

259-269 UNLEY ROAD

MALVERN

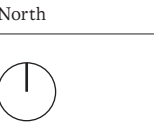
Project	Unley Road - Hygge
Ref No.	25.028
Client	Hygge Property
Architect	Woods Bagot
Date	23 April 2026
Issue	Planning

LANDSKÅP

EXISTING SITE

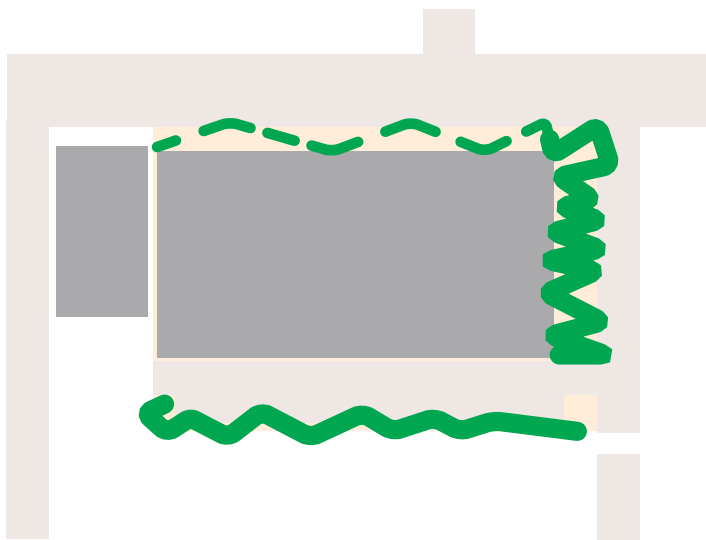


- 1 Carwash
- 2 Existing heritage building
- 3 Walford School



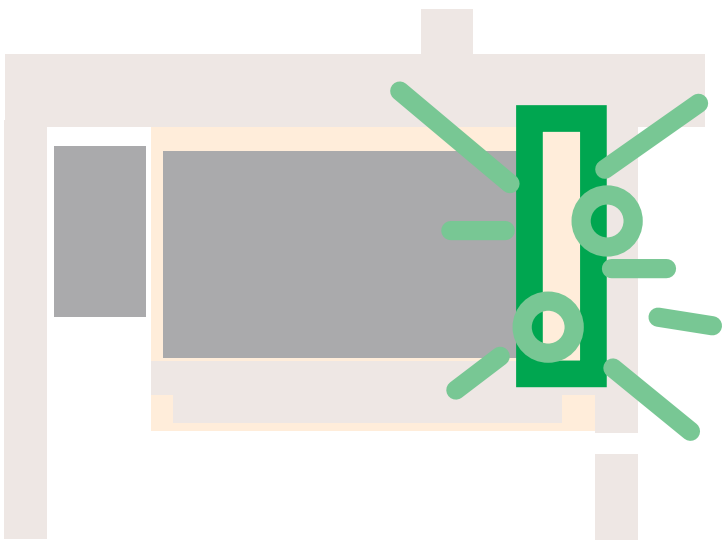
LANDSCAPE
APPROACH

Green Perimeter



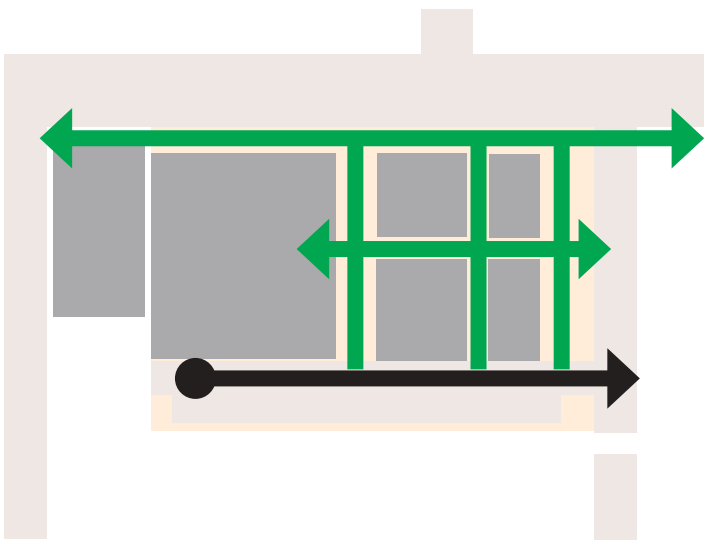
Rear basement setback allows trees to rear with deep soil zone.
Opportunity for new street trees on Eton Street.
Opportunity for vertical and at grade greening on Unley Road.
Upper level greening.

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
People at the front and through the site



Removing 2 dangerous crossovers from Unley Road.
One safe new crossover at rear of site.
Pedestrians prioritised and Unley Road amenity improved.

Vertically Layered

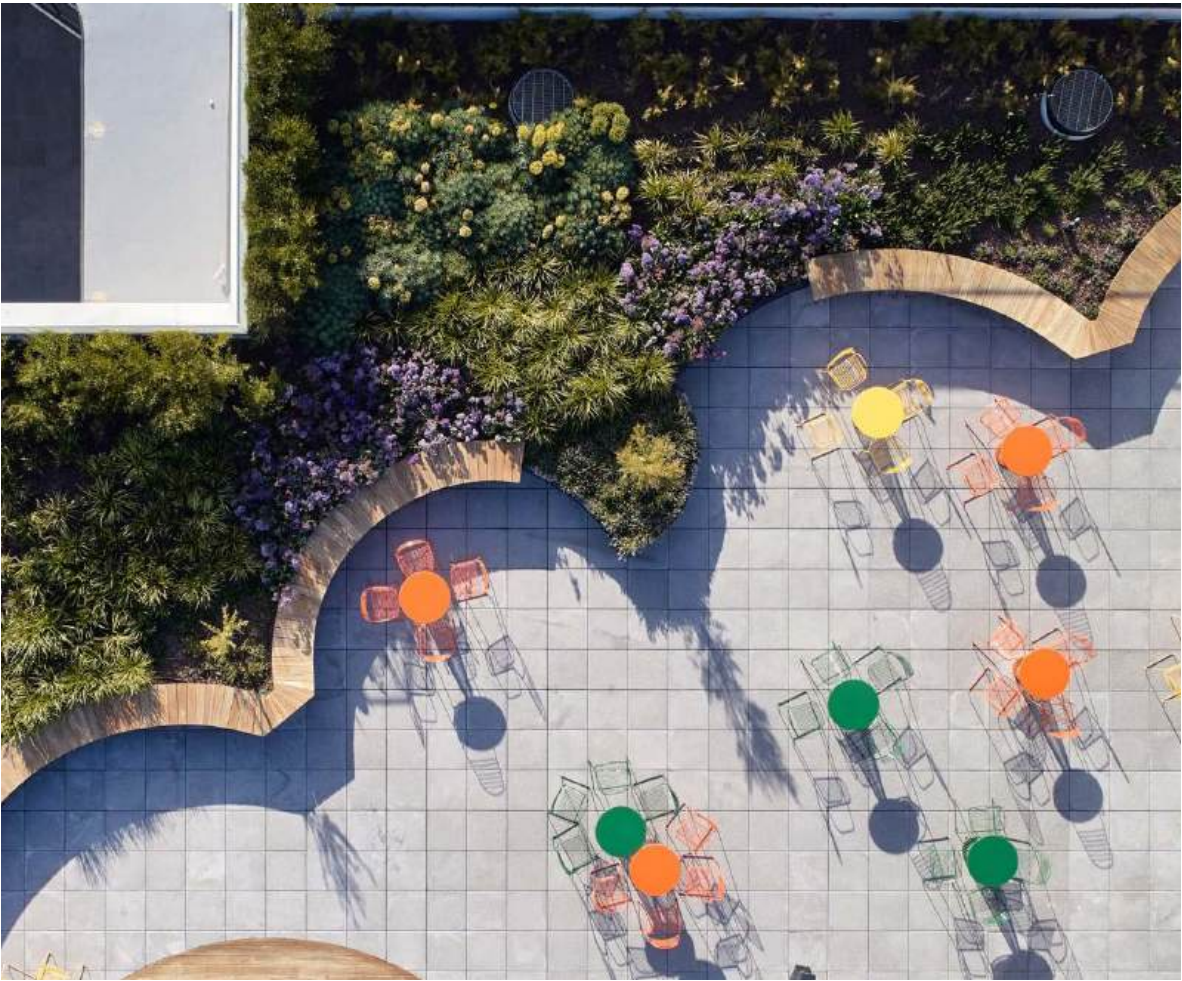
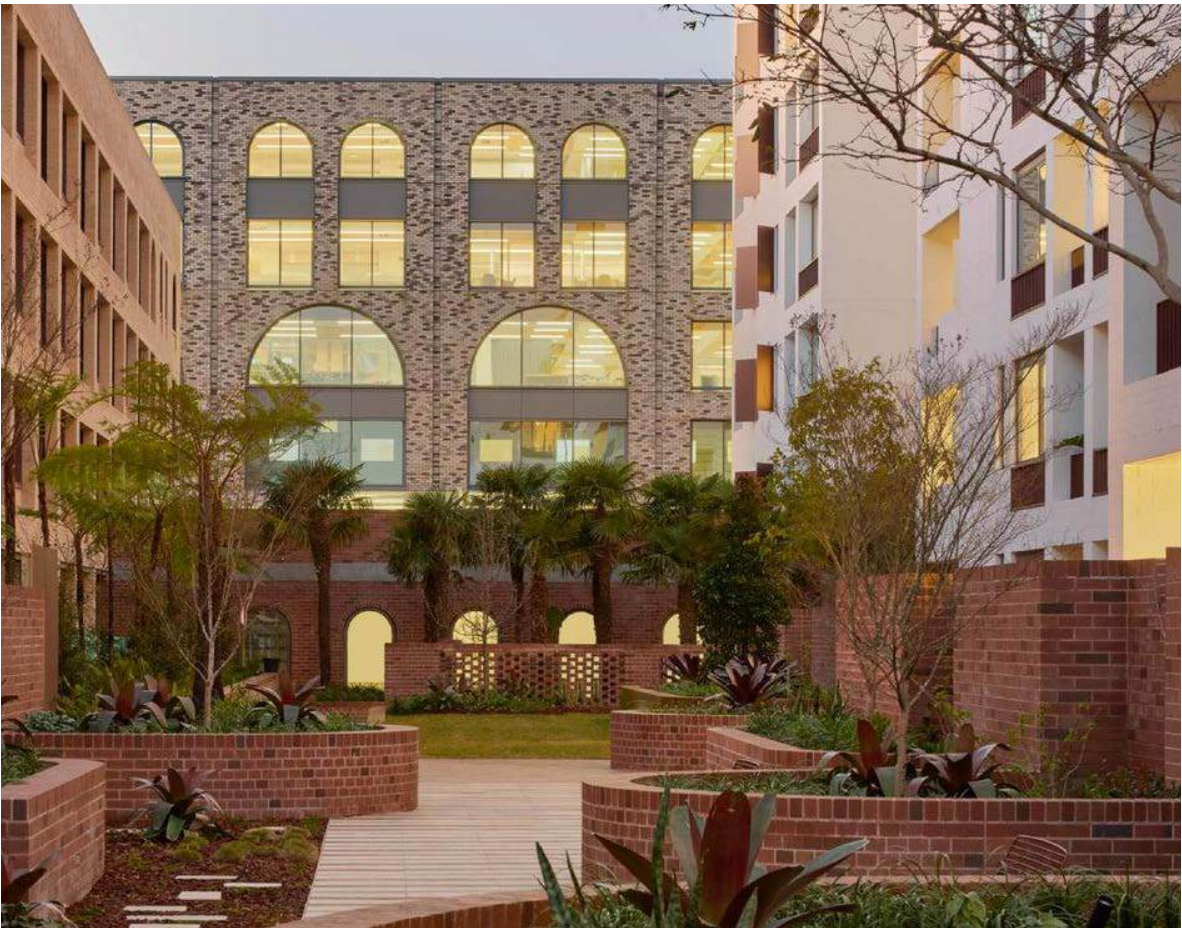


