





ARCHITECTURE FOR WORLDS AHEAD

Woods Bagot acknowledges the Kaurua people as the Traditional Owners of the land, sky and waters on which this project is based. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this Country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

PART OF THE ●7C.NETWORK

W-B
WOODS BAGOT

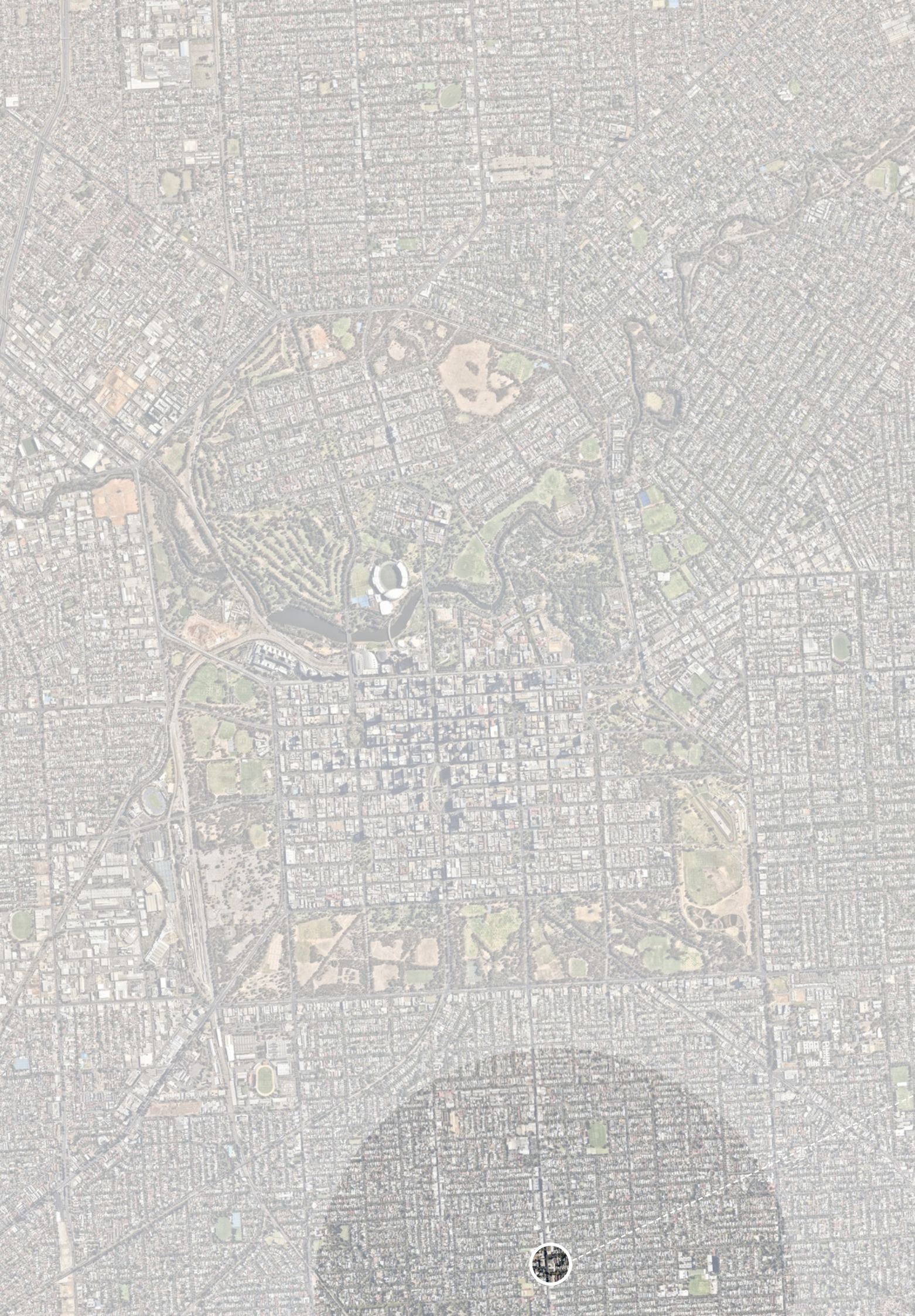


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01 Vision & Place



THE CITY

THE PARKLANDS

MALVERN

THE NEIGHBOURHOOD VILLAGE

DESIGN NARRATIVE

259-269 Unley Road —→ **A Living Microcosm of Malvern**

**Where the high street meets the garden —
honouring Malvern’s agricultural origins while
embracing its vibrant urban future.**

This project is conceived as a living microcosm of Malvern itself — interweaving the rhythms of daily life, commerce, and community with the area’s deep-rooted connection to greenery, cultivation, and domestic scale.

