



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

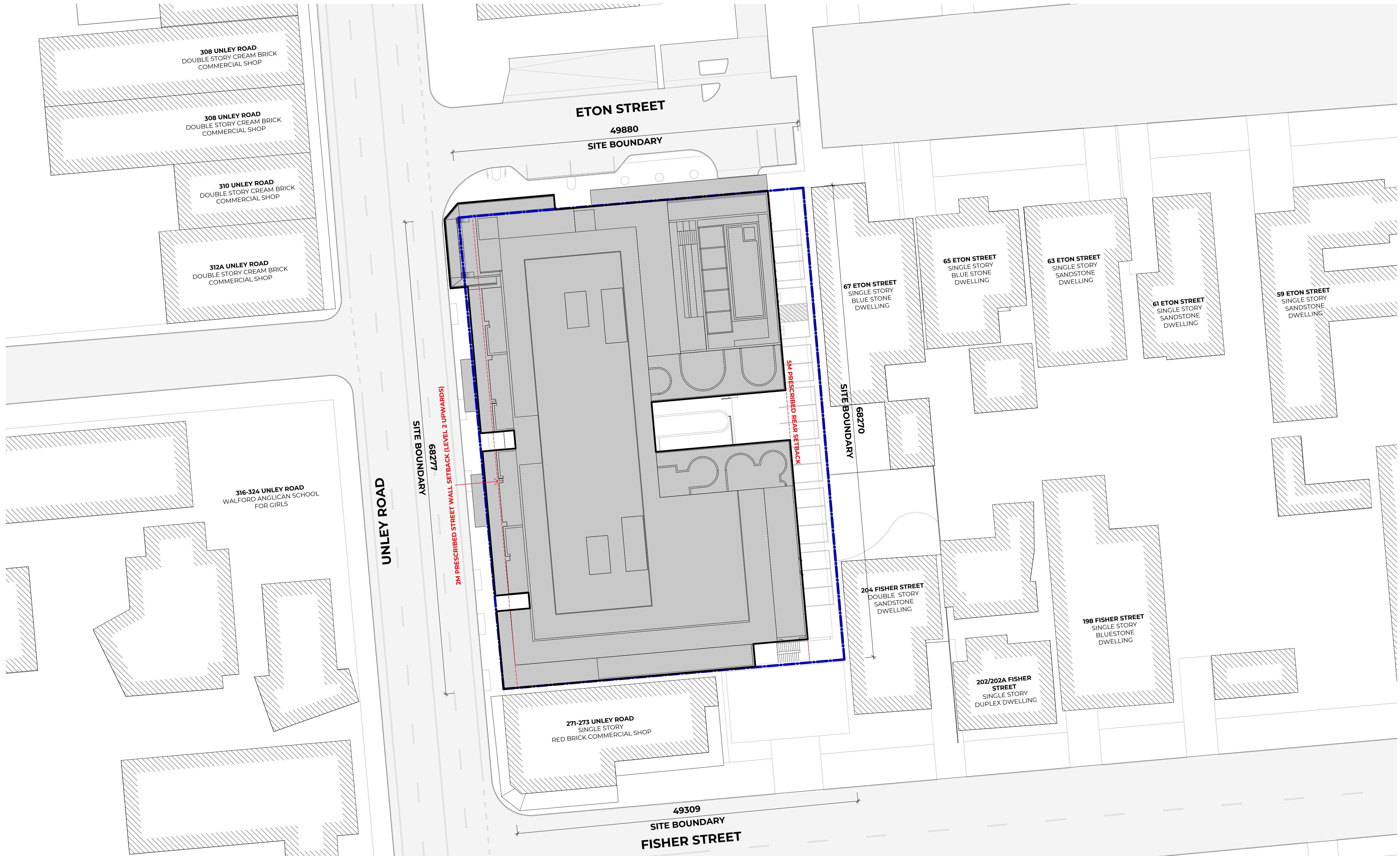
Overall Area Schedule (By Level) - DA				Overall Area Schedule (By Level) - DA			
Level	Name	Count	Area	Level	Name	Count	Area
BASEMENT 02	CAR PARK	1	2693 m²	LEVEL 05	1 BED	2	130 m²
	CORE	2	136 m²		2 BED	2	233 m²
	PLANT	2	52 m²		3 BED	3	467 m²
	RESIDENTIAL STORAGE	4	96 m²		3 BED (LARGE)	4	627 m²
BASEMENT 01			2976 m²		CIRC.	2	83 m²
	CAR PARK	1	2689 m²		CORE	4	100 m²
	CORE	2	136 m²		PLANT	2	29 m²
	RESIDENTIAL STORAGE	4	151 m²		PLANTER	12	27 m²
			2976 m²		TERRACE	13	157 m²
							1853 m²
GROUND FLOOR	AMENITIES	1	19 m²	LEVEL 06	1 BED	2	129 m²
GROUND FLOOR	AMENITIES & EOT	1	91 m²		2 BED	2	243 m²
GROUND FLOOR	BOH + LOADING	1	107 m²		3 BED	2	303 m²
GROUND FLOOR	CARPARK	1	783 m²		CIRC.	2	68 m²
GROUND FLOOR	CARPARK RAMP	1	118 m²		CORE	4	100 m²
GROUND FLOOR	COMMERCIAL	1	584 m²		PLANT	2	29 m²
GROUND FLOOR	CORE	4	138 m²		PLANTER	5	15 m²
GROUND FLOOR	FIRE BOOSTER	1	6 m²		SUB-PENTHOUSE (4 BED)	2	499 m²
GROUND FLOOR	FIRE PUMP ROOM & BREAK TANK	1	109 m²		TERRACE	11	458 m²
							1843 m²
GROUND FLOOR	GARDEN	6	200 m²	LEVEL 07	3 BED (LARGE)	2	332 m²
GROUND FLOOR	LOBBY	2	131 m²		CIRC.	2	56 m²
GROUND FLOOR	OUTDOOR LANE	2	321 m²		CORE	4	100 m²
GROUND FLOOR	PLANT	1	10 m²		PENTHOUSE (4 BED)	3	653 m²
GROUND FLOOR	RETAIL	5	553 m²		PLANT	2	34 m²
GROUND FLOOR	WASTE	2	84 m²		TERRACE	6	210 m²
			3255 m²				1385 m²
LEVEL 01	1 BED	1	57 m²	ROOF	PLANT	2	60 m²
LEVEL 01	2 BED	3	360 m²		PLANT DECK	1	635 m²
LEVEL 01	3 BED	2	266 m²				695 m²
LEVEL 01	3 BED (LARGE)	2	319 m²				24331 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	3	241 m²				
LEVEL 03	2 BED	3	348 m²				
LEVEL 03	3 BED	2	264 m²				
LEVEL 03	3 BED (LARGE)	3	481 m²				
LEVEL 03	CIRC.	1	137 m²				
LEVEL 03	CORE	4	83 m²				
LEVEL 03	PLANT	4	44 m²				
LEVEL 03	PLANTER	13	31 m²				
LEVEL 03	RESIDENTIAL AMENITY	1	150 m²				
LEVEL 03	TERRACE	13	160 m²				
LEVEL 03	TERRACE (COMMUNAL)	1	320 m²				
			2259 m²				
LEVEL 04	1 BED	2	129 m²				
LEVEL 04	2 BED	2	234 m²				
LEVEL 04	3 BED	2	298 m²				
LEVEL 04	3 BED (LARGE)	5	806 m²				
LEVEL 04	CIRC.	2	82 m²				
LEVEL 04	CORE	4	100 m²				
LEVEL 04	PLANT	2	29 m²				
LEVEL 04	PLANTER	17	71 m²				
LEVEL 04	TERRACE	13	211 m²				
			1960 m²				

Overall By Type - DA	
1 BED	910 m²
2 BED	1995 m²
3 BED	1597 m²
3 BED (LARGE)	3552 m²
AMENITIES	75 m²
AMENITIES & EOT	91 m²
BOH + LOADING	107 m²
CAR PARK	5382 m²
CARPARK	783 m²
CARPARK RAMP	118 m²
CIRC.	637 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	377 m²
PLANT DECK	635 m²
PLANTER	487 m²
RESIDENTIAL AMENITY	299 m²
RESIDENTIAL STORAGE	246 m²
RETAIL	553 m²
SUB-PENTHOUSE (4 BED)	499 m²
TERRACE	1745 m²
TERRACE (COMMUNAL)	320 m²
WASTE	84 m²
Grand total	24331 m²

NSA - Apartment (Internal) - DA		
Name	Count	Area
1 BED	13	910 m²
2 BED	17	1995 m²
3 BED	11	1597 m²
3 BED (LARGE)	22	3552 m²
PENTHOUSE (4 BED)	3	653 m²
SUB-PENTHOUSE (4 BED)	2	499 m²
68	68	9206 m²
NSA - Apartment (External) - DA		
Name	Count	Area
TERRACE	90	1745 m²
	90	1745 m²

Parking Schedule (Achieved) - DA		
Level	Count	Comments
BASEMENT 02	78	Residential
BASEMENT 01	71	Other
GROUND FLOOR	18	Other
	167	





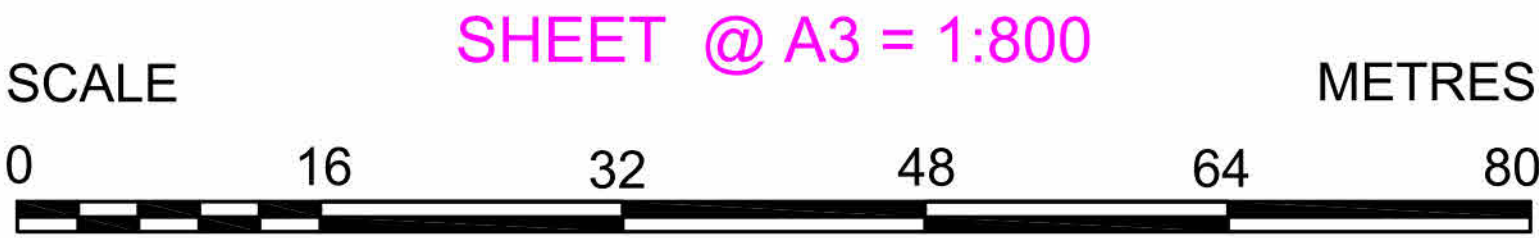
LEGEND	
LINETYPE	DESCRIPTION
	BOUNDARY LINE
	ADJACENT BOUNDARY
	EDGE OF BITUMEN
	WATER TABLE
	BACK OF KERB
	BUILDING RIDGE
	BUILDING EAVE
	BUILDING GUTTER
	HEDGE LINE
	OVERHEAD VERANDAH
	EDGE OF PAVED PATH
SYMBOL	DESCRIPTION
	NATURAL SURFACE ELEVATION
	PSM
	TBM
	MASONRY NAIL (MN)
	GAS PIT (GAS)
	WATER 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



