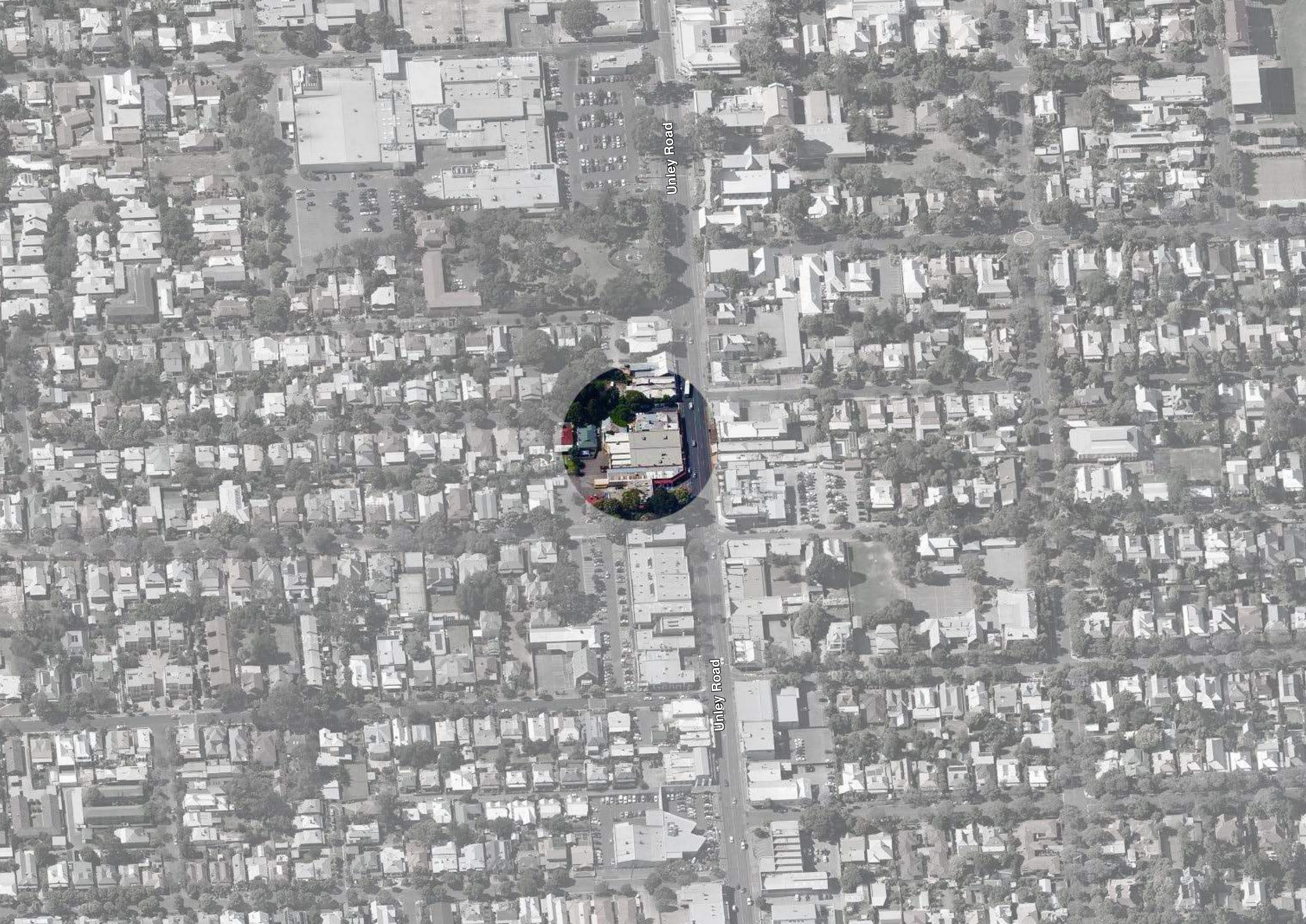


246 Unley Road



Unley Road

Unley Road

246 Unley Road

We propose responsively designed mixed-use apartments that bring a high level of amenity to increased density that can serve as a model for future developments.

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Proposal Summary

Critical Information Summary

Summary

Tectvs have prepared this report in association with Catcorp for Development Assessment. The development site is located at 246 Unley Road, Unley, amalgamating existing allotments to form a development site with frontages on Unley Road and Hart Avenue.

This package includes a detailed site and contextual analysis, with design elaboration including proposed plans, and visualisations.

We propose responsively designed mixed-use apartments that bring a high level of amenity to increased density that can serve as a model for future developments.

Team

Catcorp | Tectvs | Future Urban Group | Hassell | Rawtec | Phil Weaver | Dsquared | Resonate | Lucid Consulting | Structural Systems

Description

The proposed development includes a seven storey mixed-use apartment building that includes a commercial tenancies on the ground floor (with associated car parking).

Yield

- Retail tenancies (with associated car parking)
- 59 private apartments (with associated car parking)

Details

- Mixed-use development (including proposed commercial tenancies at ground level)
- Ground and basement level car parking (private and public)
- Separate access points

Street Frontages

- Unley Road
- Hart Avenue

Capability

Introduction

Tectvs

Mixed-Use Apartments

Tectvs has delivered a wide range of projects that form a body of expertise proven in its ability to yield innovative design solutions across multiple building and facility types, in harmony with commercial realities, environmental and community sensitivities. Tectvs has been at the forefront of the successful transformation of the inner-city Adelaide market for mixed-use apartment developments for almost 30 years.



Introduction

Tectvs

Air Apartments, Glen Osmond Road (2005)

Australian Institute of Architects - Commendation (Commercial Interiors) 2006

A series of mid-rise apartments with public open spaces redefine the city fringe, speaking to the river through parkland views and well-designed residencies.

The “old ETSA building” had stood in empty neglect on the edge of the Adelaide Park Lands for a decade. The twin-towers of the 1960’s Modernist office development on Greenhill Road had been the subject of a succession of ill-fated redevelopment schemes, with the failures adding a layer of notoriety to the decaying site.

In 2002, a new owner, The Pickard Group, came with both the vision and the resources to breath new life into the saga. It charged Tectvs with turning the 40-year-old cream brick edifice into Adelaide’s premier apartment complex, incorporating the high level of amenity and servicing that ‘empty nesters’ and young professionals were demanding in their migration to a convenient urban lifestyle.

The outcome was Air, a \$100-million transformation comprising 140 apartments with unsurpassed panoramic views across Adelaide, the Park Lands and the inner suburbs, from the hills to the sea. Tectvs also incorporated a new basement car park, inserted a new floor level into the existing double-height ground floor to accommodate communal facilities, and placed two-level penthouse modules atop the 10-storey north tower.

University of Adelaide architecture academic Dr Katherine Bartsch’s critique of the redevelopment said Tectvs had realised a Corbusian vision with its design solution and that its “revision of radiant ideals is exceptional given the plethora of debased Corbusian imitations across the post-War globe”. Redesigning the office building also provided a number of commercial and environmental benefits. It incorporated large, continuous balcony overhangs to maximize shading and minimize heat load and energy use, and to provide generous outdoor living areas sheltered from the weather.



Introduction

Tectvs

Alta Residential Apartments, South Terrace (2012)

Australian Institute of Architects - Architecture Award (Residential - Multiple Housing) 2013

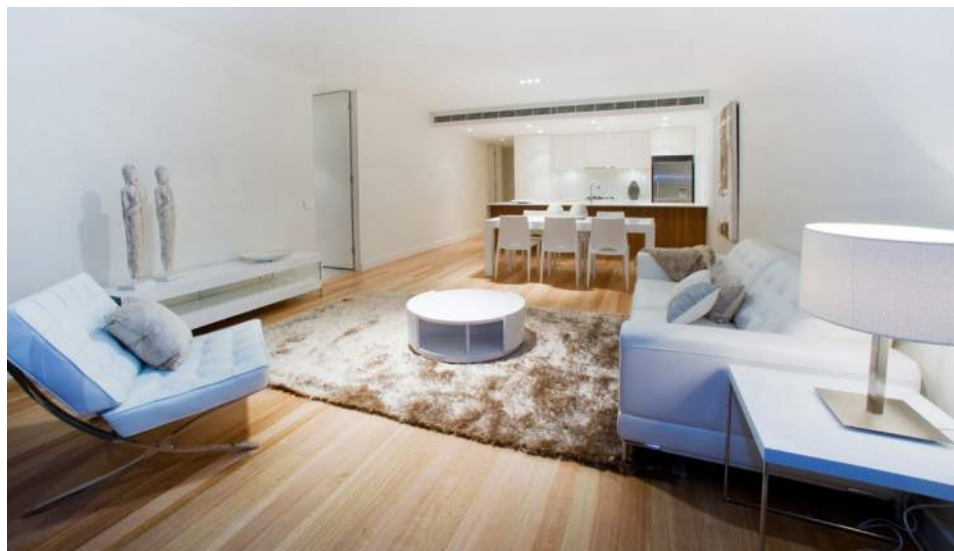
New city residential developments tend to take their design references from their neighbours or the streetscape. The strict grid that defines Adelaide and the uniformity of its low-rise forms beyond the city centre shape most design responses. Precious exceptions occur when the landscape is a collaborator not a constraint. South Terrace gave Tectvs the design clues for a distinctive apartment building.

As the southern boundary of the original Adelaide city plan, South Terrace is a historic presence defined by its large old street trees and enduring and exclusive views of the southern parklands. Trees, foliage, the seasons and light provide a continuum of change and movement for South Terrace dwellings and dwellers.

Tectvs designed six-storey Alta as an embroidered reflection of its setting on the edge of a natural landscape. A band of natural finish copper perforated by irregular openings of white translucent glass simulates the interplay between light, air and leaves.

Interiors are spacious, bright and feature piercing views of the Southern Parklands framed to collaborate with the individual dwellings. A sculptural laser-cut metal screen provides a similar texture at ground level and the parklands presence is capped with a roof garden.

Alta apartments provide a refined luxury that contributes to the city from both street-level and balcony level.



Introduction

Tectvs

Residential Apartments, Gilbert Street (2007)

Australian Institute of Architects - Newell Platten Award (Residential Architecture - Multiple Housing) 2009

The twin pressures of a narrowing development approval process for residential development in inner-city Adelaide, and increasingly complex compliance with the Building Code of Australia as it moved closer to addressing accessibility and environmental issues, resulted in Tectvs working with developer Forme Projex to re-invent the old 'walk-up flats' model for city apartment developments.

The site at 115-119 Gilbert Street provided the perfect opportunity to move into the gap between the increasingly marginalised townhouse development model and the over-supplied high-rise apartment building.

Tectvs refreshed a simple and time-honored model for medium-to-high-density housing that had been lost in the late 20th-century dash into expensively glitzy and highly serviced apartment complexes. The design provided the expected mod-cons of intercom and sleek kitchen and appliances, plus undercover car parking and secure bike parking. But the apartments were still essentially 'walk-ups', with no gimmicks and few gadgets, and traditional passive design - north facing, sun shading, robust building fabric, flow-through ventilation, natural light, low-energy fittings, rainwater tanks, gas hot water, low toxicity materials. Tectvs created simple and affordable amenity.

The bright and youthful addition to the streetscape in the gritty mix of the city's South West corner contributed to a new awareness of an old precinct.



Introduction

Tectvs

The Artisan Apartments, Bowden (In-Progress)

The successful and ongoing urban renewal of Bowden demonstrates the potential of design-led and people-focused architecture. Responsive apartments tied to a pedestrian orientated public realm have contributed to a built program tied to place-making. We are continuing the success of Bowden by contributing to this new form of city living. We believe in good design which gains a social role as part of the community.

Tectvs and Bowden

The Artisan is the most recent addition to the Bowden precinct by Tectvs, having successfully completed the neighbouring apartment series 'Luminaire' in 2016. Tectvs's ongoing commitment to Bowden has been recognised in the shared design values of urban living, public spaces, high amenity apartments and integrated design solutions.



Introduction

Tectvs with Catcorp

Luminaire Apartments (2016)

National Award for Medium Density Housing, Urban Development Institute of Australia Awards for Excellence (2016) - Catcorp

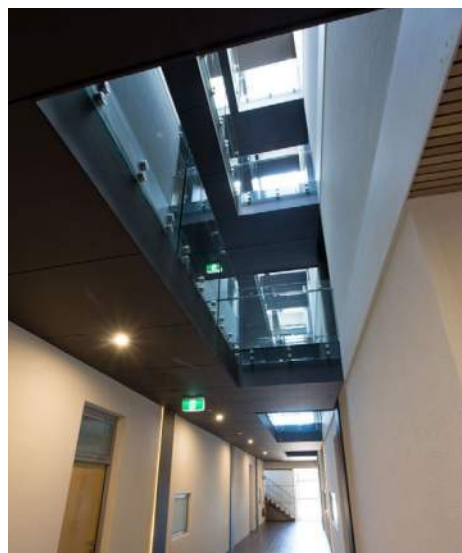
Two energetic residential apartments overlook a tree-lined piazza between 5th and 6th street at the new Bowden development. At four and five storey's respectively, Luminaire caters to a wide-range of residencies - from studio to 3 bedroom - revealing themselves within the striking facade that draws on the Industrial topology of the former Clipsal Electronics site. With Luminaire apartments Tectvs provided the spark to light up the burgeoning site, redefining city living in a suburb that will eventually be home to 3,500 residents.

Harkening back to similar techniques used in industrial brick making, Tectvs drew on the heritage of former Clipsal factory site by working Luminaire's aesthetics with industrial rigour. Stacking, stepping and framing became key form generators, surfacing bold geometries into the materiality and form of the facade. The re-appearing forms were coloured, with windows variably and contemporarily inserted to render a postmodern overlay of geometric elements.

Inside, light is key to the high quality of amenity in the end-product. Designing light into open-plan living and bedroom spaces drove the program of the building. Rather than being corridors, the central passageways are treated like bridges in the sky. Individual apartments are governed around full width balconies of a generous 2-2.5m depth, allowing them to function as outdoor rooms. Communal corridor spaces are bathed in brightness from light wells. Natural light is coupled with a mix of active and passive ventilation strategies to provide a comfortable living atmosphere and a 5-star greenstar rating.

The success of the form is underpinned by a semi-depressed, semi-naturally ventilated basement parking undercroft; a simple engineering solution which has allowed activation of the ground plane in-line with Bowden's community atmosphere.

Situated at a key arterial entrance, Luminaire's 87 apartments and generous central plaza presents the developing Bowden precinct with design confidence to set the conversation high on the future of city living.



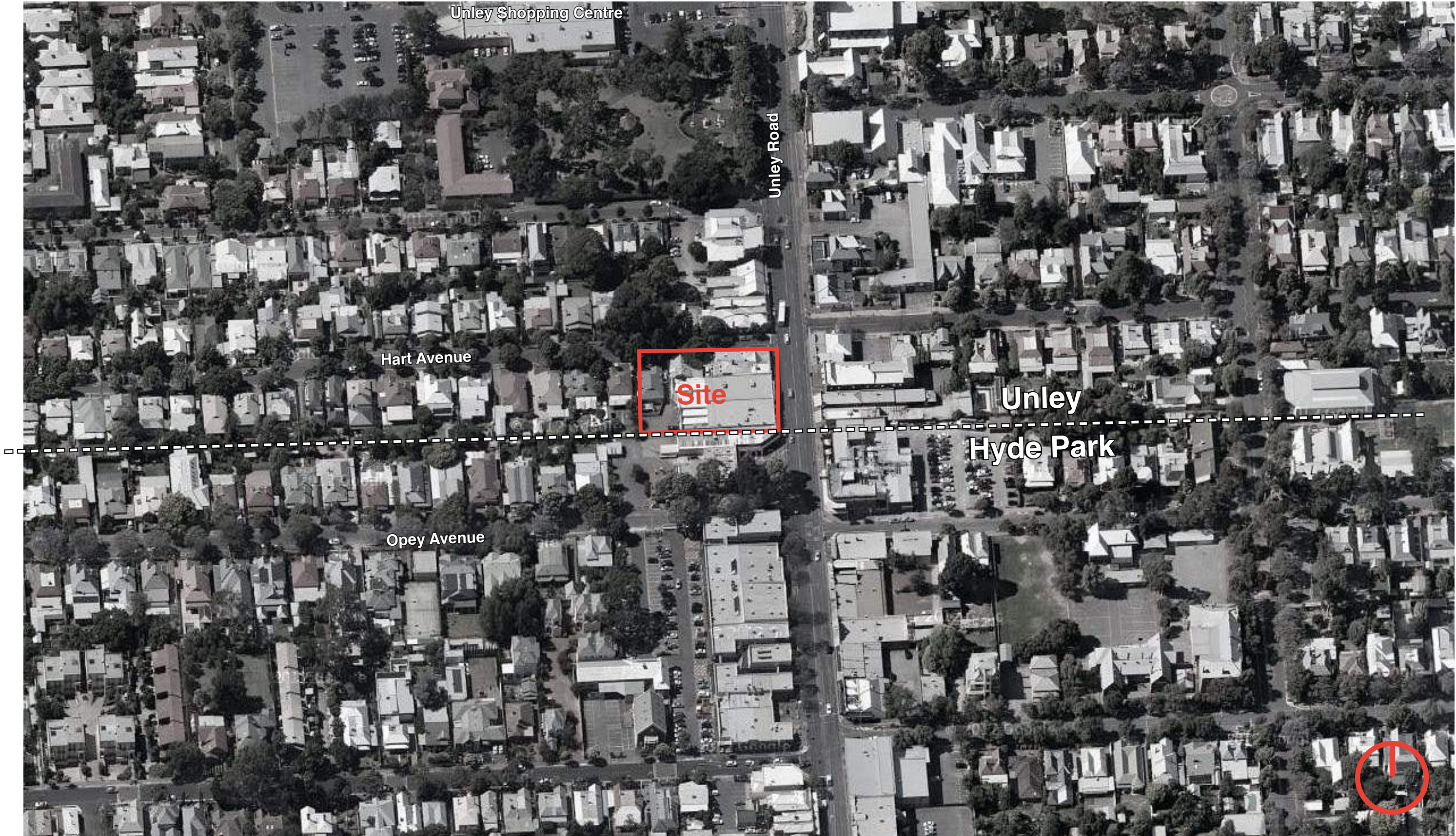
Urban Context

Urban Context

Unley Road

Urban Corridor

The proposal sits comfortably within the Urban Corridor zone that speaks to increased intensity and scale, but critically also mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above. Within this framework, new developments in Unley can serve as a model for successful urban renewal and inner city living by promoting higher density living and place-making within these mixed-use scenarios.