It brings together the character of the high street and the serenity of the garden suburb, creating a finely textured place that reflects the past while evolving with the needs of today.

Concept

A Living Microcosm of Malvern – This vision is a contemporary architectural response that bridges the suburb’s rich agricultural past with its elegant, garden-suburb character and dynamic urban edge. The development will act as a distilled expression of Malvern itself—a place where commerce, community, and nature intertwine—capturing the suburb’s layered identity in a single, vibrant precinct.

Architectural Approach

The design seeks to embody Malvern’s duality—balancing heritage-inspired elements with a refined urban form. It will integrate materials, textures, and spatial arrangements that reflect the suburb’s journey from productive farmland to a connected, character-rich neighbourhood on the edge of the city.

A Timeless and Evolving Malvern

259–269 Unley Road will offer more than a built outcome—it will serve as a contemporary reflection of Malvern’s identity. Echoes of its agricultural heritage and garden-suburb charm are brought forward through natural materials, fine-grain detail, and thoughtfully curated spaces. The result is a living, evolving precinct that captures Malvern’s essence—past, present, and future.

THE DNA OF MALVERN

AGRICULTURAL
ORIGINS

A GARDEN
SUBURB

A MIXED USE
PRECINCT

GREAT ROOMS

TIMELESS
ATTENTION
TO CRAFT

ENDURING
DESIGN
QUALITY

LEGACY –
LONG-TERM
RELATIONSHIPS
AND TRUST

AN ADDRESS
WITH INHERENT
VALUE

CONTEXT → THE EVOLUTION OF MALVERN

Malvern's History as a 'Village'

While Malvern developed primarily as a residential suburb, its early days reflect aspects of a village-like settlement, shaped by agriculture, community hubs, and a strong connection to the land.

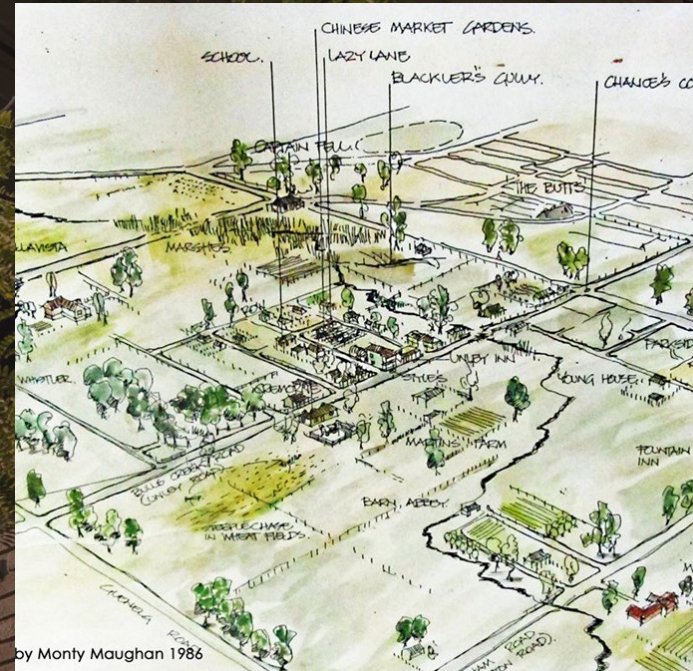


1 Early Settlement

Early Land Use (1830s-1860s)

The area was originally Kaurua land, used for seasonal migration, hunting, and gathering. European settlers arrived in the 1830s, using the land for farming and livestock grazing.

Malvern formed part of large land grants issued in the early colonial period. These were typically used for wheat and barley crops, as well as vineyards and small orchards.



2 Agriculture

Market Gardens and Small Farms (1860s-1880s)

By the mid-19th century, parts of Malvern were used for market gardening, supplying fresh produce to Adelaide's growing population.

Many early farms in the Unley region specialized in fruit and vegetable growing, particularly grapes, citrus, almonds, and stone fruits.

Some of these agricultural holdings transitioned into more formal gentleman's estates, owned by wealthy Adelaide businessmen who built country homes in the area while still maintaining farming operations.



3 Garden Suburb

Transition to Residential Suburb (1880s-1910s)

By the 1880s, Adelaide's suburban expansion led to subdivision and sale of farmland into residential blocks.

