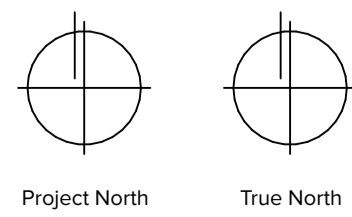
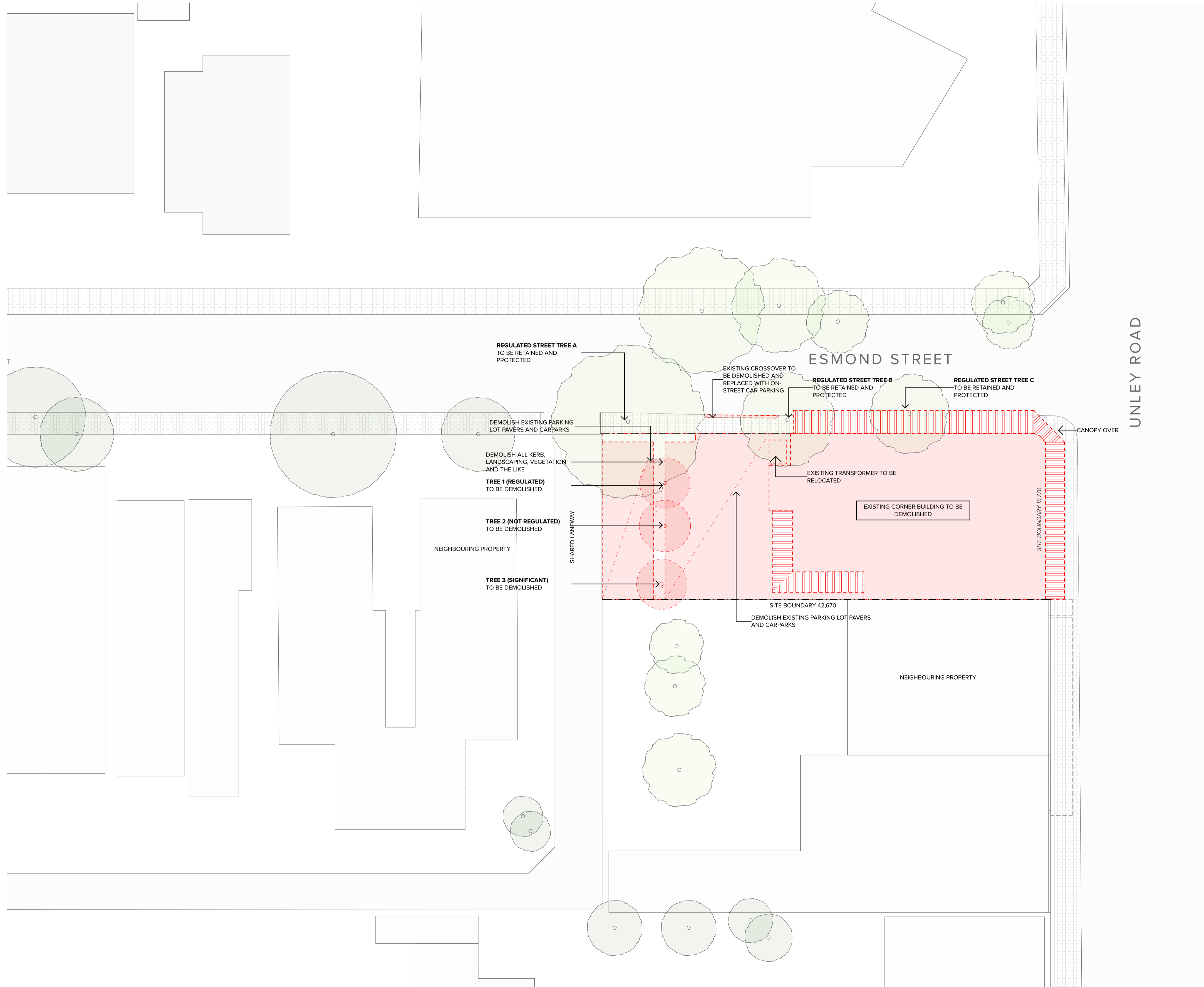


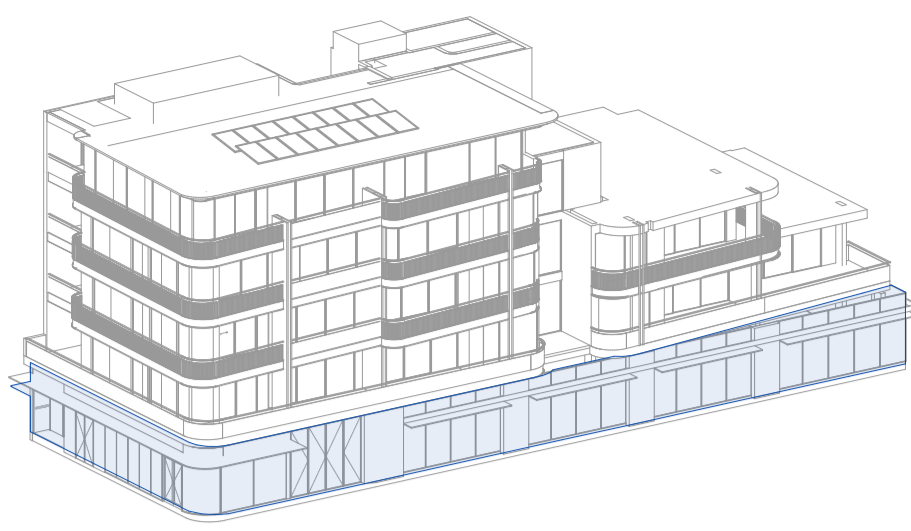


SITE PLAN (LANEWAY)
Scale 1:200

TOTAL LANEWAY AREA - 499m²
 LANEWAY IS CURRENTLY BEING SHARED BY 11 SITES
 LANEWAY PERCENTAGE FOR EACH SITE - 45.3m²/ 9.09%
 PORTION OF LANEWAY TO BE REPAIRED - 71m²
 PERCENTAGE - 14.22%



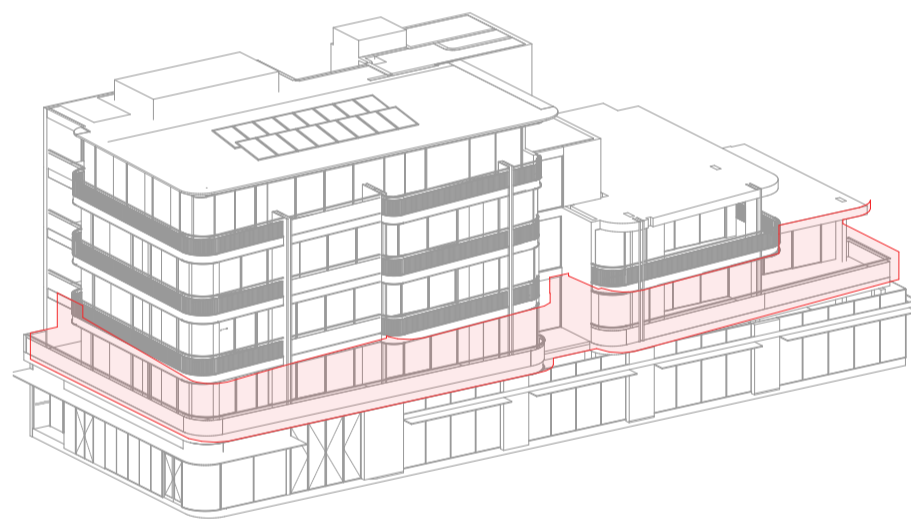
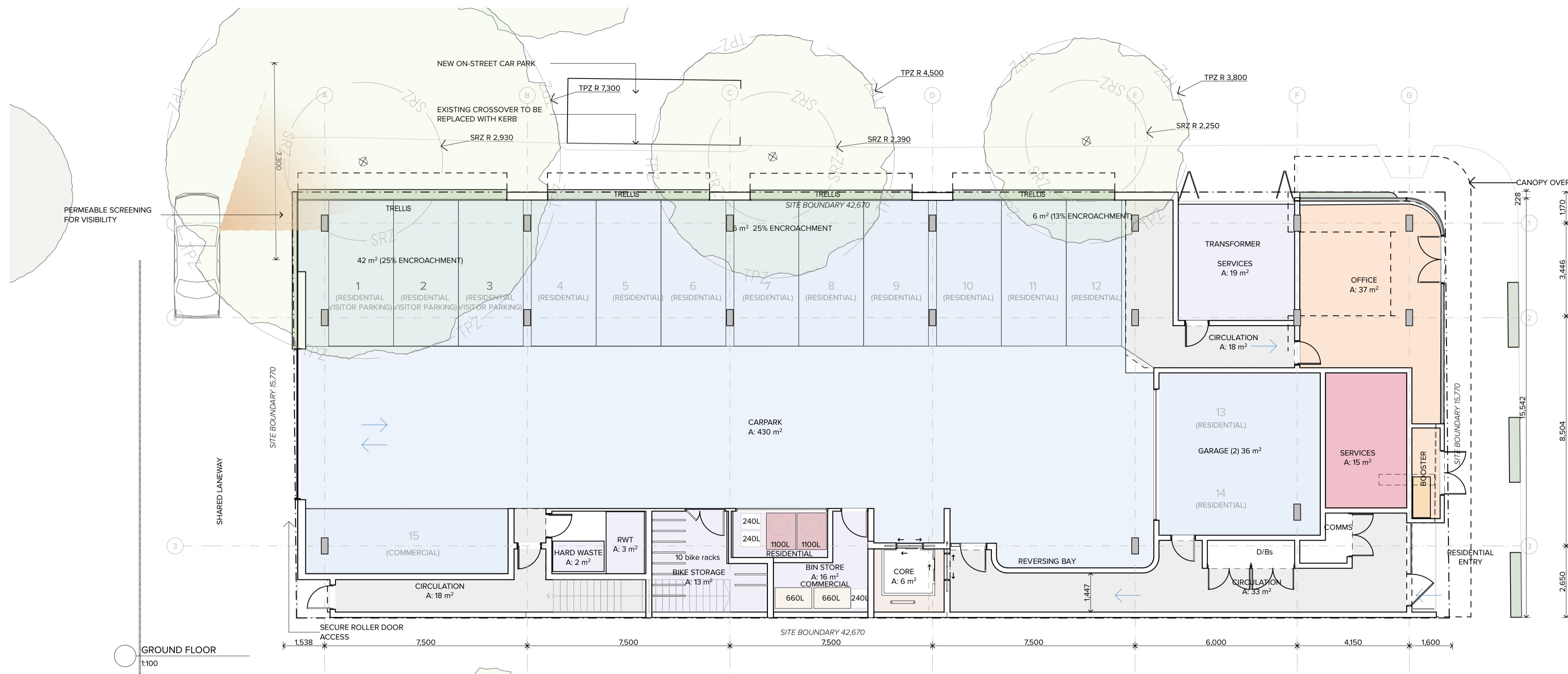




GROUND FLOOR

AREA SCHEDULE

| | Area (m ²) |
|----------------------------|--------------------------|
| CARPARK | |
| CARPARK | 430 |
| CIRCULATION | |
| CIRCULATION | 36 |
| CORRIDOR | 33 |
| COMMERCIAL / RETAIL | |
| OFFICE | 37 |
| CORE | |
| LIFT/STAIR | 6 |
| SERVICES | |
| BIKE | 13 |
| BIN STORE | 16 |
| RWT | 5 |
| SERVICES | 34 |
| TOTAL | 610 m² |



