

260



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Location

254 – 260 Franklin Street, Adelaide

Building Type

Residential + Commercial

Program

95 Residential Apartments (Level 3 – Level 12)

- 1 Bed – 36 Apartments
- 2 Bed – 55 Apartments
- 3 Bed – 4 Apartments

Residential Lobby (Ground Floor)

Retail Space (Ground Floor)

- ~300m² Area

Staff Car Parking (Ground Floor)

- 4 Car Park Spaces (including Accessible)

Car Parking (Level 1 + Level 2)

- 63 Car Park Spaces

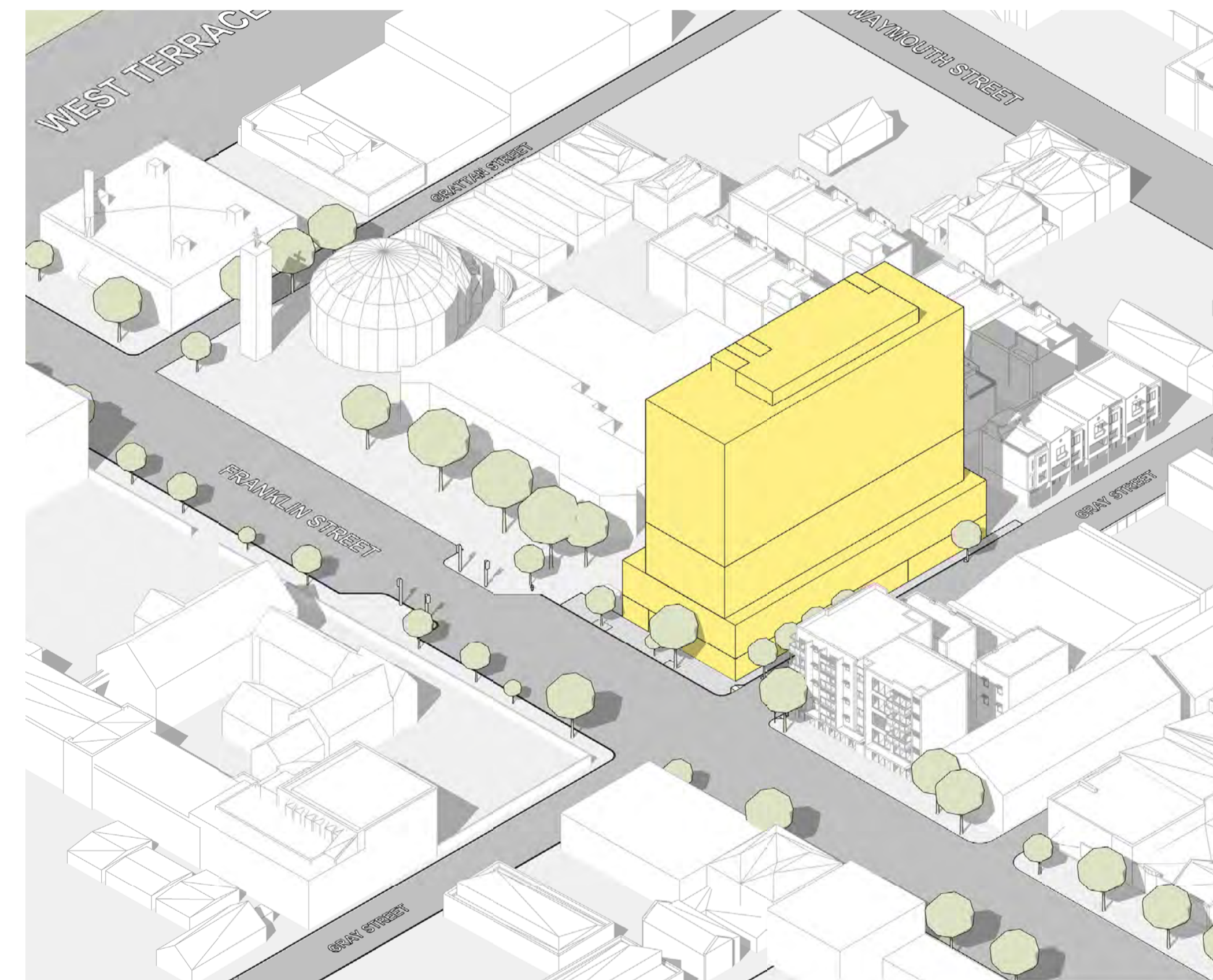
Common (Level 3)

Plant and Services (Roof)

Acknowledgement of Country

We acknowledge the Kaurna Nation as the Traditional Custodians of the lands on which the project sits and PACT architects is located.

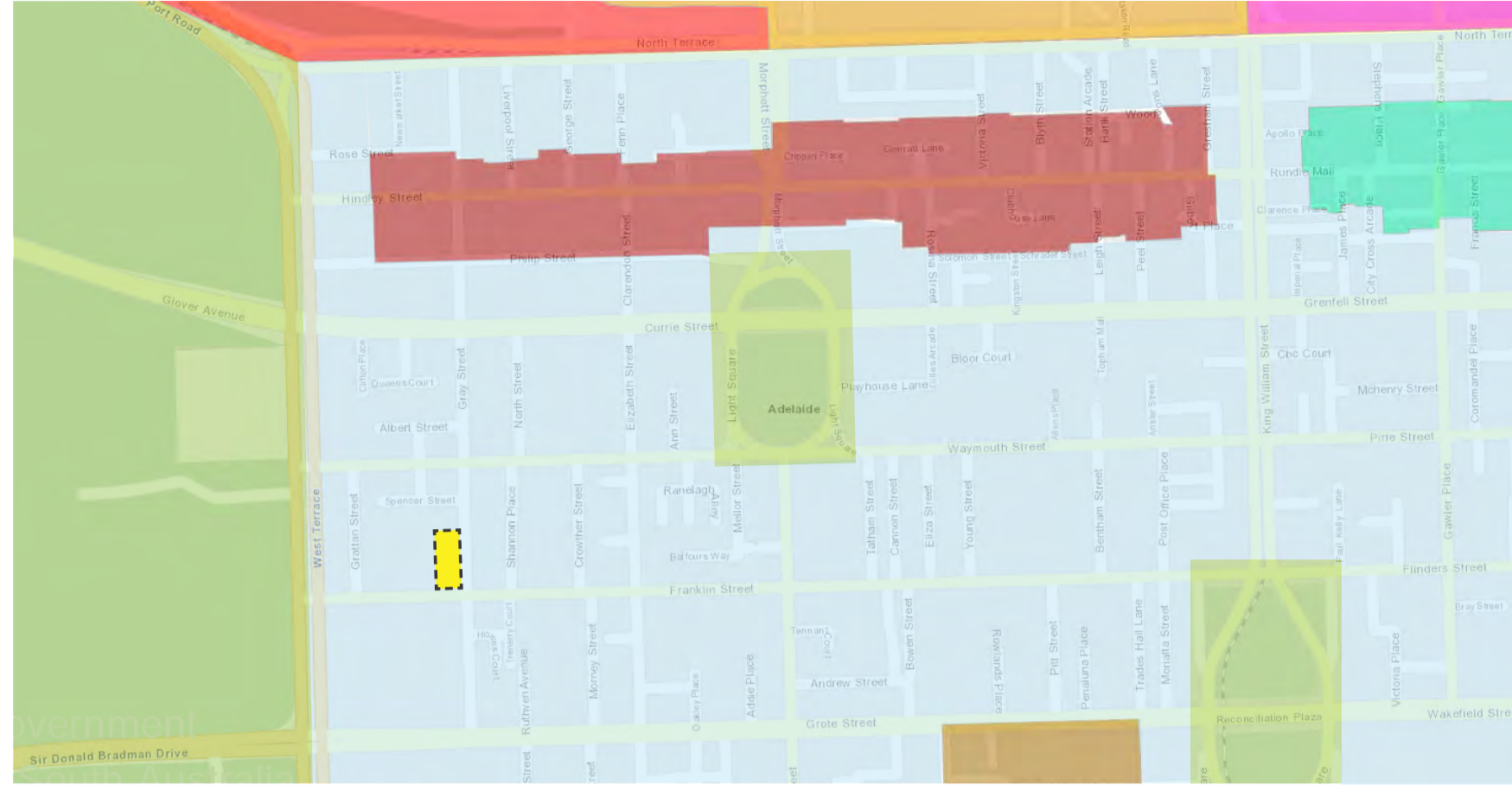
We respect and acknowledge their respective ongoing relationships with these lands and their connected bodies of water.



02.1 Site Analysis

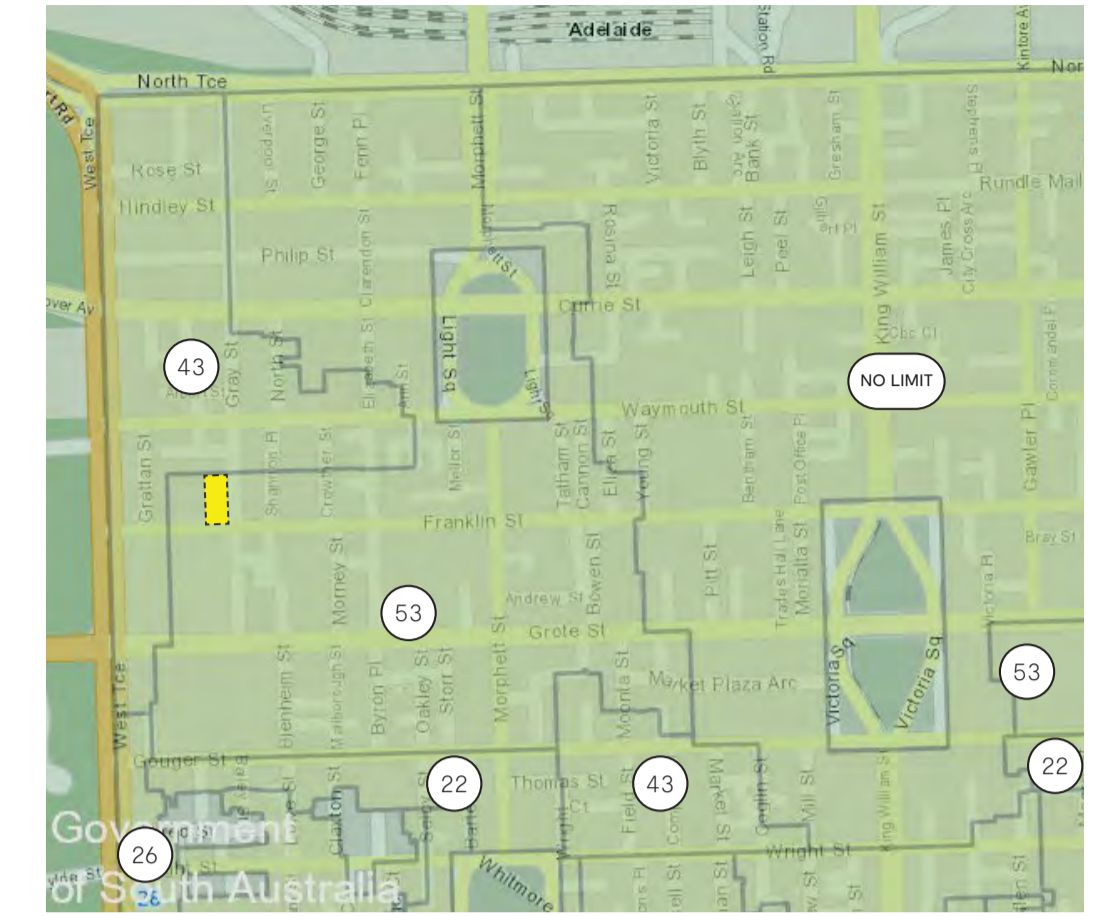


Aerial View of Adelaide from West Terrace looking North.



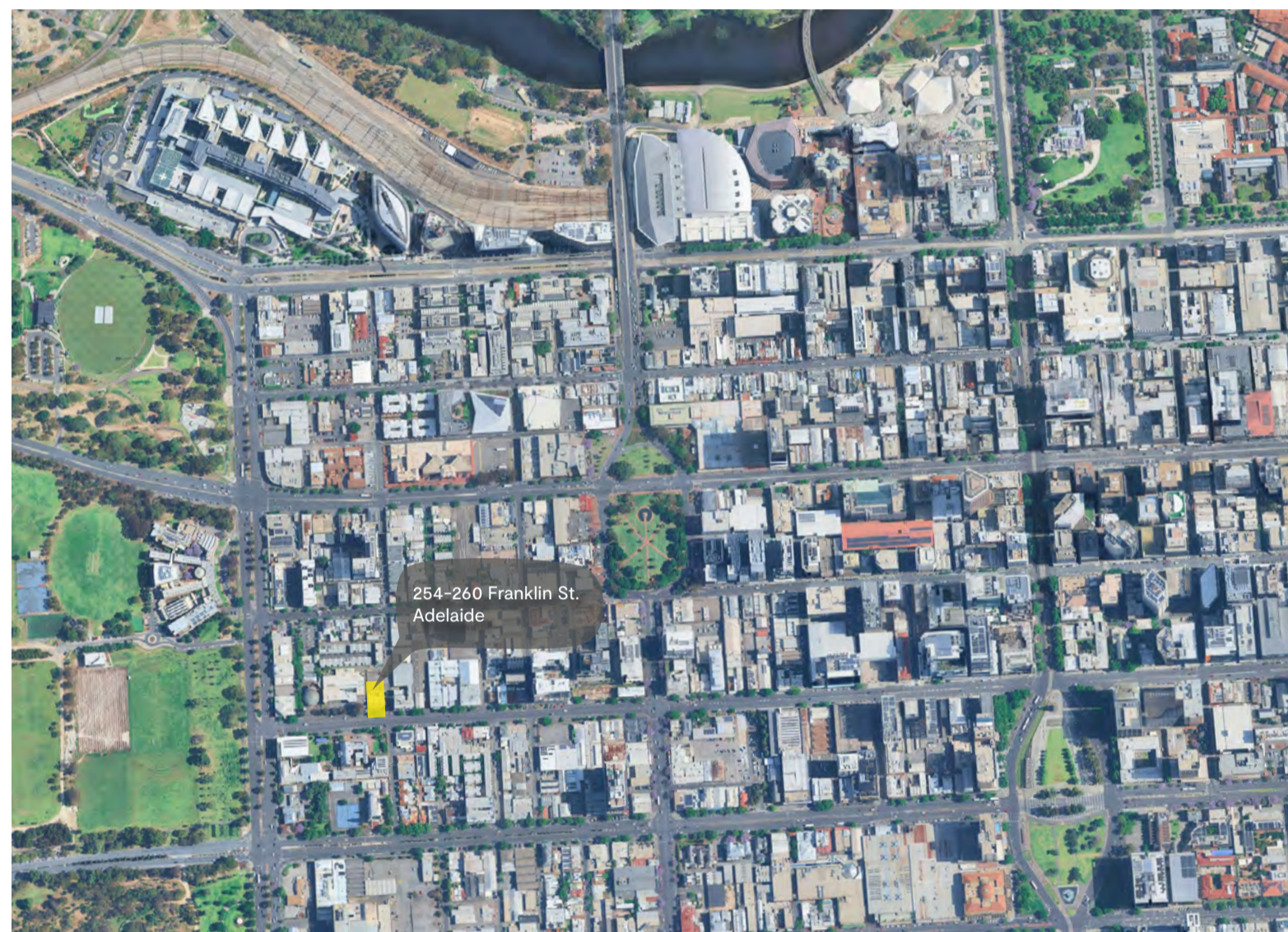
City Zone + Sub-zone Map

- Cultural Institutions
- Entertainment
- Hindley Street
- Innovation
- Health
- Gouger + Grote Street
- Adelaide Park Lands
- Capital City

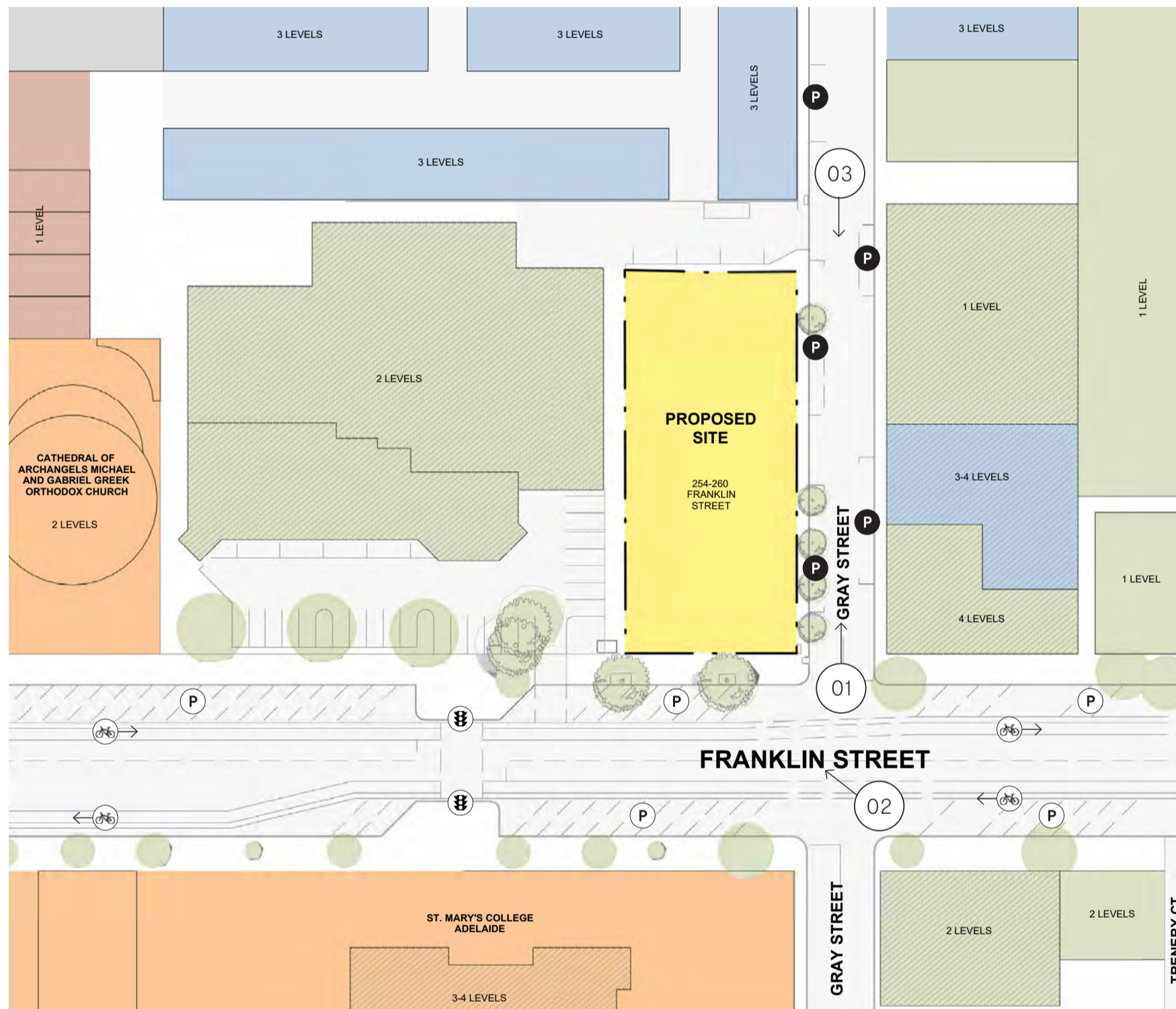


Height Restrictions

Maximum building height is 53m.

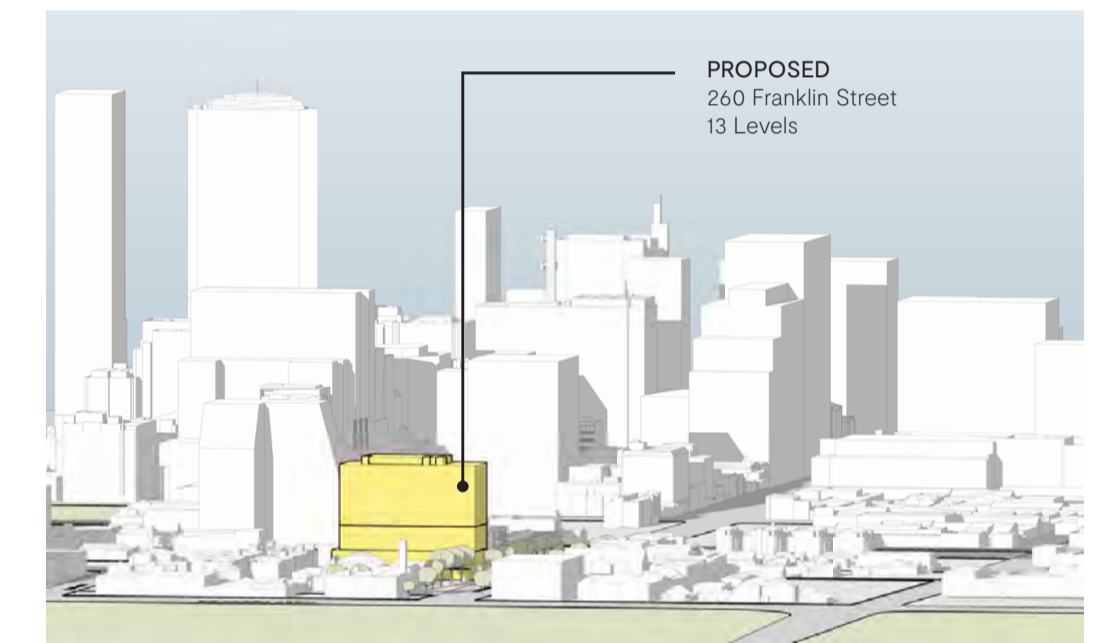


Location Map.

