

UNLEY ROAD APARTMENTS

ADDRESS:
42-46 UNLEY ROAD, UNLEY, SA 5061

PREPARED FOR:
OTELLO

JOB NO:
22006

DATE:
30.04.2025

REVISION:
PLANNING APPLICATION [A6]

DEVELOPER:

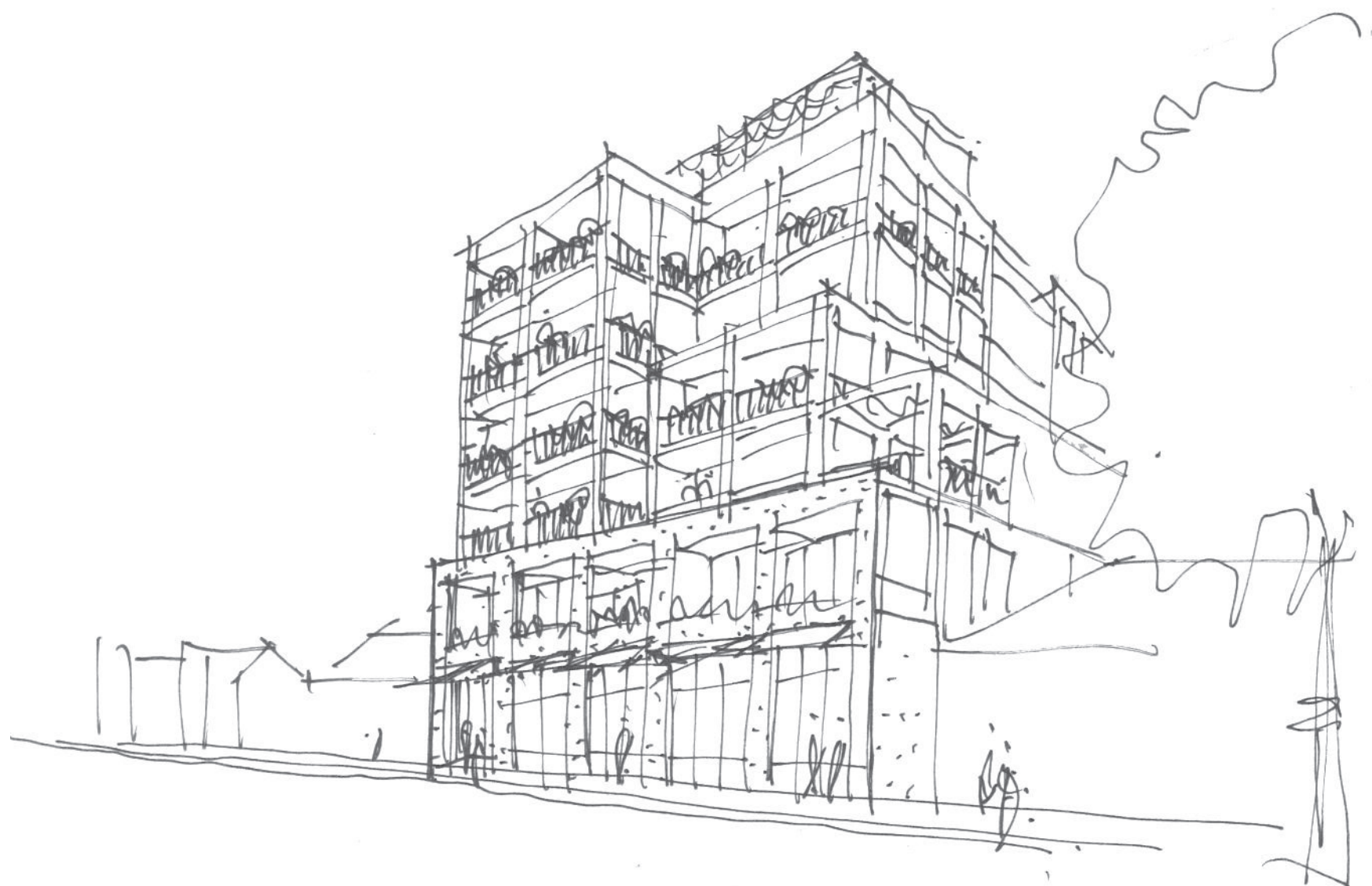
ōtello

ARCHITECT:



ENZO CAROSCIO ARCHITECTURE
& DESIGN

70 Halifax Street Adelaide SA 5000
Telephone +61 8 8155 6063
enzocaroscio.com



UNLEY ROAD APARTMENTS SITE LOCATION

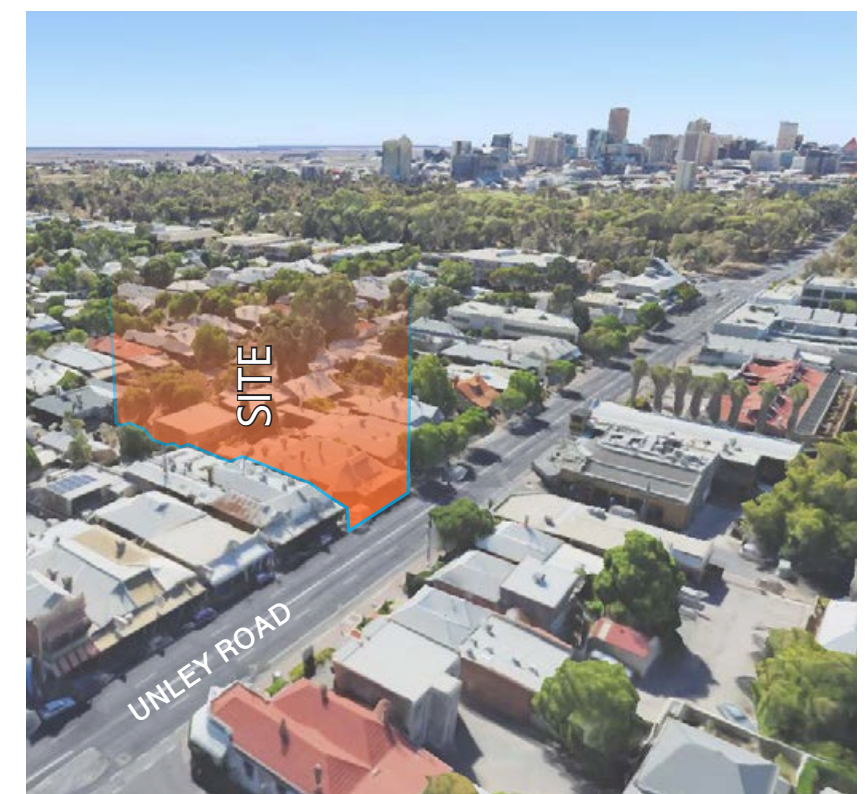


SITE LOCATION

 SITE

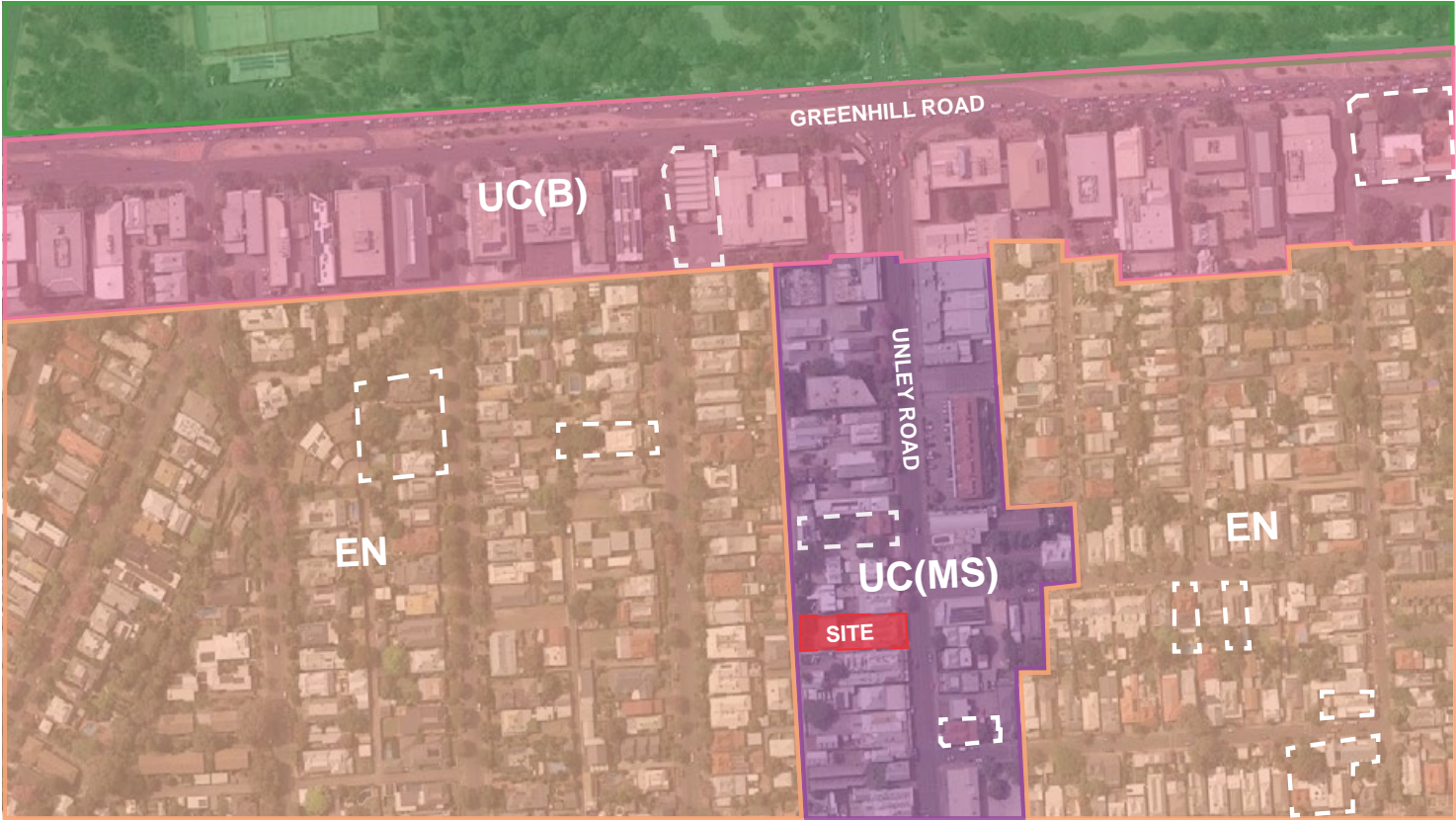


SITE LOCATION









AERIAL SITE LOCATION

UNLEY ROAD APARTMENTS DEVELOPMENT GUIDELINES








DEVELOPMENT ZONING

	SITE - 42 UNLEY RD
	ADELAIDE PARKLANDS
	URBAN CORRIDOR (MAIN STREET)
	URBAN CORRIDOR (BOULEVARD)
	ESTABLISHED NEIGHBOURHOOD
	HERITAGE



BUILDING HEIGHT ZONES

	SITE - 42 UNLEY RD
	1 STOREY (6M)
	1 STOREY (5.7M)
	7 STOREY (25.5M)
	5 STOREY (18.5M)