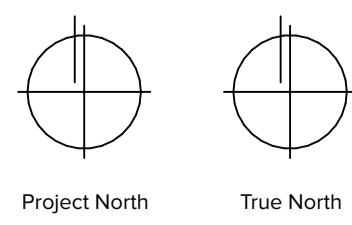
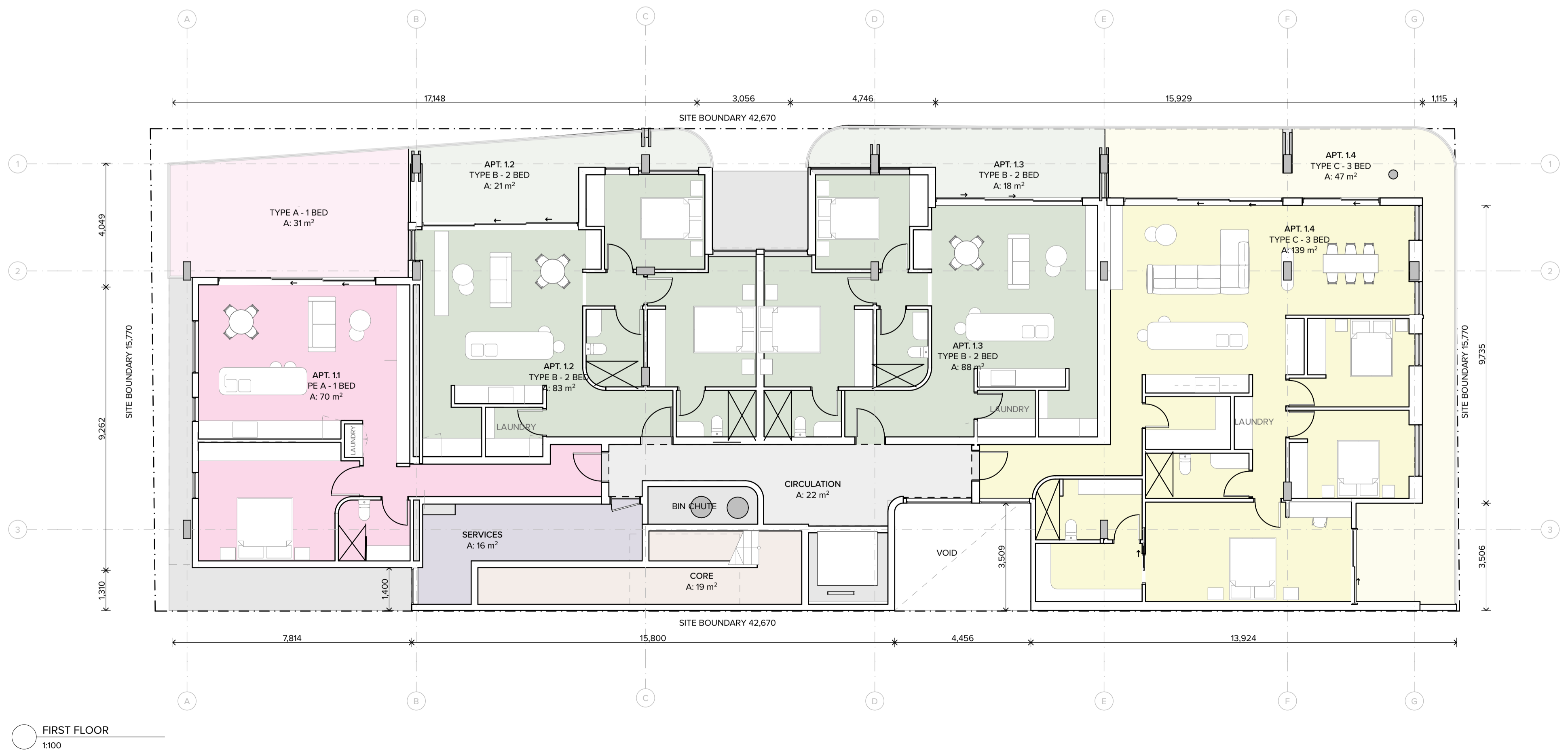
LEVEL 1

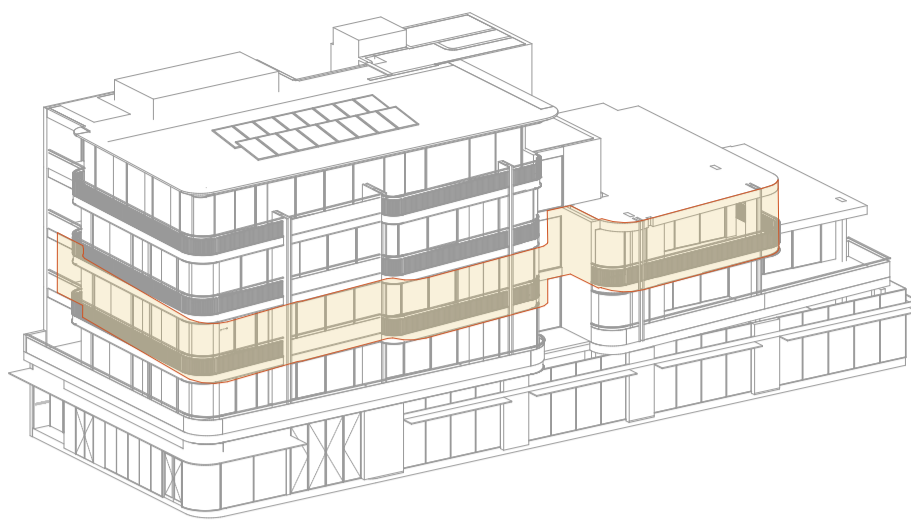
AREA SCHEDULE

| | Area (m ²) |
|--------------------|--------------------------|
| APARTMENTS | |
| LIVING | 380 |
| BALCONY | |
| BALCONY | 117 |
| CIRCULATION | |
| CIRCULATION | 22 |
| CORE | |
| LIFT/STAIR | 19 |
| SERVICES | |
| LIFT/STAIR | 16 |
| TOTAL | 554 m² |

APARTMENT SCHEDULE

| | Area (m ²) | Volume (m ³) |
|---------------------------------|------------------------|--------------------------|
| APT. 1.1, TYPE A - 1 BED | | |
| APARTMENTS | 70 | |
| BALCONY | 31 | |
| STORAGE | | 19.60 |
| APT. 1.2, TYPE B - 2 BED | | |
| APARTMENTS | 83 | |
| BALCONY | 21 | |
| STORAGE | | 20.84 |
| APT. 1.3, TYPE B - 2 BED | | |
| APARTMENTS | 88 | |
| BALCONY | 18 | |
| STORAGE | | 20.84 |
| APT. 1.4, TYPE C - 3 BED | | |
| APARTMENTS | 139 | |
| BALCONY | 47 | |
| STORAGE | | 31.39 |





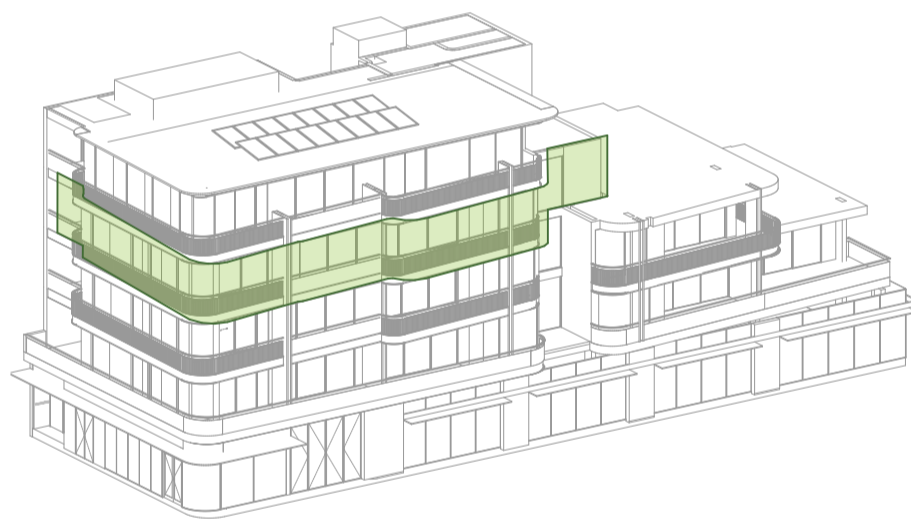
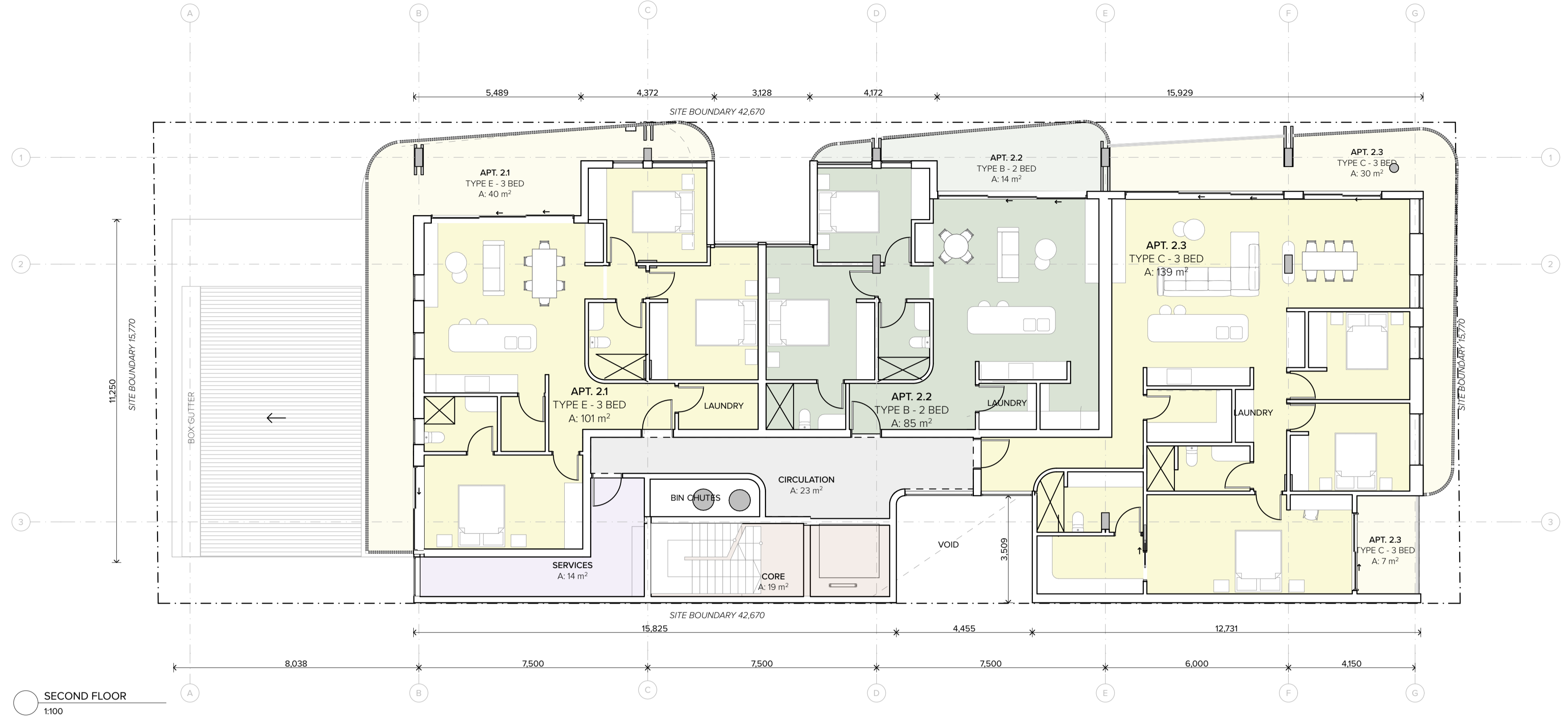
LEVEL 2

AREA SCHEDULE

| | Area (m2) |
|--------------------|--------------------------|
| APARTMENTS | |
| LIVING | 325 |
| BALCONY | 91 |
| CIRCULATION | |
| CIRCULATION | 23 |
| CORE | |
| LIFT/STAIR | 19 |
| SERVICES | |
| SERVICES | 14 |
| TOTAL | 472 m² |

APARTMENT SCHEDULE

| | Area (m2) | Volume (m3) |
|---------------------------------|-----------|-------------|
| APT. 2.1, TYPE E - 3 BED | | |
| APARTMENTS | 101 | |
| BALCONY | 40 | |
| STORAGE | | 22.59 |
| APT. 2.2, TYPE B - 2 BED | | |
| APARTMENTS | 85 | |
| BALCONY | 14 | |
| STORAGE | | 20.96 |
| APT. 2.3, TYPE C - 3 BED | | |
| APARTMENTS | 139 | |
| BALCONY | 37 | |
| STORAGE | | 28.63 |