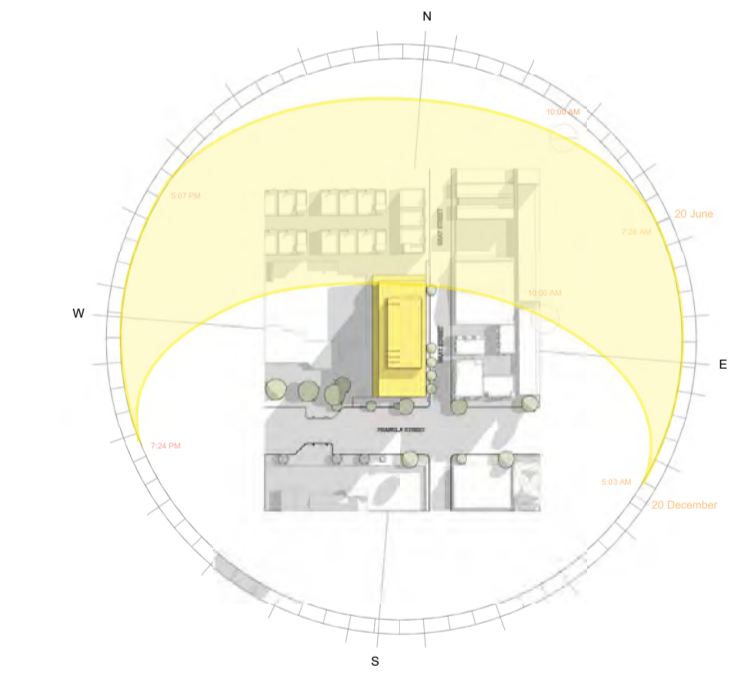


Locality Plan

- Commercial
- Residential
- State Heritage Place
- Local Heritage Place
- 260 Franklin Street
- Traffic Lights / Crossing
- On-Street Parking - Parallel
- On-Street Parking - 45 Degree
- Bike Lane



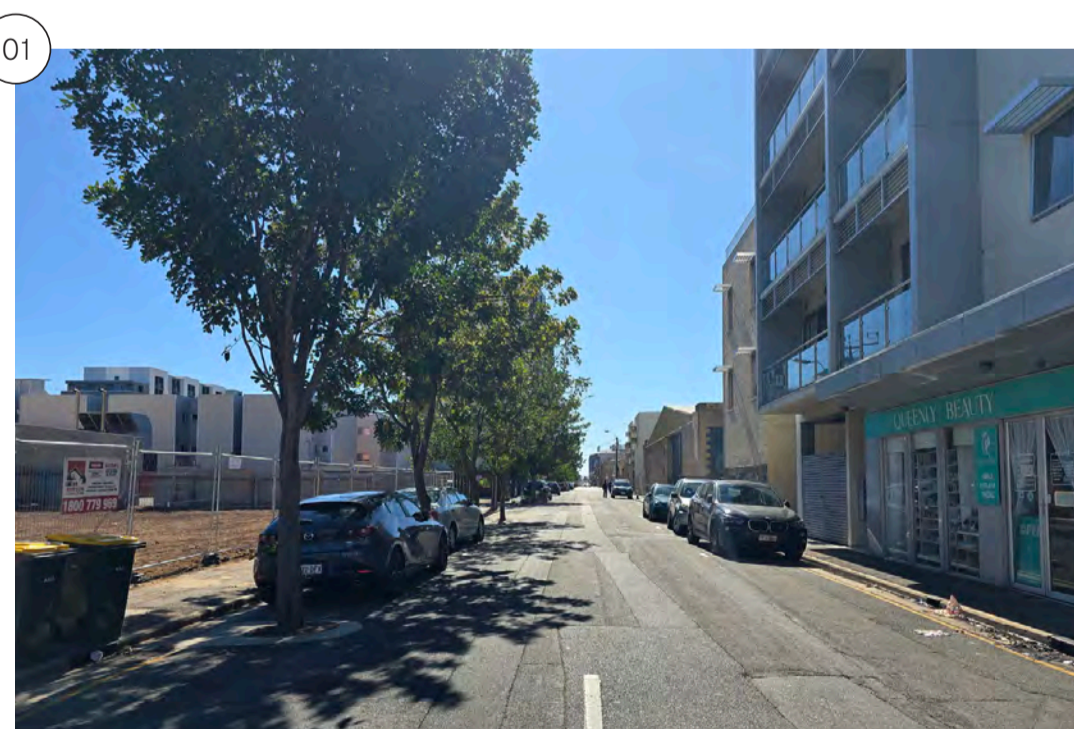
Diagrammatic Massing of Adelaide - City West.



Orientation



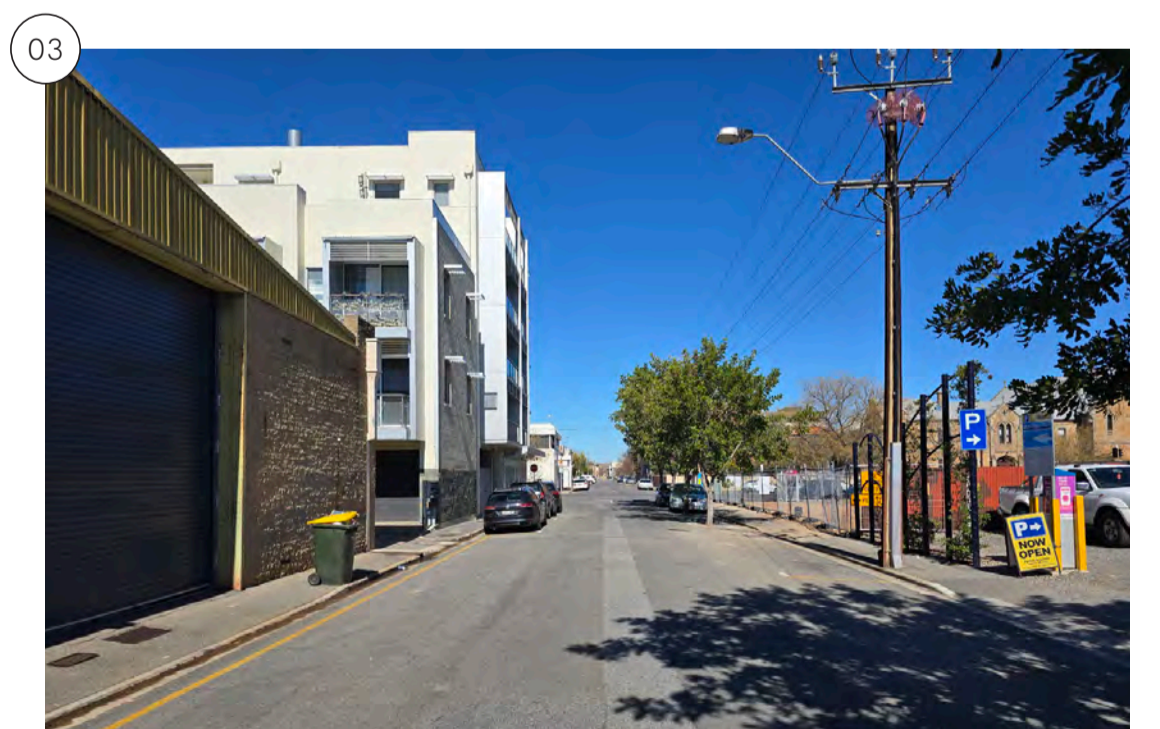
Site Context.



Site Context 01
Gray Street looking North.



Site Context 02
Corner of Franklin Street + Gray Street, student living behind.



Site Context 03
Gray Street looking south towards Franklin Street.

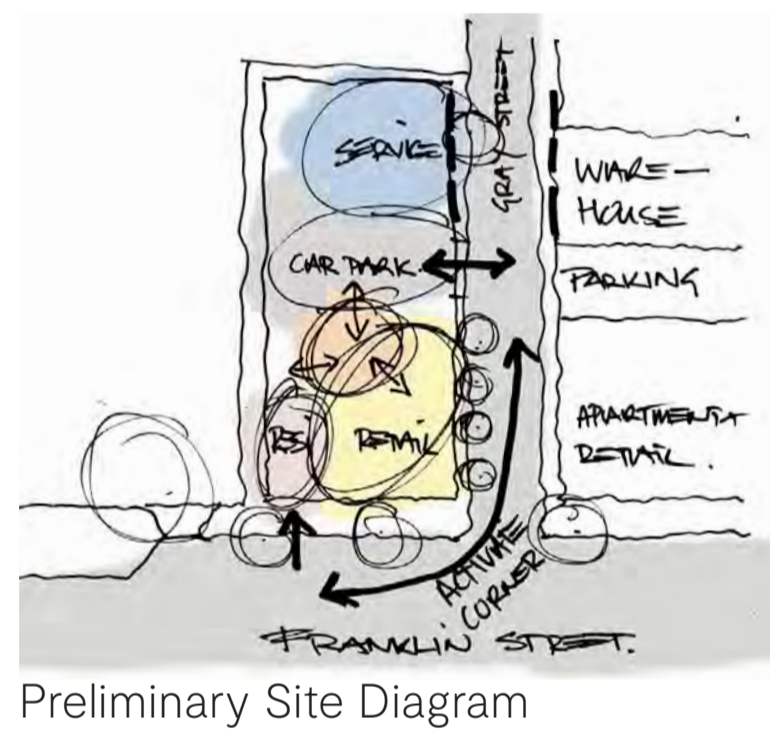
Key Points

- Approx 1328sqm site with two street boundary's.
- Predominantly two (3) and three (3) level built forms and five (5) level apartment building directly across Gray Street.
- Taller buildings completed (17 level Y Suites City Garden and 15 level Scape Student Accommodation) or proposed to the north.
- Site positioned in close proximity to the Western Park Lands and North Terrace.



Franklin Streetscape

- Commercial
- Residential
- State Heritage Place
- Local Heritage Place
- 260 Franklin Street
- Traffic Lights / Crossing
- On-Street Parking - Parallel
- On-Street Parking - 45 Degree



Health + Innovation
Sited near Adelaide's BioMed Precinct, the site connects with leading hospitals, research institutes, and health education, supporting a future-focused culture of medical innovation.



Culture
Steps from Adelaide Central Market and Gouger Street, the location immerses residents in multicultural food, vibrant street life, and a strong sense of local identity.



Heritage
Set within Adelaide's historic city layout and park lands, the site reflects the area's rich colonial and urban design heritage, protected for its cultural significance.



Education + Learning
The site sits within an active education precinct including, Adelaide's City West University campuses, public and private high schools. This supporting lifelong learning and student-oriented living.



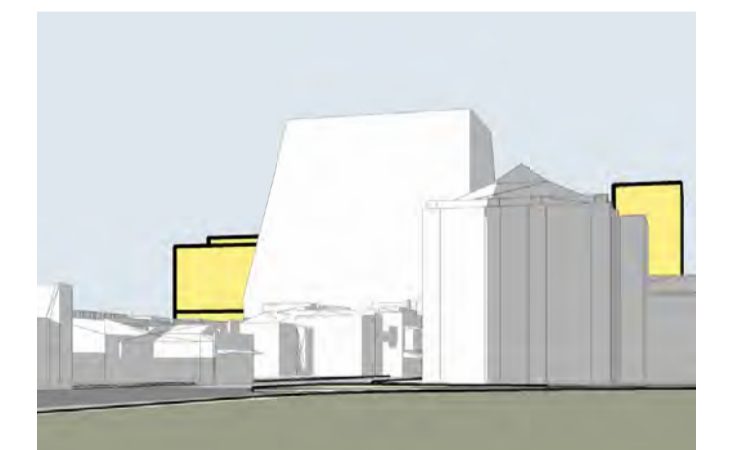
Student Living
Adelaide's North-West quadrant attracts a diverse student community, contributing to the area's cultural energy and demand for flexible, affordable living close to the city's creative and academic life.



Street Massing 01
Corner West Terrace + Franklin Street



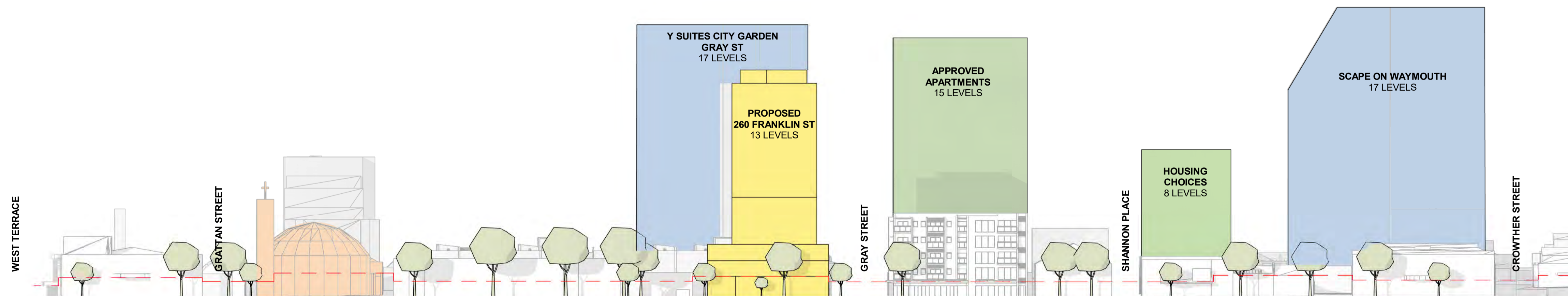
Street Massing 02
Gray Street looking North



Street Massing 03
Light Square looking West towards site



Street Massing 04
Corner Currie Street + Gray Street



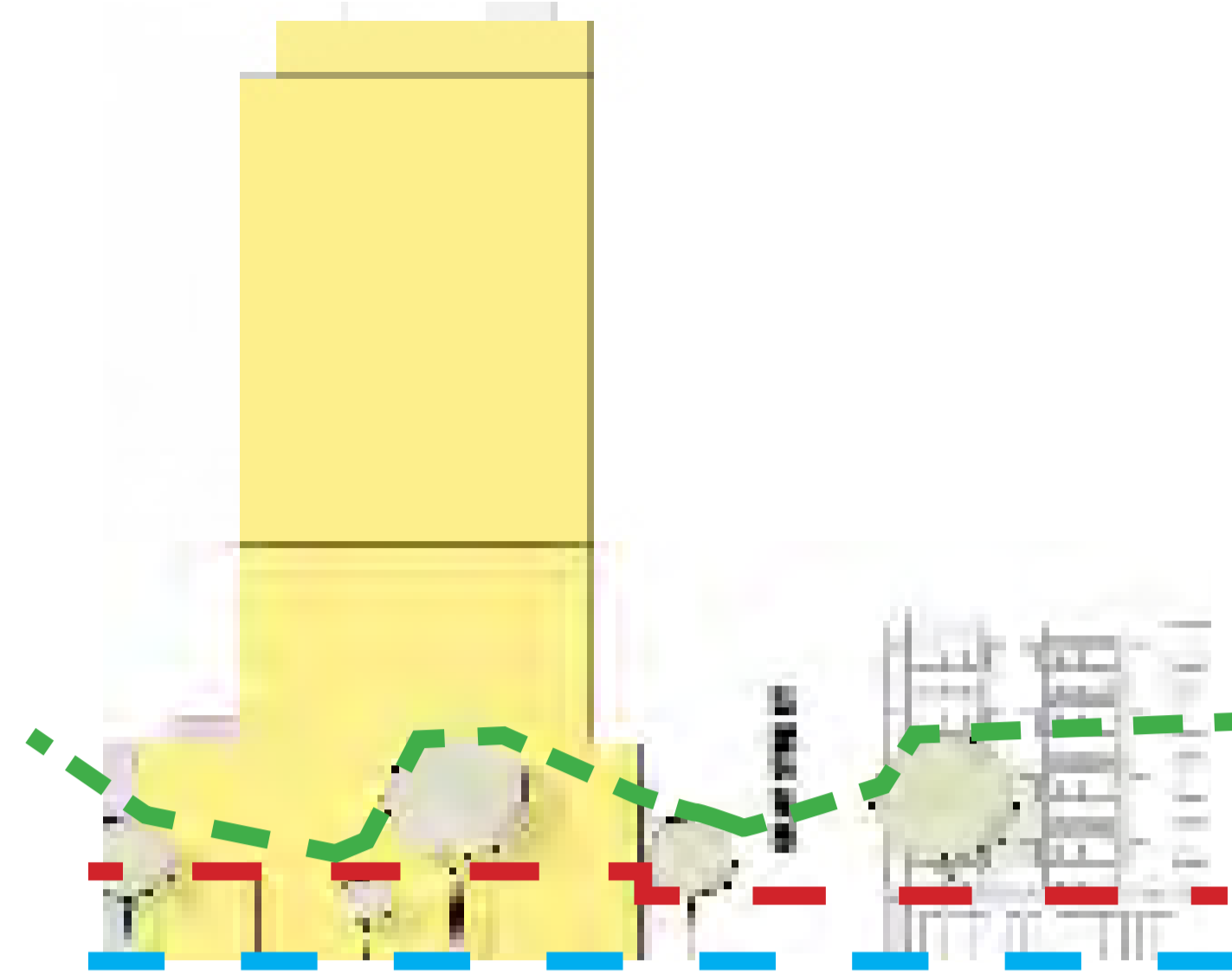
Franklin Street Mass Elevation

- Approved
- 260 Franklin Street
- Completed
- Canopy
- Upper Podium
- Lower Podium

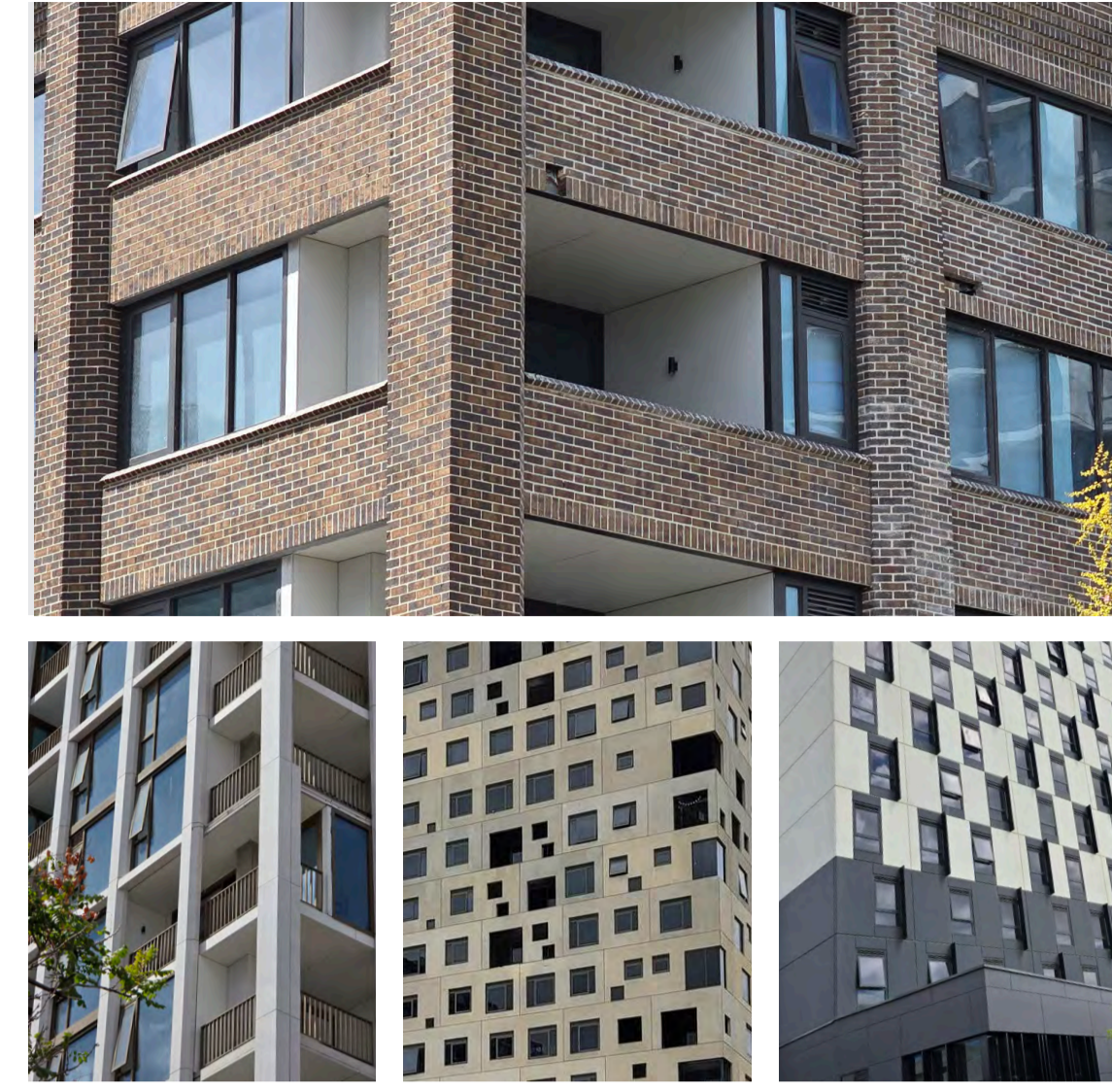
Key Points

- Northern side of Franklin Street populated by low to medium scale buildings between West Terrace and Elizabeth Street (approx 360m).
- Southern side of Franklin Street is predominantly low to medium scale.
- Buildings generally build up to the street boundary.
- The northern backdrop of Franklin Street increases in height significantly.