Certified Correct
M. Bennett
Licensed Surveyor

SURVEY 11/03/2025

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



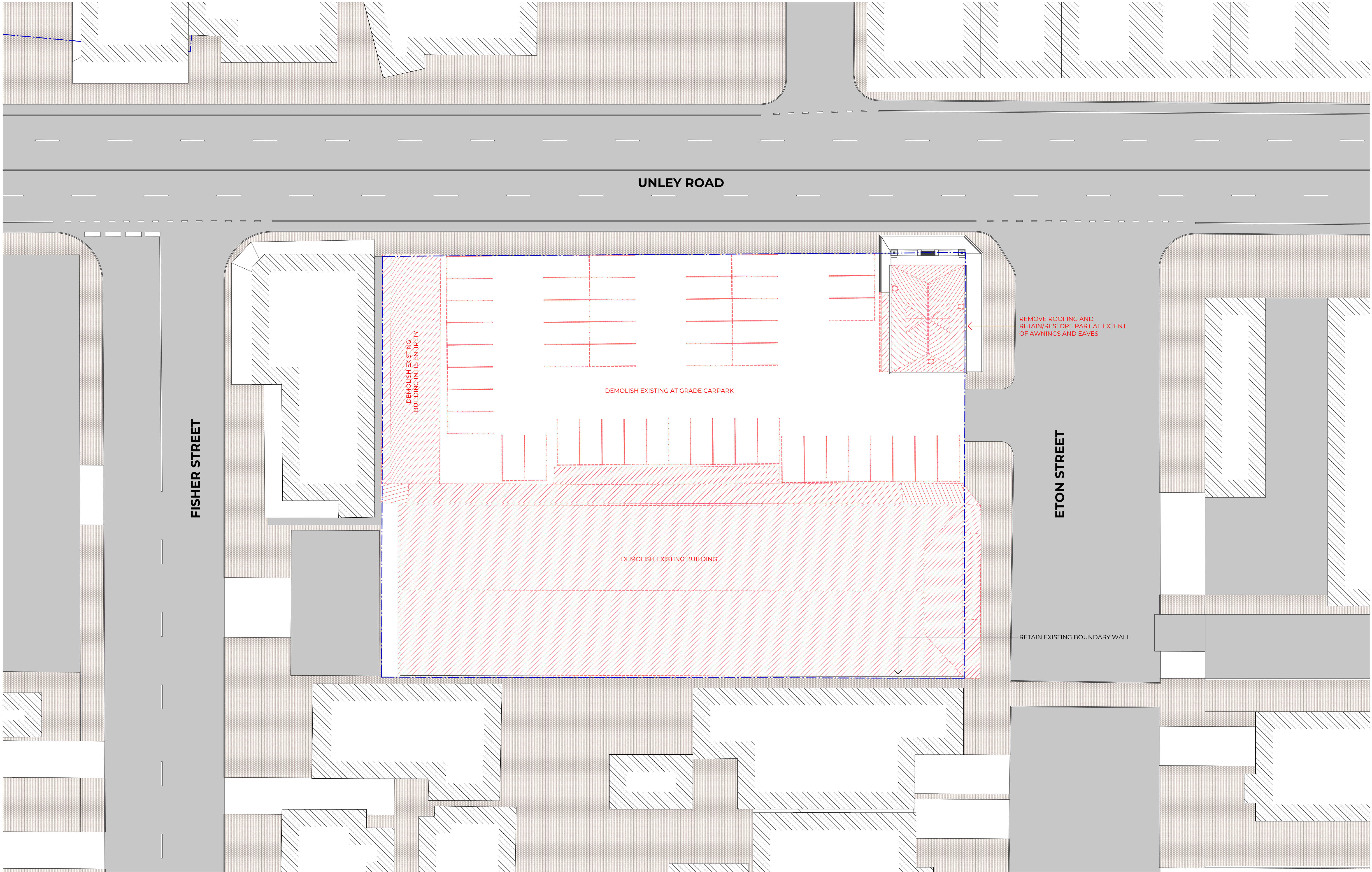
Parcel Information
259 - 269 UNLEY ROAD
ALLOTMENT 3 - 4 IN F102954
ALLOTMENT 272 - 273 & 179 IN D1153
AREA OF MALVERN
HUNDRED OF ADELAIDE
CT 5151/175-176; 6126/704; 6145 / 798

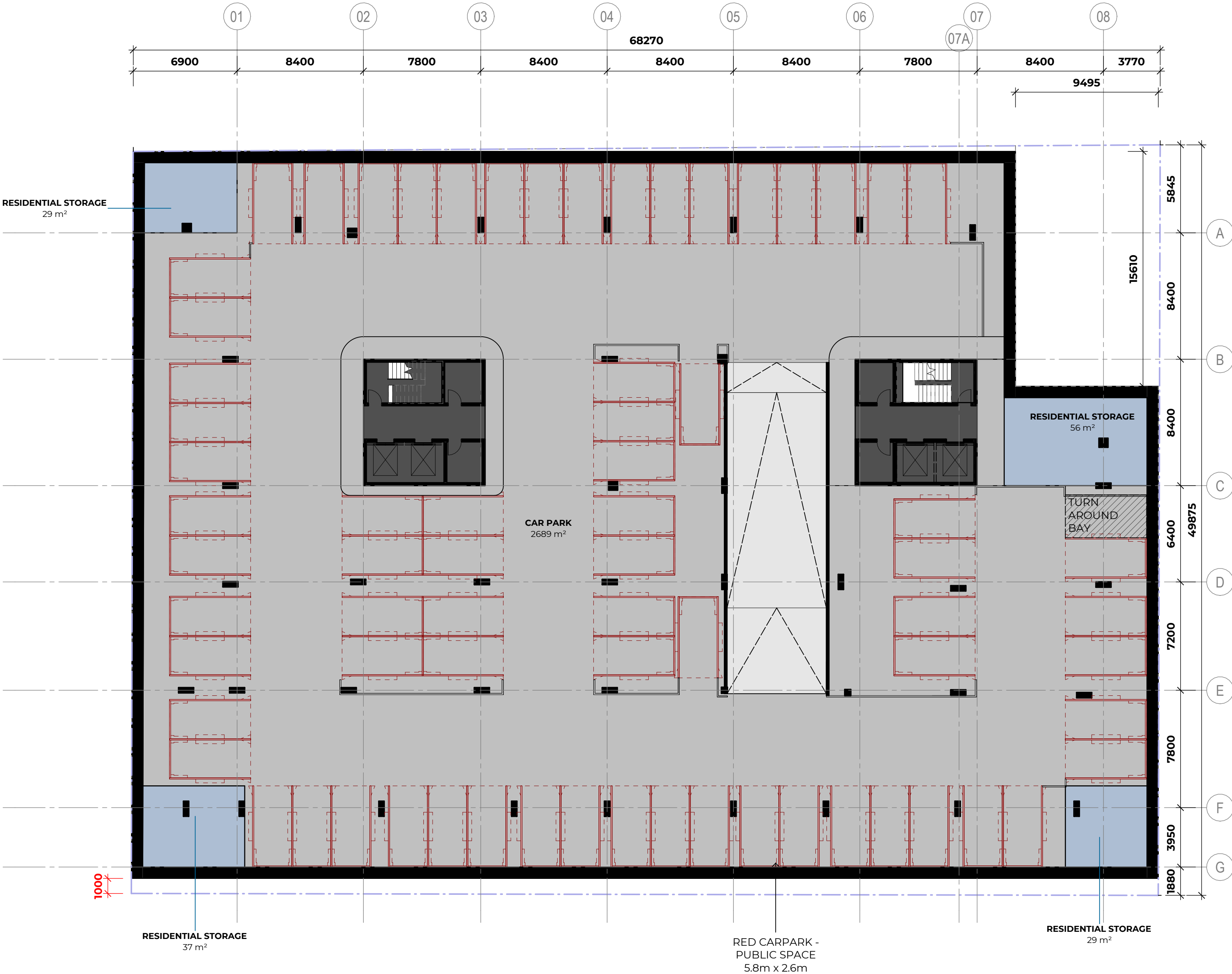
Survey Information
BEARING DATUM: MGA
ELEVATION DATUM: AHD
ORIGIN OF LEVELS:
PSM 6628/26547
RL=51.528m
CONTOUR INTERVAL: 0.25m

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

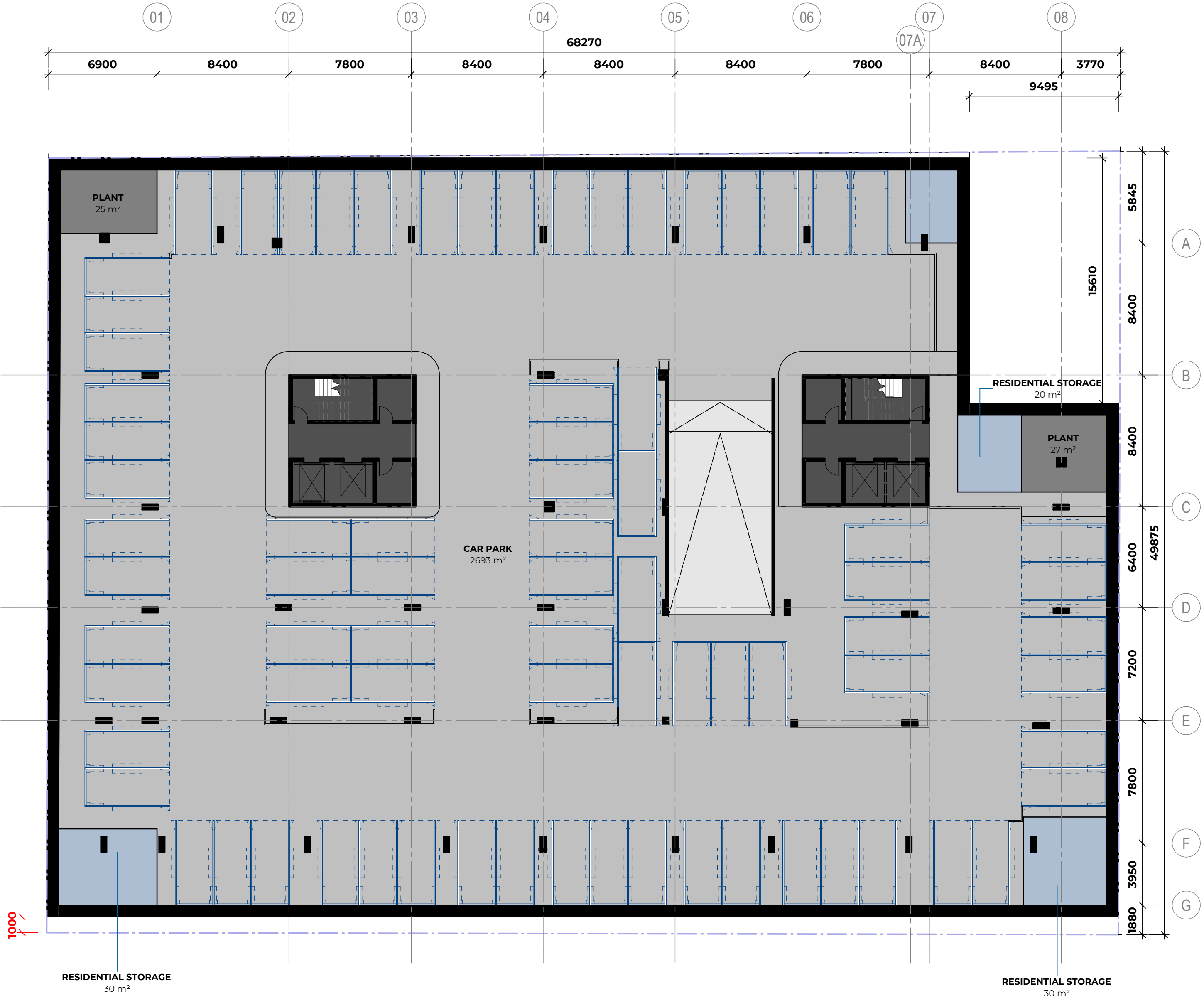
Survey Type
IDENTIFICATION ☐
DETAIL ☒
CONTOUR ☒
DAP ☒
Draftsperson
JMV