Urban Context

Site Conditions

246 Unley Road

The site proposal fronts two key streets of variable built and urban character: Unley Road on it's Eastern side and Hart Avenue on its Northern.



Urban Context

Site Conditions

246 Unley Road

The site proposal fronts two key streets of variable built and urban character: Unley Road on it's Eastern side and Opey Street on its Northern.



Design Response

Design Response

The proposed development addresses the material character of Unley, with clever articulation of massing, programmatic distribution, and material choice situate the development within the broader urban interface.

Development of a high design standard and appearance responds to and reinforces positive aspects of the local environment and built form.

Design Response

246 Unley Road Mixed Use Development

General Strategic Vision

In alignment with Unley Council Development Plan (5th May 2016), the proposal targets increased development intensity and scale, with a broader contribution to urban design quality being improved by reinforcing distinctive parades of building along Unley Road, with pedestrian amenity and integrated parking areas to the rear of the village strips through the creation of new laneway at the rear of the site.

Replacing existing buildings and land uses not contributing to a locality's character within areas of historic and valued streetscape character where revitalisation is warranted;

The proposal focuses on the development on the improvement of character buildings and new buildings respecting their context and complementing surrounding streetscape and desired character

Design Objectives

- building height, mass, proportion and siting;
- external materials, patterns, colours and decorative elements;
- roof form and pitch;
- facade articulation and detailing;

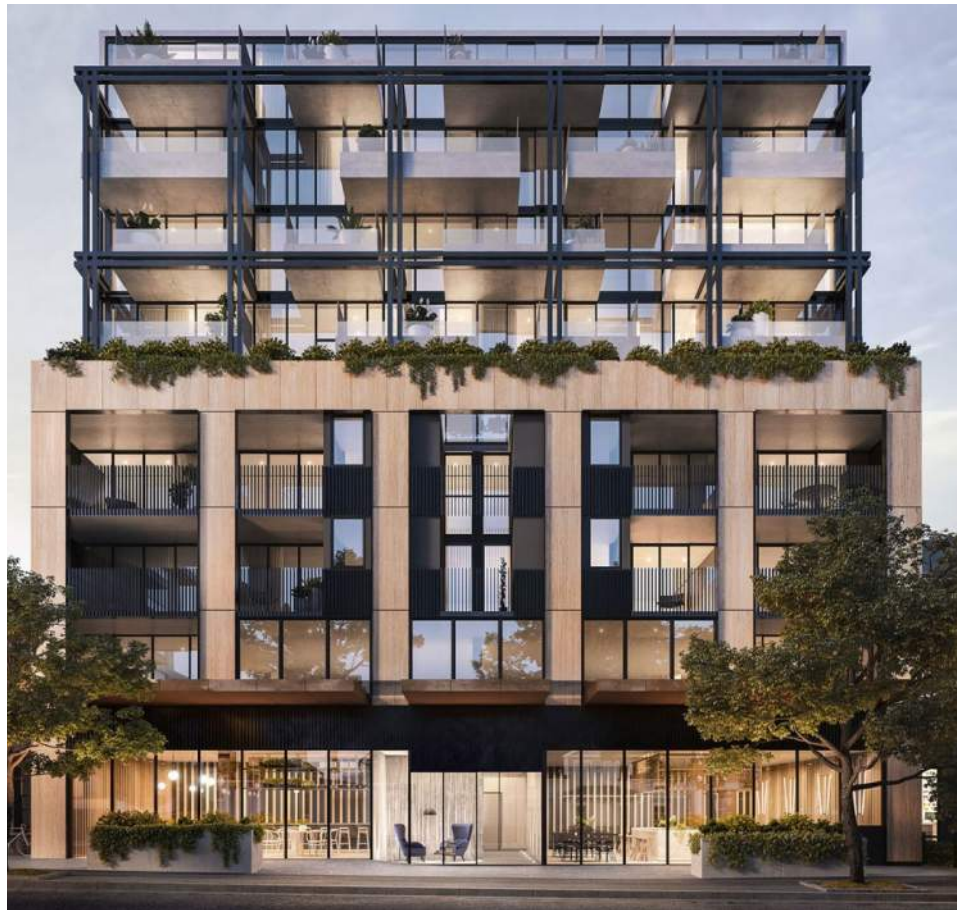


Design Response

Precedents

Mixed-Use Massing Opportunities

Opportunity exists for a podium to adopt material integration with the variable character of Unley Street. Set-backs between residential apartments and the ground floor commercial tenancy has scope to be articulated formally as well as spatially.

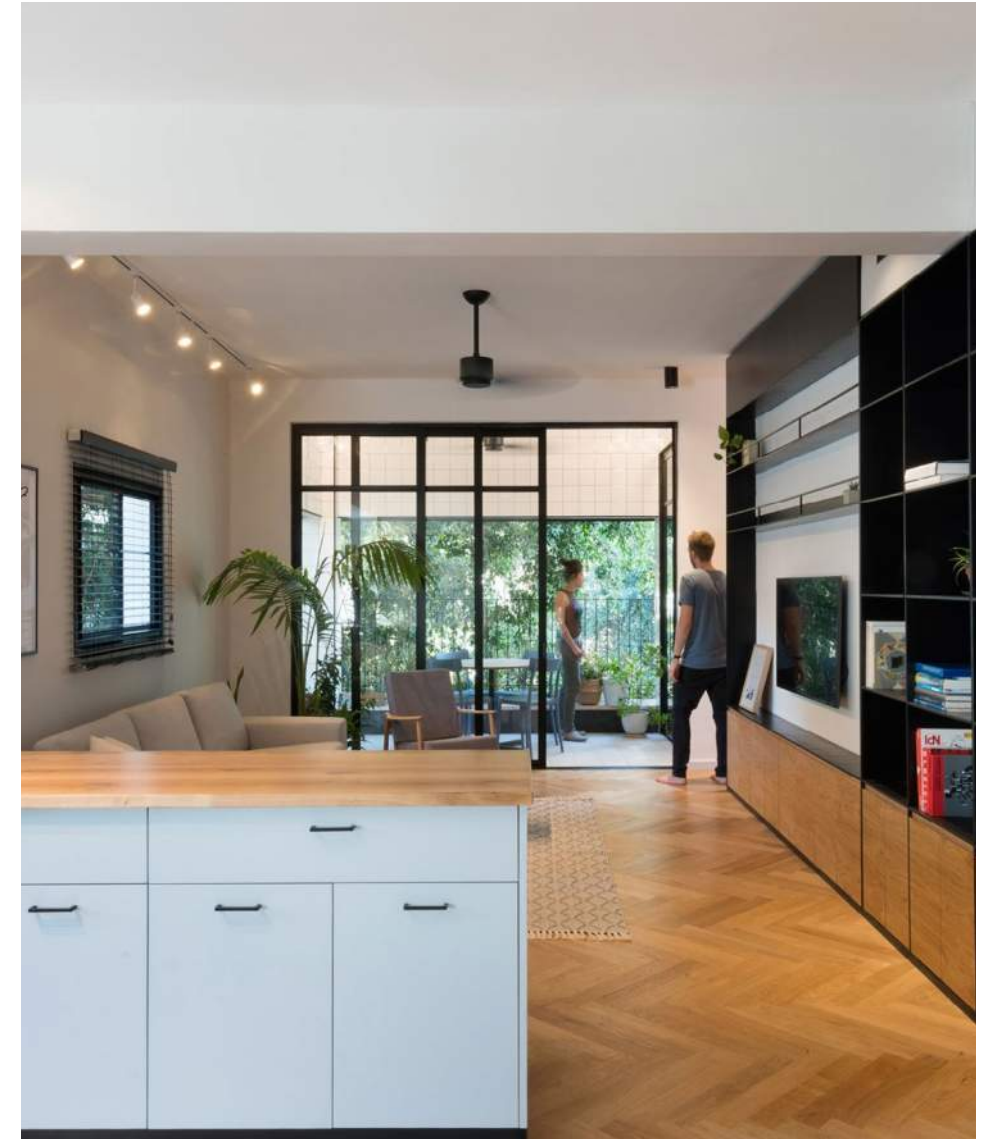


Design Response

Precedents

Interior Urban Character

Apartment interiors that speak to an urban lifestyle through access to light, a relationship to materiality, and a commitment to urban living.

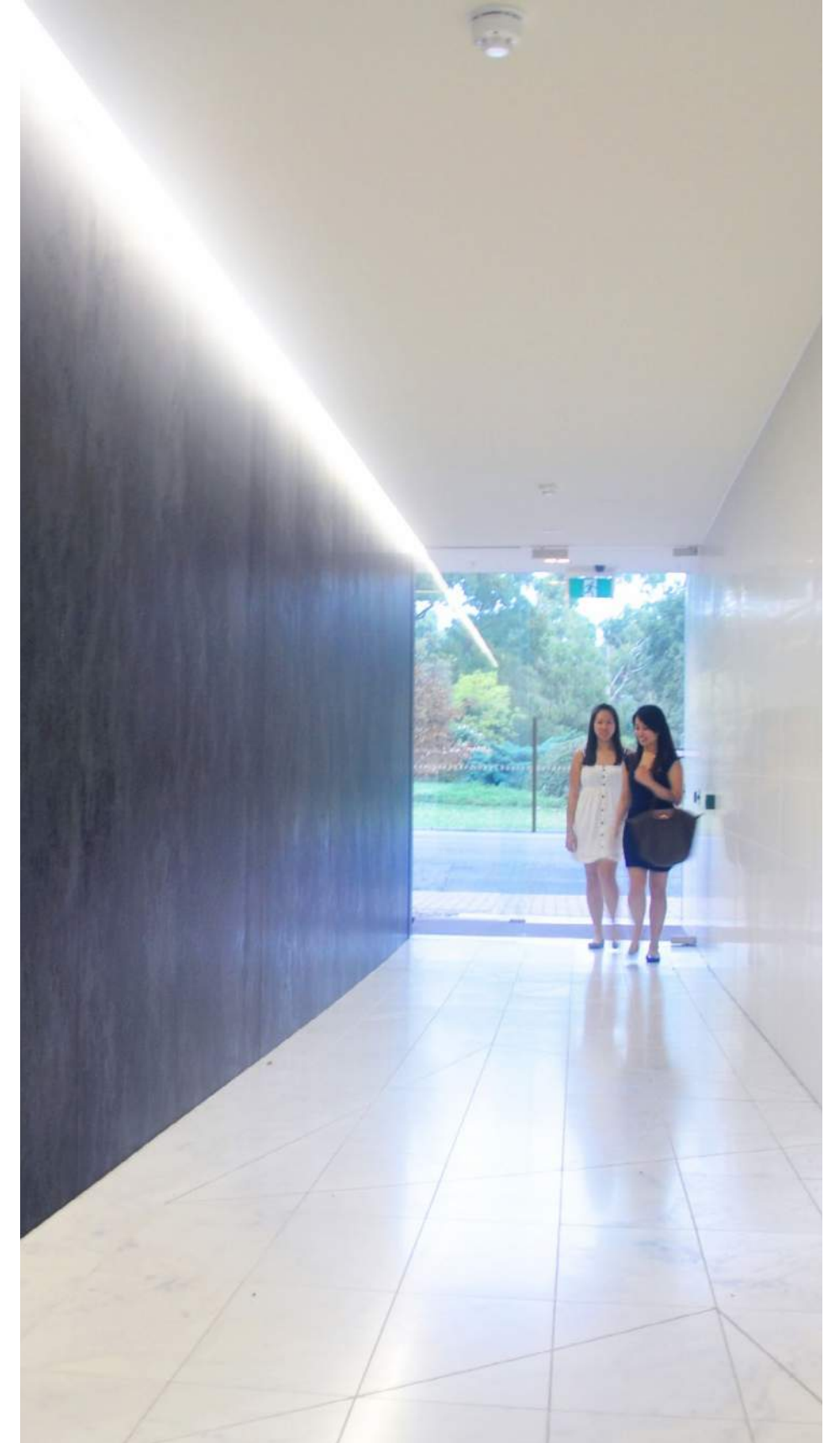


Design Response

Precedents

Ground Floor Entrances

Entrances that speak to the urban character of Unley through historic interfaces and contemporary treatments.



Design Response

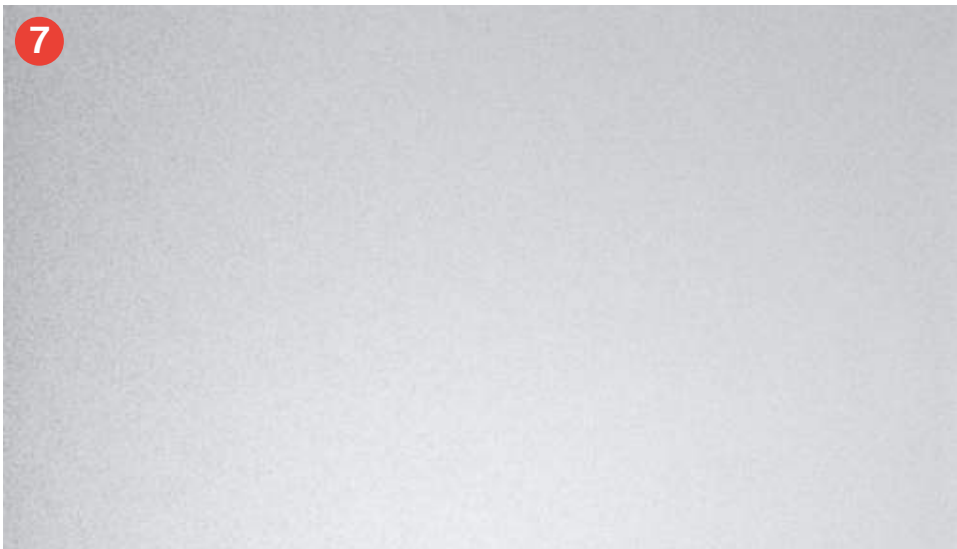
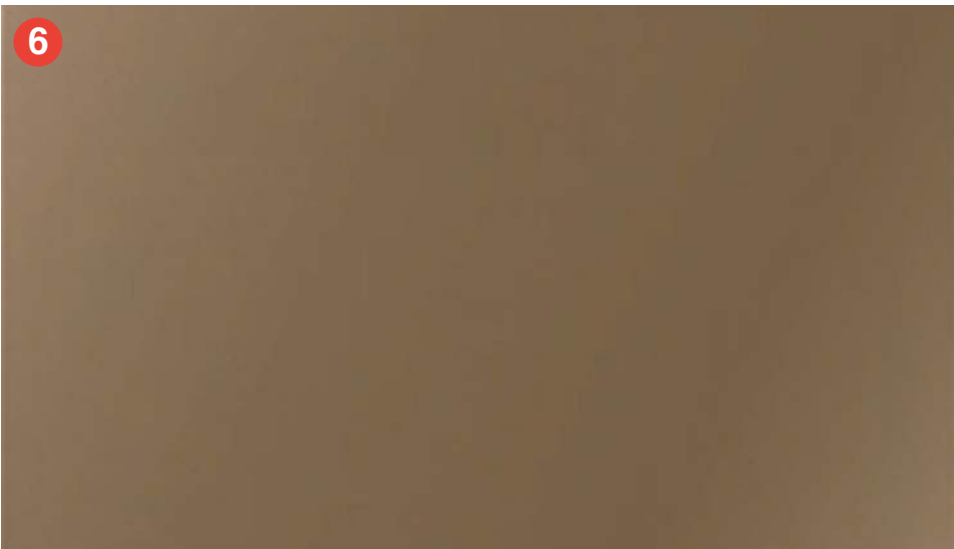
Interfaces

Exterior material choices focus on interfacing with the variable character of Unley Road

Materials

External Finishes & Textures

Details of proposed external materials and finishes.