Greening considered at all levels.
Genuine landscape and gardens on communal terraces.

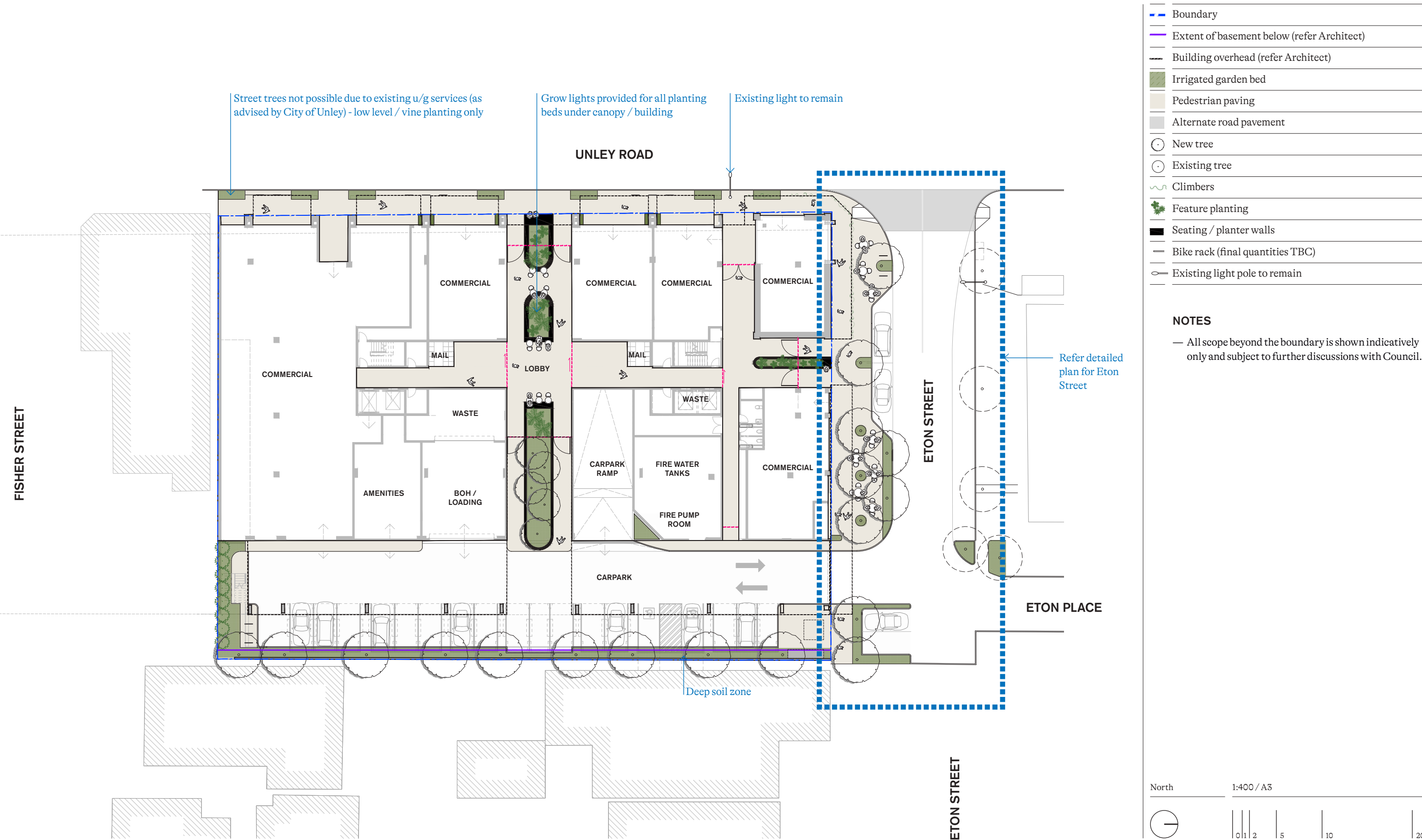
GROUND & PUBLIC REALM
CHARACTER



LEVEL 1 PODIUM
CHARACTER

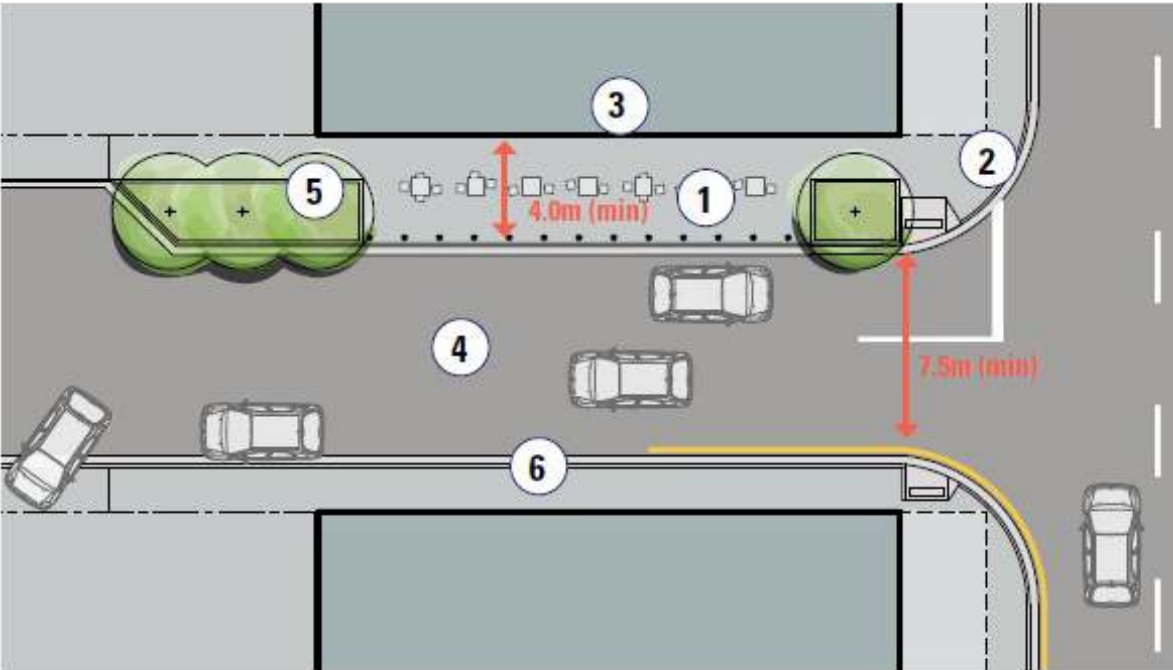
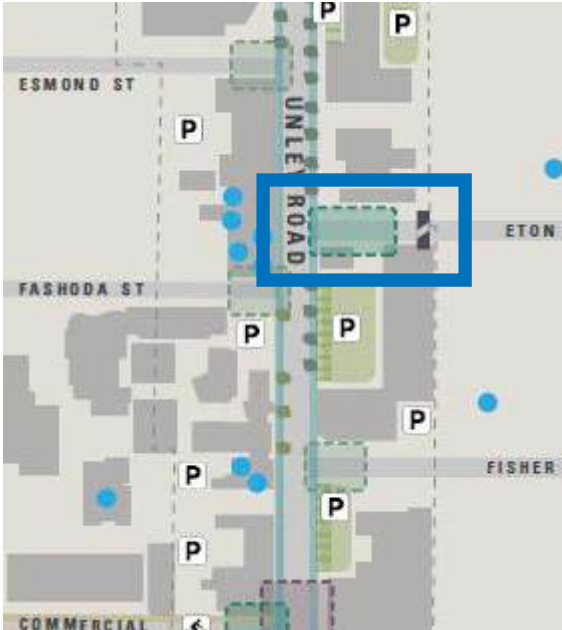
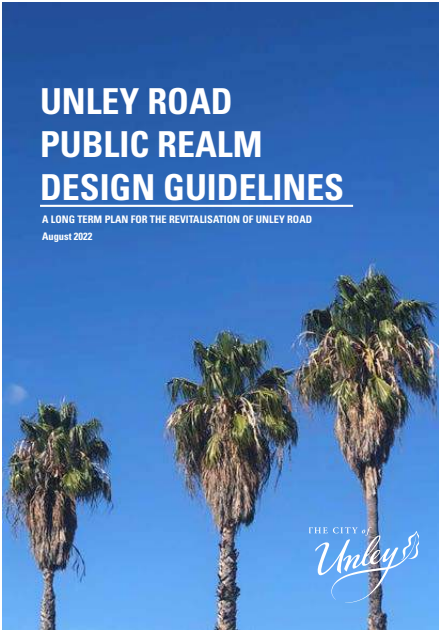