Revision
Rev B

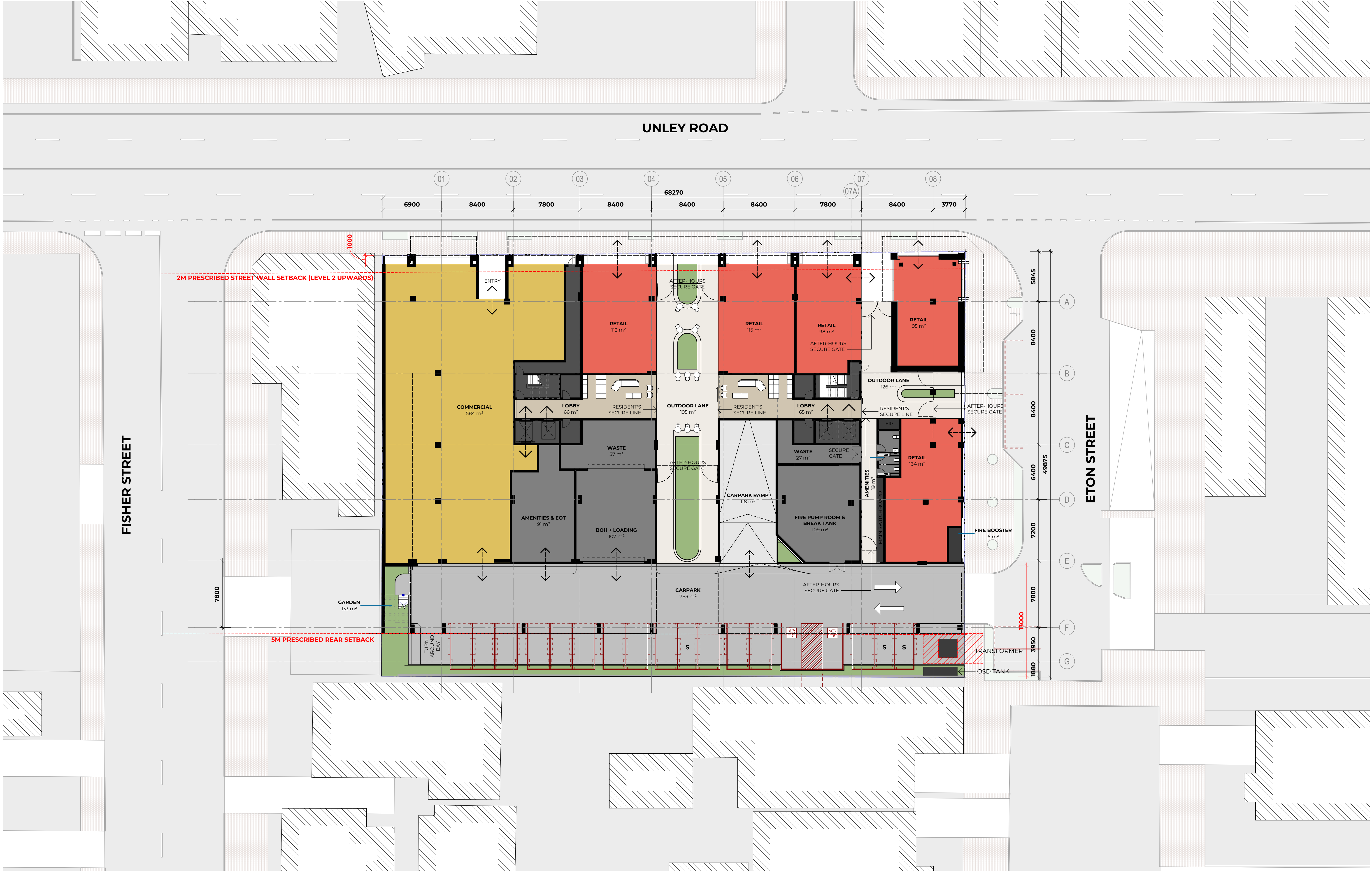




1. BASEMENT 01



2. BASEMENT 02





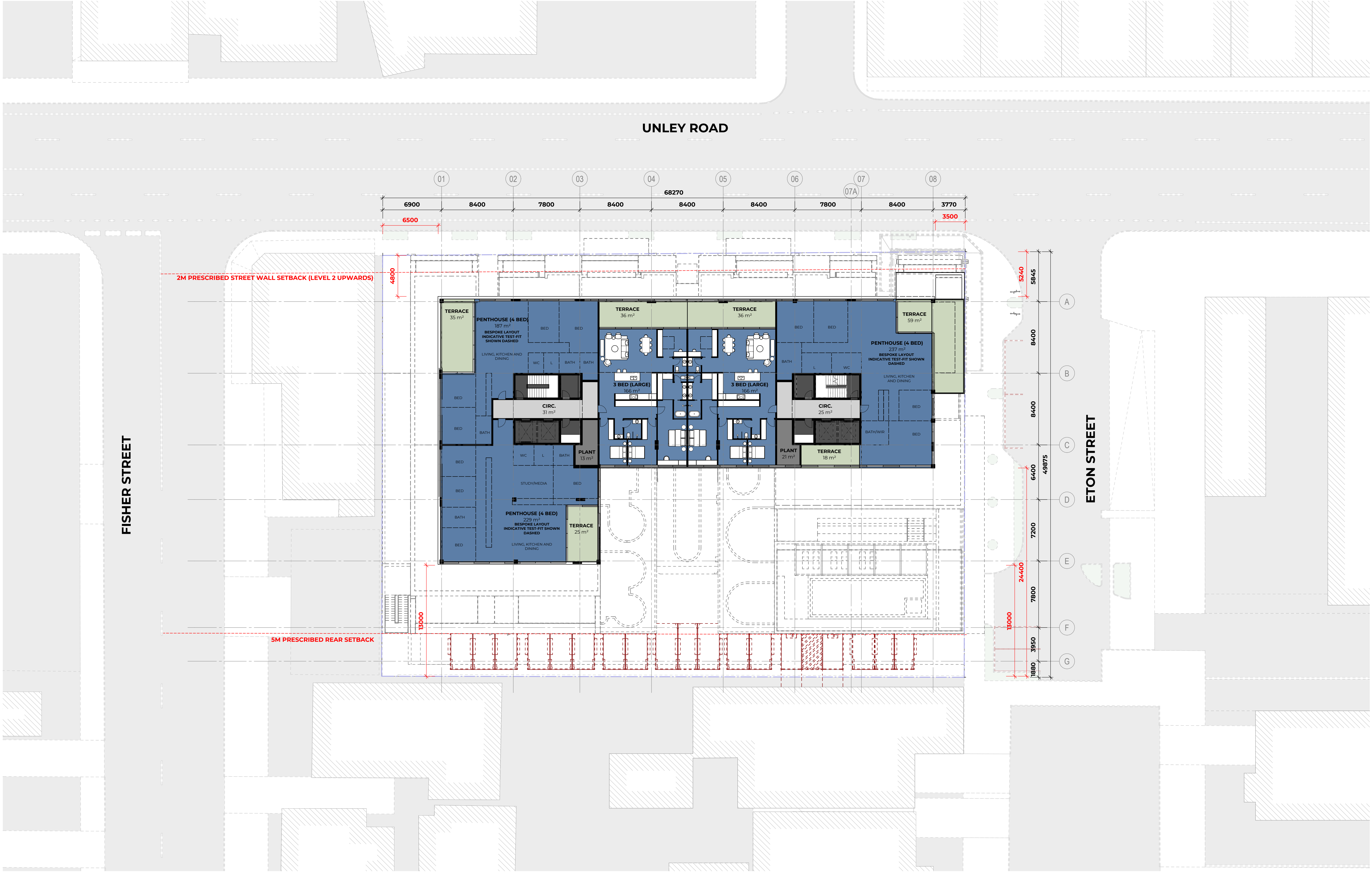


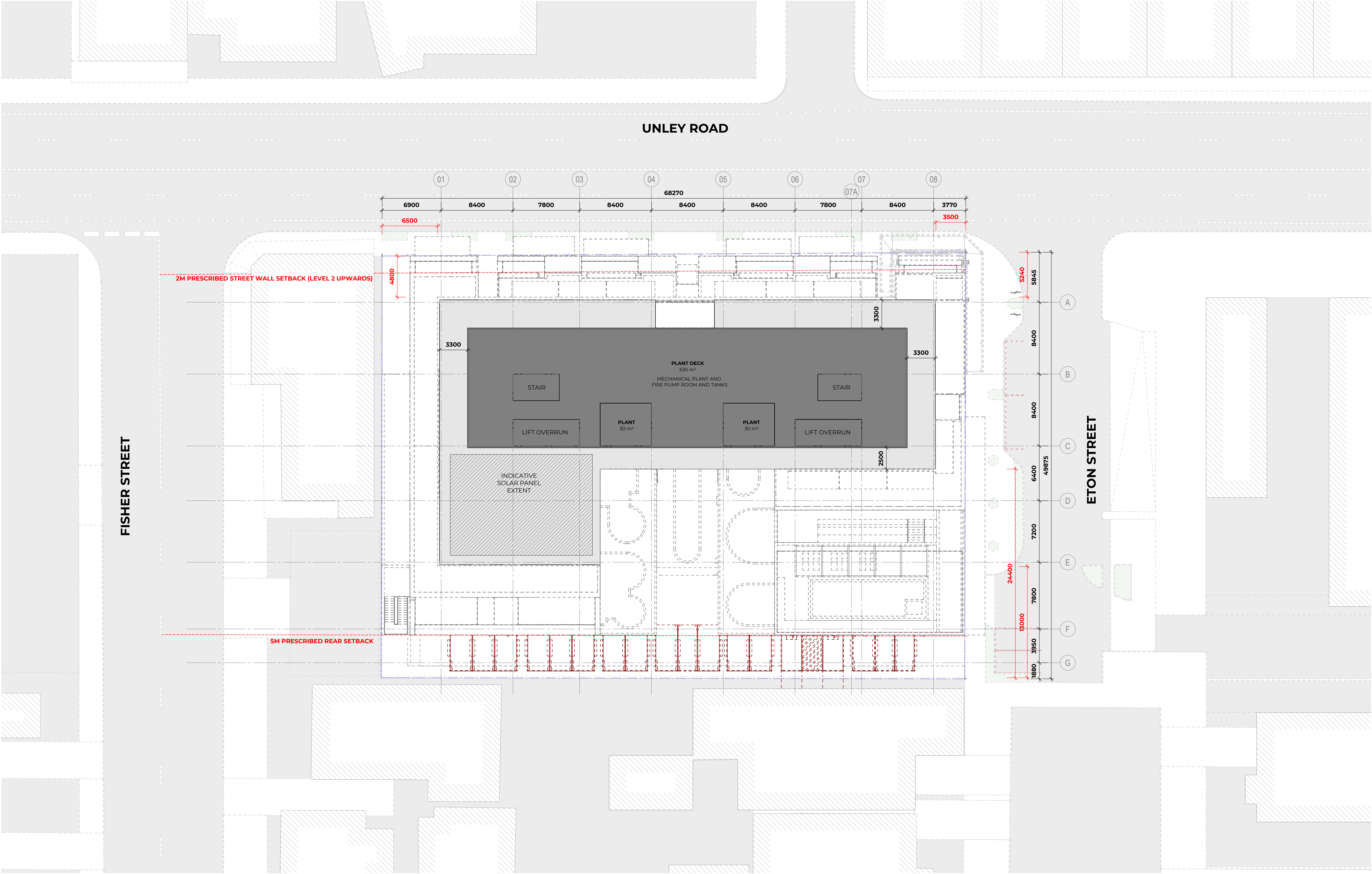