Material List

- 1. Metal Screening
- 2. Metal cladding
- 3. Steel
- 4. Stained pre-cast
- 5. Stonework
- 6. Tinted glass
- 7. Clear glass

Design Response

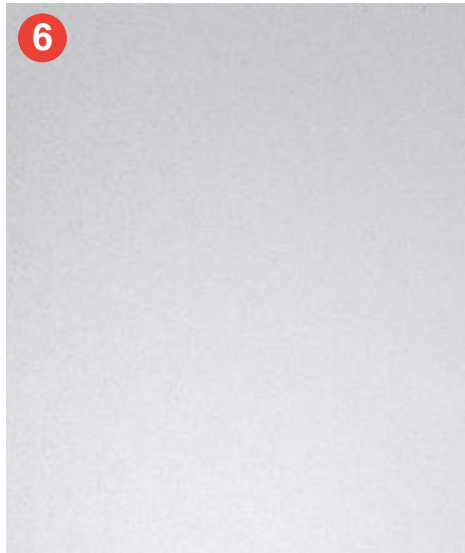
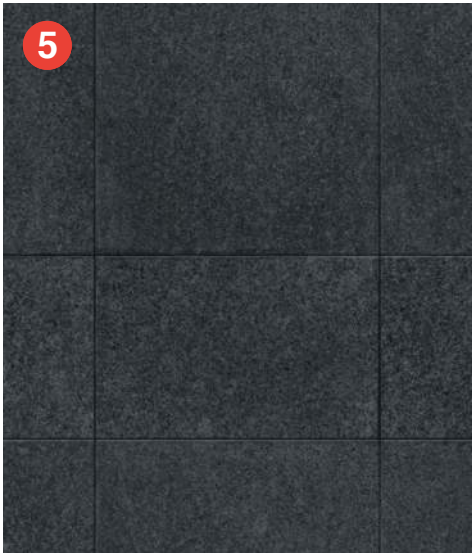
Upmarket & Urban

Interior material choices provide a contemporary reading on urban, with emphasis on a high quality of finish.

Materials

Internal Finishes & Textures

Details of proposed internal materials and finishes.



Material List

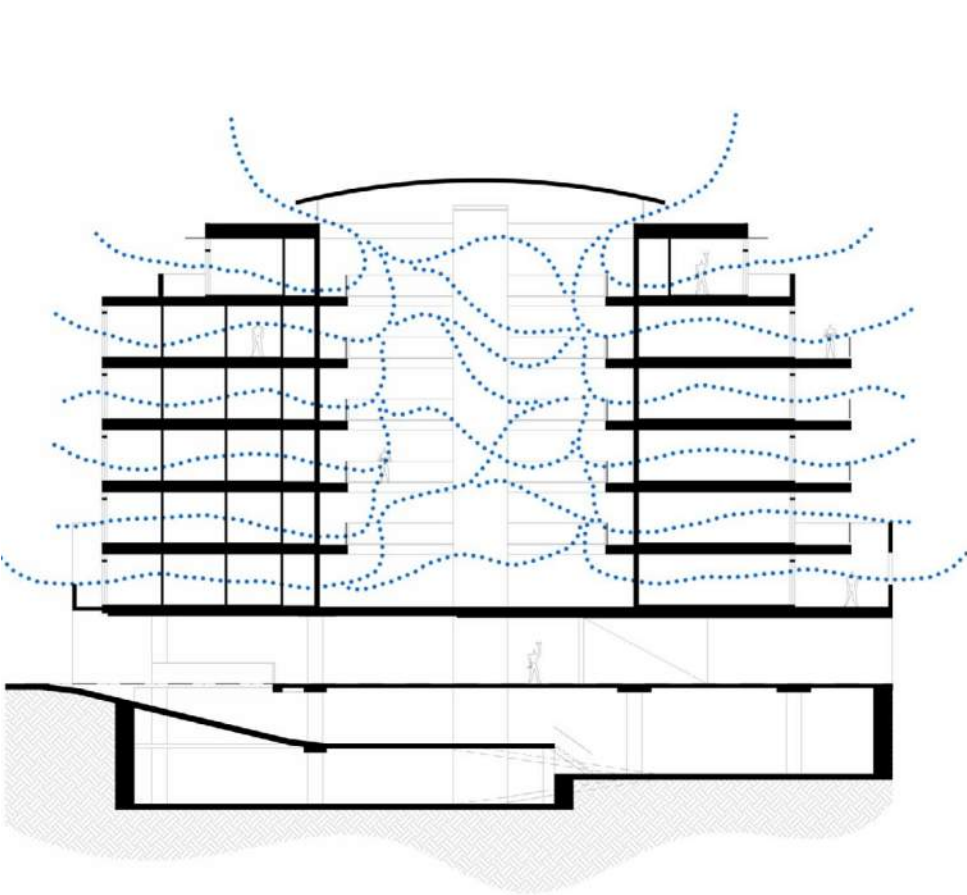
- 1. Stone composite bench-top
- 2. Timber floorboards
- 3. Wall tile
- 4. Timber veneer
- 5. Floor Tile
- 6. Clear glass
- 7. Carpet

Design Response

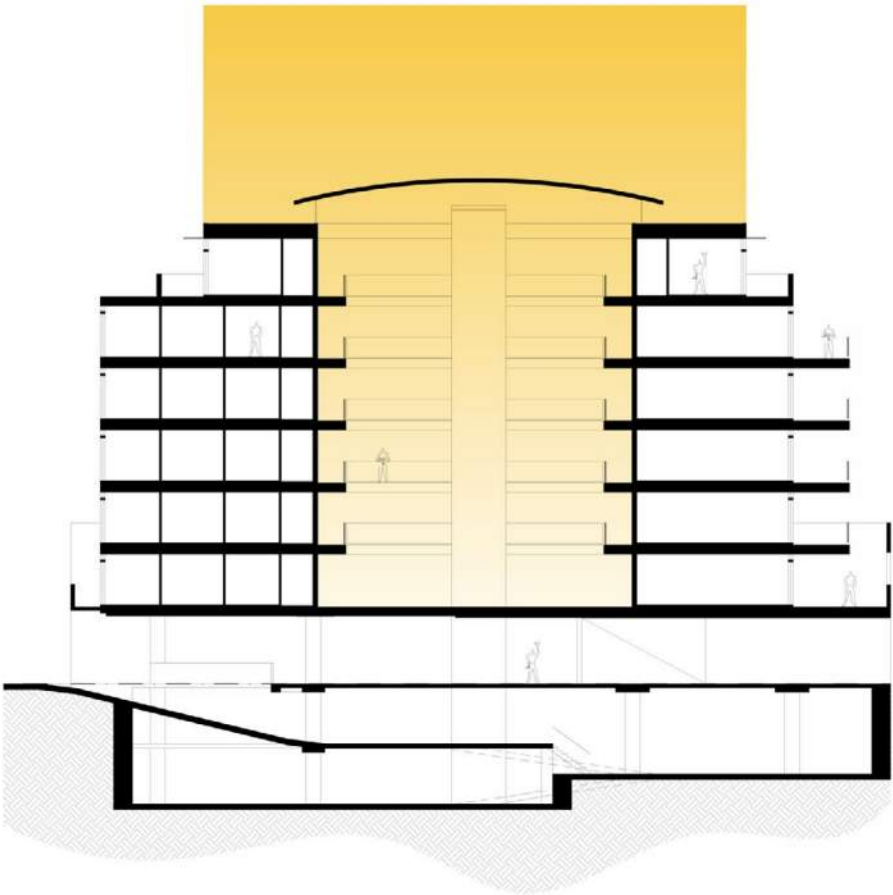
ESD

Sustainable Design Solutions

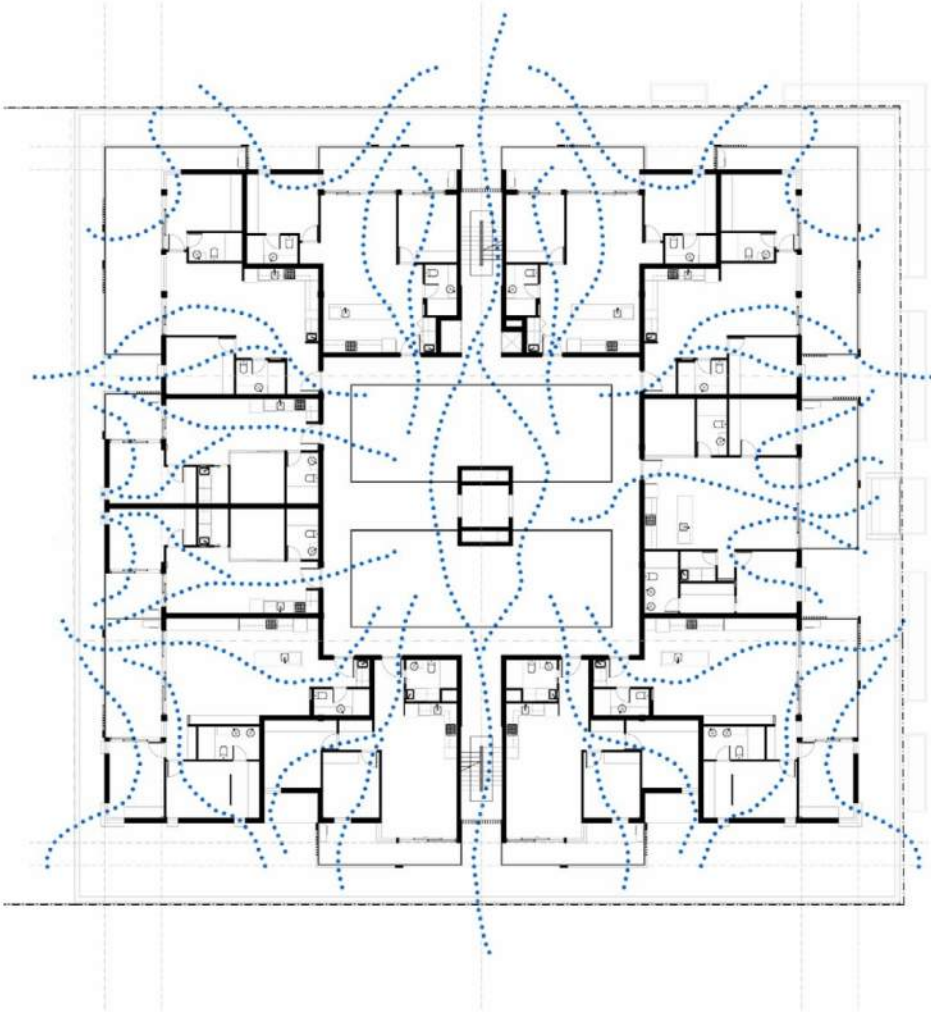
The intent of our ESD initiatives is to reduce the demands on active systems by enhancing the passive performance of the building. This includes optimising the network of installed systems with the development's built form, including orientation, shading, insulation, natural light, ventilation and lifespan.



CROSS VENTILATION



NATURAL LIGHT / CENTRAL ATRIUM



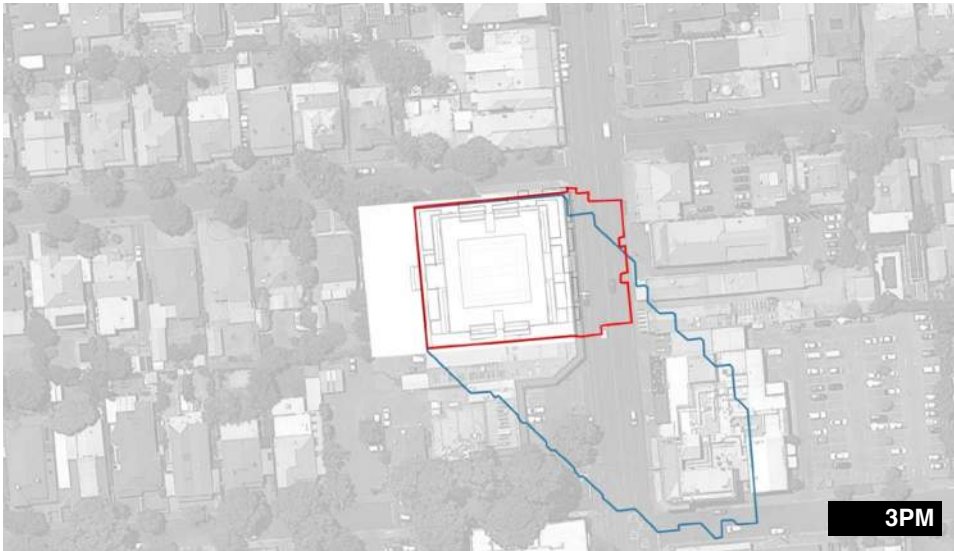
CROSS VENTILATION

Design Response

ESD

Shadow Study

Summer and Winter Solstice shown.



Winter Solstice
Summer Solstice

Design Response

Movement

Public Transport, Bicycle & Pedestrian Linkages

A public transport, bicycle and pedestrian linkage plan showing the proximity of green transport services and solution. The site is located centrally to a broad network of bus and bicycle arterial networks all within close walking distance.



Design Response

Movement

Vehicular & Pedestrian Access

A vehicular and pedestrian access plan showing the an integrated strategy for vehicle services and pedestrian access.