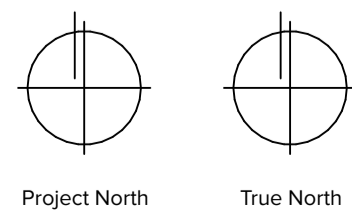
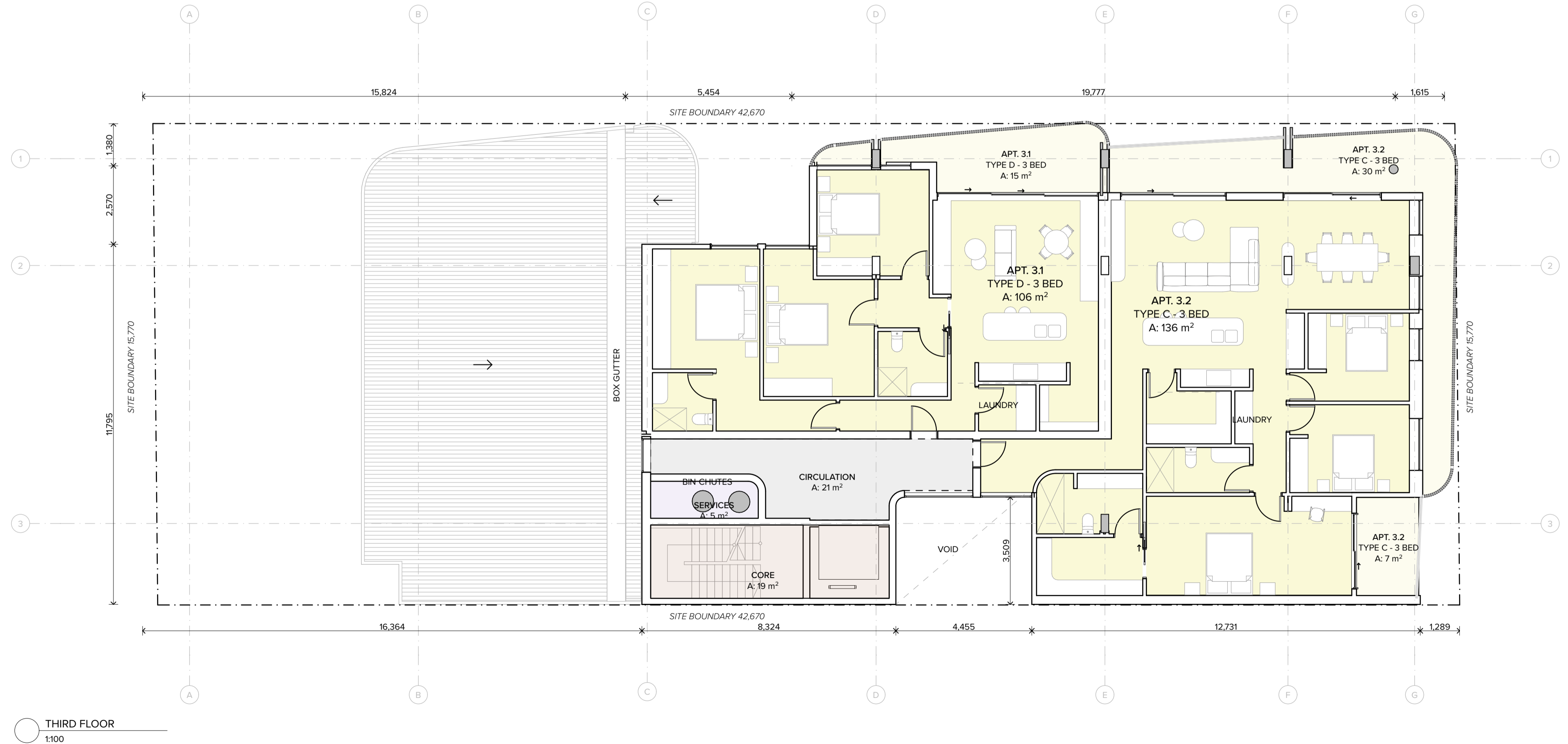
LEVEL 3

AREA SCHEDULE

| | Area (m2) |
|--------------------|--------------------------|
| APARTMENTS | |
| LIVING | 242 |
| BALCONY | 52 |
| CIRCULATION | |
| CIRCULATION | 21 |
| CORE | |
| LIFT/STAIR | 19 |
| SERVICES | |
| SERVICES | 5 |
| TOTAL | 339 m² |

APARTMENT SCHEDULE

| | Area (m2) | Volume (m3) |
|---------------------------------|-----------|-------------|
| APT. 3.1, TYPE D - 3 BED | | |
| APARTMENTS | 106 | |
| BALCONY | 15 | |
| STORAGE | | 37.81 |
| APT. 3.2, TYPE C - 3 BED | | |
| APARTMENTS | 136 | |
| BALCONY | 37 | |
| STORAGE | | 28.50 |





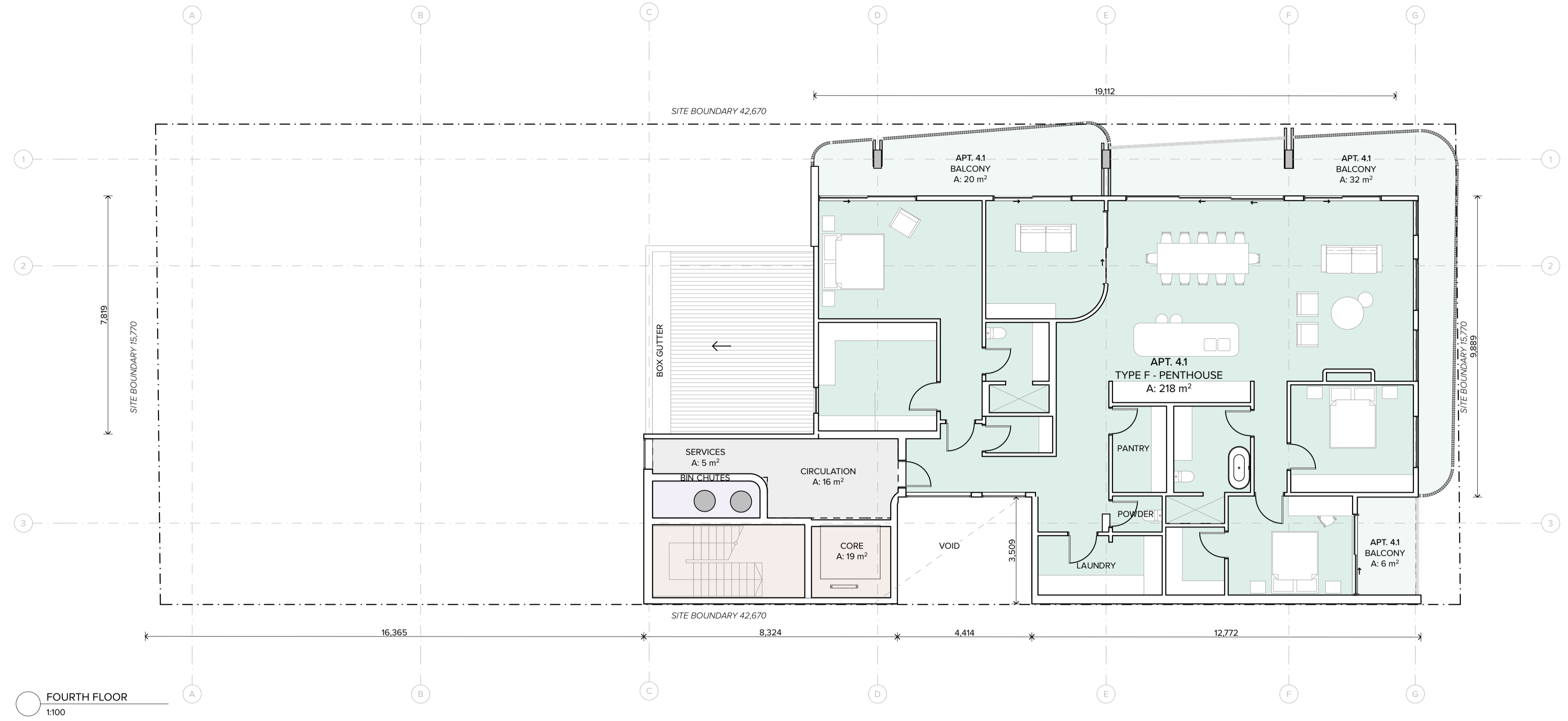
LEVEL 4

AREA SCHEDULE

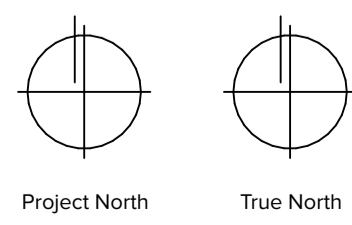
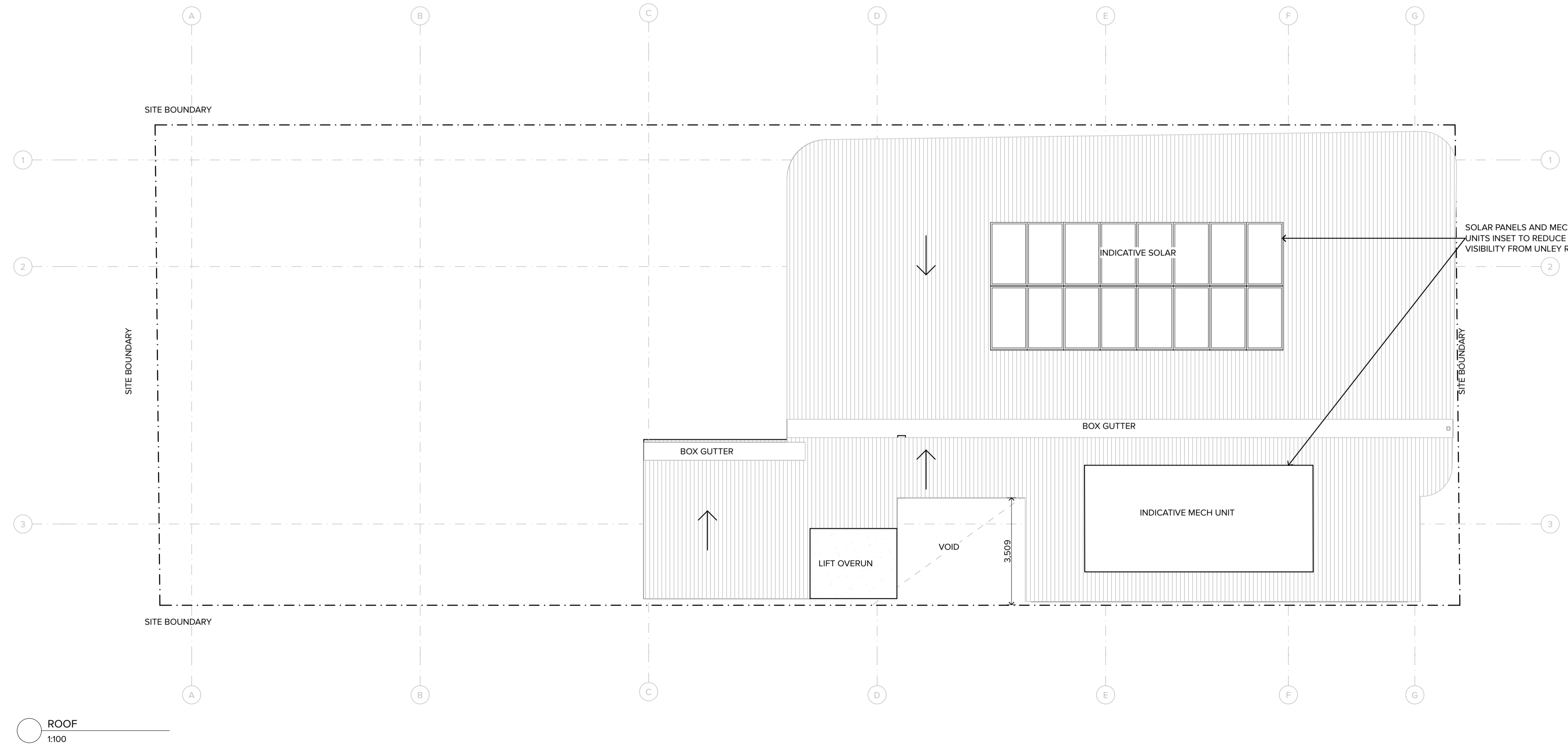
| | Area (m ²) |
|--------------------|--------------------------|
| APARTMENTS | |
| LIVING | 218 |
| BALCONY | 58 |
| CIRCULATION | |
| CIRCULATION | 16 |
| CORE | |
| LIFT/ STAIR | 19 |
| SERVICES | |
| SERVICES | 5 |
| TOTAL | 316 m² |