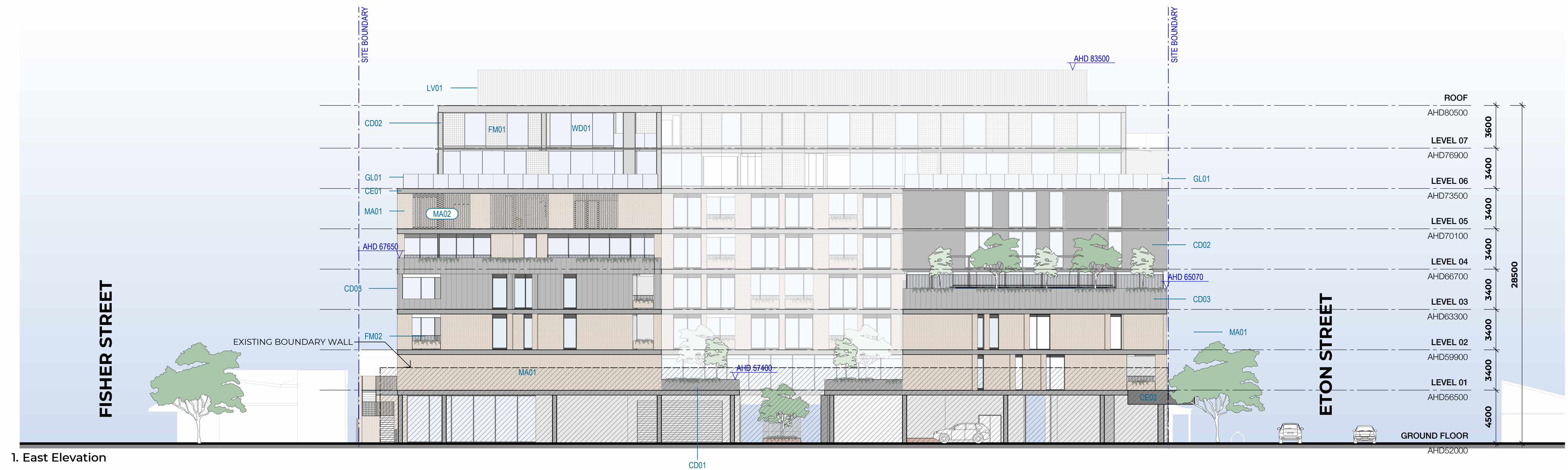








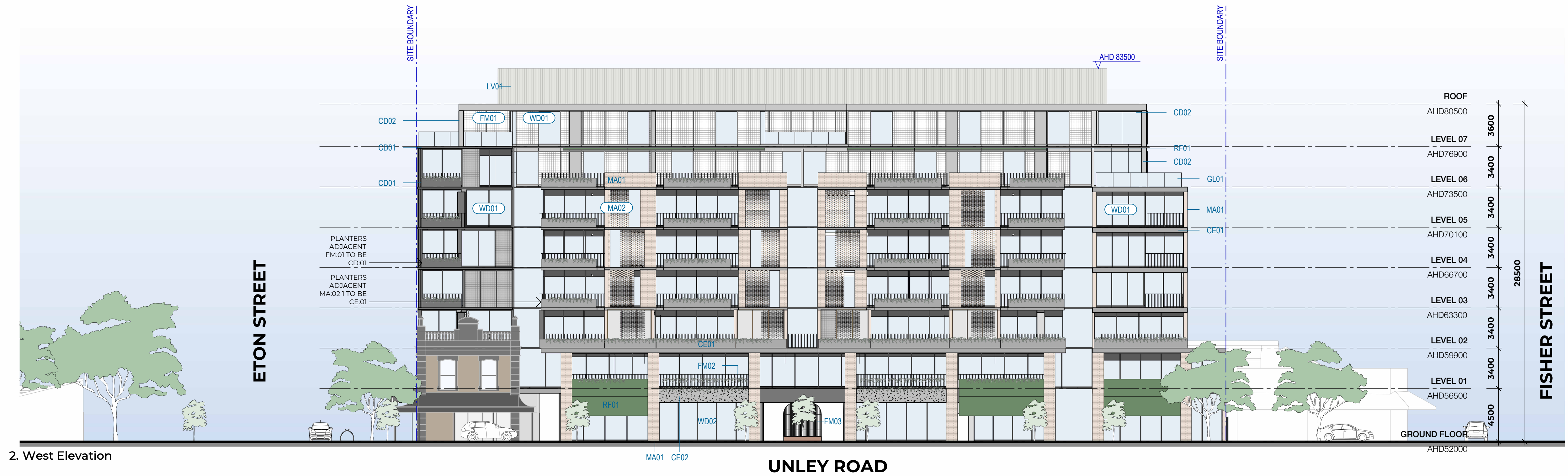




FACADE MATERIAL SCHEDULE

- 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)