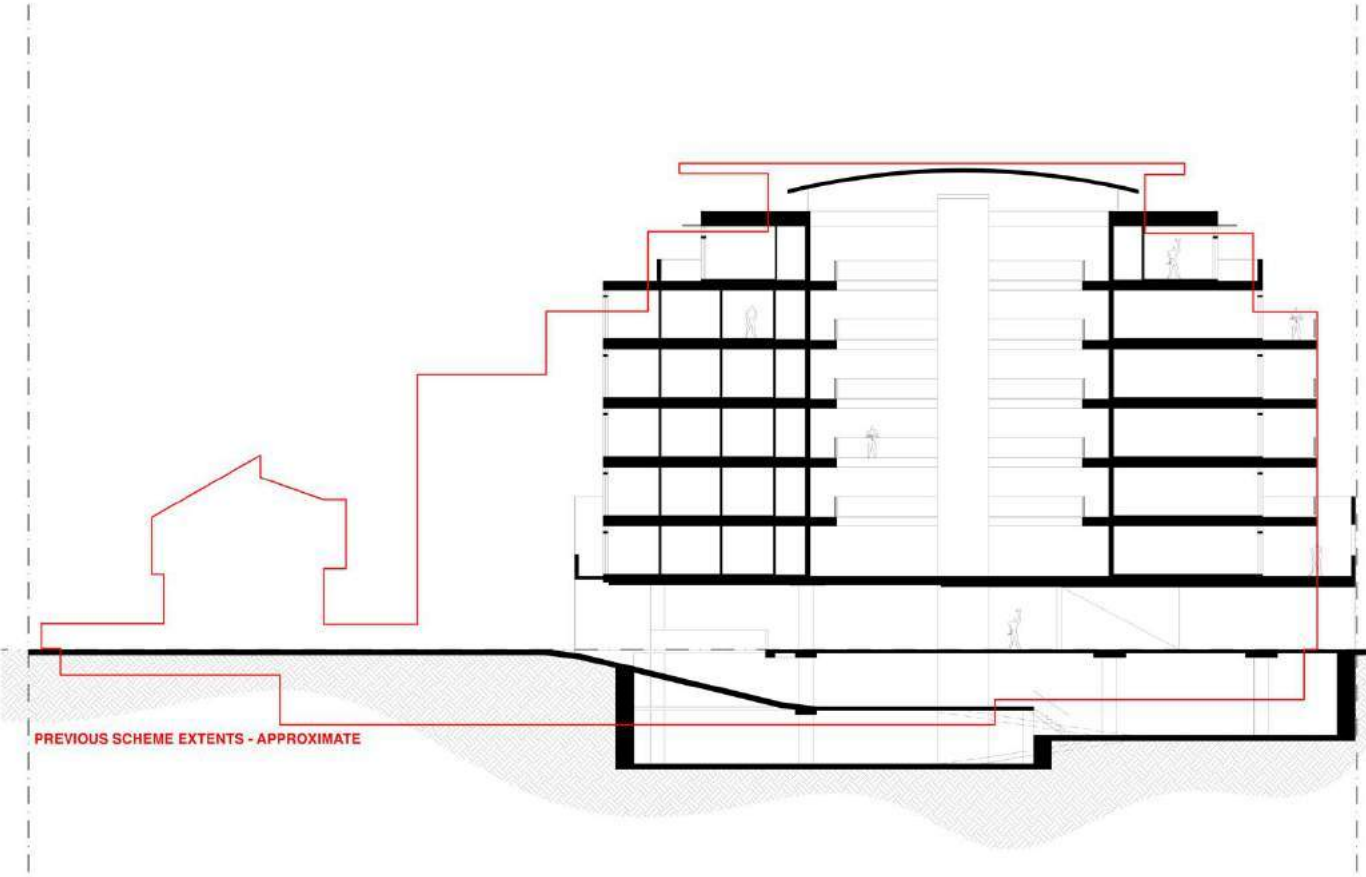
Public Private



Design Response

Previous
Development
Scheme

Overlay

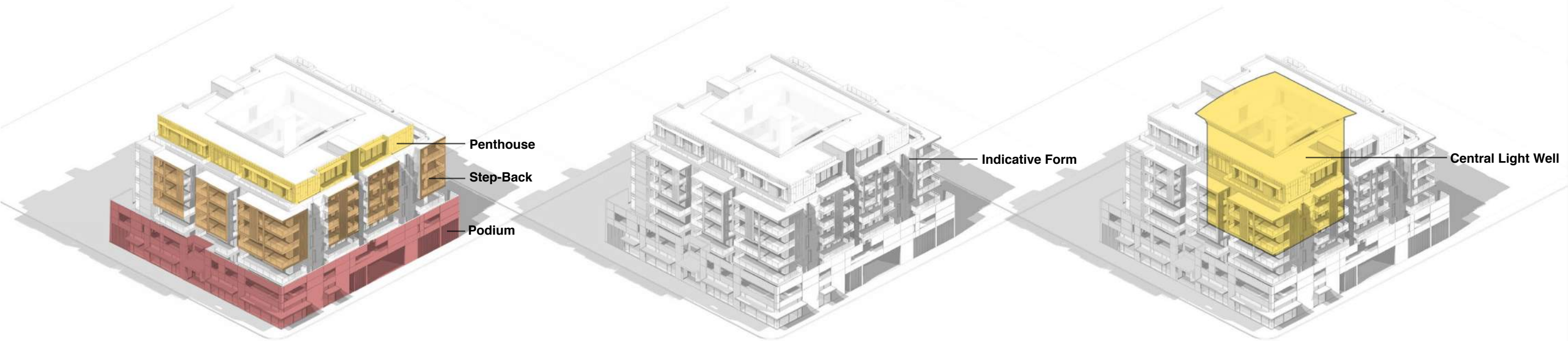


Design Response

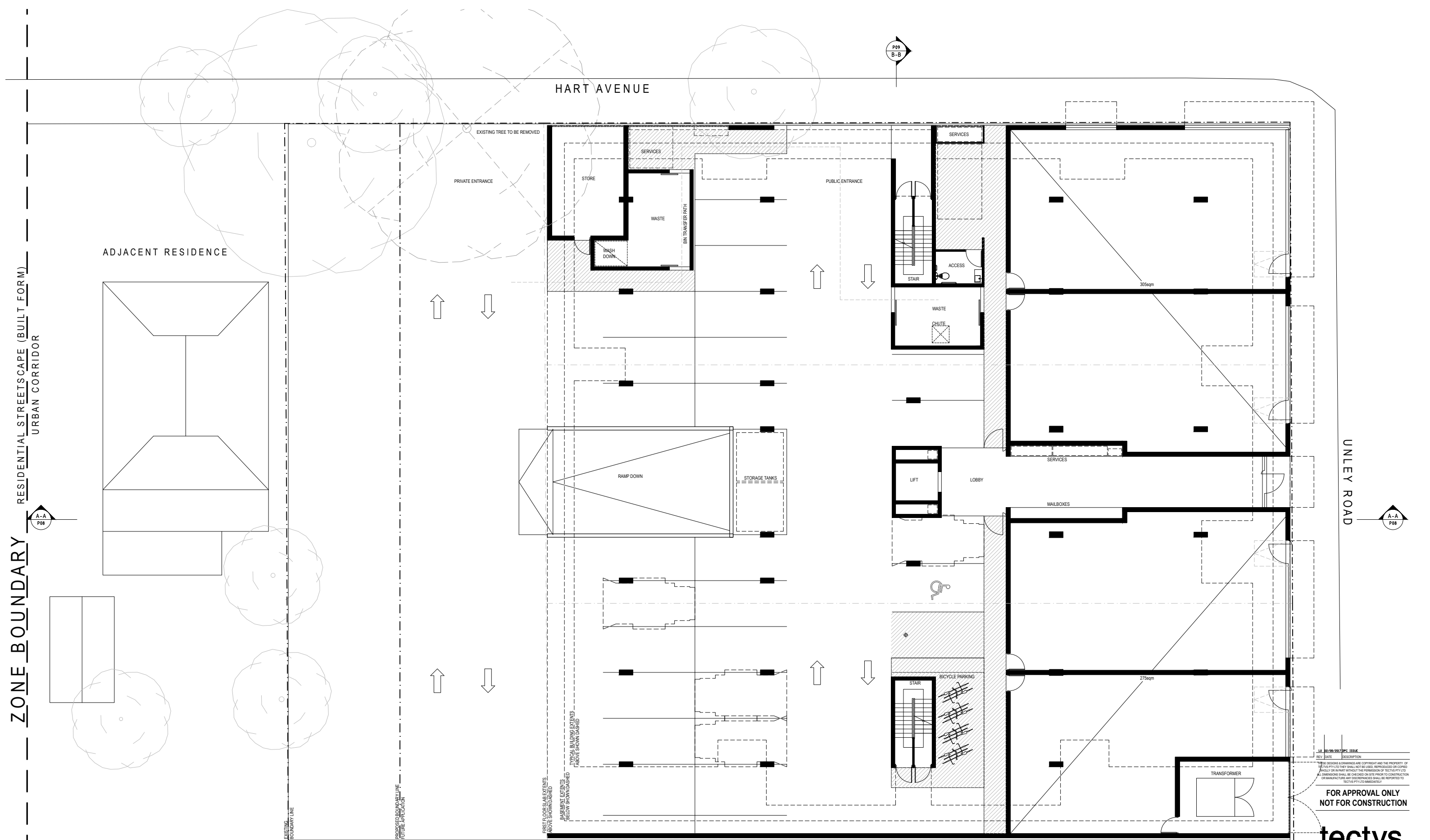
Massing

Podium & Light Wells

Articulation of massing.