GROUND FLOOR



ETON STREET OPPORTUNITY

CITY OF UNLEY
PUBLIC REALM DESIGN GUIDELINES



ETON STREET IDENTIFIED AS A KEY STREET FOR IMPROVED AND EXPANDED PUBLIC REALM WITH ADDITIONAL GREENING FOCUSED ON PEDESTRIAN AMENITY

The overall structure plan for Unley Road is presented as an overlay of various Council strategic directions, corridor objectives, land use / character zones, destinations and link and place assessment.

The Structure Plan sets out the different roles for the public realm along the corridor, in support of a co-ordinated corridor approach.

It is intended to set an overall direction for the corridor, with local responses to be explored through the detail of the guidelines and the requirements of individual locations over time.

URBAN CORRIDOR (Boulevard /Main Street)

Create a vibrant urban environment which support a higher density mix of new residential, commercial, retail and hospitality uses. High quality buildings and public realm are sought which provide:

- visually interesting, highly transparent and varied shop fronts and building entries
- continuity of verandahs, awnings or canopies
- appealing pedestrian links to shops and businesses set behind the street frontage and access to car parking areas at the rear or underneath buildings
- ground floor levels match public footpath levels to provide for level access and direct interaction to the public realm
- restricted and consolidated vehicle access points, primarily from secondary road frontages, and utilising rear access lanes

STREETSCAPE ACCESSIBILITY

Opportunity to improve pedestrian connectivity with Unley Road, along and across side streets. Review LATM requirements, infrastructure and stakeholder engagement to inform extent of change

STREETSCAPE ACTIVATION

Opportunity to create expanded public realm into the side streets to support adjacent land use(s). Review on street parking demand, infrastructure and stakeholder engagement to inform extent of change

DESIGN DIRECTION

- 1

KERB EXPANSION
Minimum outdoor dining location of 4.0m, to accommodate for 1500mm wide bollard zone, 1000m wide dining zone and 1500mm wide footpath

Outdoor dining suitability and spacing in accordance with City of Unley Footpath Trading Guidelines and risk assessment to be undertaken by applicant
- 2

EXPANDED CORNERS
Expanded street corners and access ramps to improve pedestrian accessibility and way finding.

Changes to service pits and storm water should be in accordance with service authority requirements
- 3

BUILT FORM
Built form changes encouraged to support activation of expanded streetscape
- 4

VEHICLE MOVEMENT
Length of extension to minimise loss of on-street parking, maintain driveway access and ensure safe 2-way vehicle movement

Changes to local streetscape conditions must be compatible with local street function / conditions and the strategic / network role of the street

6.5m wide intersection opening may be considered in locations with lower traffic volumes (case by case basis)
- 5

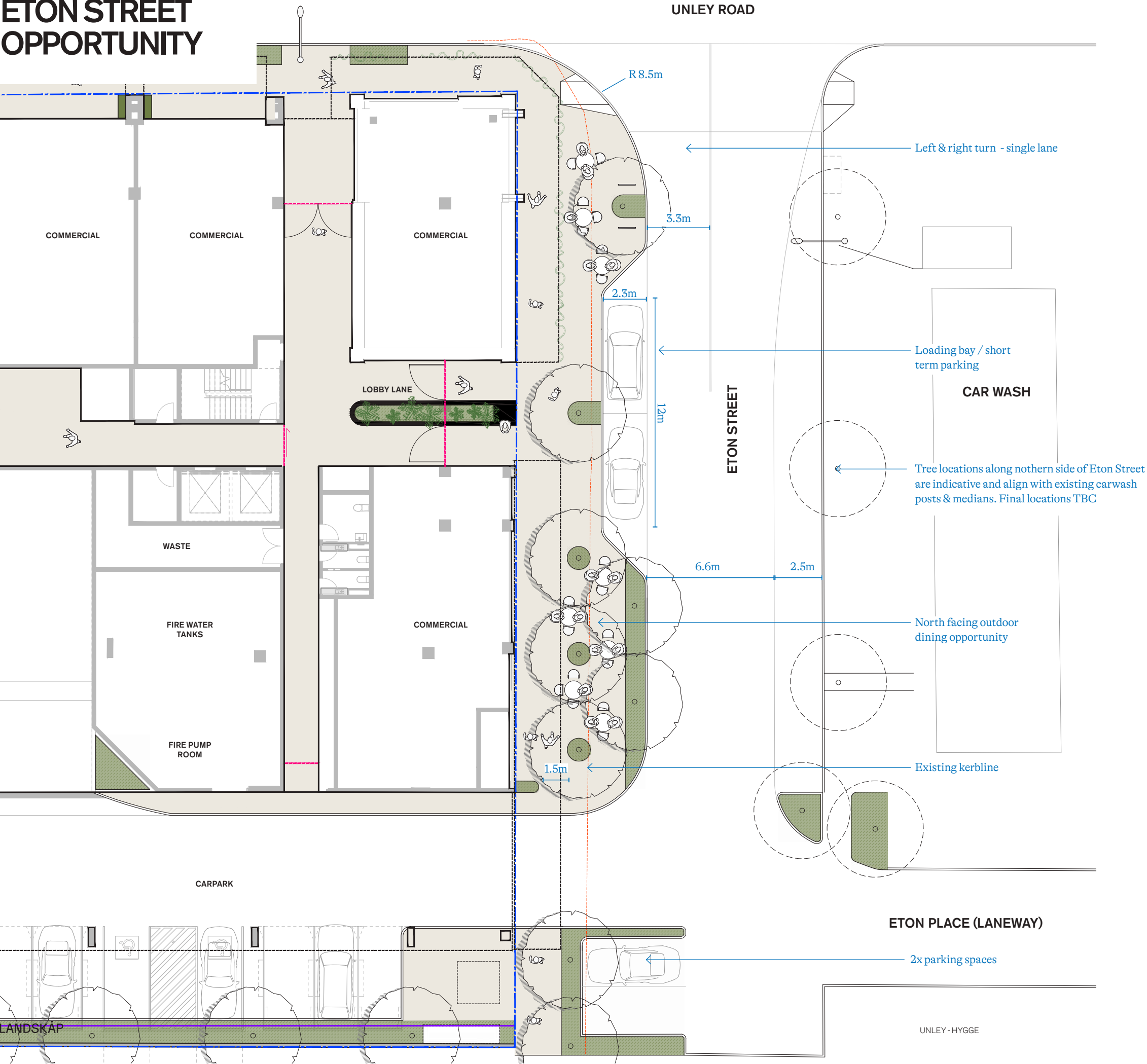
TREE PLANTING & FURNITURE
Kerb extension to incorporate additional tree planting and street furniture opportunities
- 6

ON-STREET PARKING
On-street parking arrangement to be in accordance with AS 2890 and DIT standards
Change to public realm should not result in loss of on-street parking capacity on opposite side