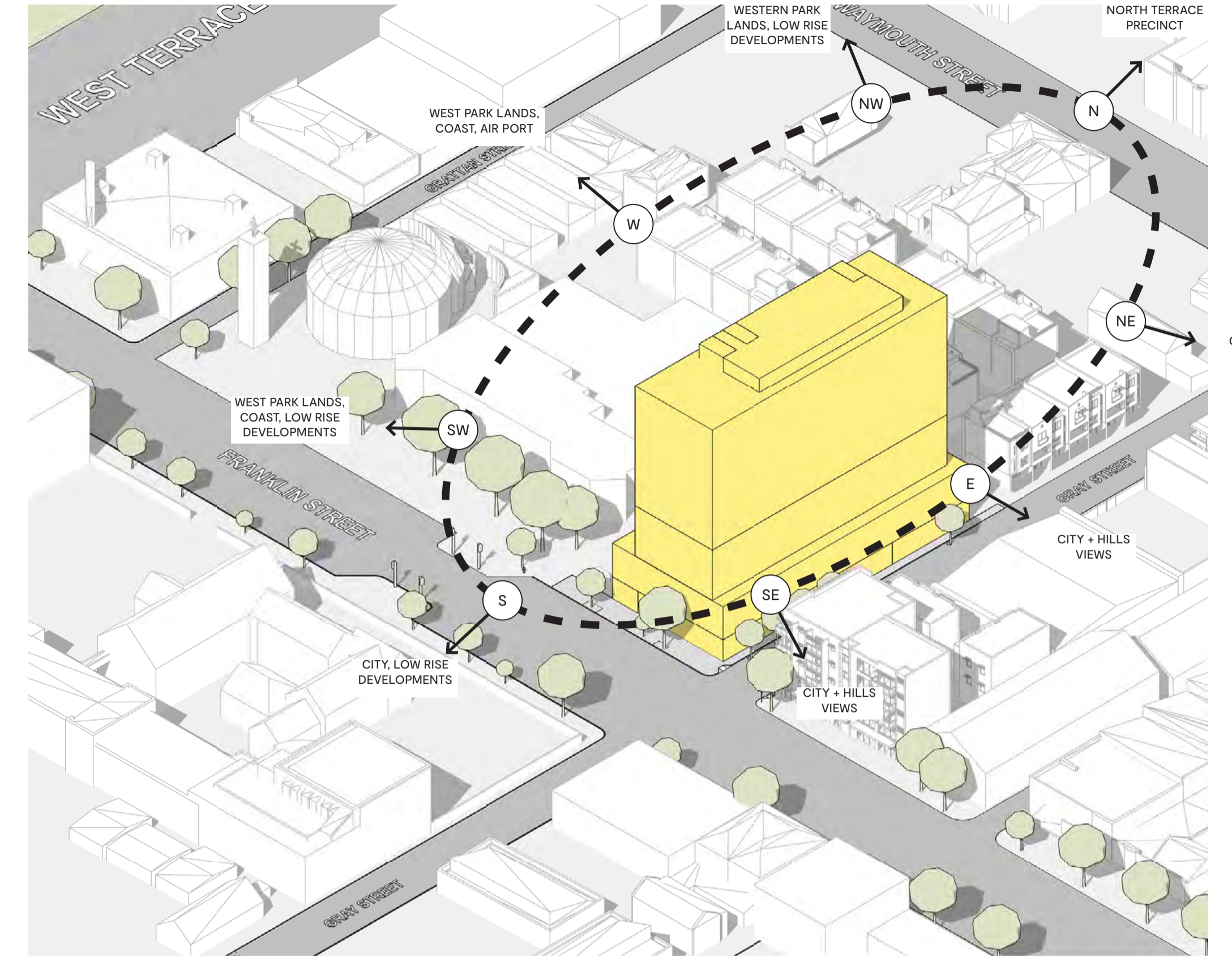
02.3 Adjacent Context + References



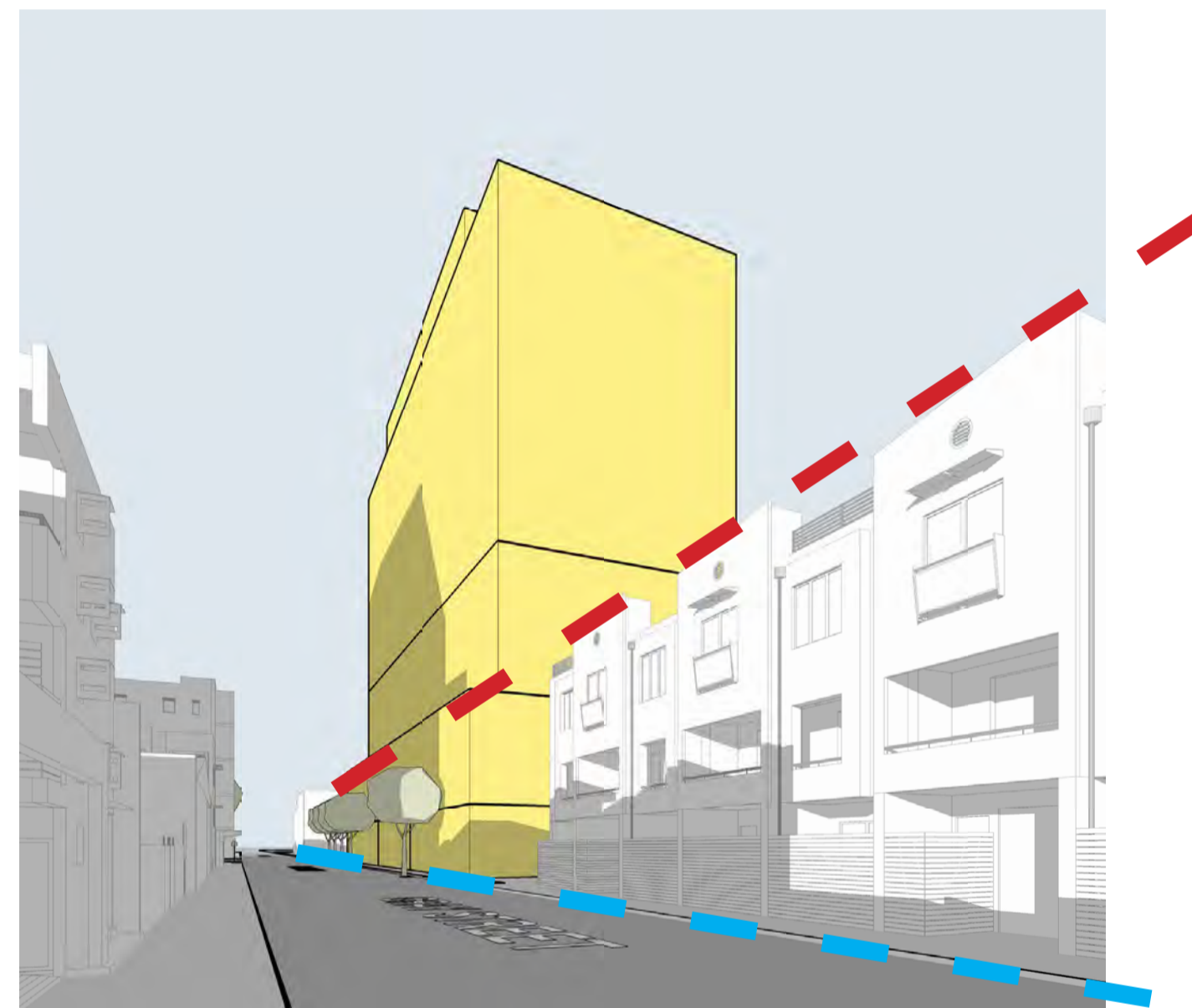
01 Streetscape Diagram Adjacent Multi-Residential
Built canopy for rain and wind protection vs Organic tree canopy along Franklin Street



Multi-Storey/Residential
Buildings within the location promote a singular language above the defined podium level. Materials, solid to void, architectural style vary significantly between sites.



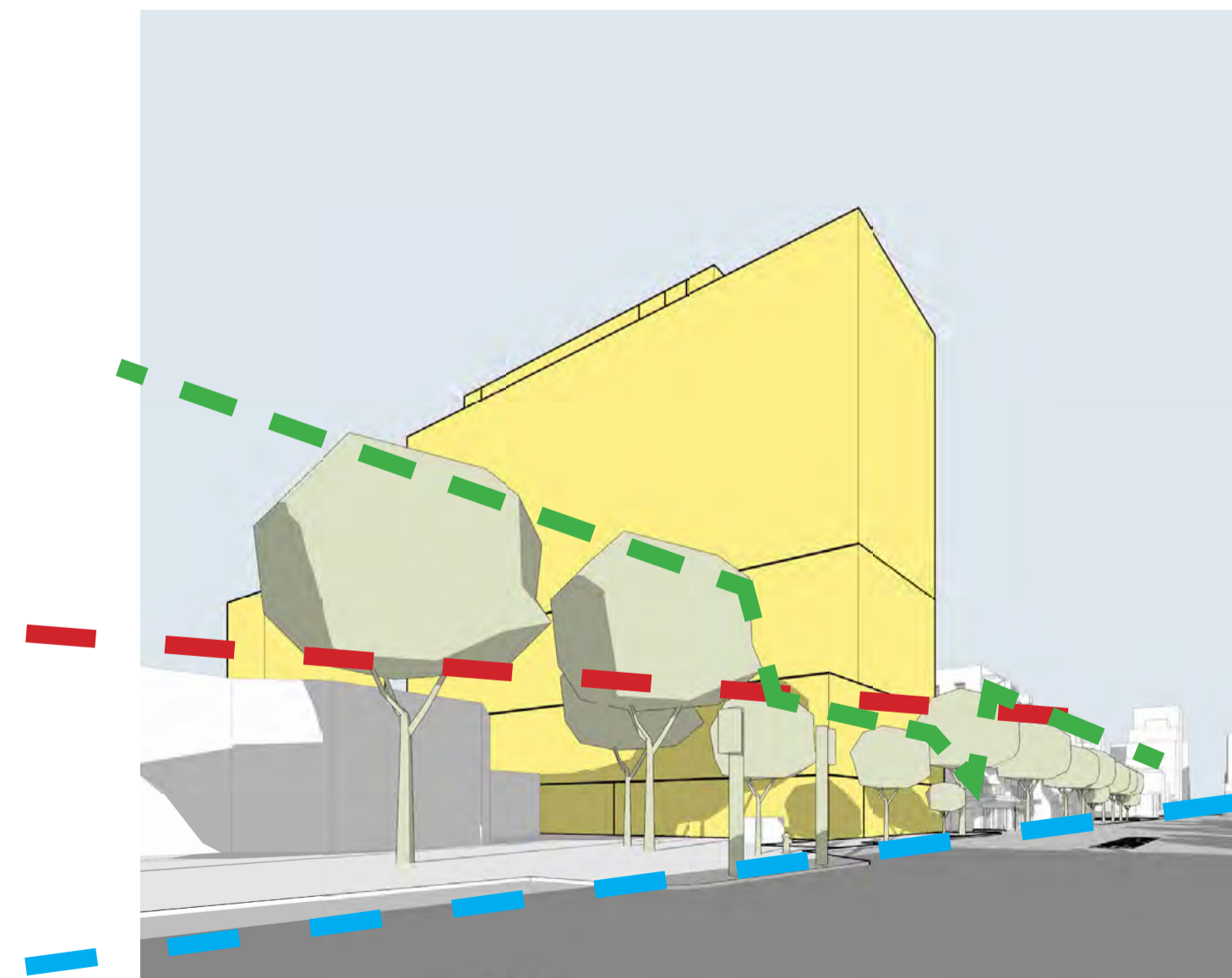
Building Mass + Views from the site



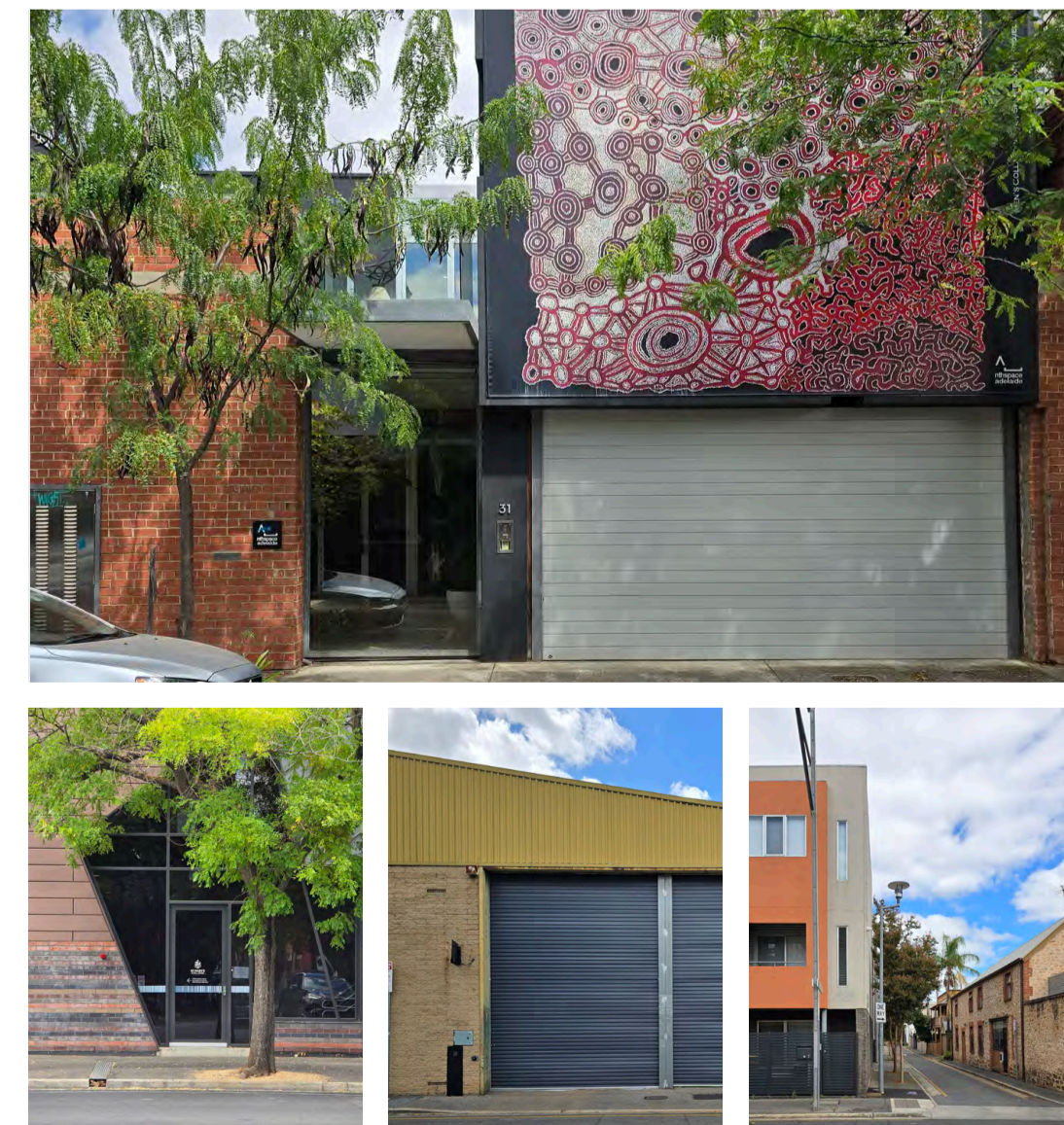
02 Streetscape Diagram Gray Street
Three (3) storey townhouses on project near podium level height.



Fine Grain Texture
Grounded elements masonry provide multiple smaller and varied elements rather than large monotonous surfaces. Longer sections of unbroken material adorn the southern buildings at lower heights provide comfort and engagement to pedestrians.



03 Streetscape Diagram Franklin Street
Built canopy for rain and wind protection vs Organic tree canopy along Franklin Street



Entry Identification
Narrower widths of building elements interacting with longer elements provide a sense of importance and identify points of interest in facades and create visual interest.

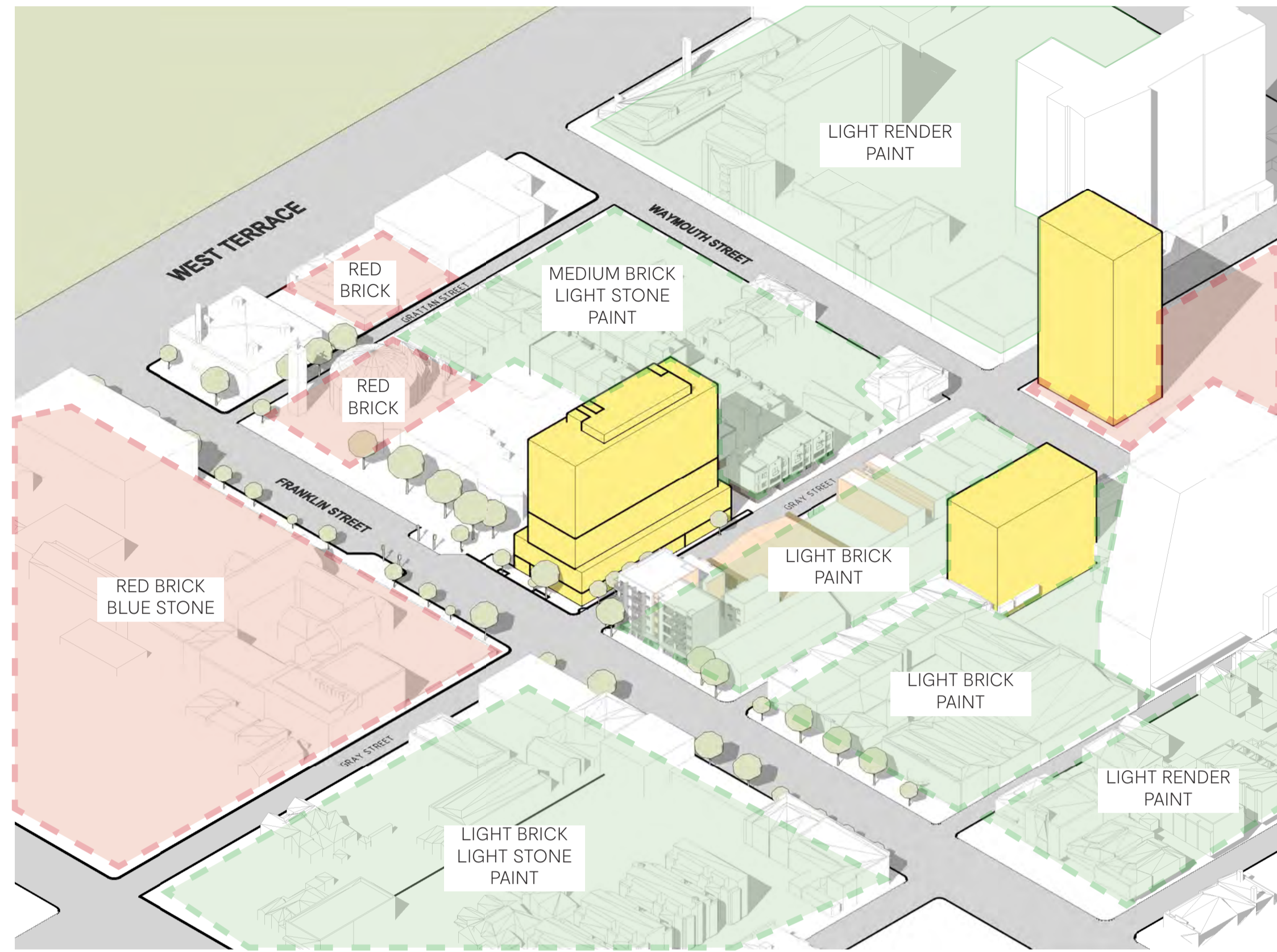


Sun Shading Study

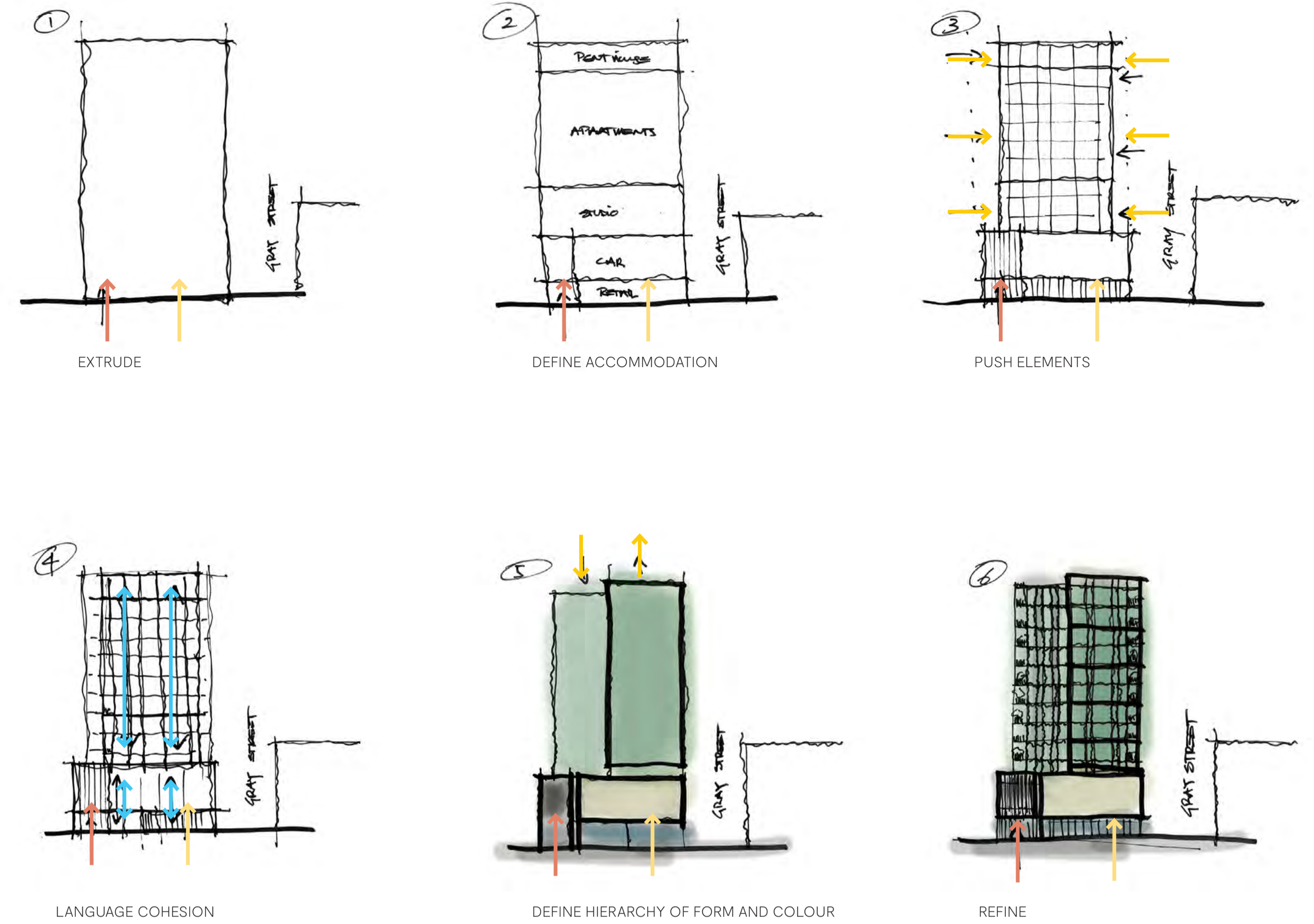
- Key Points**
- Eclectic / inconsistent Architectural language with varying built forms and land uses.
 - Sparse street planting promotes retention where possible.
 - Lower floors broken down in narrow widths especially at pedestrian level.