UNLEY ROAD APARTMENTS

CONTEXTUAL ANALYSIS



UNLEY ROAD APARTMENTS CONTEXTUAL ANALYSIS

STREET CONTEXT



62 UNLEY ROAD



60-56 UNLEY ROAD



52 UNLEY ROAD



50 UNLEY ROAD



48 UNLEY ROAD



42 UNLEY ROAD

DEVELOPMENT SITE



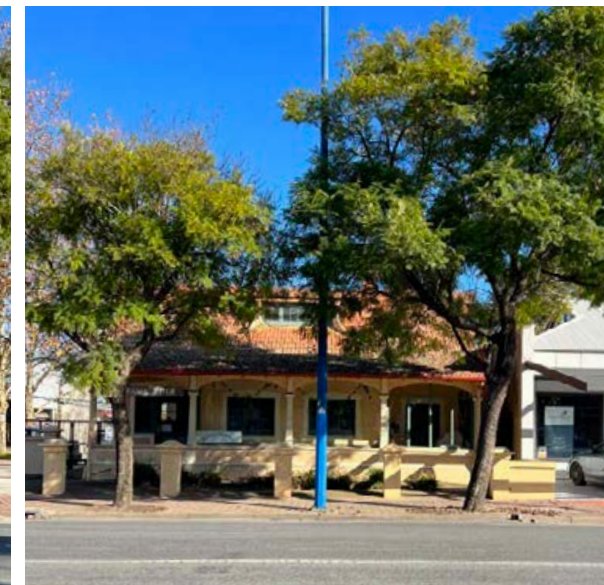
40 UNLEY ROAD



38 UNLEY ROAD



36 UNLEY ROAD



34 UNLEY ROAD

UNLEY ROAD APARTMENTS

CONTEXTUAL ANALYSIS

SHOPFRONT



ARTICULATION



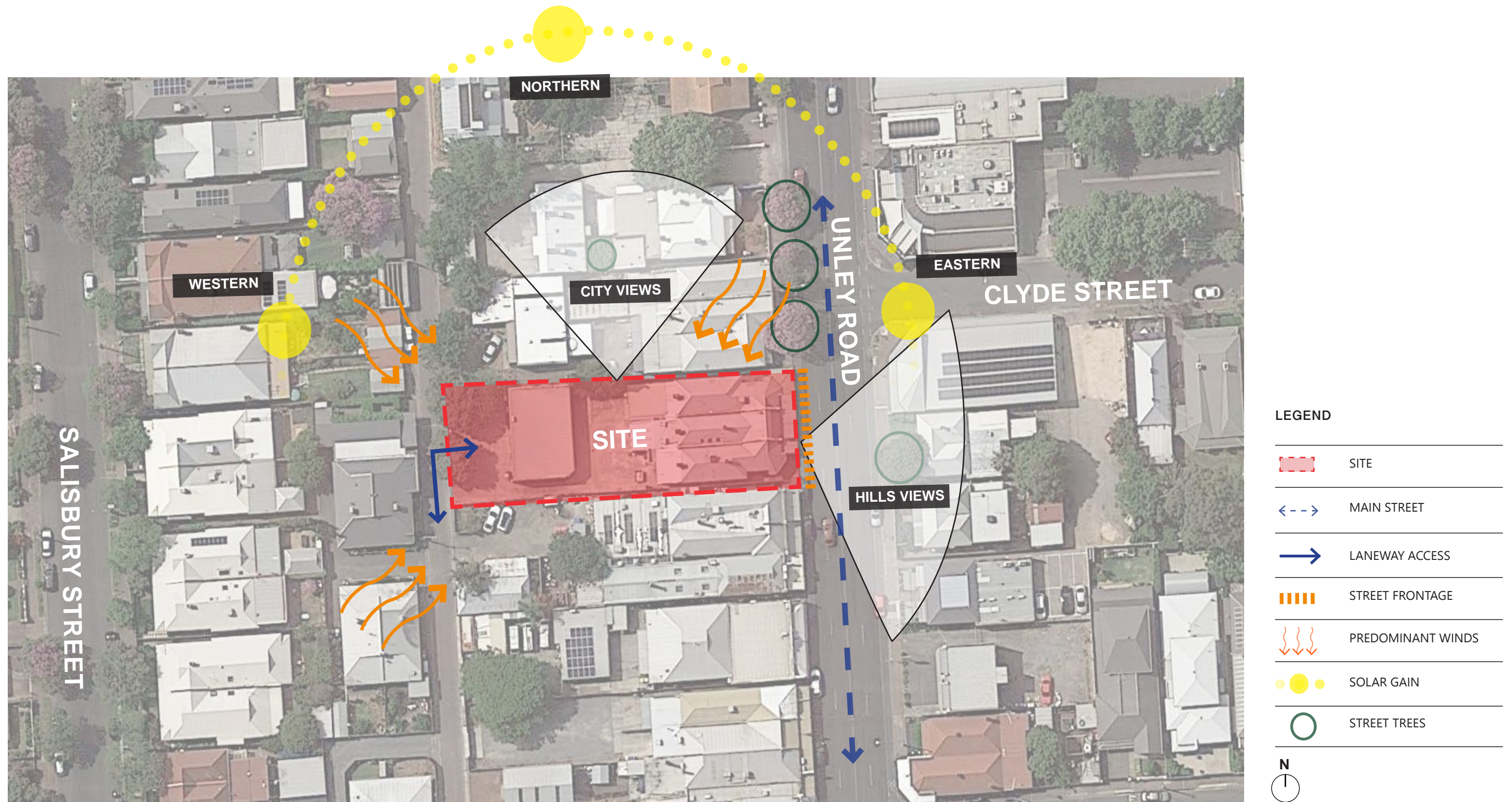
MATERIALS



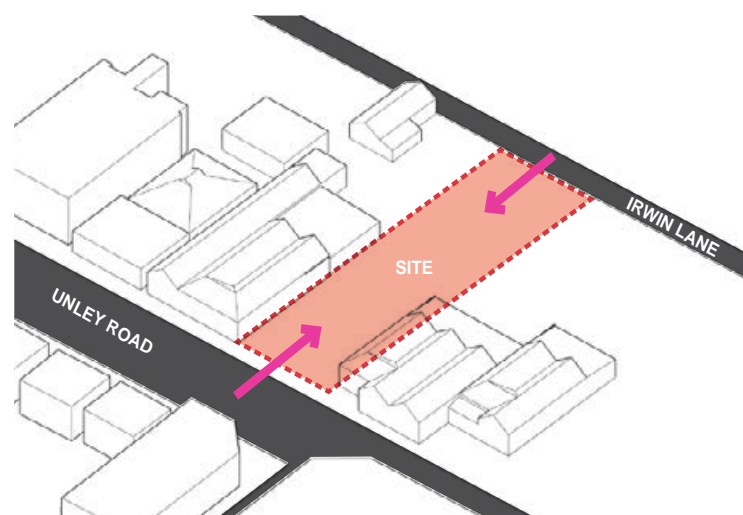
CANOPY



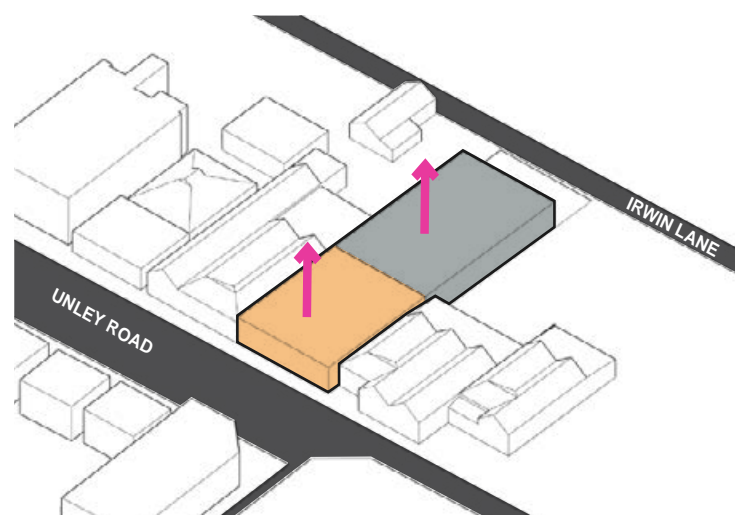
UNLEY ROAD APARTMENTS SITE ANALYSIS



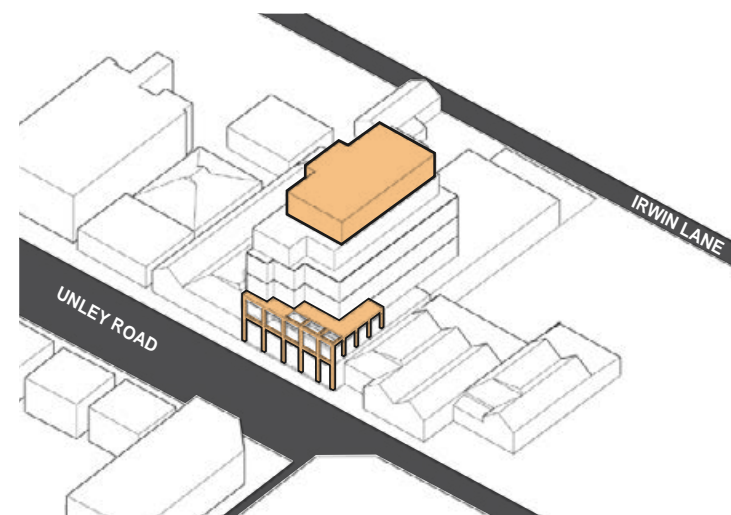
UNLEY ROAD APARTMENTS CONCEPT MASSING



1. SITE



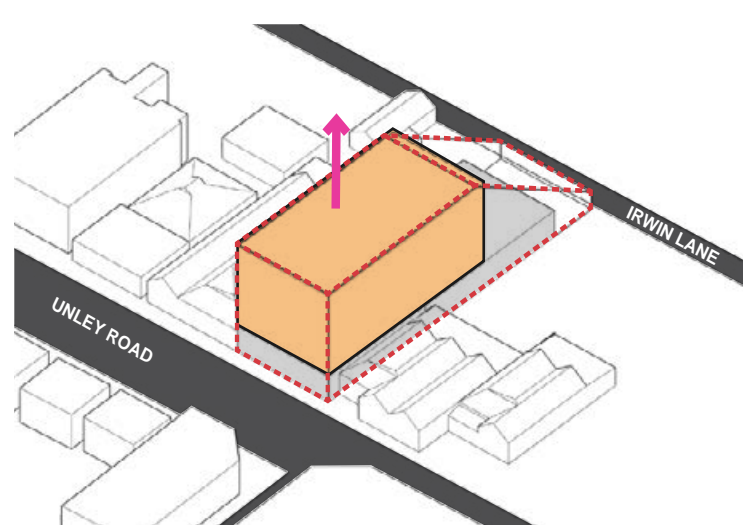
2. GROUND FORM COMMERCIAL + CAR



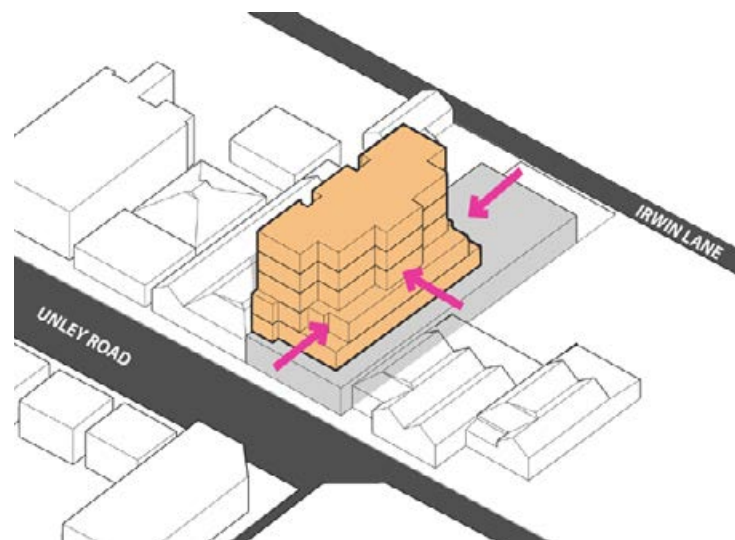
5. PODIUM ARTICULATION TO SETBACKS + ADDITION OF PENTHOUSE LEVEL



6. BALCONIES + STRUCTURAL FACADE TO UPPER LEVELS



3. UPPER FORM

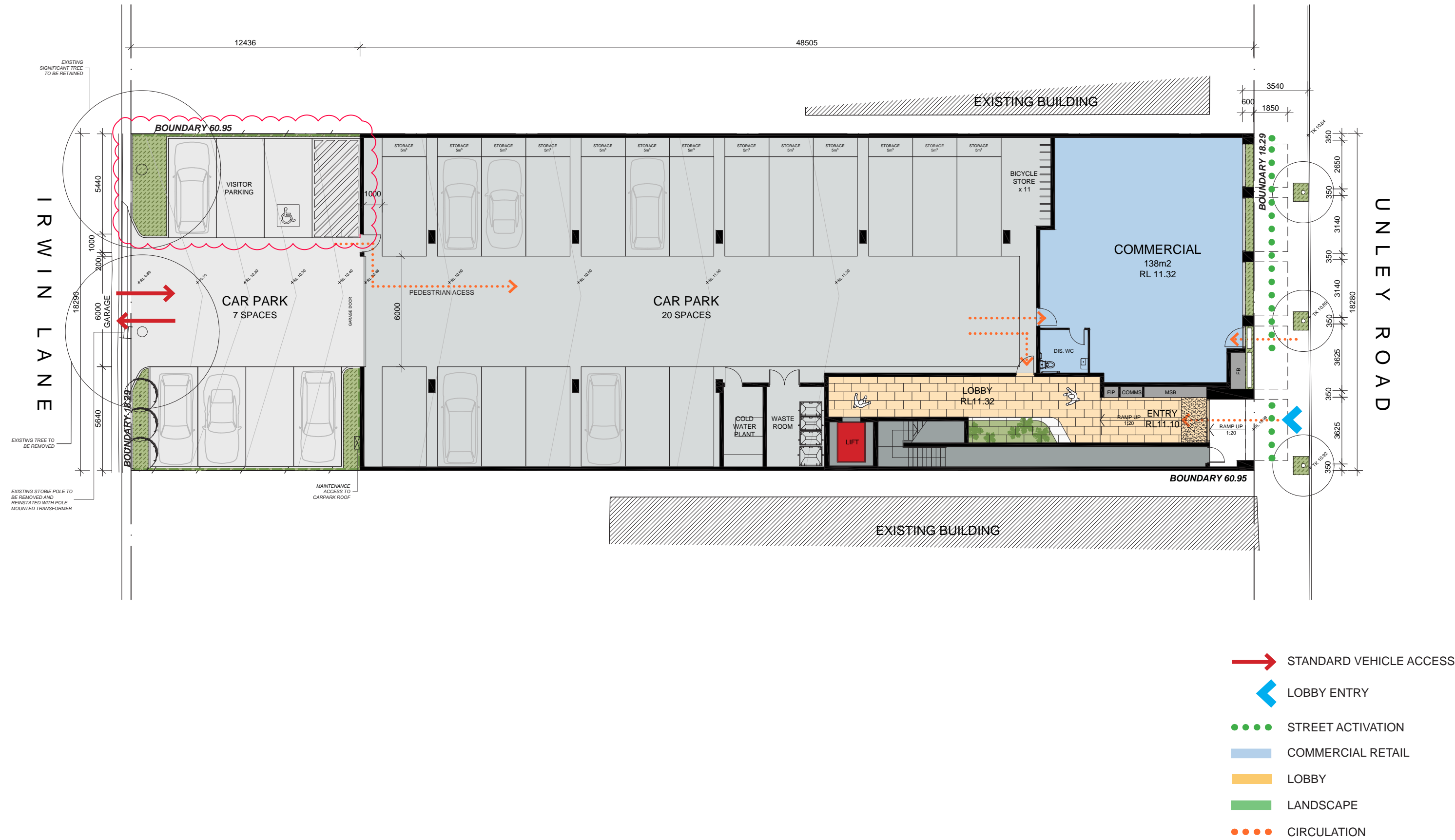


4. SETBACKS TO UPPER

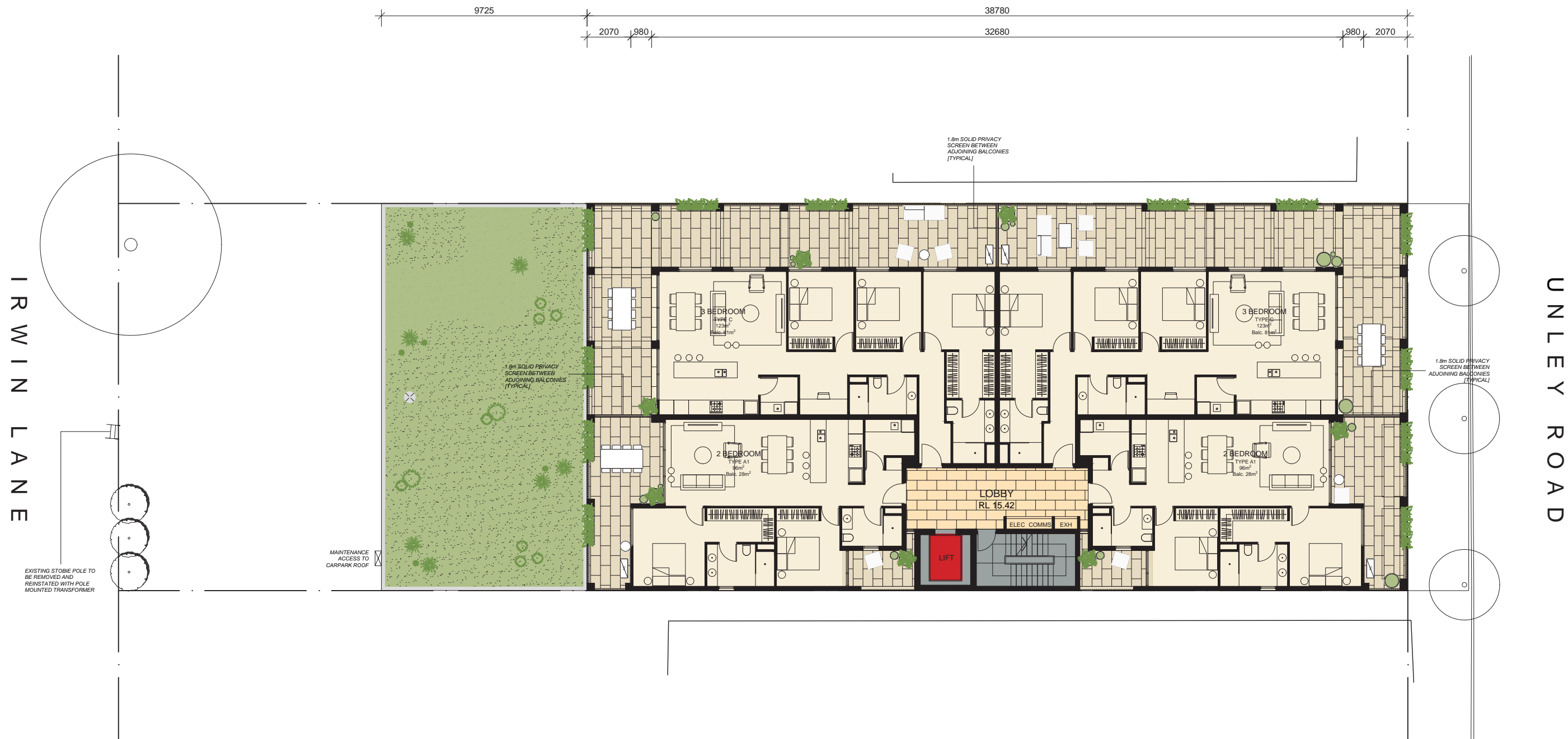


7. ADDITION OF BALUSTRADES + STREET CANOPY

GROUND FLOOR



LEVEL 1



- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE

LEVEL 2

IRWIN LANE

EXISTING STOBIE POLE TO
BE REMOVED AND
REINSTATED WITH POLE
MOUNTED TRANSFORMER

UNLEY ROAD



- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



LEVEL 3

IRWIN LANE