SIDE STREET DIRECTIONS

- Extract from the 'Unley Road Public Realm Design Guidelines'
- Roads > 12m wide - Great flexibility for change
- The realisation of change would depend on an understanding of local site conditions, such as:
- Local area traffic management plans and analysis of issues and needs
 - Interactions with local stakeholders and exploring site redevelopment opportunities and wider street benefits
 - Cost vs Benefit analysis to assess the value to community and businesses against required capital costs

ETON STREET
OPPORTUNITY



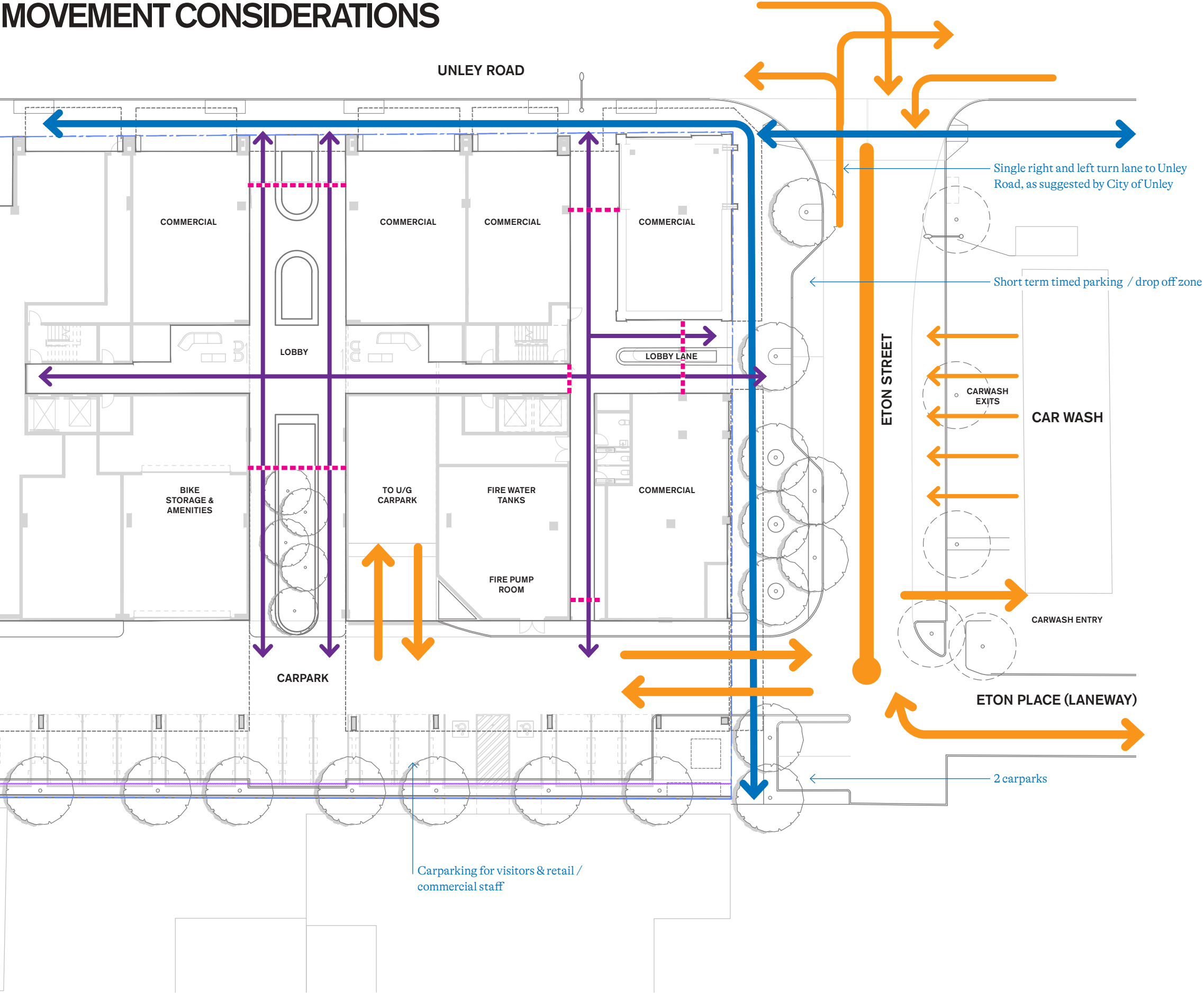
- Boundary
- Building overhead (refer Architect)
- Irrigated garden bed
- Pedestrian paving
- Alternate road pavement
- New tree
- Existing tree
- Climbers
- Seating / planter walls
- Possible secure line (hours TBC)
- Bike rack (final quantities TBC)
- Existing light pole to remain

- NOTES**
- Survey to be undertaken for northern side of Eton Street - lines shown are indicative and based on aerials
 - Trees on the northern side of Eton Street are subject to further discussions with DIT & Council (review of carwash queueing)
 - All scope beyond the boundary, is shown indicatively only and subject to further discussions with Council.

- SUMMARISED DISCUSSIONS WITH CITY OF UNLEY**
- A preliminary meeting was held between the Project Team and the City of Unley on 04 August 2025. Council staff were broadly supportive of the proposed Eton Street improvements and requested that additional traffic studies be undertaken to review access to the carwash and assess existing traffic movements, including queueing.
 - Following the traffic study review, a revised landscape concept was prepared, incorporating adjustments to lane widths, linemarking, parking arrangements and additional tree planting opportunities on the north side of Eton Street.
 - A subsequent meeting was held with City of Unley staff on 29 October 2025 to present the revised landscape and traffic concept, which was generally supported by Council. Council staff suggested a single left and right turn lane onto Unley Road from Eton Street, were supportive of the two drop-off car parks, and recommended the use of printed pavement at the intersection to improve pedestrian safety, all of which were incorporated into the design.

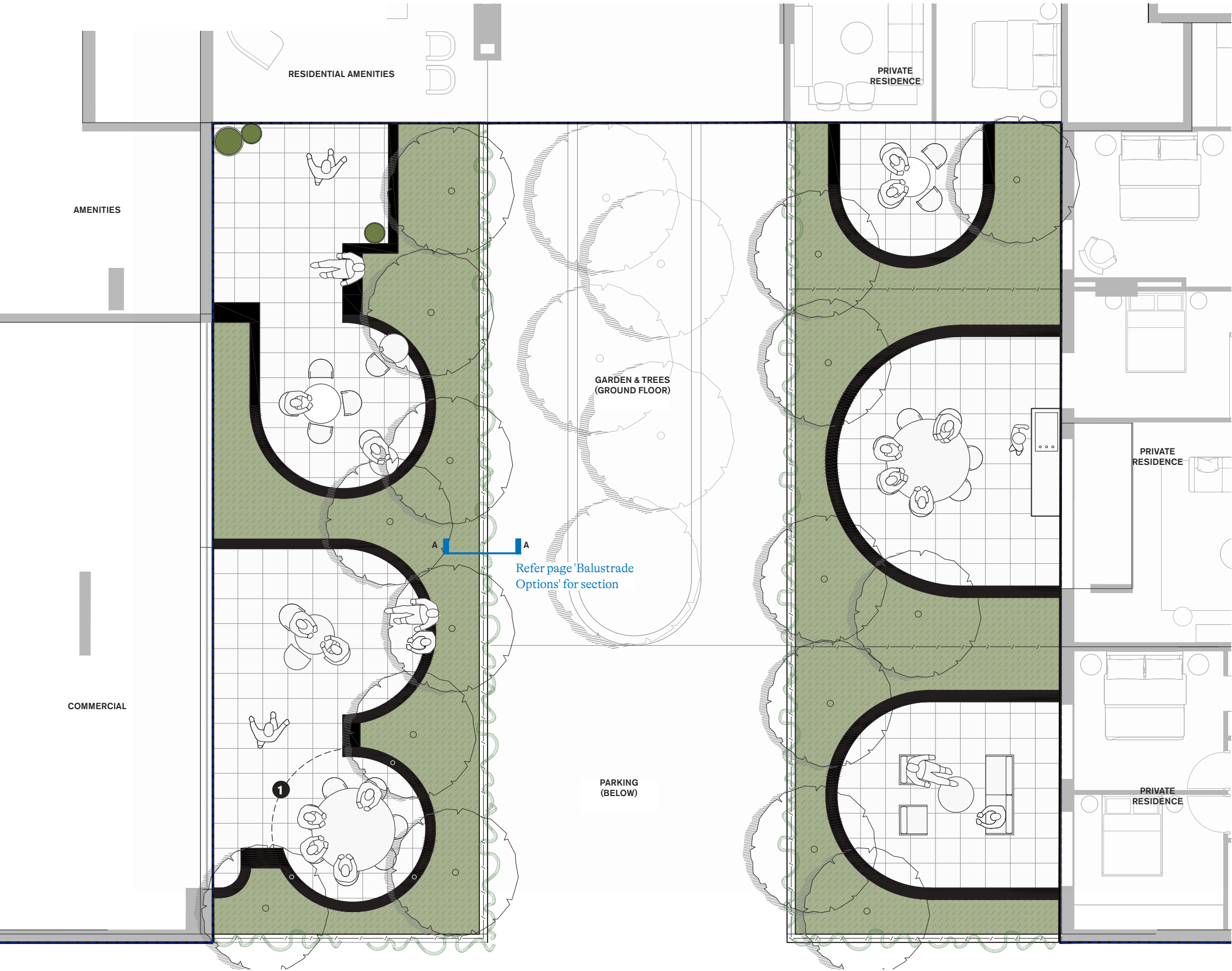


ETON STREET MOVEMENT CONSIDERATIONS

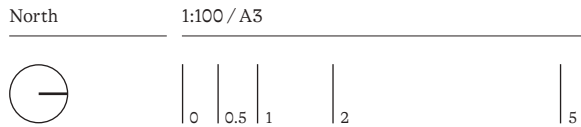


- Boundary
- Building overhead (refer Architect)
- Public pedestrian access
- Internal semi-public pedestrian access
- Vehicle movement
- Possible secure line (hours TBC)

