



MIXED-USE DEVELOPMENT DESIGN REPORT

69 - 71 MELBOURNE STREET
NORTH ADELAIDE 5006
PLANNING APPLICATION

GEMMA | **LEA**
DESIGN STUDIO

23/11/2018
REVISION PA1

69-71 MELBOURNE ST, NORTH ADELAIDE

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PROPOSAL

PROJECT INFORMATION

SUMMARY

We have prepared this report to demonstrate for development assessment how this proposal responds to various design requirements and development objectives. Also outlined is how this proposal brings an incredible level of amenity, activation and equity to the streetscape and area of Melbourne Street, North Adelaide.

DESCRIPTION

This proposal comprises a seven-storey mixed-use building including basement and ground floor car-parking, ground level commercial tenancies and six levels of apartments.

TEAM

- DEVELOPER: Citify & BFC
- PROJECT MANAGER: Citify
- BUILDING DESIGNER: Gemma Lea Design Studio
- BUILDER: Bert Farina Constructions
- TOWN PLANNER: Future Urban Pty Ltd
- TRAFFIC ENGINEER: Cirqa
- WASTE ENGINEER: Colby Industries
- WIND & ACOUSTIC ENGINEER: Vipac Engineers & Scientists
- STORMWATER & CIVIL ENGINEER: PT Design
- BUILDING CERTIFIER: Katnich Dodd

DETAILS

- Street frontages: Melbourne Street
- Site area: 673m²
- Overall total building height: 24.1m (excluding lift overrun)
- Proposed site access (current and proposed): Via Colley Street and Right Of Way

YIELD

- 234m² ground floor retail space
- 27 x residential apartments from first to sixth floors
- 5 x 1 bedroom apartments
- 10 x 2 bedroom apartments
- 10 x 3 bedroom apartments
- 2 x 3 bedroom penthouses
- 34 x basement private car parks for apartment residents
- 5 x ground floor car parks for residents and tenants (including 1 disabled park)

PROPOSAL

DESIGN STATEMENT FROM GEMMA LEA DESIGN STUDIO, CITIFY & BFC

SUMMARY

The building addresses the street to the north with dual shop fronts and a one level (approximately 5 metres high) reclaimed brick podium to match with the scale of the neighbouring buildings within the existing streetscape. Above the podium, the facade is set back, and features significant planting, via each balcony, for climbing star jasmine to grow through chain mesh wire vertically and horizontally. Glass balustrades to balconies keep the facade feeling open, active and generous in size.

To the rear, facing south, the podium is built to the rear boundary in brick again, with automatic secure roller door entry for

residents and tenants. Above this are balconies, balustrades solid in construction for privacy to nearby neighbouring spaces, with large built-in planters to set occupants back from the balcony edge and to allow planting to screen views to long-distance, focused on guiding views to the parklands and CBD.

The side boundaries are simple in nature, to allow for future construction either side of the site. For light into the bedroom windows, there is a large cut-out of each wall, which would give plenty of light even if an adjoining site were to construct to the boundary in the future. To ensure these side walls are not blank or without activation, a feature concrete pattern will be etched into the concrete as per the artistic impressions within the existing streetscape.



PROPOSAL

DESIGN STATEMENT FROM GEMMA LEA DESIGN STUDIO, CITIFY & BFC

SUSTAINABLE, AFFORDABLE, HEALTHY.

The building has been designed to reduce both operational and embodied energy emissions and consumption, as well as saving time, costs and increasing workers' safety during construction. The following strategies and materials have been chosen for their efficiency, simplicity, quality control, safety and cost.

PRECAST CONCRETE FLOORS AND WALLS.

Whilst concrete has environmental impacts arising from acquisition of the raw materials, process and transportation, these are considered outweighed by the environmental, social and economic benefits that concrete delivers. Concrete uses limestone, the most abundant mineral on earth, and has great thermal mass, which can be used to increase energy efficiency of buildings. Concrete is long lasting with very low maintenance requirements. Concrete is a safe material to use, being non-combustible and with excellent fire resisting properties, protecting human life and material assets. Concrete can be reused and recycled and it gives off no harmful fumes or gases, providing good air quality. *

PASSIVE DESIGN.

Each apartment opens out onto a balcony that faces a lane or street. The north-facing balconies are shaded by balconies above and the penthouses have large eaves to shade during summer and allow sunlight through during winter. The horizontal bands of mesh will allow climbing plants to grow across, and hang down and create a dappled and green sanctuary for inhabitants. Nearly all apartments allow cross ventilation from the balconies to the rear of the apartments through bedroom windows, to increase comfort year-round. Not only this, but the building has been designed as simple and honest; the structure of the building directs the external expression without frivolity. Every material, feature or wall serves a specific and thoughtful purpose.

