

W—B

WOODS BAGOT

Sheet No.	Sheet Name	Revision	Revision Date
0000	Cover Sheet	E	08/07/2026
0001	Area Schedule	F	08/07/2026
1001	Location Plan	C	06/11/2025
1002	Site Plan	E	08/07/2026
1101	Existing Site Survey	C	06/11/2025
2001	Demolition Plan	D	12/03/2026
2202	Basement Floors	G	08/07/2026
2203	Ground Floor	G	08/07/2026
2204	Level 01	E	06/11/2025
2205	Level 02	F	08/07/2026
2206	Level 03	F	08/07/2026
2207	Level 04	F	08/07/2026
2208	Level 05	F	08/07/2026
2209	Level 06	G	08/07/2026
2210	Level 07	F	08/07/2026
2211	Roof Plan	F	08/07/2026
3201	Elevations	E	08/07/2026
3202	Elevations	F	08/07/2026
3203	Sections A and B	F	08/07/2026
8800	Shadow Diagrams	D	08/07/2026
8801	Shadow Diagrams	D	08/07/2026
8901	Materials Schedule	A	06/11/2025

Project

259-269 Unley Road

Address

259 Unley Road,
Malvern, SA, 5061

Client

Hygge Property

Project number

140697

259-269 Unley Road | Preliminary Area Summary

Overall Area Schedule (By Level) - DA

Level	Name	Count	Area
BASEMENT 02	CAR PARK	1	2693 m²
BASEMENT 02	CORE	2	136 m²
BASEMENT 02	PLANT	2	52 m²
BASEMENT 02	RESIDENTIAL STORAGE	4	96 m²
			2976 m²
BASEMENT 01	CAR PARK	1	2689 m²
BASEMENT 01	CORE	2	136 m²
BASEMENT 01	RESIDENTIAL STORAGE	4	151 m²
			2976 m²
GROUND FLOOR	AMENITIES	1	19 m²
GROUND FLOOR	AMENITIES & EOT	1	91 m²
GROUND FLOOR	BOH + LOADING	1	107 m²
GROUND FLOOR	CARPARK	1	783 m²
GROUND FLOOR	CARPARK RAMP	1	118 m²
GROUND FLOOR	COMMERCIAL	1	584 m²
GROUND FLOOR	CORE	4	138 m²
GROUND FLOOR	FIRE BOOSTER	1	6 m²
GROUND FLOOR	FIRE PUMP ROOM & BREAK TANK	1	109 m²
GROUND FLOOR	GARDEN	6	200 m²
GROUND FLOOR	LOBBY	2	131 m²
GROUND FLOOR	OUTDOOR LANE	2	321 m²
GROUND FLOOR	PLANT	1	10 m²
GROUND FLOOR	PLANTER	1	1 m²
GROUND FLOOR	RETAIL	5	553 m²
GROUND FLOOR	WASTE	2	84 m²
			3256 m²
LEVEL 01	1 BED	1	57 m²
LEVEL 01	2 BED	3	360 m²
LEVEL 01	3 BED	2	266 m²
LEVEL 01	3 BED (LARGE)	2	319 m²
LEVEL 01	AMENITIES	1	56 m²
LEVEL 01	CIRC.	2	99 m²
LEVEL 01	COMMERCIAL	1	771 m²
LEVEL 01	CORE	3	67 m²
LEVEL 01	PLANT	3	60 m²
LEVEL 01	PLANTER	10	243 m²
LEVEL 01	RESIDENTIAL AMENITY	1	149 m²
LEVEL 01	TERRACE	15	306 m²
			2752 m²
LEVEL 02	1 BED	3	225 m²
LEVEL 02	2 BED	5	577 m²
LEVEL 02	3 BED (LARGE)	6	987 m²
LEVEL 02	CIRC.	2	112 m²
LEVEL 02	CORE	4	100 m²
LEVEL 02	PLANT	2	30 m²
LEVEL 02	PLANTER	20	101 m²
LEVEL 02	TERRACE	19	244 m²
			2375 m²
LEVEL 03	1 BED	2	143 m²
LEVEL 03	2 BED	4	432 m²
LEVEL 03	3 BED	2	264 m²
LEVEL 03	3 BED (LARGE)	3	440 m²
LEVEL 03	CIRC.	1	132 m²
LEVEL 03	CORE	4	83 m²
LEVEL 03	PLANT	4	44 m²
LEVEL 03	PLANTER	10	58 m²
LEVEL 03	RESIDENTIAL AMENITY	1	150 m²
LEVEL 03	TERRACE	11	192 m²
LEVEL 03	TERRACE (COMMUNAL)	1	320 m²
			2258 m²
LEVEL 04	1 BED	2	130 m²
LEVEL 04	2 BED	4	433 m²
LEVEL 04	3 BED	1	145 m²
LEVEL 04	3 BED (LARGE)	5	752 m²
LEVEL 04	CIRC.	2	82 m²
LEVEL 04	CORE	4	100 m²
LEVEL 04	PLANT	2	28 m²
LEVEL 04	PLANTER	13	26 m²
LEVEL 04	TERRACE	13	160 m²
			1856 m²

Overall Area Schedule (By Level) - DA

Level	Name	Count	Area
LEVEL 05	1 BED	2	130 m²
LEVEL 05	2 BED	4	432 m²
LEVEL 05	3 BED	1	143 m²
LEVEL 05	3 BED (LARGE)	5	752 m²
LEVEL 05	CIRC.	2	82 m²
LEVEL 05	CORE	4	100 m²
LEVEL 05	PLANT	2	29 m²
LEVEL 05	PLANTER	13	28 m²
LEVEL 05	TERRACE	13	159 m²
			1854 m²
LEVEL 06	1 BED	2	129 m²
LEVEL 06	2 BED	2	233 m²
LEVEL 06	3 BED	2	303 m²
LEVEL 06	CIRC.	2	68 m²
LEVEL 06	CORE	4	100 m²
LEVEL 06	PLANT	2	28 m²
LEVEL 06	PLANTER	5	15 m²
LEVEL 06	SUB-PENTHOUSE (4 BED)	2	499 m²
LEVEL 06	TERRACE	11	467 m²
			1841 m²
LEVEL 07	3 BED (LARGE)	2	332 m²
LEVEL 07	CIRC.	2	56 m²
LEVEL 07	CORE	4	100 m²
LEVEL 07	PENTHOUSE (4 BED)	3	653 m²
LEVEL 07	PLANT	2	34 m²
LEVEL 07	TERRACE	6	210 m²
			1385 m²
ROOF	PLANT	2	60 m²
ROOF	PLANT DECK	1	635 m²
			695 m²
Grand total			24225 m²

Overall By Type - DA

1 BED	814 m²
2 BED	2467 m²
3 BED	1120 m²
3 BED (LARGE)	3582 m²
AMENITIES	75 m²
AMENITIES & EOT	91 m²
BOH + LOADING	107 m²
CAR PARK	5382 m²
CARPARK	783 m²
CARPARK RAMP	118 m²
CIRC.	630 m²
COMMERCIAL	1355 m²
CORE	1062 m²
FIRE BOOSTER	6 m²
FIRE PUMP ROOM	0 m²
FIRE PUMP ROOM & BREAK TANK	109 m²
GARDEN	200 m²
LOBBY	131 m²
OUTDOOR LANE	321 m²
PENTHOUSE (4 BED)	653 m²
PLANT	375 m²
PLANT DECK	635 m²
PLANTER	471 m²
RESIDENTIAL AMENITY	299 m²
RESIDENTIAL STORAGE	246 m²
RETAIL	553 m²
SUB-PENTHOUSE (4 BED)	499 m²
TERRACE	1738 m²
TERRACE (COMMUNAL)	320 m²
WASTE	84 m²
Grand total	24225 m²

NSA - Apartment (Internal) - DA

Name	Count	Area
1 BED	12	814 m²
2 BED	22	2467 m²
3 BED	8	1120 m²
3 BED (LARGE)	23	3582 m²
PENTHOUSE (4 BED)	3	653 m²
SUB-PENTHOUSE (4 BED)	2	499 m²
70	70	9134 m²

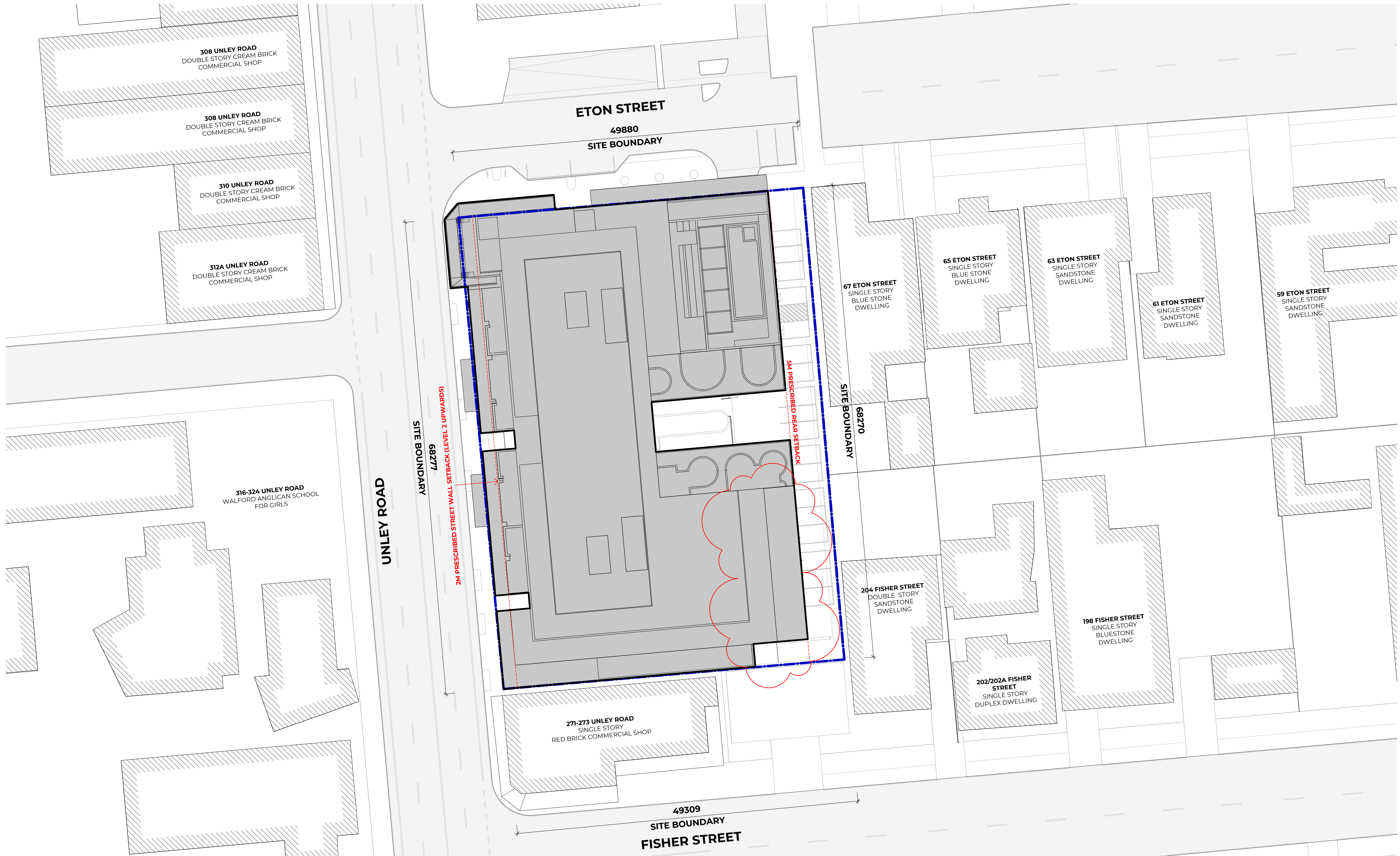
NSA - Apartment (External) - DA

Name	Count	Area
TERRACE	88	1738 m²
	88	1738 m²

Parking Schedule (Achieved) - DA

Level	Count	Comments
BASEMENT 02	78	Residential
BASEMENT 01	71	Other
GROUND FLOOR	18	Other
	167	





LEGEND	
LINETYPE	DESCRIPTION
	BOUNDARY LINE
	ADJACENT BOUNDARY
	EDGE OF BITUMEN
	WATER TABLE
	BACK OF KERB
	BUILDING RIDGE
	BUILDING EAVE
	BUILDING GUTTER
	HEDGE LINE
	OVERHEAD VERANDAH
	EDGE OF PAVED PATH
SYMBOL	DESCRIPTION
	NATURAL SURFACE ELEVATION
	PSM
	TBM
	MASONRY NAIL (MN)
	GAS PIT (GAS)
	WATER METER (WM)
	SEWER IP (SIP)
	FINISHED FLOOR LEVEL (FFL)
	TELECOM PIT (TP)
	JUNCTION PIT (JP)
	RUBISH BIN
	ETSA PIT (EP)
	LAMP POST (LP)
	BOLLARD
	SEWER MANHOLE
	IRRIGATION PIT
	HYDRANT
	GRADED PIT (GP)
	ELECTRICAL SWITCH BOARD (ESB)
	SEP
	STOBIE



HENNIG & CO PTY LTD
LICENSED SURVEYORS
Sub Division Experts!
275 Marion Road, North Plympton S.A. 5037
Ph: (08)82970883 Fax: (08)82971170
Email: hennig @ hennig.com.au