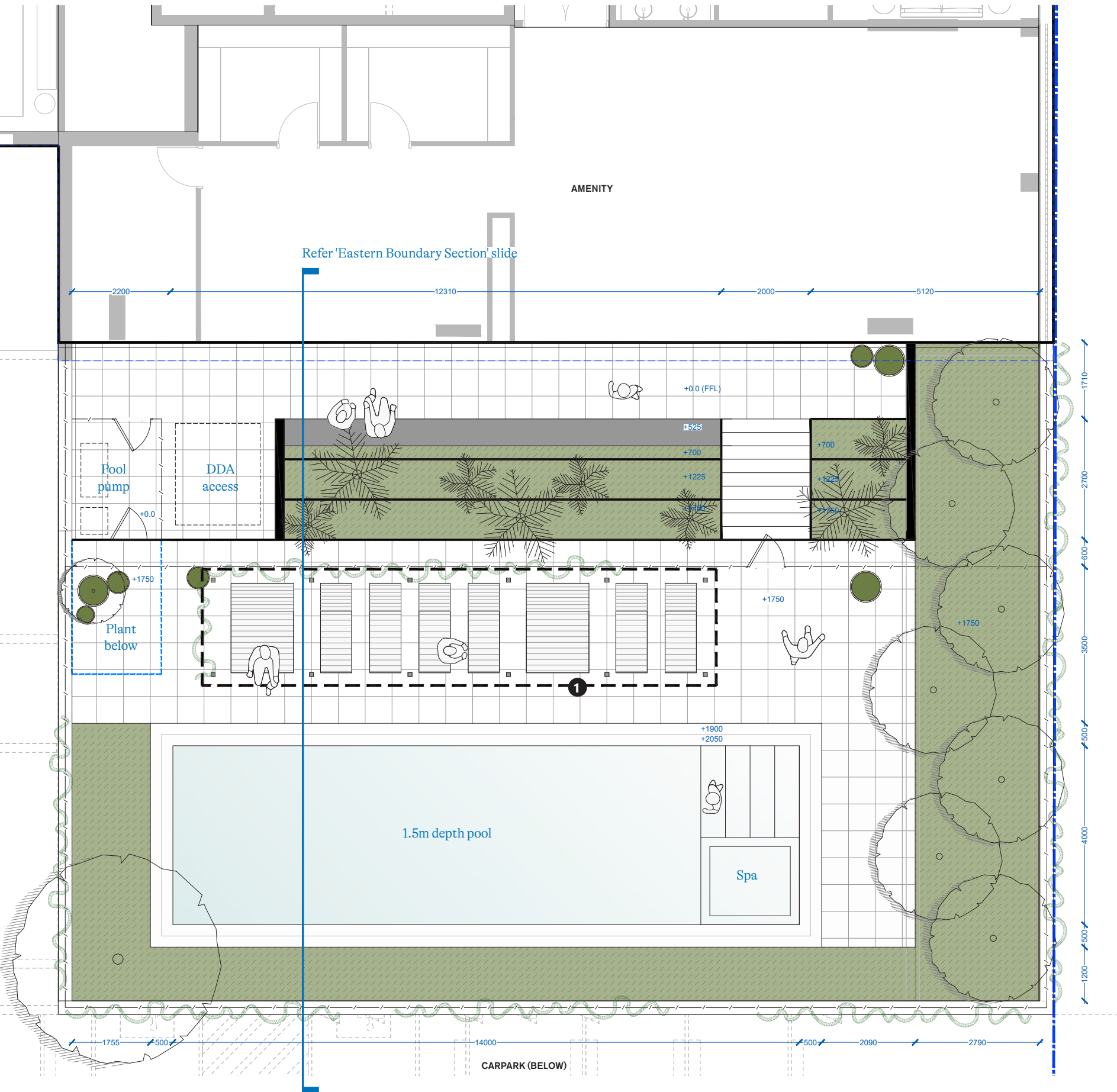
LEVEL 01



- Irrigated garden bed
 - Pedestal paving
 - New tree
 - Climbers
 - Seating walls / planter walls
 - Balustrade
 - Pot
- 1 Shelter over



LEVEL 03
POOL TERRACE



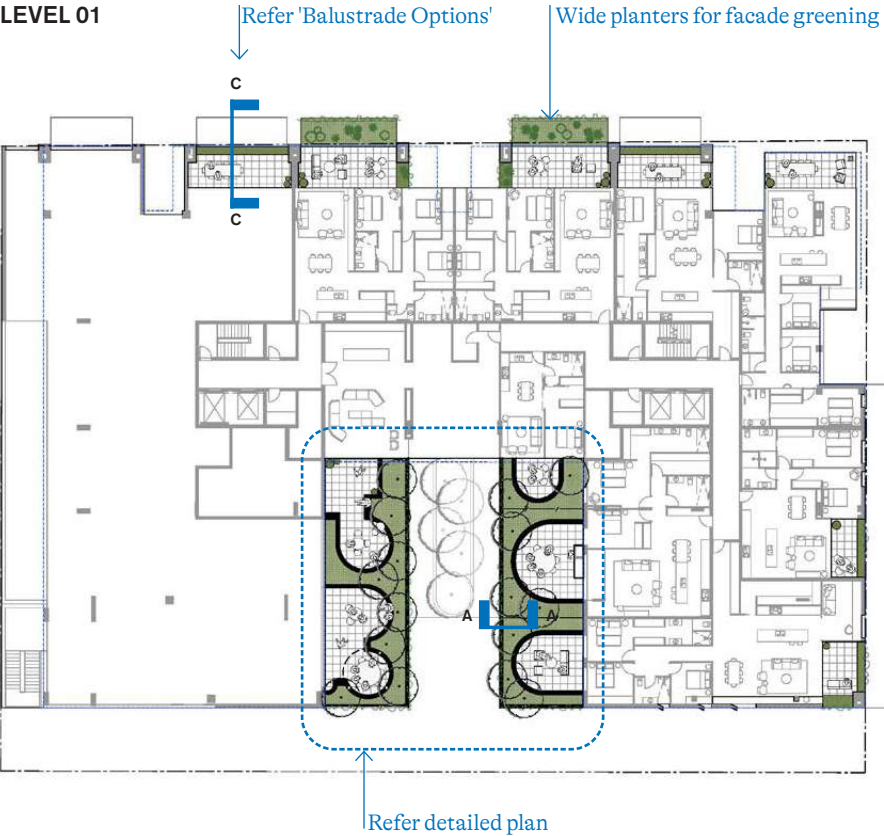
- Boundary
 - Irrigated garden bed
 - Pedestal paving
 - New tree
 - Climbers
 - Seating wall / retaining wall
 - Balustrade / pool compliance fence
 - Pot
- 1 Shelter over

LEVEL 03
POOL TERRACE



UPPER FLOOR PLANS

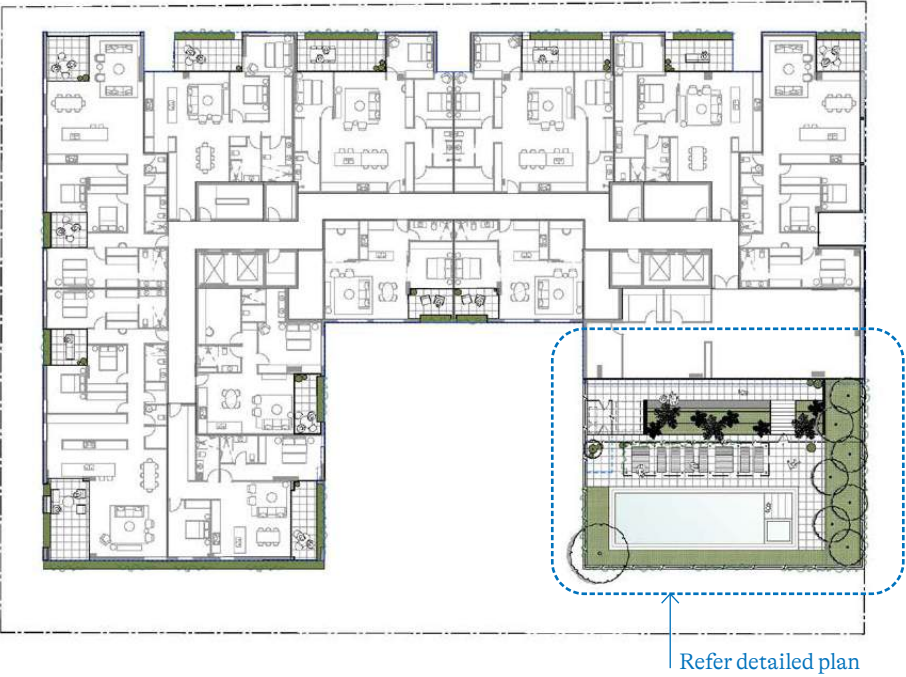
LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