03.1 Design Response

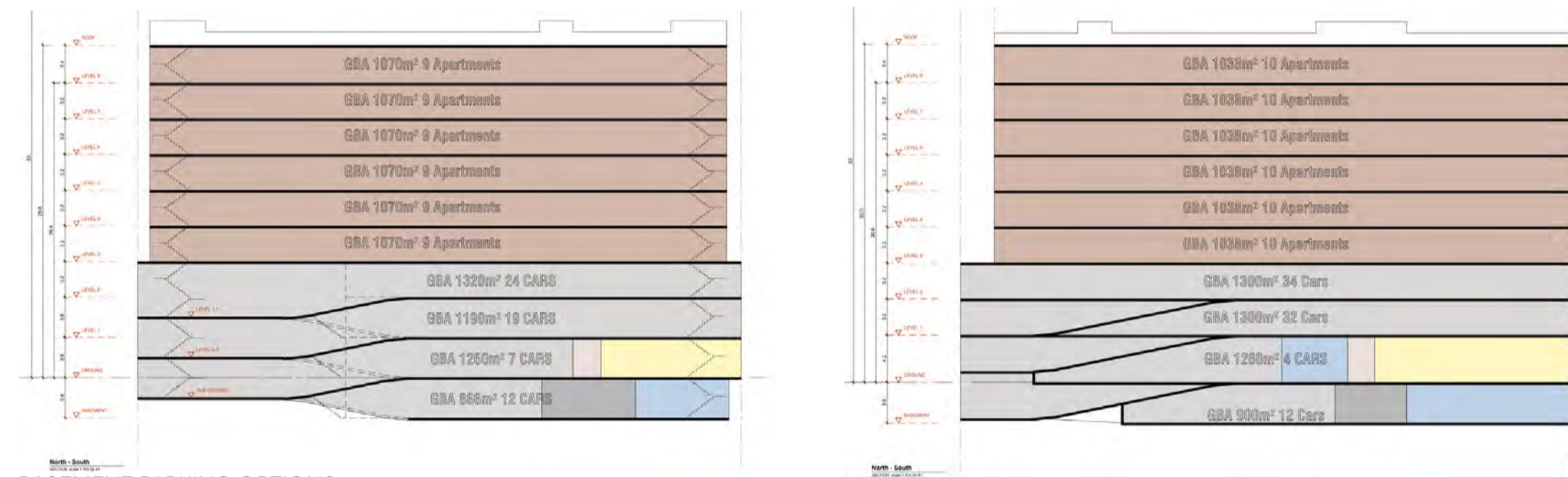
MATERIAL LOCATION STUDY



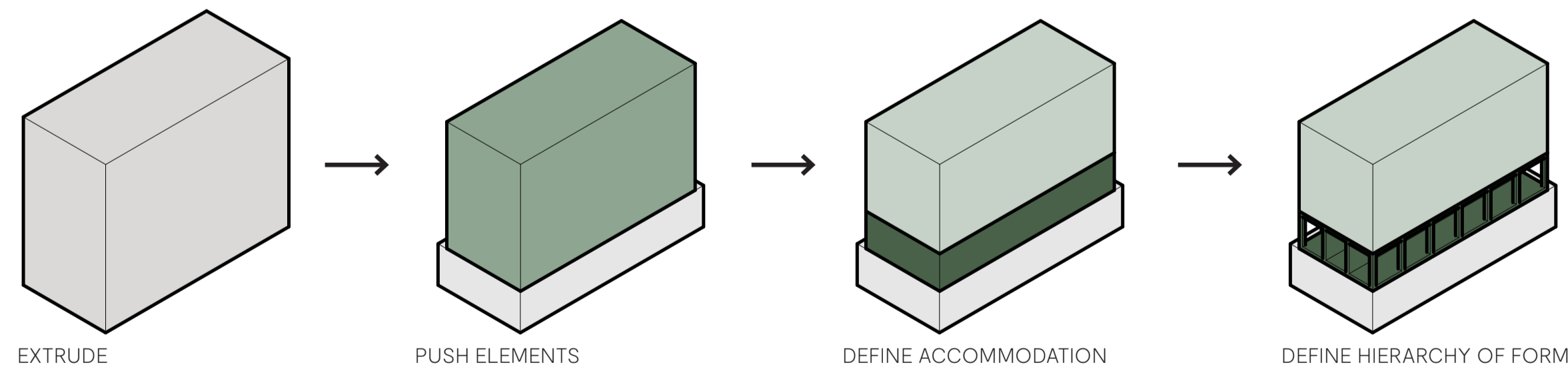
MASS + PROPORTION EVOLUTION



PREVIOUS ITERATIONS



BASEMENT PARKING OPTIONS



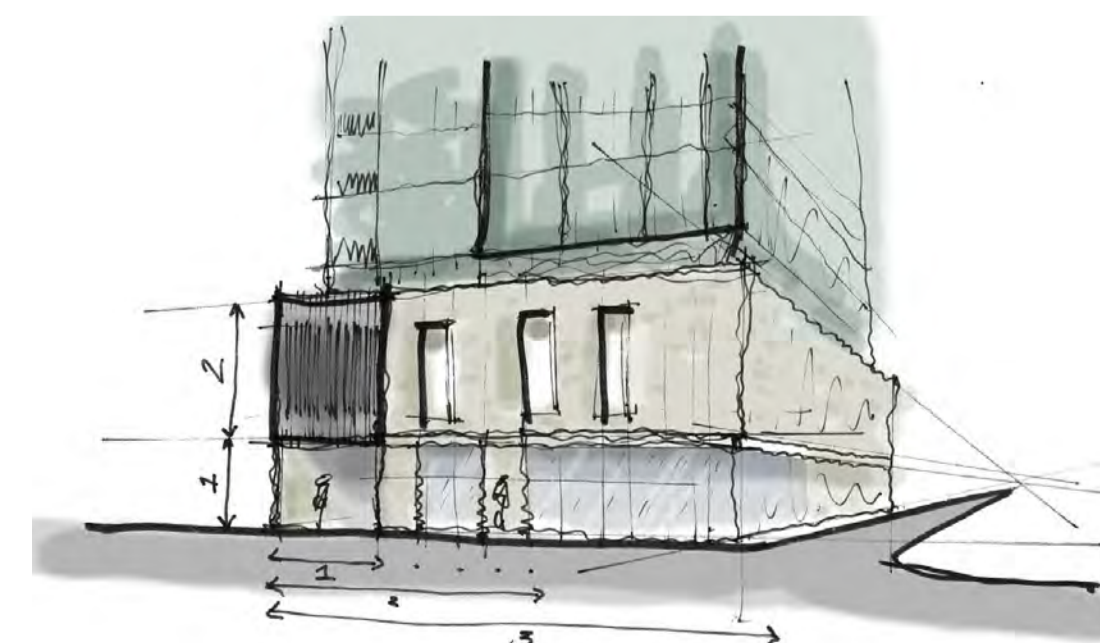
EXTRUDE PUSH ELEMENTS DEFINE ACCOMMODATION DEFINE HIERARCHY OF FORM



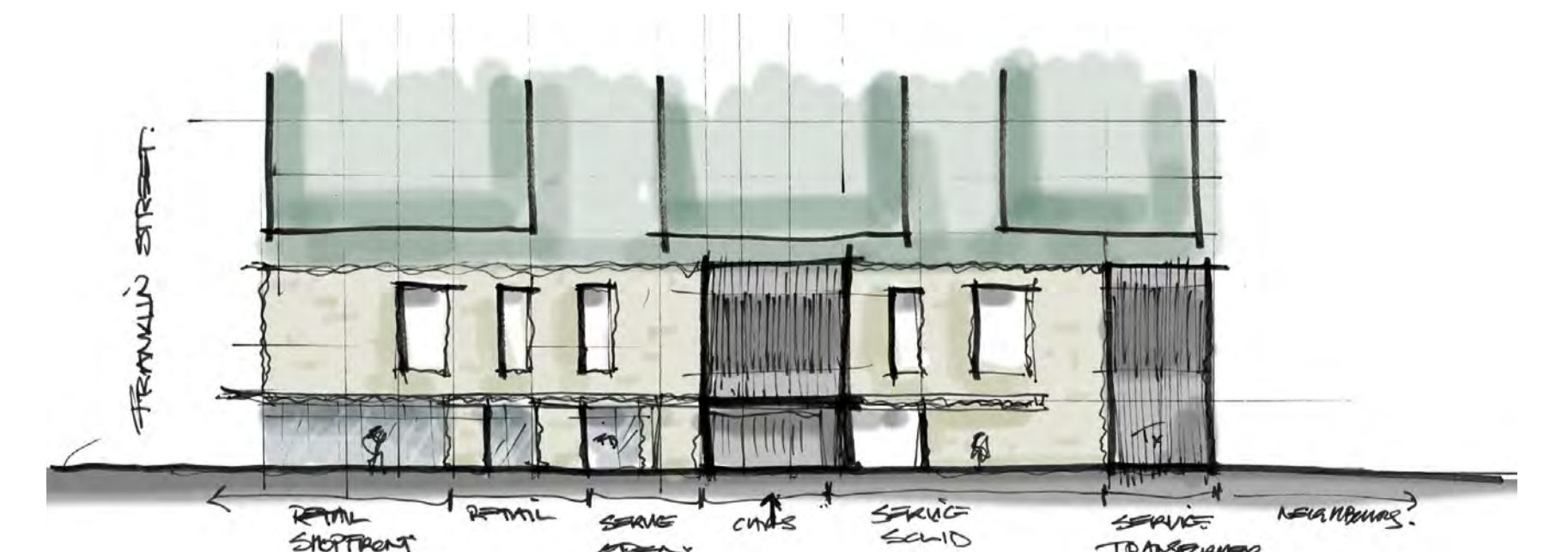
PRE-PLP DESIGN MODEL



Ground + Podium Form Study



Narrower widths of building elements interacting with longer elements provide a sense of importance and identify points of interest in facades and create visual interest. Elements stretch from street level to roof, creating a solid base with lighter elements above.



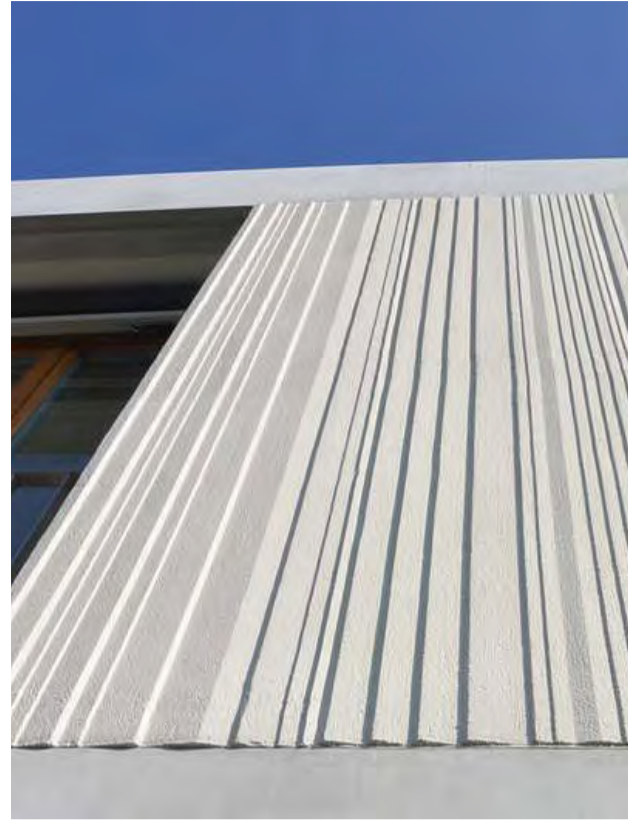
- Key Points**
- Built form defined by lower / podium level and the tower portion.
 - Integrate elements of the tower into the lower levels and touch the ground
 - Facade Language defined by the use within the building (car parking, residential)

03.2 Precedents + Materiality

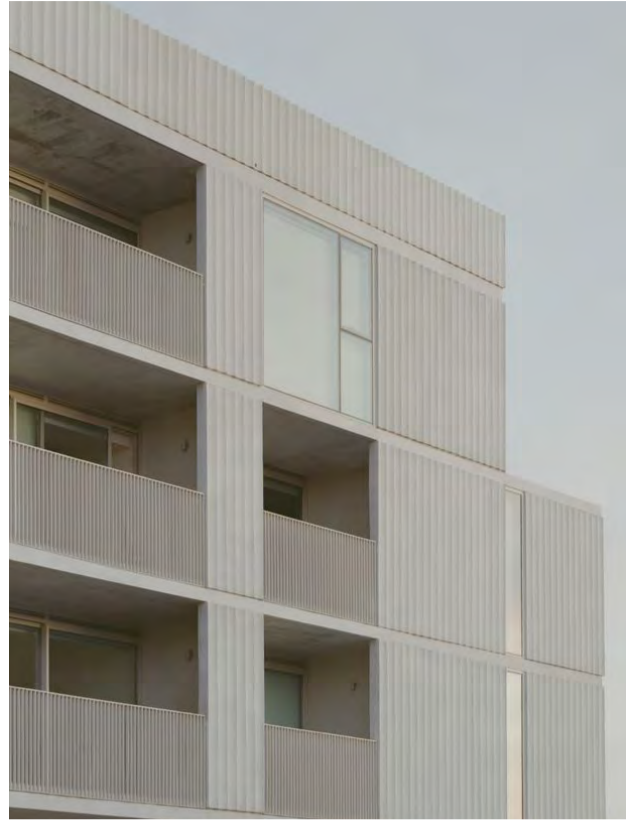
PRECEDENTS



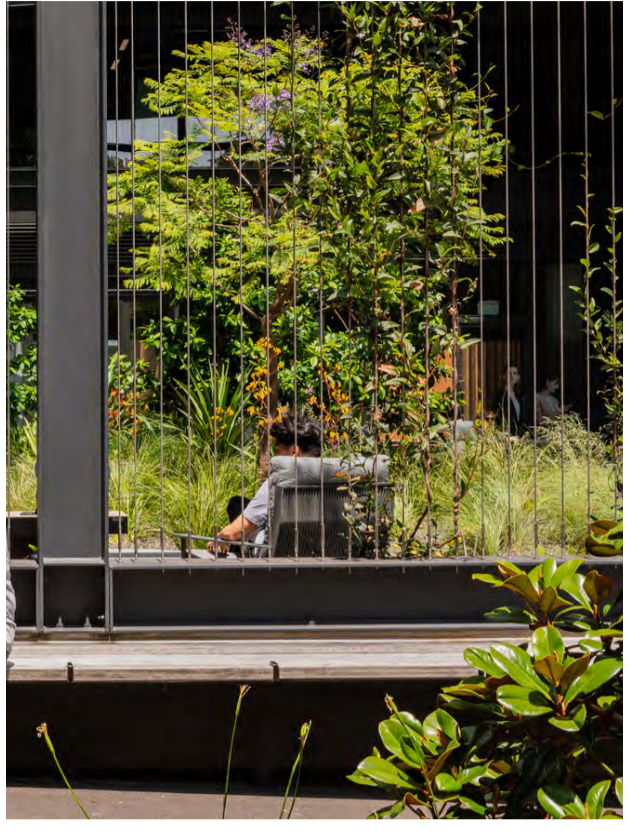
Concept / Precedent
Fine vertical steelwork details.



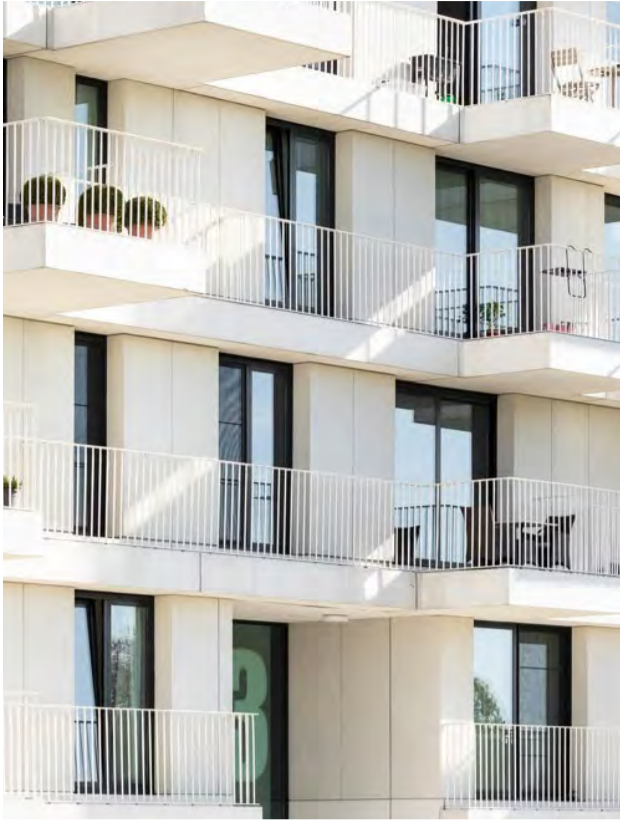
Concept / Precedent
Simple patterning from repeating formwork.



Concept / Precedent
Patterned infill panels between windows and floors.



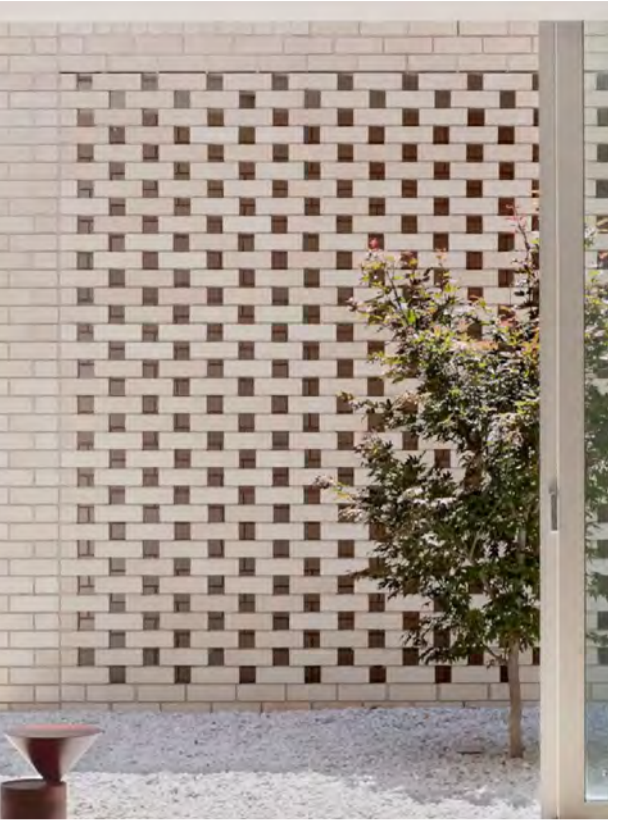
Concept / Precedent
Landscape integration into facade.