Architectural Drawings

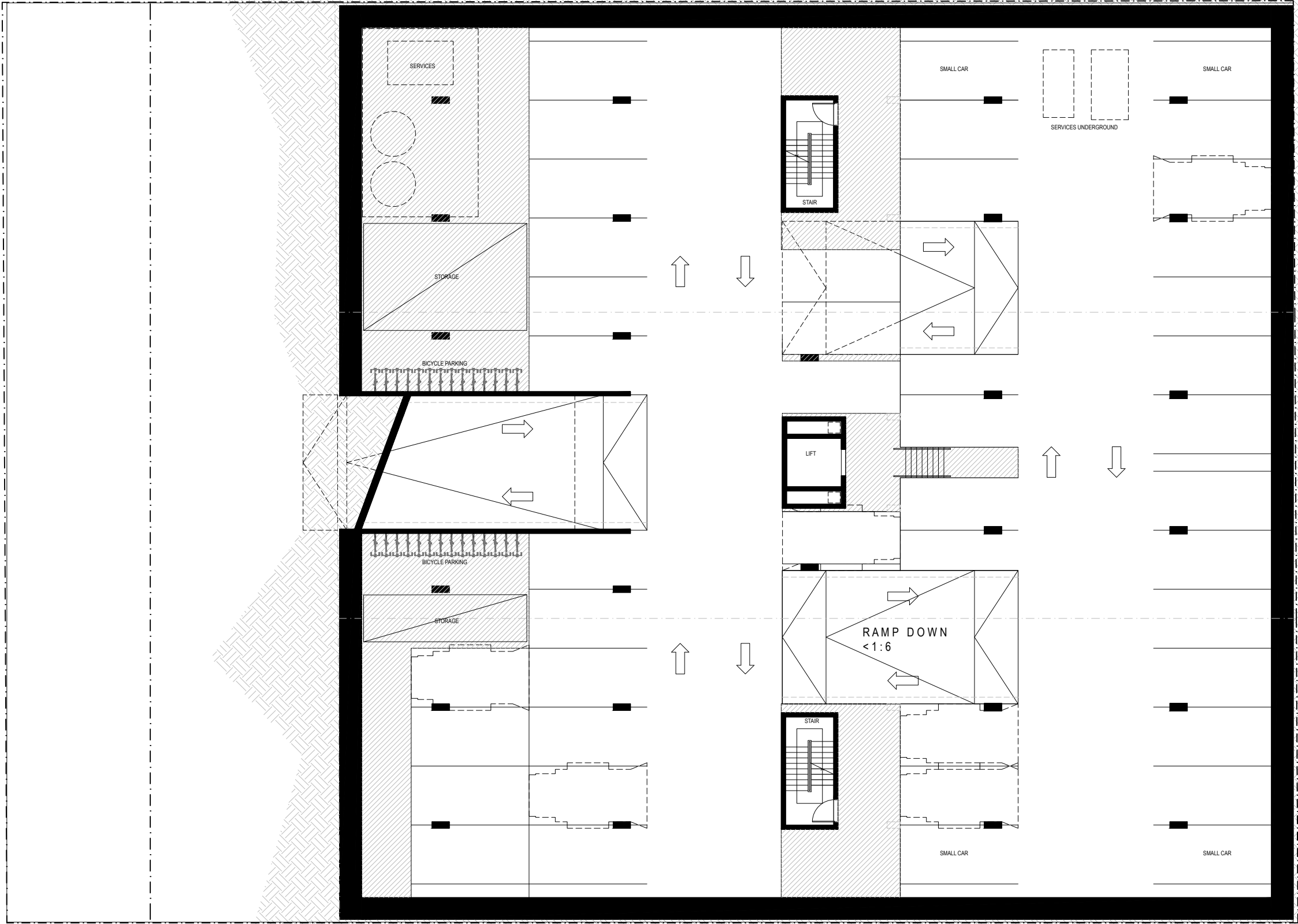


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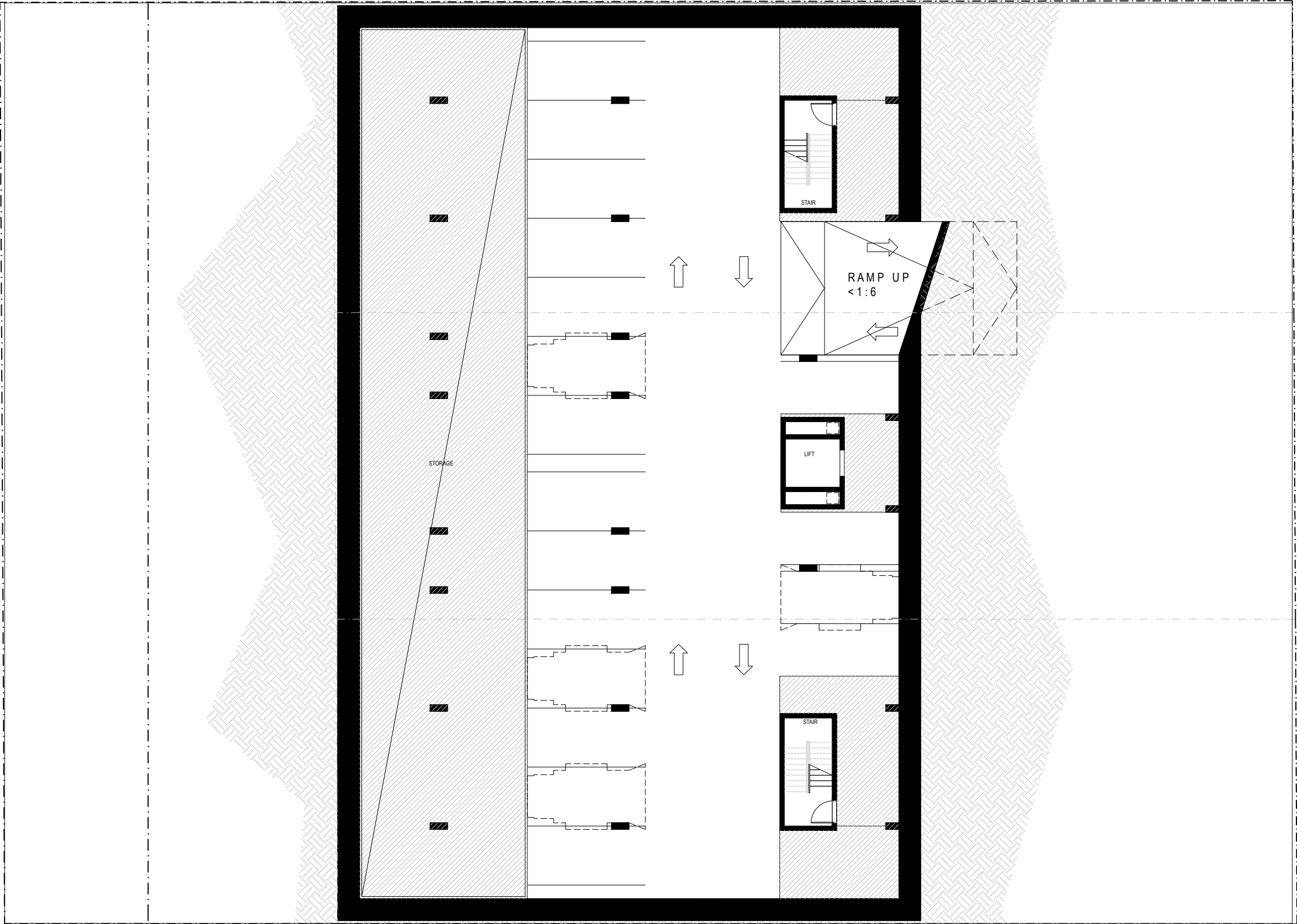
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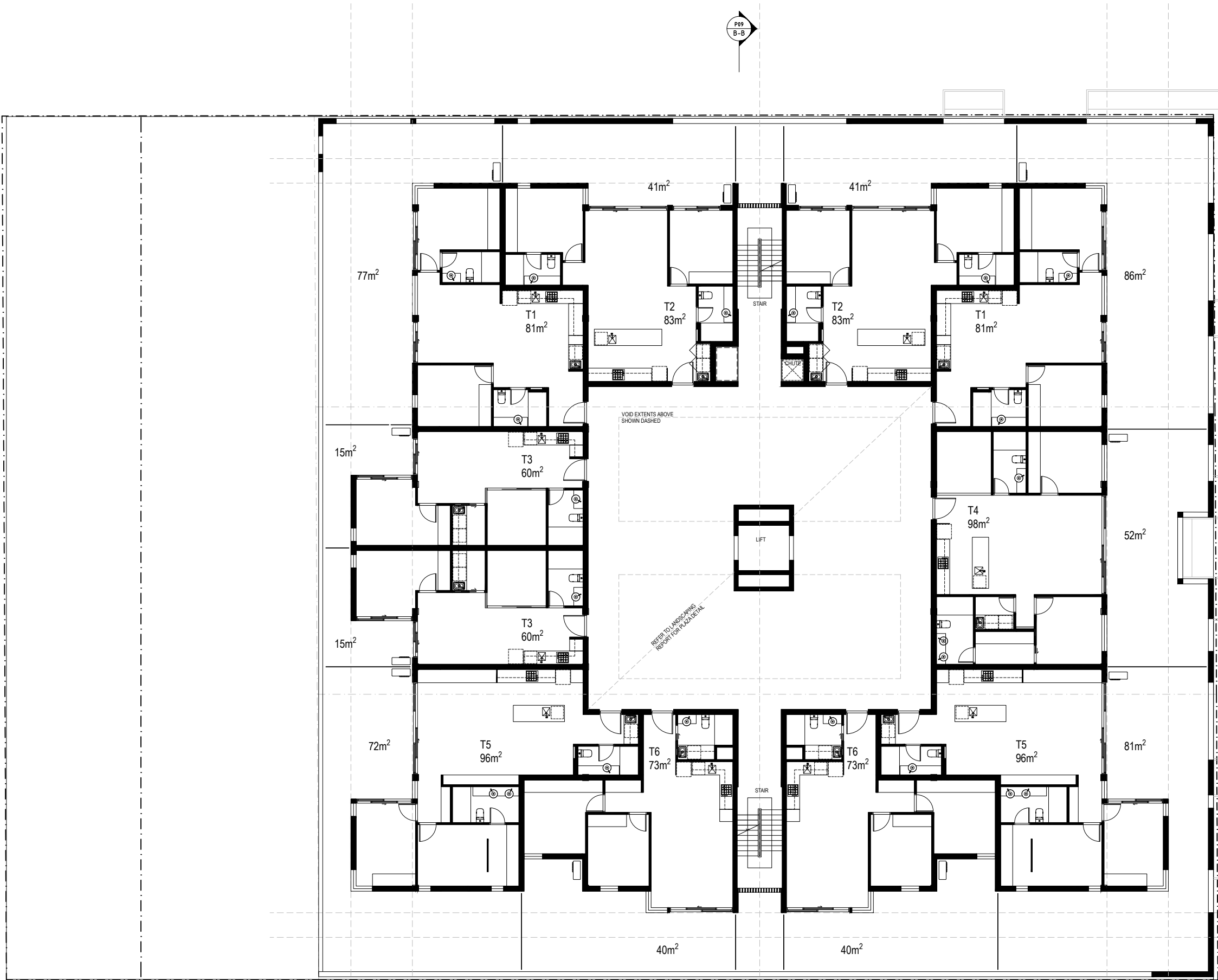
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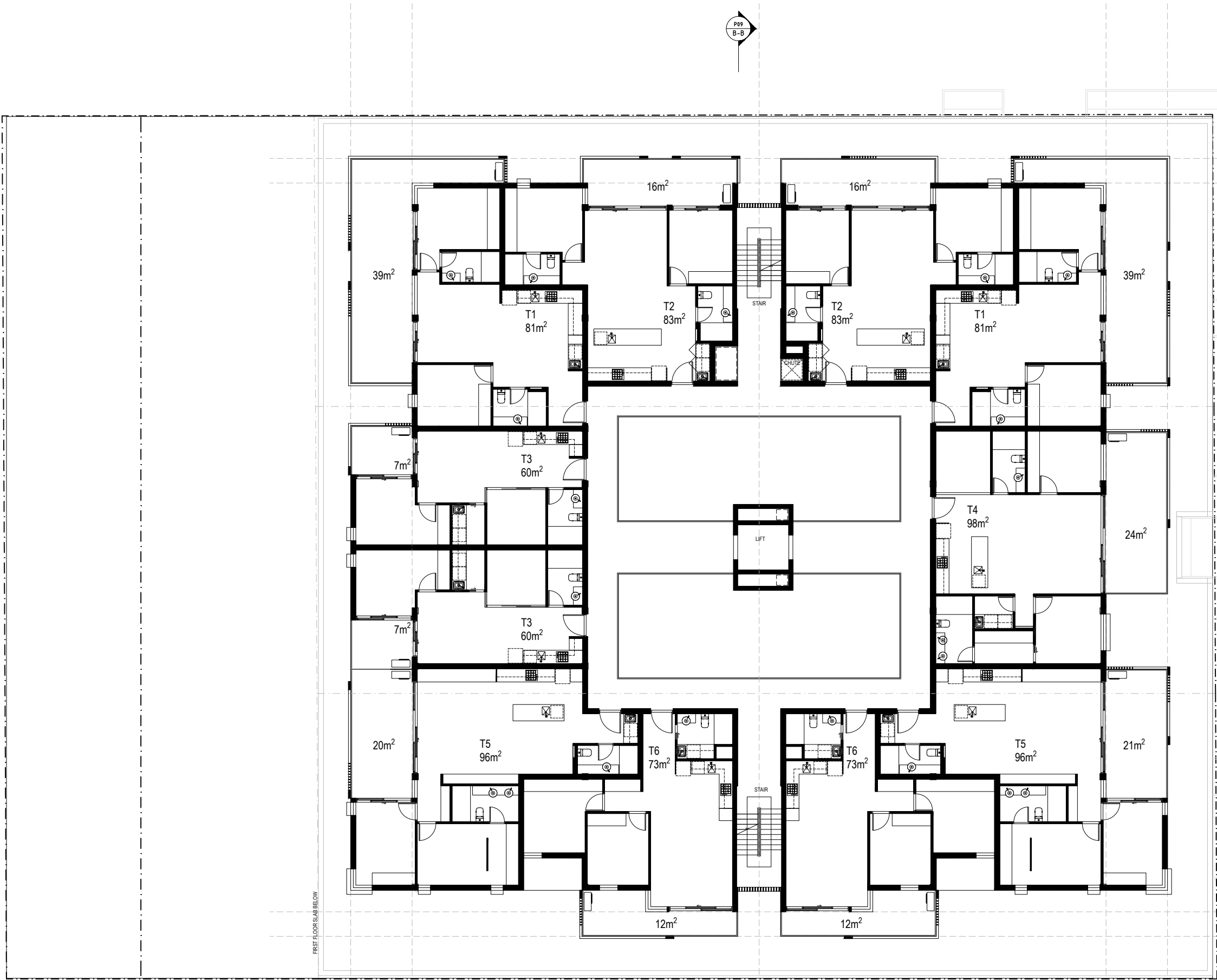
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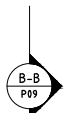
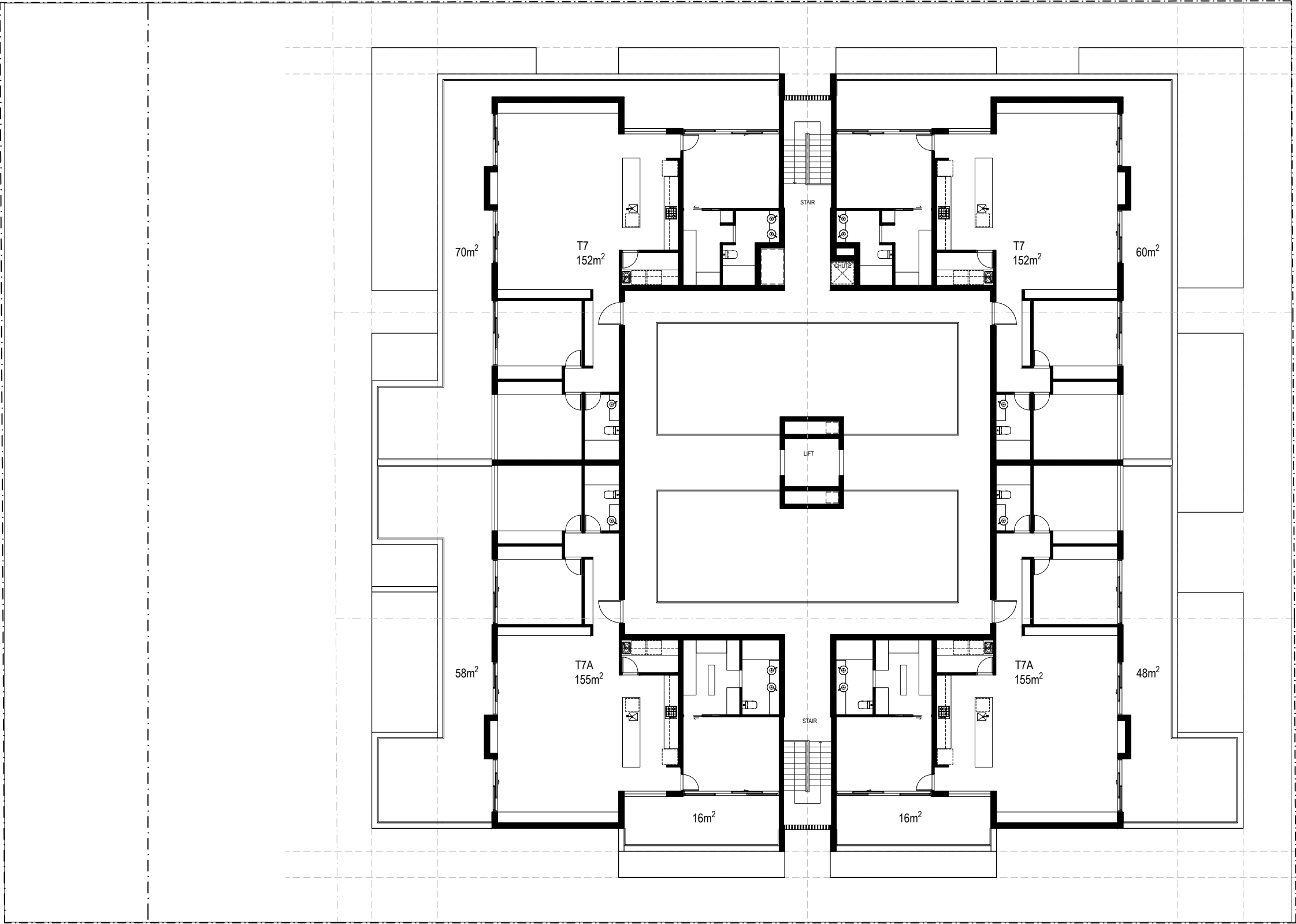
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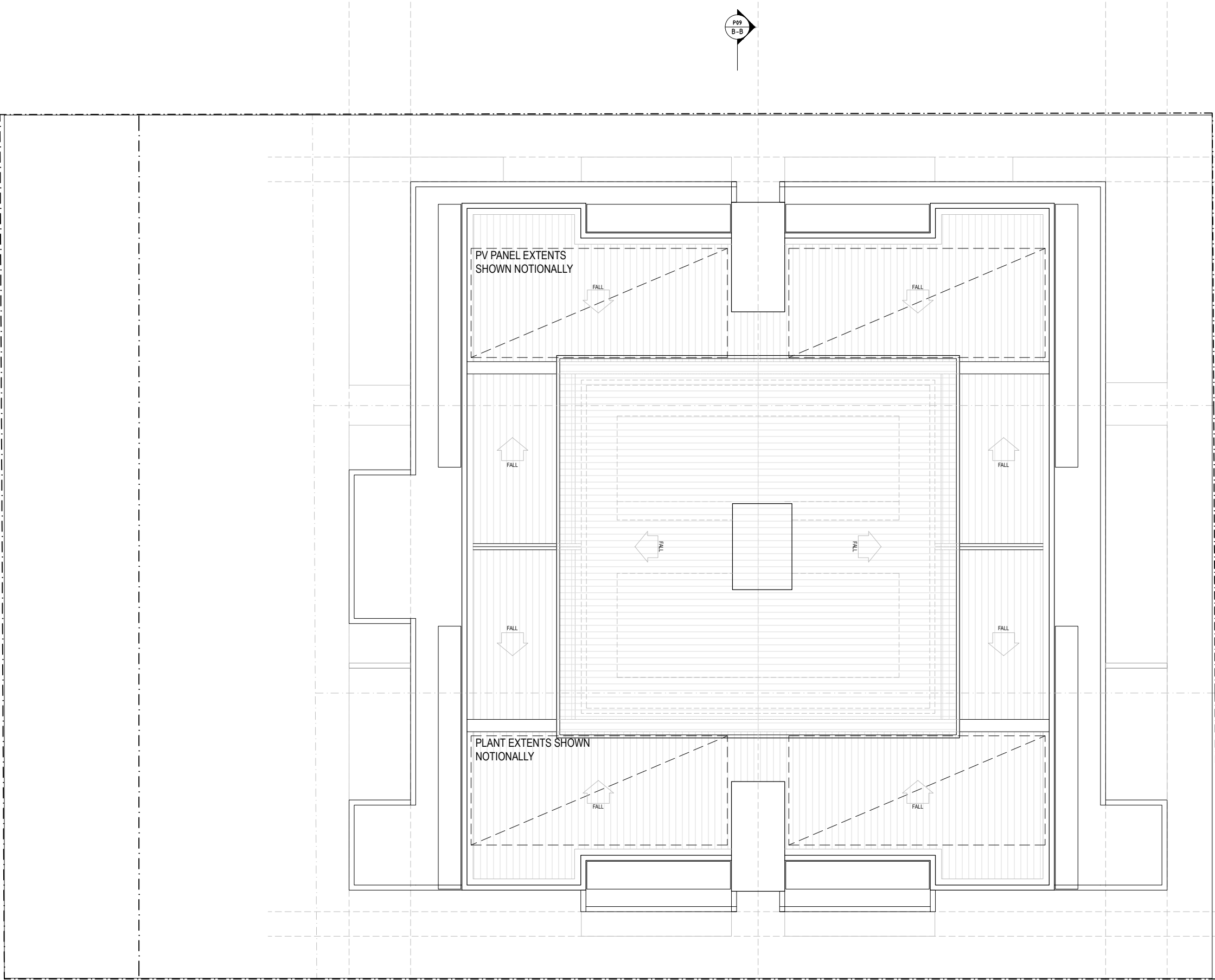
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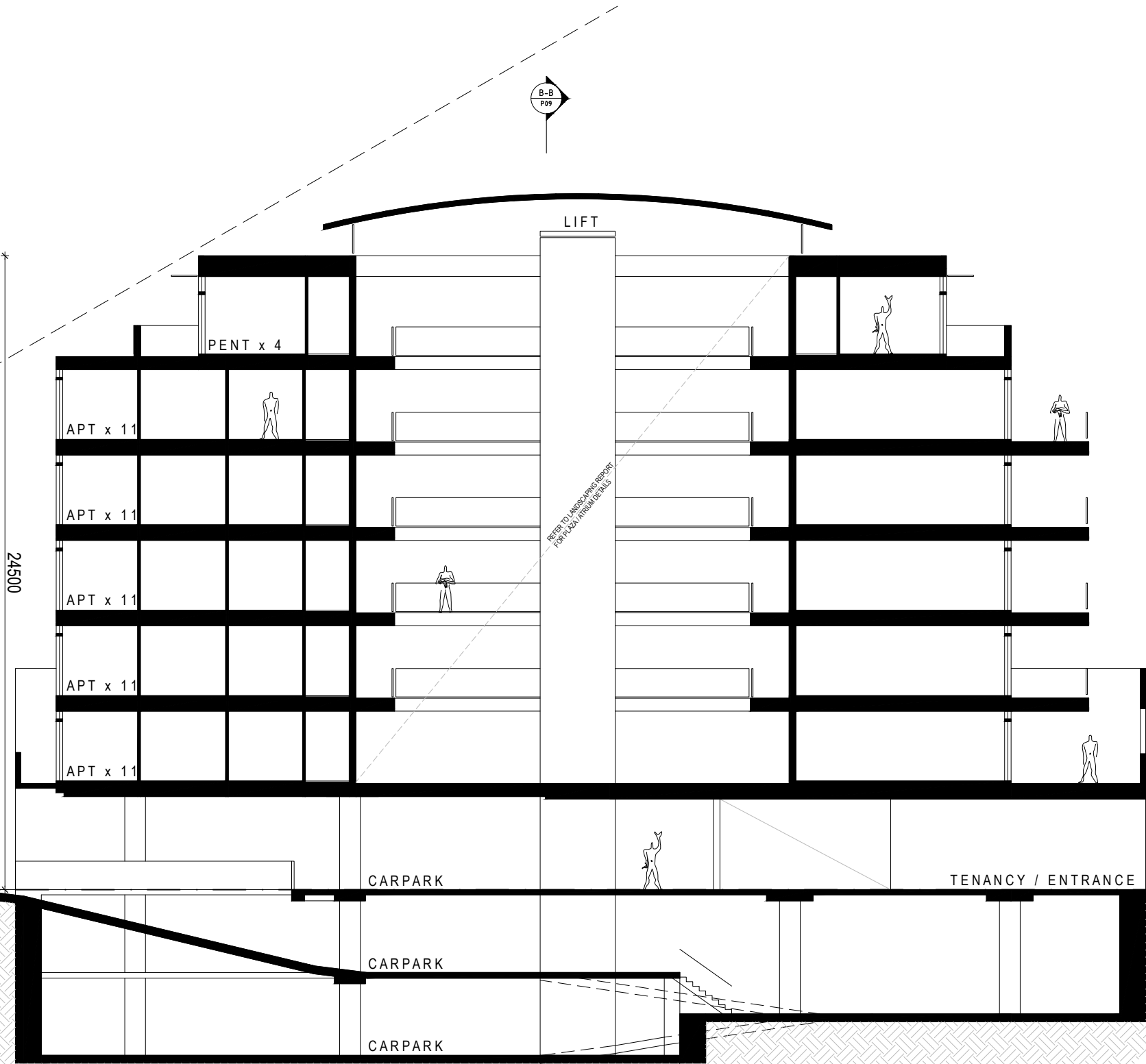
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CARS	
PUBLIC	26
PRIVATE	60
TOTAL	86
APARTMENTS	
TYPICAL	11/FLOOR
PENTHOUSE	4
TOTAL APARTMENTS (5 TYP + PENT)	59
TENANCIES	
No. TENANCIES	4 (TBC)
TOTAL AREA (APPROX)	AS SHOWN