Malvern's proximity to the city, combined with new tram and rail connections, made it an attractive choice for professionals and wealthier residents seeking a suburban lifestyle.

The shift from agricultural to residential land use was rapid, and by the early 20th century, Malvern had fully transitioned into a residential suburb, with only remnants of its farming past remaining.



→
Mixed Use Lifestyle

Current Day

Though now firmly an inner-city suburb, Malvern still embodies many village-like qualities -

- A strong sense of community identity and heritage.
- A mix of small-scale retail, green streets, and residential areas that blend seamlessly.

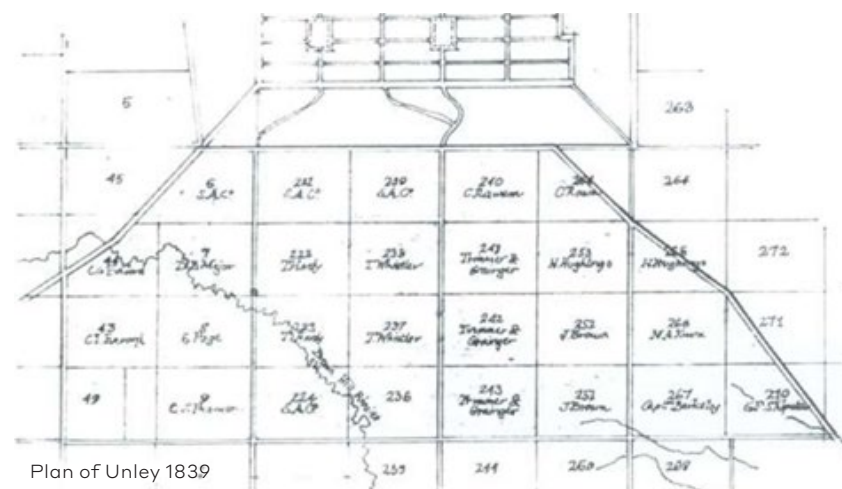
A preference for local businesses, walkability, and active public spaces.

Agricultural Beginnings – A Clustered Rural Landscape

Before it was subdivided, the land that became Malvern was part of a patchwork of small farms, orchards, and grazing land, supplying fresh produce to the growing city of Adelaide. Unlike denser urban settlements, early Malvern had a dispersed, semi-rural layout, where landowners worked and lived on their holdings.

This small-scale agricultural activity created a village-like atmosphere, where early settlers knew their neighbours, traded goods, and relied on local markets, blacksmiths, and suppliers.

While not formally planned as a village, Malvern's early character resembled one—self-sufficient, human-scaled, and shaped by land-based industries.

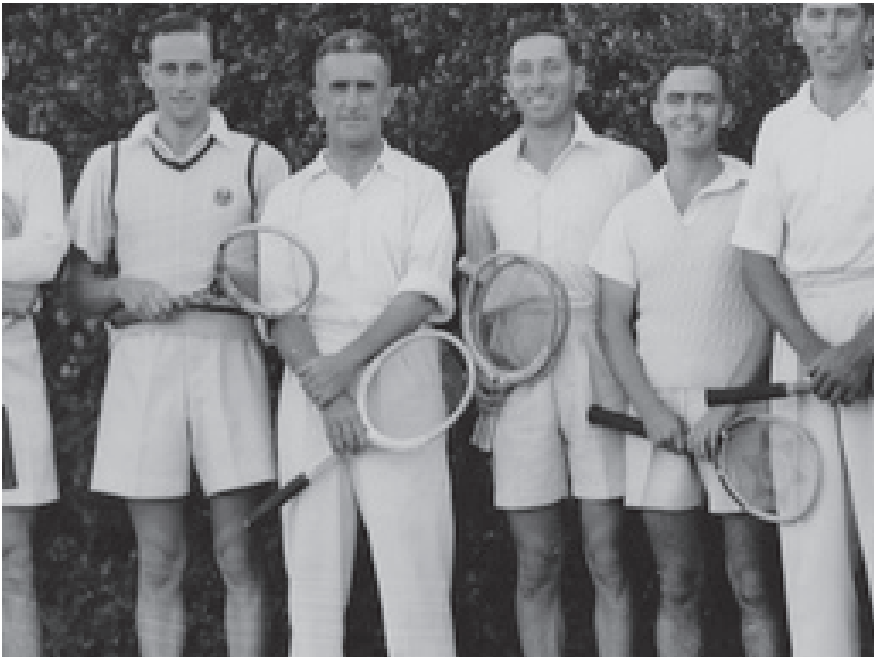


Emerging Community Nodes – Schools, Churches, and Local Shops

As Malvern transitioned from farmland to suburbia in the late 19th and early 20th centuries, it retained key elements of a traditional village:

- Schools and Churches acted as community gathering points, much like a village square or central meeting place.
- Corner Stores & Small Businesses served the local population, with early shopfronts along Unley Road and Duthy Street forming a commercial spine.
- Public Transport Connections (tram and later bus routes) linked Malvern to central Adelaide, but much of daily life remained locally focused.