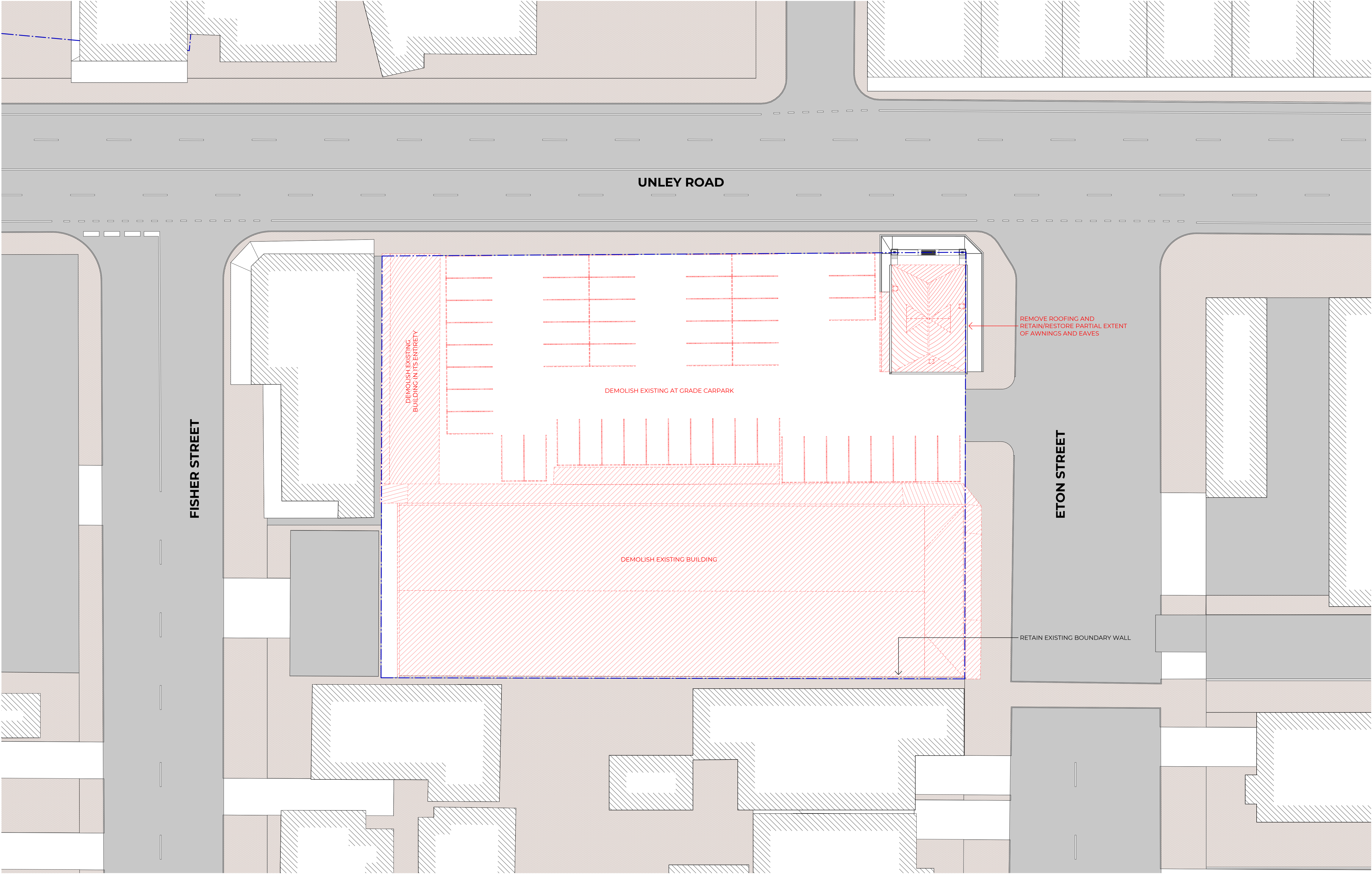


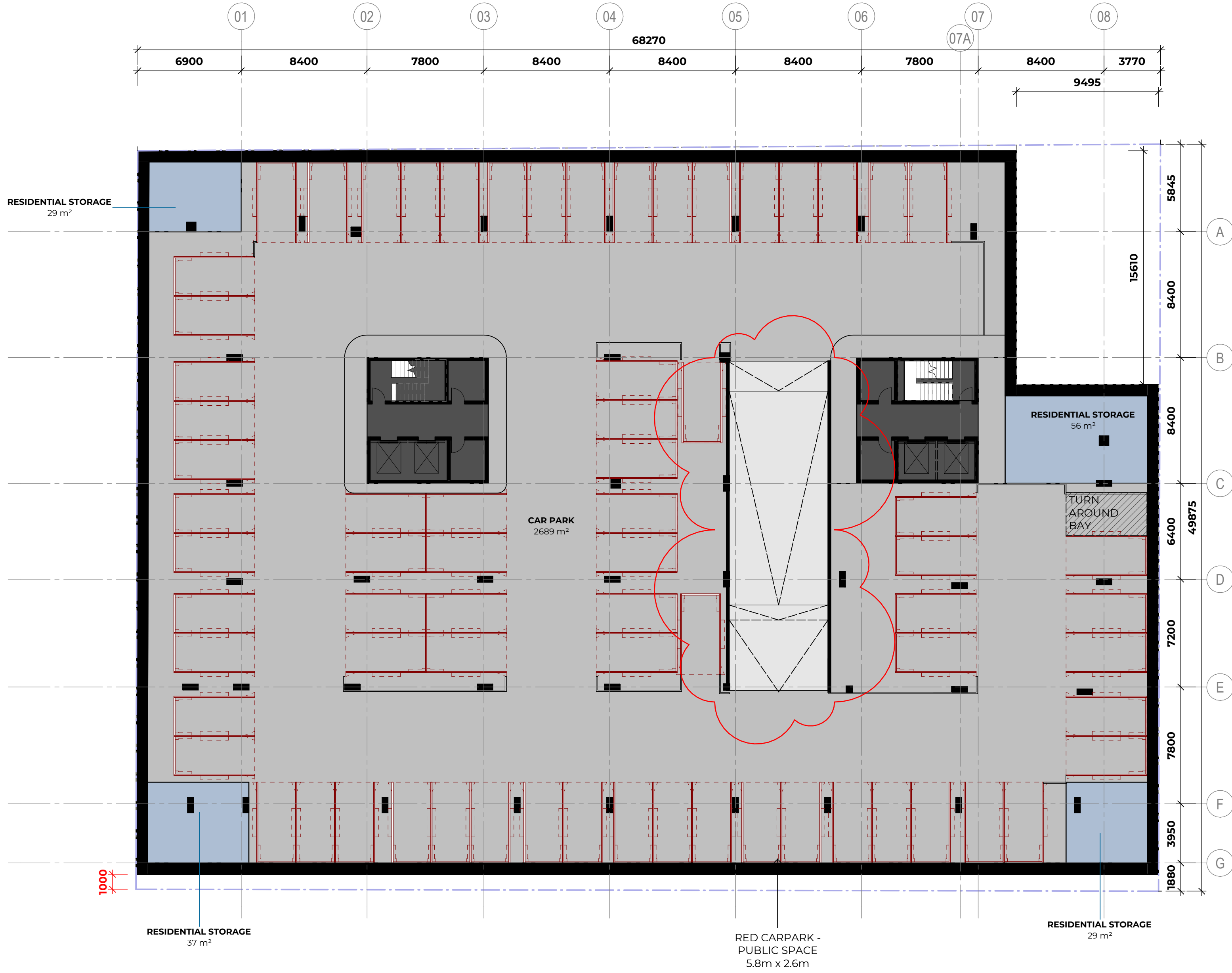
Parcel Information
259 - 269 UNLEY ROAD
ALLOTMENT 3 - 4 IN F102954
ALLOTMENT 272 - 273 & 179 IN D1153
AREA OF MALVERN
HUNDRED OF ADELAIDE
CT 5151/175-176; 6126/704; 6145 / 798

Survey Information
BEARING DATUM: MGA
ELEVATION DATUM: AHD
ORIGIN OF LEVELS:
PSM 6628/26547
RL=51.528m
CONTOUR INTERVAL: 0.25m

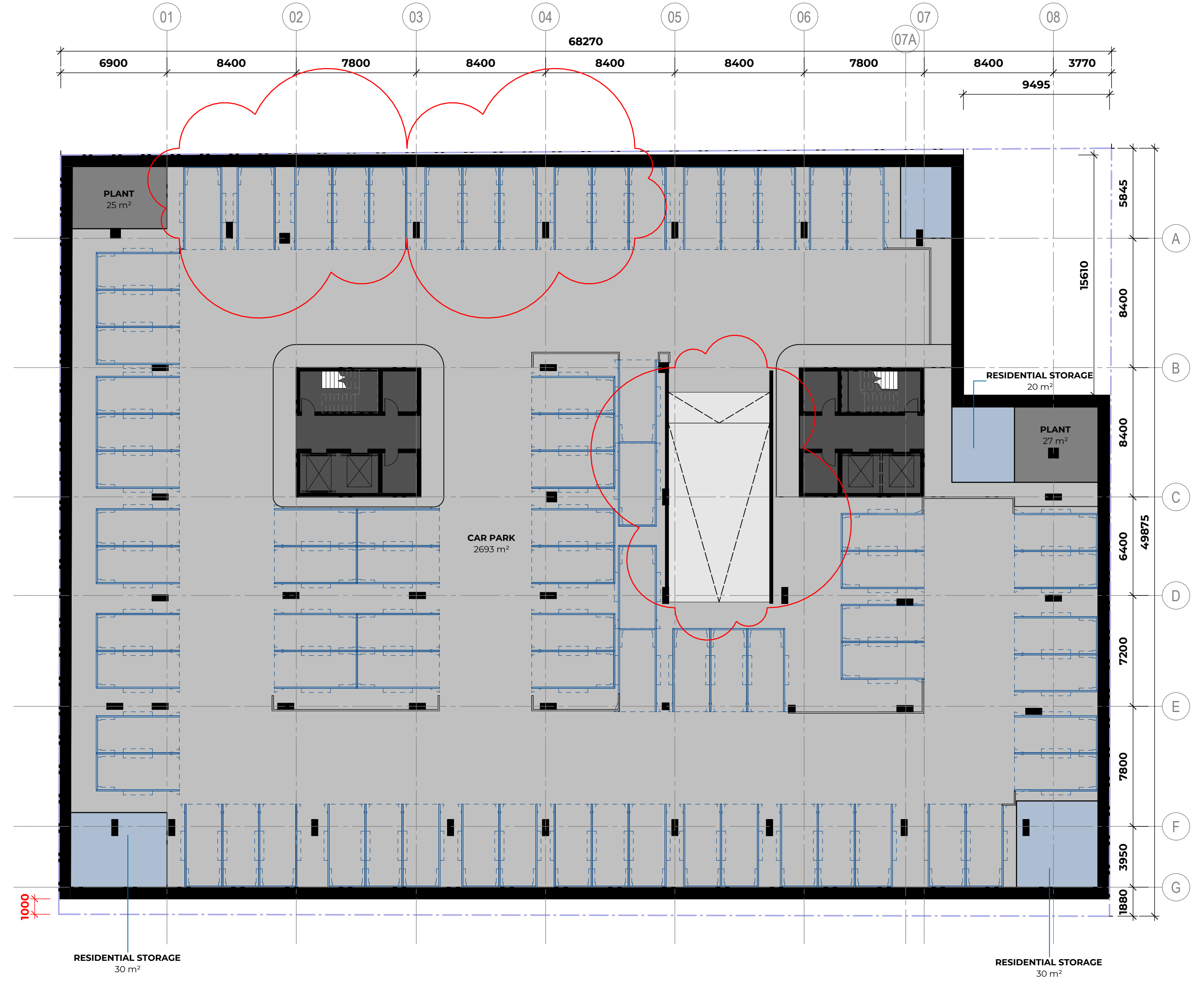
Job Number
19677
Date of Plan
28-03-2025
Surveyor
MK