2. West Elevation



1. South Elevation

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

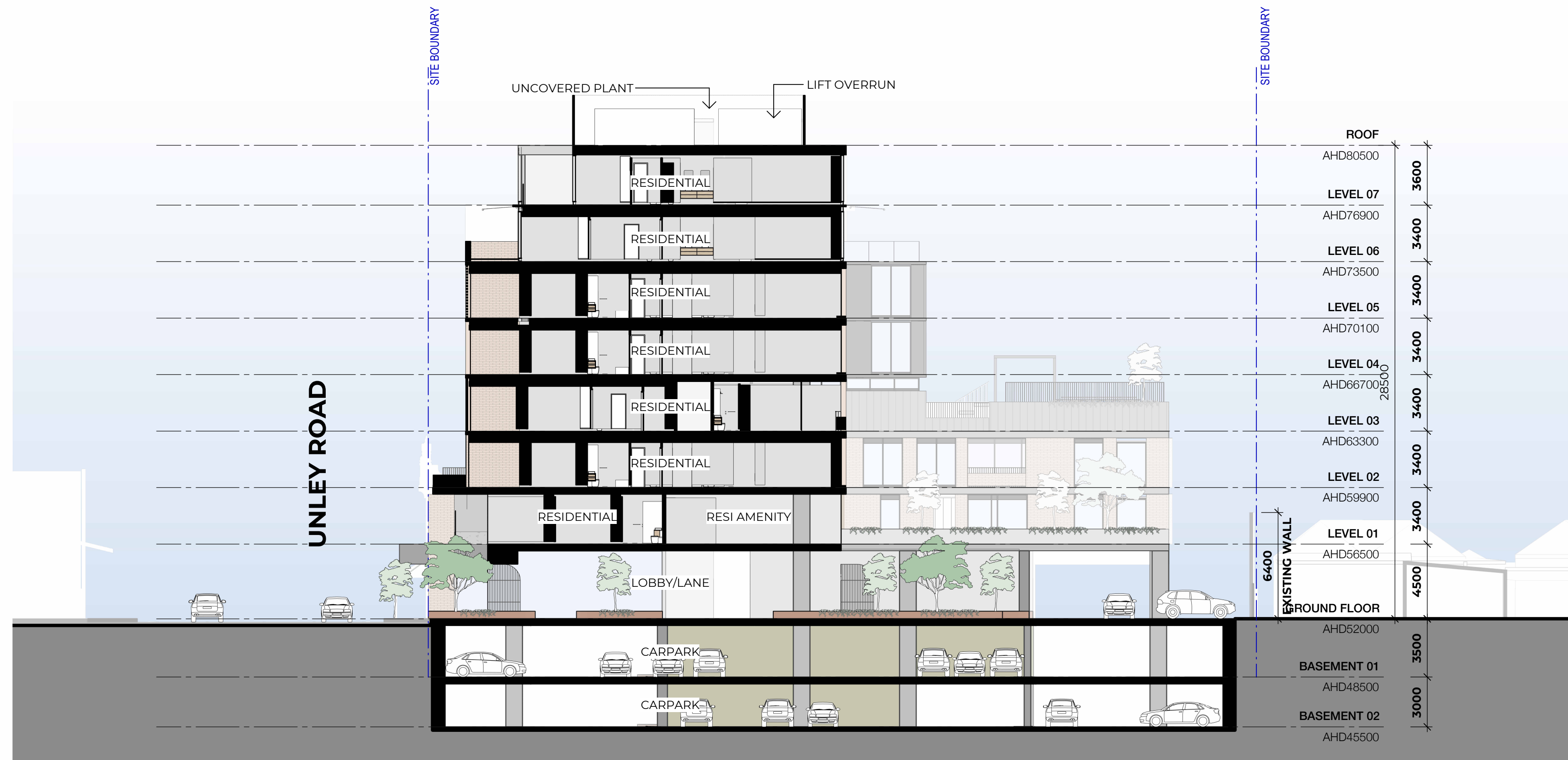
GL01 GLASS BALUSTRADE

LV01 LOUVERED PLANT SCREEN - VERTICAL METAL FINISH

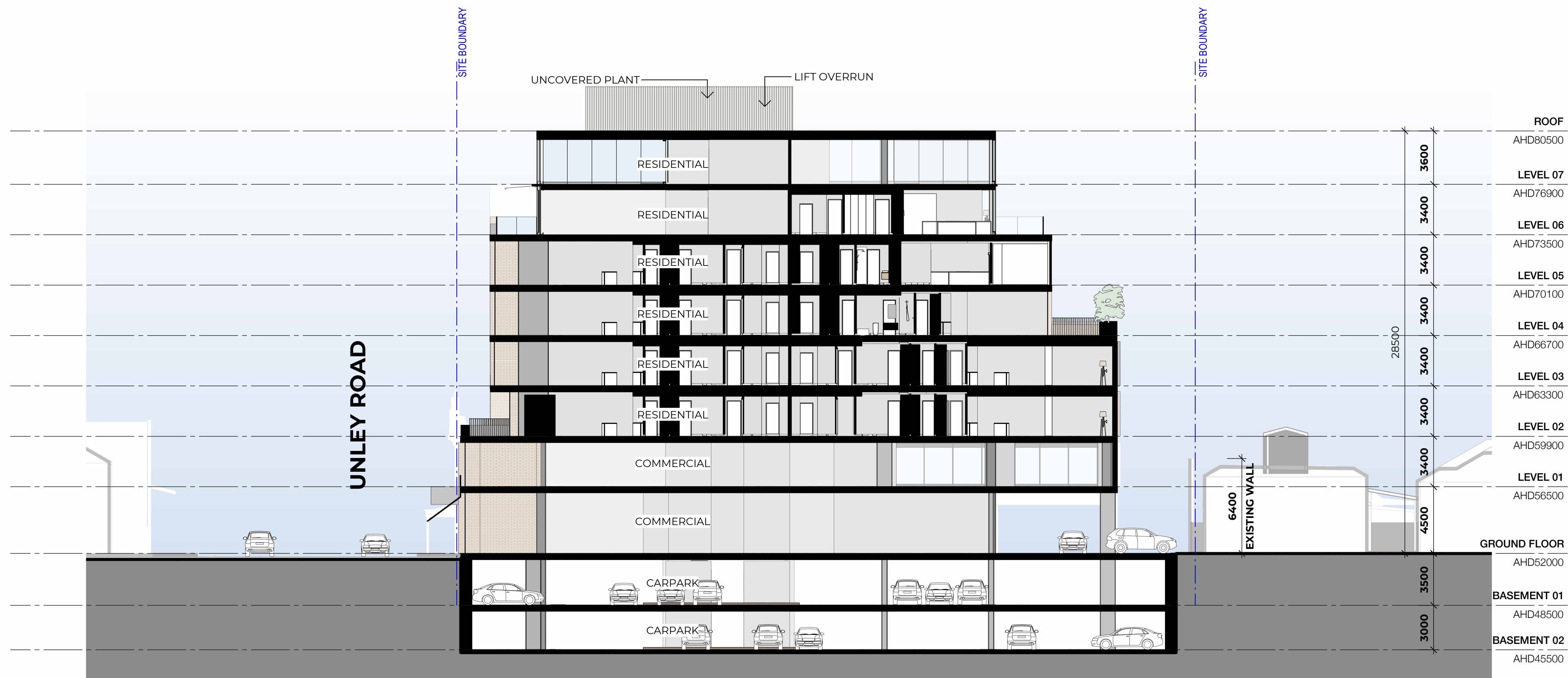
MA01 MASONRY - LIGHT BRICK
MA02 MASONRY - LIGHT BRICK HIT AND MISS SCREEN