SOLAR ENERGY.

We aim to cover the roof of the building with solar panels. We are currently speaking to power authorities regarding provision of an embedded network, allowing occupants to use and store solar power when available.

DOUBLE GLAZING.

Again, whilst the embodied energy of glazing and aluminium is high, the choice is highly energy efficient, reduces the requirement for heating and cooling, which reduces electricity requirements and so saves on burning fossil fuels and our power bills. Not only this, but we want to be assured that when the doors and windows are closed, the spaces become a peaceful retreat, closing off any noise from surrounding streets.

PREFABRICATION AND PRECAST CONSTRUCTION.

We reduce the cost of our construction by prefabricating as much as possible throughout the building. Bathrooms will be constructed as pods, built and fitted out all under one roof in a warehouse before being craned into place on site. This thereby dramatically reduces construction time, which in turn reduces costs, which we intend to pass onto our buyers for more affordable living. Not only this, but as all the bathrooms are being made in one place, there is significantly less wastage of materials being dumped on landfills. The safety of trades is increased by working in a clean, safe environment away from external elements, and quality can be controlled to the highest level. Precast concrete floor and wall construction reduces time and simplifies the design of the building and internal linings.

ENERGY-CONSCIOUS FINISHES.

Reclaimed brickwork podium, low VOC paint, minimal carpeted areas (which is high in VOC and unavoidable in apartment construction) and instead predominantly Class 1 timber flooring will be used throughout the building as a sustainable and healthy option for future occupants of the apartments. Lighting throughout will be LED and all appliances and plumbing fixtures will be selected with regard to energy efficiency.

TIMBER FRAMING.

Whilst the structure is concrete, our internal non-loadbearing walls within apartments will be timber. Timber framed construction uses 24 times less embodied energy to produce than steel (per tonne), making wood one of the most sustainable products in construction**.

SMART HOMES.

Technology within homes is becoming more popular and cost-efficient. We aim to provide the option for technology packages to control and monitor lighting, heating, cooling, appliances and power points from your mobile phone, wherever you are. This gives occupants better control to reduce power consumption when not in use without the need to be at home or in the same room.

HEALTHY, HAPPY LIVING.

The building will be able to accommodate 32 bicycles in a secure room on the ground floor opposite the lift entry, and 8 visitor bicycle parks. A bus stop is situated outside the front of the building. Melbourne Street is surrounded by parklands, and is only a walk from the Oval, CBD, Zoo, Botanic Gardens and more. Each balcony will be green, with planting opportunities on each and every balcony for herbs or flowers and vines. Planting provides oxygen and serenity.

* CCAA.com.au - Concrete, the responsible choice

** (Wood: Sustainable Building Solutions, 2012, p. 5).

PROPOSAL

DEVELOPMENT SUMMARY

RESIDENTIAL APARTMENTS

	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	PH NTH	PH STH
Bedrooms	3	3	2	2	1	3	3
Bathrooms	2	2	2	1	1	2	2
Area internal (m ²)	138	117	88	78	60	146	152
Area - balconies (m ²)	19	16	20	14	11	107	108
Total (m²)	157	133	108	92	71	253	260
TOTAL FOR EACH TYPE	5	5	5	5	5	1	1

STORAGE CALCULATIONS (m³)

	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	PH NTH	PH STH
Kitchen & Pantry	5.35	6.276	5	4.3	4.5	14.04	12.06
Linen	1.0935	1.215	1.62	0.486	0.972	2.7	1.62
Store/cpd	0.891	2.187	0.50625	0.891	1.782	1.08	0.72
Over bonnet	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Robes	14.58	16.2	9.558	8.424	5.184	22.5	16.92
Total*	25.1145	29.078	19.88425	17.301	15.638	43.52	34.52
% within apartment	87%	89%	84%	82%	80%	93%	91%

CAPABILITY

CITIFY'S PROJECTS

Citify is an SA-based property developer committed to creating a legacy through value and design-driven projects.

Focusing in high-demand areas and producing enduring architecture, Citify strengthens the prosperity of inner metropolitan communities.

They live & breathe their projects, embrace ideas, creativity & collaborate with those they partner with.

THE WILLCOX - 117 PROSPECT RD, PROSPECT - UNDER CONSTRUCTION



BELFORD ON THE PARK - 60 BELFORD AVE, PROSPECT - UNDER CONSTRUCTION



CAPABILITY

BERT FARINA CONSTRUCTION'S PROJECTS

Bert Farina Constructions is a professional building contractor specialising in high-quality domestic, commercial and general construction.