This era saw Malvern develop a strong local identity, where residents engaged in civic life and social networks, reinforcing its village-like feel.



Plan of Unley 1871

The Garden Suburb Influence – A ‘Village in the City’

By the early 20th century, Malvern evolved into a prestigious residential area, influenced by the Garden Suburb movement. This urban planning ideal sought to balance green space, community life, and high-quality housing, reinforcing a village-like character within a larger city.

- Wide streets, deep front gardens, and public greenery gave Malvern a spacious, open feel, maintaining the semi-rural qualities of its past.
- Local businesses and social hubs remained integrated into daily life, mirroring the mixed-use nature of historic villages.

The area's walkability and human scale continued to foster neighbourly interactions, much like a small town.



Plan of Unley 1892

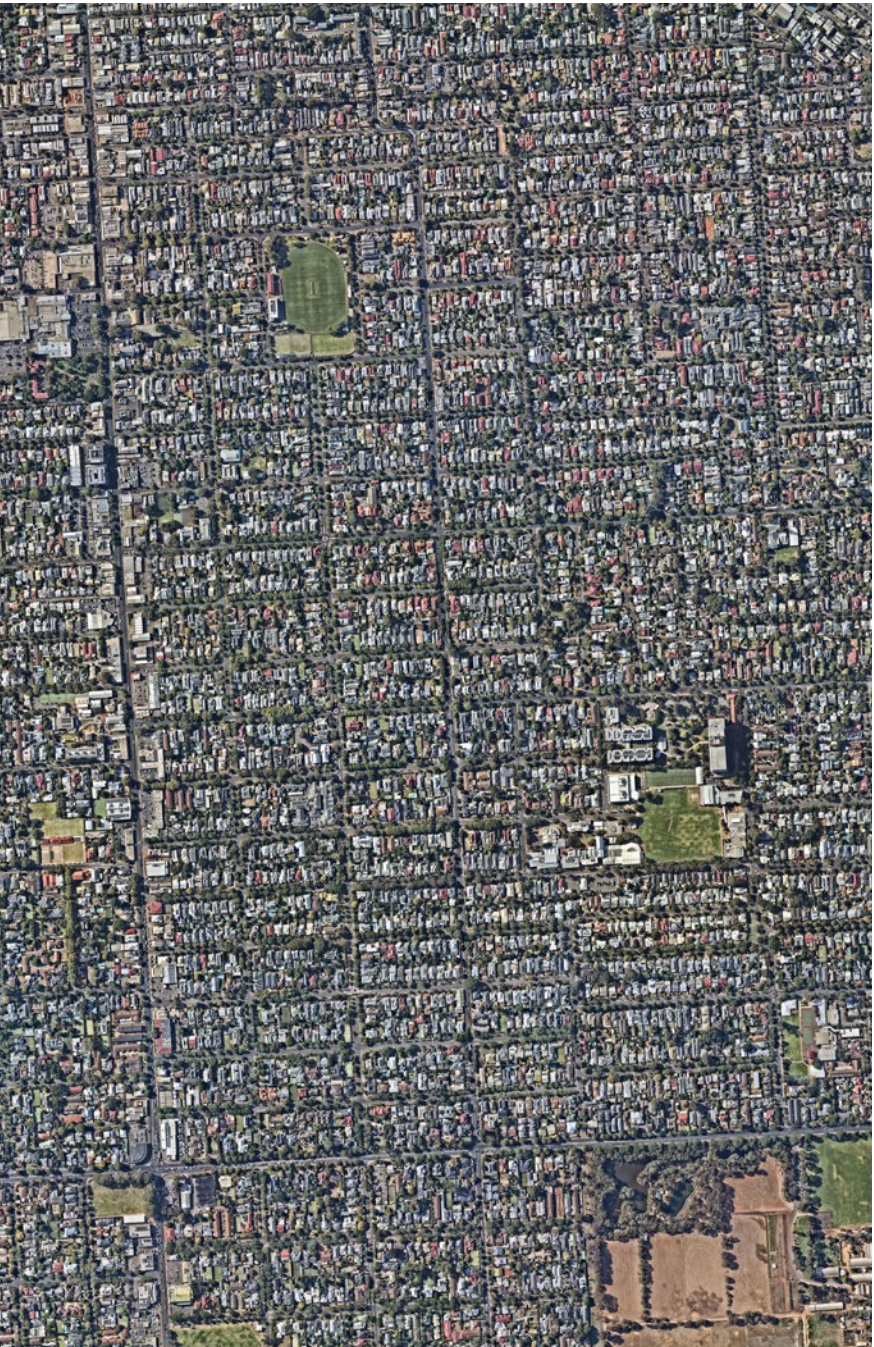


Malvern Today – A Contemporary Village Model

Though now firmly an inner-city suburb, Malvern still embodies many village-like qualities:

- A strong sense of community identity and heritage.
- A mix of small-scale retail, green streets, and residential areas that blend seamlessly.

A preference for local businesses, walkability, and active public spaces.





02 Design Response



GROUND

Porous, vibrant microcosm of Malvern

The ground floor of 259–269 Unley Road presents a prime opportunity for an integrated corner development — infilling the large Unley Road frontage while enhancing the public realm along Eton Street. The design bridges together multiple uses and access points, carefully managing the interface between vehicles and pedestrians. It draws on the historic character of Unley’s rear lanes to create a fine-grain, human-scaled experience that complements the surrounding context.



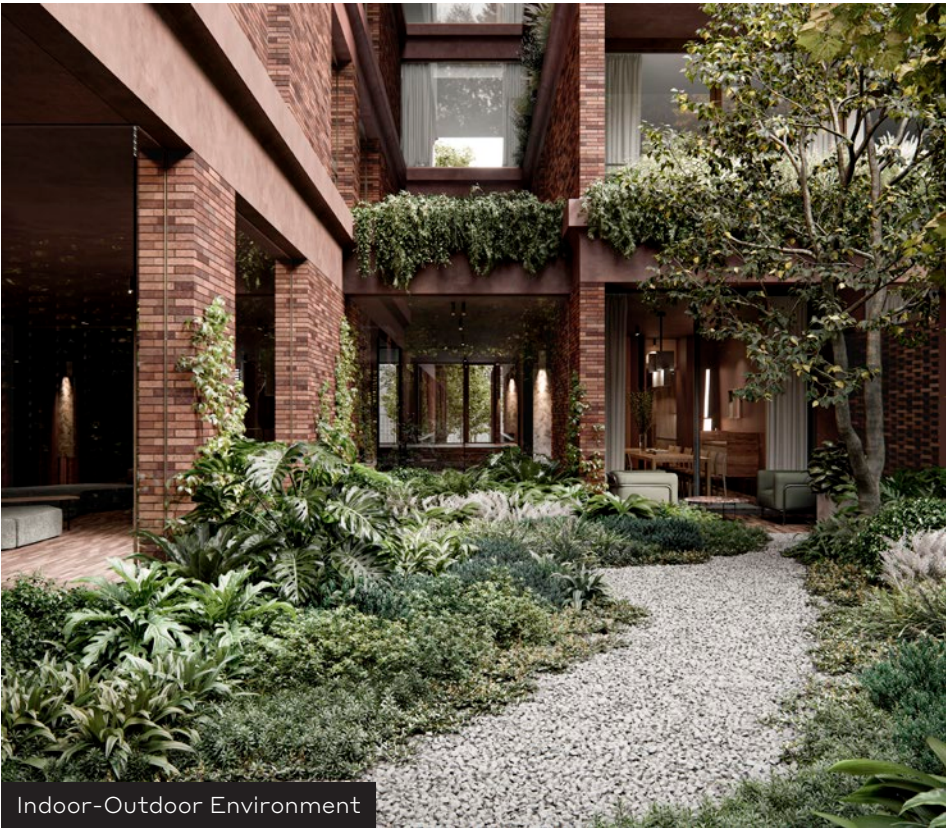
A fine-grain, porous public realm that seamlessly integrates a mixed-use program of retail, commercial, and residential functions — creating a dynamic, activated extension of the broader Malvern streetscape.

The ground plane represents a microcosm of the suburb itself, embodying its diversity, vibrancy, and layered character.