BOUNDARY

PROPOSED SHIFT
FUTURE APPLICATION

PROPOSED BOUNDARY (FUTURE APPLICATION)



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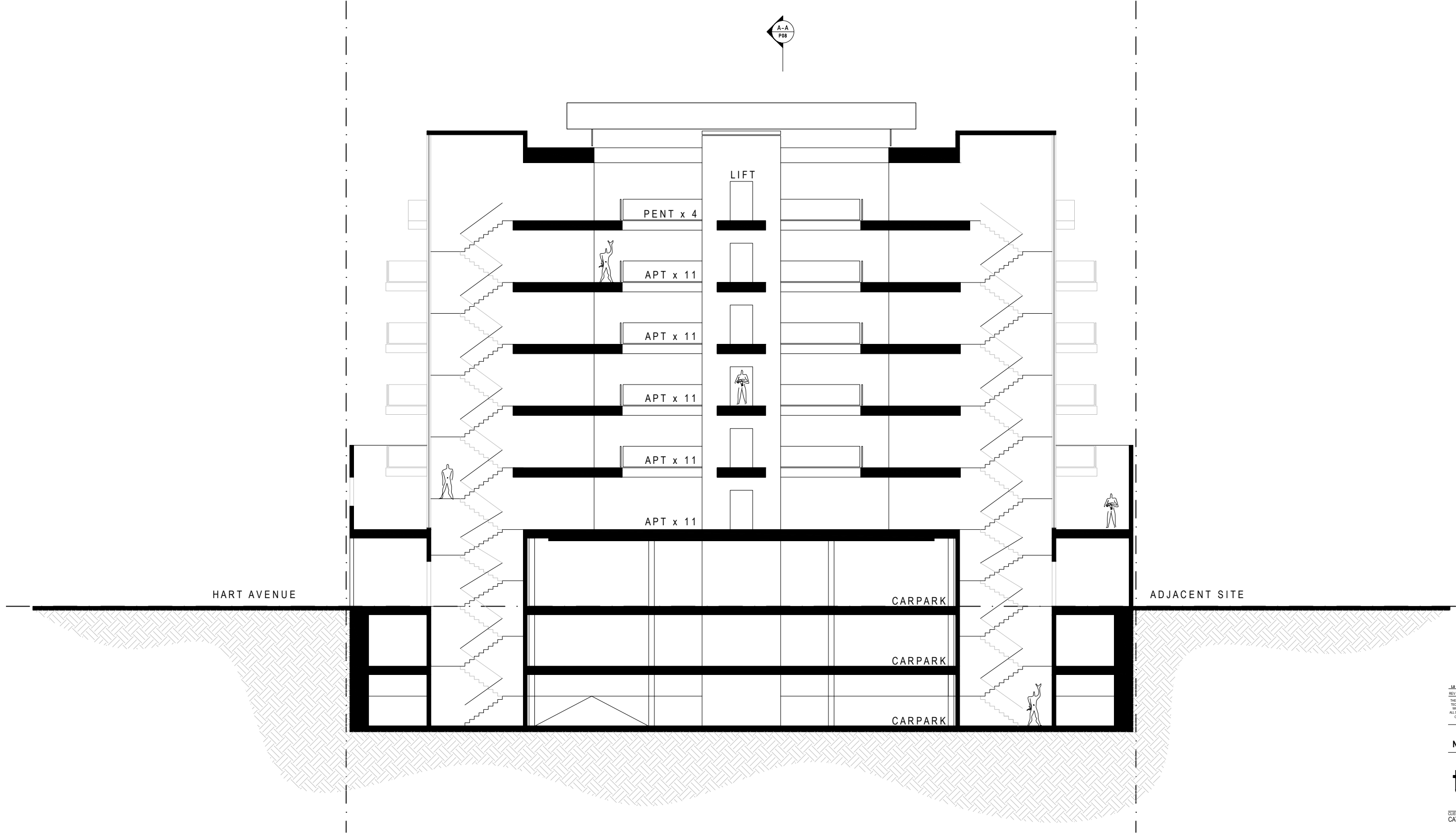
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38 FIELD STREET ADELAIDE SOUTH AUSTRALIA 5000
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MATERIALITY LEGEND

- 1 METAL SCREENING
- 2 METAL CLADDING
- 3 STEEL
- 4 STAINED PRECAST
- 5 STONEWORK
- 6 TINTED GLASS
- 7 CLEAR GLASS

NOTES:
- GREENWALLS / PLANTING AND LANDSCAPING SHOWN CONCEPTUALLY ONLY
- SUBJECT TO DEVELOPMENT - REFER TO LANDSCAPE REPORT FOR DETAIL

REV	DATE	DESCRIPTION
1A	22/08/2017	ISSUE

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PROJECT
UNLEY DEVELOPMENT
246 UNLEY ROAD
UNLEY
DRAWING
ELEVATIONS

SCALE
AS SHOWN

DATE
AUGUST 2017

PROJECT NO
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- MATERIALITY LEGEND
- 1 METAL SCREENING
 - 2 METAL CLADDING
 - 3 STEEL
 - 4 STAINED PRECAST
 - 5 STONEWORK
 - 6 TINTED GLASS
 - 7 CLEAR GLASS
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PROJECT
UNLEY DEVELOPMENT
246 UNLEY ROAD
UNLEY
DRAWING
ELEVATIONS

SCALE
AS SHOWN

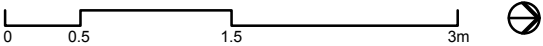
DATE
AUGUST 2017

PROJECT NO
27080

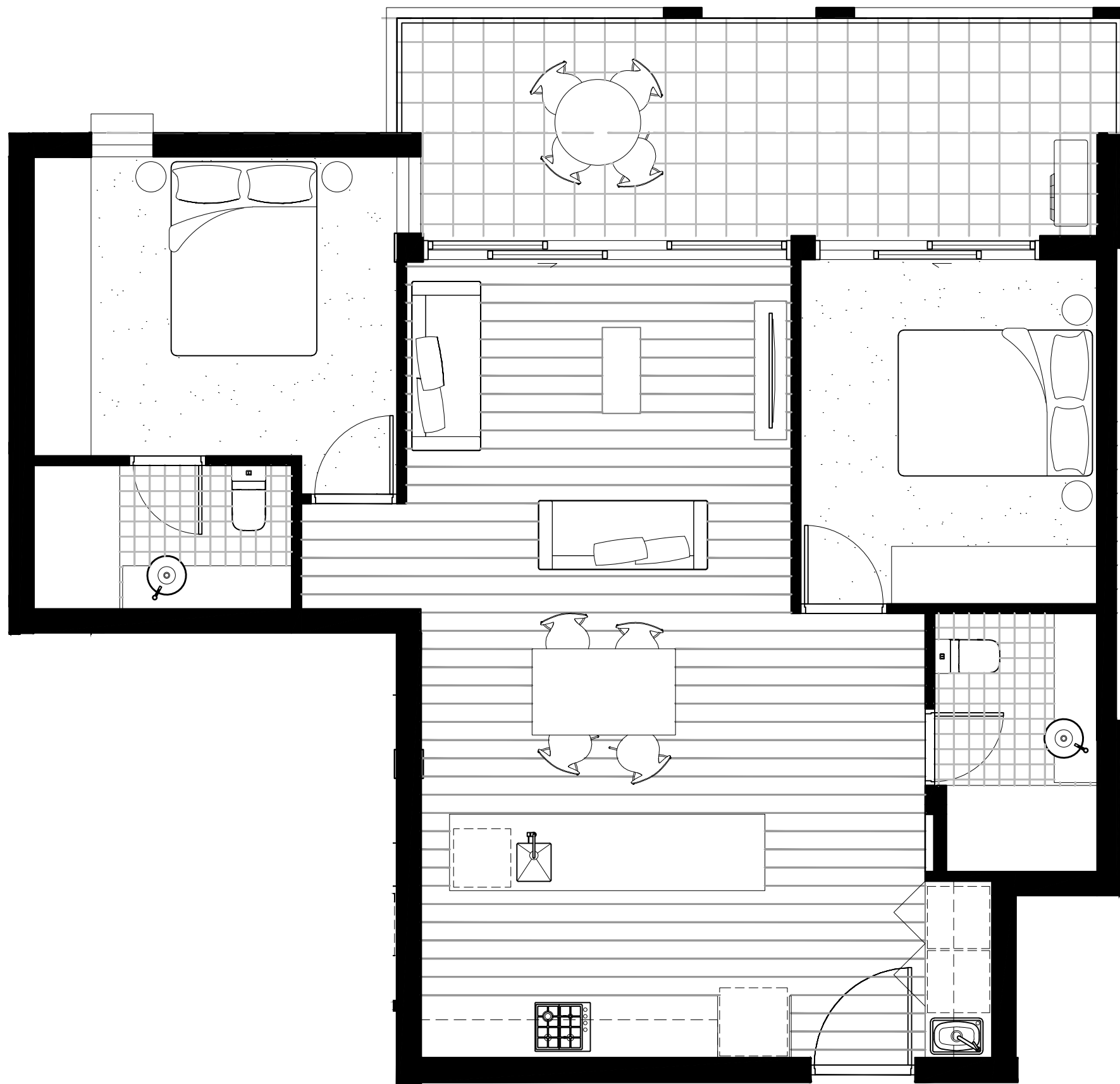
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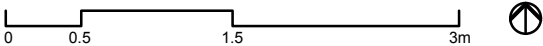
APARTMENT TYPE 01 2 BED 2 BATH 81m²
v1.0



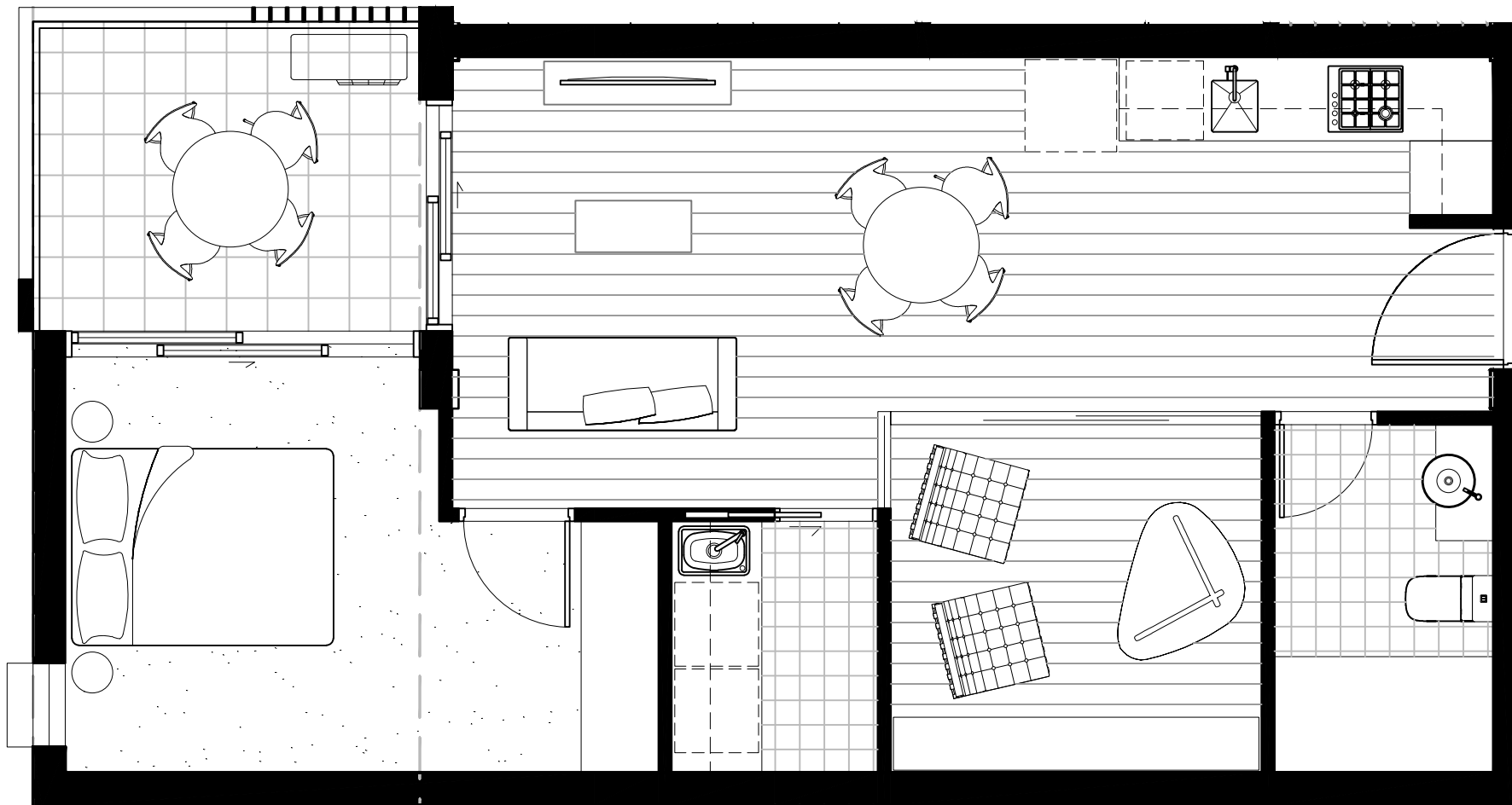
Disclaimer: This floor plan was produced prior to completion of construction. Dimensions and areas are approximate. Changes may be made during construction and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture, curtains and light fixtures depicted are not included with any sale. August 2017.



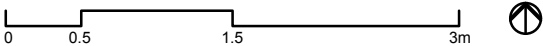
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v1.0



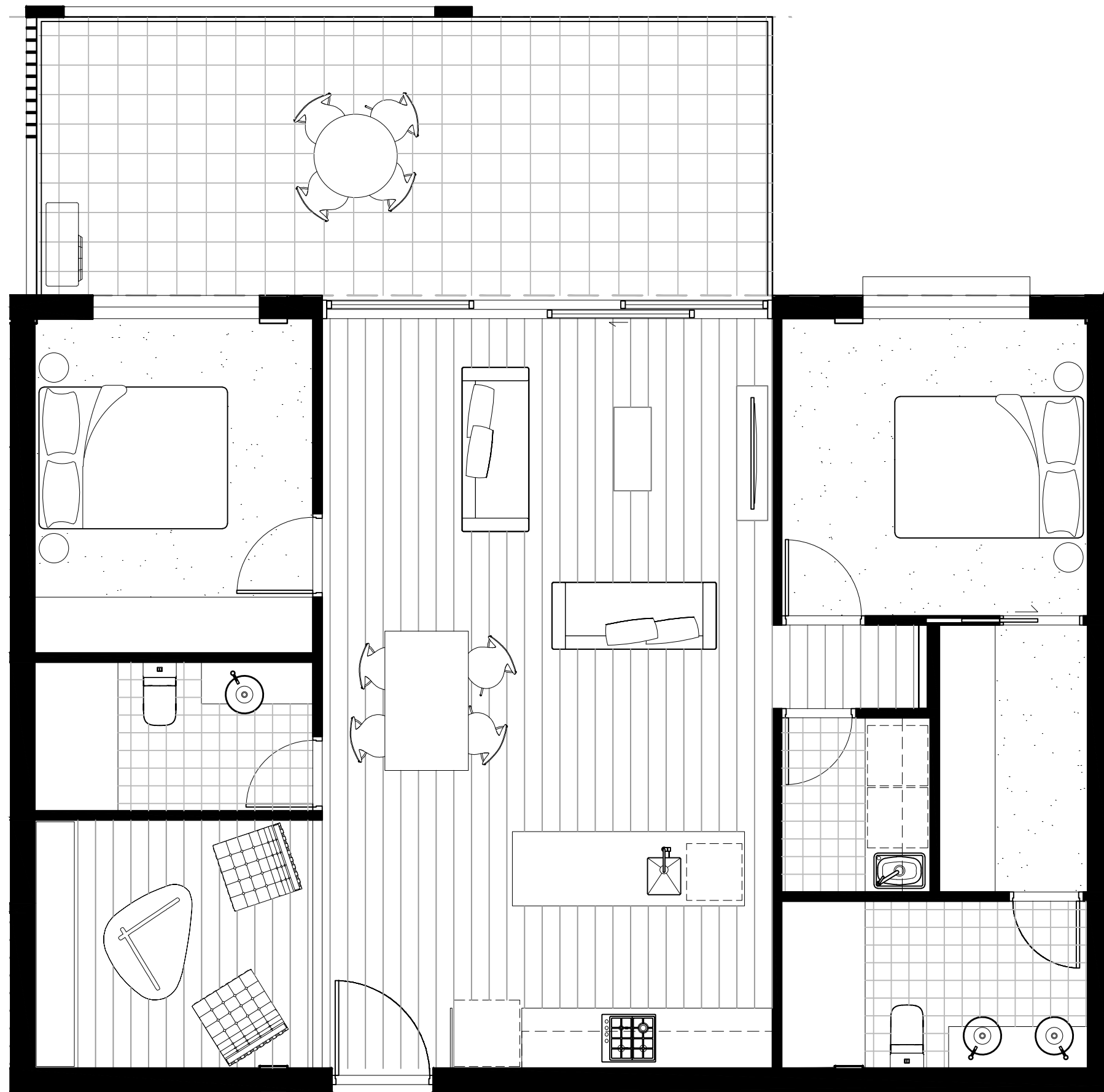
Disclaimer: This floor plan was produced prior to completion of construction. Dimensions and areas are approximate. Changes may be made during construction and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture, curtains and light fixtures depicted are not included with any sale. August 2017.