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



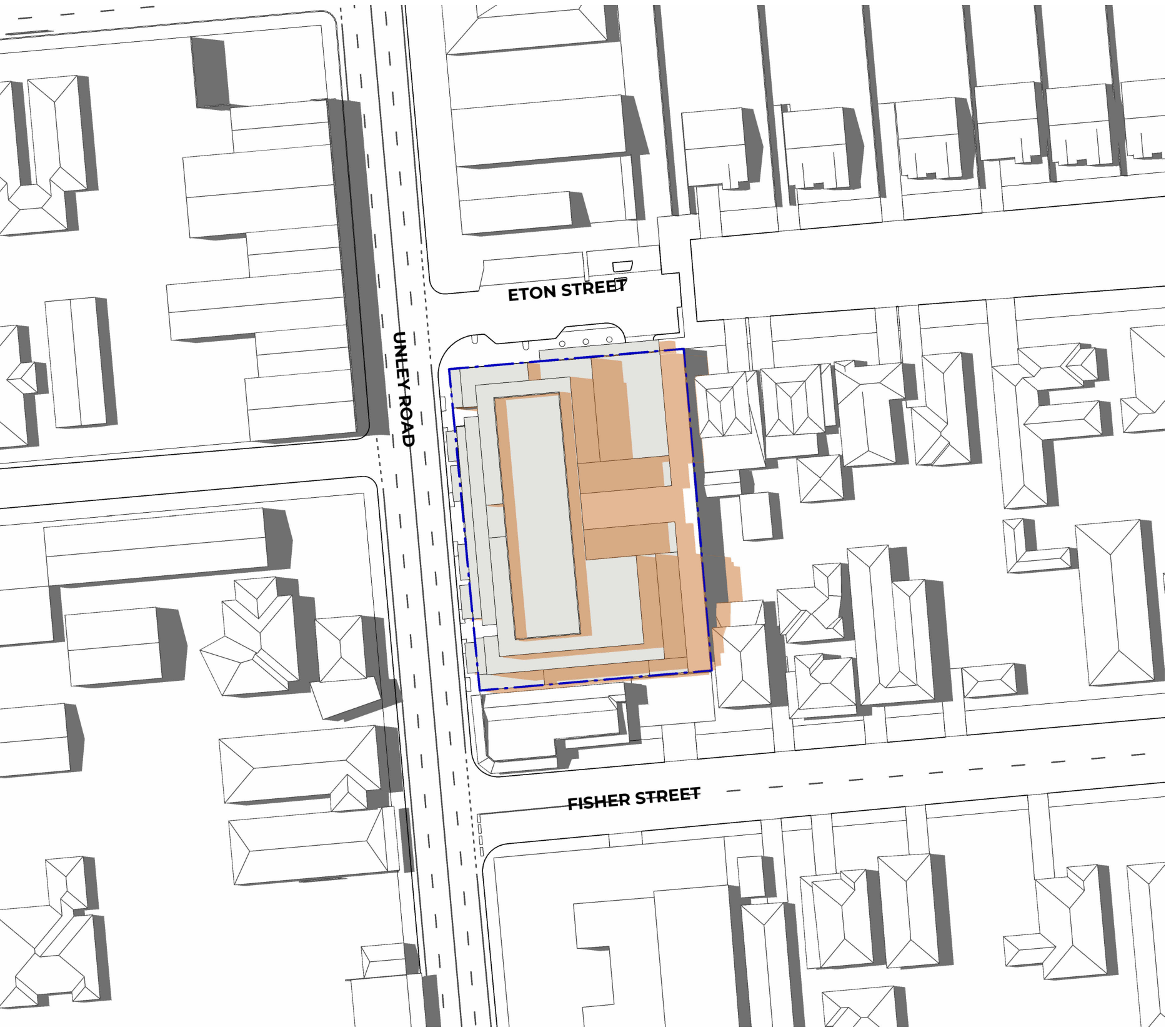
2. Section B



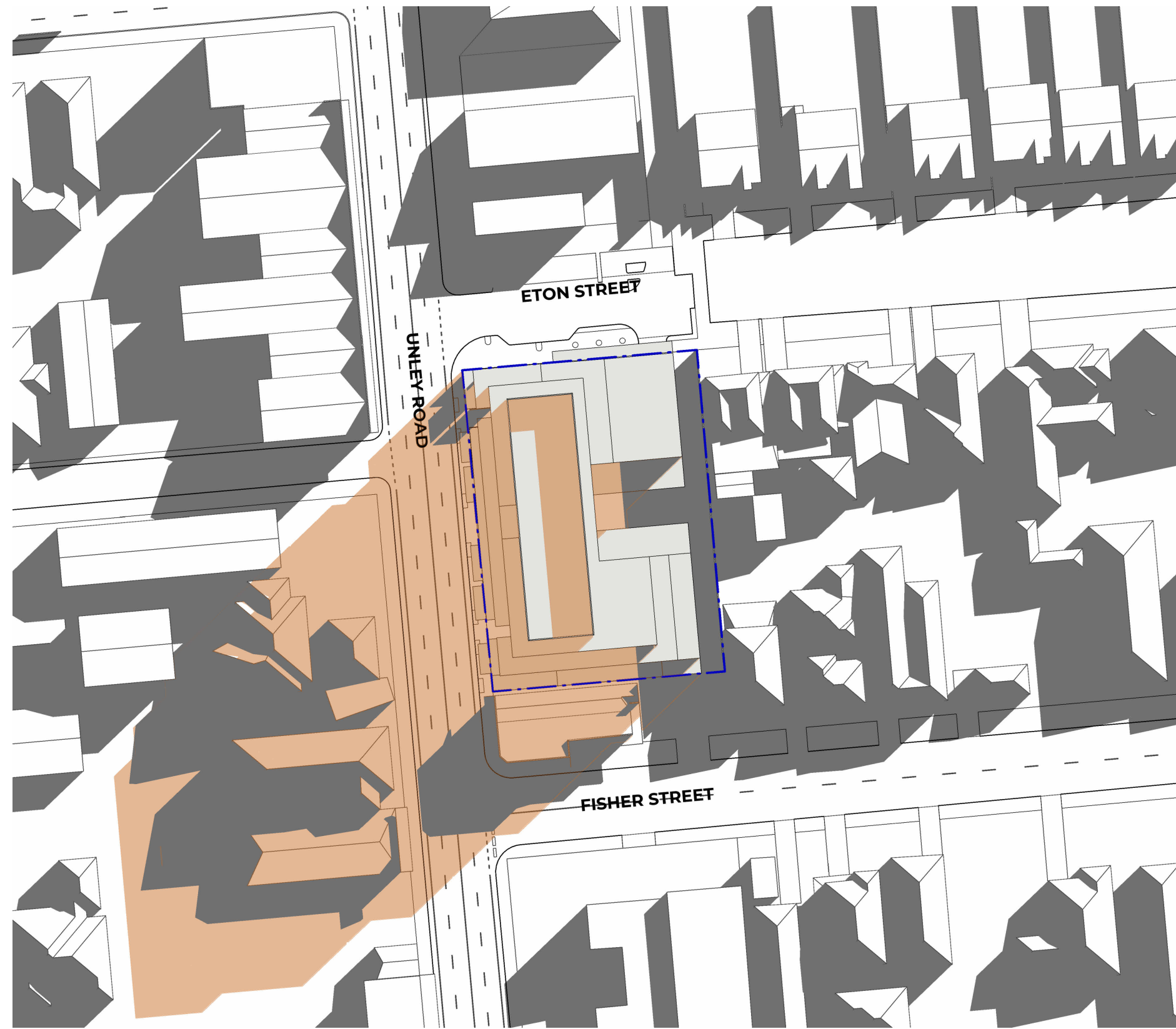
Summer Solstice - 0900



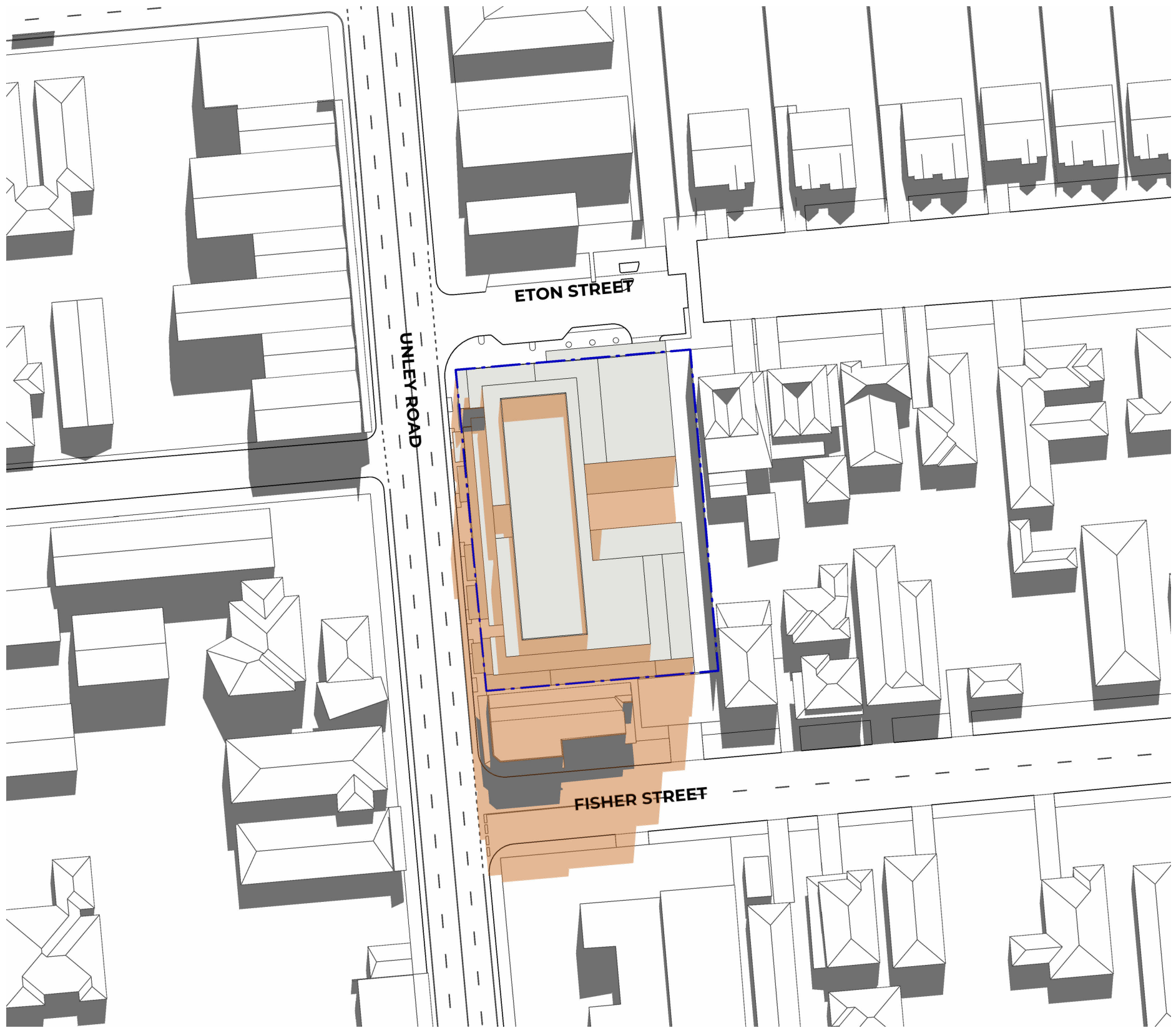
Summer Solstice - 1200



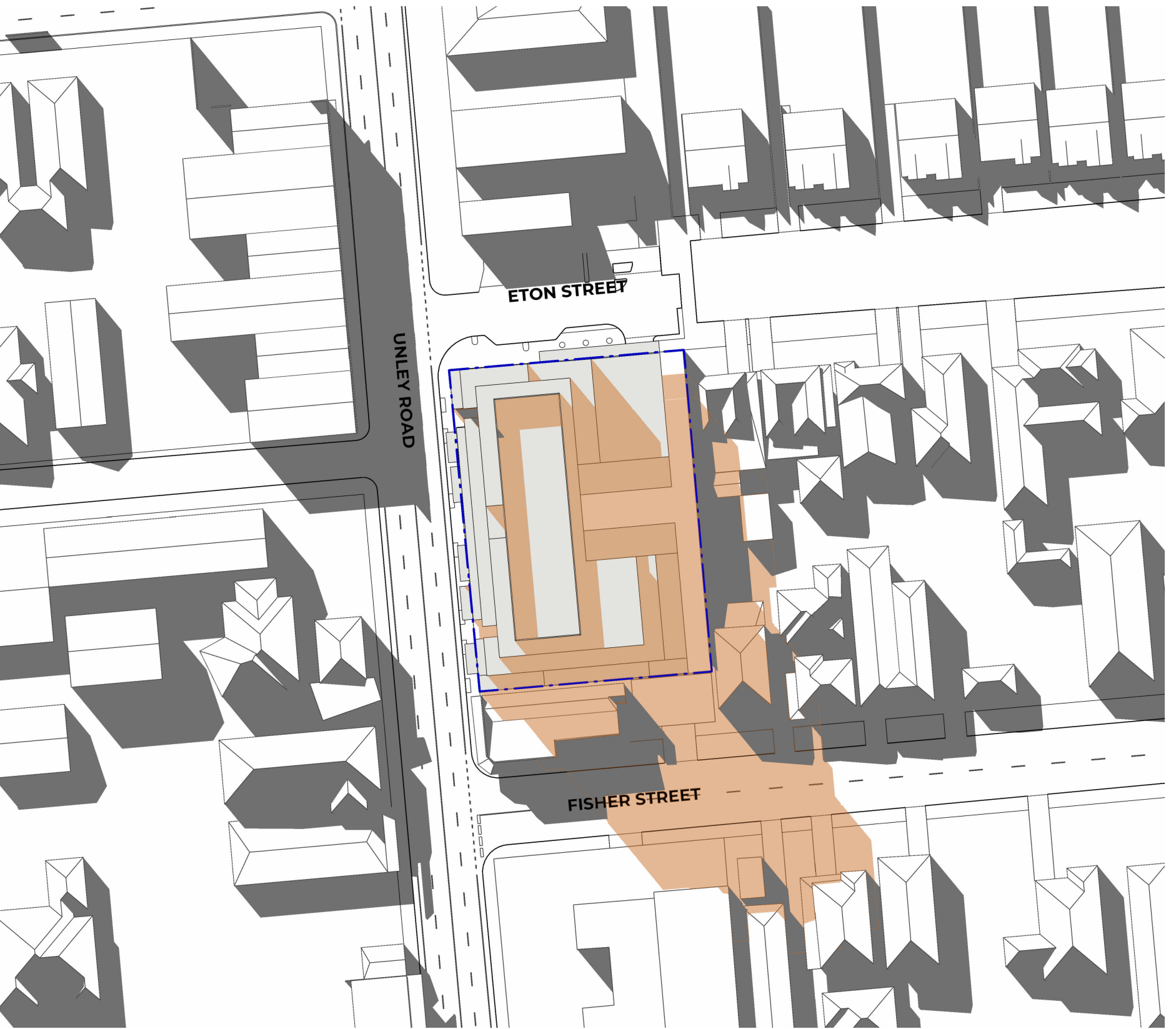
Summer Solstice - 1500