Survey Type
IDENTIFICATION
DETAIL
CONTOUR
DAP
Draftsperson
JMV
Revision
Rev B

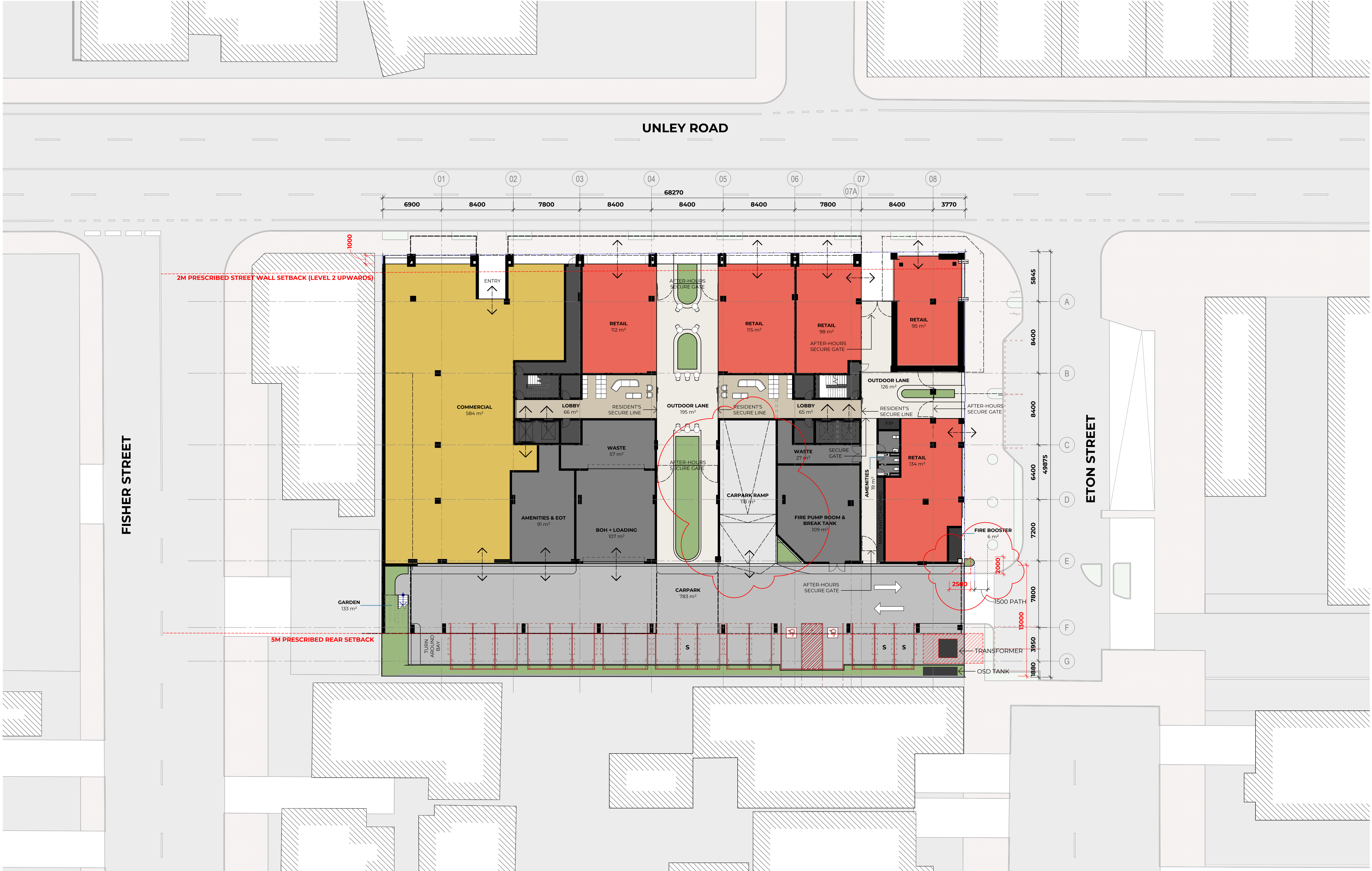




1. BASEMENT 01



2. BASEMENT 02



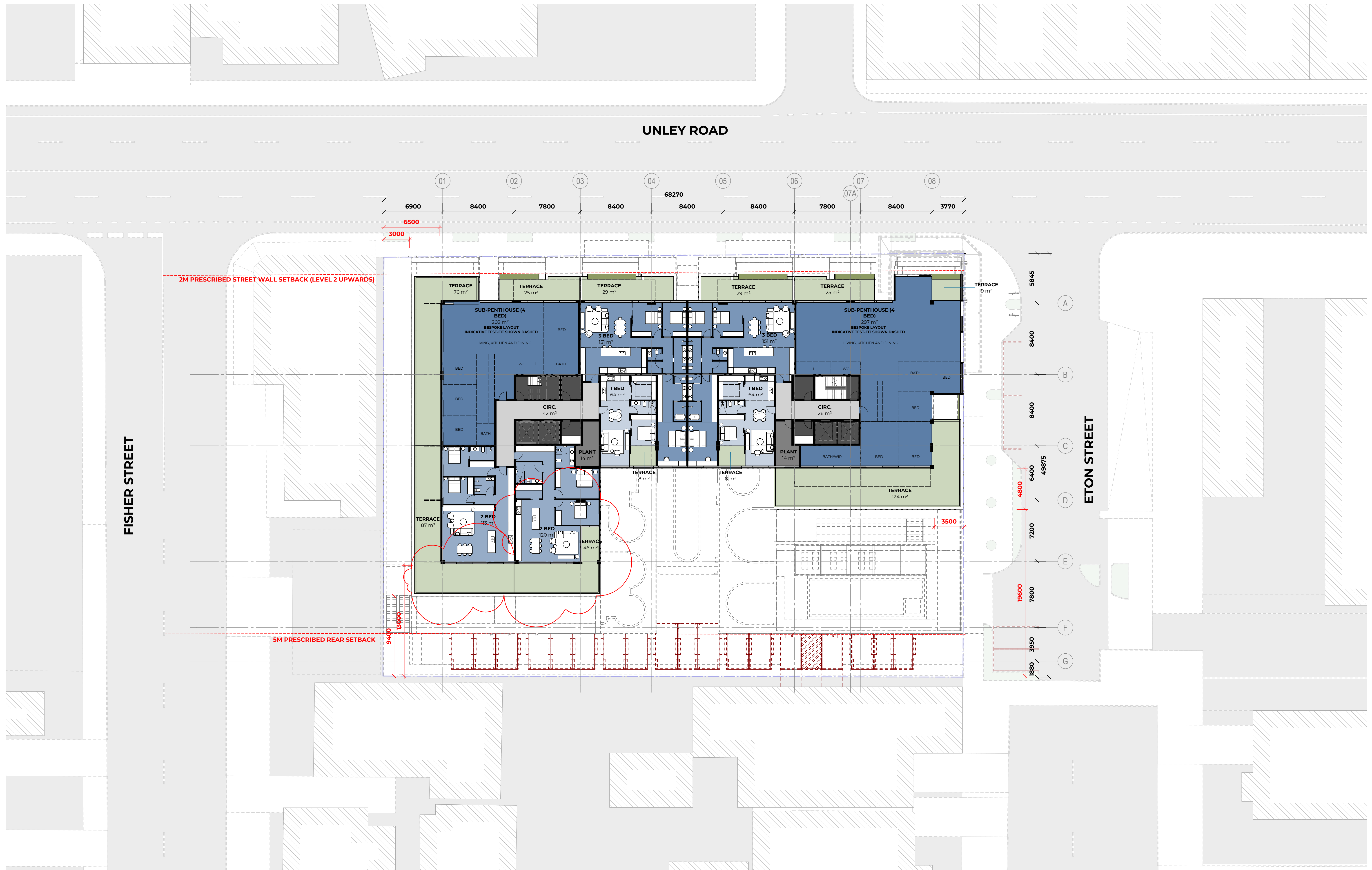


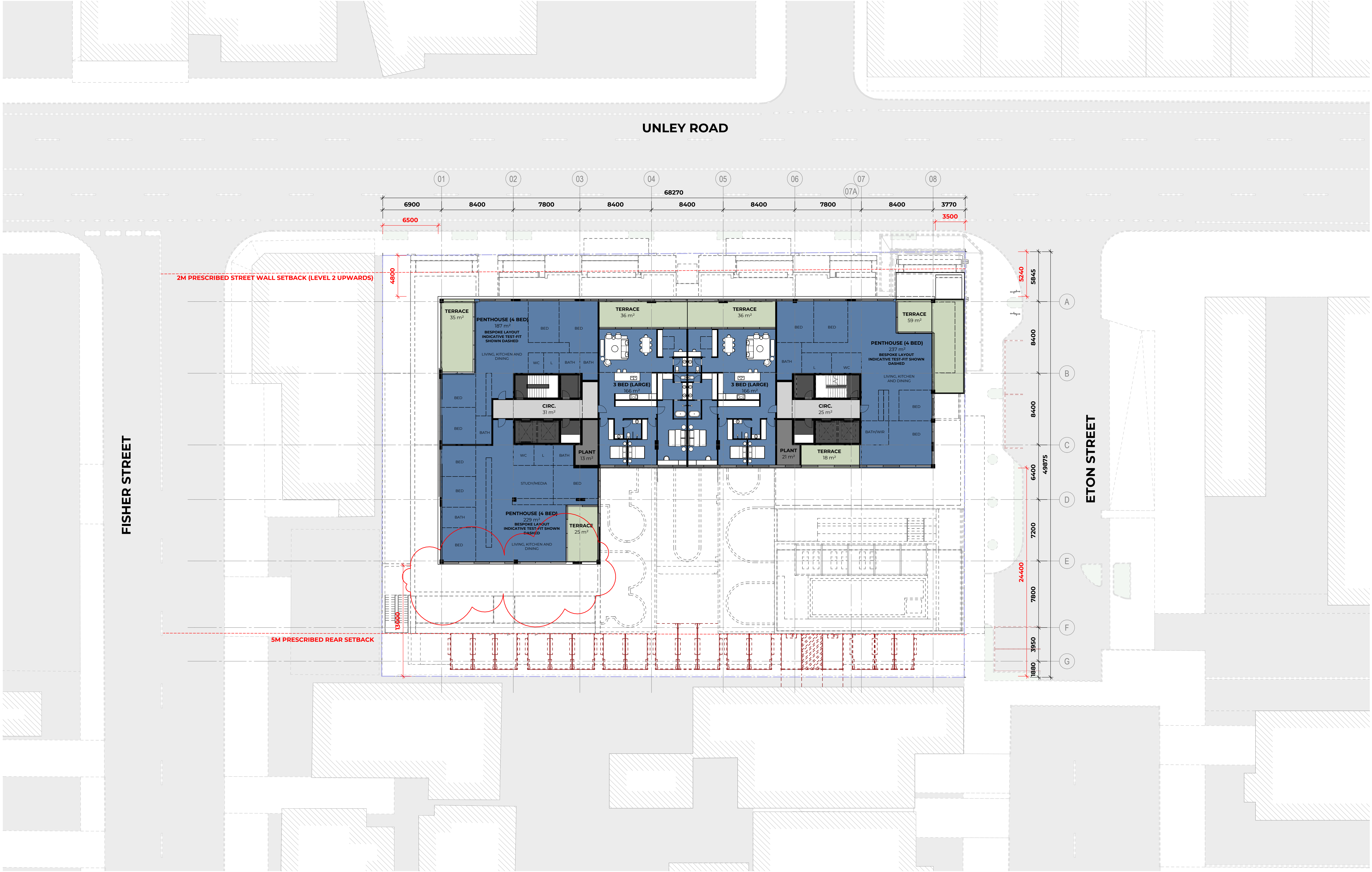


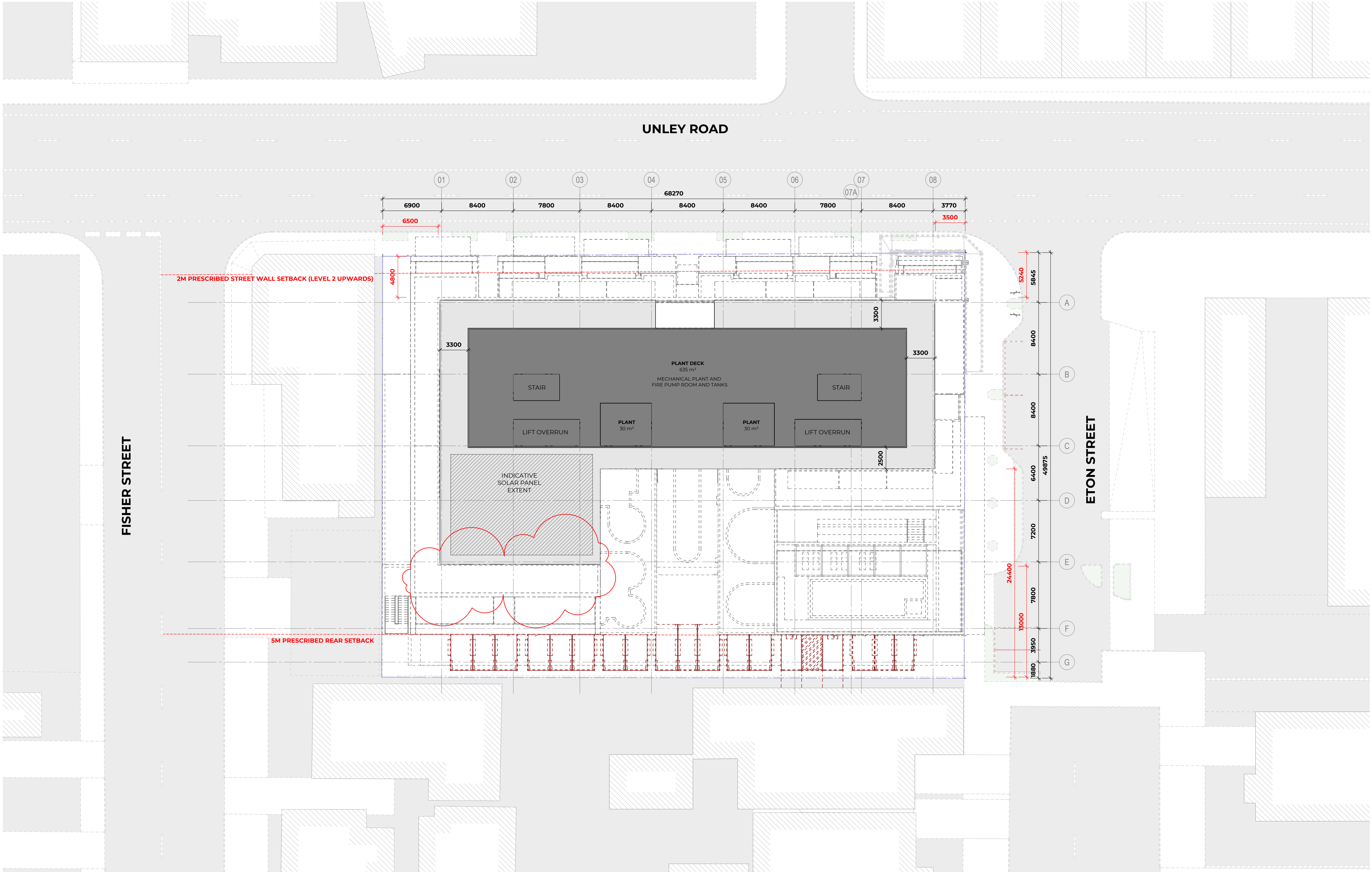


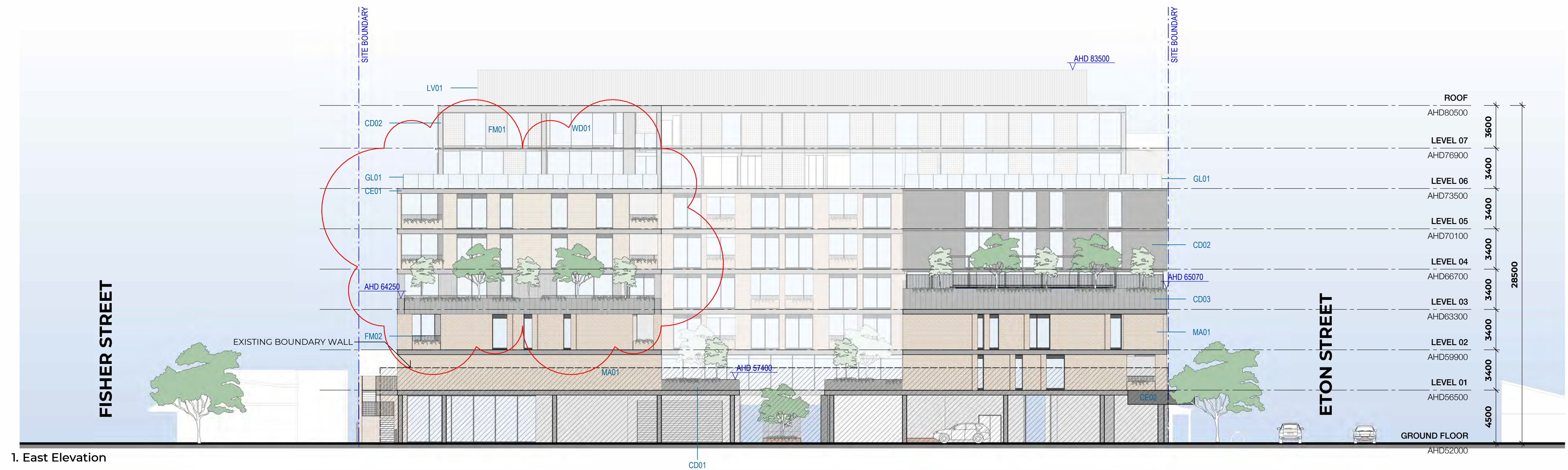
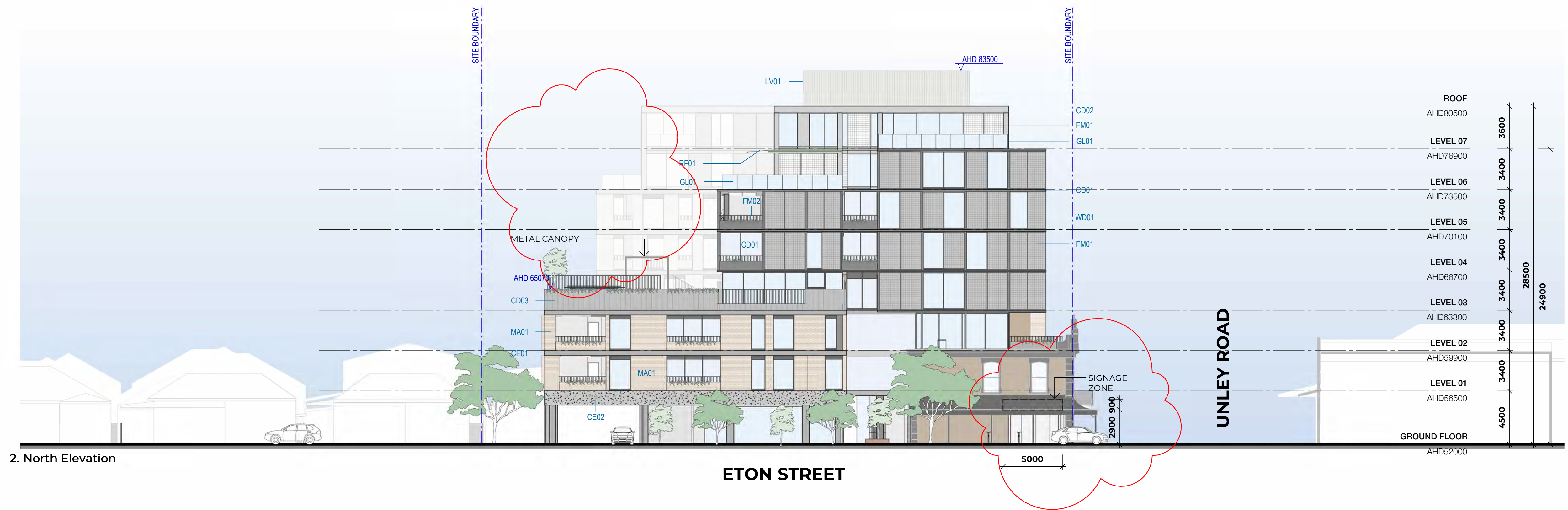