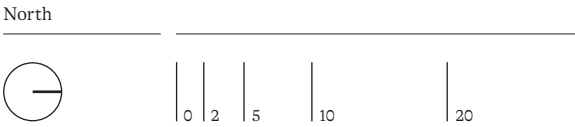
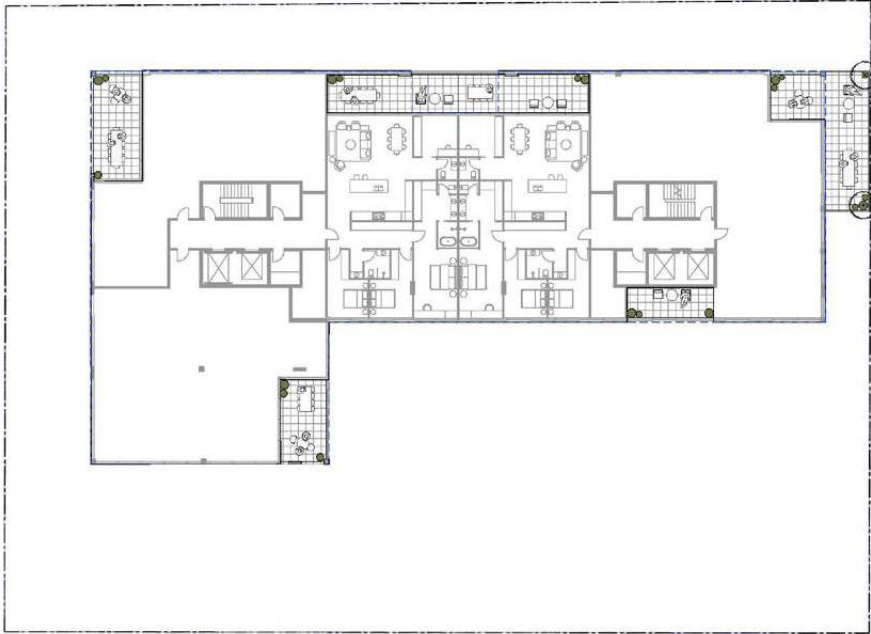