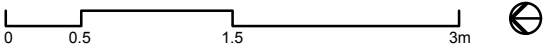
APARTMENT TYPE 03 1 BED 1 BATH 1 STUDY 60m²
v1.0



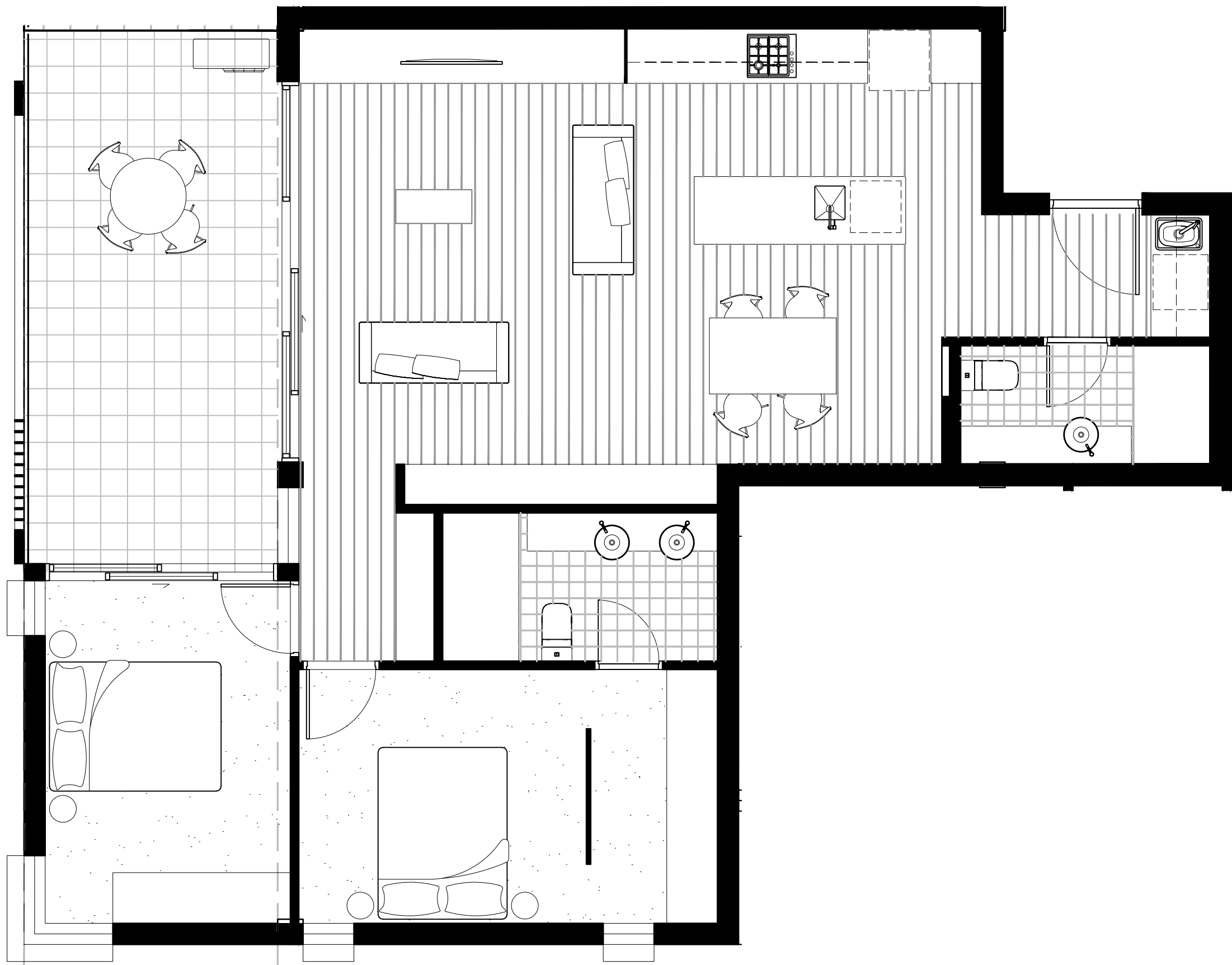
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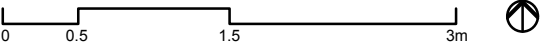
APARTMENT TYPE 04 2 BED 2 BATH 1 STUDY 98m²
v1.0



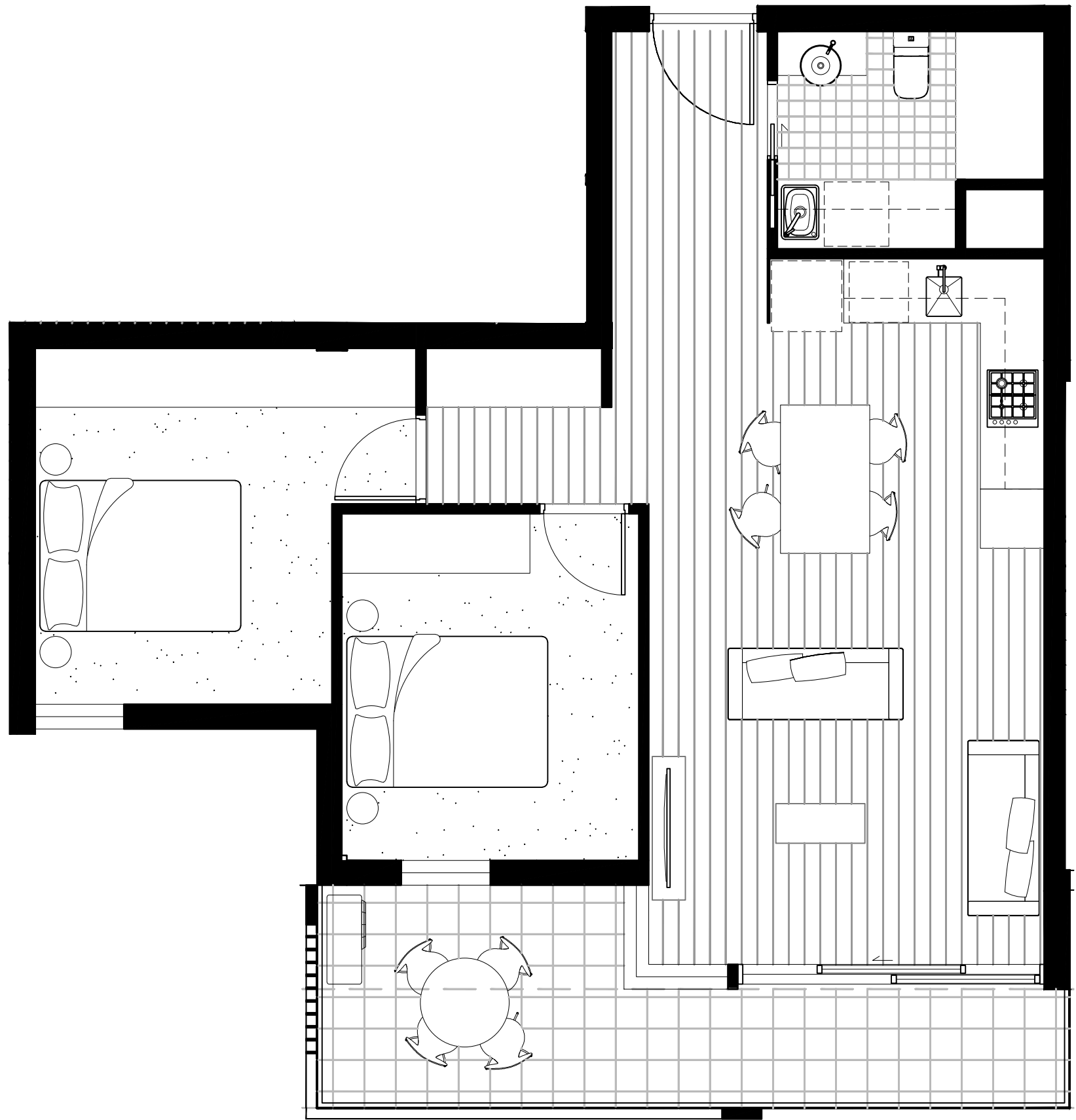
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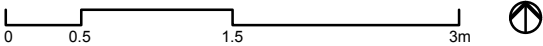
APARTMENT TYPE 05 2 BED 2 BATH 96m²
1:50 @ A3 v1.0



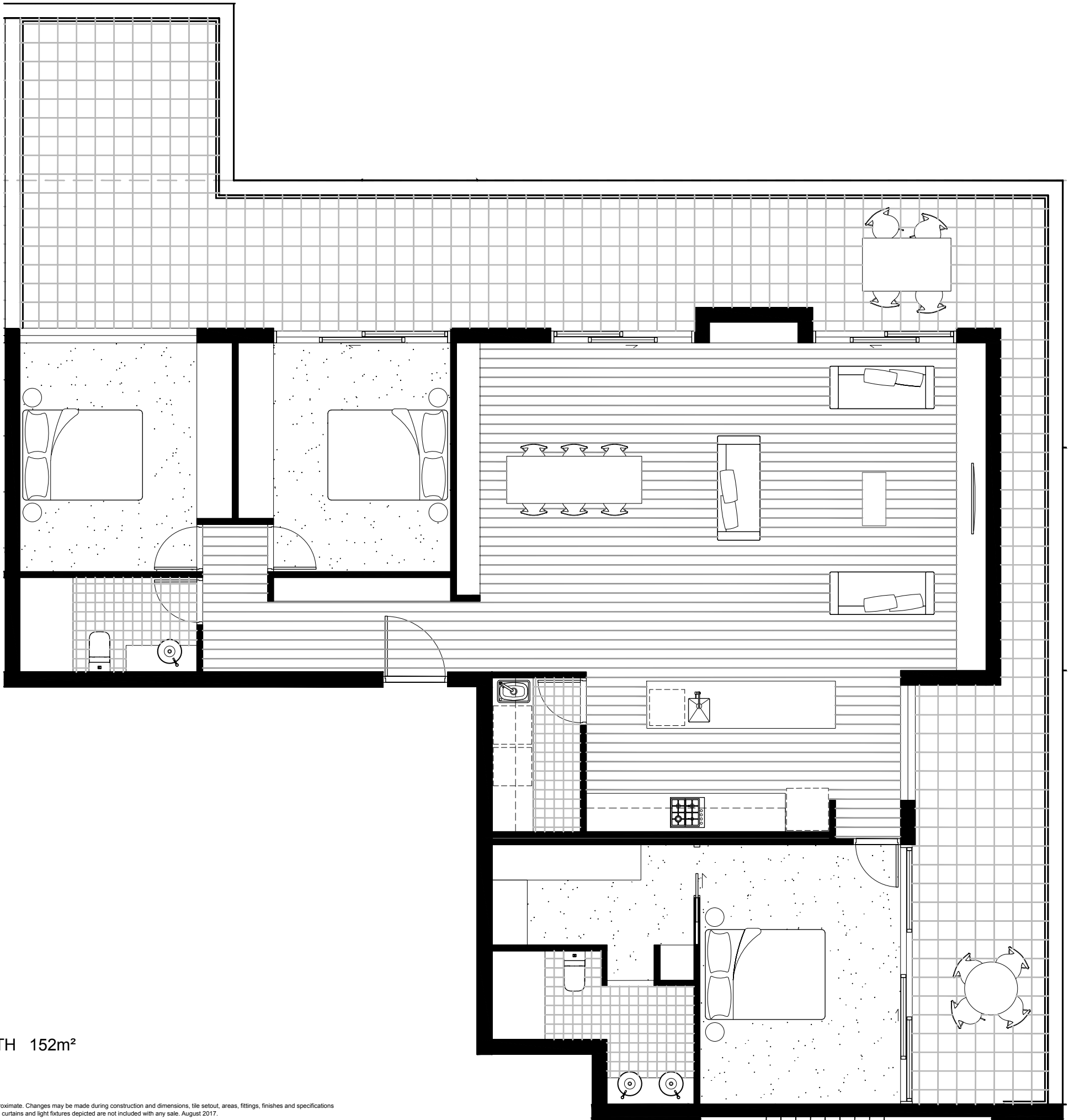
Disclaimer: This floor plan was produced prior to completion of construction. Dimensions and areas are approximate. Changes may be made during construction and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture, curtains and light fixtures depicted are not included with any sale. August 2017.



APARTMENT TYPE 06 2 BED 1 BATH 73m²
1:50 @ A3 v1.0



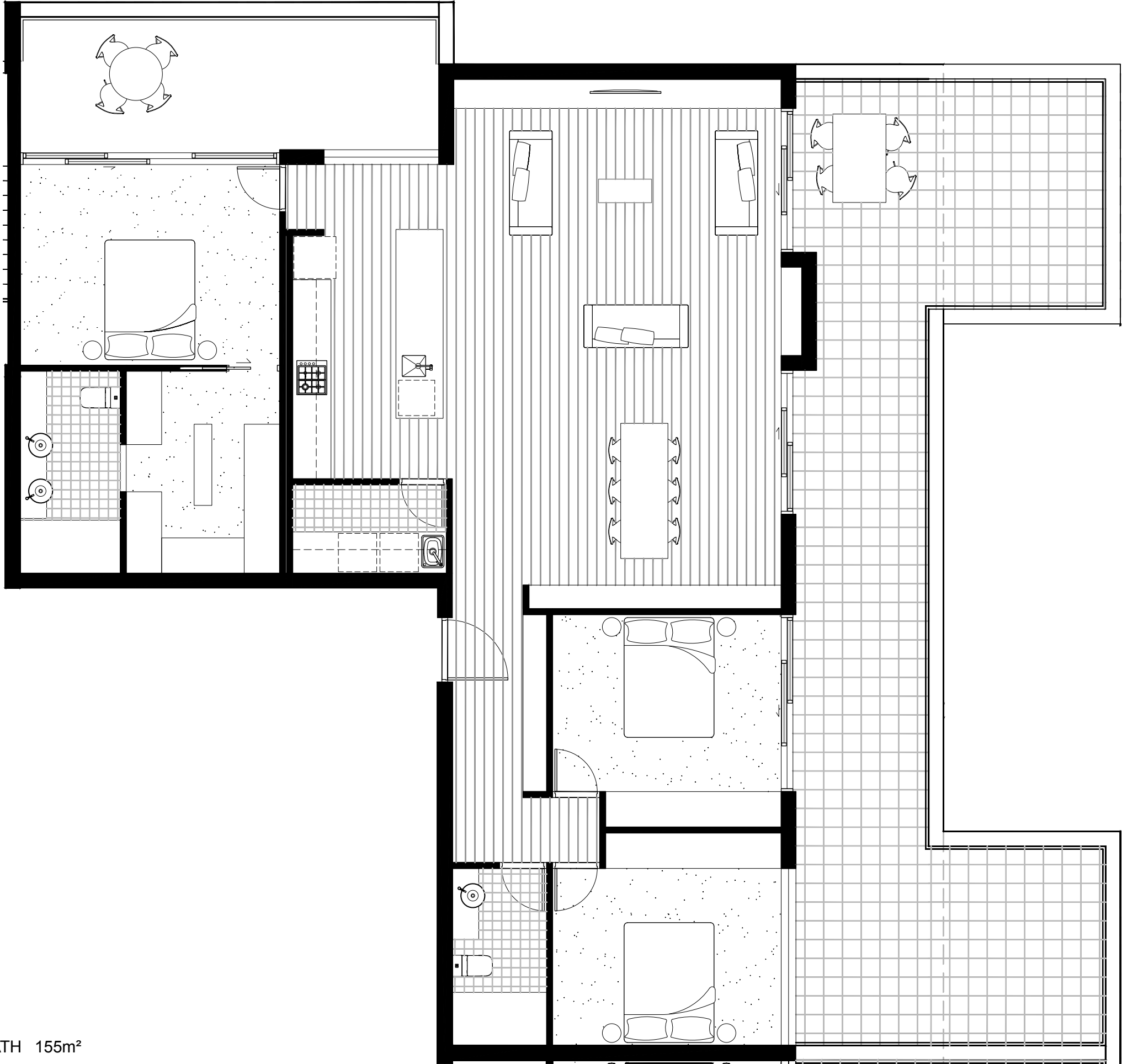
Disclaimer: This floor plan was produced prior to completion of construction. Dimensions and areas are approximate. Changes may be made during construction and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture, curtains and light fixtures depicted are not included with any sale. August 2017.