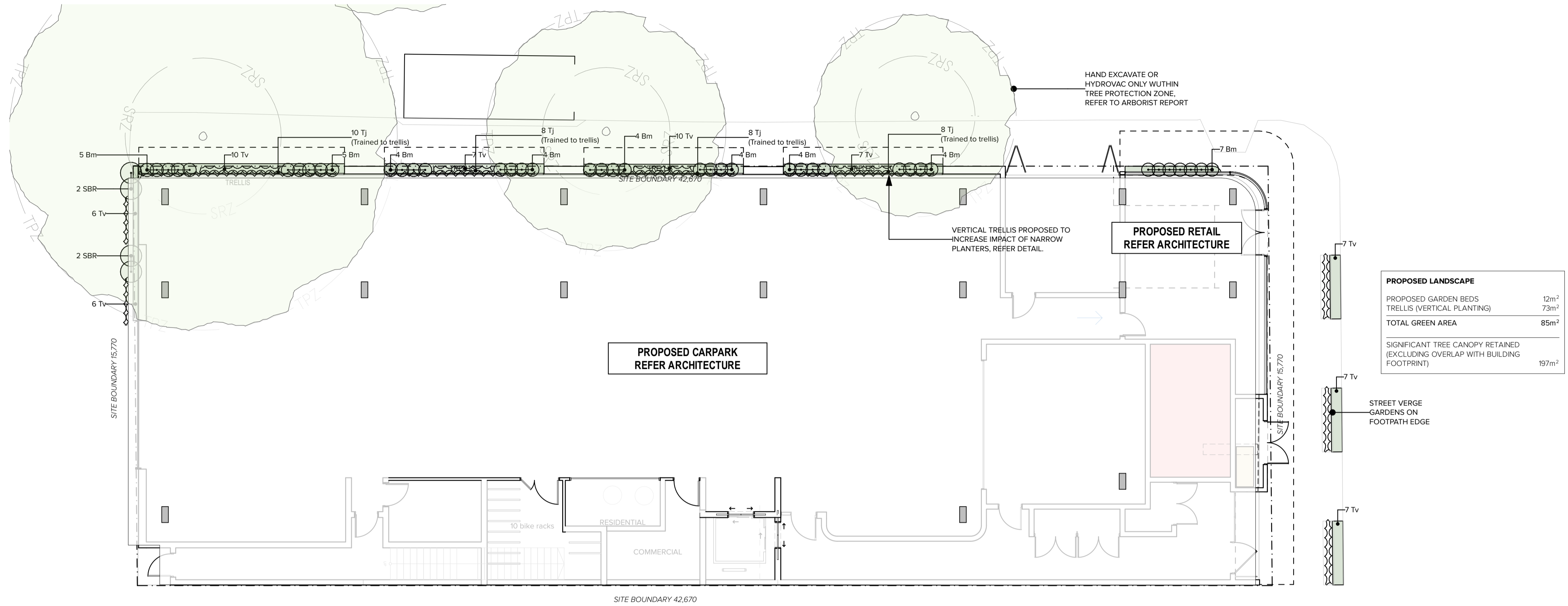
APARTMENT SCHEDULE

| | Area (m ²) | Volume (m ³) |
|-------------------------------------|------------------------|--------------------------|
| APT. 4.1, TYPE F - PENTHOUSE | | |
| APARTMENTS | 218 | |
| BALCONY | 58 | |
| STORAGE | | 40.09 |



ROOF





LANDSCAPE
1:100

Planting Palette



Bm
Buxus microphylla
Japanese Box (Topiary)
H: 0.5m x S: 0.5m



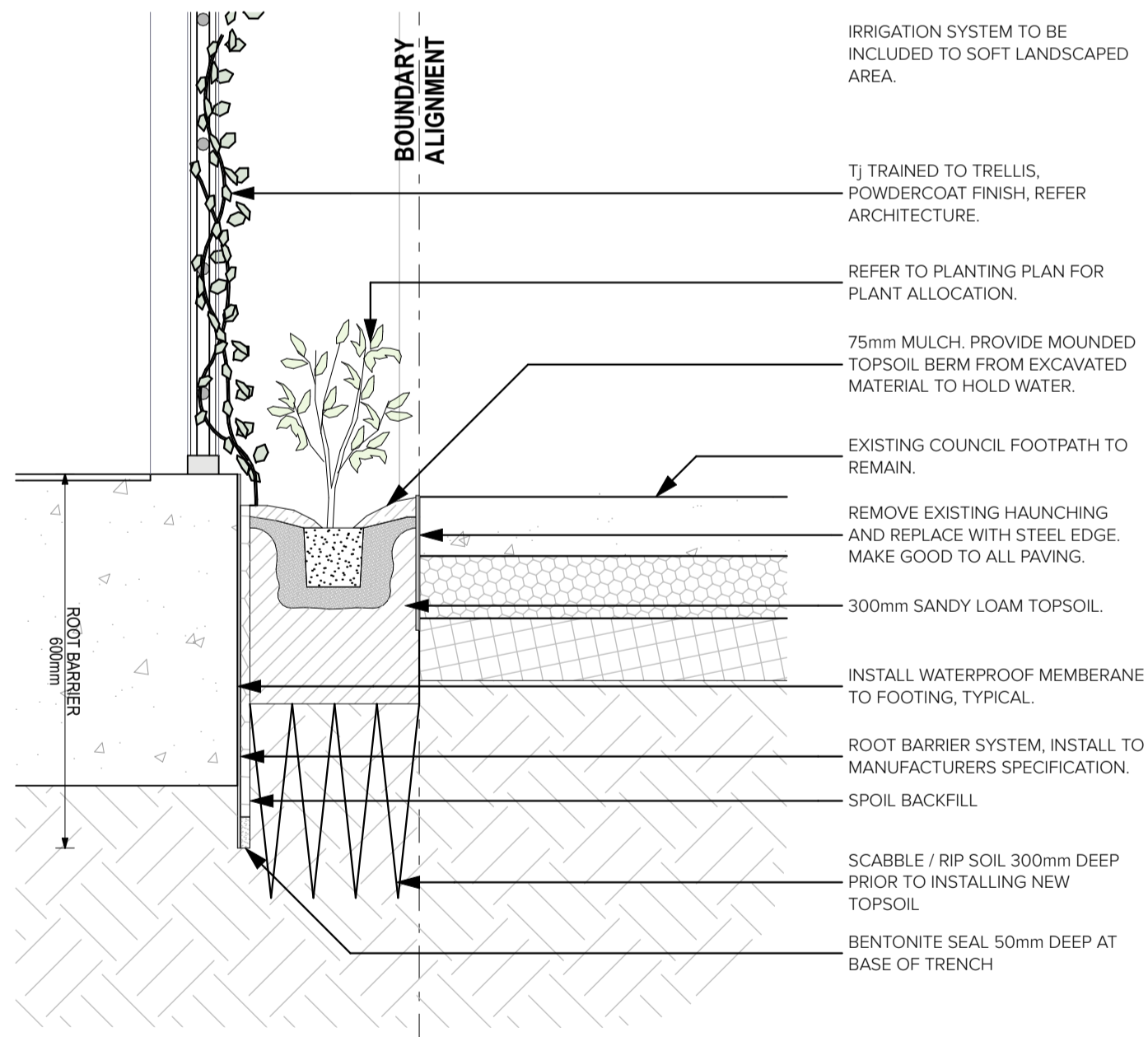
SBR
Syzygium australe 'Big Red'
Lily Pilly
H: 0.5m x S: 10m



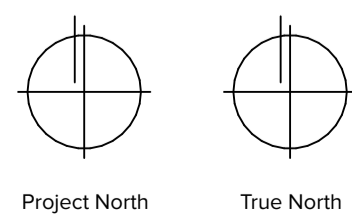
TJ
Trachelospermum jasminoides
Star Jasmine
H: 4.0m (Climbing) x S: 0.8m

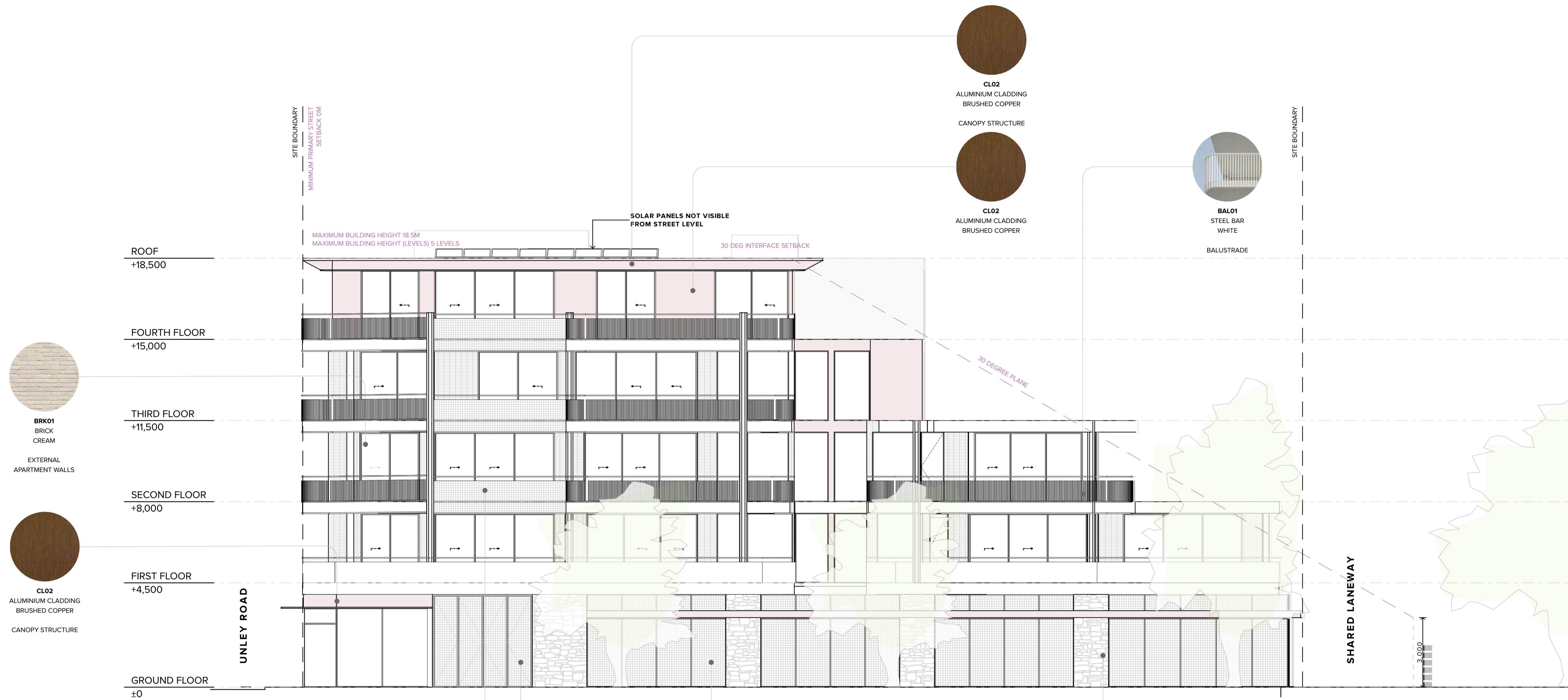


Tv
Tulbaghia violacea
Society Garlic
H: 0.3m x S: 0.3m



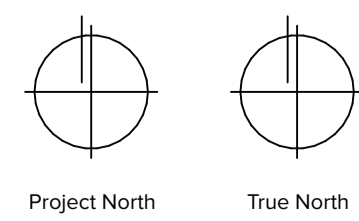
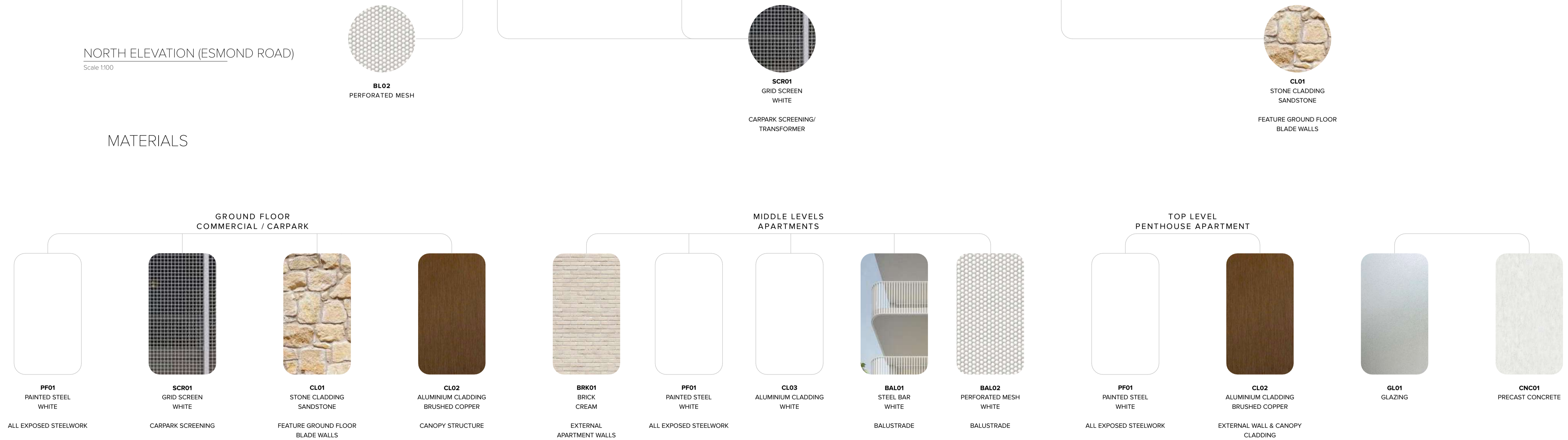
GARDEN BED AND TRELLIS DETAIL
Scale 1:10