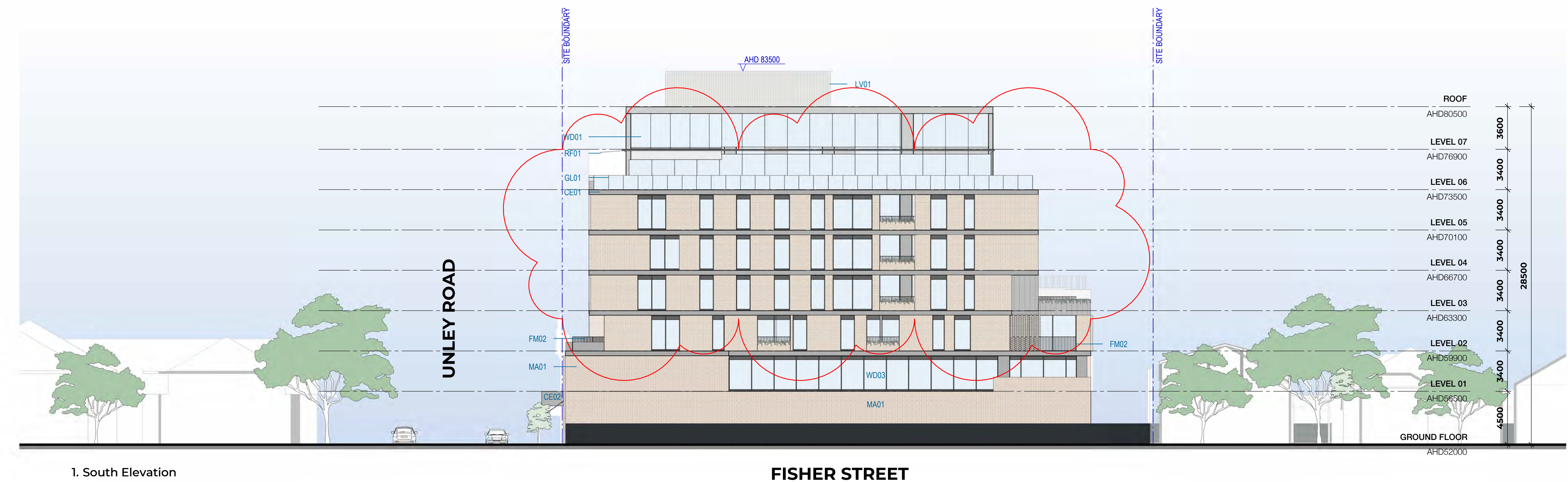
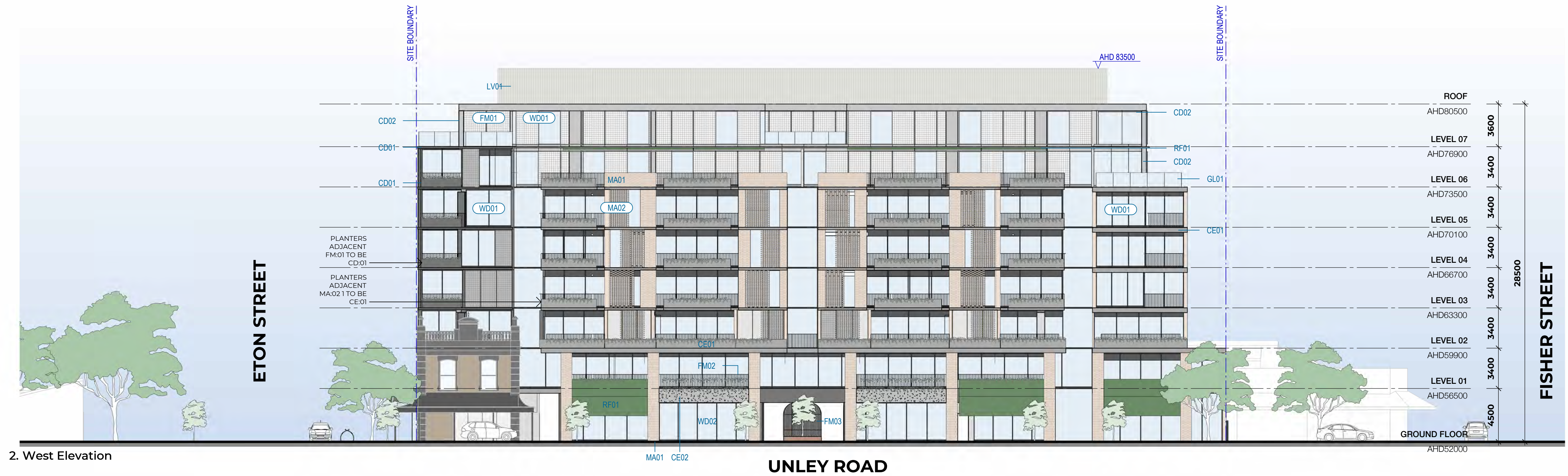




FACADE MATERIAL SCHEDULE

- CE01** OFF-FORM CONCRETE
CE02 CONCRETE WITH PEBBLECRETE TEXTURE
- CD01** METAL CLADDING - DARK
CD02 METAL CLADDING - LIGHT
CD03 METAL CLADDING - VERTICAL (LIGHT)
- FM01** SCREEN (OPERABLE IN AREAS)
COLOUR TO MATCH CD01/CD02 ADJACENT
FM02 FABRICATED METAL BALUSTRADE
- GL01** GLASS BALUSTRADE

- LV01** LOUVERED PLANT SCREEN - VERTICAL METAL FINISH
- MA01** MASONRY - LIGHT BRICK
MA02 MASONRY - LIGHT BRICK HIT AND MISS SCREEN
- RF01** AWNING SHADES - GREEN (COLOUR TBC)
- WD01** GLAZING (RESIDENTIAL) - WITH INTEGRATED OPERABLE AWNING WINDOWS AND DOORS
WD02 GLAZING (RETAIL) - WITH INTEGRATED OPERABLE DOORS
WD03 GLAZING (COMMERCIAL)



FACADE MATERIAL SCHEDULE

CE01 OFF-FORM CONCRETE
CE02 CONCRETE WITH PEBBLECRETE TEXTURE

CD01 METAL CLADDING - DARK
CD02 METAL CLADDING - LIGHT
CD03 METAL CLADDING - VERTICAL (LIGHT)

FM01 SCREEN (OPERABLE IN AREAS)
 COLOUR TO MATCH CD01/CD02 ADJACENT
FM02 FABRICATED METAL BALUSTRADE

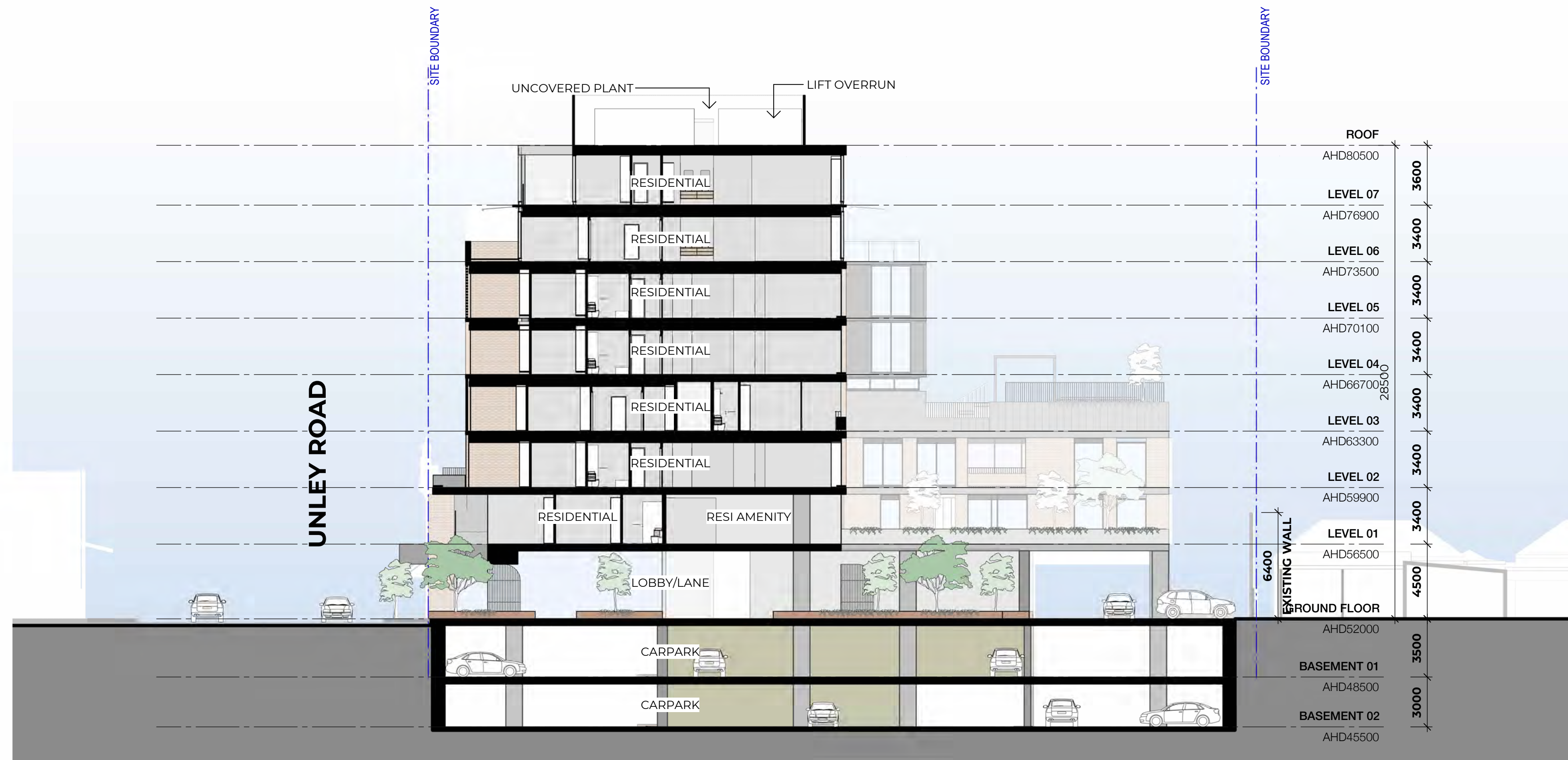
GL01 GLASS BALUSTRADE

LV01 LOUVERED PLANT SCREEN - VERTICAL METAL FINISH

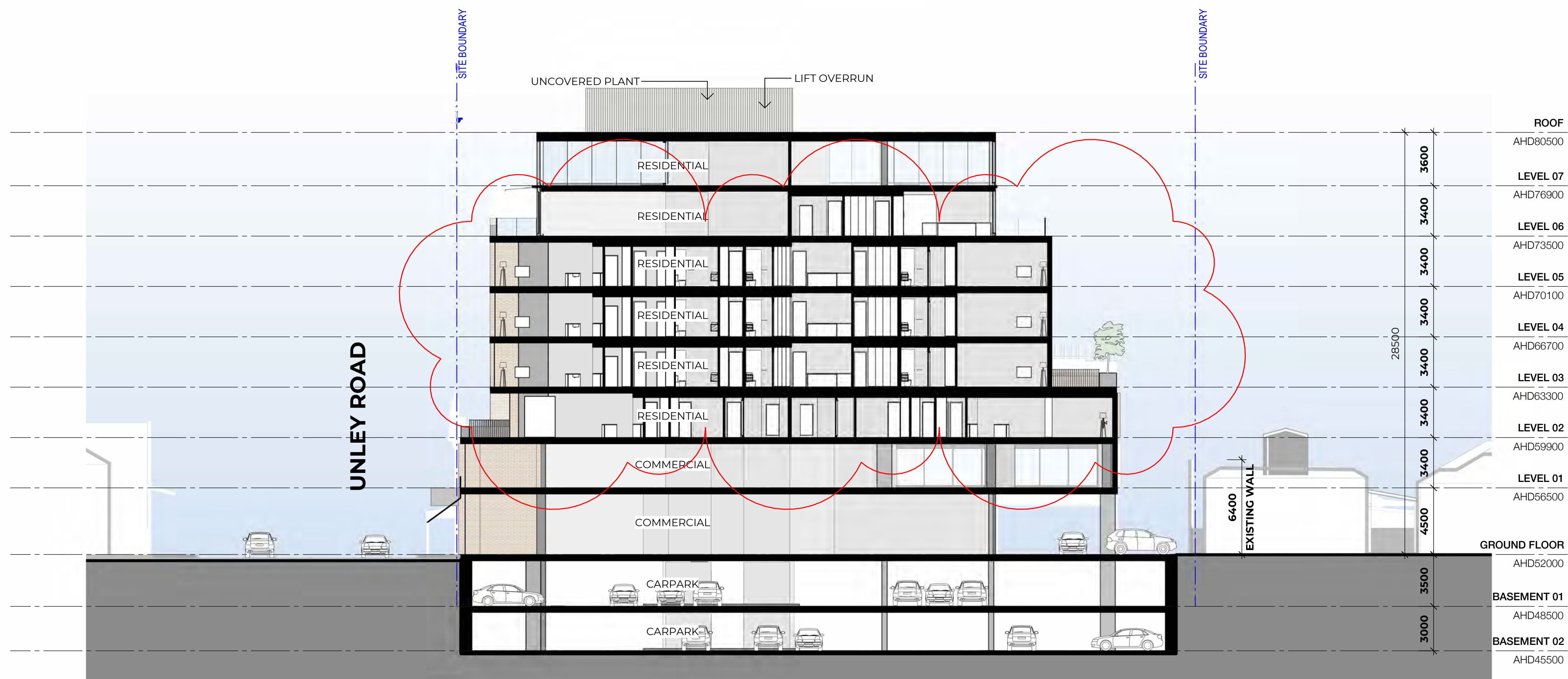
MA01 MASONRY - LIGHT BRICK
MA02 MASONRY - LIGHT BRICK HIT AND MISS SCREEN

RF01 AWNING SHADES - GREEN (COLOUR TBC)