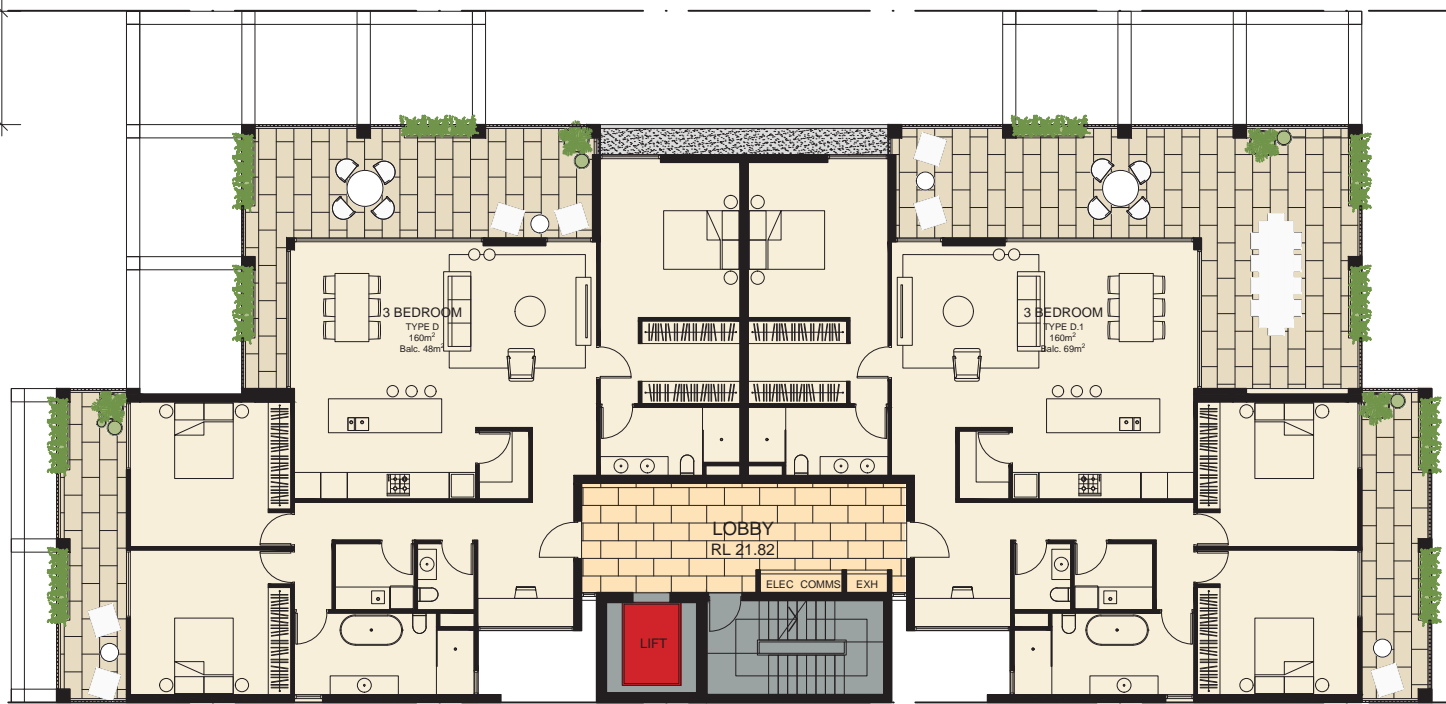
EXISTING STOBIE POLE TO
BE REMOVED AND
REINSTATED WITH POLE
MOUNTED TRANSFORMER

6000
3000

7310
3070

3000
8300

UNLEY ROAD



- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



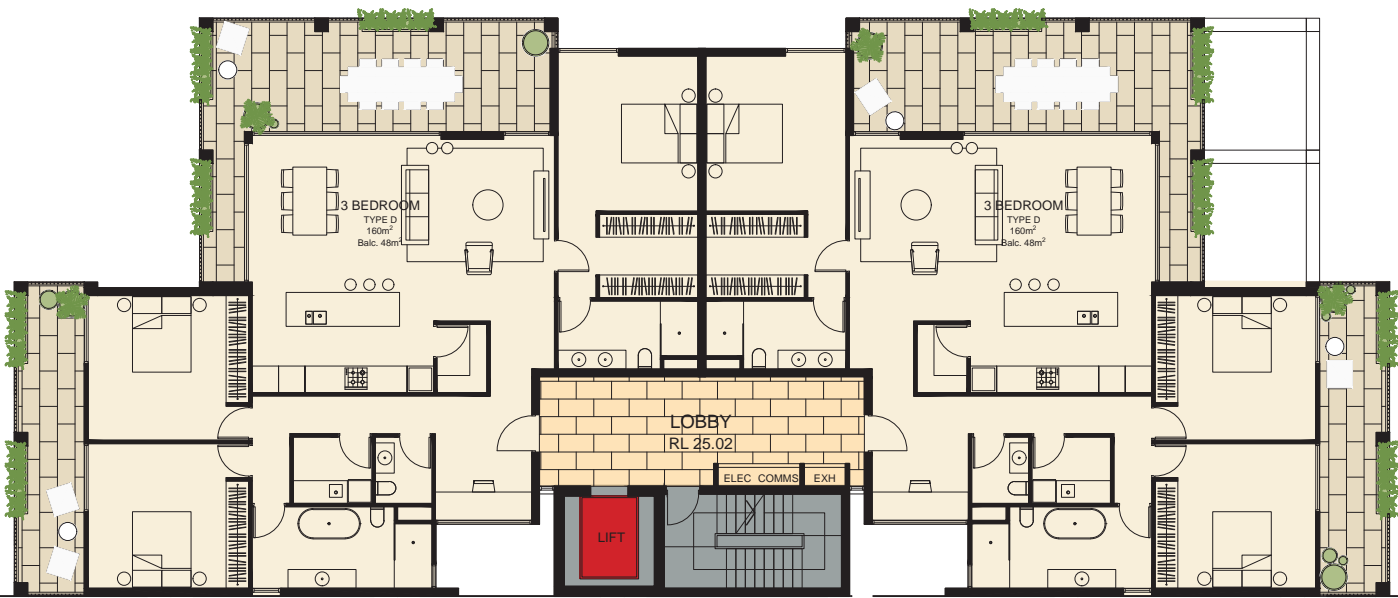
LEVEL 4

IRWIN LANE

EXISTING STOBIE POLE TO
BE REMOVED AND
REINSTATED WITH POLE
MOUNTED TRANSFORMER

6000
3000

7310
3070



UNLEY ROAD
3000
15280
8300

- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



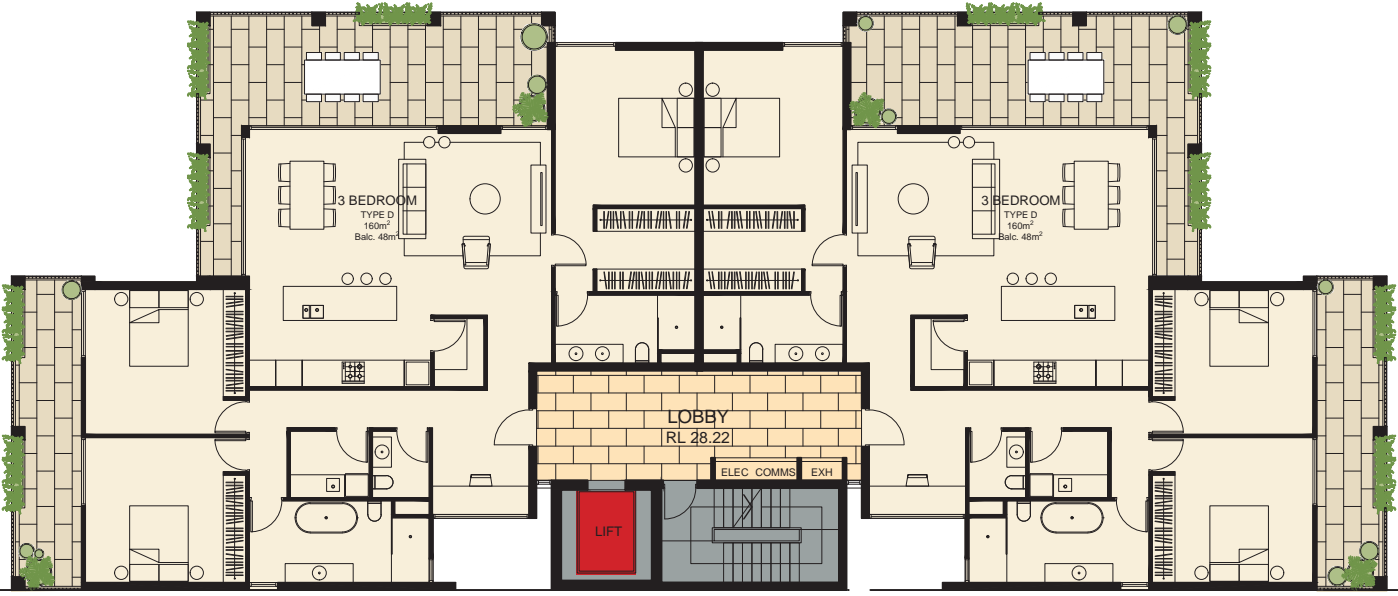
LEVEL 5

IRWIN LANE

EXISTING STOBIE POLE TO
BE REMOVED AND
REINSTATED WITH POLE
MOUNTED TRANSFORMER

6000
3000

7310
3070



UNLEY ROAD
8300
3000
15280

- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



LEVEL 6

IRWIN LANE

EXISTING STOBIE POLE TO
BE REMOVED AND
REINSTATED WITH POLE
MOUNTED TRANSFORMER



UNLEY ROAD

- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



ROOF PLAN

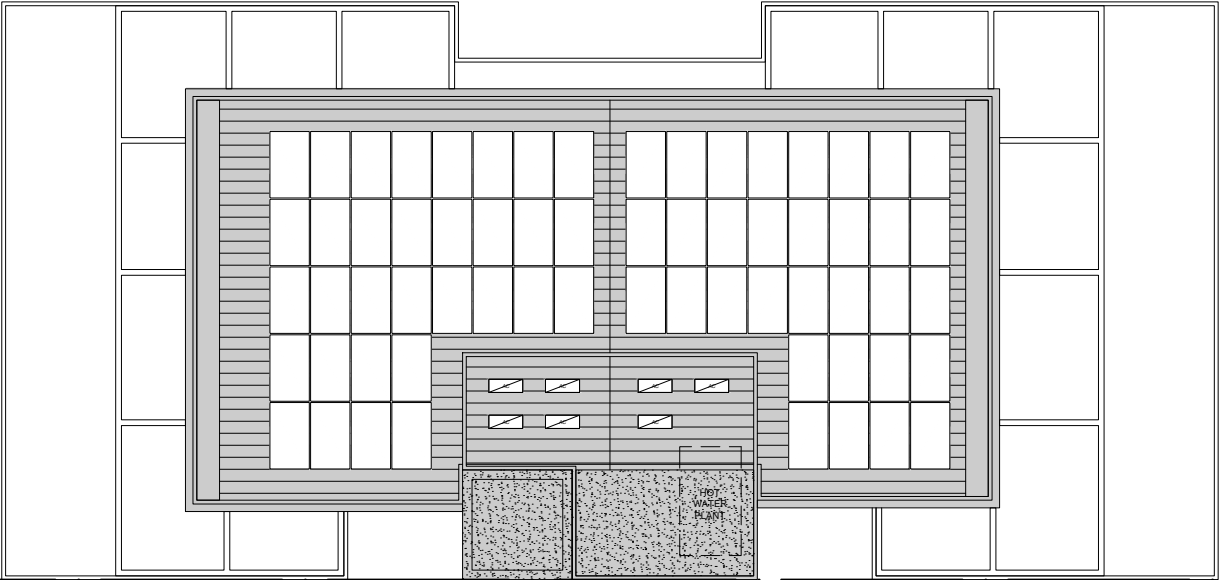
IRWIN LANE

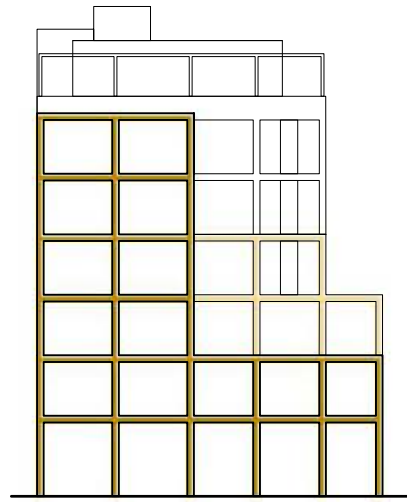
UNLEY ROAD

EXISTING STOBIE POLE TO
BE REMOVED AND
REINSTATED WITH POLE
MOUNTED TRANSFORMER

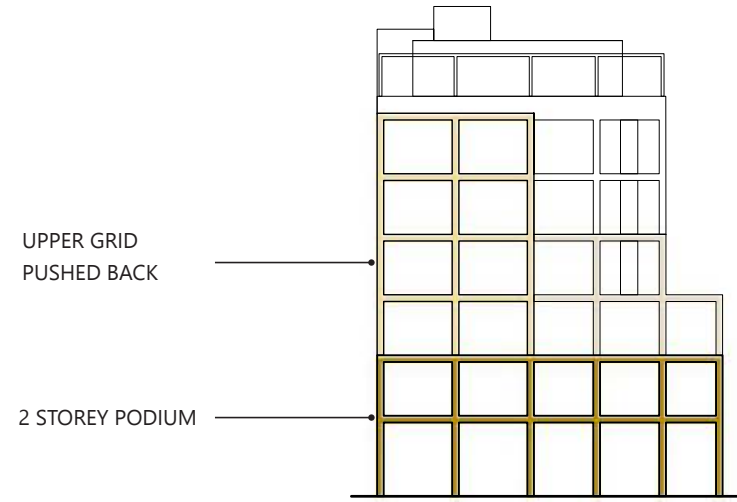
5300
3000

21540
9100

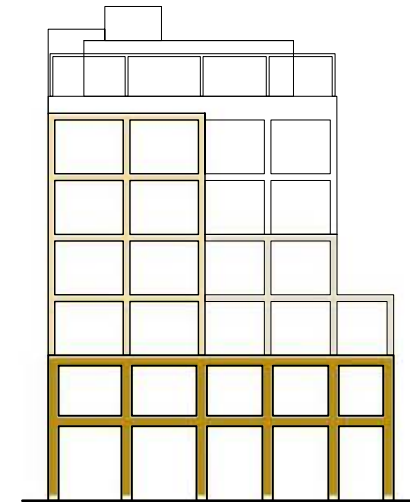




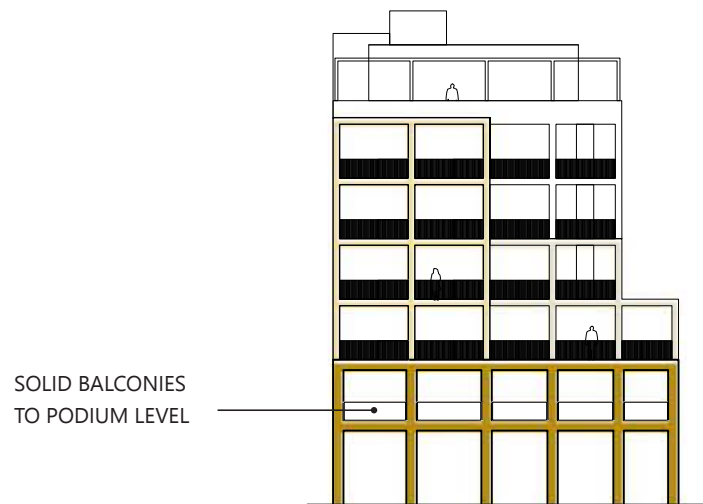
1. PROPOSED STREET ELEVATION GRID



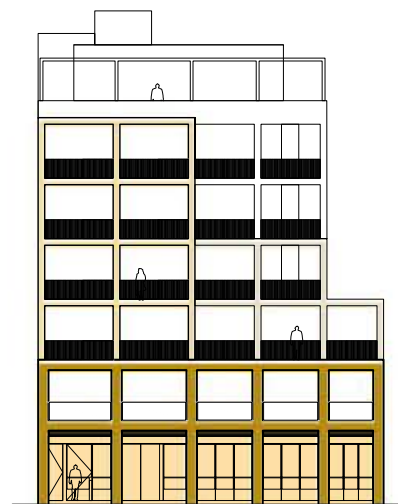
2. REVISED GRID WITH UPPER LEVEL RECESSED FROM PODIUM