LEVEL 06



UPPER FLOOR PLANS

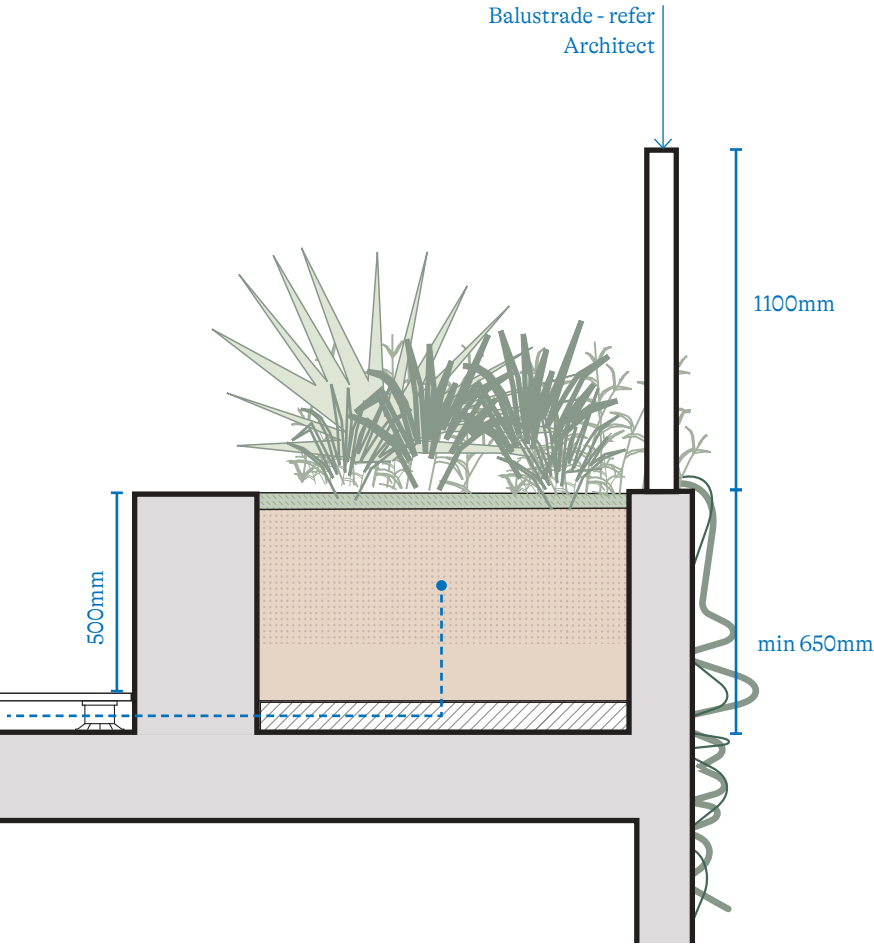
LEVEL 07



BALUSTRADE TYPOLOGIES

LEVEL 01

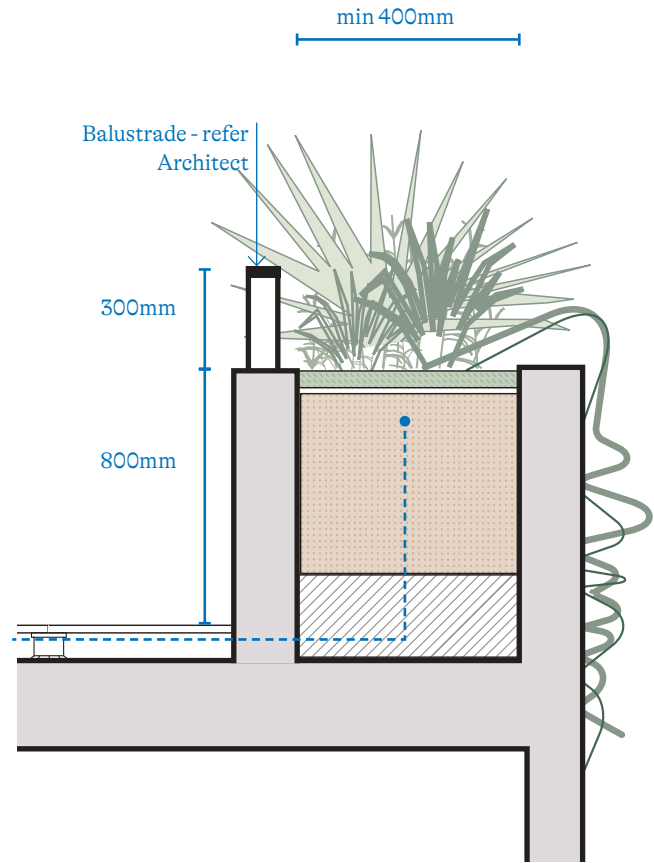
SECTION AA



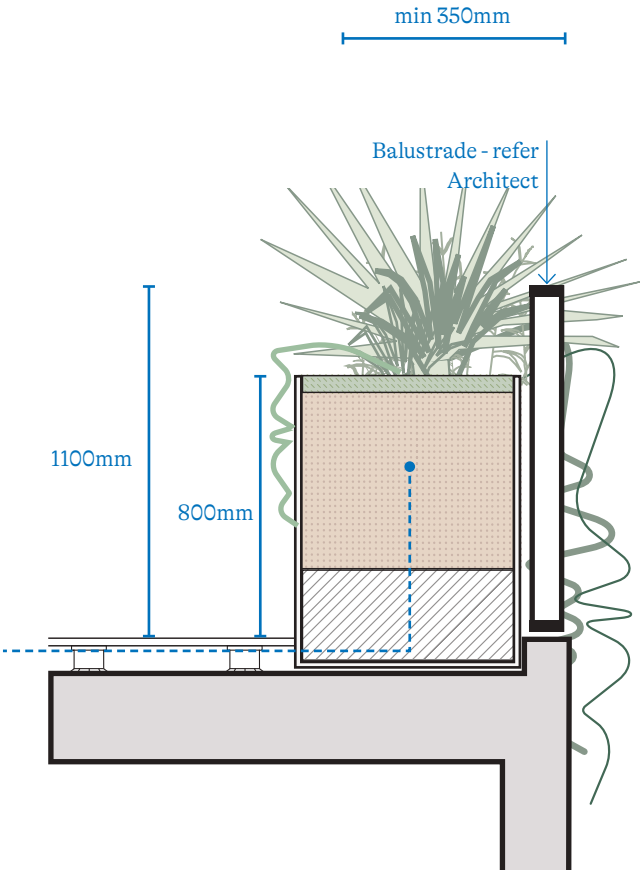
PRIVATE TERRACES

Options currently been explored with Architecture

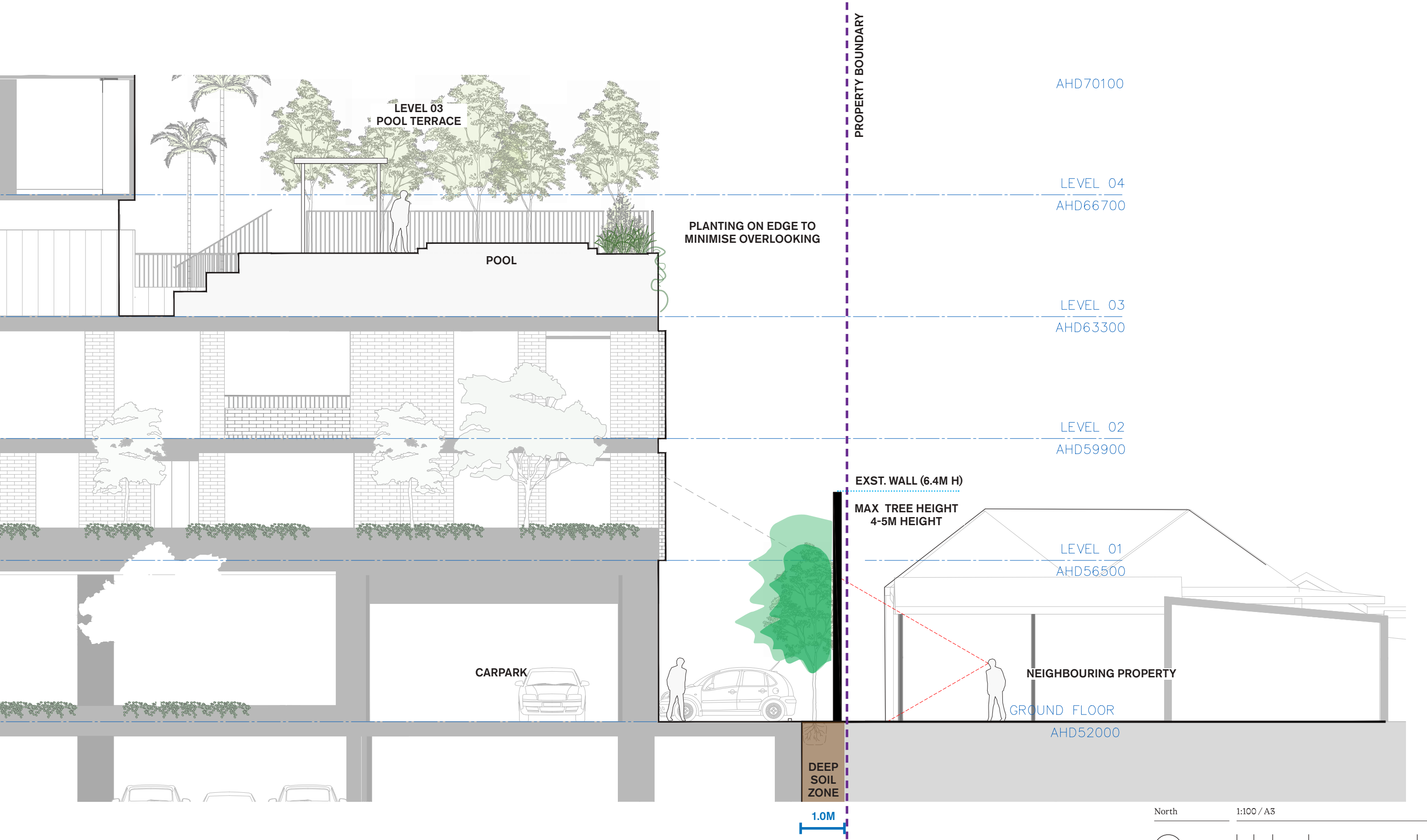
SECTION BB



SECTION CC



EASTERN BOUNDARY
SECTION



EASTERN BOUNDARY PLANTING



CUPANIOPSIS ANACARDIOIDES ●

Tuckeroo

H 7m W 5m

**EXAMPLE TUCKEROO PLANTING
WITHIN ADELAIDE**

This species has been chosen because:

- Evergreen
- Grows well in tight urban areas
- Reaches an appropriate height without been too big
- Relatively clean and tidy tree

IFOULD STREET



IFOULD STREET



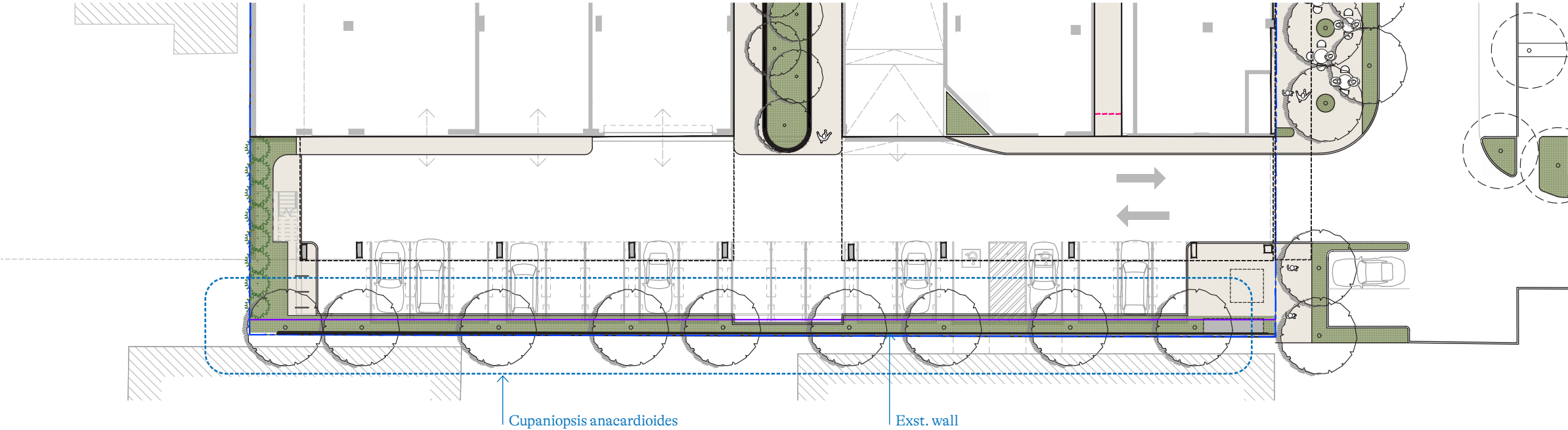
AT TIME OF PLANTING: MAY 2018



SYMONDS PLACE



Similar to carpark
condition



MATERIALS & ELEMENTS



BRICK UNIT PAVING



PEDESTAL TILE (UPPER LEVELS)



BRICK SEATING & PLANTER WALLS

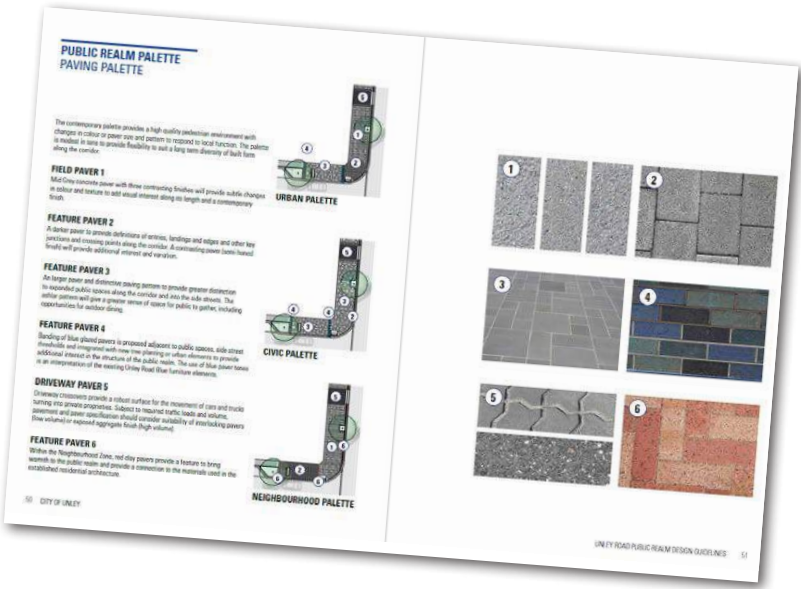


INTEGRATED BALCONY PLANTERS



SHELTER / PERGOLAS

STREETSCAPE MATERIALS AS PER UNLEY ROAD PUBLIC REALM DESIGN GUIDELINES



CONCRETE PAVER (3X FINISHES)
TRAFFICABLE & NON-TRAFFICABLE



CONCRETE PAVER BANDING (TBC)