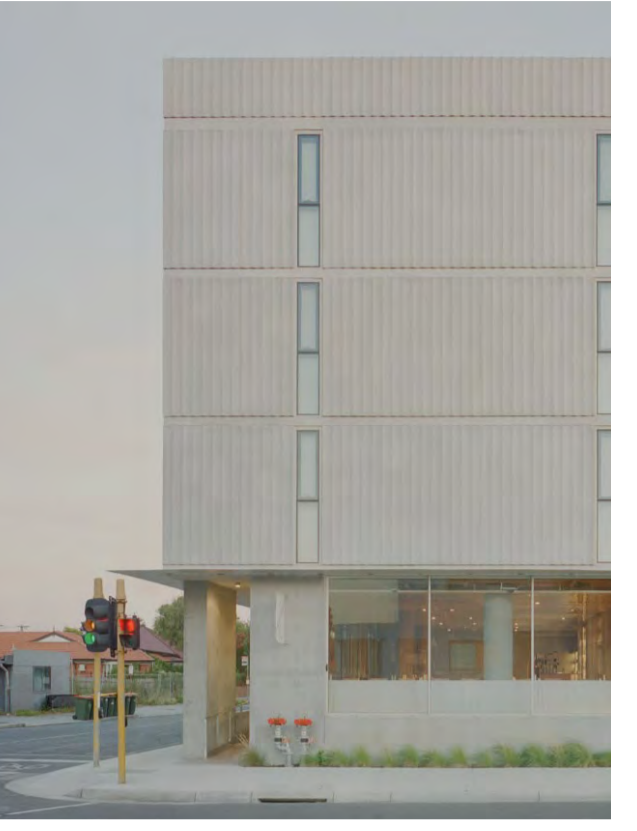
Concept / Precedent
Visually permeable balustrades.



Concept / Precedent
Landscape integration into facade.



Concept / Precedent
Translucent brickwork for airflow



Concept / Precedent
Patterned infill panels between windows and floors.

VISUALISATIONS

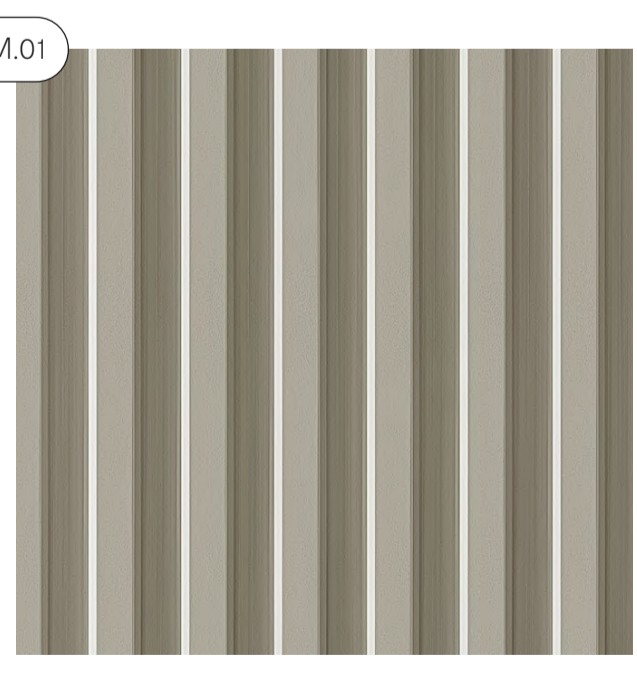


South Facade Detail Materials - Up close texture and detail where people can interact

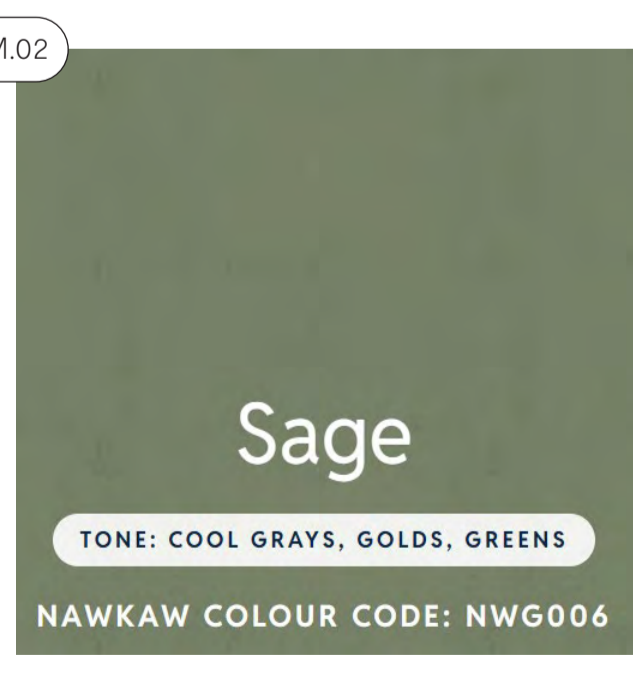


Southern Facade Materials - Read on mass from afar.

MATERIAL PALETTE



Material
Stained Concrete - Match M.03 (Bricks)
EcoTone / NawKaw



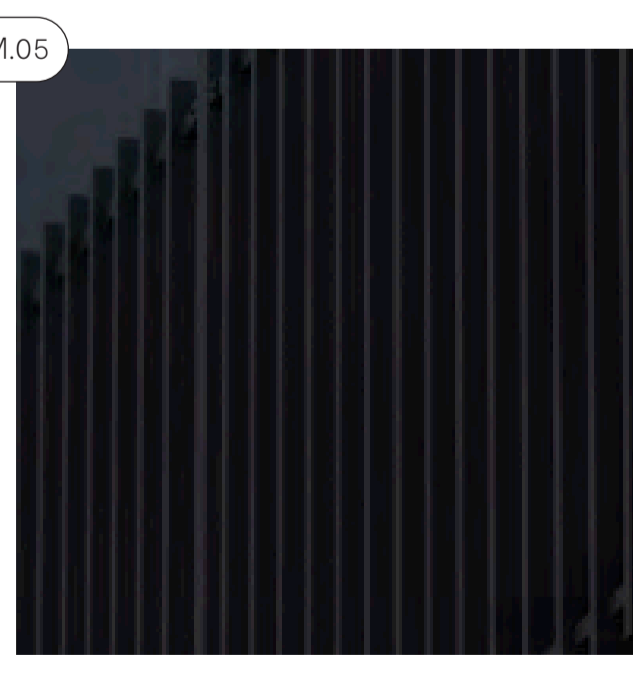
Material
Stained Concrete - Sage Green
EcoTone / NawKaw



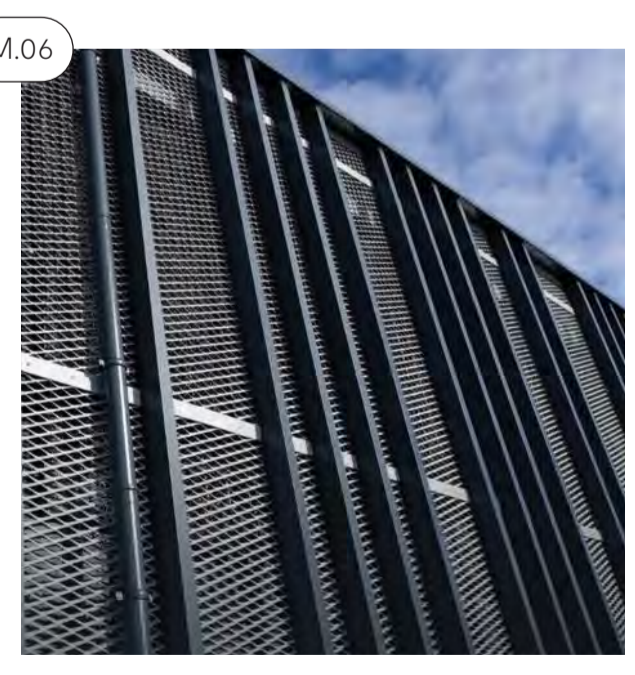
Material
Modular Masonry - Light Sand



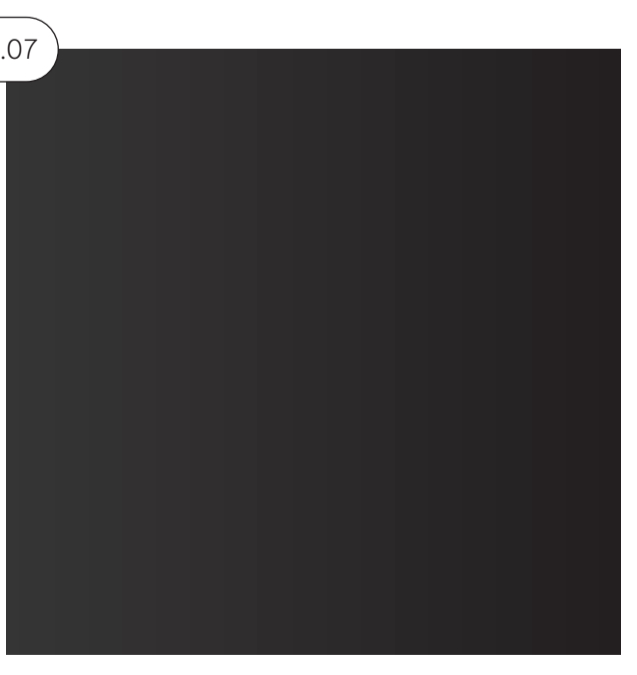
Material
Dark Charcoal / Black Window Frames



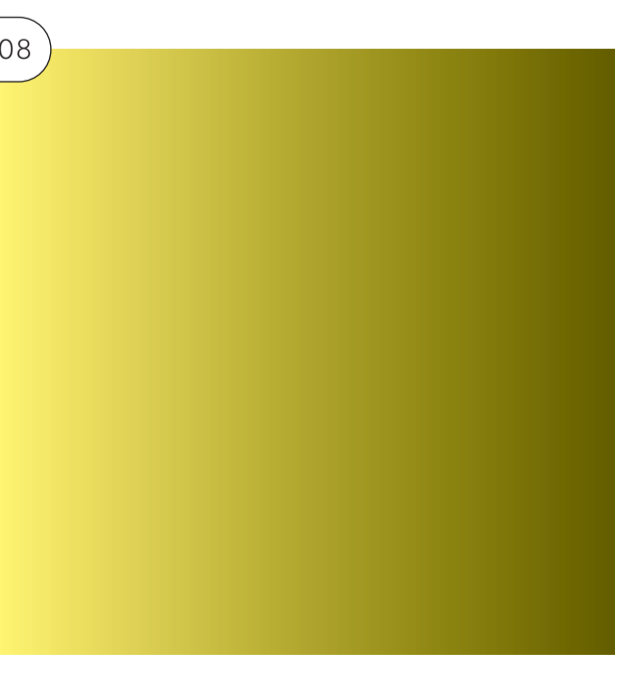
Material
Dark Charcoal / Black Balustrades and louvres



Material
Dark Charcoal / Black Louvres



Material
Dark Charcoal / Black Aluminum Cladding



Material
Gold Aluminum cladding
Entry Soffit / Signage



Southern Facade - Residential Entry



Gray Street looking south - Car Park Entry, Services and Living Wall



South Elevation



View of South and Eastern Facade from Franklin Street



View from Gray Street looking up



View of South Facade from Franklin Street



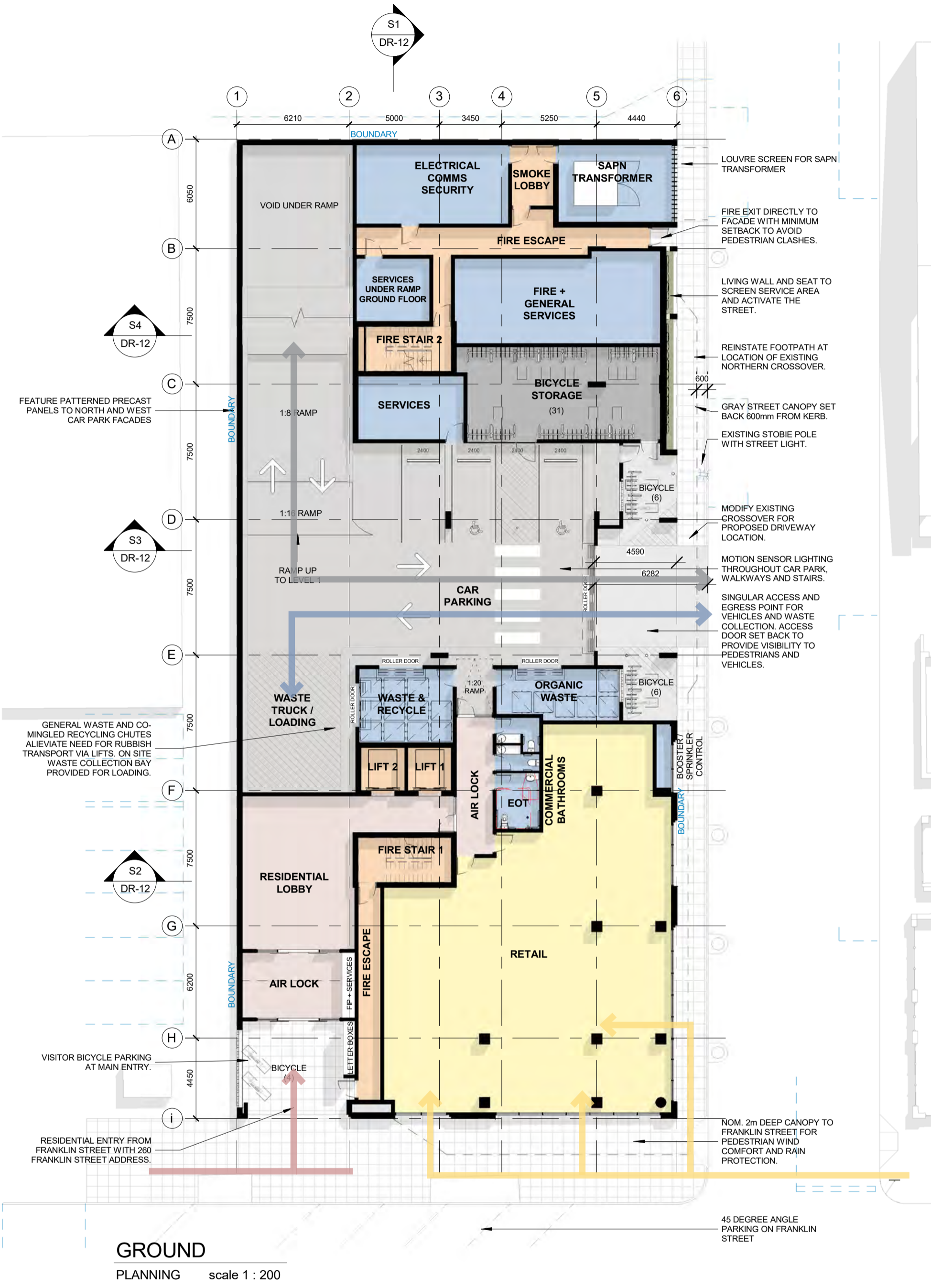
View of South and Western Facade from Franklin Street



Southern Facade – Retail Corner



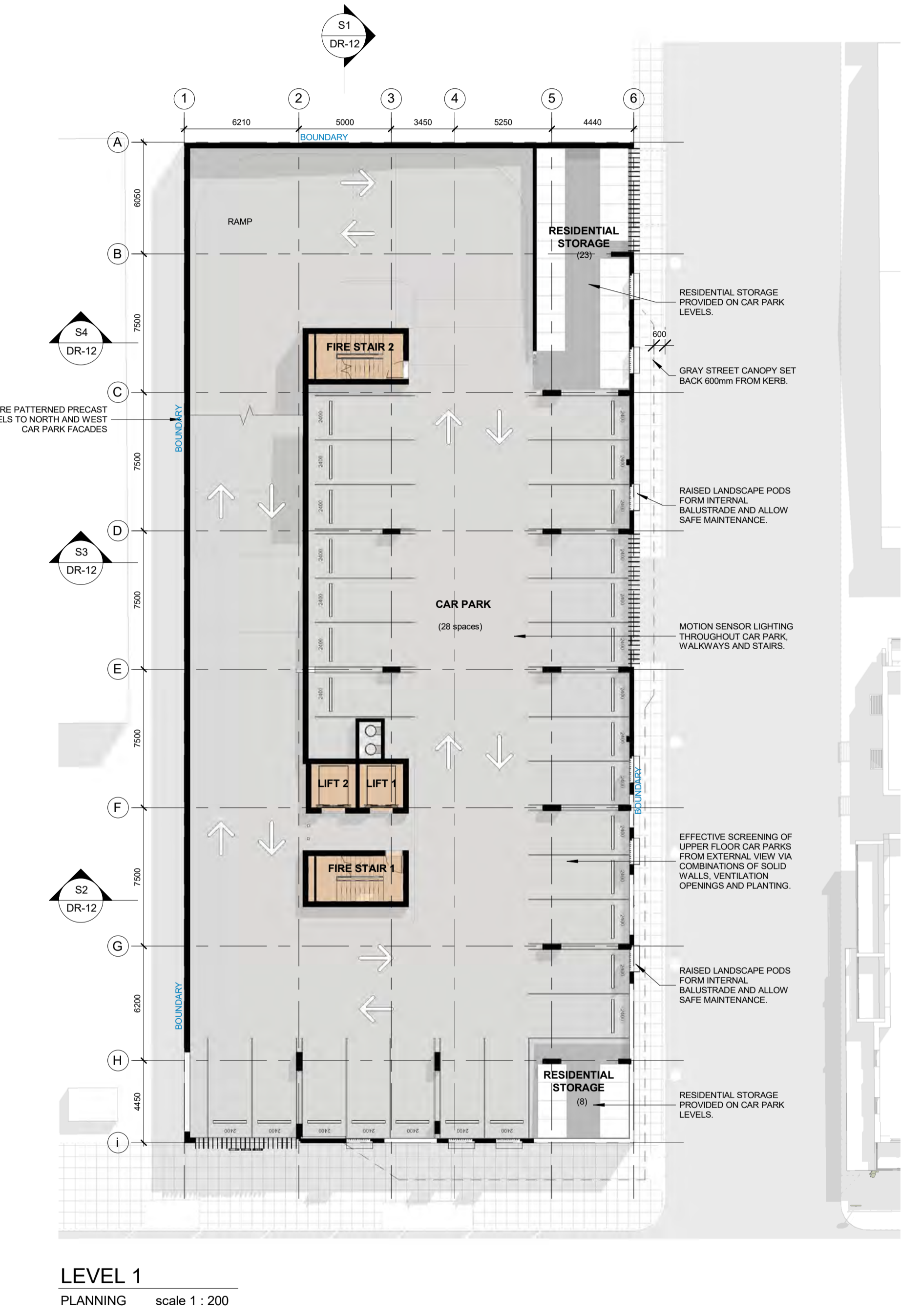
View of North Facade from Gray Street



SCHEDULE OF AREAS (GF)

SITE: 1328m²
GFA TOTAL: 1328m²

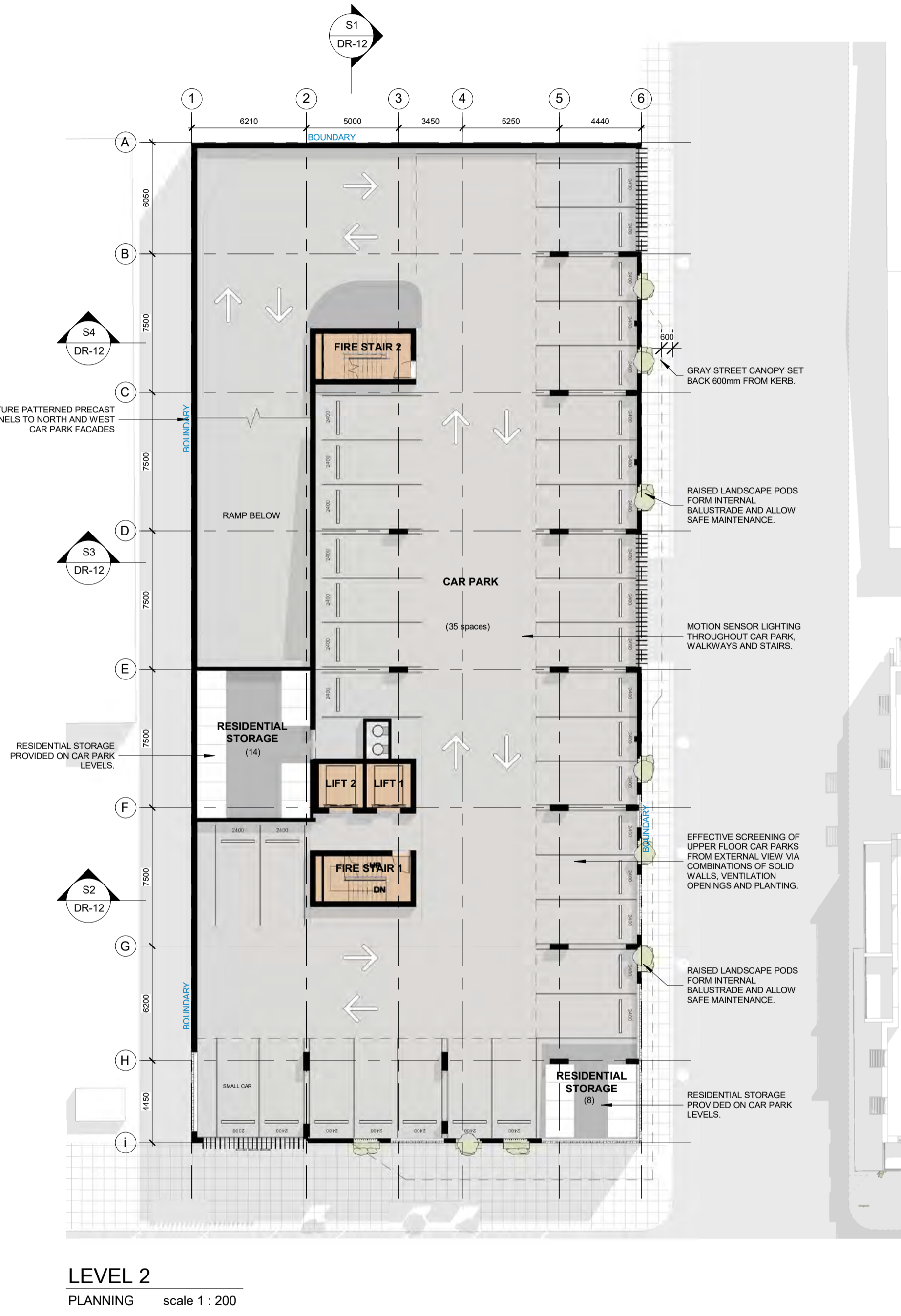
COMMON
CORE (LIFT + STAIRS): 50m ²
BOH: 538m ²
RESI LIFT LOBBY: 60m ²
RETAIL
RETAIL TENANCY: 270m ²
CAR PARKING
GROUND CAR SPACES FOR STAFF: 3 (2 ACCESSIBLE)
BICYCLE PARKING SPACES: 47 PARKS