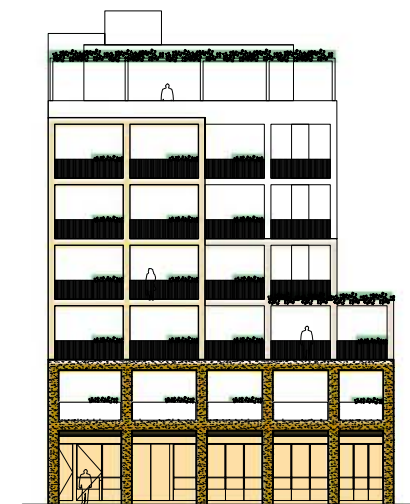
3. INCREASED WIDTH OF STRUCTURAL GRID TO DEFINE 2 STOREY PODIUM



4. ADDITION OF BALCONY ARTICULATION WITHIN GRID

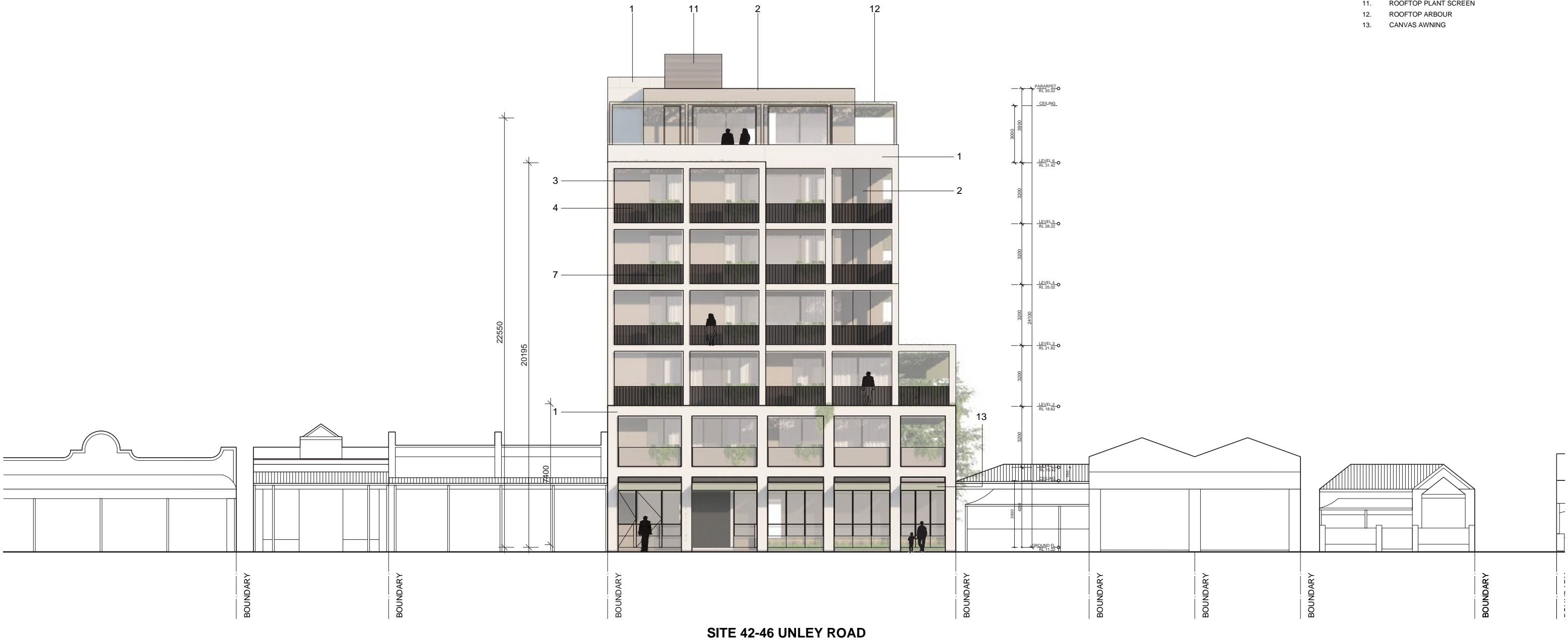


5. GROUND LEVEL ARTICULATION, CANOPY AND TEXTURE TO CREATE FINE GRAIN TO STREETScape



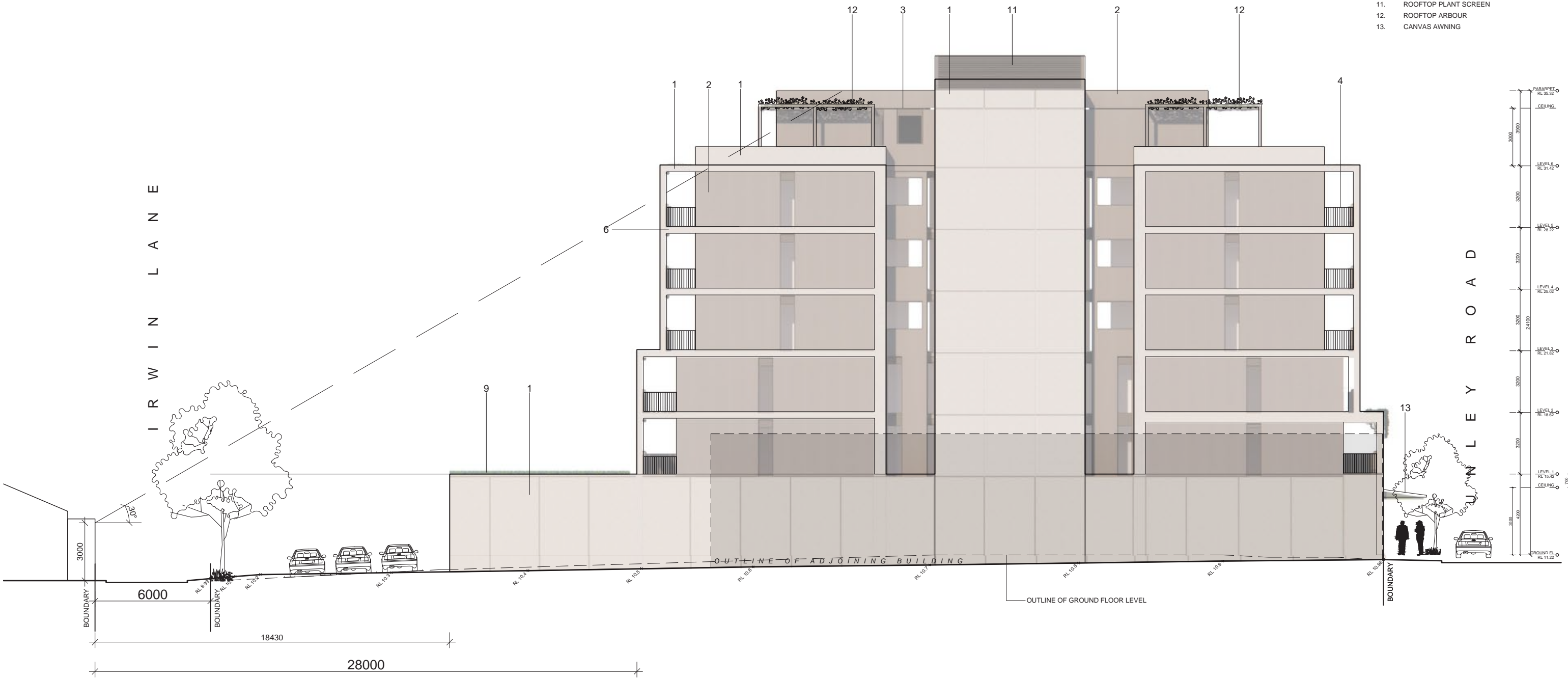
6. ADDITION OF LANDSCAPING PLANTERS TO BALCONIES

- LEGEND :
- 1. PRECAST CONCRETE
 - 2. VERTICAL PROFILED FACADE CLADDING
 - 3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
 - 4. VERTICAL ALUMINIUM BALUSTRADE
 - 5. STREET INTERFACE LANDSCAPING
 - 6. EXPRESSED CONCRETE SLAB EDGE
 - 7. BALCONY PLANTER BOXES
 - 8. RETRACTABLE BLINDS
 - 9. CAR PARK ROOF LANDSCAPING
 - 10. CAR PARK SCREEN
 - 11. ROOFTOP PLANT SCREEN
 - 12. ROOFTOP ARBOUR
 - 13. CANVAS AWNING

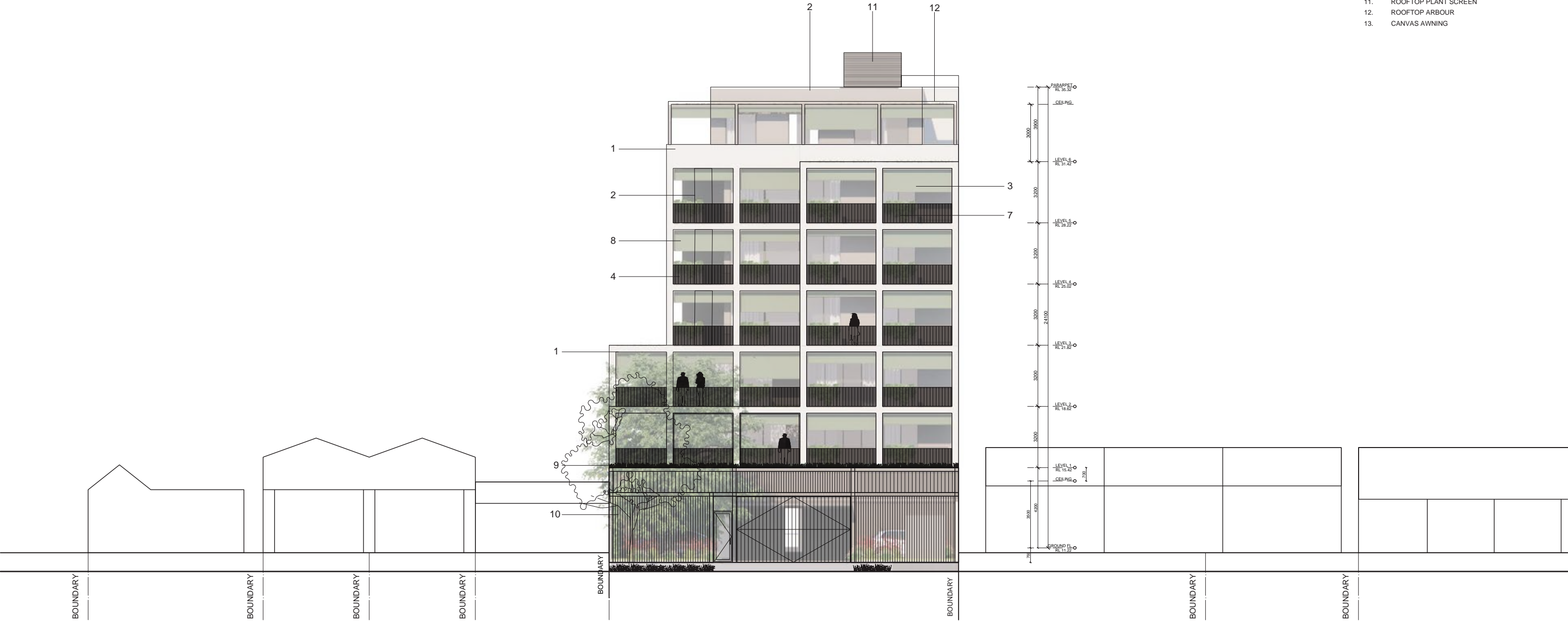


LEGEND :

- 1. PRECAST CONCRETE
- 2. VERTICAL PROFILED FACADE CLADDING
- 3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
- 4. VERTICAL ALUMINIUM BALUSTRADE
- 5. STREET INTERFACE LANDSCAPING
- 6. EXPRESSED CONCRETE SLAB EDGE
- 7. BALCONY PLANTER BOXES
- 8. RETRACTABLE BLINDS
- 9. CAR PARK ROOF LANDSCAPING
- 10. CAR PARK SCREEN
- 11. ROOFTOP PLANT SCREEN
- 12. ROOFTOP ARBOUR
- 13. CANVAS AWNING



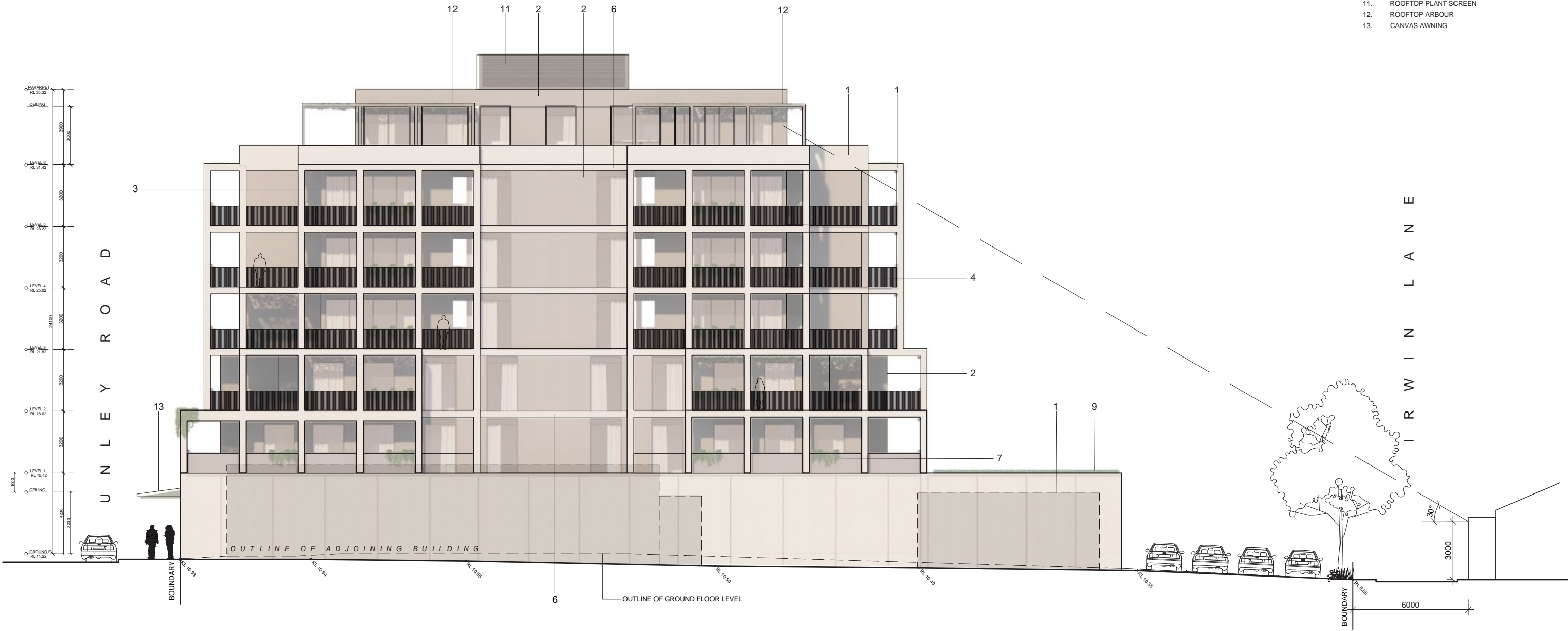
- LEGEND :
- 1. PRECAST CONCRETE
 - 2. VERTICAL PROFILED FACADE CLADDING
 - 3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
 - 4. VERTICAL ALUMINIUM BALUSTRADE
 - 5. STREET INTERFACE LANDSCAPING
 - 6. EXPRESSED CONCRETE SLAB EDGE
 - 7. BALCONY PLANTER BOXES
 - 8. RETRACTABLE BLINDS
 - 9. CAR PARK ROOF LANDSCAPING
 - 10. CAR PARK SCREEN
 - 11. ROOFTOP PLANT SCREEN
 - 12. ROOFTOP ARBOUR
 - 13. CANVAS AWNING



SITE 42-46 UNLEY ROAD

LEGEND :

- 1. PRECAST CONCRETE
- 2. VERTICAL PROFILED FACADE CLADDING
- 3. POWDERCOATED ALUMINIUM WINDOWS & DOORS
- 4. VERTICAL ALUMINIUM BALUSTRADE
- 5. STREET INTERFACE LANDSCAPING
- 6. EXPRESSED CONCRETE SLAB EDGE
- 7. BALCONY PLANTER BOXES
- 8. RETRACTABLE BLINDS
- 9. CAR PARK ROOF LANDSCAPING
- 10. CAR PARK SCREEN
- 11. ROOFTOP PLANT SCREEN
- 12. ROOFTOP ARBOUR
- 13. CANVAS AWNING

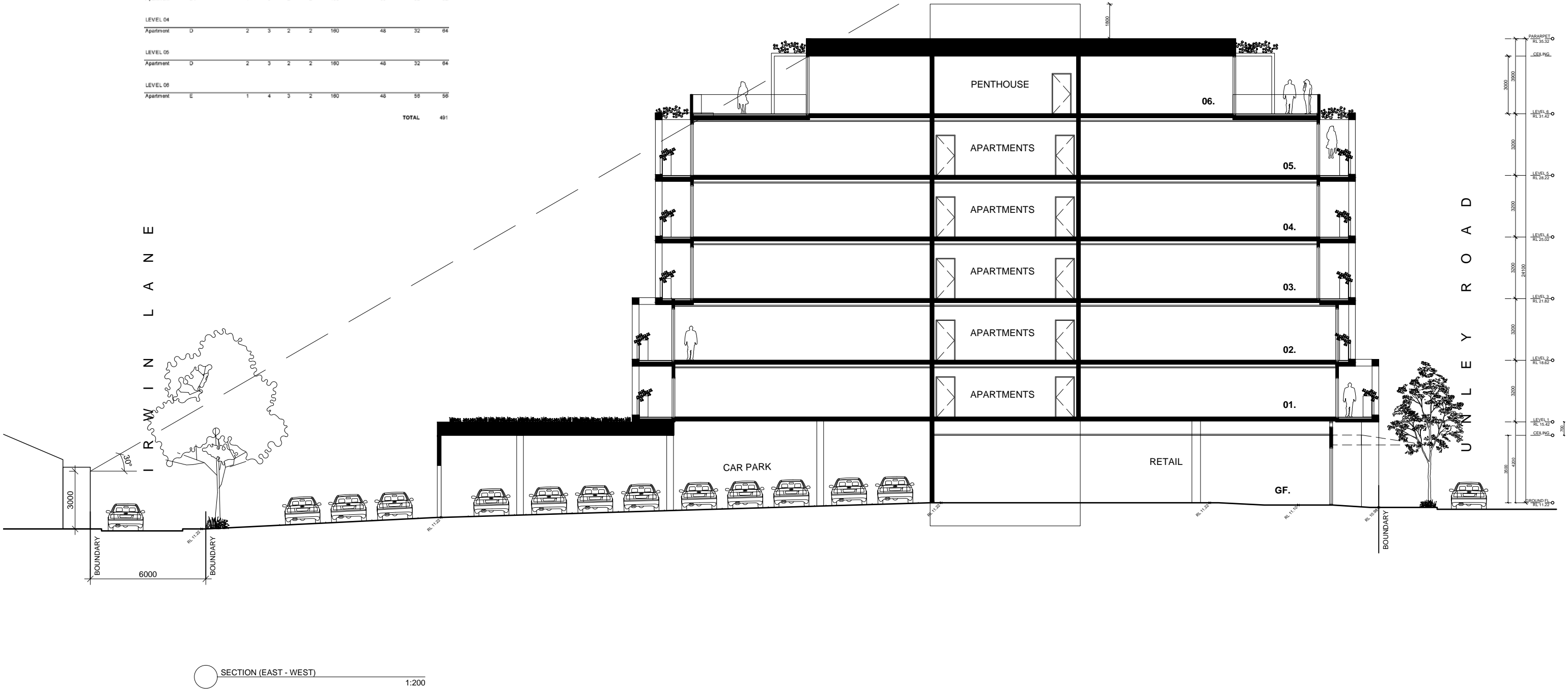


APARTMENT AREAS AND STORAGE SCHEDULE

UNIT	UNIT TYPE	No. UNIT	BEDS	BATH	CARS	AREAS			
						INT NSA m2	TERRACE NSA m2	STORAGE per unit m3	TOTAL storage m3
GROUND FLOOR									
Carpark	Storage Cage	9	-	-	-	-	-	5	45
LEVEL 01									
Apartment	A1	2	2	2	2	96	26	23	46
Apartment	C	2	3	2	2	123	81	26	52
LEVEL 02									
Apartment	A	1	2	2	2	96	14	23	23
Apartment	A2	1	2	2	2	96	23	23	23
Apartment	B	2	2	2	2	106	47	27	54
LEVEL 03									
Apartment	D	1	3	2	2	160	48	32	32
Apartment	D1	1	3	2	2	160	69	32	32
LEVEL 04									
Apartment	D	2	3	2	2	160	48	32	64
LEVEL 05									
Apartment	D	2	3	2	2	160	48	32	64
LEVEL 06									
Apartment	E	1	4	3	2	160	48	58	56
TOTAL									491