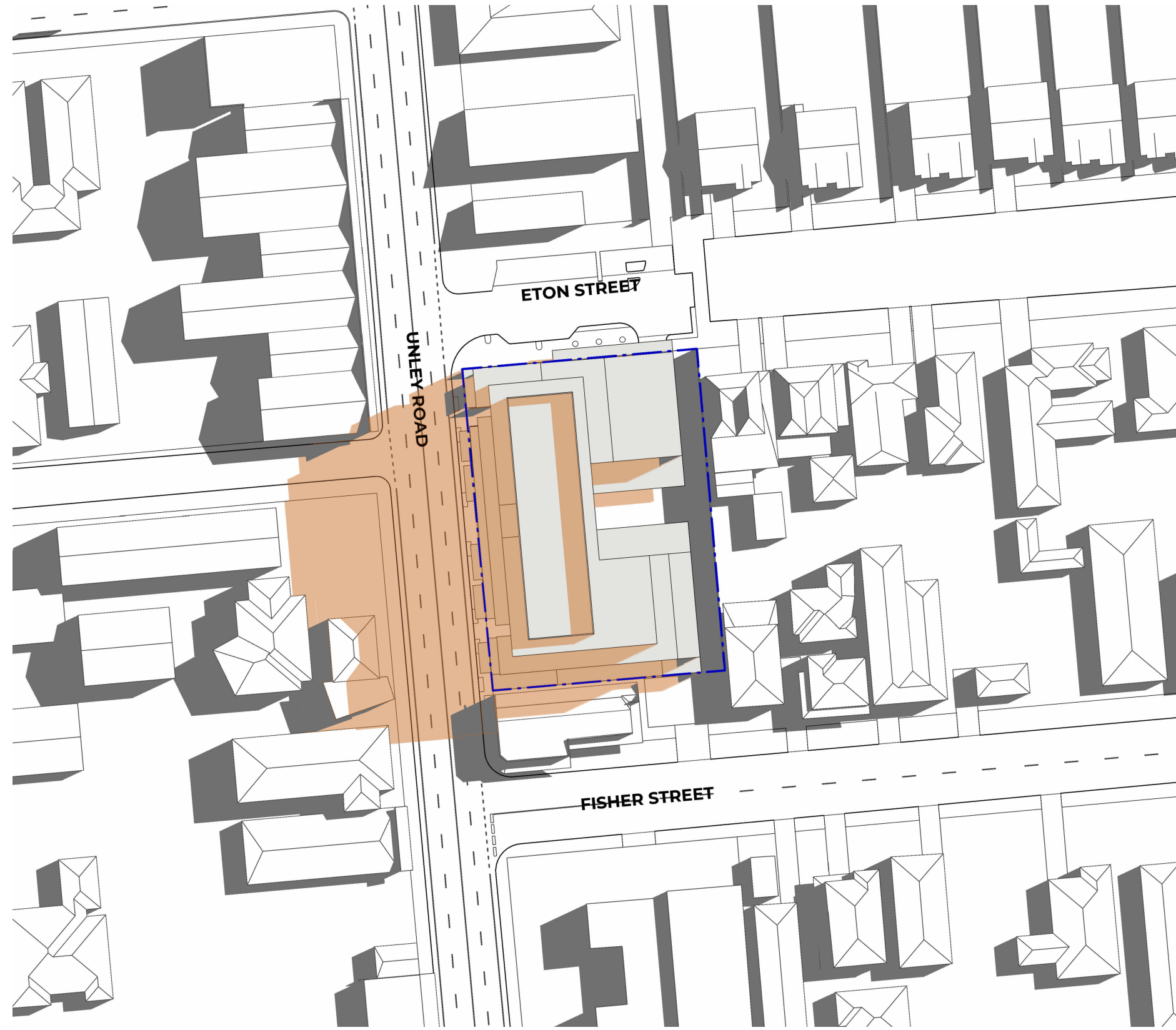
Winter Solstice - 0900



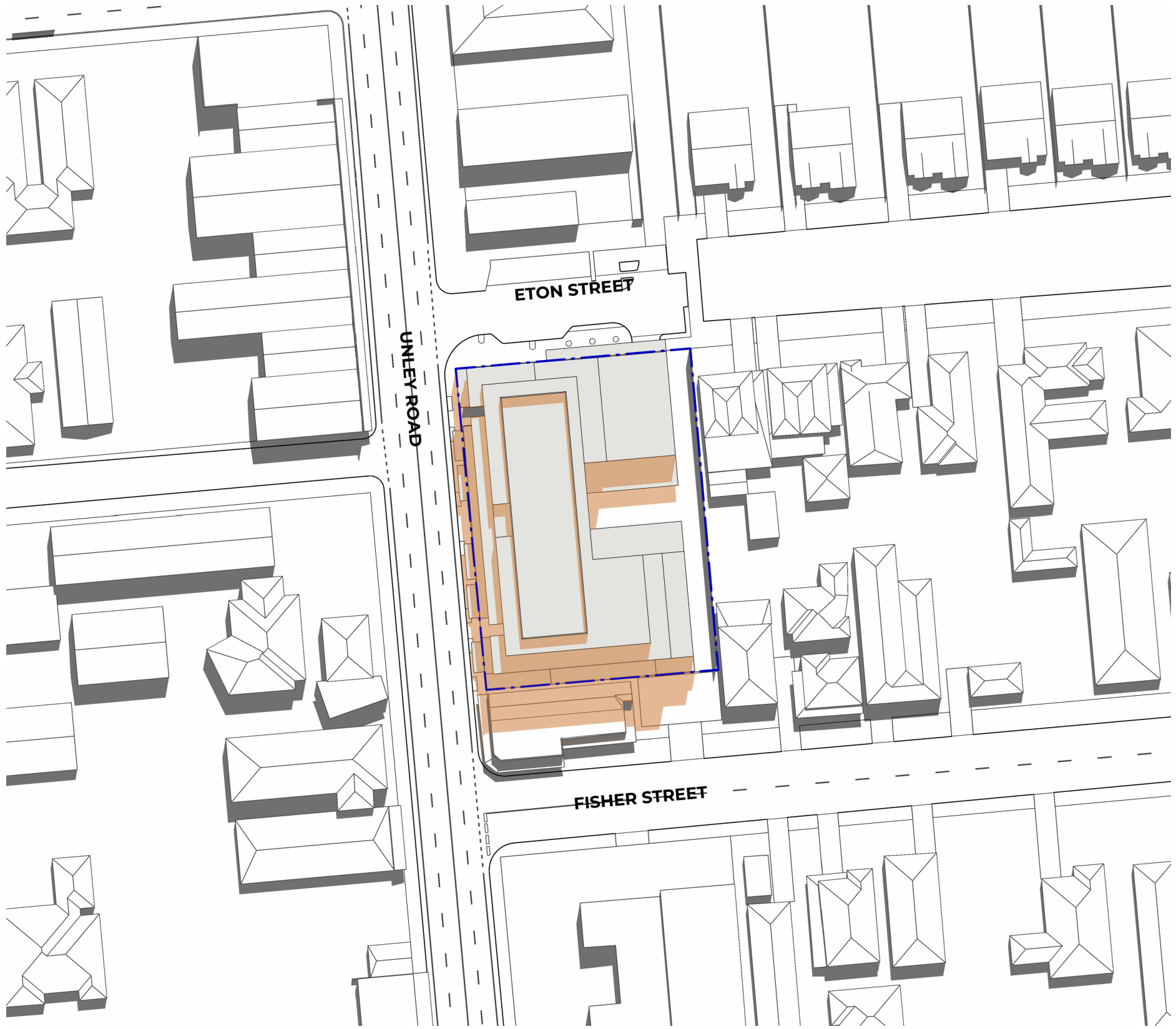
Winter Solstice - 1200



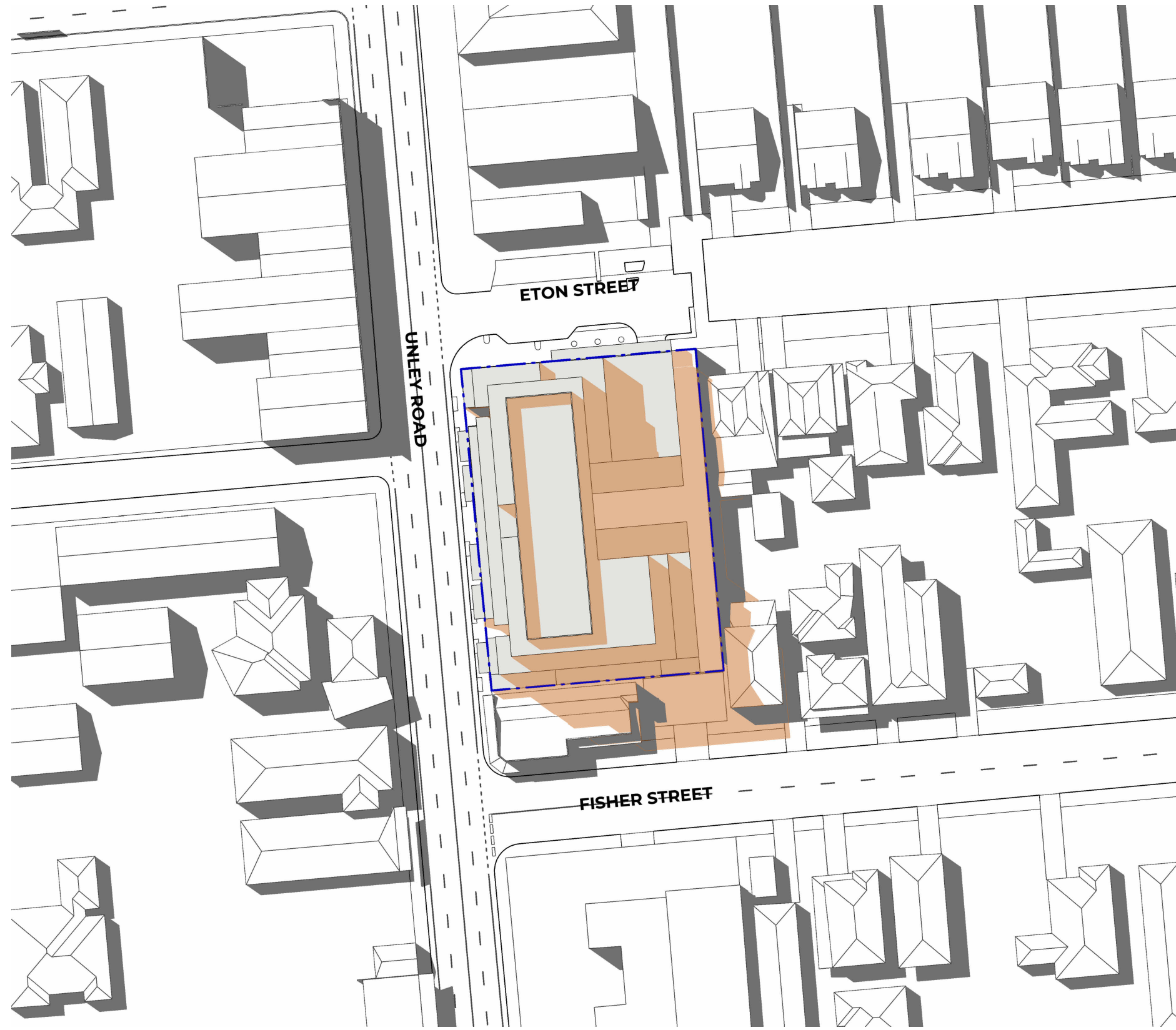
Winter Solstice - 1500



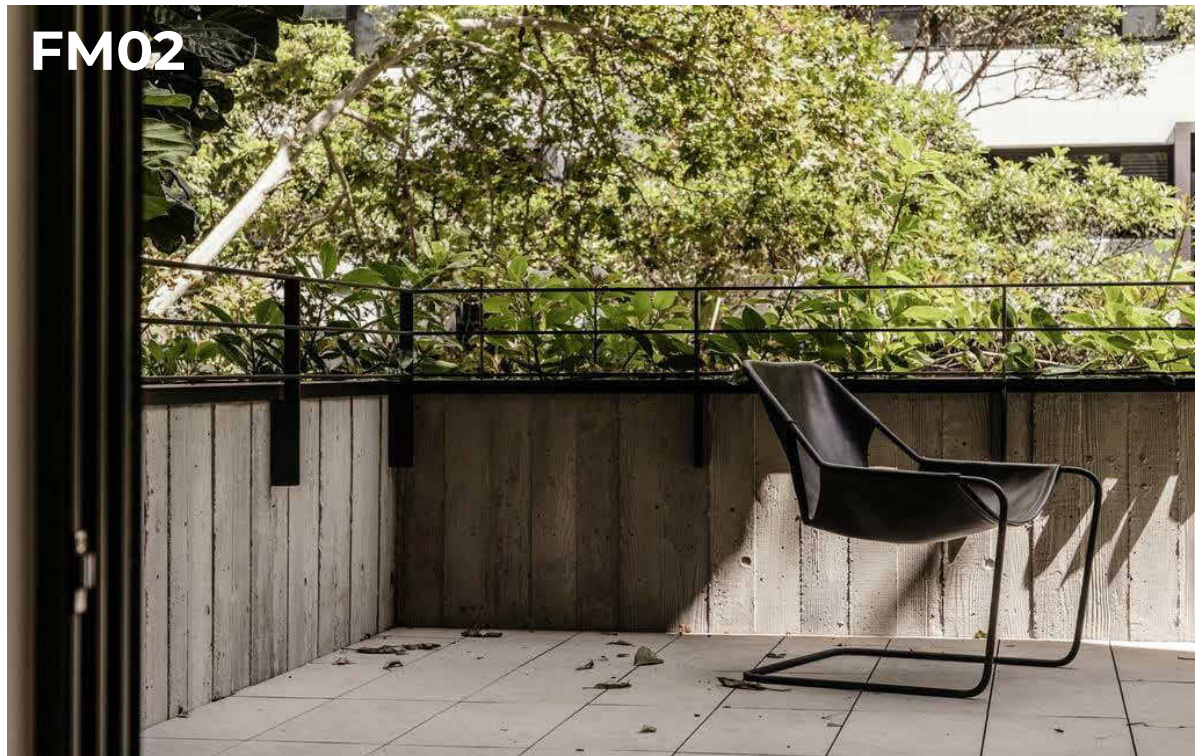
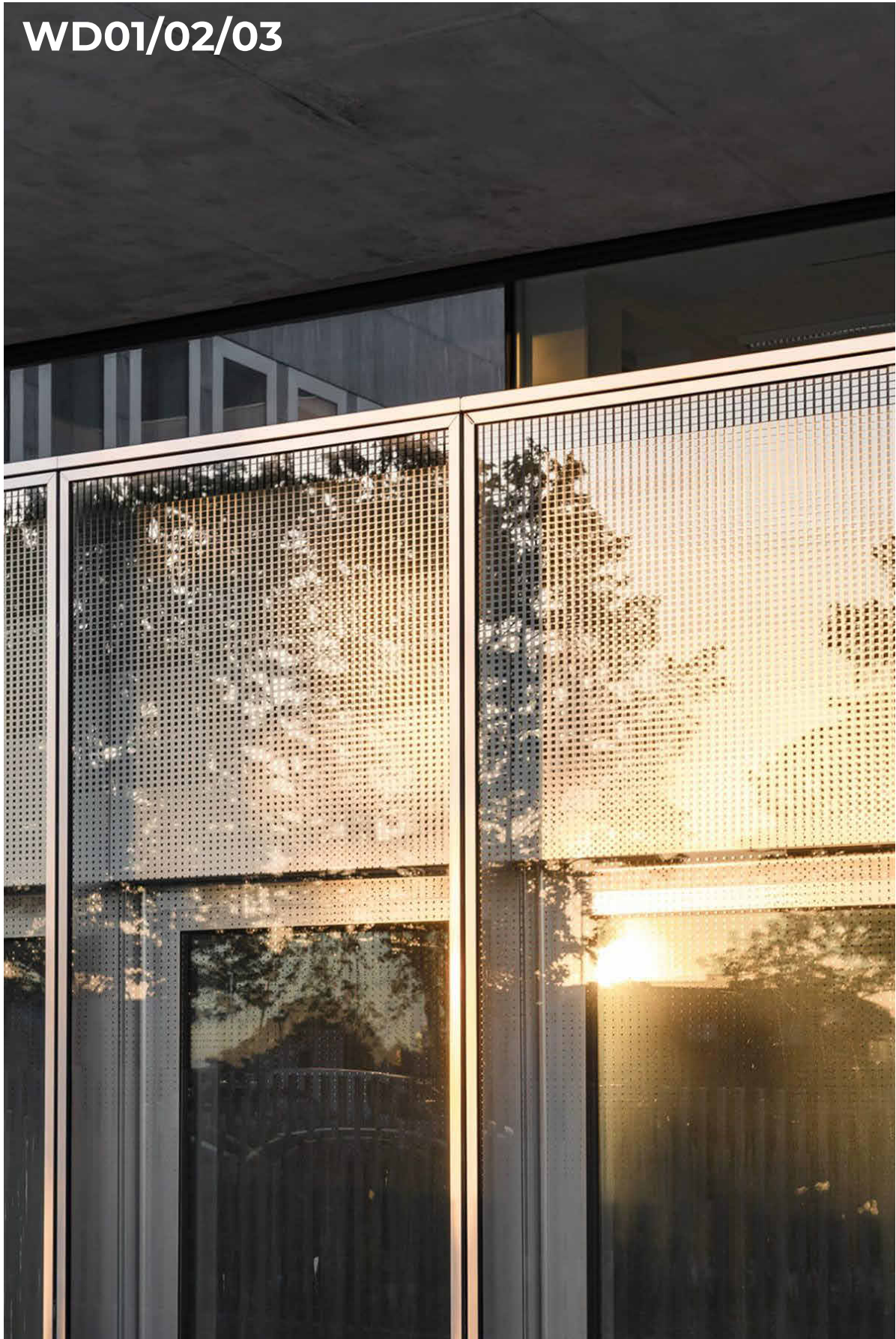
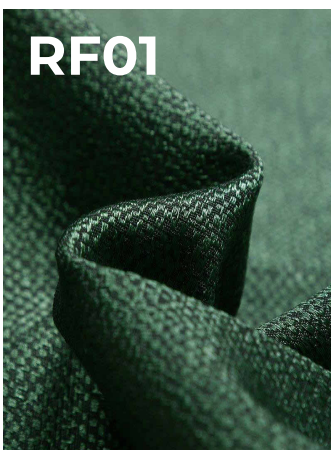
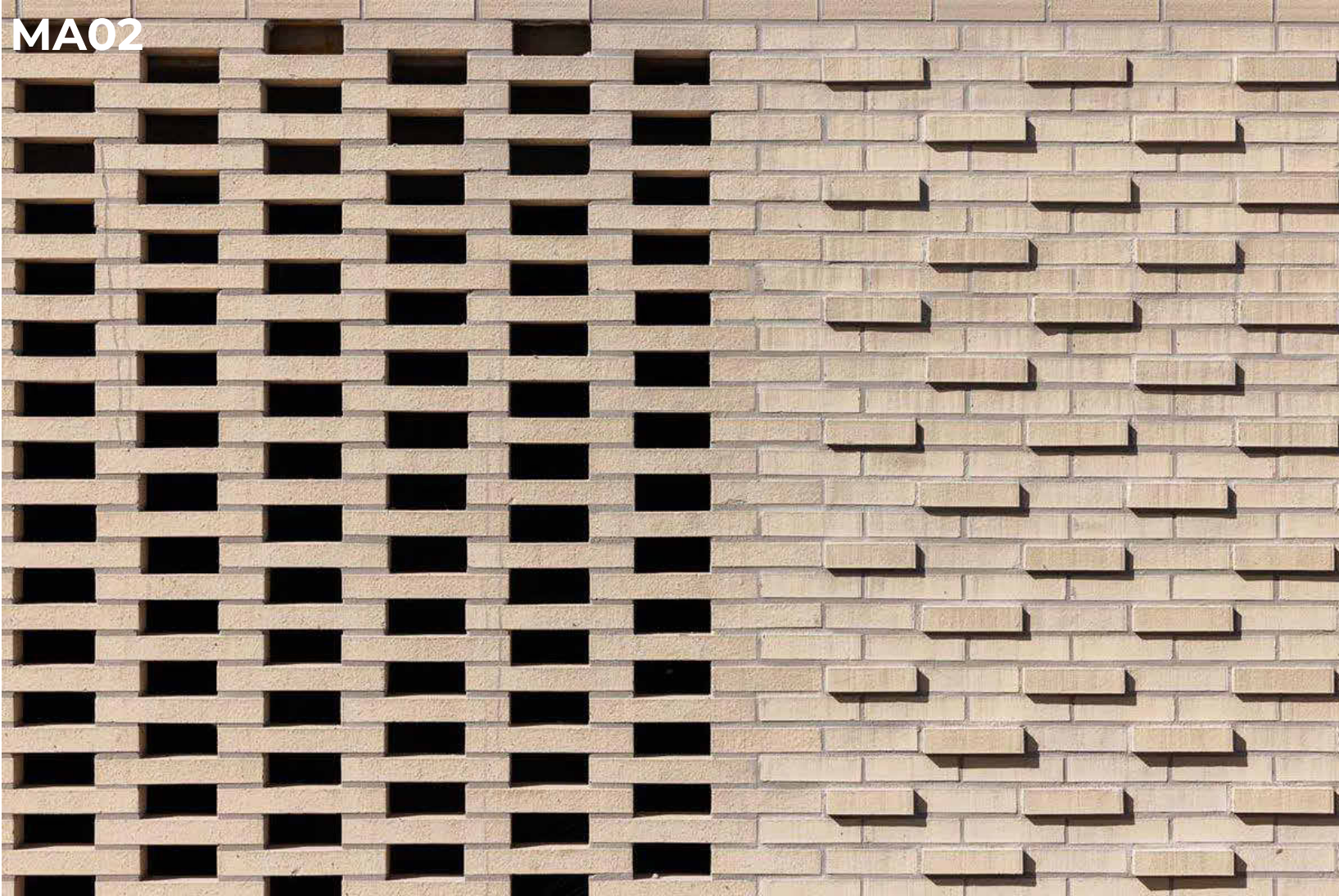