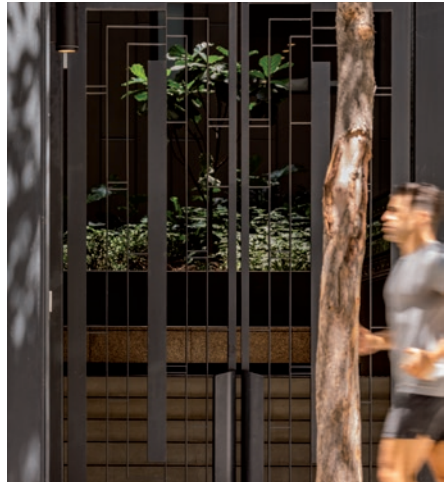
→ Ground Floor Themes



Fine Grain Lane Character



Indoor-Outdoor Environment

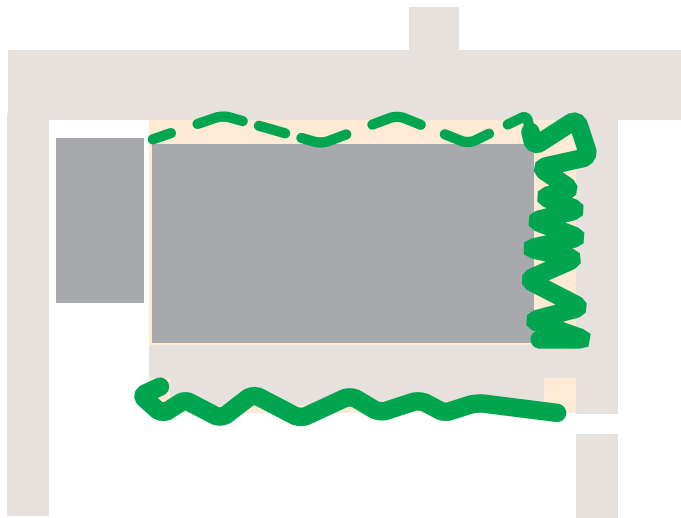


Engaging Streetscape



LANDSCAPE APPROACH

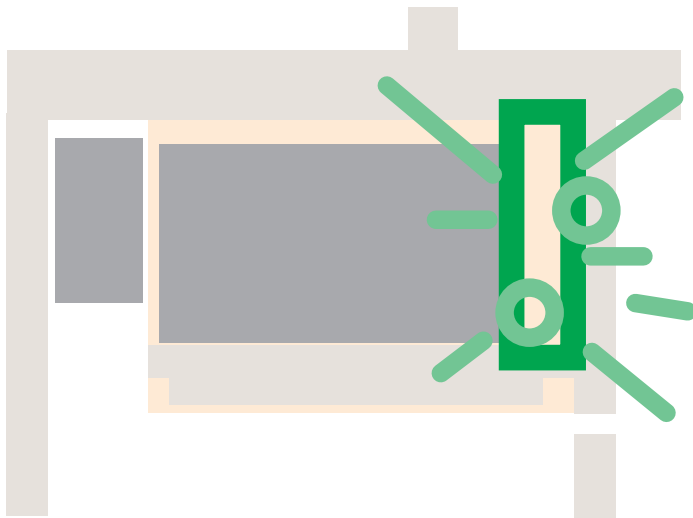
Green Perimeter



Rear basement setback allows trees to rear with deep soil zone.

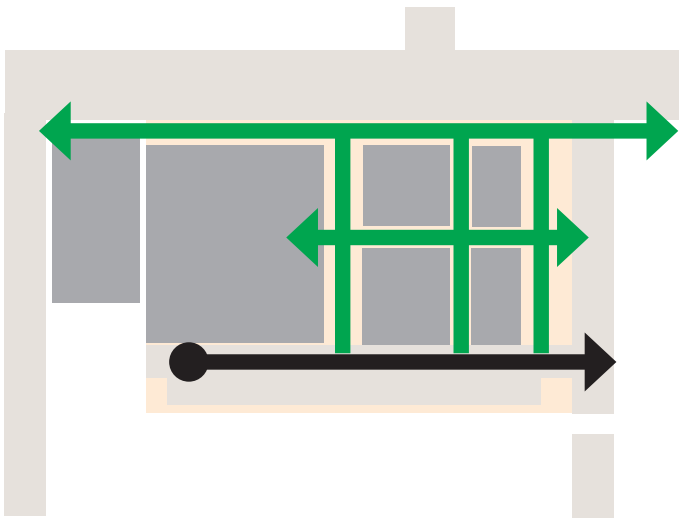
Opportunity for new street trees on Eton Street.