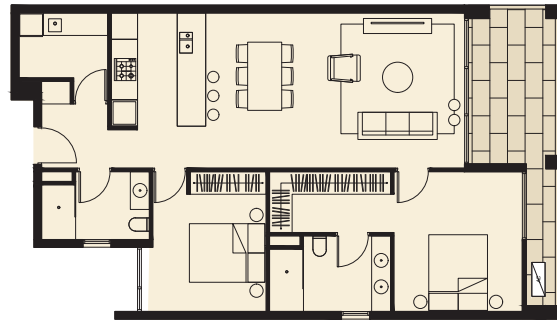
PRELIMINARY AREA SCHEDULE

LEVEL	RESIDENTIAL				TOTAL No.	Commercial m2	CARS No.
	1B	2B	3B	Pent.			
Ground	-	-	-	-	-	221	25
L1	-	2	2	-	4		
L2	-	4	-	-	4		
L3	-	-	2	-	2		
L4	-	-	2	-	2		
L5	-	-	2	-	2		
L6	-	-	-	1	1		
TOTAL	-	6	8	1	15Units	221m2	25 Cars



UNLEY ROAD APARTMENTS

APARTMENT TYPES



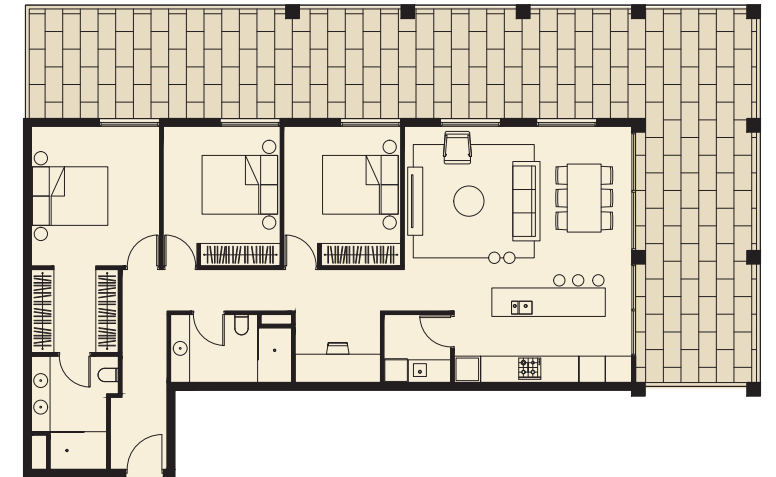
2 BEDROOM

TYPE A
96m²
Balc. 14m²
Storage Volume: 23m³
x 4 Apartments



2 BEDROOM

TYPE B
106m²
Balc. 47m²
Storage Volume: 27m³
x 2 Apartments



3 BEDROOM

TYPE C
123m²
Balc. 81m²
Storage Volume: 26m³
x 2 Apartments



3 BEDROOM

TYPE D
160m²
Balc. 48m²
Storage Volume: 32m³
x 6 Apartments



PENTHOUSE - 4 BEDROOM

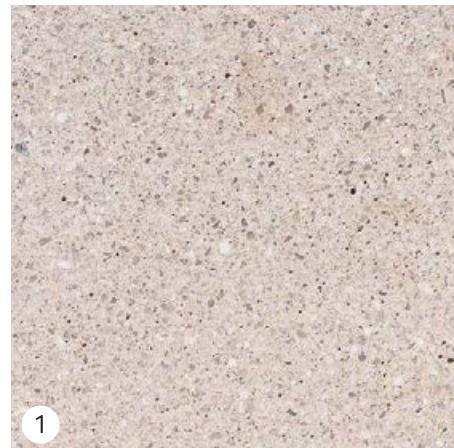
TYPE E
243m²
Balc. 171m²
Storage Volume: 56m³
x 1 Penthouse

UNLEY ROAD APARTMENTS
EXTERIOR
PRECEDENTS

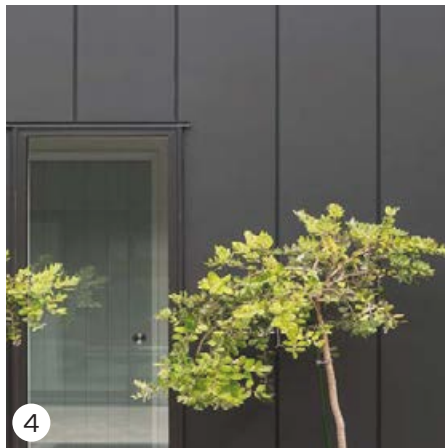


UNLEY ROAD APARTMENTS

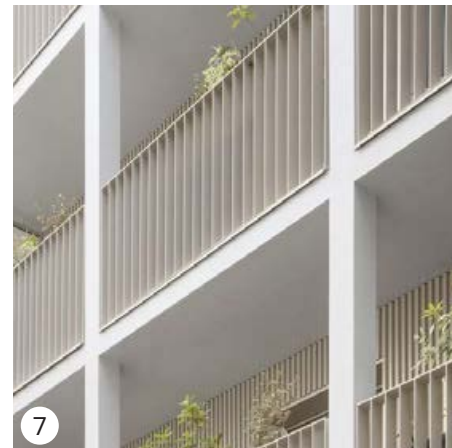
MATERIALS & FINISHES



1



4



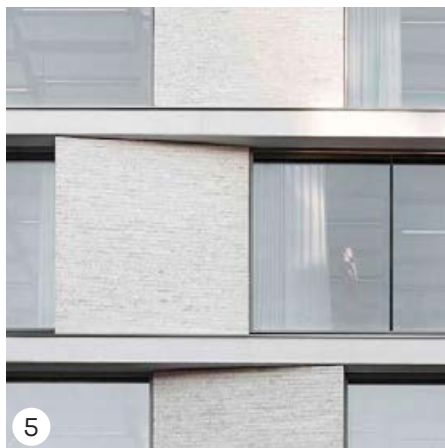
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10



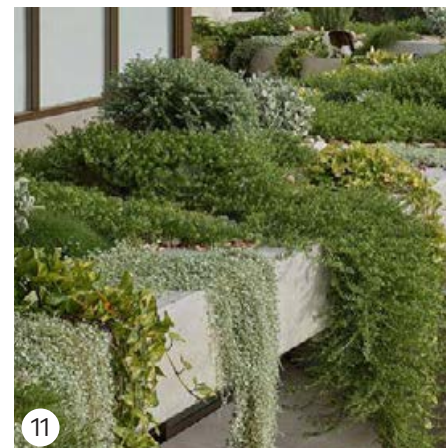
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5



8



11



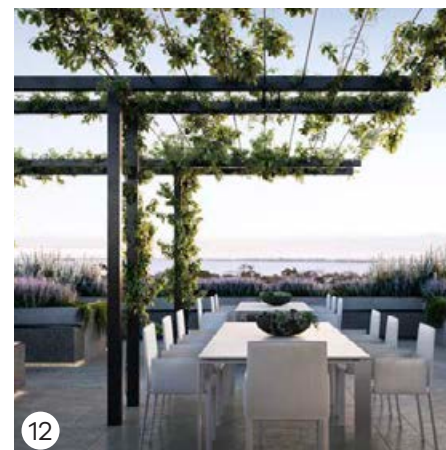
3



6



9



12

- 1 PRECAST CONCRETE
- 2 PRECAST CONCRETE (SMOOTH FINISH)
- 3 POWDERCOATED ALUMINIUM WINDOWS & DOORS
- 4 VERTICAL PROFILED FACADE CLADDING
- 5 EXPRESSED CONCRETE SLAB EDGE
- 6 CAR PARK SCREEN
- 7 VERTICAL ALUMINIUM BALUSTRADE
- 8 GREEN AWNING PODIUM CANOPY
- 9 RETRACTABLE BLINDS
- 10 STREET INTERFACE LANDSCAPING
- 11 INTEGRATED LANDSCAPING
- 12 ROOFTOP ARBOUR