SCHEDULE OF AREAS (L1)

SITE: 1328m²
GFA TOTAL: 1328m²

COMMON	CAR PARKING
CORE (LIFT + STAIRS): 35m ²	L1 CAR SPACES: 28
RESIDENTIAL STORAGE: 93m ²	TOTAL CAR SPACES FOR RESIDENTIAL: 63
STORAGE LOCKERS: 31	



SCHEDULE OF AREAS (L2)

SITE: 1328m²
GFA TOTAL: 1328m²

COMMON	CAR PARKING
CORE (LIFT + STAIRS): 35m ²	L2 CAR SPACES: 35
RESIDENTIAL STORAGE: 83m ²	TOTAL CAR SPACES FOR RESIDENTIAL: 63
STORAGE LOCKERS: 22	

- ENVIRONMENTAL TARGETS**
- ENGAGE WITH ESD PROFESSIONAL DURING DESIGN.
 - CONSTRUCTION STORMWATER MANAGEMENT PLAN.
 - RESIDENTIAL AND COMMERCIAL ELECTRICAL METERING.
 - WATER EFFICIENT FIXTURES
 - WATER EFFICIENT LANDSCAPING.
 - HIGH PERFORMANCE (LOW E) GLAZING AND DOUBLE GLAZING.
 - HIGH EFFICIENCY INTERNAL AND EXTERNAL LIGHTING.
 - ENERGY RECOVERY ON LIFTS.
 - TRI-STREAM WASTE SYSTEM.
- ACOUSTIC TARGETS**
- APARTMENT EXTERNAL WALLS TO ACHIEVE $R_w + C_{tr} 50$
 - WALLS BETWEEN APARTMENTS TO ACHIEVE $R_w + C_{tr} 50$
 - FLOORS BETWEEN APARTMENTS TO ACHIEVE $R_w + C_{tr} 50$ AND $L_{nw} + C_{impact} < 62$
 - APARTMENT ENTRY DOORS TO ACHIEVE $R_w 30$
 - DOUBLE GLAZED WINDOWS TO APARTMENT BEDROOMS TO ENHANCE ACOUSTICS AND THERMAL LOAD/LOSS.
 - PERFORMANCE GLASS TO LIVING AREAS AND OTHER HABITABLE ROOMS TO ENHANCE ACOUSTICS AND THERMAL LOAD/LOSS.

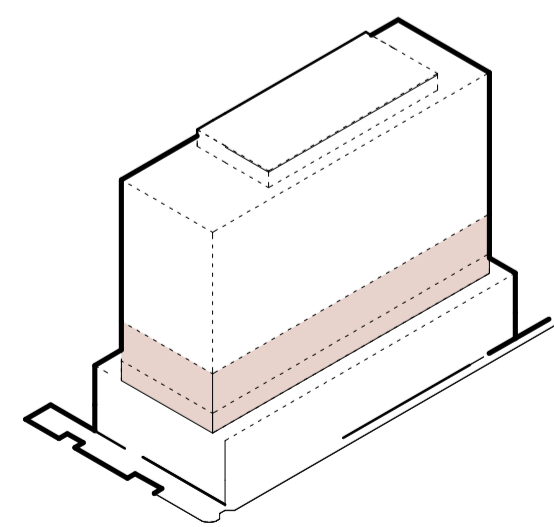
04.2 Floor Plans

PA_Tileback_Presentation_A1_L1_05

- ENVIRONMENTAL TARGETS**
- ENGAGE WITH ESD PROFESSIONAL DURING DESIGN.
 - CONSTRUCTION STORMWATER MANAGEMENT PLAN.
 - RESIDENTIAL AND COMMERCIAL ELECTRICAL METERING.
 - WATER EFFICIENT FIXTURES
 - WATER EFFICIENT LANDSCAPING.
 - HIGH PERFORMANCE (LOW E) GLAZING AND DOUBLE GLAZING.
 - HIGH EFFICIENCY INTERNAL AND EXTERNAL LIGHTING.
 - ENERGY RECOVERY ON LIFTS.
 - TRI-STREAM WASTE SYSTEM.
- ACOUSTIC TARGETS**
- APARTMENT EXTERNAL WALLS TO ACHIEVE $R_w + C_{tr} 50$
 - WALLS BETWEEN APARTMENTS TO ACHIEVE $R_w + C_{tr} 50$ AND $L_{nw} + C_{im} < 62$
 - FLOORS BETWEEN APARTMENTS TO ACHIEVE $R_w + C_{tr} 50$ AND $L_{nw} + C_{im} < 62$
 - APARTMENT ENTRY DOORS TO ACHIEVE $R_w 30$
 - DOUBLE GLAZED WINDOWS TO APARTMENT BEDROOMS TO ENHANCE ACOUSTICS AND THERMAL LOAD/LOSS.
 - PERFORMANCE GLASS TO LIVING AREAS AND OTHER HABITABLE ROOMS TO ENHANCE ACOUSTICS AND THERMAL LOAD/LOSS.



LEVEL 3
PLANNING scale 1 : 200

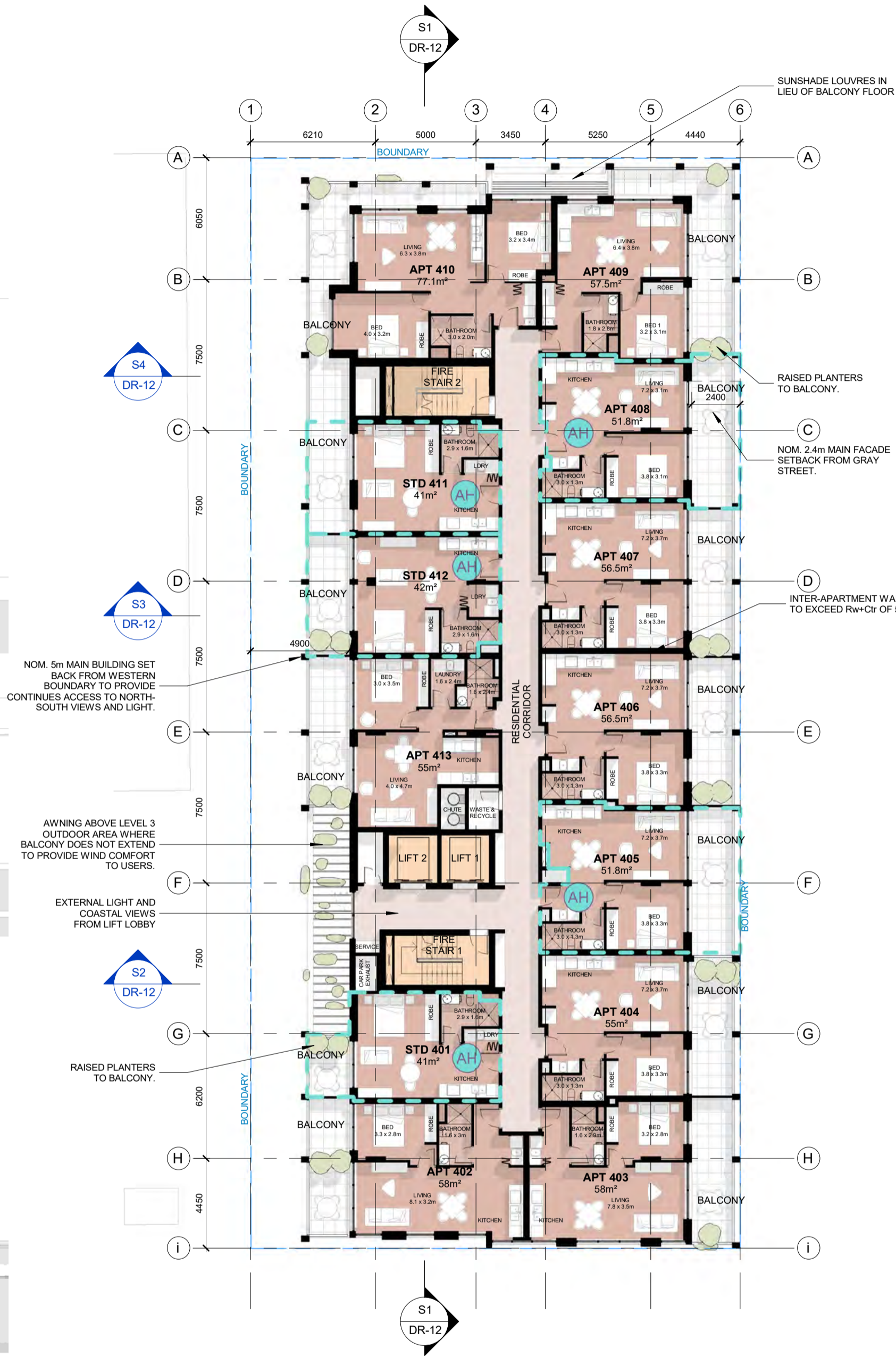


SCHEDULE OF AREAS (L3)

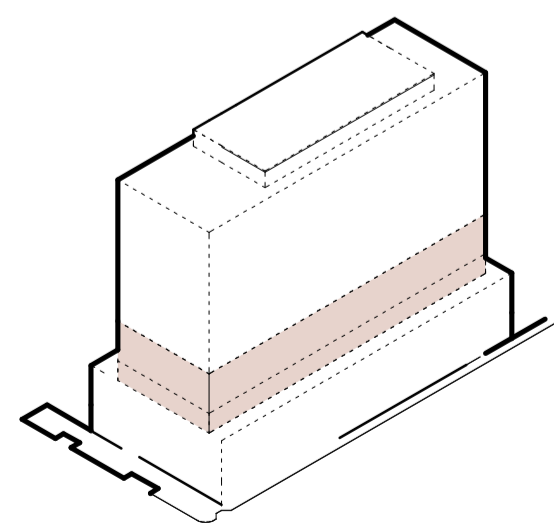
SITE: 1328m²
GFA TOTAL: 882m²
COMMON
CORE (LIFT + STAIRS): 35m²
SERVICES: 11m²
GYM: 59m²
CORRIDOR: 87.5m²

RESIDENTIAL
APARTMENTS: 11
APARTMENTS TOTAL: 567m²
BALCONY/TERRACE TOTAL: 396.5m²
RESIDENTIAL TOTAL: 963.5m²

PROPOSED AFFORDABLE HOUSING
LEVEL 03: 3
(15 TOTAL THROUGHOUT BUILDING)



LEVEL 4 - 5
PLANNING scale 1 : 200

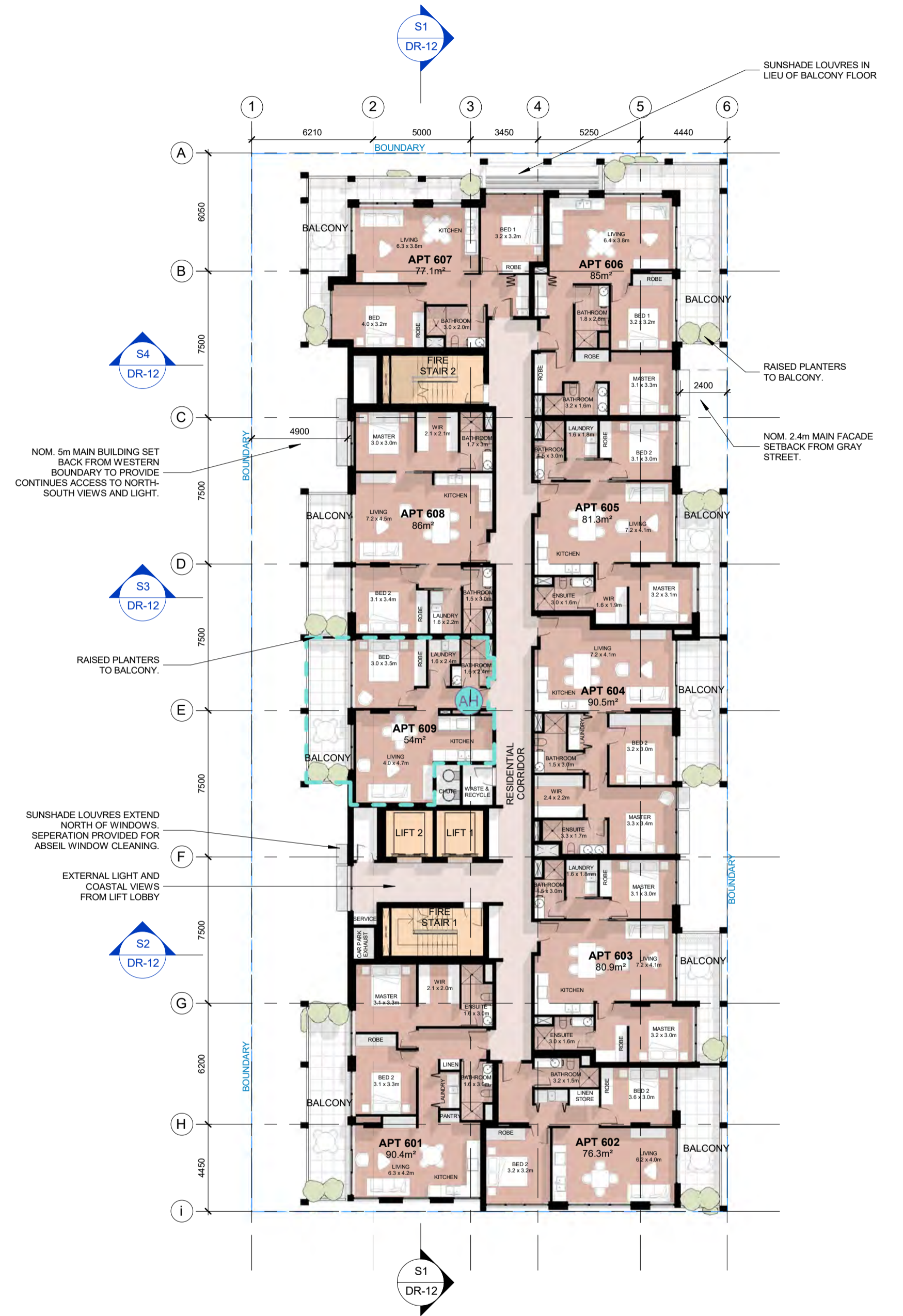


SCHEDULE OF AREAS (L4-5)

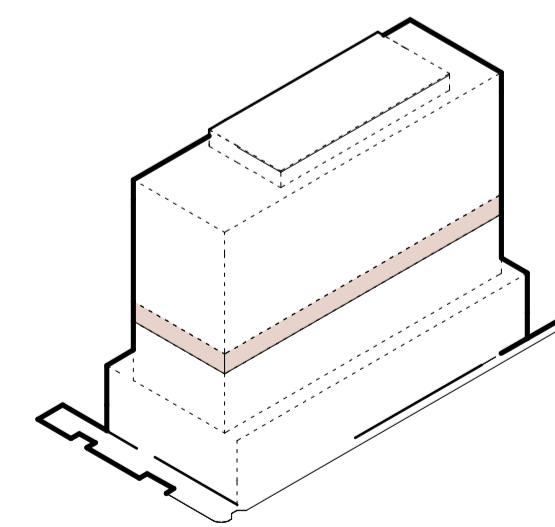
SITE: 1328m²
GFA TOTAL: 882m²
COMMON
CORE (LIFT + STAIRS): 35m²
SERVICES: 11m²
CORRIDOR: 87.5m²

RESIDENTIAL
APARTMENTS: 13
APARTMENTS TOTAL: 626m²
BALCONY/TERRACE TOTAL: 109m²
RESIDENTIAL TOTAL: 735m²

PROPOSED AFFORDABLE HOUSING
LEVEL 04 + 05: 10 (5 PER LEVEL)
(15 TOTAL THROUGHOUT BUILDING)



LEVEL 6
PLANNING scale 1 : 200

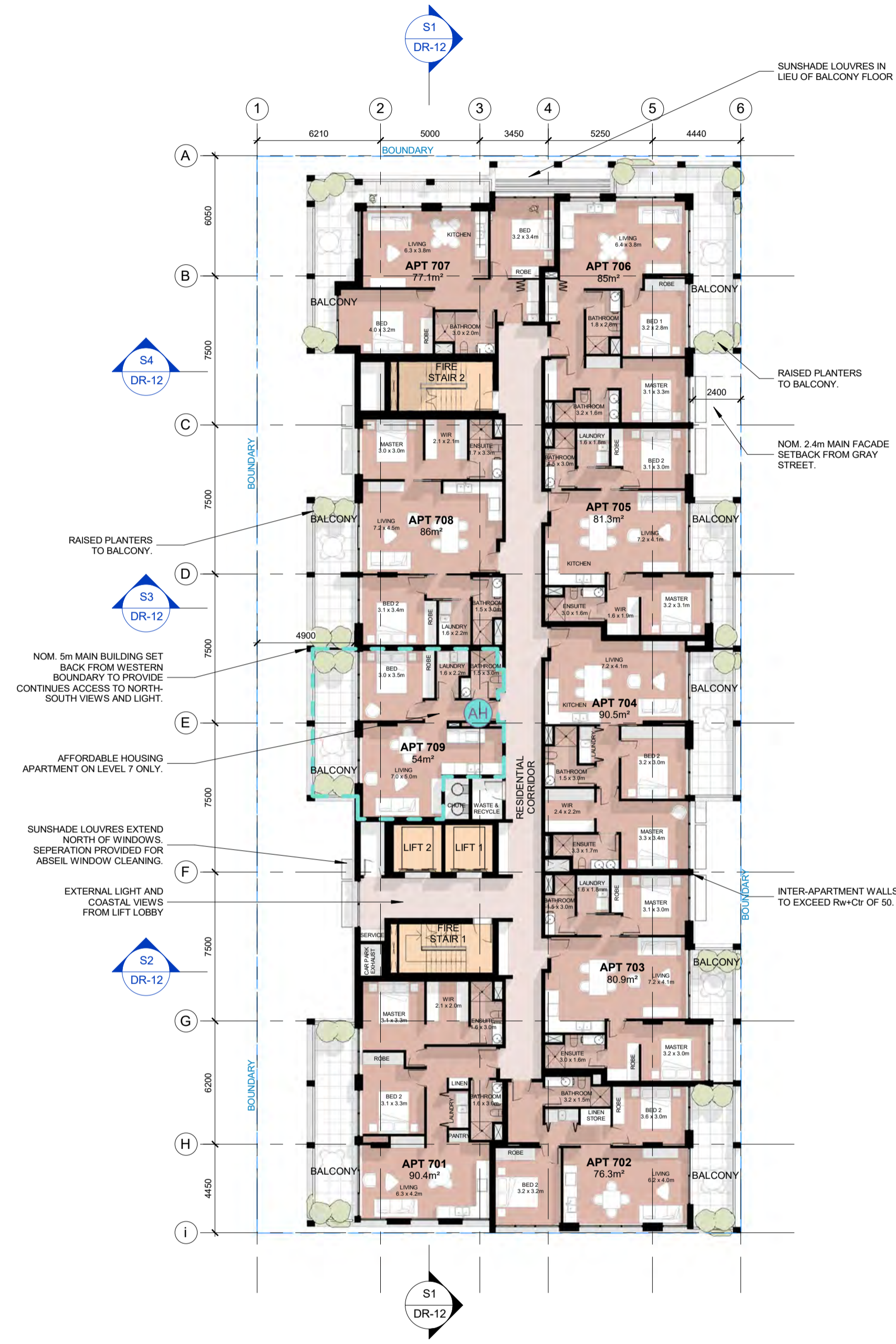


SCHEDULE OF AREAS (L6)