Eton Street Opportunity



Eton Street identified as a key street for improved and expanded public realm with additional greening focused on pedestrian amenity.

Cars at Back



Removing 2 dangerous crossovers from Unley Road.

One safe new crossover at rear of site.

Pedestrians prioritised and Unley Road

Vertically Layered



Greening considered at all levels.

Genuine landscape and gardens on communal terraces.

PODIUM

The new 'Village Square'

Level 01 offers generous residential amenity alongside upper-level commercial functions and apartments, creating a layered environment that supports diverse uses such as socialising, working, and wellness. Designed for flexibility, connection, and comfort, the podium reinforces a sense of community while anchoring the broader mixed-use character of the development.

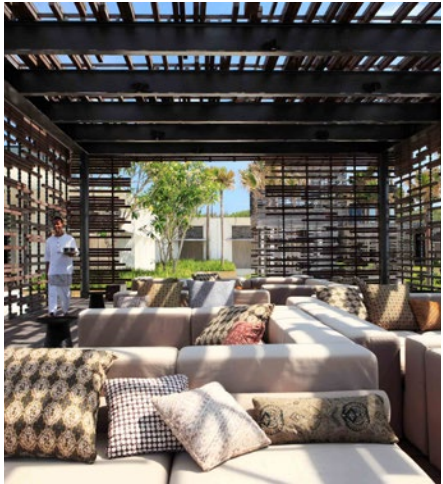


The podium will function as a new village square — a vibrant, shared heart of the development that brings people together through a dynamic mix of indoor and outdoor spaces.

→ Podium Themes



Amenity Deck - Garden Setting

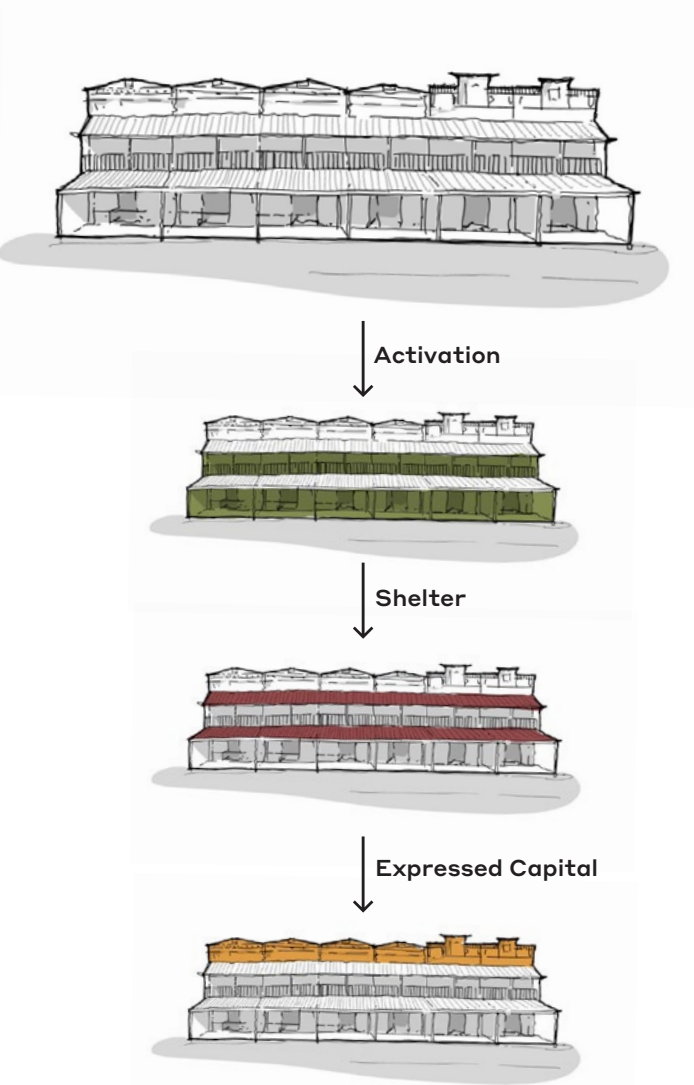
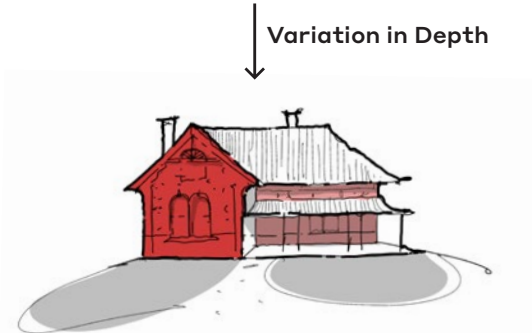
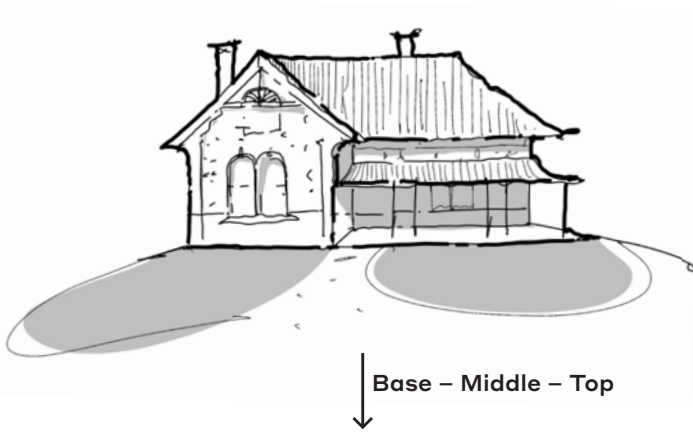