From concept, design and planning for building works, through to completion of a project, their focus is to make it easy for clients and home owners.

With a stellar record for other quality projects in Adelaide, you know you can trust BFC to get the job done.

CANOPY @ 44 - 44 CHURCHILL RD, PROSPECT - CONSTRUCTION COMPLETE 2017



PROSPECT GREEN - 2A RICHMAN AVE, PROSPECT - CONSTRUCTION COMPLETE 2017



THE WINSTON - 188 CHURCHILL RD, PROSPECT - CONSTRUCTION COMPLETE 2017



CAPABILITY

GEMMA LEA DESIGN STUDIO'S PROJECTS

JOHNS ROAD, PROSPECT - PLANNING APPLICATION WITH PROSPECT COUNCIL



HYDE PARK PLACE, UNLEY ROAD - PLANNING APPROVED SEPT 18



CUSTOM HOME - WEST HINDMARSH - CONSTRUCTION COMPLETE 2017



CONTEXT

CONTEXT PLAN

LOCATION

The subject site, 69-71 Melbourne Street, is located east of Jerningham Street and is bordered to the north and south by parklands, and to the east by Park Terrace, an excellent transport ring route around the city. It's desirability comes from its proud sense of community, vicinity to parks and sporting facilities, is walkable to the CBD and to the Adelaide Oval and has all facilities along Melbourne Street within walking distance.

ZONING

The subject site is located in Main Street (Melbourne East) zone. In concept plan Fig MS(ME)/1 of the zone, noting an indicative height of six storeys or 22 metres, with a podium and a setback thereafter.



- Indicative location up to 4 storeys
- Indicative location up to 6 storeys
- Interface with North Adelaide Historic (Conservation) Zone
- Street wall height
- Setback above street wall
- State Heritage Place
- Local Heritage Place
- Significant Trees
- Zone Boundary

Note: Catalyst Site policies apply

CONTEXT

SURROUNDING SITES

MAIN STREET (MELBOURNE EAST) ZONE

Melbourne Street includes buildings of single, double, triple and four storey buildings, with styles ranging from the colonial era to late 1990s. This provides a varied and interesting streetscape. Most of the buildings in this area have awnings over the footpath for positive public realm and human scale. Uses range from hotels and apartments to offices, cafes, public houses and retail. There is a bus stop directly in front of the site and on street parallel car parking. About 100 metres from the site is a council owned public car park for visitors and tenants of surrounding sites.

NORTH ADELAIDE HISTORIC (CONSERVATION) ZONE

The prevailing style in this zone is single and double storey residential as per drawing PL.02 of the planning set. Again the styles range from late 1800s to late 1990s and early 2000s, with some of the more modern dwellings being two storey terraced townhouses with hip and gable roofs and red brick or white rendered facades, and sometimes mimicking Victorian bluestone townhouses and villas.