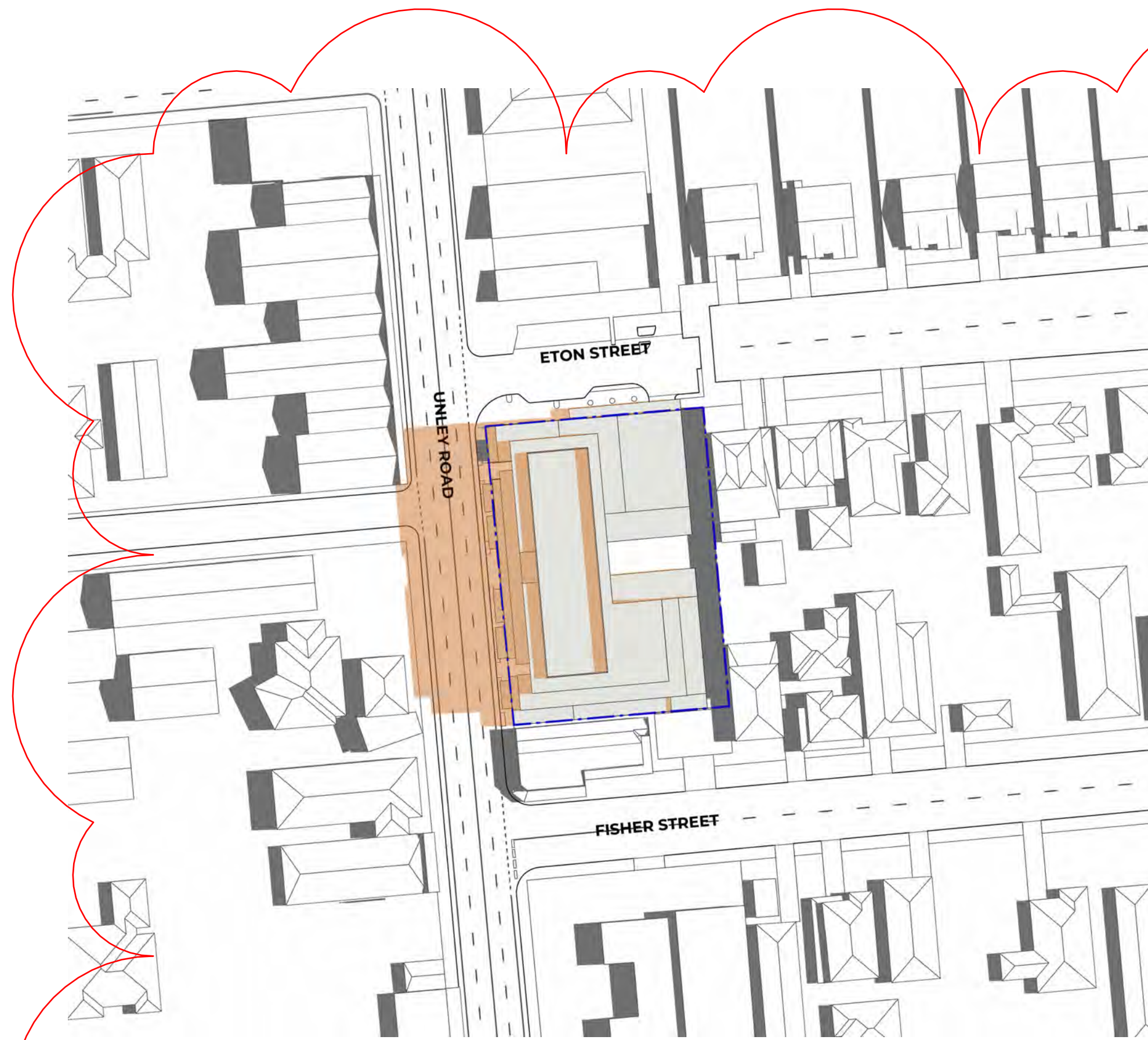
WD01 GLAZING (RESIDENTIAL) - WITH INTEGRATED OPERABLE AWNING WINDOWS AND DOORS
WD02 GLAZING (RETAIL) - WITH INTEGRATED OPERABLE DOORS
WD03 GLAZING (COMMERCIAL)