Indoor-Outdoor Amenity



03 Architectural Expression

Contextual References —>
Residential and Main Street



STREETSCAPE ELEVATIONS



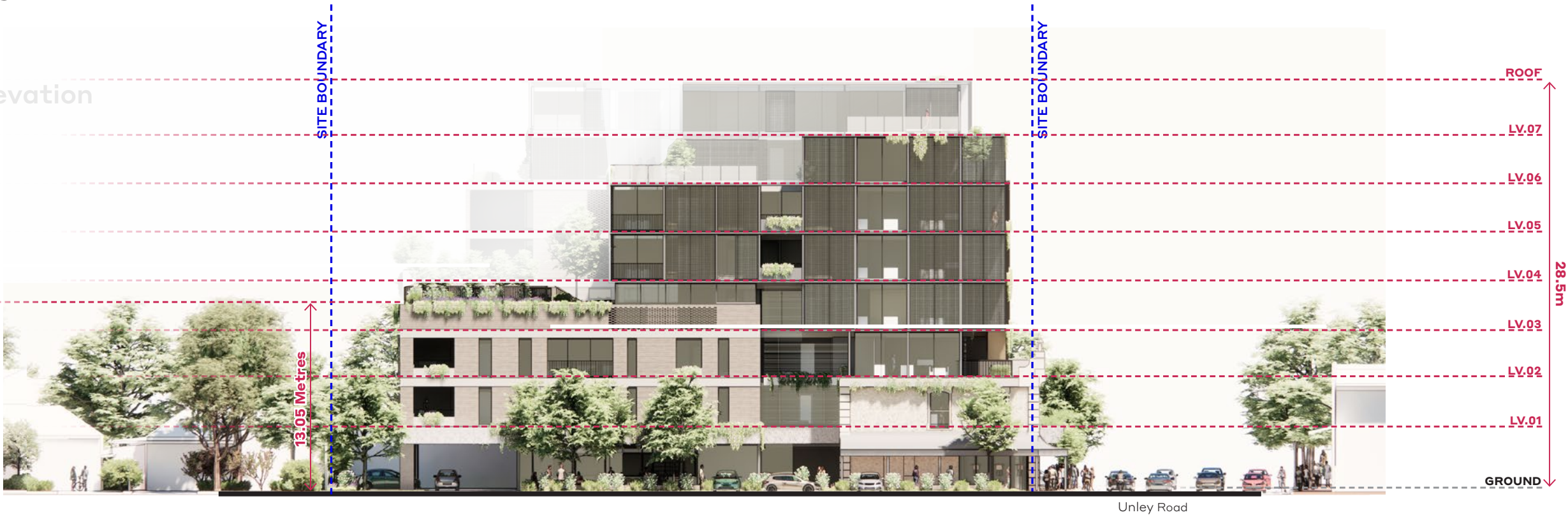
West Elevation (Unley Road Elevation)



North Elevation (Eton Street Elevation)

BUILDING INTERFACE

North (Eton Street) Elevation





Project Name
City, Country

W-

04 Drawings

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