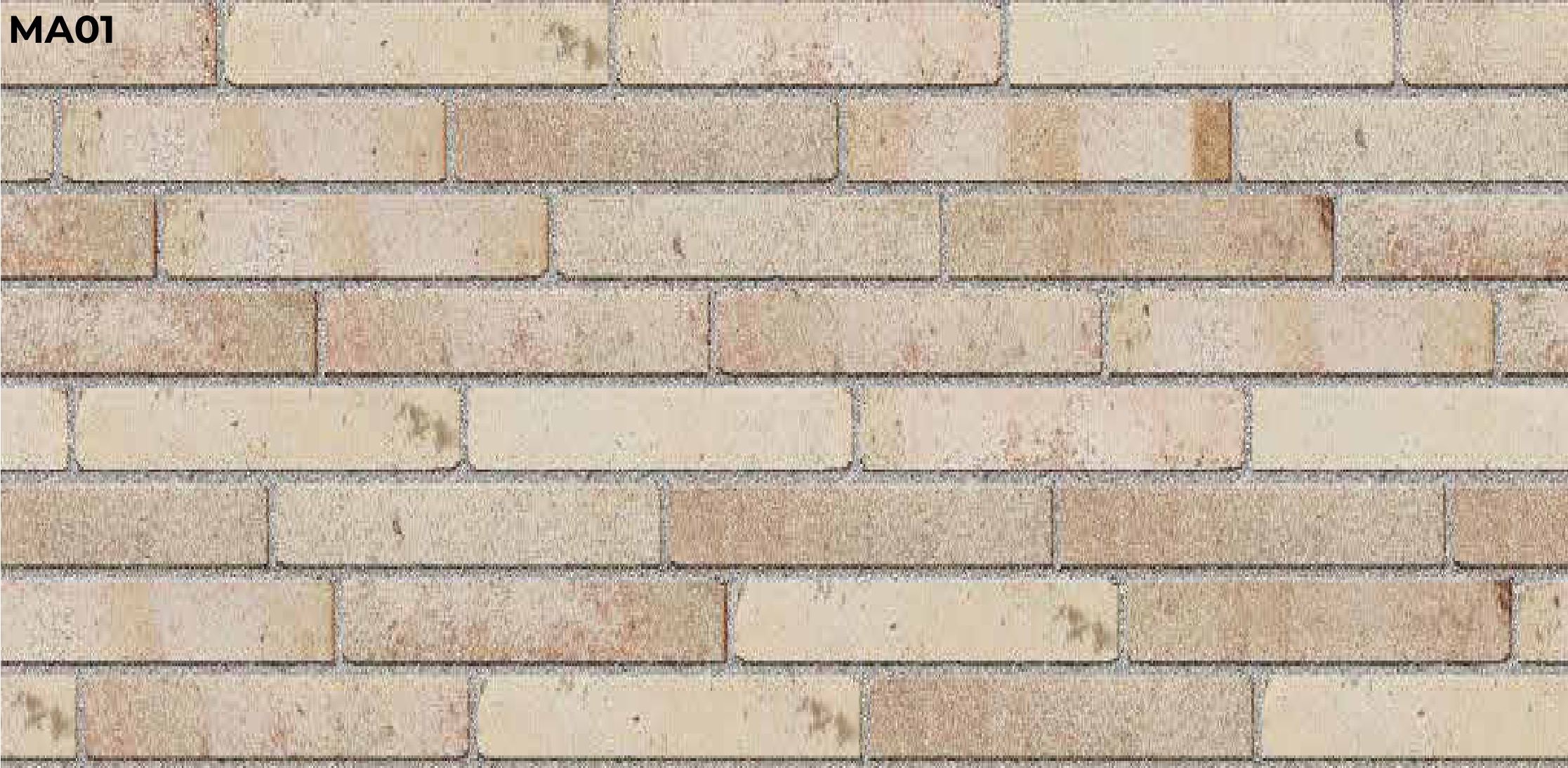
Autumn Equinox - 0900



Autumn Equinox - 1200



Autumn Equinox - 1500



FACADE MATERIAL SCHEDULE

CE01 OFF-FORM CONCRETE
CE02 CONCRETE WITH PEBBLECRETE TEXTURE

CD01 METAL CLADDING - DARK
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WD03 GLAZING (COMMERCIAL)