SITE: 1328m²
GFA TOTAL: 882m²
COMMON
CORE (LIFT + STAIRS): 35m²
SERVICES: 11m²
CORRIDOR: 86m²

RESIDENTIAL
APARTMENTS: 9 PER LEVEL
APARTMENTS TOTAL: 635m²
BALCONY/TERRACE TOTAL: 109m²
RESIDENTIAL TOTAL: 744m²

PROPOSED AFFORDABLE HOUSING
LEVEL 06: 1
(15 TOTAL THROUGHOUT BUILDING)



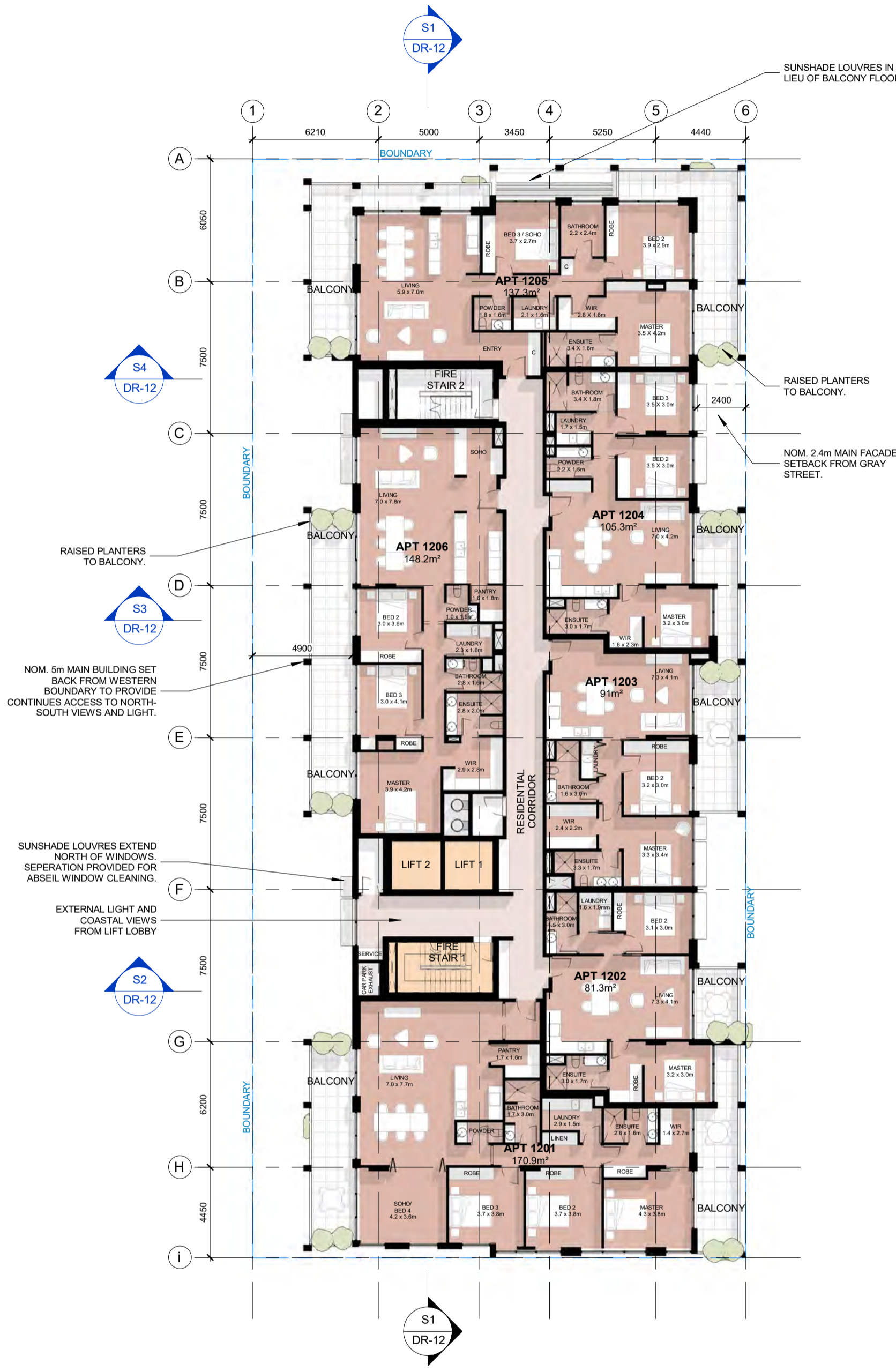
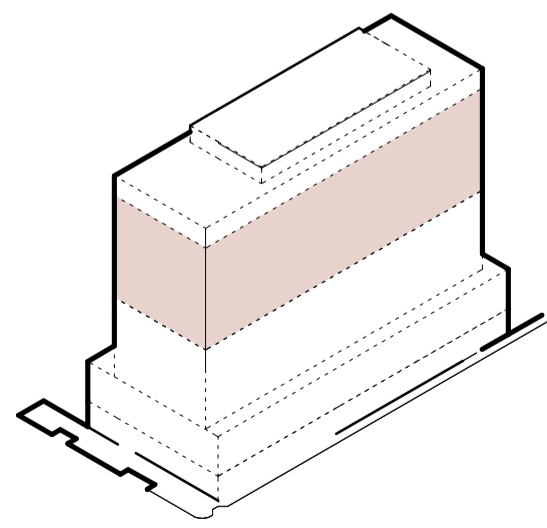
LEVEL 7 - 11
PLANNING scale 1 : 200

SCHEDULE OF AREAS (L7-11)

SITE: 1328m²
GFA TOTAL: 882m²
COMMON
CORE (LIFT + STAIRS): 35m²
SERVICES: 11m²
CORRIDOR: 86m²

RESIDENTIAL
APARTMENTS: 9 PER LEVEL
APARTMENTS TOTAL: 635m²
BALCONY/TERRACE TOTAL: 109m²
RESIDENTIAL TOTAL: 744m²

AH PROPOSED AFFORDABLE HOUSING
LEVEL 07: 1
(15 TOTAL THROUGHOUT BUILDING)

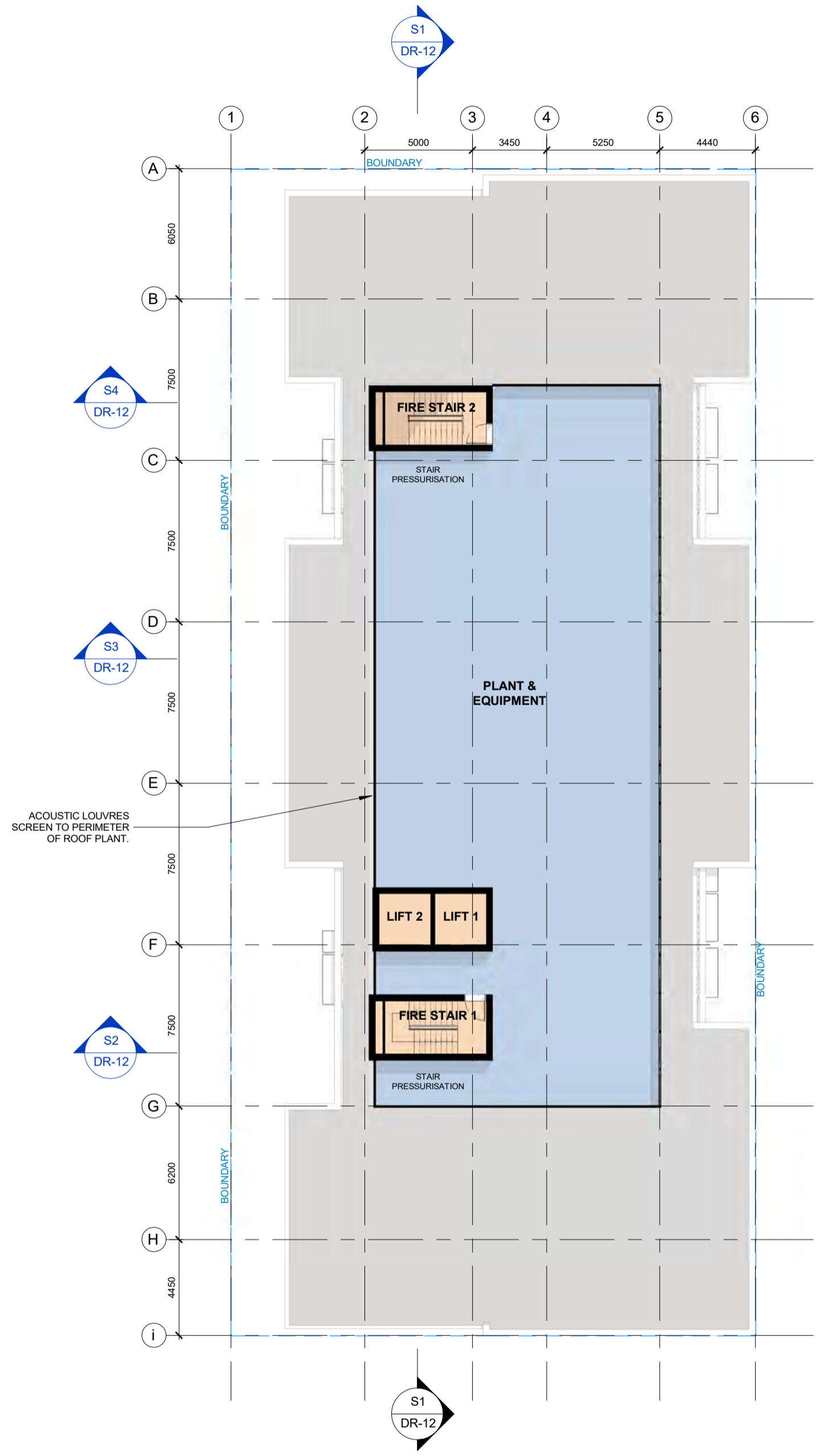
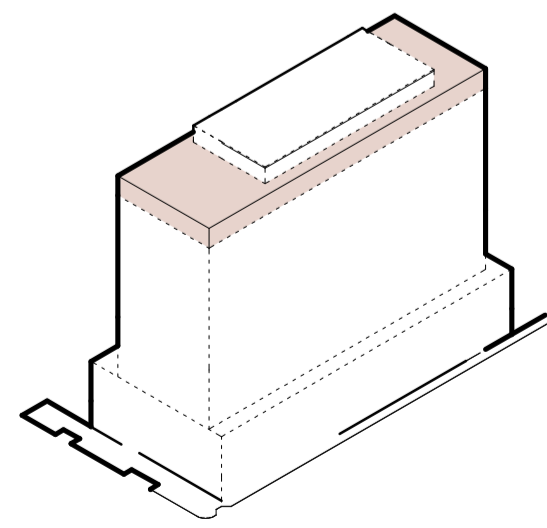


LEVEL 12
PLANNING scale 1 : 200

SCHEDULE OF AREAS (L12)

SITE: 1328m²
GFA TOTAL: 882m²
COMMON
CORE (LIFT + STAIRS): 35m²
SERVICES: 9m²
CORRIDOR: 86m²

RESIDENTIAL
APARTMENTS: 6
APARTMENTS TOTAL: 640m²
BALCONY/TERRACE TOTAL: 109m²
RESIDENTIAL TOTAL: 749m²

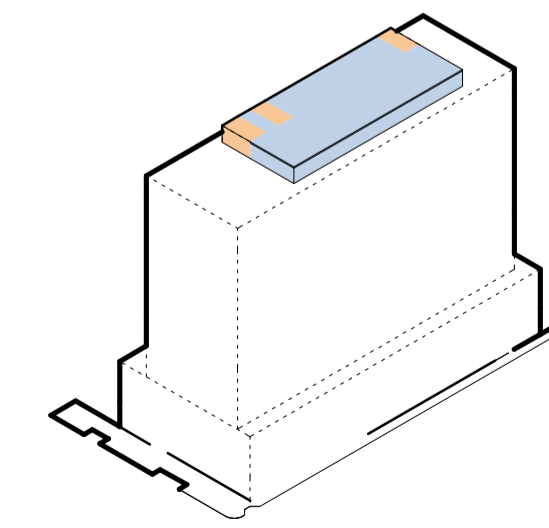


LEVEL 13 - ROOF
PLANNING scale 1 : 200

SCHEDULE OF AREAS (ROOF)

SITE: 1328m²
GFA TOTAL: 400m²
COMMON
CORE (LIFT + STAIRS): 35m²

AH PROPOSED AFFORDABLE HOUSING
15 TOTAL THROUGHOUT



- ENVIRONMENTAL TARGETS**
- ENGAGE WITH ESD PROFESSIONAL DURING DESIGN.
 - CONSTRUCTION STORMWATER MANAGEMENT PLAN.
 - RESIDENTIAL AND COMMERCIAL ELECTRICAL METERING.
 - WATER EFFICIENT FIXTURES
 - WATER EFFICIENT LANDSCAPING.
 - HIGH PERFORMANCE (LOW E) GLAZING AND DOUBLE GLAZING.
 - HIGH EFFICIENCY INTERNAL AND EXTERNAL LIGHTING.
 - ENERGY RECOVERY ON LIFTS.
 - TRI-STREAM WASTE SYSTEM.
- ACOUSTIC TARGETS**
- APARTMENT EXTERNAL WALLS TO ACHIEVE $R_w + C_{tr} 50$
 - WALLS BETWEEN APARTMENTS TO ACHIEVE $R_w + C_{tr} 50$
 - FLOORS BETWEEN APARTMENTS TO ACHIEVE $R_w + C_{tr} 50$ AND $L_{nw} + C_{impact} < 62$
 - APARTMENT ENTRY DOORS TO ACHIEVE $R_w 30$
 - DOUBLE GLAZED WINDOWS TO APARTMENT BEDROOMS TO ENHANCE ACOUSTICS AND THERMAL LOAD/LOSS.
 - PERFORMANCE GLASS TO LIVING AREAS AND OTHER HABITABLE ROOMS TO ENHANCE ACOUSTICS AND THERMAL LOAD/LOSS.

RESIDENTIAL TOTALS

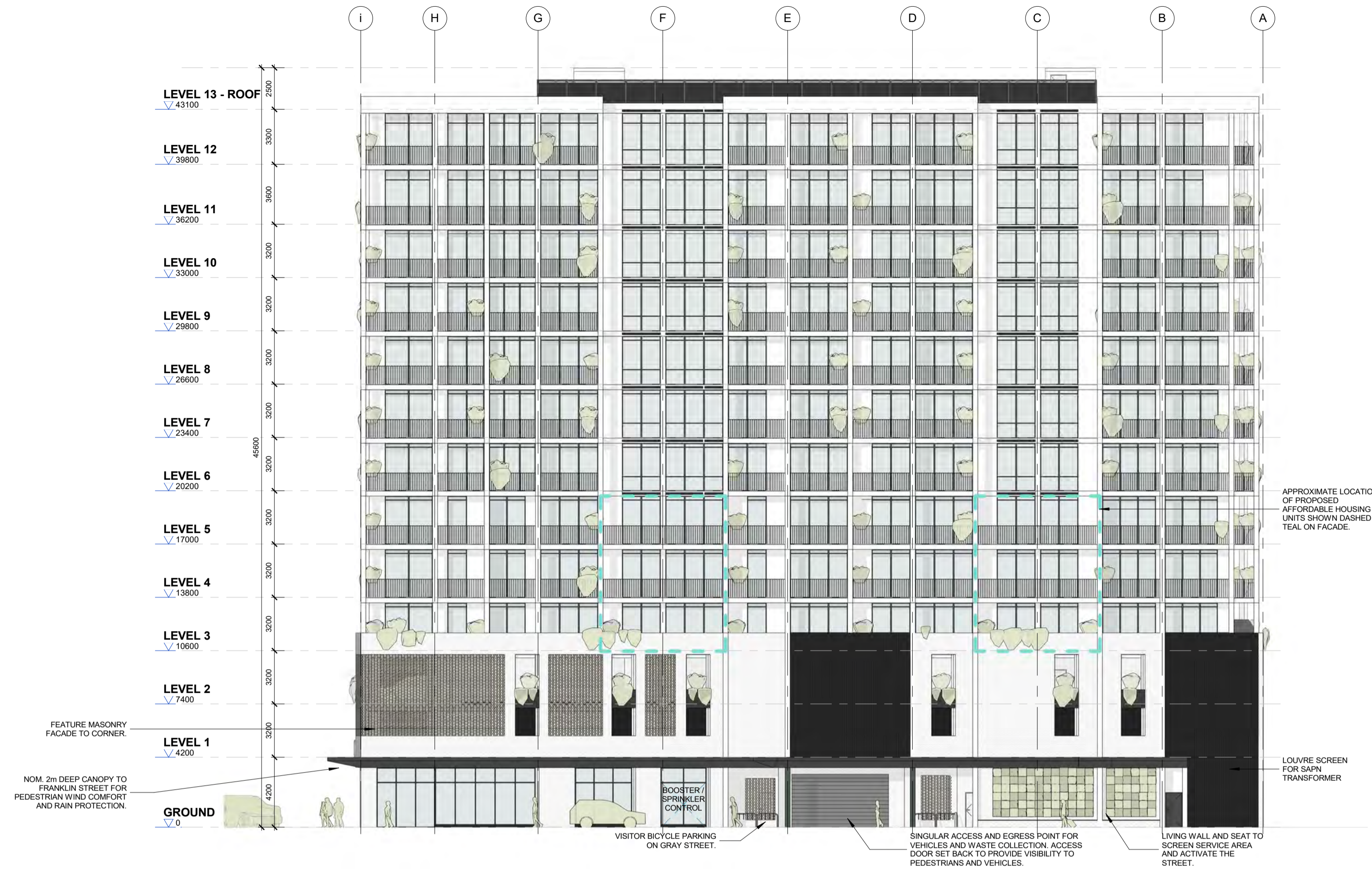
L3 = 11 APARTMENTS
L4 - L5 = 26 APARTMENTS (13 PER LEVEL)
L6 = 9 APARTMENTS
L7 - L11 = 45 APARTMENTS (9 PER LEVEL)
L12 = 6 APARTMENTS

TOTAL = 97 APARTMENTS

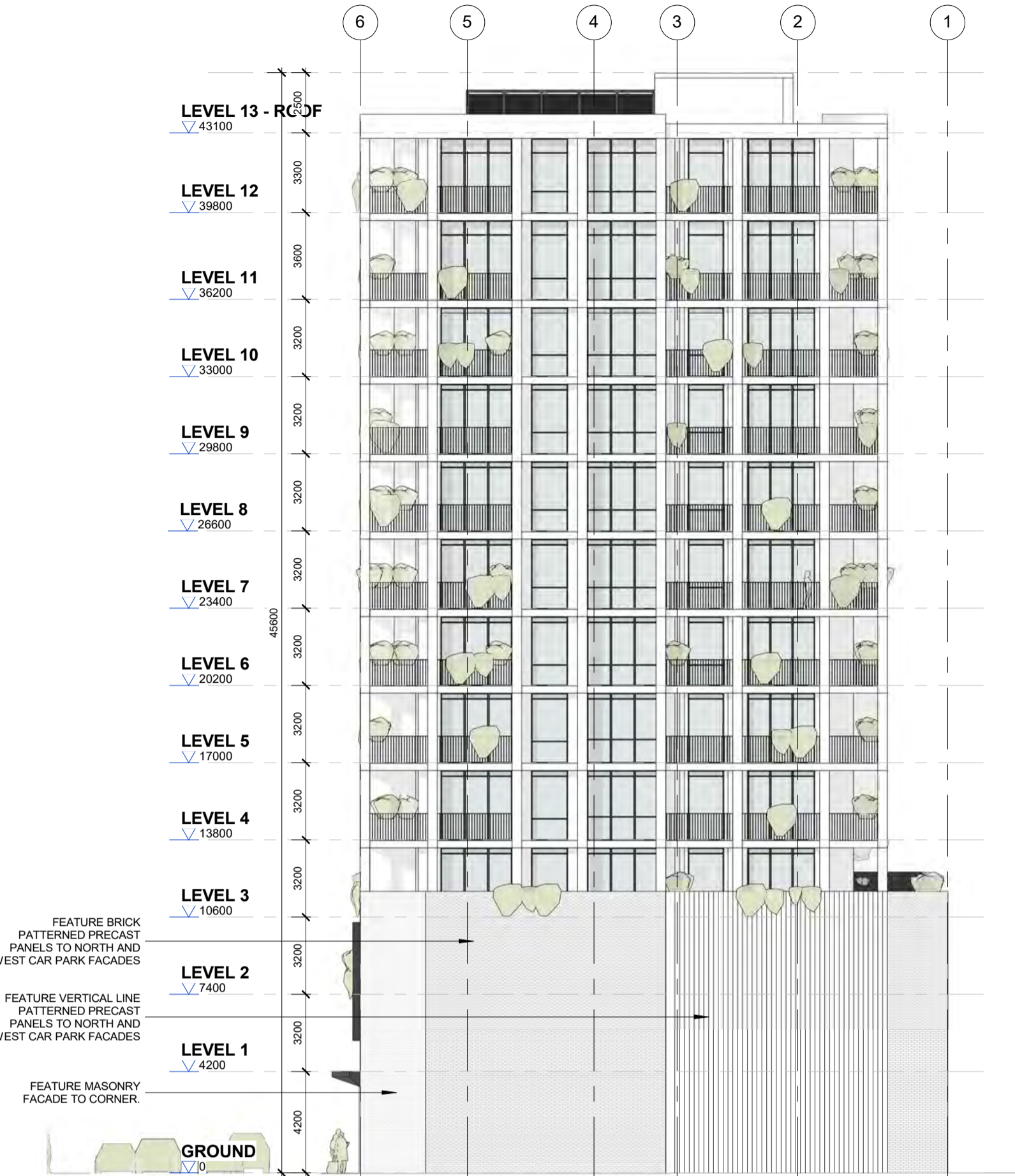
L3 = 963.5m²
L4 - L5 = 1470m²
L6 = 744m²
L7 - L11 = 3720m²
L12 = 749m²