UNLEY ROAD APARTMENTS
PERSPECTIVES



EASTERN PERSPECTIVE ON UNLEY ROAD

UNLEY ROAD APARTMENTS
PERSPECTIVES



NORTH EASTERN PERSPECTIVE FROM UNLEY ROAD

UNLEY ROAD APARTMENTS PERSPECTIVES



SOUTH EASTERN AERIAL PERSPECTIVE FROM UNLEY ROAD



SOUTH EASTERN PERSPECTIVE FROM UNLEY ROAD

UNLEY ROAD APARTMENTS PERSPECTIVES



NORTHERN AERIAL PERSPECTIVE



PENTHOUSE VIEW TOWARDS CITY

UNLEY ROAD APARTMENTS PERSPECTIVES

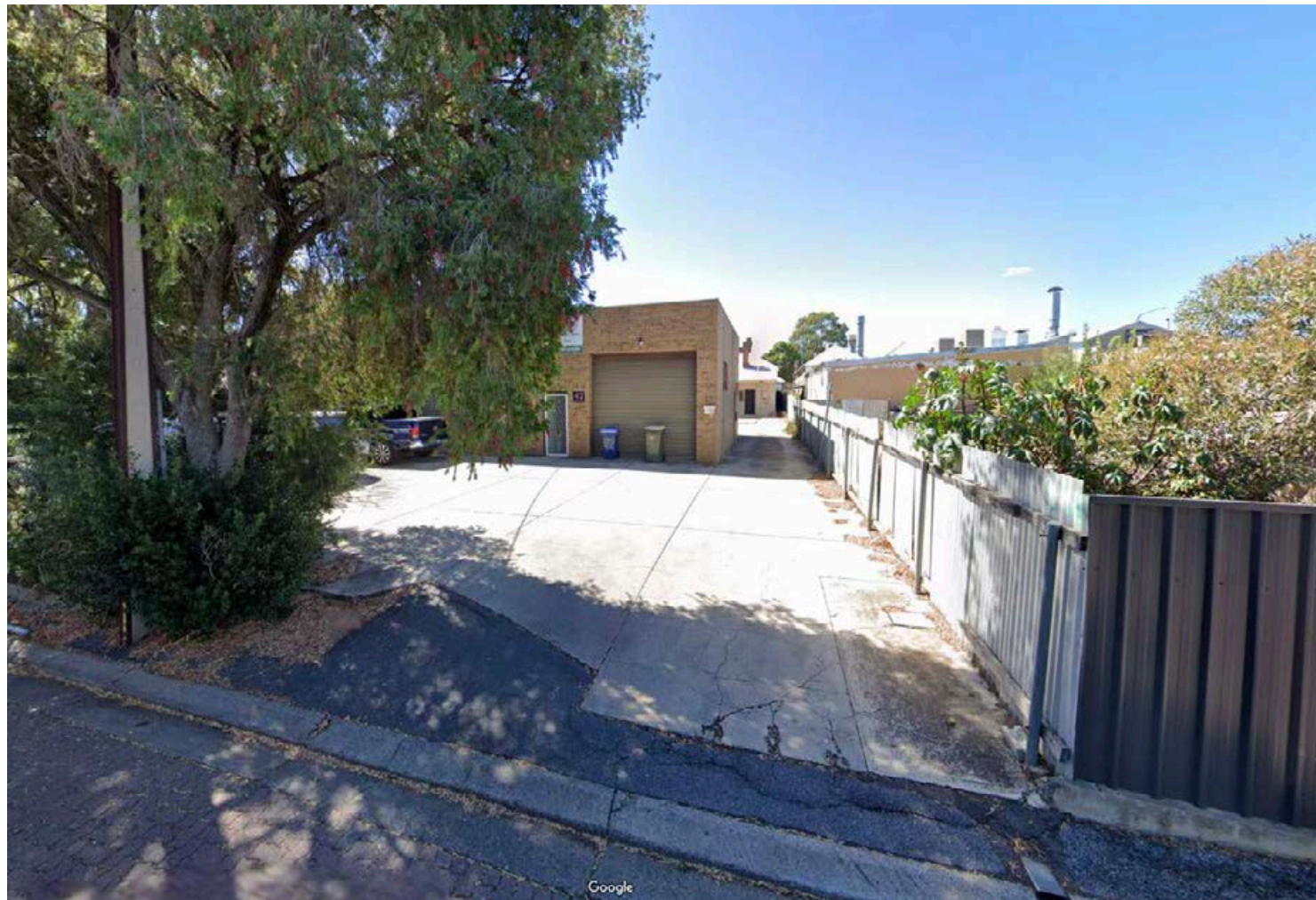


NORTH WEST PERSPECTIVE FROM IRWIN LANE



NORTH EAST AERIAL PERSPECTIVE

UNLEY ROAD APARTMENTS PERSPECTIVES



PROPOSED VIEW FROM IRWIN LANE



EXISTING VIEW FROM IRWIN LANE

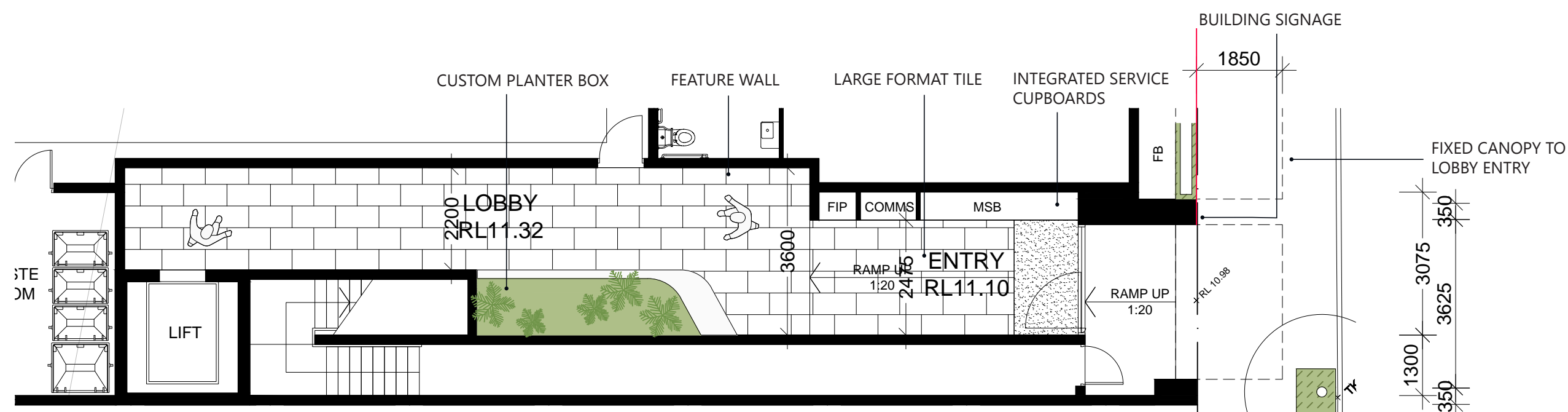
UNLEY ROAD APARTMENTS PERSPECTIVES



EASTERN FACADE VIEW FROM UNLEY ROAD



LOBBY ENTRANCE VIEW FROM UNLEY ROAD



UNLEY ROAD APARTMENTS STREET VIEWS



VIEW LOOKING SOUTH TOWARDS SITE



VIEW LOOKING NORTH TOWARDS GREENHILL ROAD



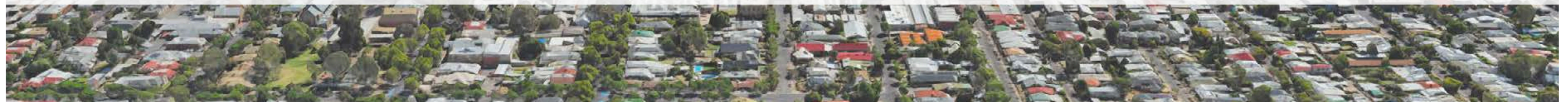
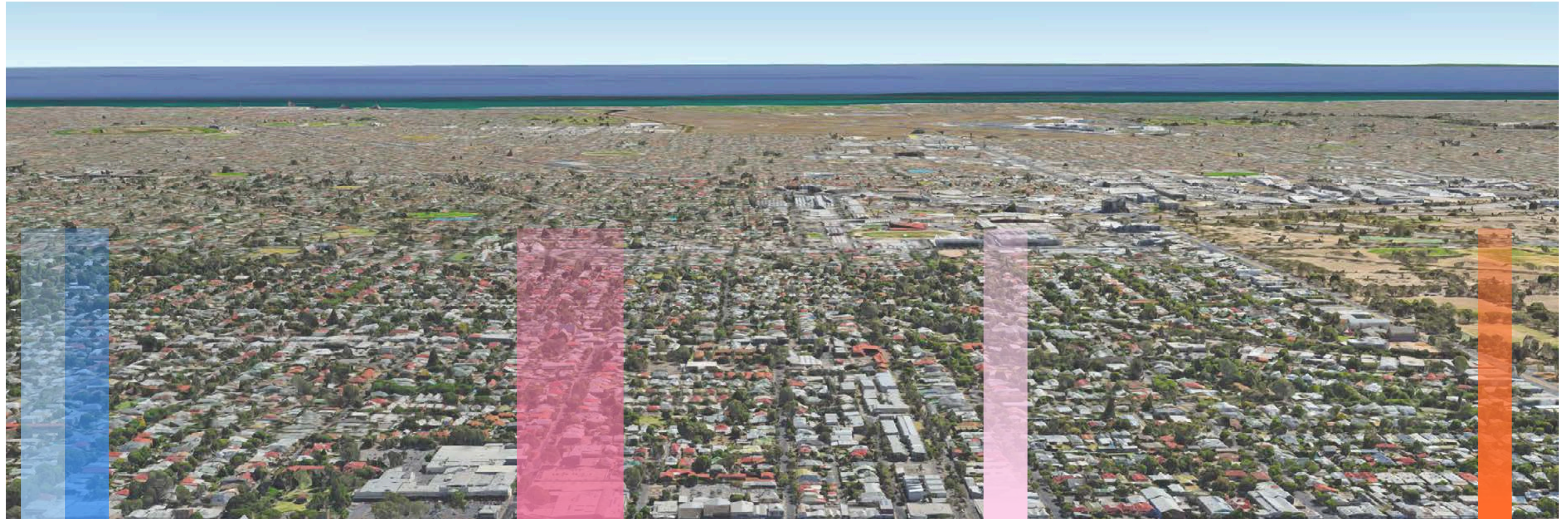
VIEW LOOKING SOUTH TOWARDS SITE



VIEW LOOKING NORTH TOWARDS GREENHILL ROAD

- 1** LOCAL CONTEXT
- 2** IMPACT ON AJOINING PROPERTIES
- 3** SUSTAINABILITY INITIATIVES
- 4** APARTMENT AMENITIES
- 5** PUBLIC REALM CONTRIBUTION
- 6** QUALITY AND MATERIALS

UNLEY ROAD APARTMENTS HEIGHT JUSTIFICATION LOCAL CONTEXT



248-252 UNLEY RD
HYDE PARK PLACE
7 STOREYS
BUILT



244-246 UNLEY RD
246 UNLEY APARTMENTS
7 STOREYS
BUILT



170 UNLEY RD
UNLEY CENTRAL
9 STOREYS
LODGED FOR PLANNING APPROVAL



106 UNLEY ROAD
7 STOREYS
PROPOSED



42 UNLEY ROAD
SITE
7 STOREYS
PROPOSED

UNLEY ROAD APARTMENTS HEIGHT JUSTIFICATION COMPARISONS



244-246 UNLEY RD
246 UNLEY APARTMENTS
7 STOREYS
BUILT



170 UNLEY RD
UNLEY CENTRAL
9 STOREYS
LODGED FOR PLANNING APPROVAL



42 UNLEY ROAD
SITE
7 STOREYS
PROPOSED

UNLEY ROAD APARTMENTS
HEIGHT JUSTIFICATION
 SHADOW STUDIES



9 AM 22ND OF DECEMBER



9 AM 22ND OF JUNE



12 PM 22ND OF DECEMBER



12 PM 22ND OF JUNE



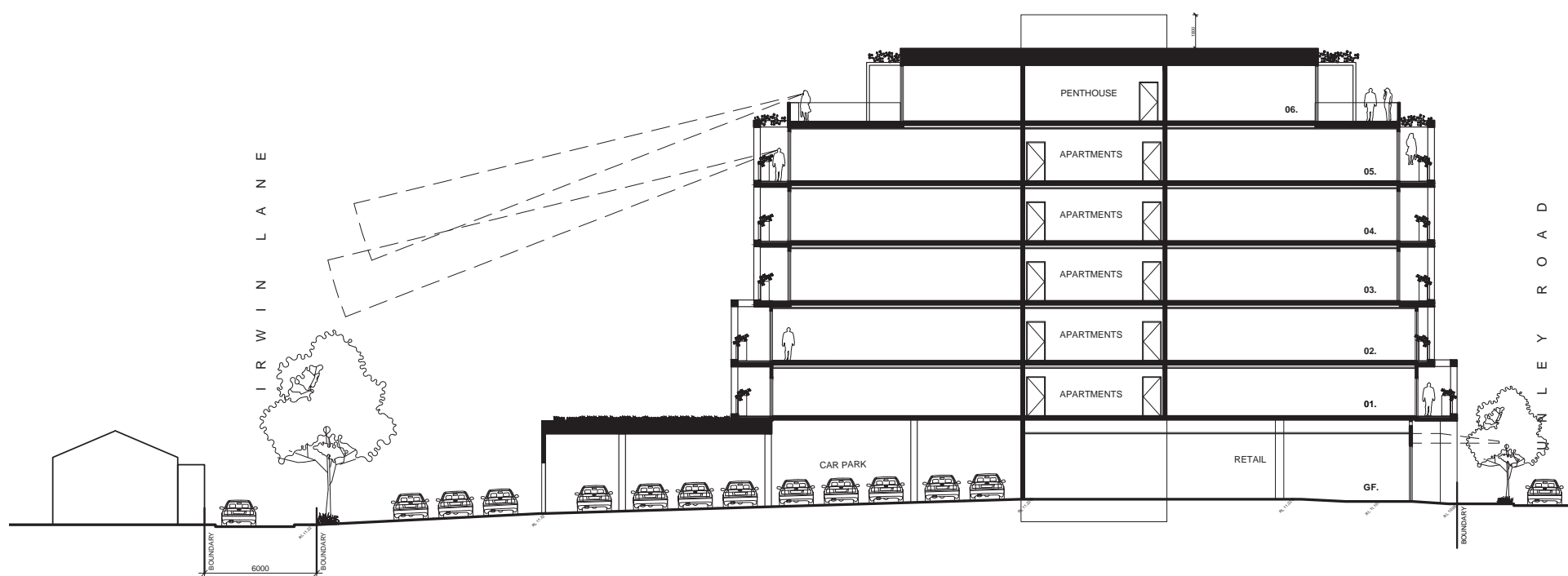
3 PM 22ND OF DECEMBER



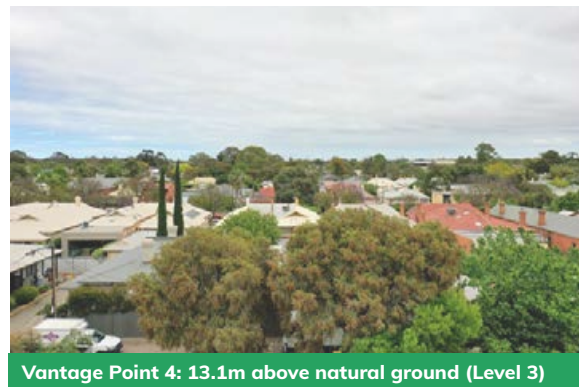
3 PM 22ND OF JUNE



UNLEY ROAD APARTMENTS HEIGHT JUSTIFICATION OVERLOOKING ANALYSIS



UNLEY ROAD APARTMENTS HEIGHT JUSTIFICATION OVERLOOKING ANALYSIS



OVERLOOKING ANALYSIS 42-46 Unley Road, Unley

JOB REF. 22ADL-0240
PREPARED BY. MP
DATE. 02.12.22
REVISION. 1
DATA SOURCE. MetroMap (10.10.22)
Gepp Media

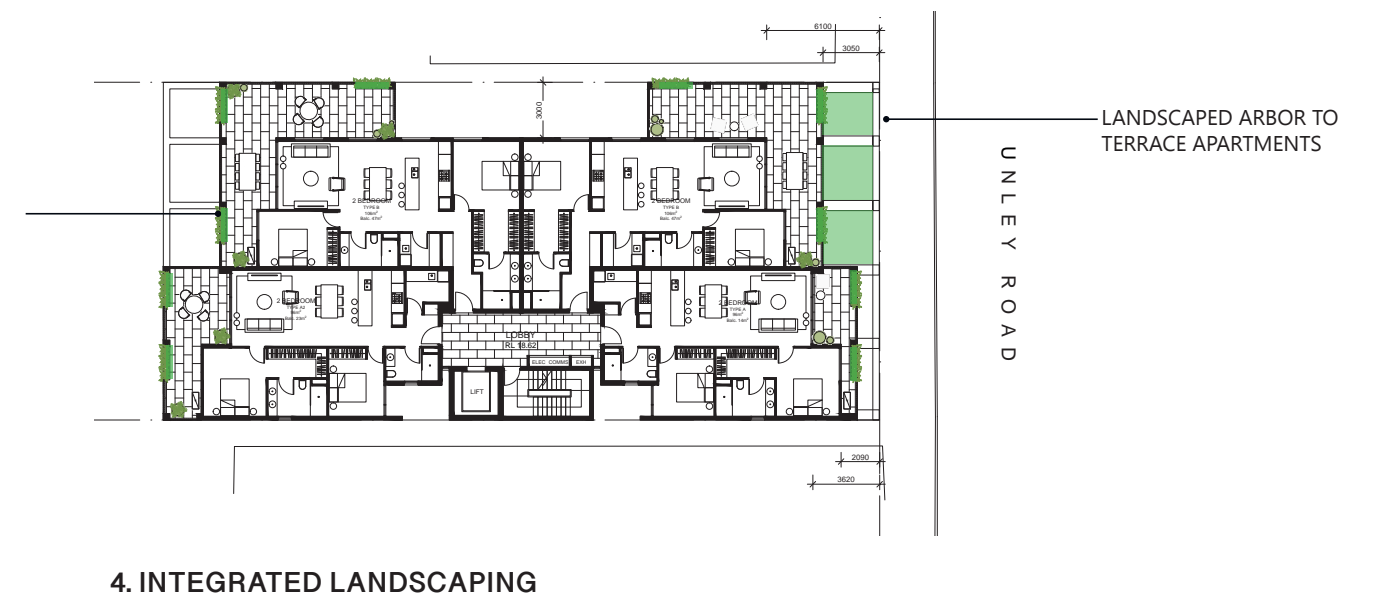
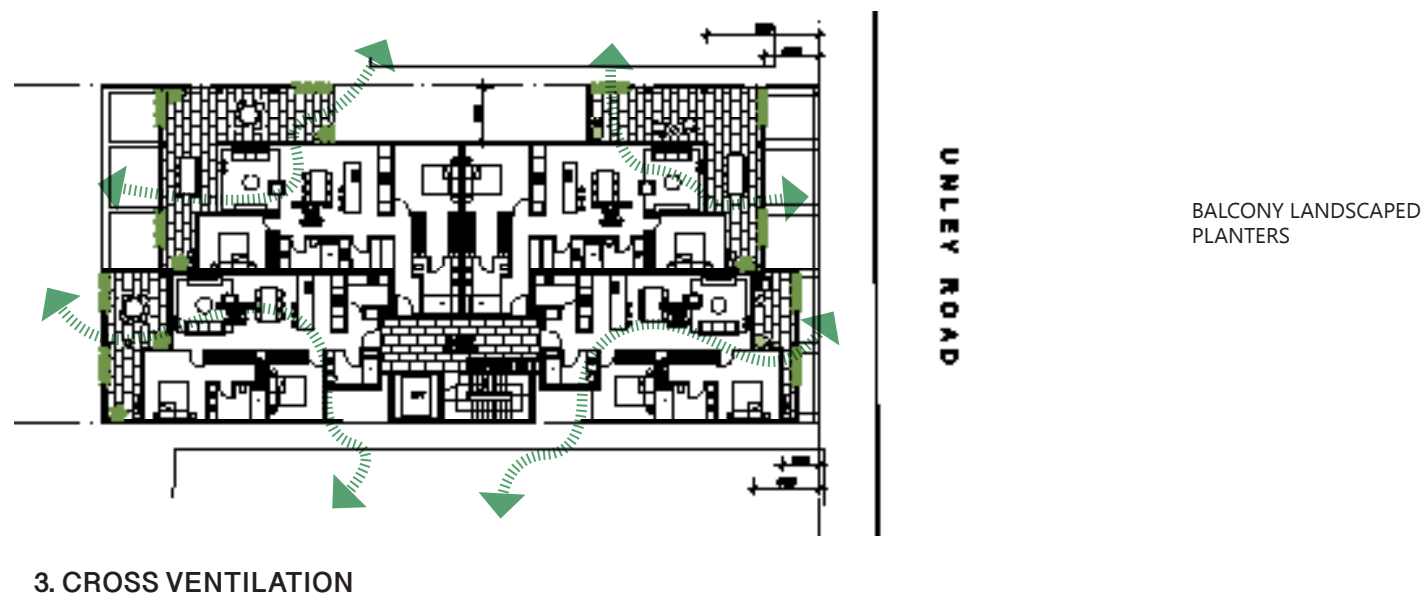
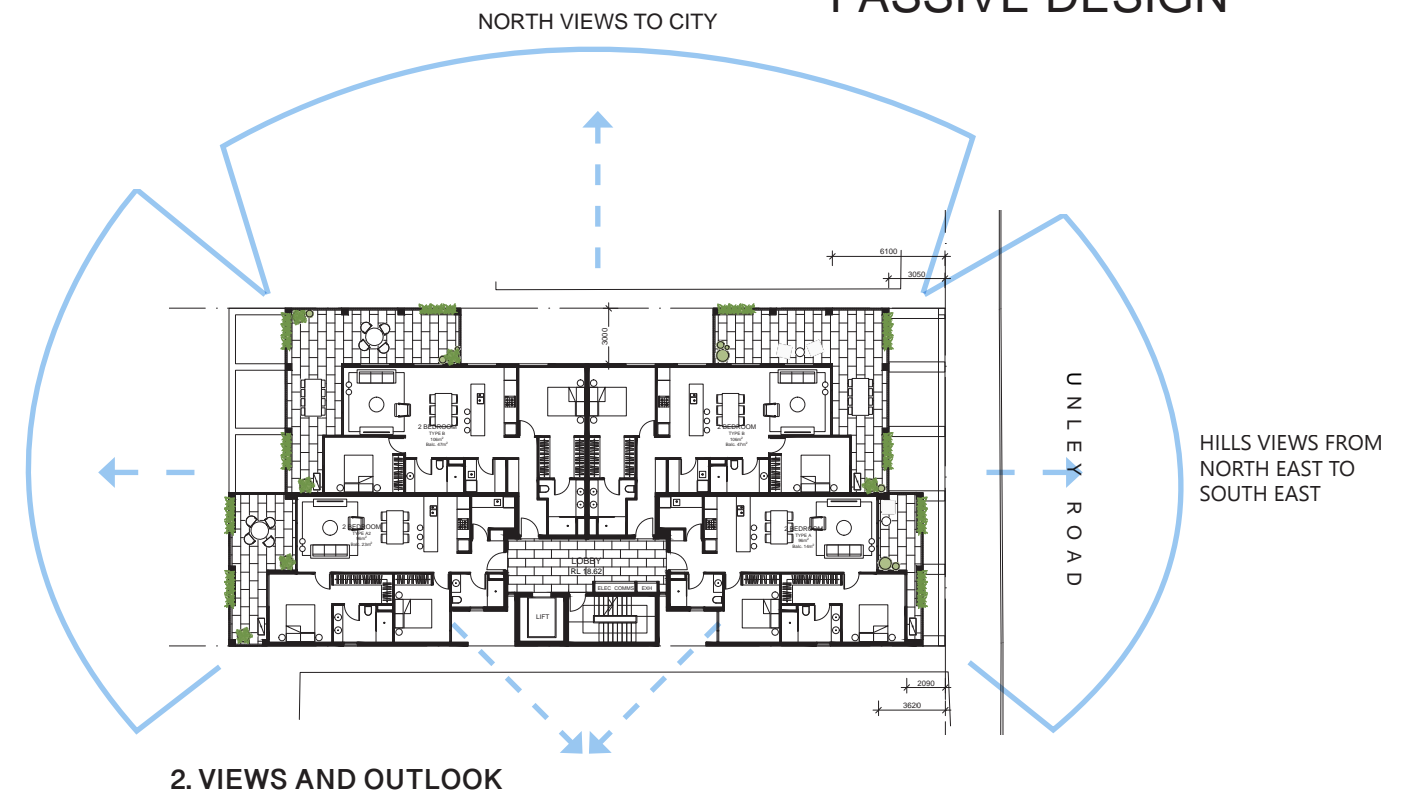
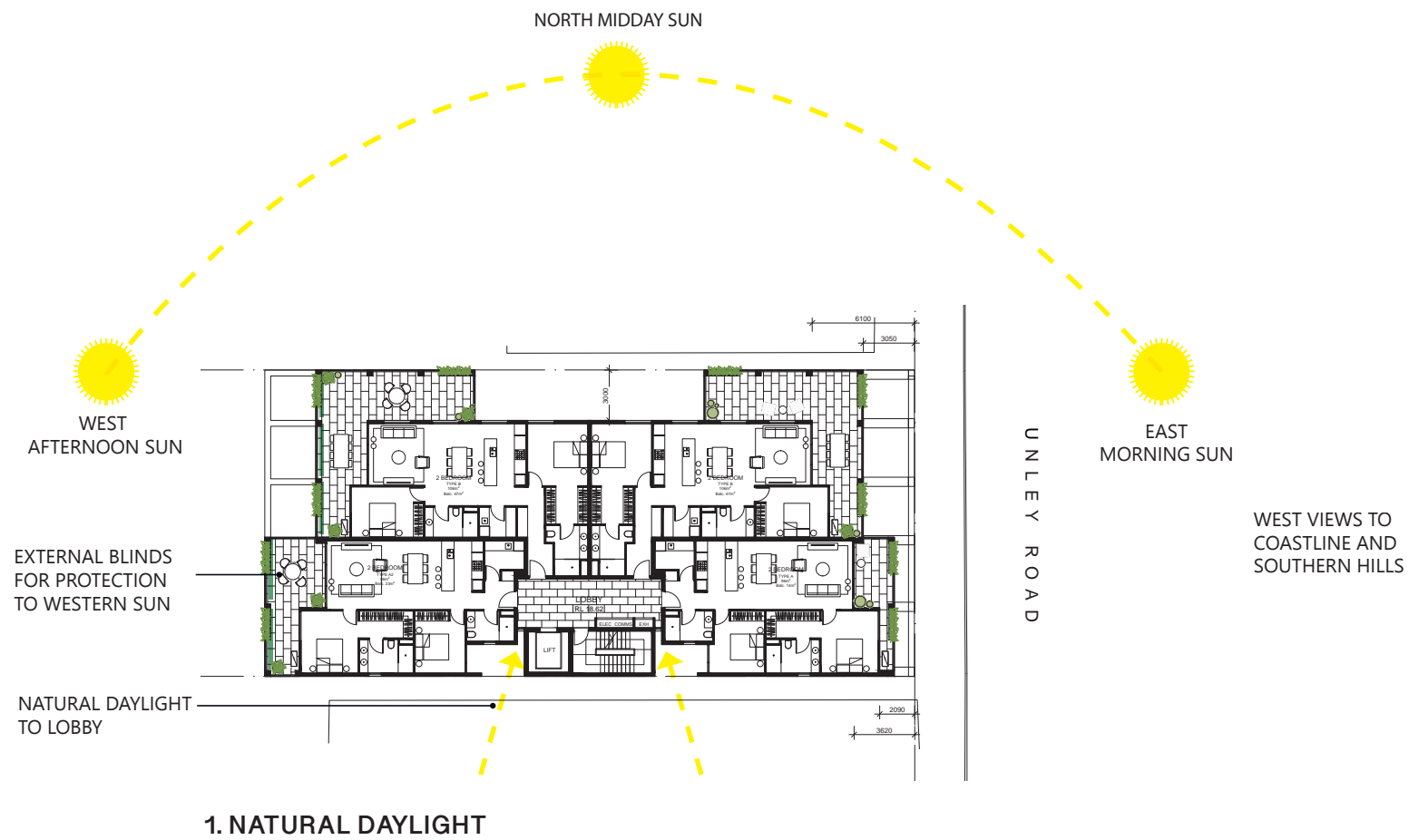