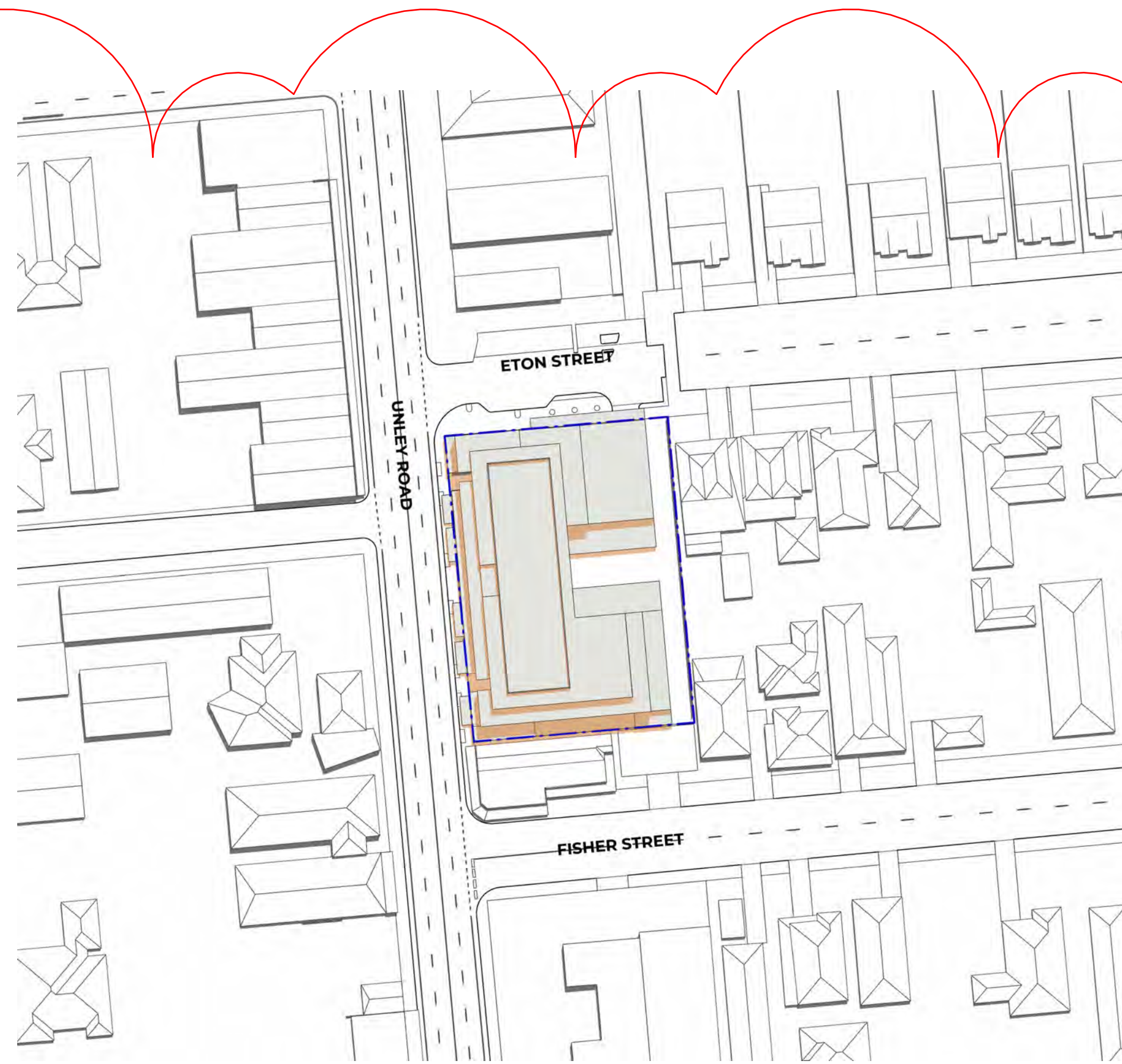
1. Section A



2. Section B



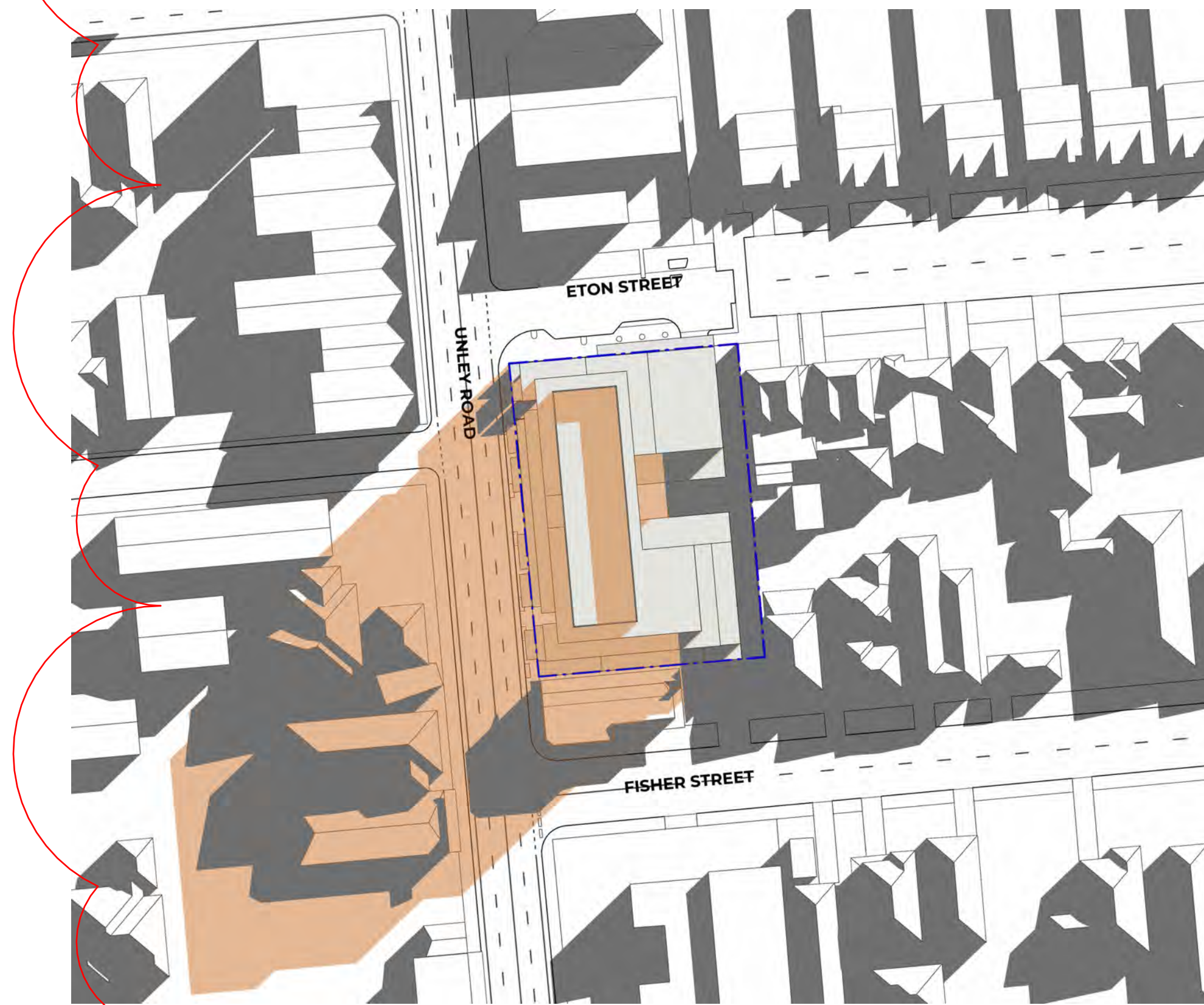
Summer Solstice - 0900



Summer Solstice - 1200



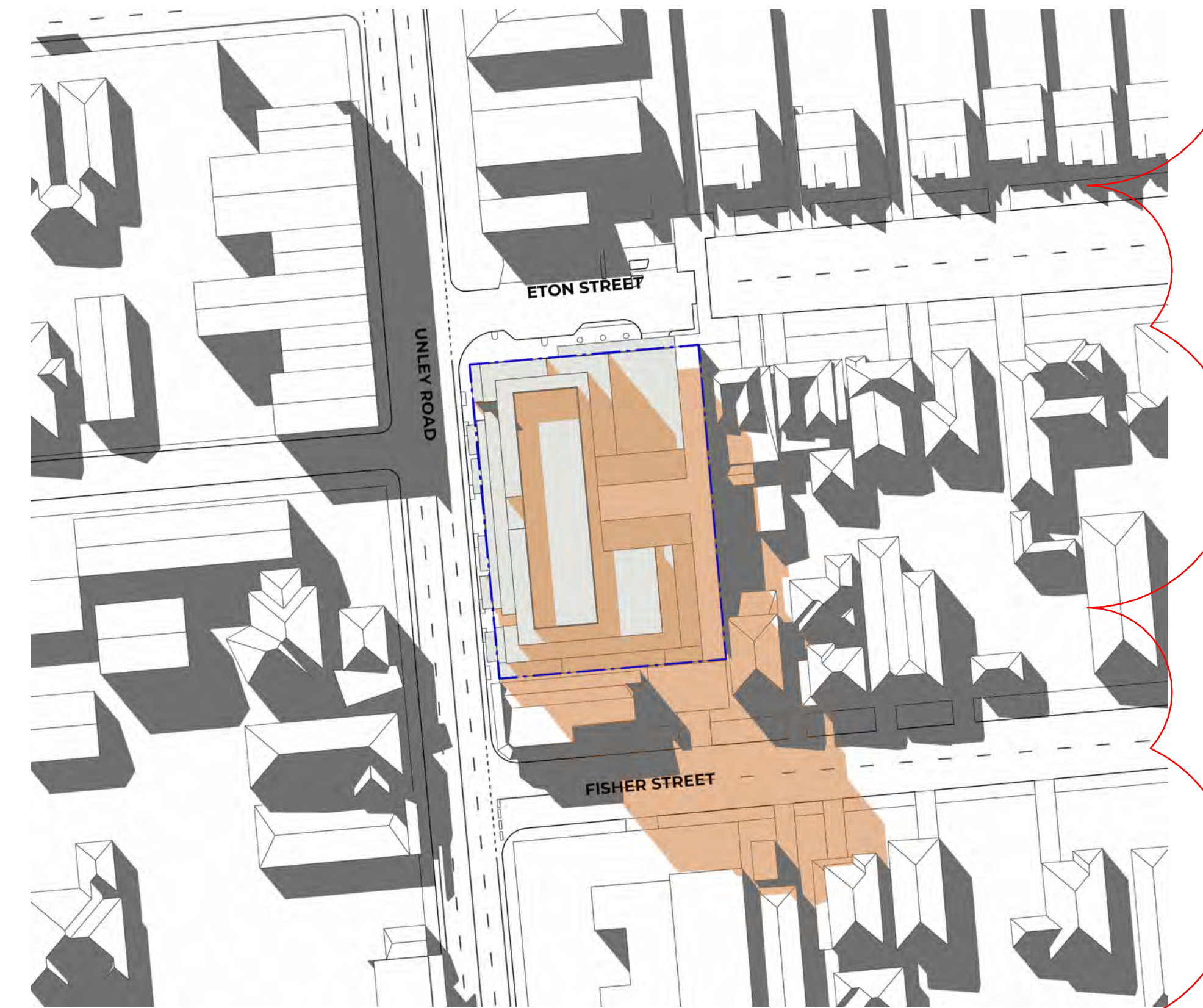
Summer Solstice - 1500



Winter Solstice - 0900



Winter Solstice - 1200



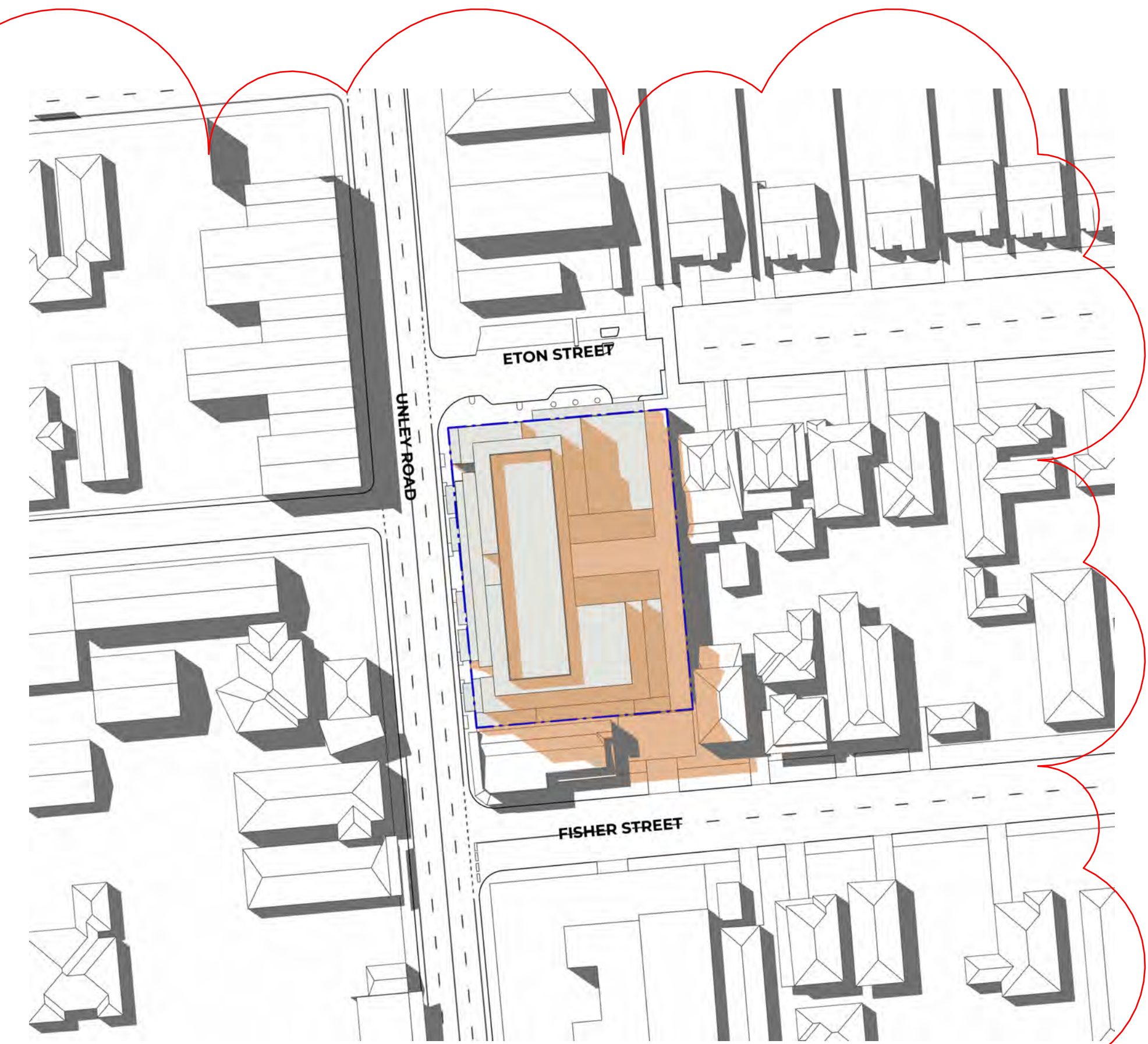
Winter Solstice - 1500



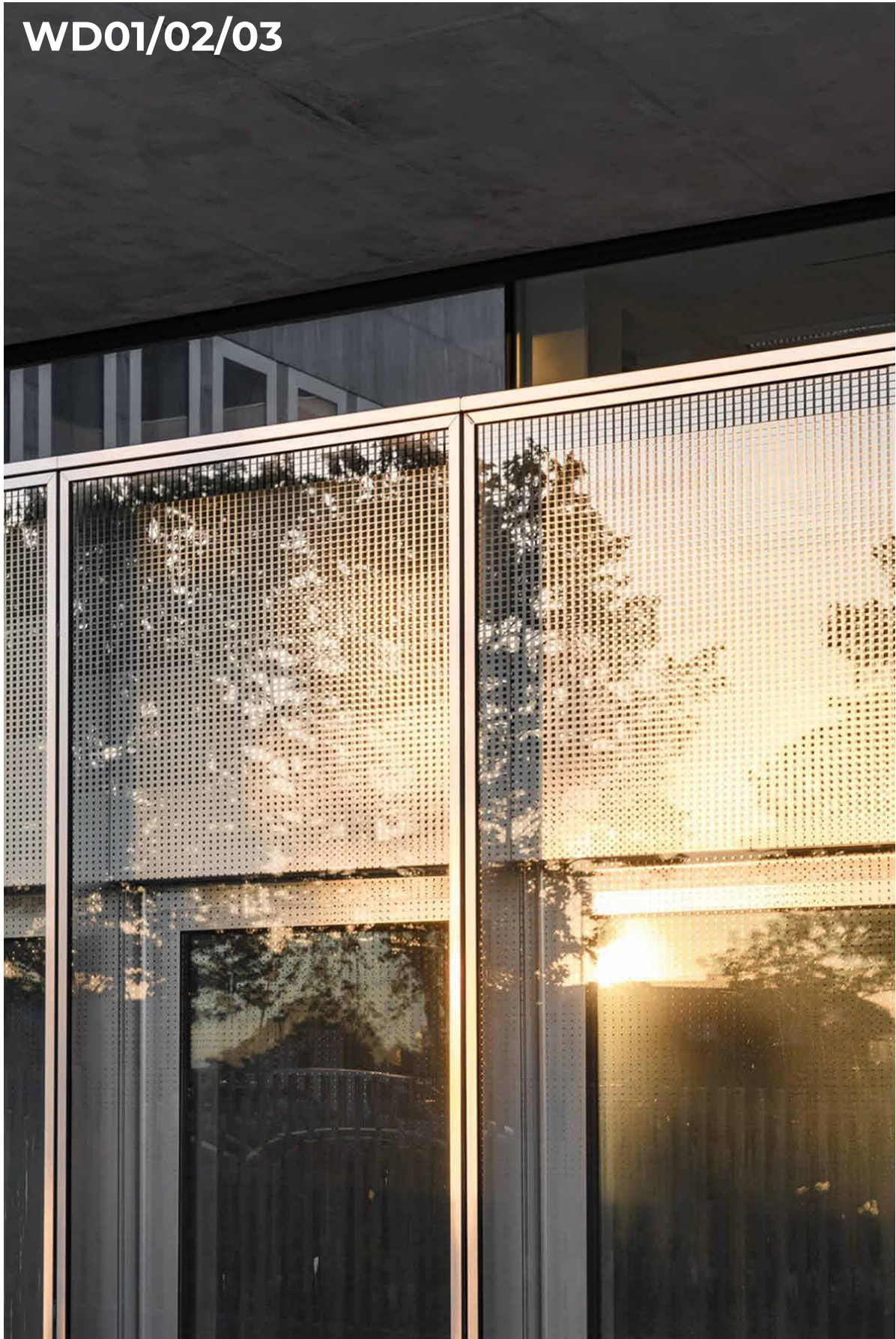
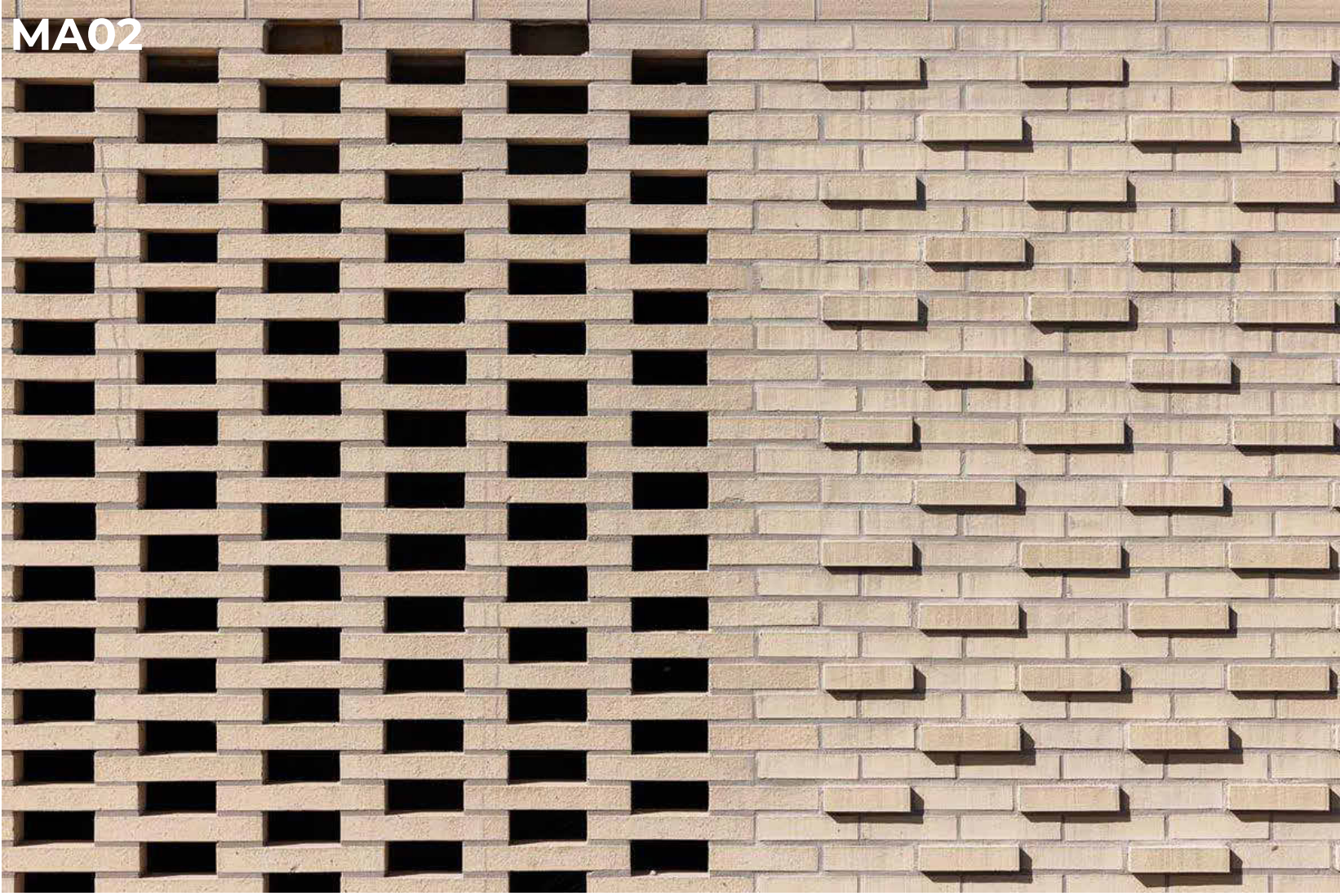
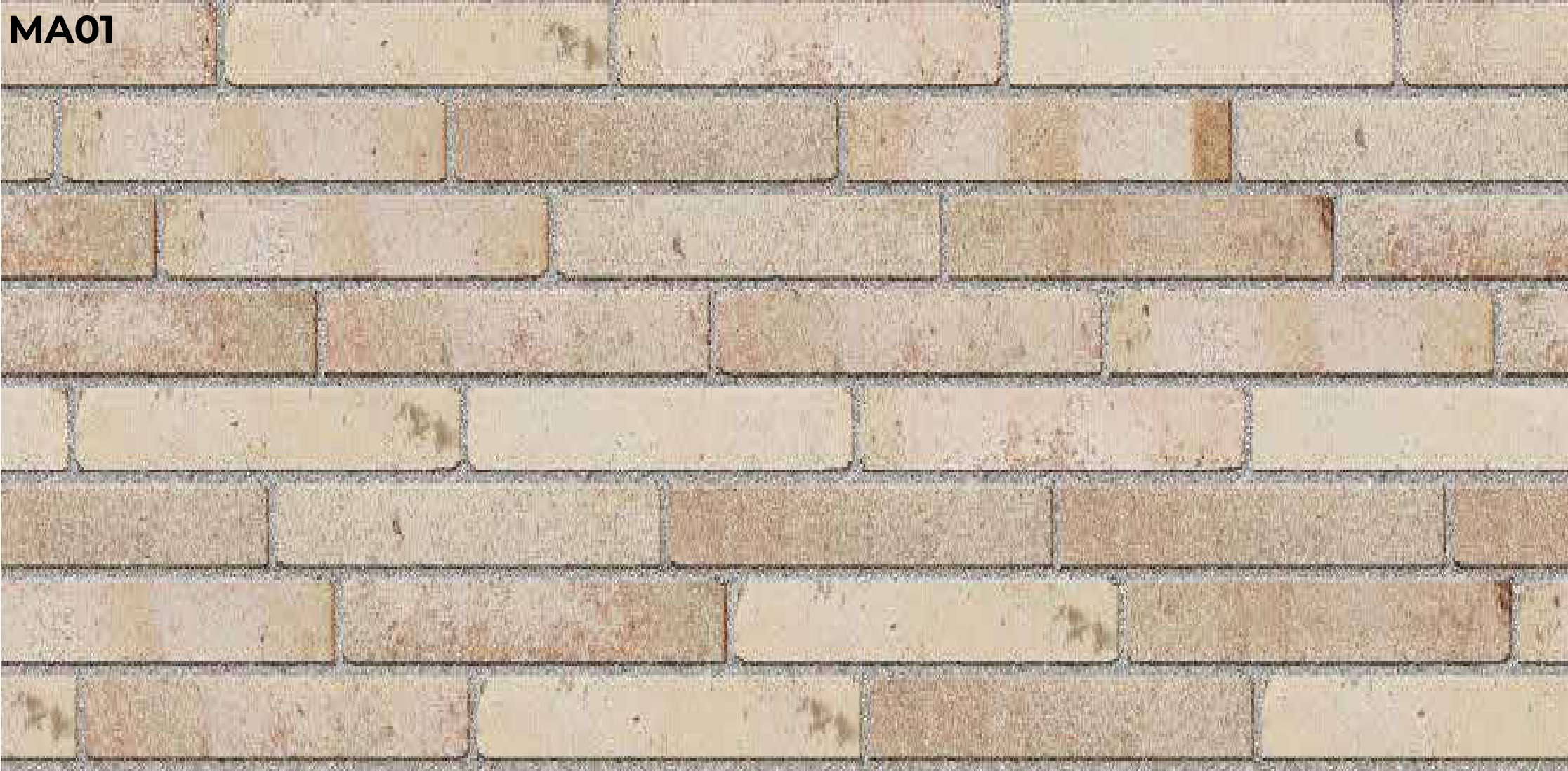
Autumn Equinox - 0900