INSITU CONCRETE



BIKE RACKS

TREE SPECIES GROUND

OPTIONS



JACARANDA MIMOSIFOLIA

Jacaranda
H 10m W 7m



GLEDITSIA TRIACANTHOS

'Shademaster'
H 7m W 5m



CUPANIOPSIS ANACARDIOIDES

Tuckeroo
H 7m W 5m



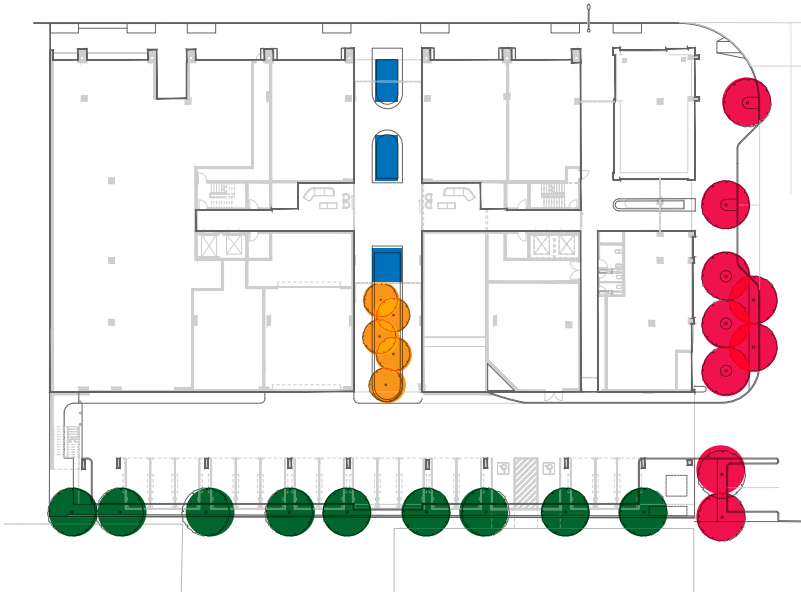
HYMENOSPORUM FLAVUM

Native Frangipani
H 8m W 4m



CYATHEA COOPERI

Australian Tree Fern



TREE SPECIES

UPPER LEVELS

LEVEL 01



ALBIZIA JULIBRISSIN

Persian Silk Tree
H 5m W 4m



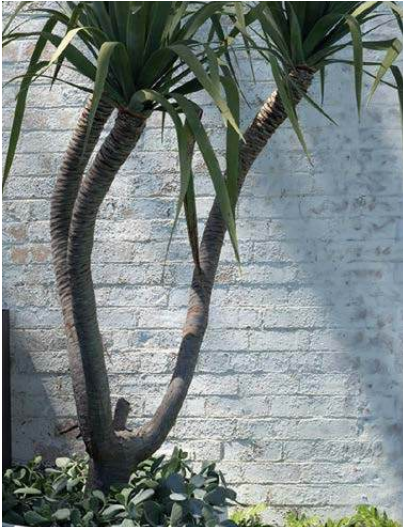
ARCHONTOPHOENIX CUNNINGHAMII

Bangalow Palm
H 4m



PLUMERIA OBTUSA

Frangipani
H 5m W 5m



DRACO DRACENA

Dragon Tree
H 4m W 8m

LEVEL 03



LAGERSTROEMIA 'NATCHEZ'

Crepe Myrtle 'Natchez'
H 5m W 4m



ARBUTUS X ANDRACHNOIDIES

Hybrid Strawberry Tree
H 5m W 6m



FRAXINUS GRIFFITHII

Evergreen Ash
H 5m W 4m



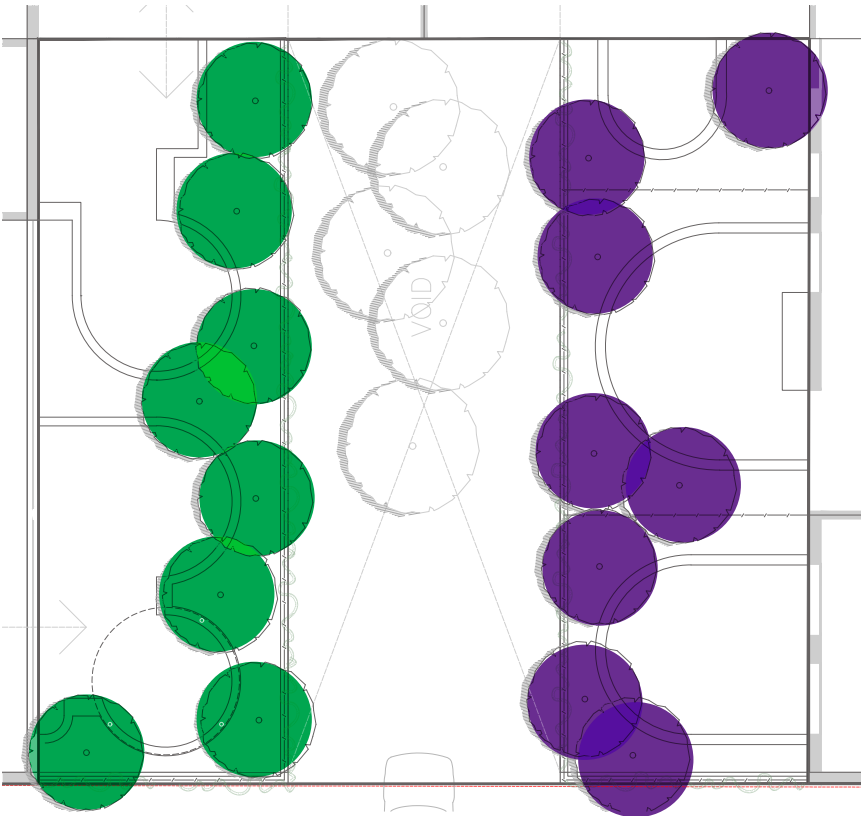
OLEA 'SWAN HILL'

Swan Hill (Fruitless Olive)
H 7m W 4m

LEVEL 01



LEVEL 03



PLANT SPECIES

UNLEY ROAD & ETON STREET



TRACHEOSPERMUM 'FLAT MAT'

Trach 'Flat Mat'



LOMANDRA 'NYALLA'

Nyalla



LIRIOPE MUSCARI

Liriope 'Just Right'



ZAMIA FURFURACEA

Cardboard Palm



RAPHIOLEPIS INDICA

'Oriental Pearl'



LIMONIUM PEREZII

Sea Lavendar

LOBBY / PRIVATE



ALOCASIA MACRORRHIZA

Giant Taro



PHILODENDRON XANADU

Xanadu



MONSTERA DELICIOSA

Swiss Cheese Plant



PHILODENDRON SELLOUM

Philodendron



ZAMIA FURFURACEA

Cardboard Palm



BLECHNUM GIBBUM

Silver Lady



LOMANDRA LONGIFOLIA
'WINGARRA'

Lomandra 'Wingarra'

PLANT SPECIES

LEVEL 01



SANTOLINA CHAMAECYPARISSUS

Cotton Lavender



LEUCADENDRON SALIGNUM

Cone Bush 'Maui Sunset'



EUPHORBIA RIGIDA

Upright Myrtle Spurge



LOMANDRA LONGIFOLIA 'KATRINUS'

Spiny Headed Mat-Rush



LOMANDRA LONGIFOLIA 'WINGARRA'

Lomandra 'Wingarra'



PENNISETUM 'NAFRAY'

Nafray / Fountain Grass



MISCANTHUS SINENSIS

Silvergrass

LEVEL 03



ASPARAGUS DENSIFLORUS 'MYERSII'

Foxtail Fern



MYOPORUM PARVIFOLIUM 'FINE LEAF'

Prostrate Boobialla



RAPHIOLEPIS INDICA

'Oriental Pearl'



ZAMIA FURFURACEA

Cardboard Palm



SAN PEDRO CACTUS

San Pedro



NYCTAGINACEAE SPP.

Bougainvillea



FICUS PUMILA

Self Climbing Fig

PLANT SPECIES

INTEGRATED BALCONY TERRACES



HARDENBERGIA VIOLACEA

Happy Wanderer



MYOPORUM 'FINE LEAF'

Prostrate Boobialla



ROSMARINUS 'PROSTRATUS'

Creeping Rosemary



LOMANDRA 'NYALLA'

Nyalla



**ASPARAGUS DENSIFLORUS
'MYERSII'**

Foxtail Fern



COTYLEDON ORBICULATA

Pig's Ear



CRASSULA 'MAX COOK'

'Max Cook' / Ripple Jade

MAINTENANCE & IRRIGATION



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. Fixed planters are a minimum height providing sufficient soil depth, meeting code compliance and allowing plants to trail over the edge and soften the facade.
4. Plant species nominated for balcony planting have been selected based on the local climate and low maintenance requirements.
5. Refer species list for planting.



MAINTENANCE - INDICATIVE ONLY

1. Private owners / tenants will be responsible for the ongoing maintenance of planters within their property / private balcony.
2. The body corporate will be responsible for the maintenance of all common areas.
3. All planting requires frequent & ongoing irrigation.
4. A detailed maintenance schedule and specification to be developed with Tender Documentation.



PLANT SELECTIONS & SIZES

1. Specific plant locations to be developed in detail design phase.
2. Size at time of planting:
 - Minimum pot size for plants: 150mm
 - Minimum density: 2.5 plants per m2
 - Minimum pot size for trees: 300mm



COMMON AREA IRRIGATION

- Central controller within secure area / cabinet
- Mains powered
- Wi-fi compatible
- Dripline at max 300mm ctrs to all garden beds and trees



PRIVATE BALCONY IRRIGATION

- Individual tap timers on balconies
- Battery powered
- Rainbird or equivalent
- Dripline at max 200mm ctrs to all planters
- Private terraces to be provided with outdoor taps to enable additional watering as required.
- It is recommended that the body corporate should inspect all irrigation systems (private and communal) bi-annually.

Urban Design, Landscape
Architecture & Gardens

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