CONTEXT

VIEWS OF THE SITE

1. VIEW OF THE SITE FRONTAGE ON MELBOURNE STREET



4. VIEW OF THE REAR OF THE SITE VIA RIGHT OF WAY



CONTEXT

VIEWS FROM THE SITE

1. VIEW FROM THE SITE LOOKING NORTH EAST ALONG MELBOURNE ST



2. VIEW FROM THE SITE LOOKING NORTH ALONG MELBOURNE ST



3. VIEW FROM THE SITE LOOKING WEST ON MELBOURNE ST



4. VIEW FROM SITE LOOKING SOUTH ALONG COLLEY ST



CONTEXT

MATERIALS & THEMES



DESIGN RESPONSE

PROPOSAL OBJECTIVES & SITE OPPORTUNITIES

KEY CONSIDERATIONS

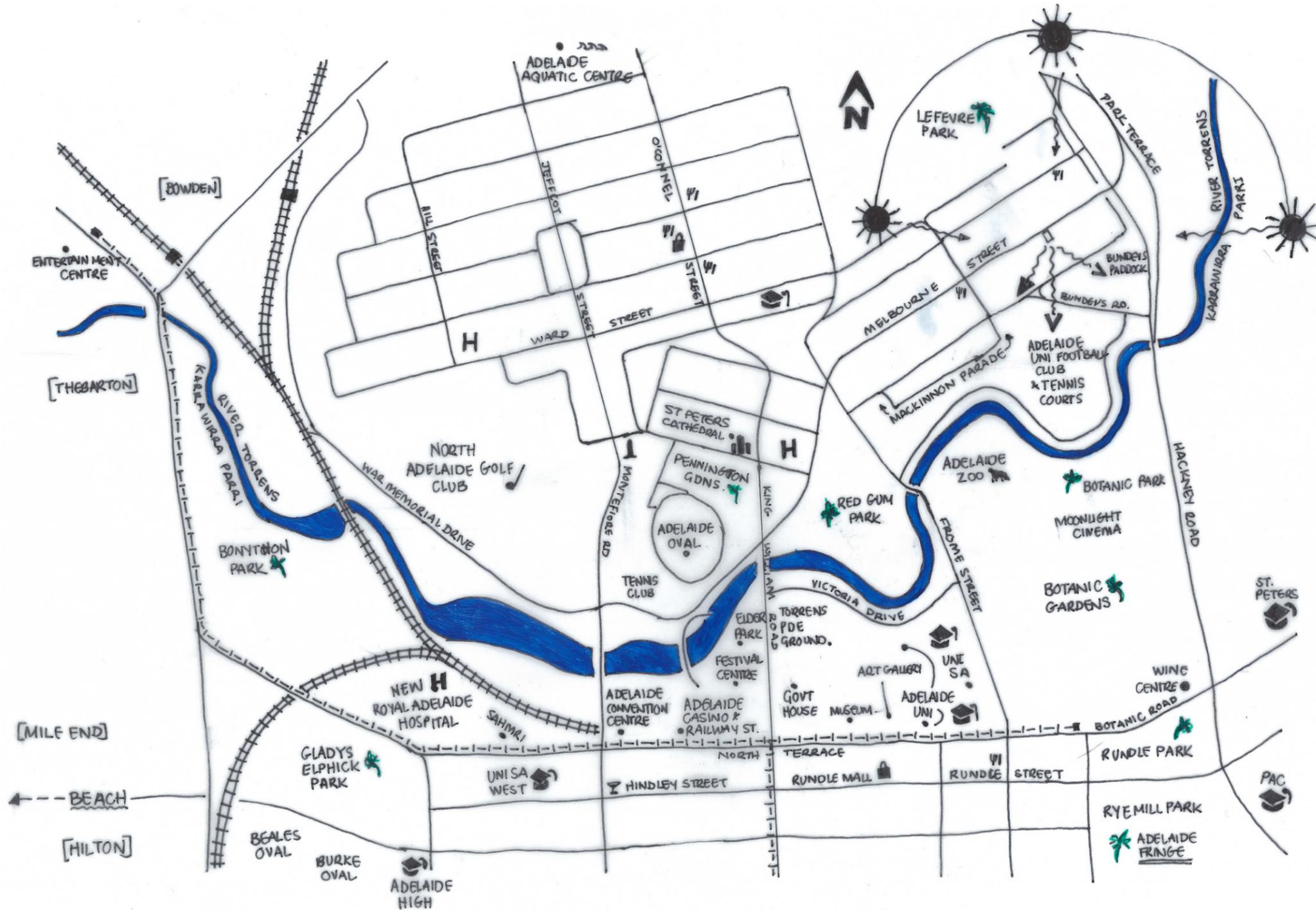
1. Carefully consider shadows to south in winter solstice.
2. Respond to existing character and themes of the surrounding area whilst creating something contemporary and timeless.
3. Produce an acceptable outcome for car parking, as there is currently no parking facilities on site for current gym use.

OPPORTUNITIES

1. Excellent location of the site providing an opportunity to add more activation with new residents on Melbourne Street that will have unrivalled amenity when it comes to public transport, gardens and parks, restaurants, pubs, Adelaide Oval within walking distance, bus stop right out the front, excellent bicycle links, close to CBD for work.
2. High amenity of site due to proximity to all shopping, entertainment, education and transport means this site will be desirable, solidifying the success of the application to be constructed and occupied.
3. Draw upon the historical context of the area and give the development a modern twist.

CONSTRAINTS

1. Maintain privacy to North Adelaide Historic (Conservation) Zone but allow long range views of the parklands & CBD
2. Car parking allocation will be significantly increased based on current allocation, but will still be constrained by site area, width and access.