1415-001

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

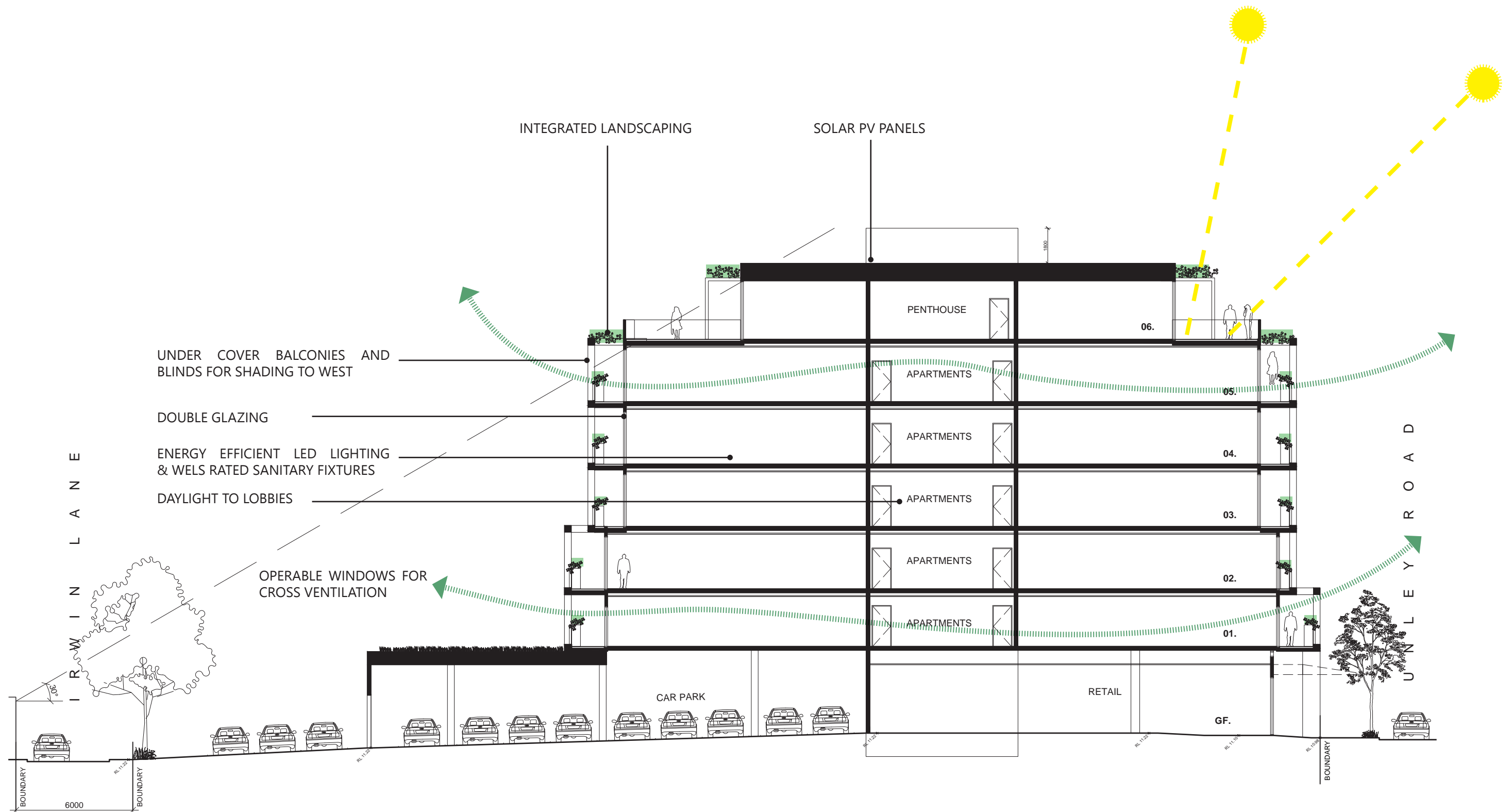
SUSTAINABILITY - PASSIVE DESIGN



UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

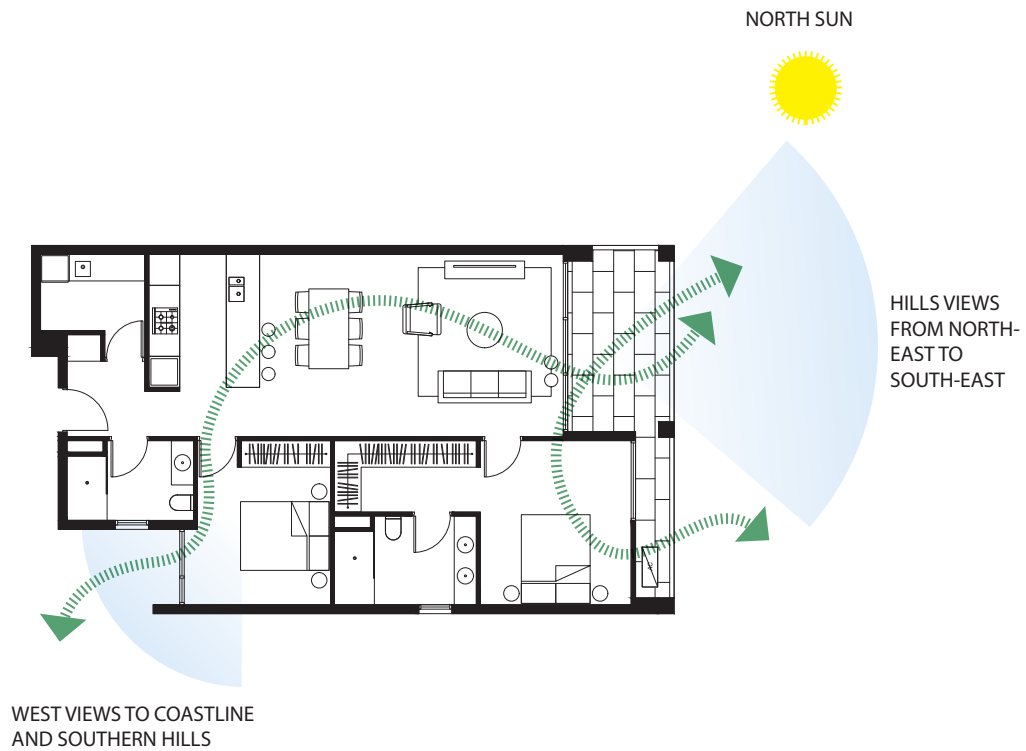
SUSTAINABILITY - ESD INITIATIVES



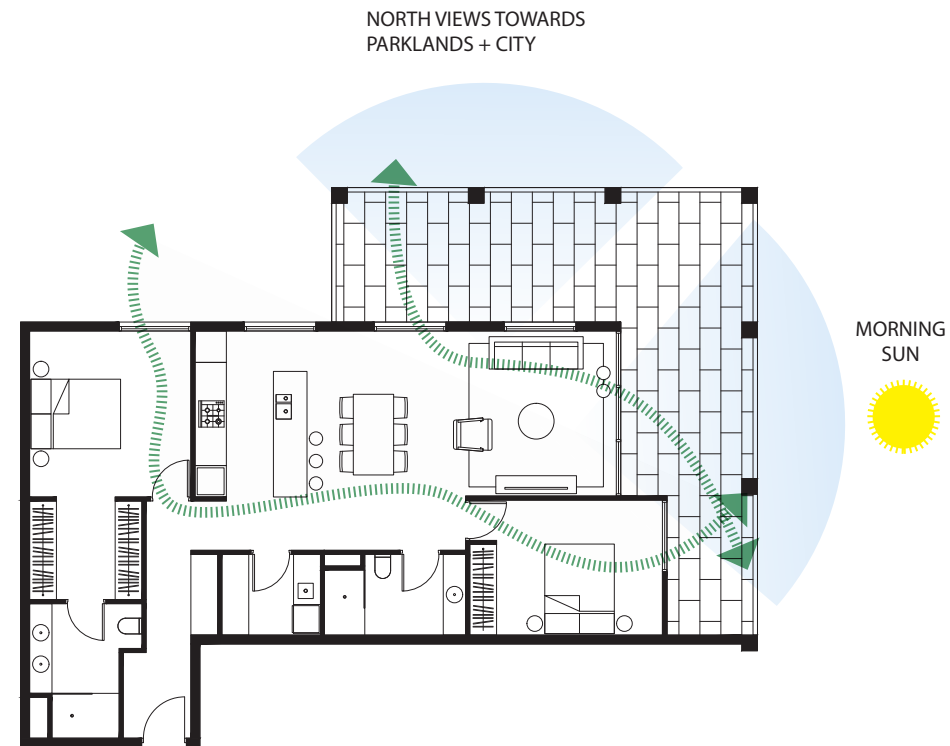
UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