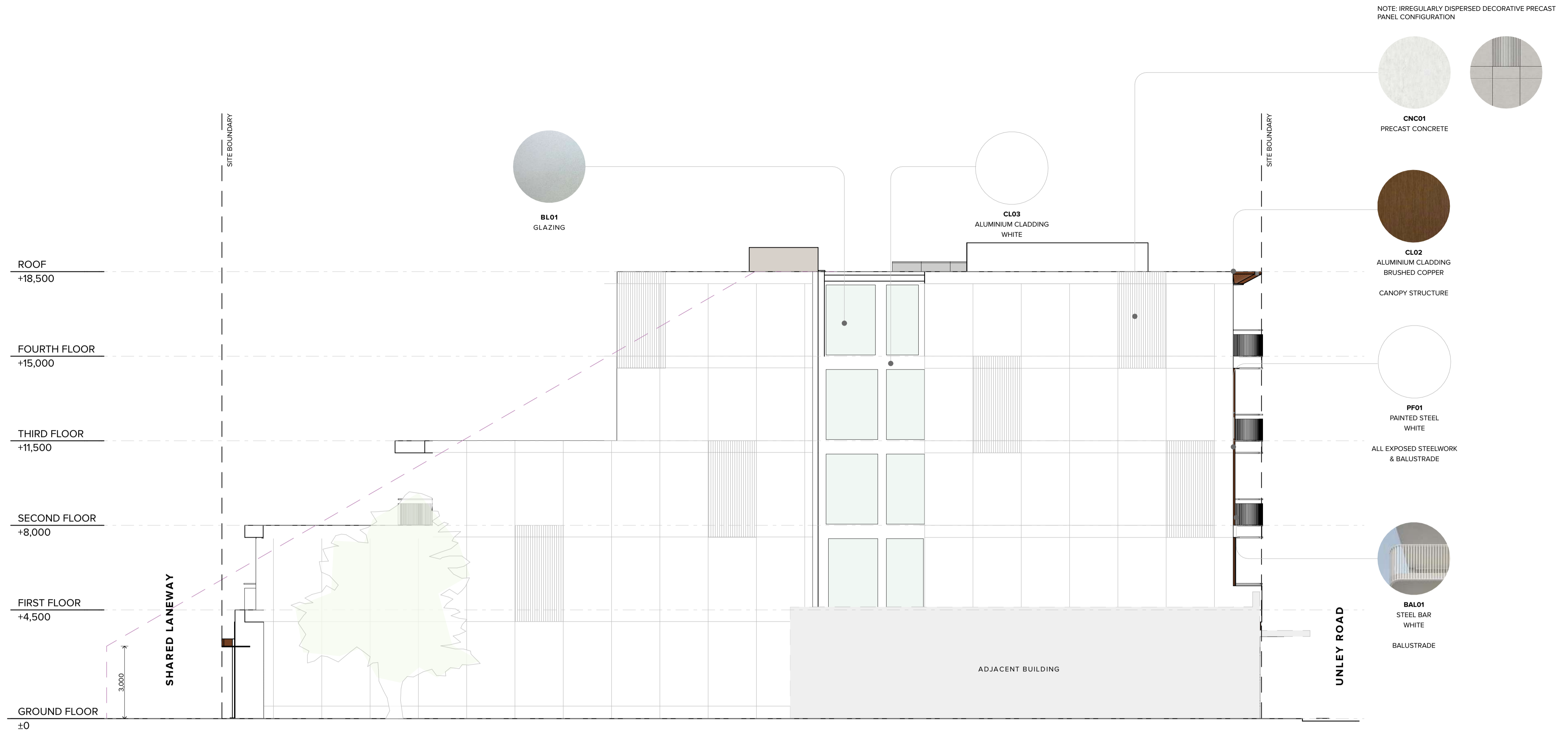




NORTH ELEVATION (ESMOND ROAD)
Scale 1:100

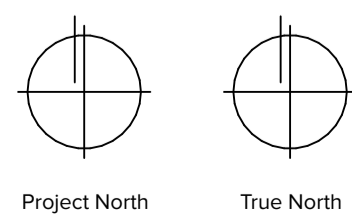
MATERIALS

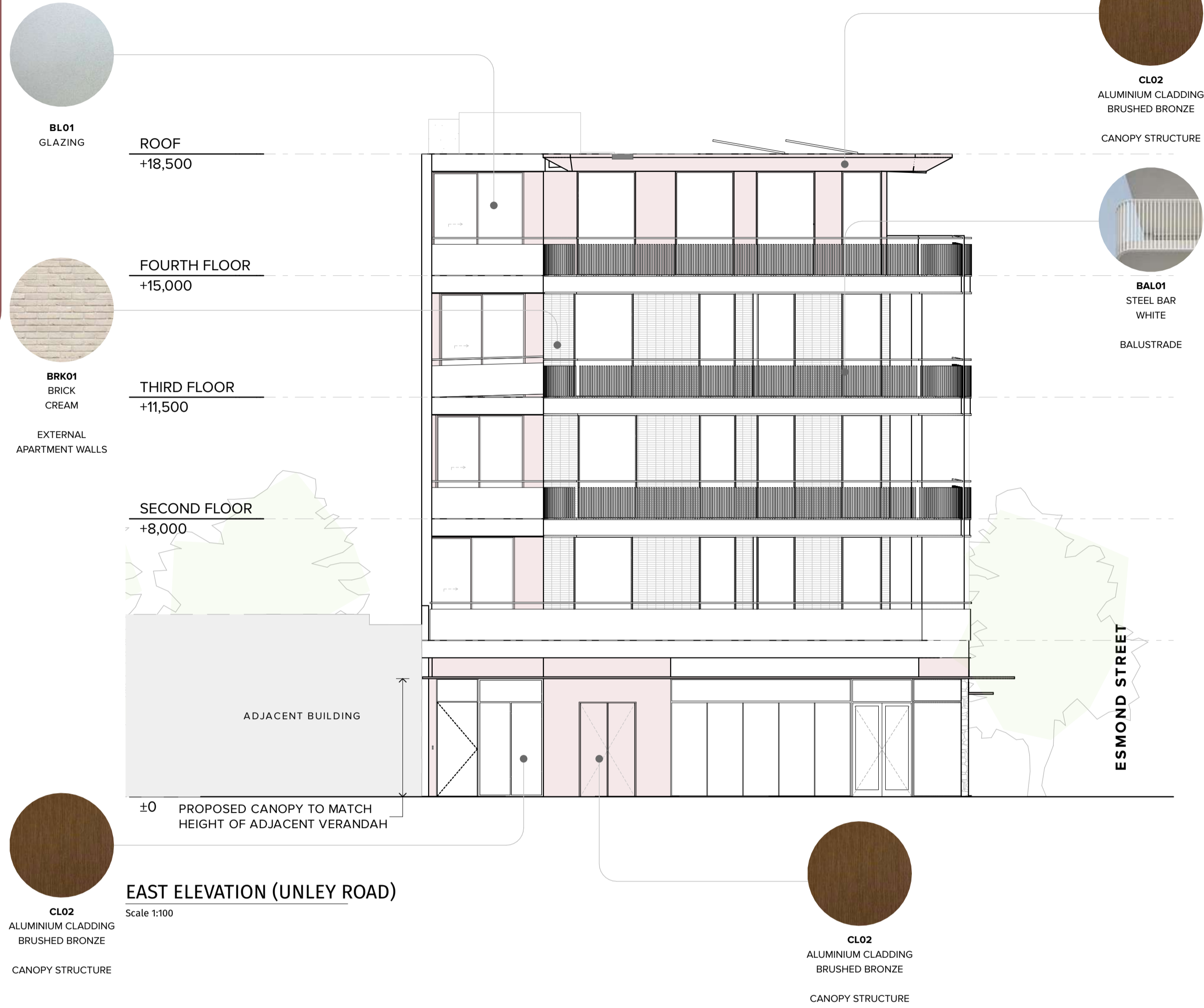




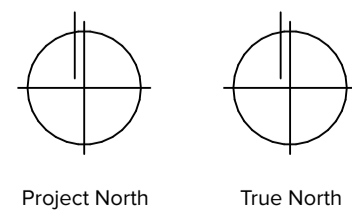
SOUTH ELEVATION
Scale 1:100

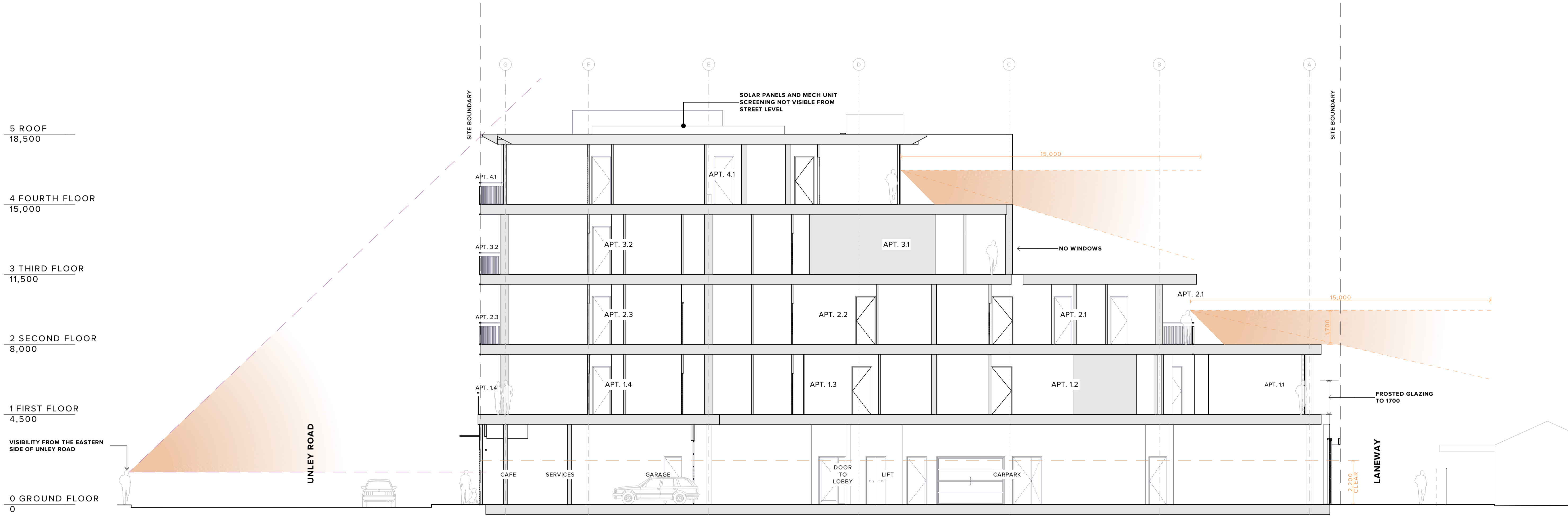
MATERIALS



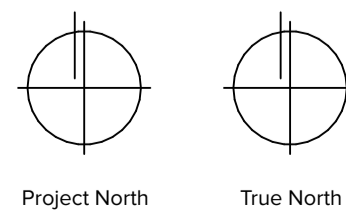


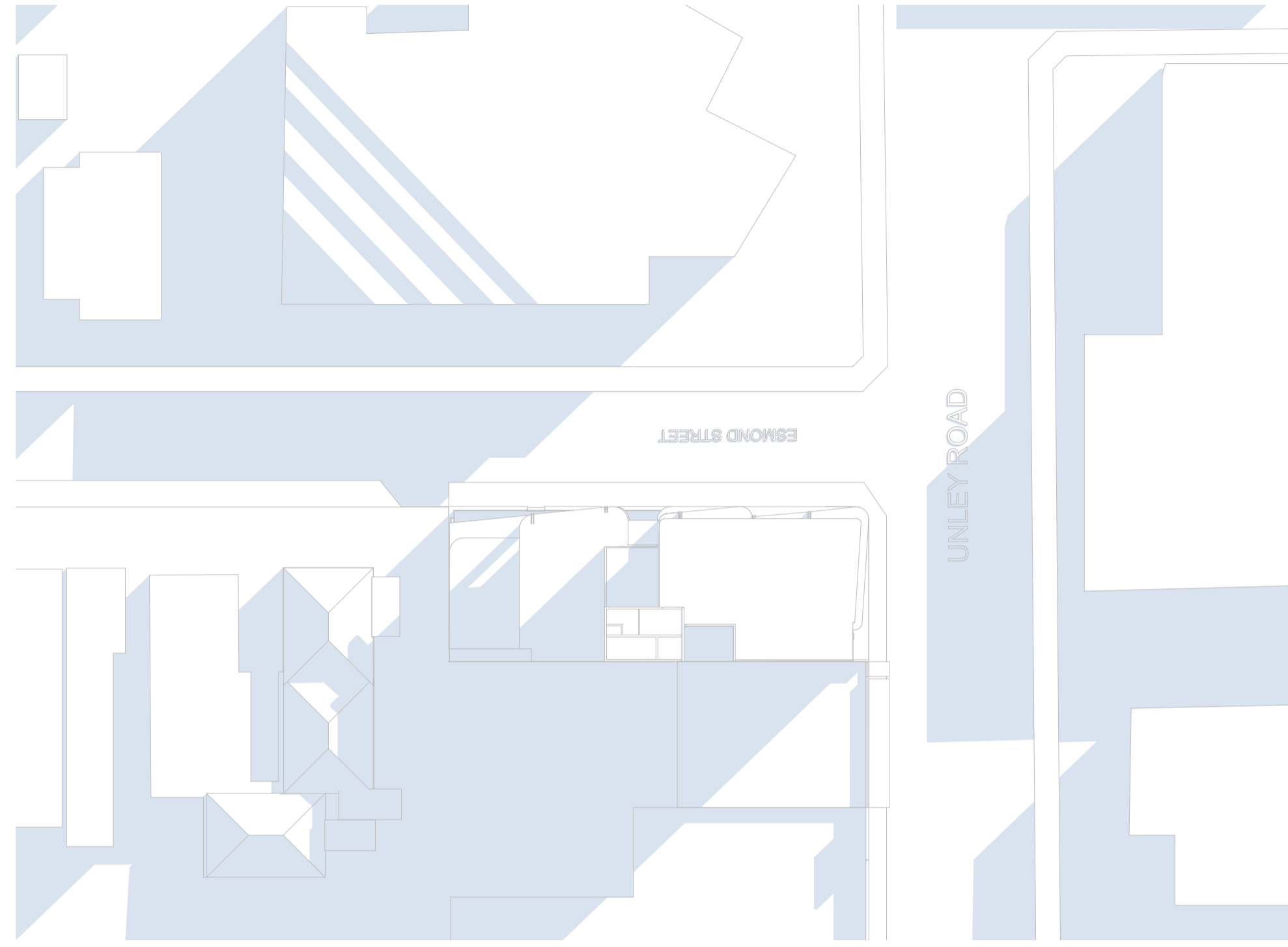
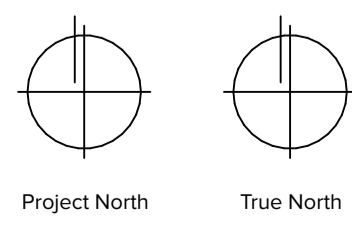
MATERIALS