DESIGN RESPONSE

STREETSCAPE ANALYSIS

DEVELOPMENT POTENTIAL

DEVELOPMENT POTENTIAL



DEVELOPMENT POTENTIAL

DEVELOPMENT POTENTIAL

STREET WALL/ PODIUM 2 STOREY

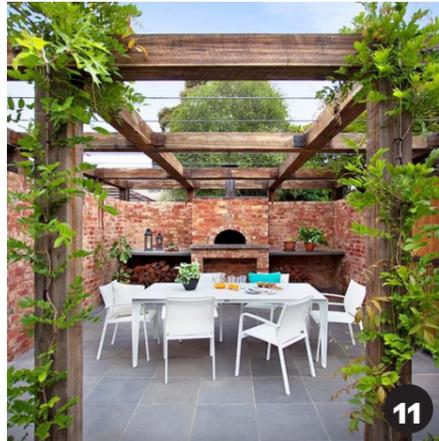
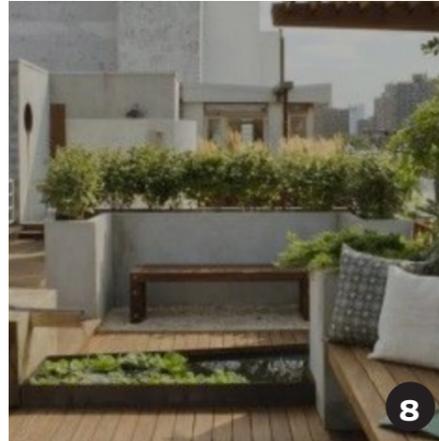
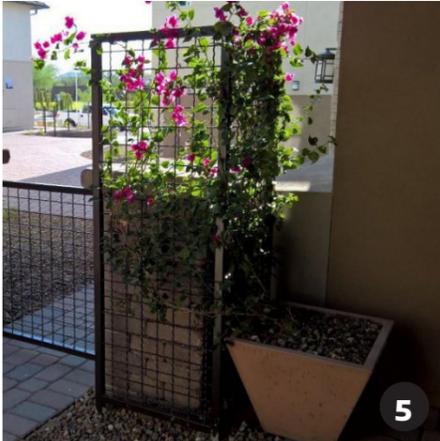
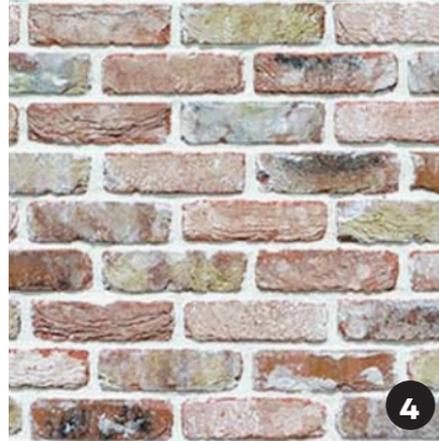
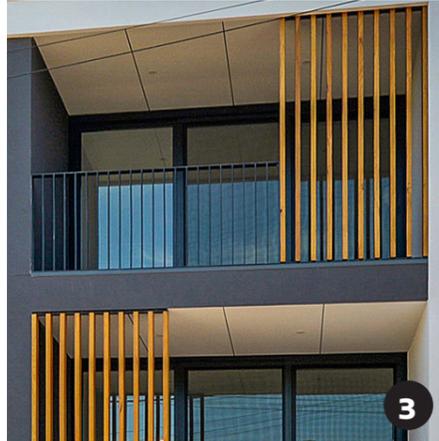
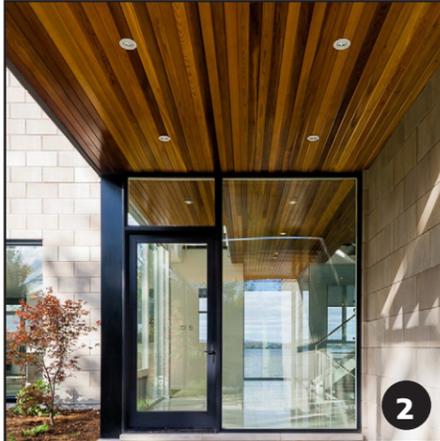


CURRENT STREET WALL HEIGHT ADJOINING
SUBJECT SITE IS 4.5-5m

DESIGN RESPONSE

EXTERNAL MATERIALS

- 1. Natural precast concrete with pre-finished organic pattern - east and west
- 2. Timber soffits to balconies
- 3. Black framed double glazing - all doors and windows
- 4. Reclaimed brickwork to podium - north and south
- 5. Steel framed wire mesh trellis - floor to ceiling of each apartment
- 6. Black window hoods to light void windows for shading and privacy
- 7. Black framed glass balustrading (north facing apartments)
- 8. In-built concrete planters to south facing balconies to prevent overlooking
- 9. Clay pavers to entry and walkway (colour TBA)
- 10 and 11. Street awning options to ground floor



DESIGN RESPONSE

ENVIRONMENTAL DESIGN SOLUTIONS

NATURAL LIGHT

CROSS VENTILATION