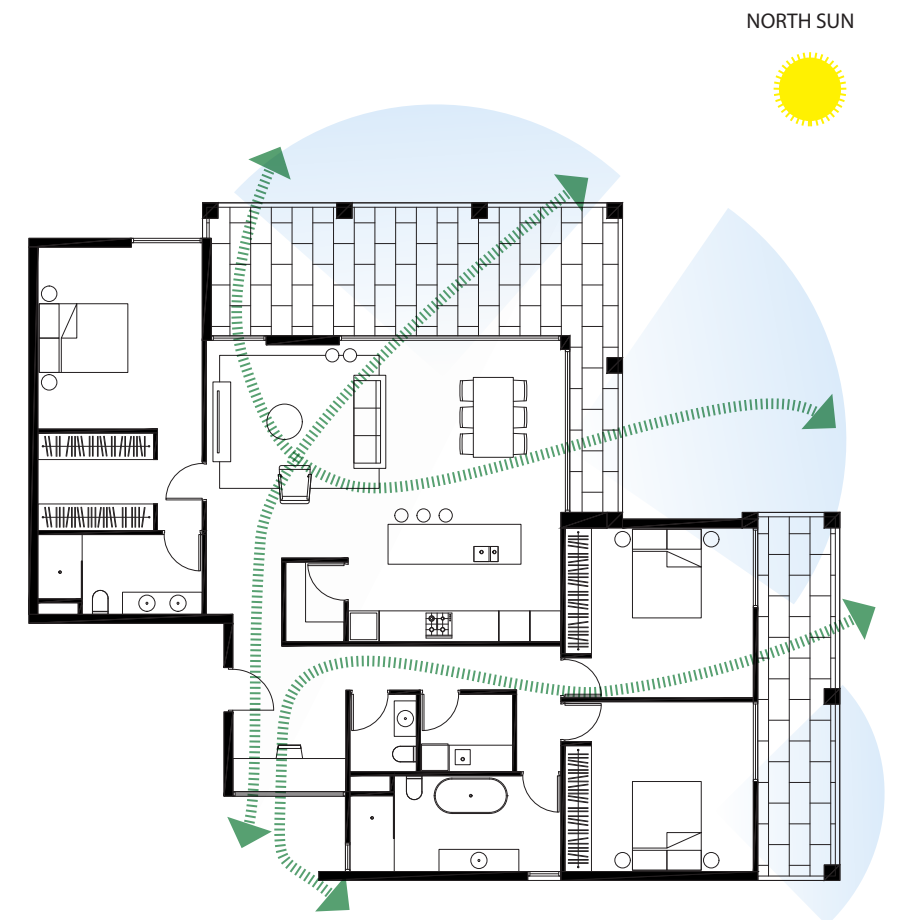
APARTMENT AMENITIES



2 BEDROOM
TYPE A
98m²
Balc. 14m²
x 4 Apartments



2 BEDROOM
TYPE B
106m²
Balc. 47m²
x 2 Apartments

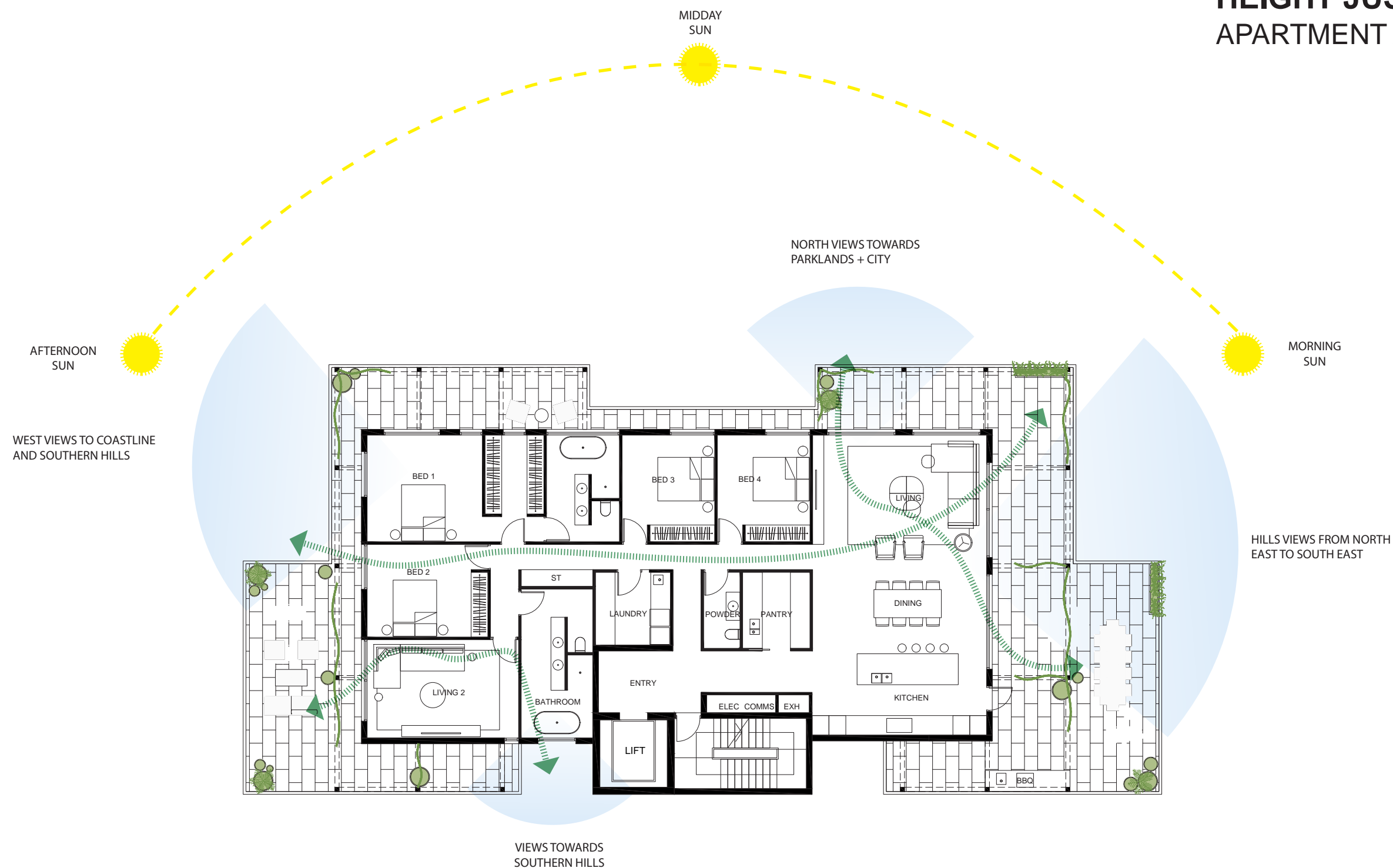


3 BEDROOM
TYPE D
162m²
Balc. 48m²
x 6 Apartments

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

APARTMENT AMENITIES



PENTHOUSE - 4 BEDROOM
 TYPE D
 243m²
 Balc. 171m²
 x 1 Penthouse

UNLEY ROAD APARTMENTS

HEIGHT JUSTIFICATION

PUBLIC REALM CONTRIBUTIONS

LANDSCAPE & CHARACTER



PROPOSED PLANTING



GENERAL PLANTING

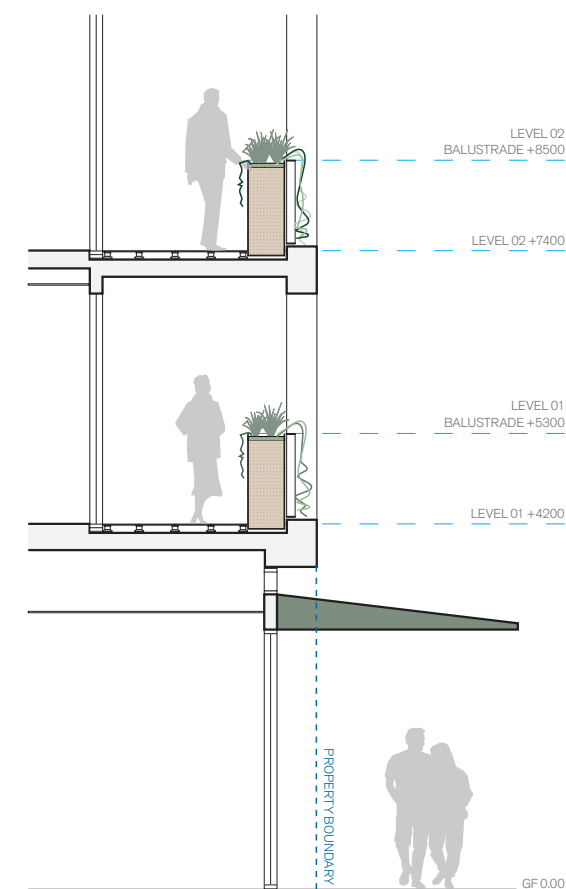
1. The proposed planting mix has been designed to provide appropriate scale, greening and visual amenity for the project.
2. Plants have been selected based on specific sun, soil and water requirements.
3. All new garden beds and trees within private and communal areas to have automatic irrigation.
4. Owners will be responsible for the ongoing maintenance their property. The body corporate will be responsible for the maintenance of all common areas.
5. Automatic irrigation will be provided to all private and communal areas.

BALCONY & ROOFTOP PLANTERS

1. The balcony & rooftop landscape provides benefit to individual owners / tenants and community benefit through the softening and additional 'greening' of the building.
2. Individual balconies are provided with integrated balustrade planters, as well as loose pots.
3. Fixed planters are a minimum height of 1100mm above finished floor, providing sufficient soil depth, meeting code compliance and allowing plants to trail over the edge and soften the facade.
4. All planters will be connected to automatic irrigation.
5. The green roof above the carpark is proposed to be a lightweight proprietary Elmic MEP tray system or similar.
6. This system utilises minimal soil depth and requires frequent & ongoing irrigation.
7. Plant species nominated for rooftop planting have been selected based on the shallow soil depths, local climate and low maintenance requirements.
8. Refer species list for planting.

LANDSKÅP

FACADE SECTION & DETAILS



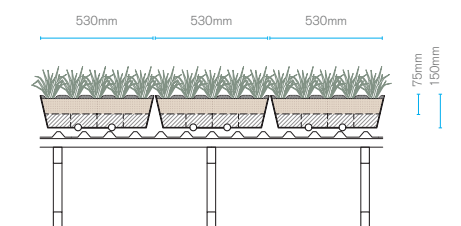
DETAIL SECTION A-A
Integrated balcony planter
GRC or HDG with painted finish
1:20 (A3)

'Premium Rooftop Planters' MT
Compass Sand & Loam or similar & RZ
plus 40% Peats Garden Compost plus
Zeolite (low saturated weight & nutrient
rich).

Drainage cell covered with geotextile
liner to walls and base of planters.
All planters to be provided irrigation.

All planters allowed to drain to structural
slab, waterproofing required.

DETAIL SECTION B-B
Integrated rooftop planter
Elmic MEP Tray system on roof structure
1:20 (A3)



MATERIALS & ELEMENTS



↑ UNIT PAVING ON PEDESTALS
(TERRACES)

↑ INSITU CONCRETE (CARPARK)

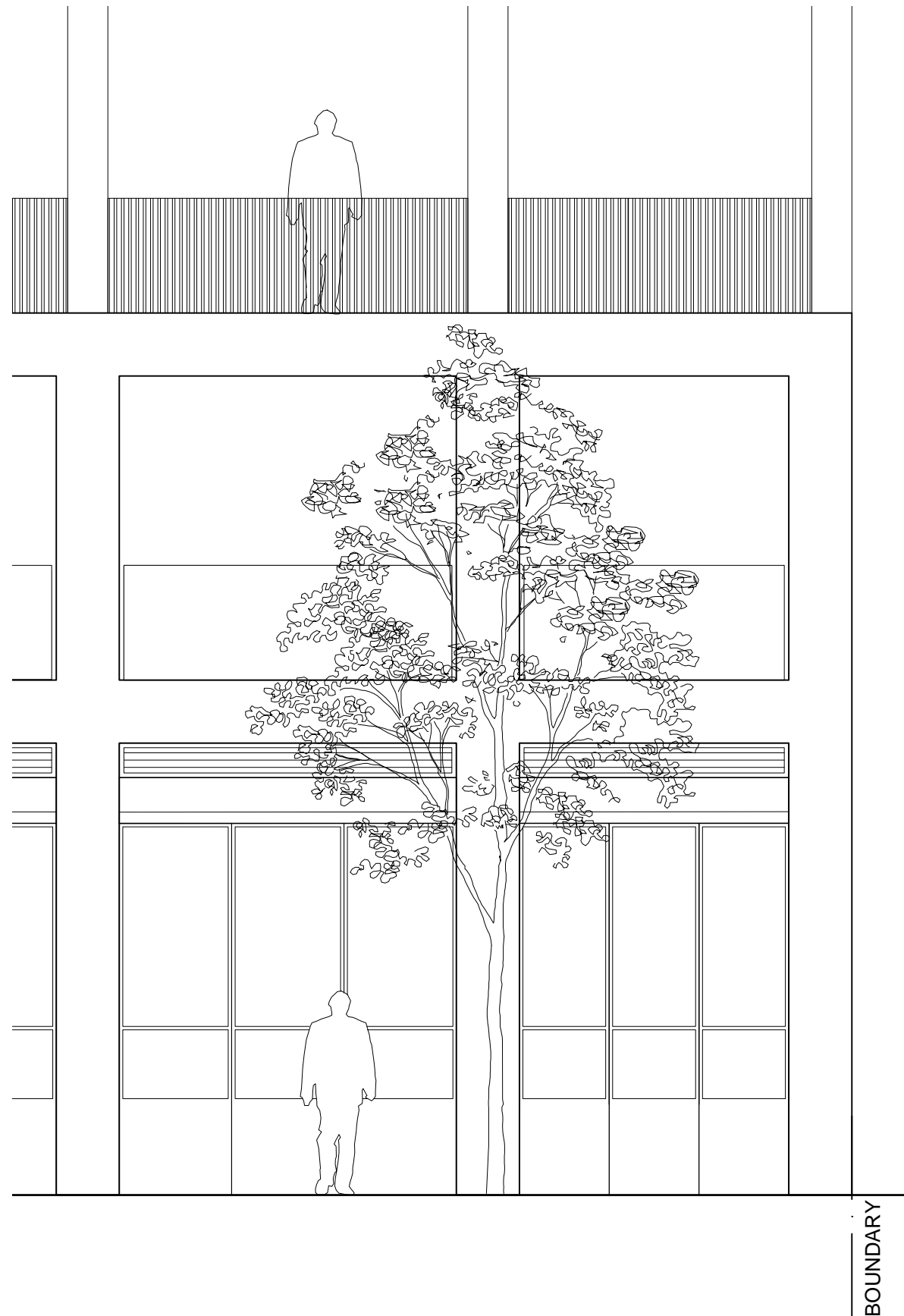
↑ INTEGRATED PLANTERS
GRC OR HDG W/ PAINTED FINISH

↑ LOOSE POTS ON TERRACES

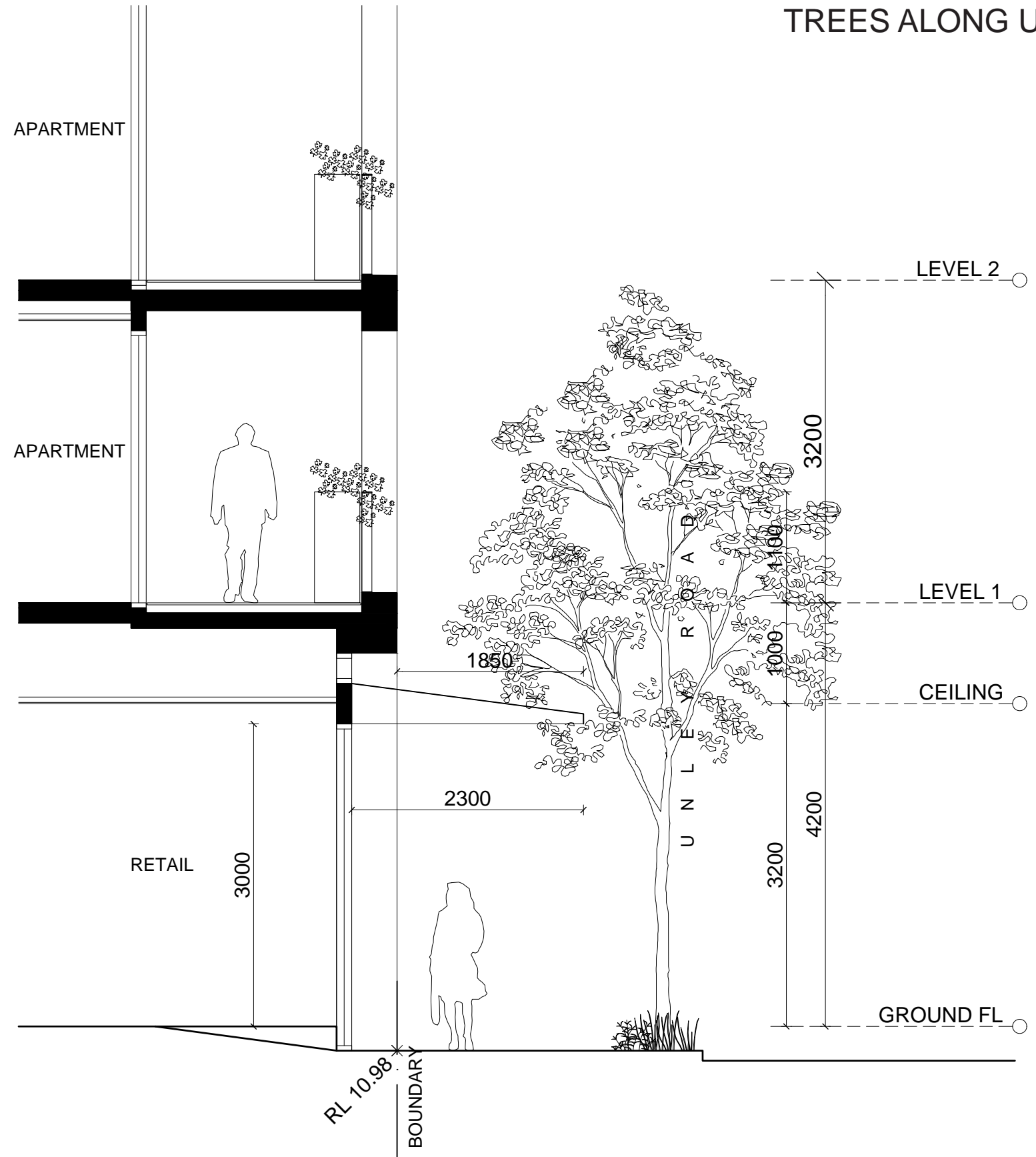
↑ TIMBER PALING FENCE

↑ PROPRIETARY GREEN ROOF SYSTEM

UNLEY ROAD APARTMENTS
RFI RESPONSE
 TREES ALONG UNLEY RD



DETAIL - ELEVATION EAST
 1:50



DETAIL - SECTION
 1:50



UNLEY ROAD APARTMENTS

ötello

ENZO
CARO
SCIO ARCH
ITEC
TURE

LANDSKÅP
Urban Design & Landscape Architecture

 URPS