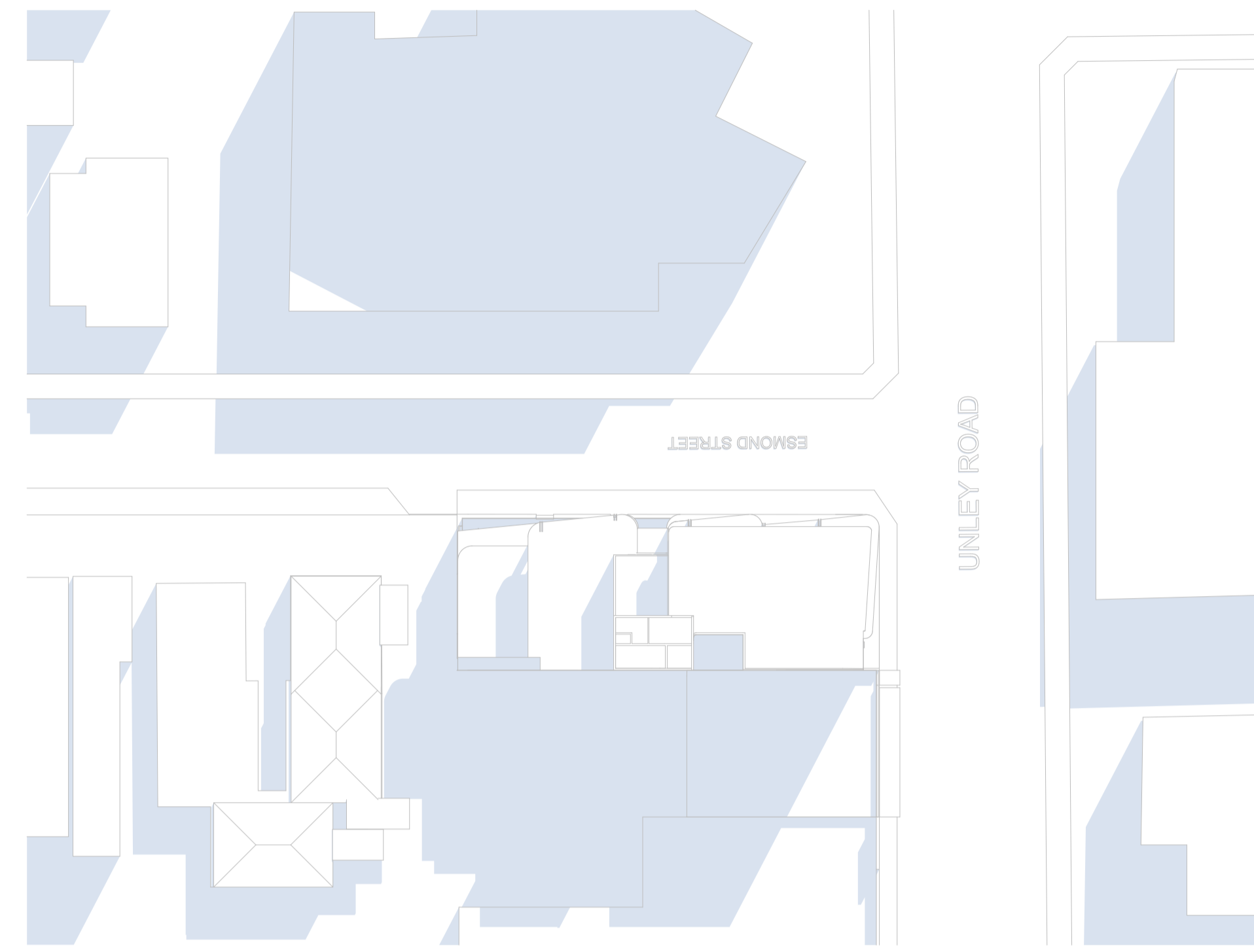


SECTION A
Scale 1:100

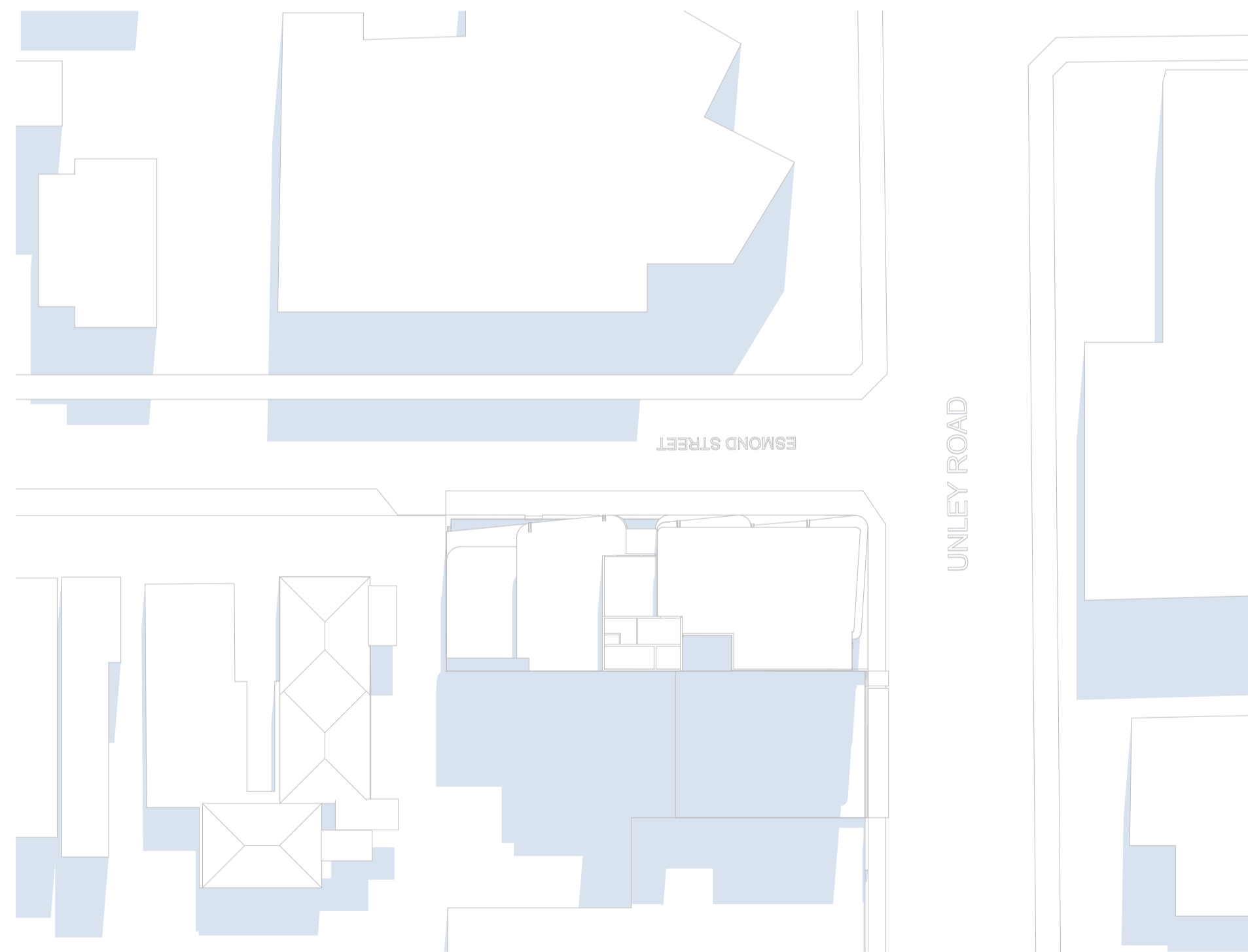




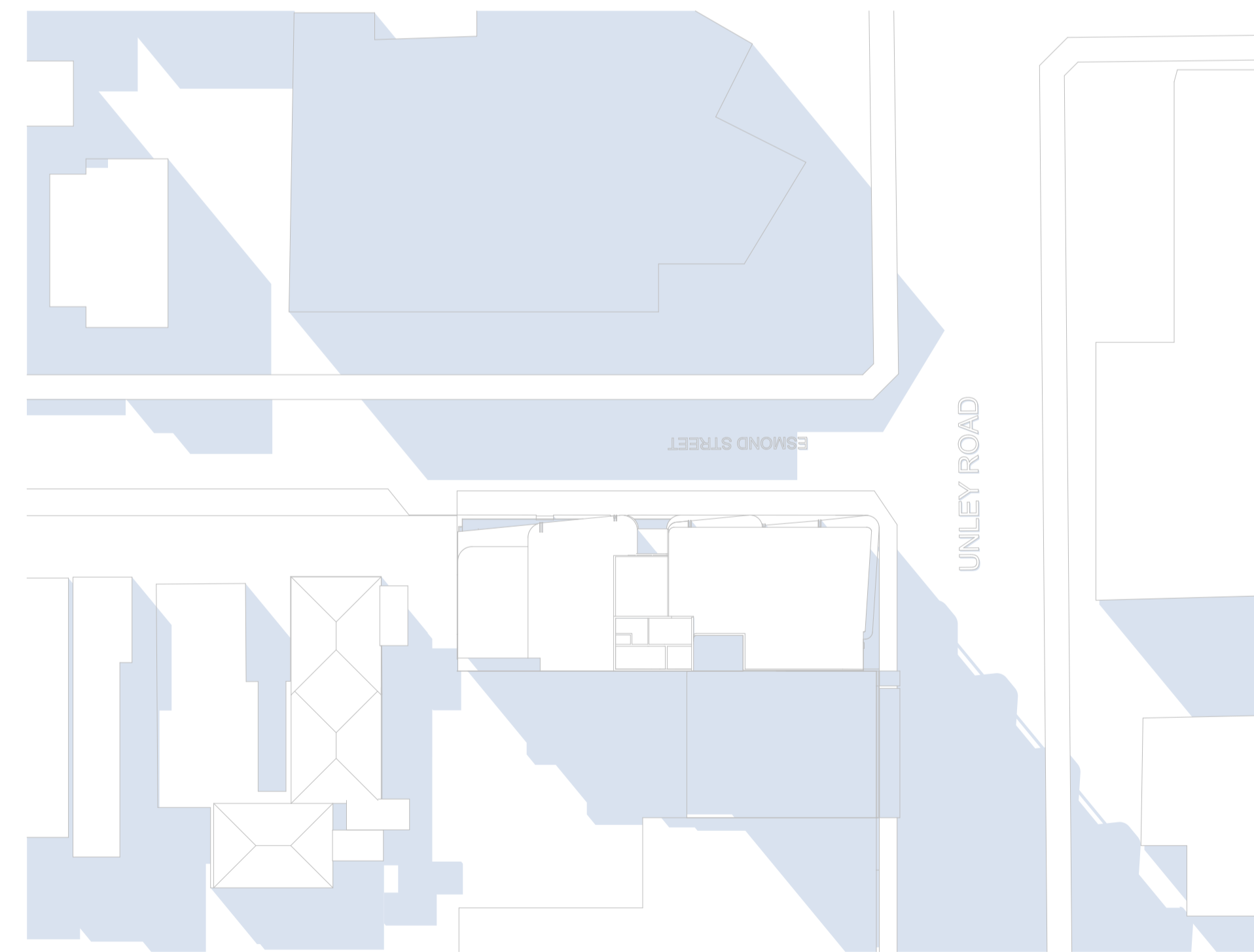
Shadow Study 21 June at 0900h
Scale 1:500