APARTMENTS GBA = 7,676m²
BUILDING GBA = 13,650m²

04.4 Elevations



EAST ELEVATION
ELEVATION scale 1 : 200



NORTH ELEVATION
ELEVATION scale 1 : 200



WEST ELEVATION
ELEVATION scale 1 : 200

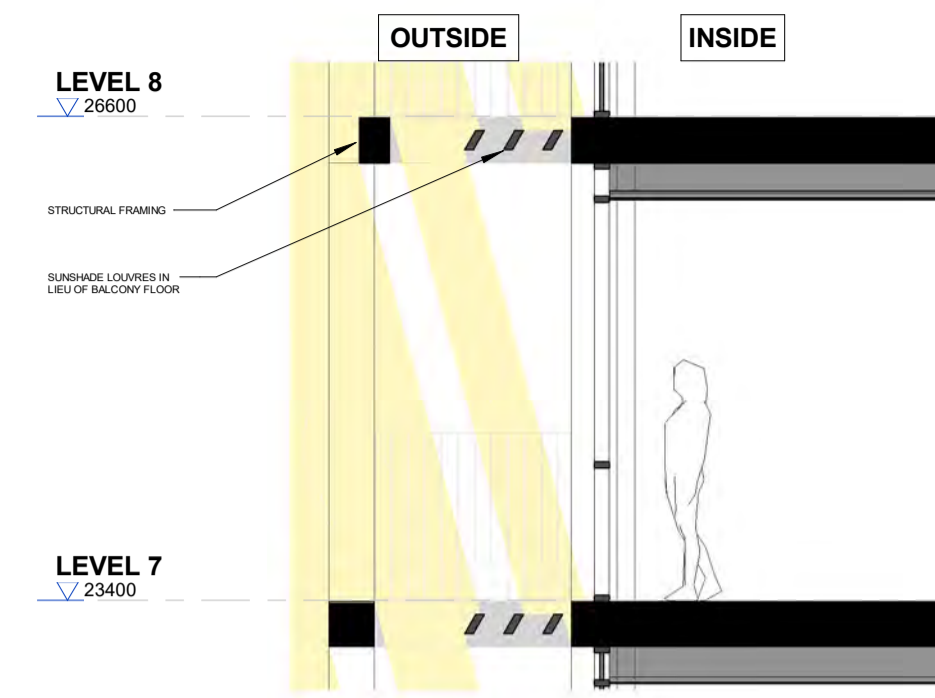


SOUTH ELEVATION
ELEVATION scale 1 : 200

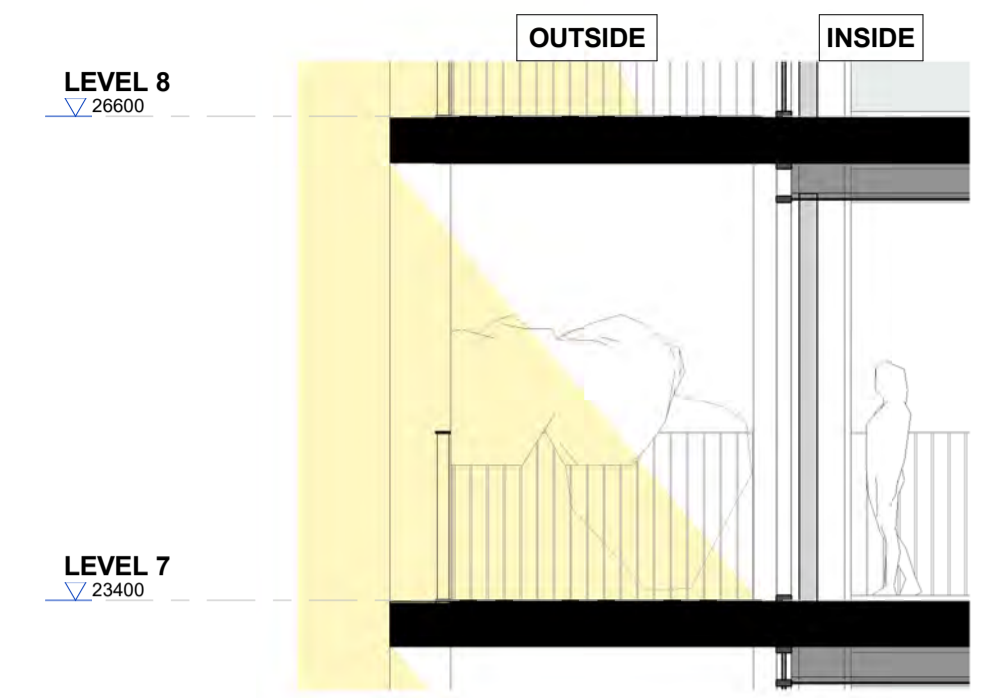
04.5 Sections



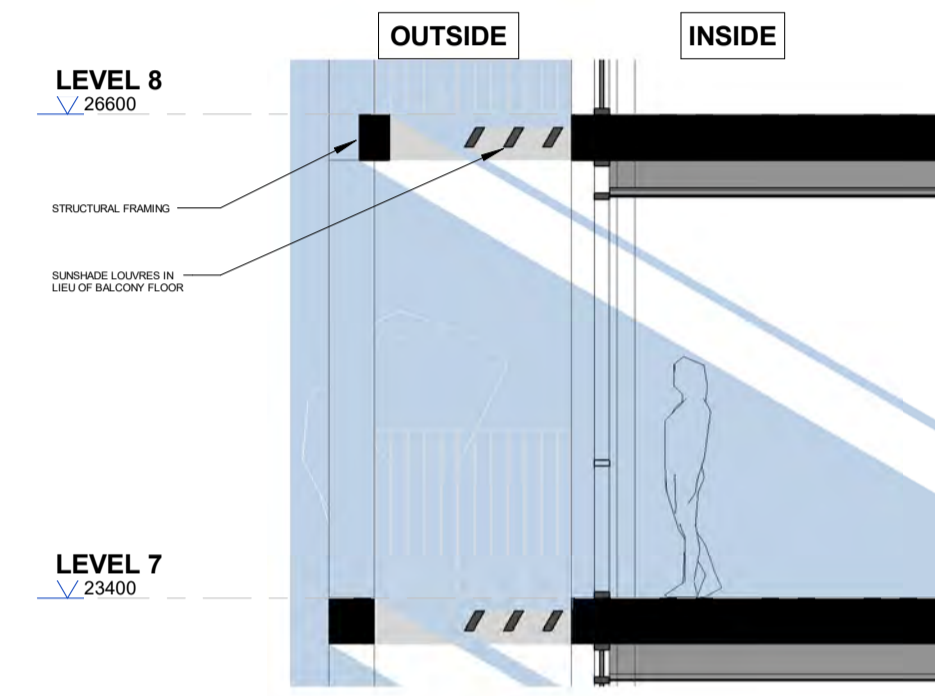
SECTION S1
SECTION 200 scale 1 : 200



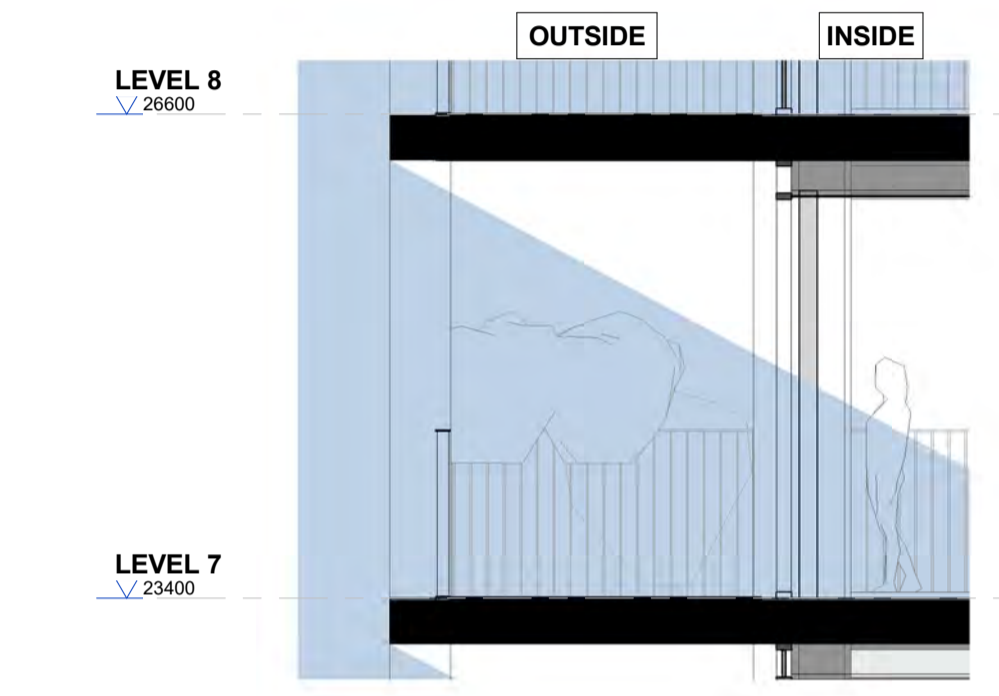
Section - Sunshading Northern Facade - Jan 21 - 11-1pm 75°
SECTIONS - SHADING scale 1 : 50



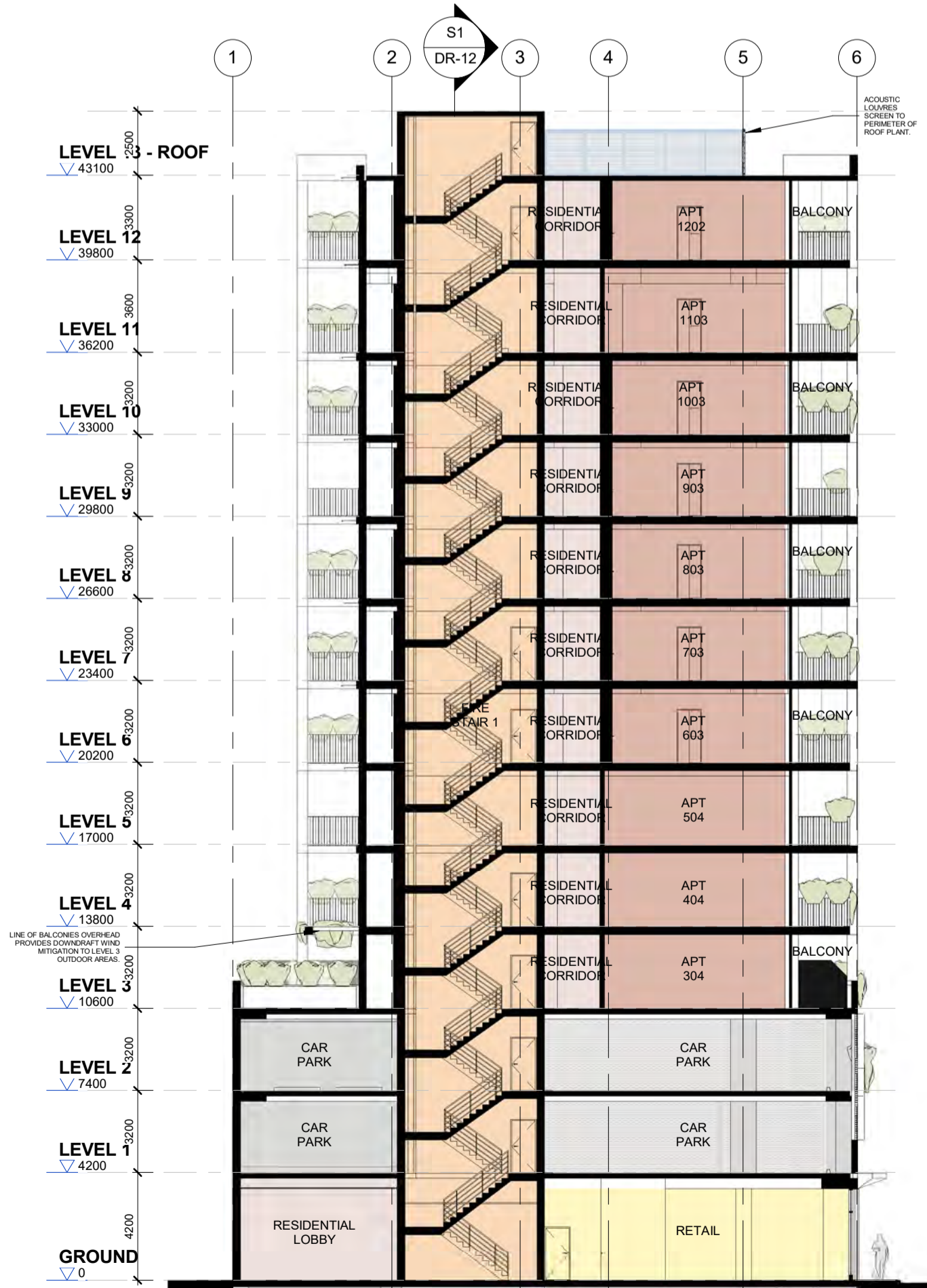
Section - Sunshading Western Facade - Jan 21 - 5pm - 51°
SECTIONS - SHADING scale 1 : 50



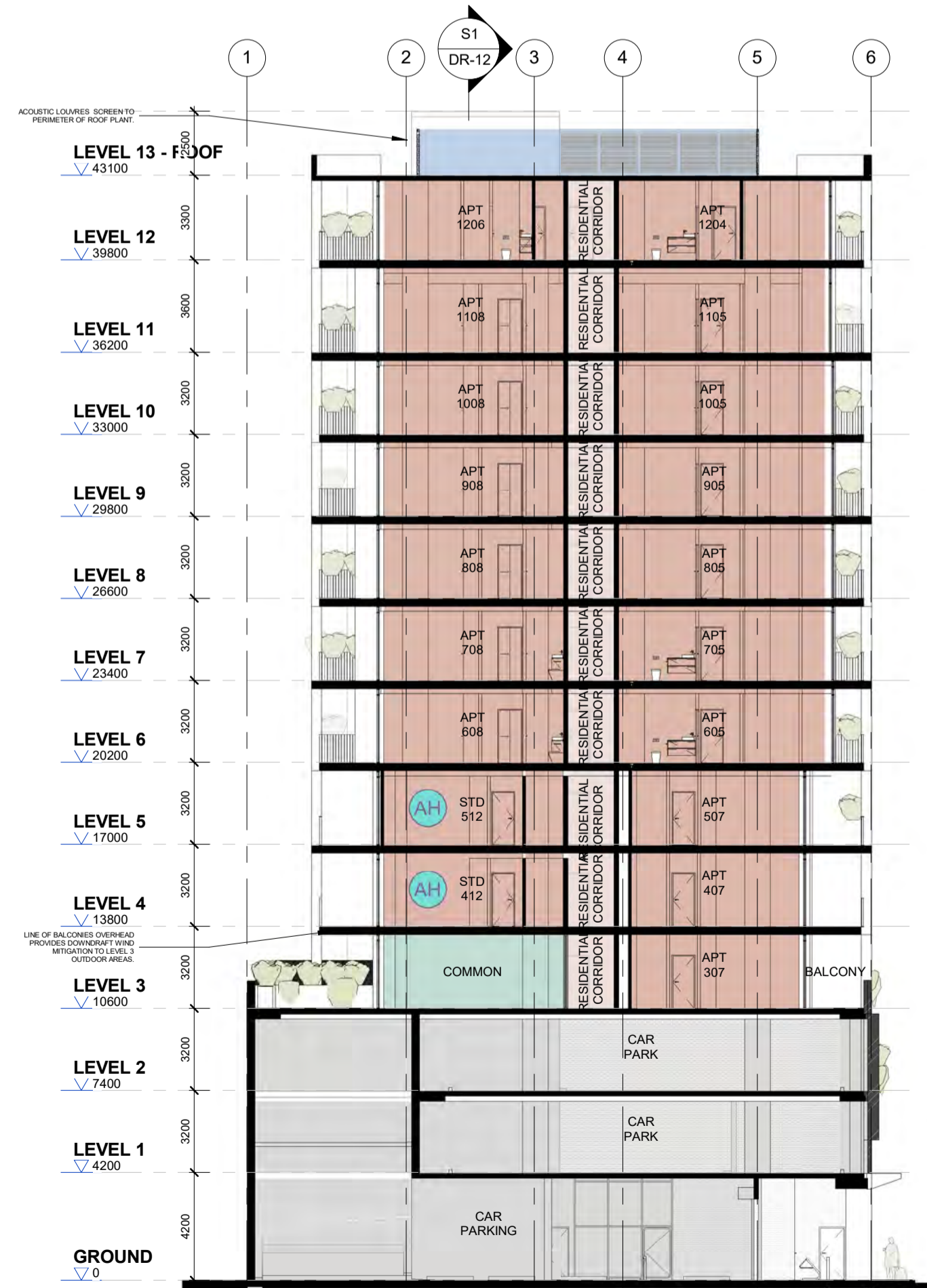
Section - Sunshading Northern Facade - Jun 21 - 11-1pm 35°
SECTIONS - SHADING scale 1 : 50



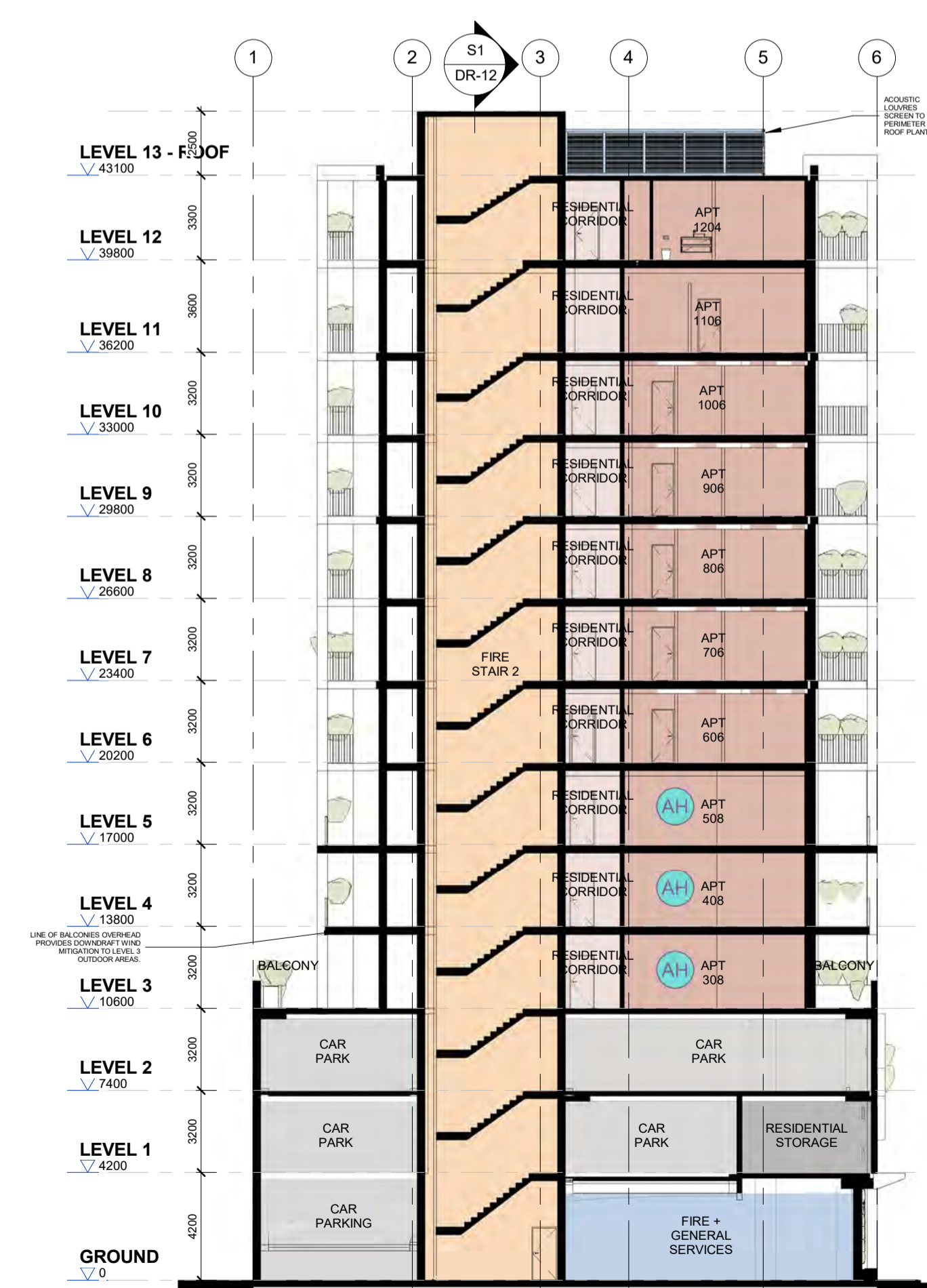
Section - Sunshading Western Facade - Jun 21 - 5pm - 28°
SECTIONS - SHADING scale 1 : 50



SECTION S2
SECTION 200 scale 1 : 200



SECTION S3
SECTION 200 scale 1 : 200



SECTION S4
SECTION 200 scale 1 : 200