Autumn Equinox - 1200



Autumn Equinox - 1500



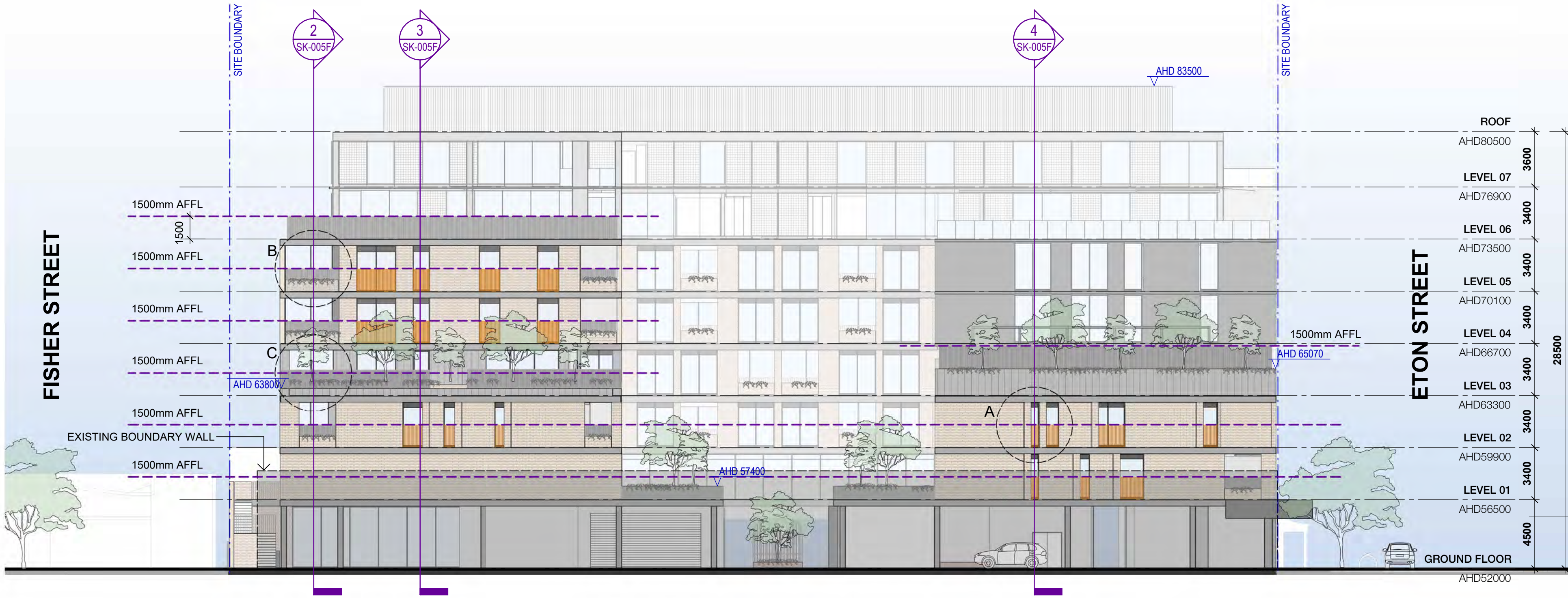
FACADE MATERIAL SCHEDULE

- CE01** OFF-FORM CONCRETE
CE02 CONCRETE WITH PEBBLECRETE TEXTURE
- CD01** METAL CLADDING - DARK
CD02 METAL CLADDING - LIGHT
CD03 METAL CLADDING - VERTICAL (LIGHT)
- FM01** SCREEN (OPERABLE IN AREAS)
COLOUR TO MATCH CD01/CD02 ADJACENT
FM02 FABRICATED METAL BALUSTRADE
- GL01** GLASS BALUSTRADE

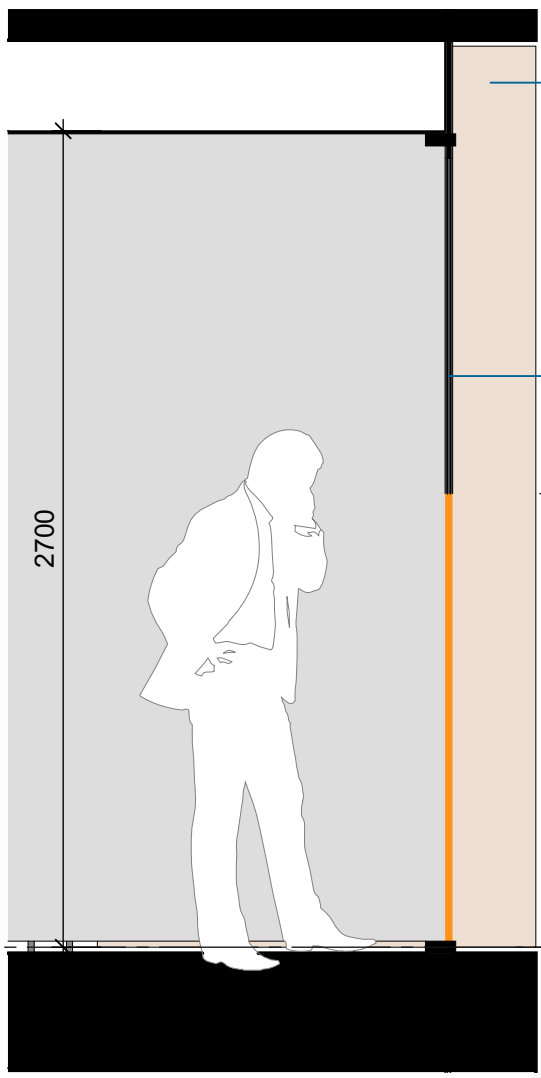
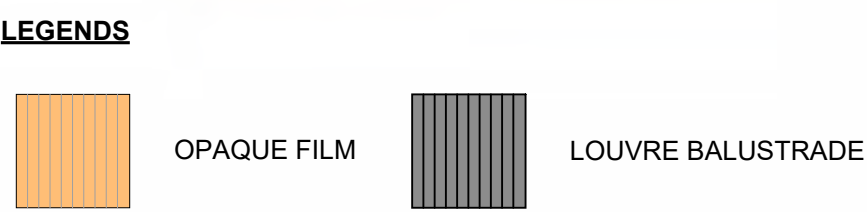
- LV01** LOUVERED PLANT SCREEN - VERTICAL METAL FINISH

- MA01** MASONRY - LIGHT BRICK
MA02 MASONRY - LIGHT BRICK HIT AND MISS SCREEN
RF01 AWNING SHADES - GREEN (COLOUR TBC)

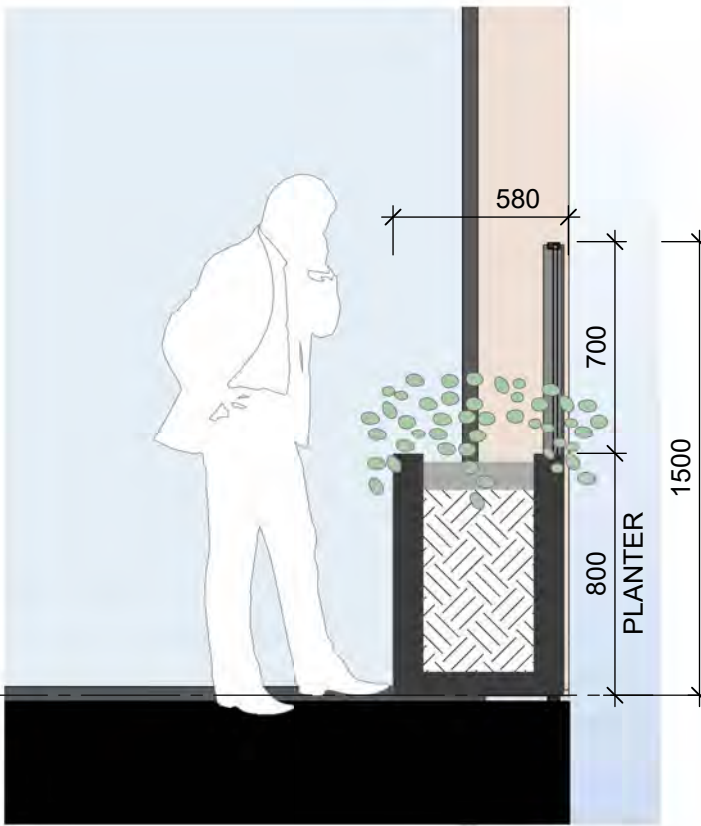
- WD01** GLAZING (RESIDENTIAL) - WITH INTEGRATED OPERABLE AWNING WINDOWS AND DOORS
WD02 GLAZING (RETAIL) - WITH INTEGRATED OPERABLE DOORS
WD03 GLAZING (COMMERCIAL)