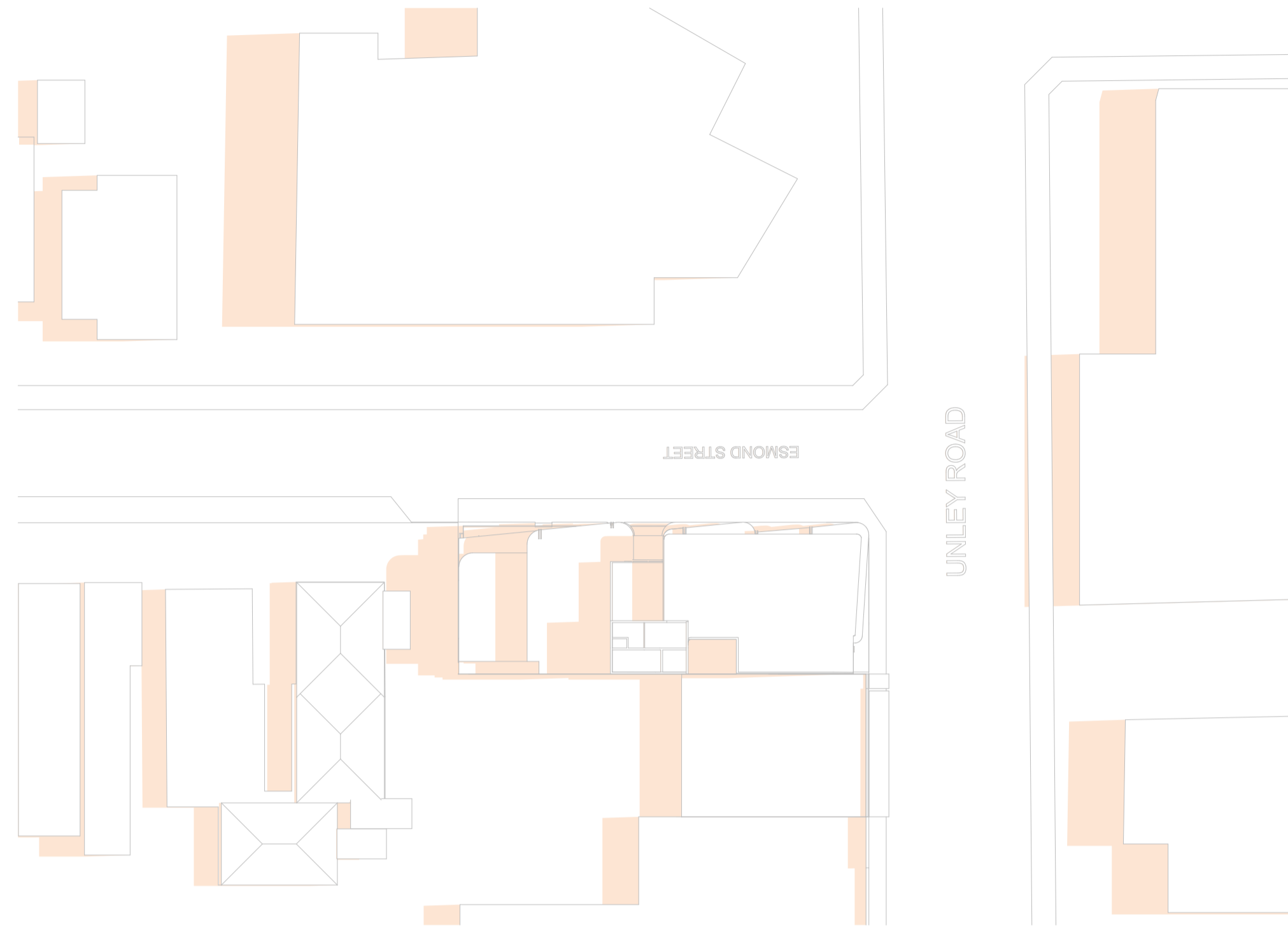
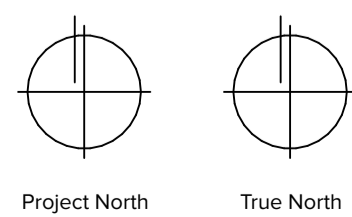
Shadow Study 21 June at 1030h
Scale 1:500



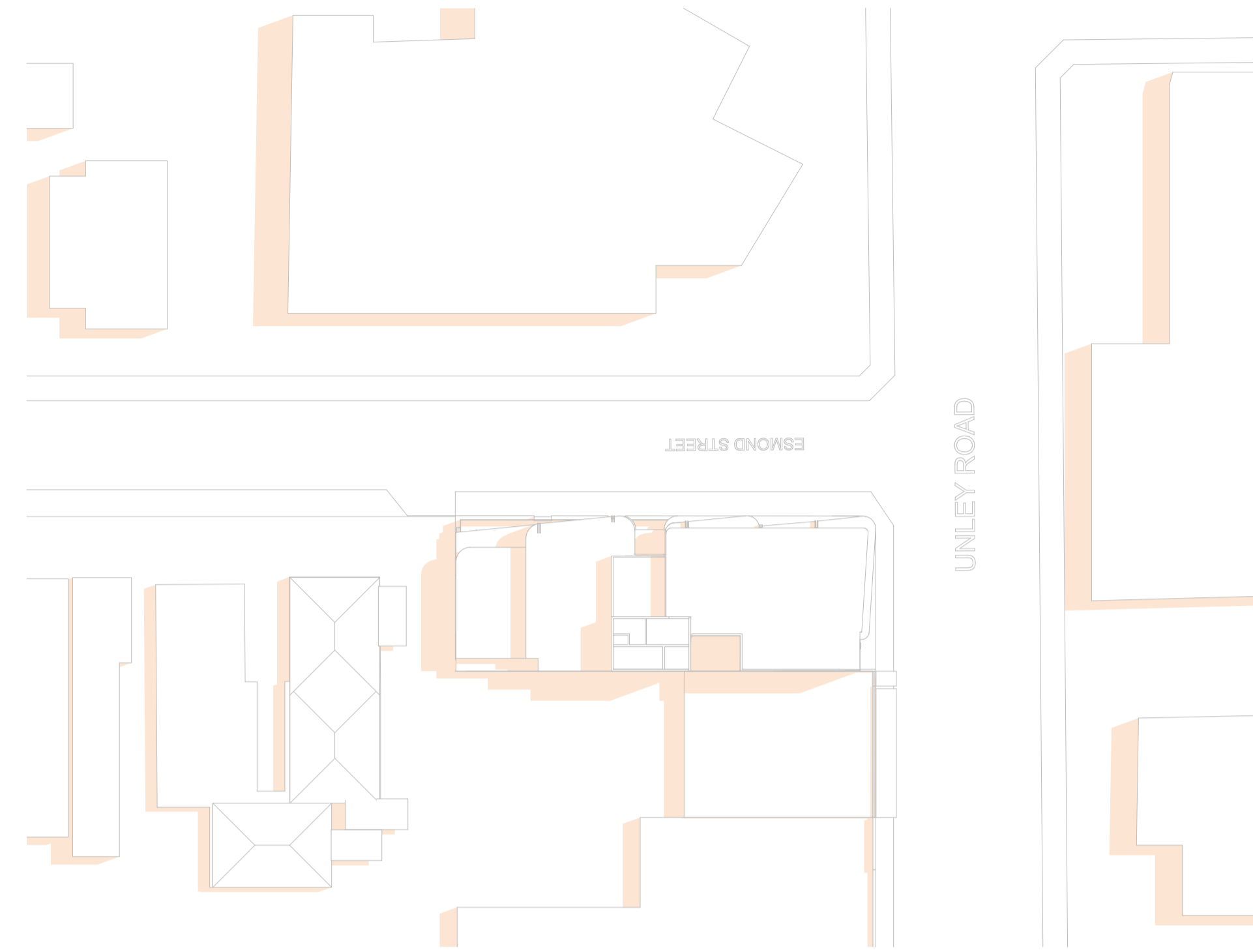
Shadow Study 21 June at 1200h
Scale 1:500



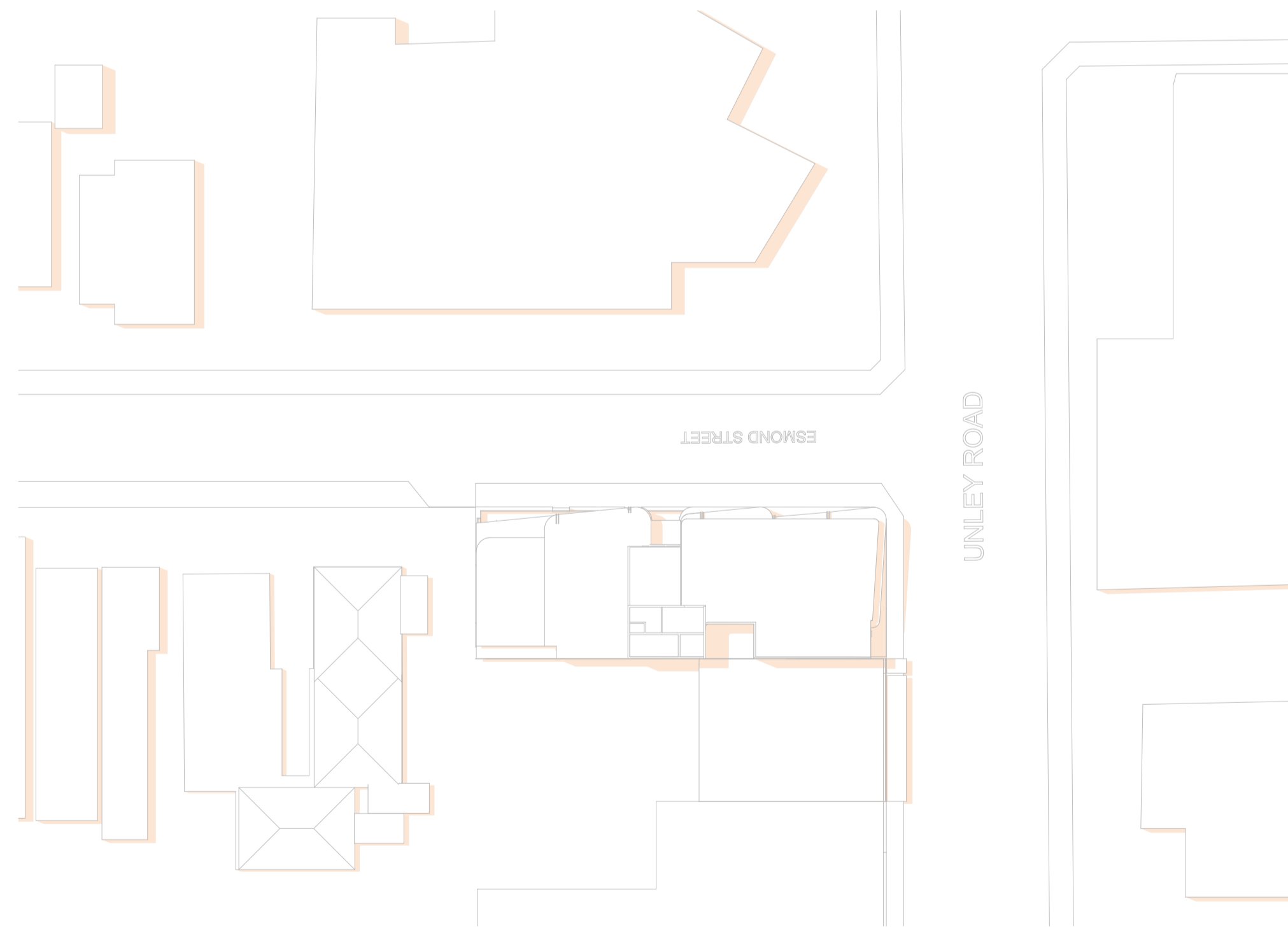
Shadow Study 21 June at 1500h
Scale 1:500



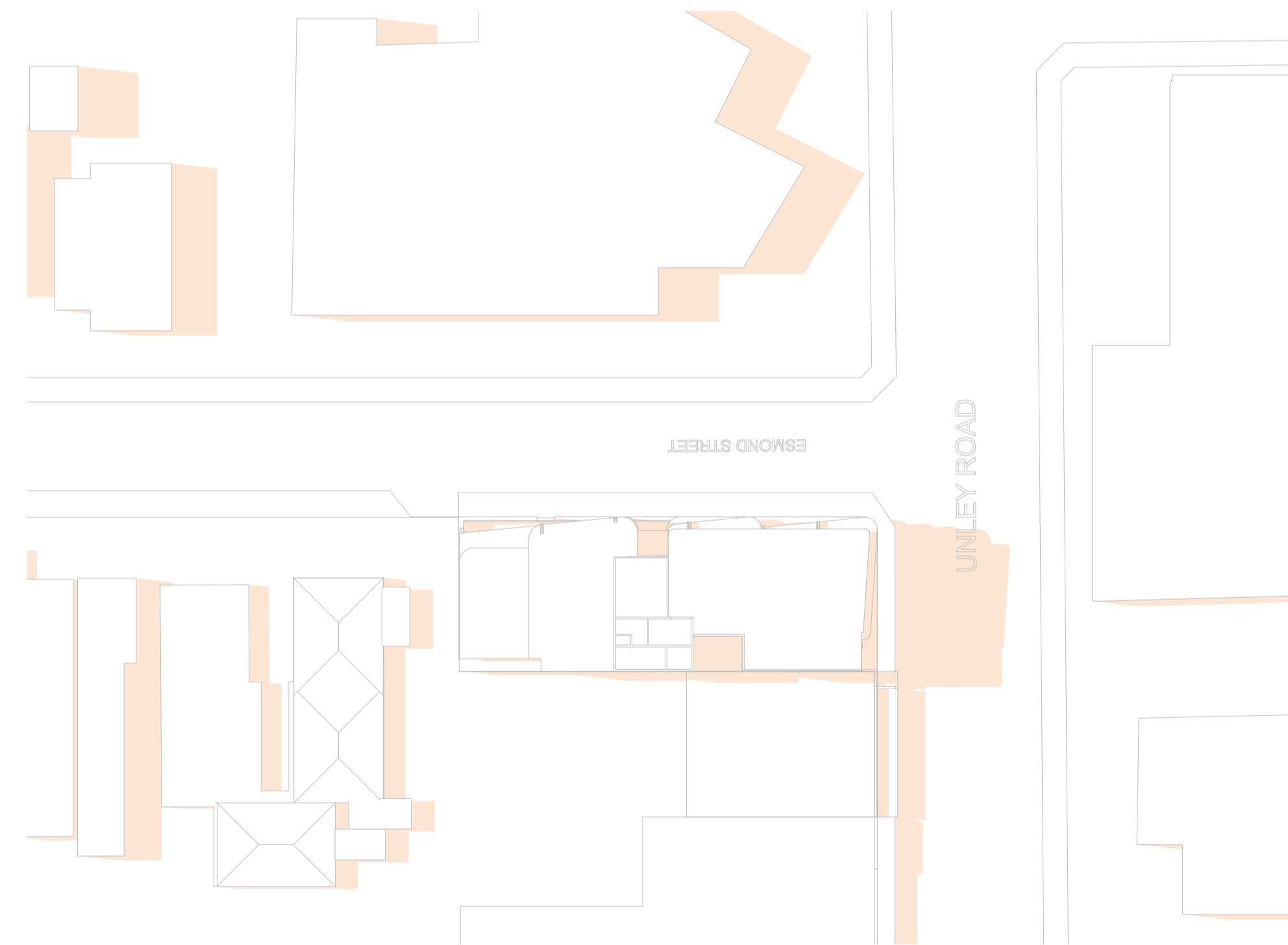
Shadow Study 21 Dec at 0900h
Scale 1:500



Shadow Study 21 Dec at 1030h
Scale 1:500



Shadow Study 21 Dec at 1200h
Scale 1:500



Shadow Study 21 Dec at 1500h
Scale 1:500



ESMOND STREET
NARROW LANE
UNLEY ROAD



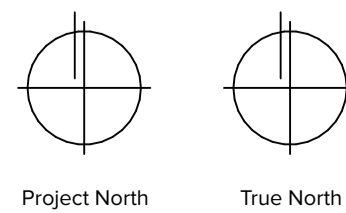
ESMOND STREET
NARROW LANE
UNLEY ROAD

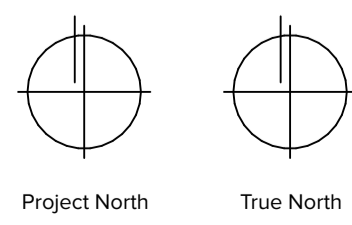
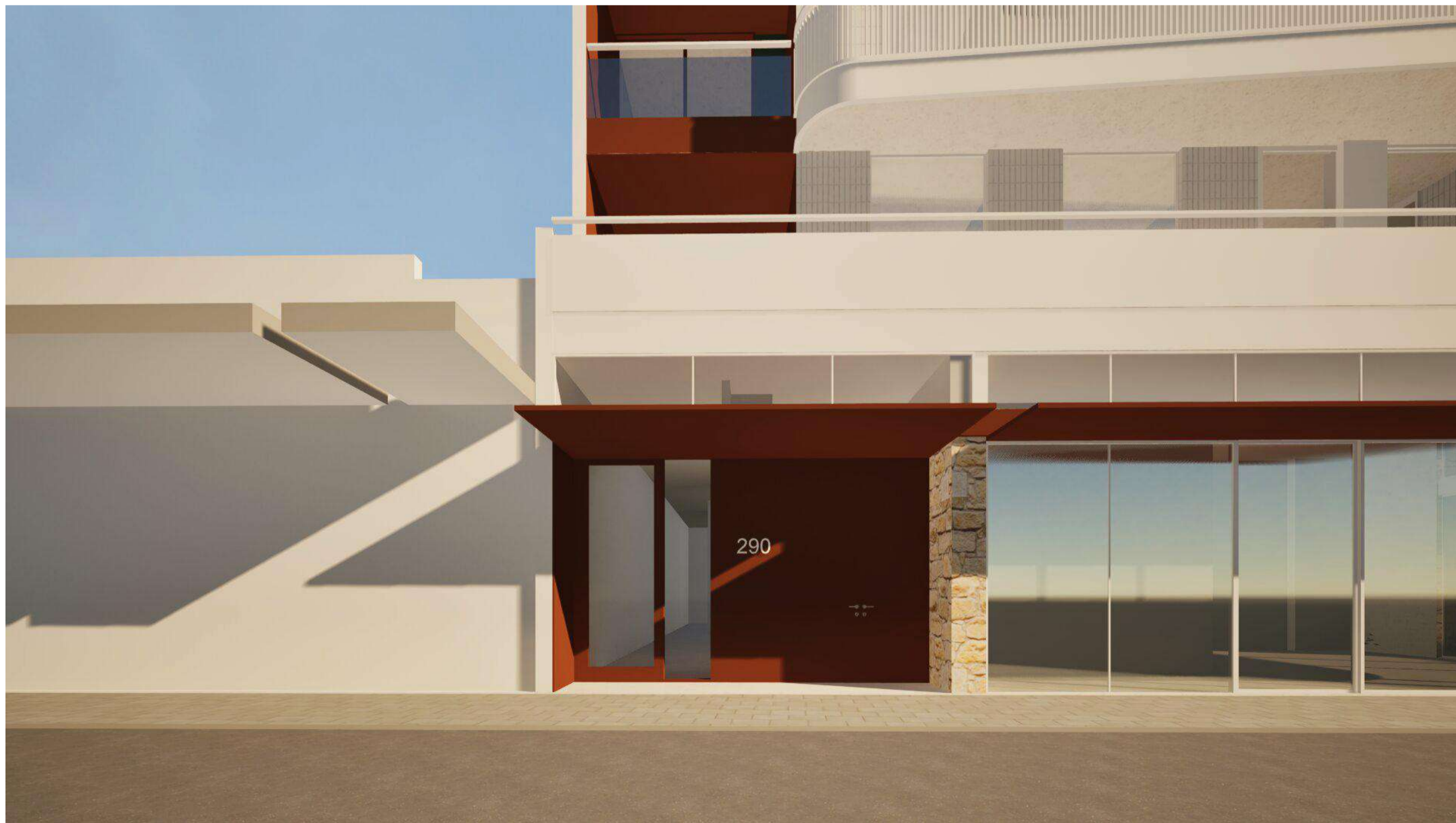


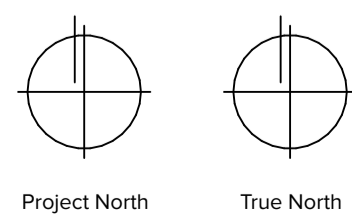
ESMOND STREET
NARROW LANE
UNLEY ROAD



ESMOND STREET
NARROW LANE
UNLEY ROAD





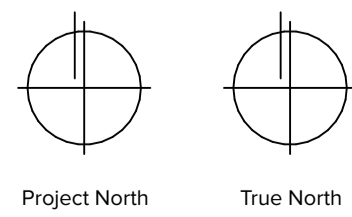


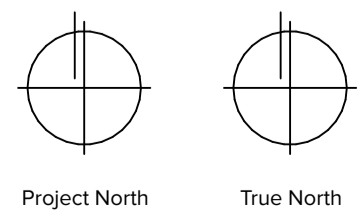


EXTERIOR LOBBY



LOBBY HALLWAY





**ALUMINIUM CLADDING
(CL02)**
BRUSHED COPPER OR SIMILAR

**ALUMINIUM CLADDING
(CL03)**
CREAM OR SIMILAR

**PERFORATED MESH
(BAL02)**
WHITE



**MASONRY
(BRK01)**
CREAM BRICK OR SIMILAR

**STONE CLADDING SANDSTONE
(CL01)**
WARM CREAM STONE

**PAINT FINISH
(PF01)**
SURFMIST OR SIMILAR

**CONCRETE
(CNC01)**