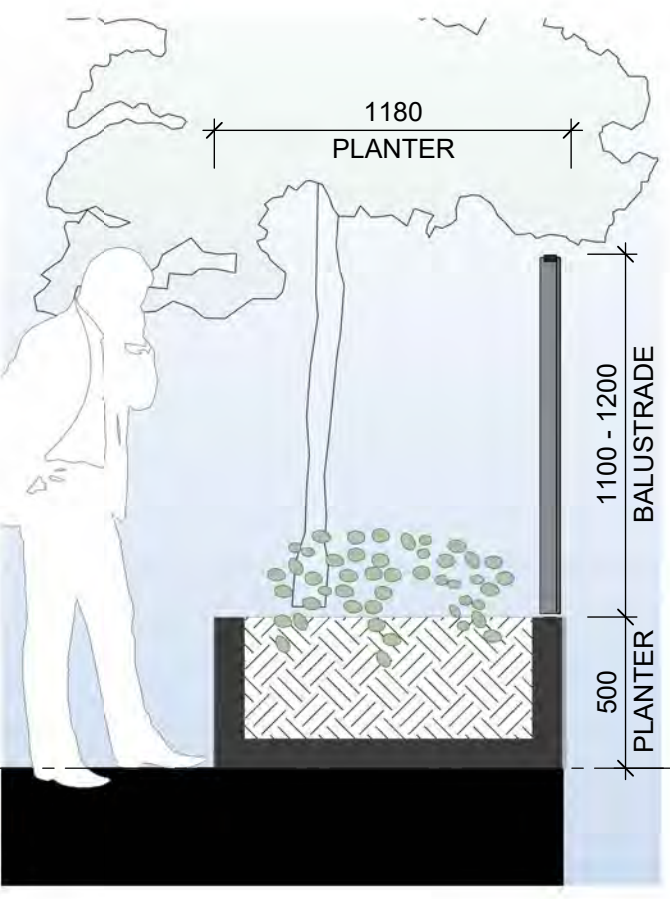
1. Eastern Elevation



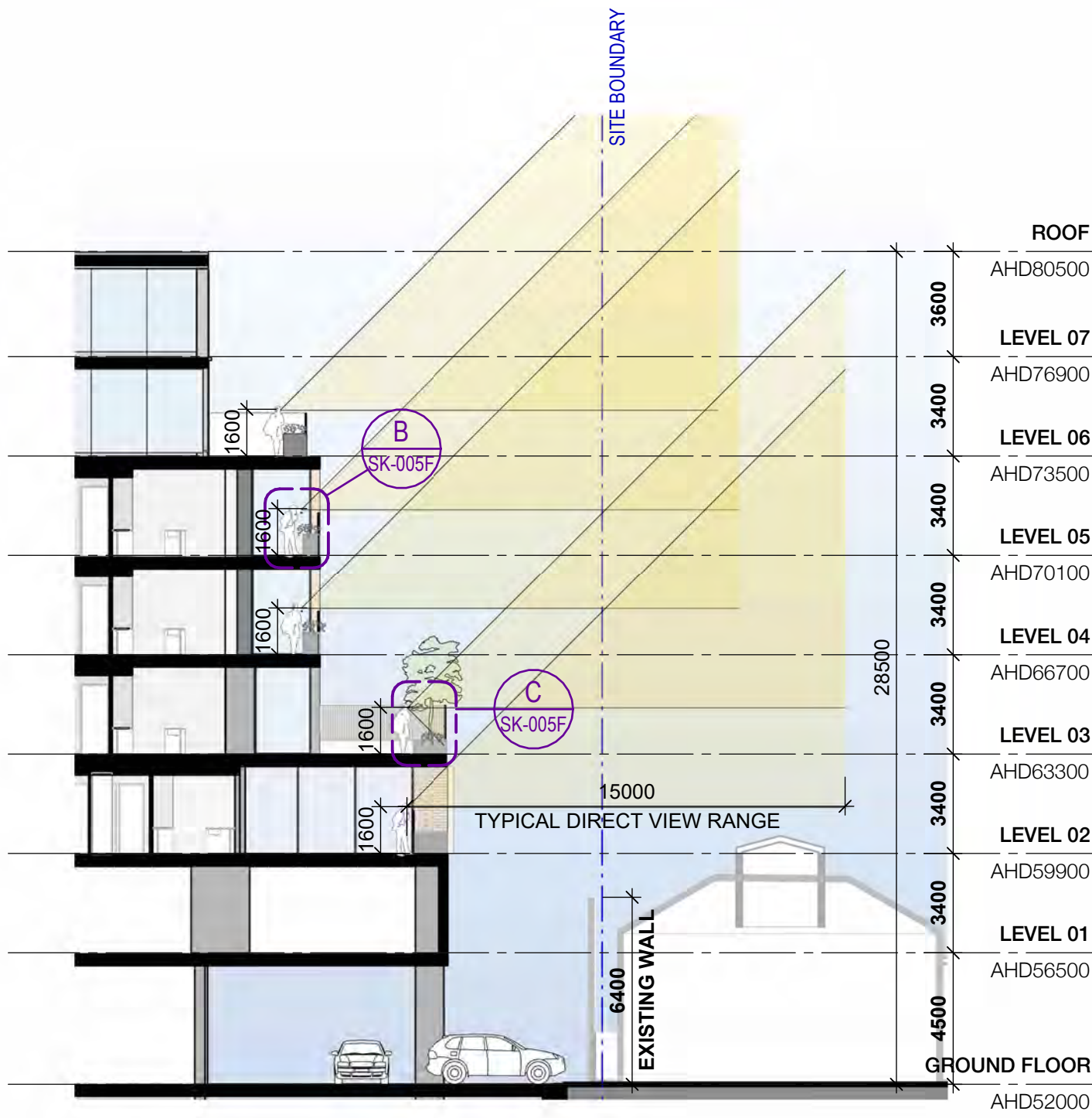
A. Detail - Opqaue Film



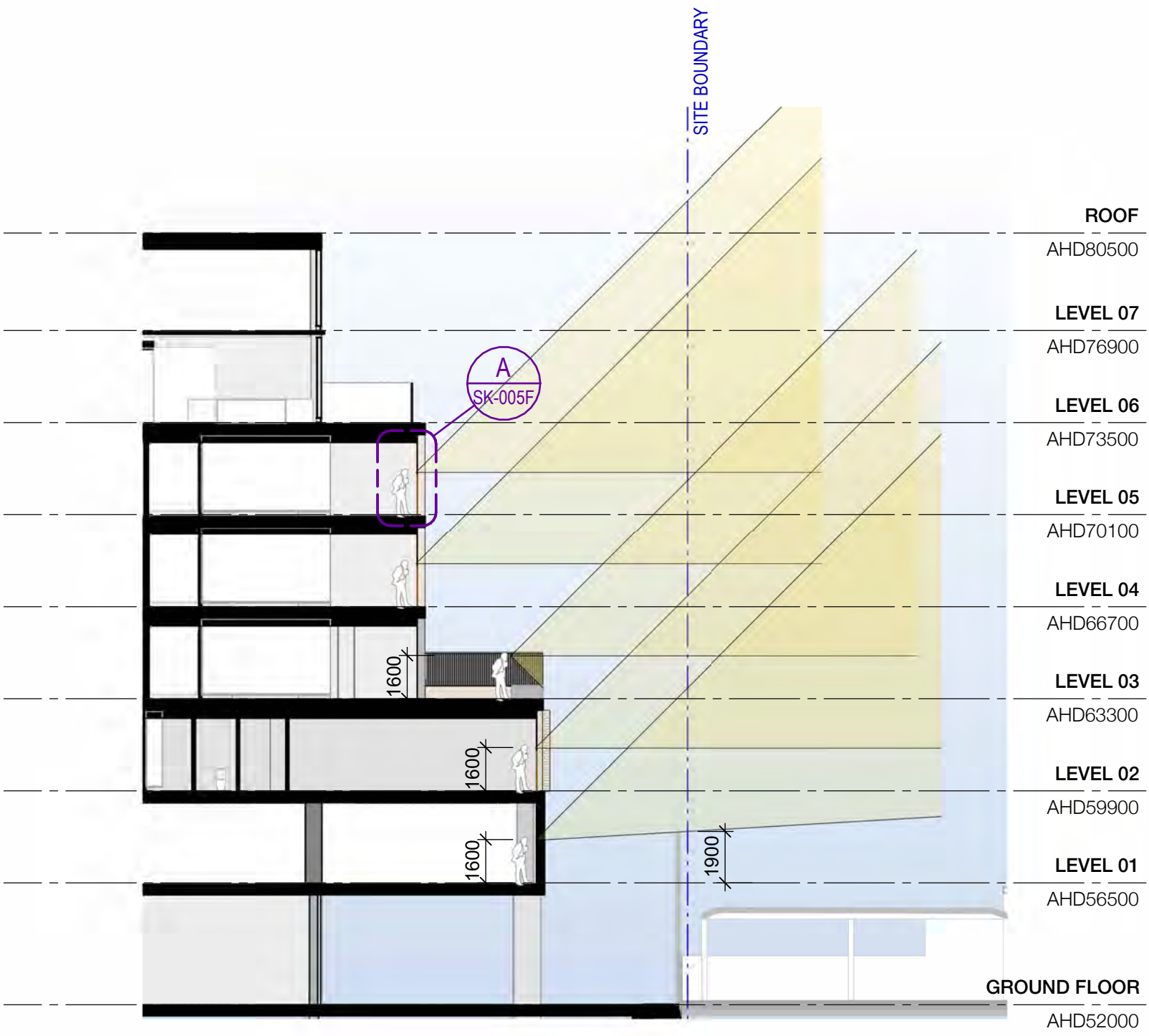
B. Detail - Louvre Balustrade



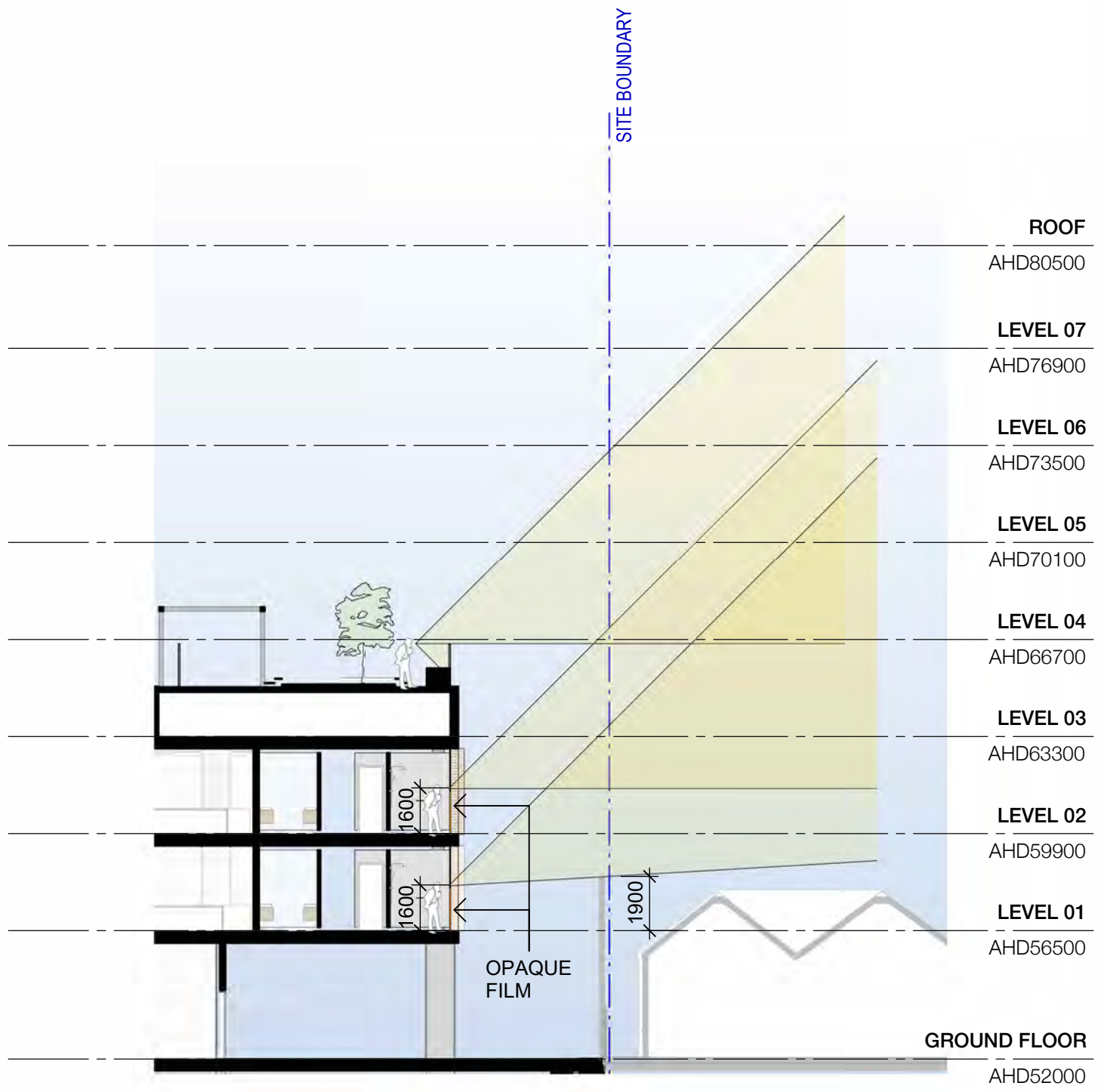
C. Detail - Planter + Louvre Balustrade



2. Section C - Overlooking Section 2



3. Section C - Overlooking Section 3



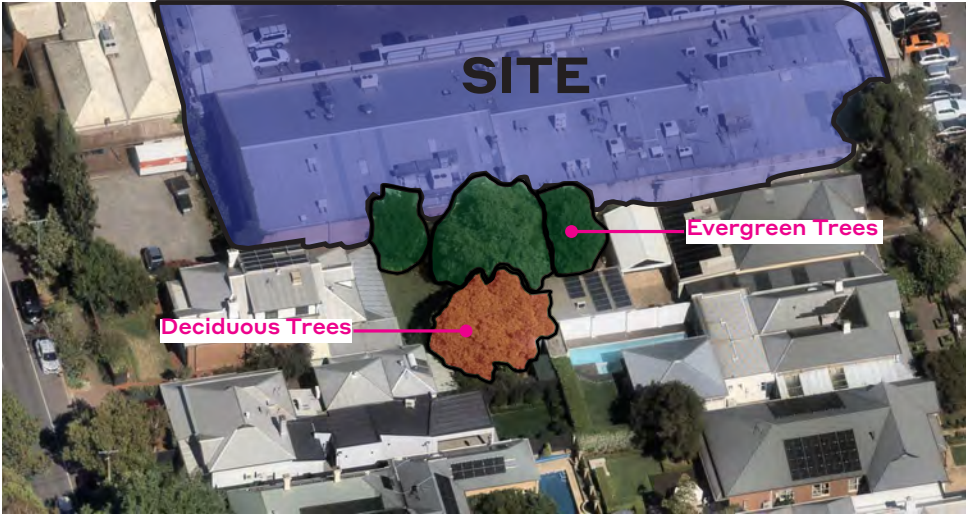
4. Section C - Overlooking Section 4



LOUVRE BALUSTRADE PRECEDANT

VIEWS FROM NEIGHBOURS

View from 67 Eton Street



08.07.2026

Additional Render Views

For Planning Consent purposes

Elevated View from East

This render is indicative only and has been prepared using online reference imagery with the proposed model overlaid for illustrative purposes. Every effort has been made to align the image with the intended design outcome; however, it should not be relied upon as an exact representation of final built form, materiality, context, or detail.



Model Reference



Eye Level View from Eastern Backyard

This view has been prepared as an indicative visual representation from the eastern residential interface and is intended to communicate the general scale and design intent of the proposed development only. The viewpoint is broadly comparable to rear yard areas associated with 57 Eton Street. Surrounding buildings have been modelled indicatively based on online publicly available aerial and street-level imagery and should not be relied upon as accurate representations of existing or future built form, building layouts, setbacks, materials, or architectural detail. A number of existing outbuildings, ancillary structures, and rear additions within adjoining properties have not been modelled in full and, if included, would likely further screen the proposed development and reduce its visual prominence from this location.