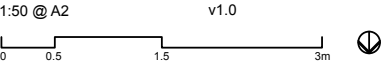
APARTMENT TYPE 07 3 BED 2 BATH 152m²



Disclaimer: This floor plan was produced prior to completion of construction. Dimensions and areas are approximate. Changes may be made during construction and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture, curtains and light fixtures depicted are not included with any sale. August 2017.



APARTMENT TYPE 07A 3 BED 2 BATH 155m²



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Design Proposal

Design Proposal

Visualisation

Perspective

Unley Road looking South West



Building Matrix

Building Matrix

Yield / Area Matrix

Areas

Including storage (+ robe) area breakdown.

246 Unley Road Building Matrix

Tenancies	
	Net Lettable Area (m²)
	Ground
Tenancy 1	153
Tenancy 2	147
Tenancy 3	157
Tenancy 4	122

Private Apartments		Net Floor Area (m²) Property Council Guidelines								Circulation (m²)	Balconies (m²)								Gross Floor Area (m²) Property Council Guidelines
	Apartments	TYPE 01	TYPE 02	TYPE 03	TYPE 04	TYPE 05	TYPE 06	TYPE 07	TYPE 07A		TYPE 01	TYPE 02	TYPE 03	TYPE 04	TYPE 05	TYPE 06	TYPE 07	TYPE 07A	
		81	86	60	98	96	73	152	155		39	16	7	24	20	12	60-70	48-58	
Ground	0	0	0	0	0	0	0	0	0	96 (lobby / core only)	0	0	0	0	0	0	0	0	
First Level (Terrace)	11	2	2	2	1	2	2	0	0	296	2 (77-86)	2 (41)	2 (15)	1 (52)	2 (72-81)	2 (40)	0	0	1830
Second Level	11	2	2	2	1	2	2	0	0	161	2	2	2	1	2	2	0	0	1274
Third Level	11	2	2	2	1	2	2	0	0	161	2	2	2	1	2	2	0	0	1274
Fourth Level	11	2	2	2	1	2	2	0	0	161	2	2	2	1	2	2	0	0	1274
Fifth Level	11	2	2	2	1	2	2	0	0	161	2	2	2	1	2	2	0	0	1274
Sixth Level	4	0	0	0	0	0	0	2	2	161	0	0	0	0	0	0	2	2	1094
Total	59									1197									

	Bed 1	Bed 2	Bed 3	Bathroom 1	Bathroom 2	Separate Laundry	Storage x + robe (m³)
TYPE 01	✓	✓	-	✓	✓	-	7.2 + 8
TYPE 02	✓	✓	-	✓	✓	✓	7 + 8.3
TYPE 03	✓	-	-	✓	-	✓	6 + 3
TYPE 04	✓	✓	-	✓	✓	✓	7.4 + 9.6
TYPE 05	✓	✓	-	✓	✓	✓	8.5 + 8
TYPE 06	✓	✓	-	✓	✓	-	7.4 + 9.2
TYPE 07	✓	✓	✓	✓	✓	✓	10 + 18
TYPE 07A	✓	✓	✓	✓	✓	✓	10 + 22.4

Development Team

Team

Development Team



Think beyond the square.

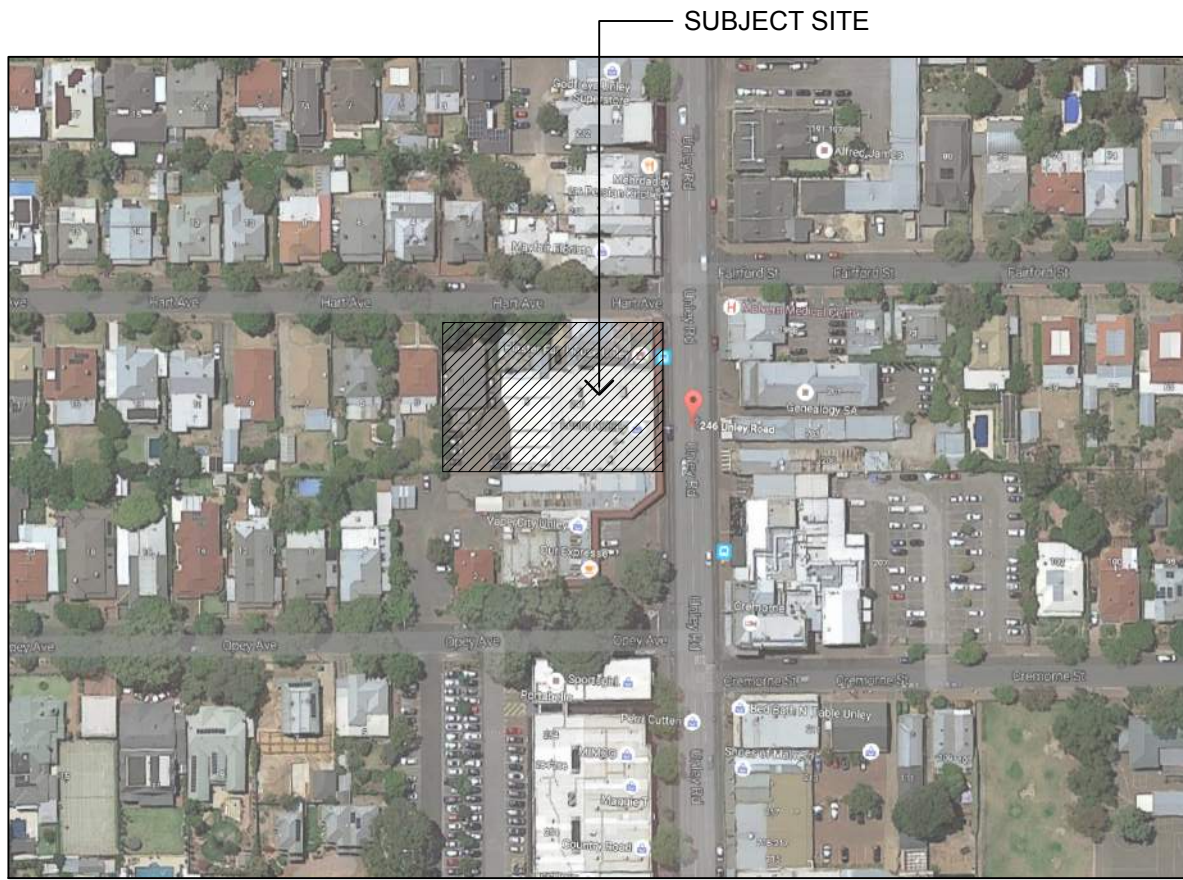


Tectvs with Catcorp with Future Urban Group

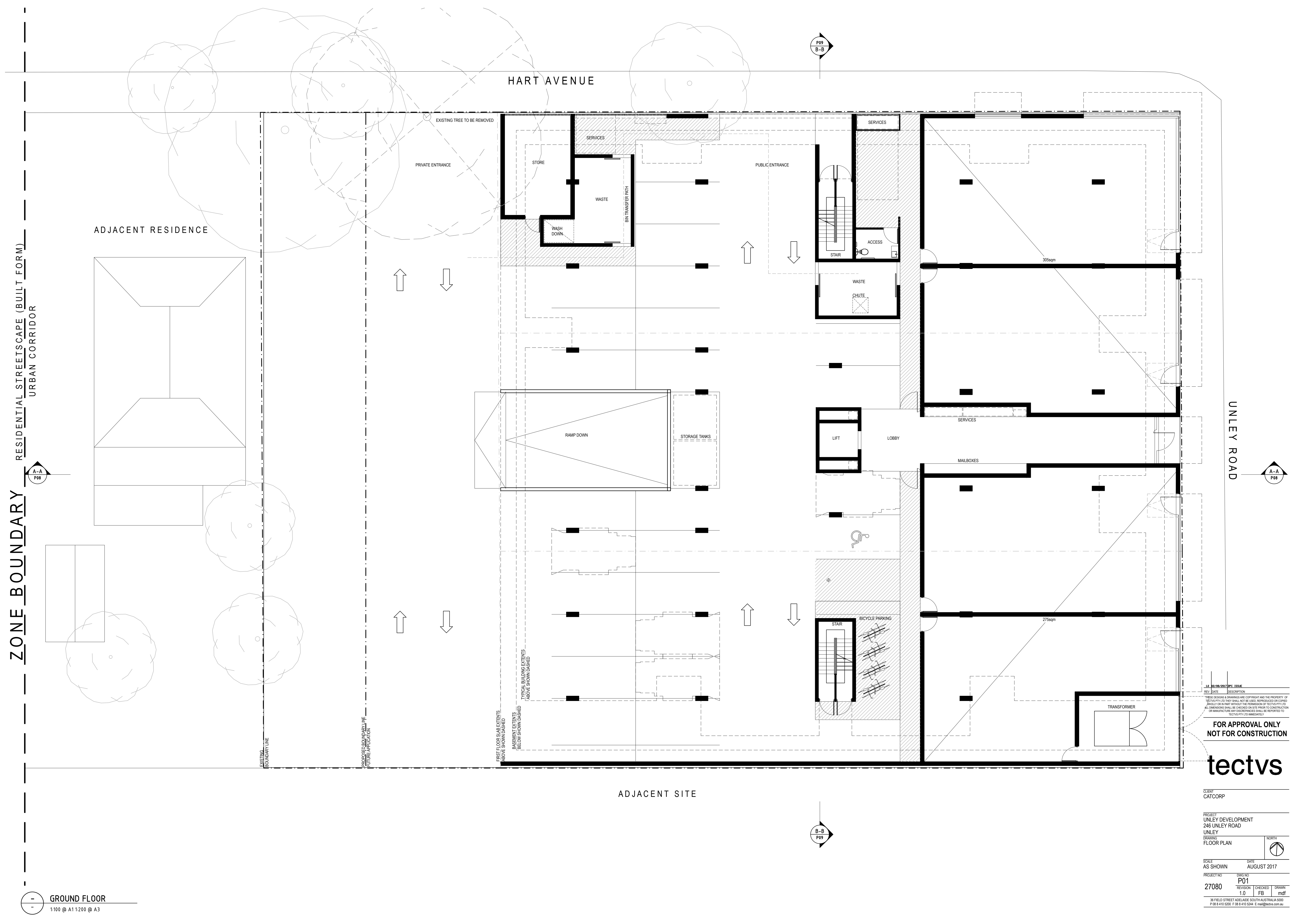
Combining decades of inner city mixed-use development experience with commercial development expertise

- Catcorp: Developer
- Tectvs: Architects
- Future Urban Group: Planner
- Hassell: Landscaping
- Rawtec: Waste
- Phil Weaver: Traffic
- DSquared: ESD & Sustainability
- Resonate: Acoustics
- Lucid Consulting: Building Services
- Structural Systems: Civil / Structural

246 Unley Road



 LOCALITY PLAN
1:2500 @ A1 1:5000 @ A3



HART AVENUE

P02
6-B

ADJACENT RESIDENCE

PRIVATE ENTRANCE

STORE

SERVICES

WASTE

WASH DOWN

BIN TRANSFER PATH

PUBLIC ENTRANCE

SERVICES

STAIR

ACCESS

WASTE

CHUTE

305sqm

SERVICES

LIFT

LOBBY

MAILBOXES

275sqm

STAIR

BICYCLE PARKING

TRANSFORMER

UNLEY ROAD

A-A
P08

ADJACENT SITE

B-B
P09

RESIDENTIAL STREETSCAPE (BUILT FORM)

URBAN CORRIDOR

A-A
P08

ZONE BOUNDARY

EXISTING
BOUNDARY LINE

PROPOSED BOUNDARY LINE
FUTURE APPLICATION

FIRST FLOOR SLAB EXTENTS
ABOVE SHOWN DASHED

BASEMENT EXTENTS
BELOW SHOWN DASHED

TYPICAL BUILDING EXTENTS
ABOVE SHOWN DASHED

12 27/08/2017 PPS: HSEK
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PROJECT
UNLEY DEVELOPMENT
246 UNLEY ROAD
UNLEY
DRAWING
FLOOR PLAN

SCALE
AS SHOWN

DATE
AUGUST 2017

PROJECT NO
27080

DISP NO
P01

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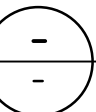
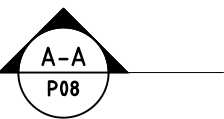
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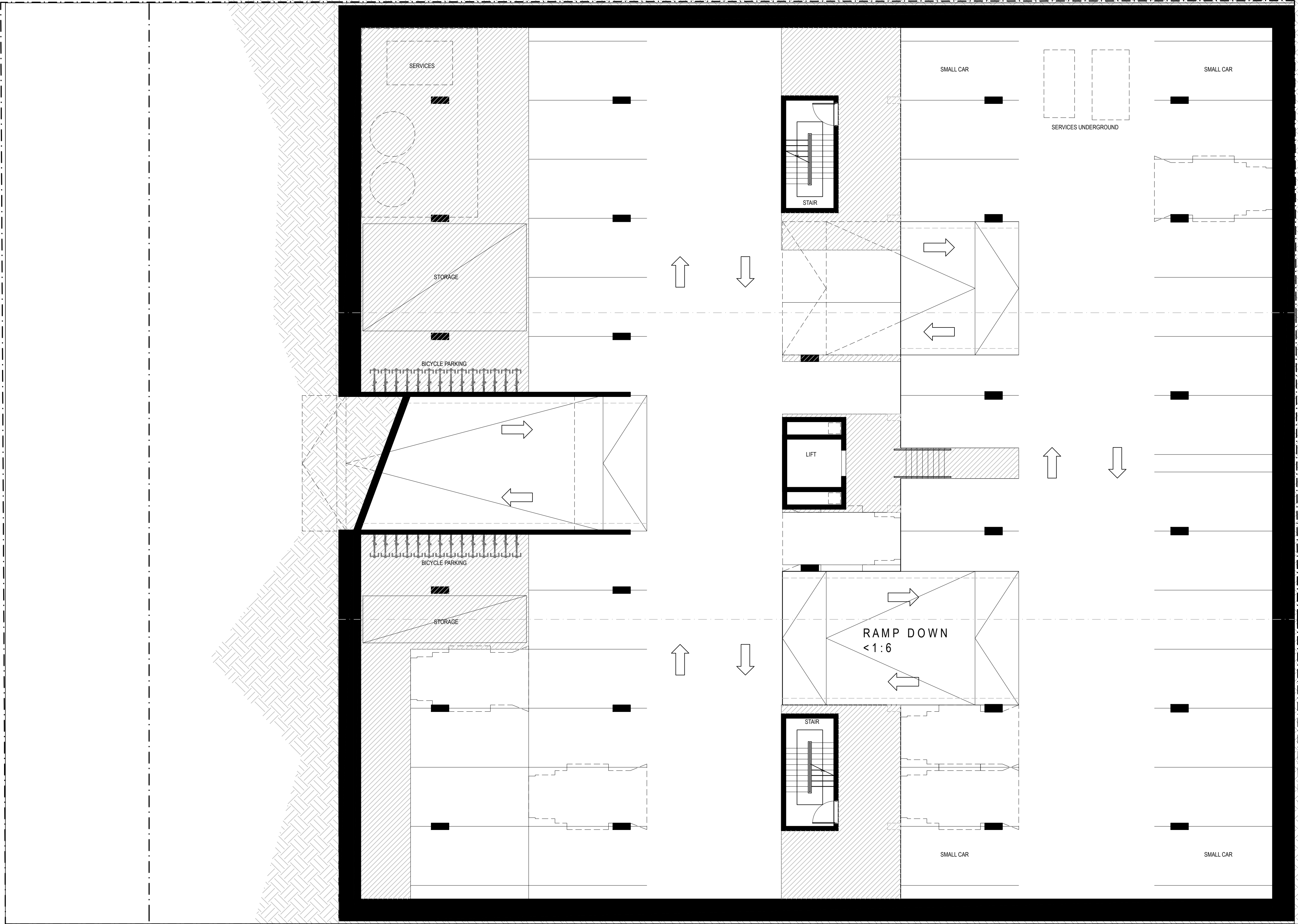
GROUND FLOOR

1:100 @ A1 1:200 @ A3



BASEMENT

1:100 @ A1 1:200 @ A3



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246 UNLEY ROAD
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DATE
AUGUST 2017

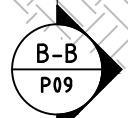
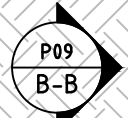
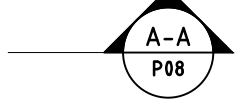
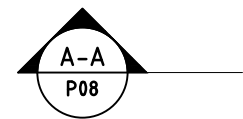
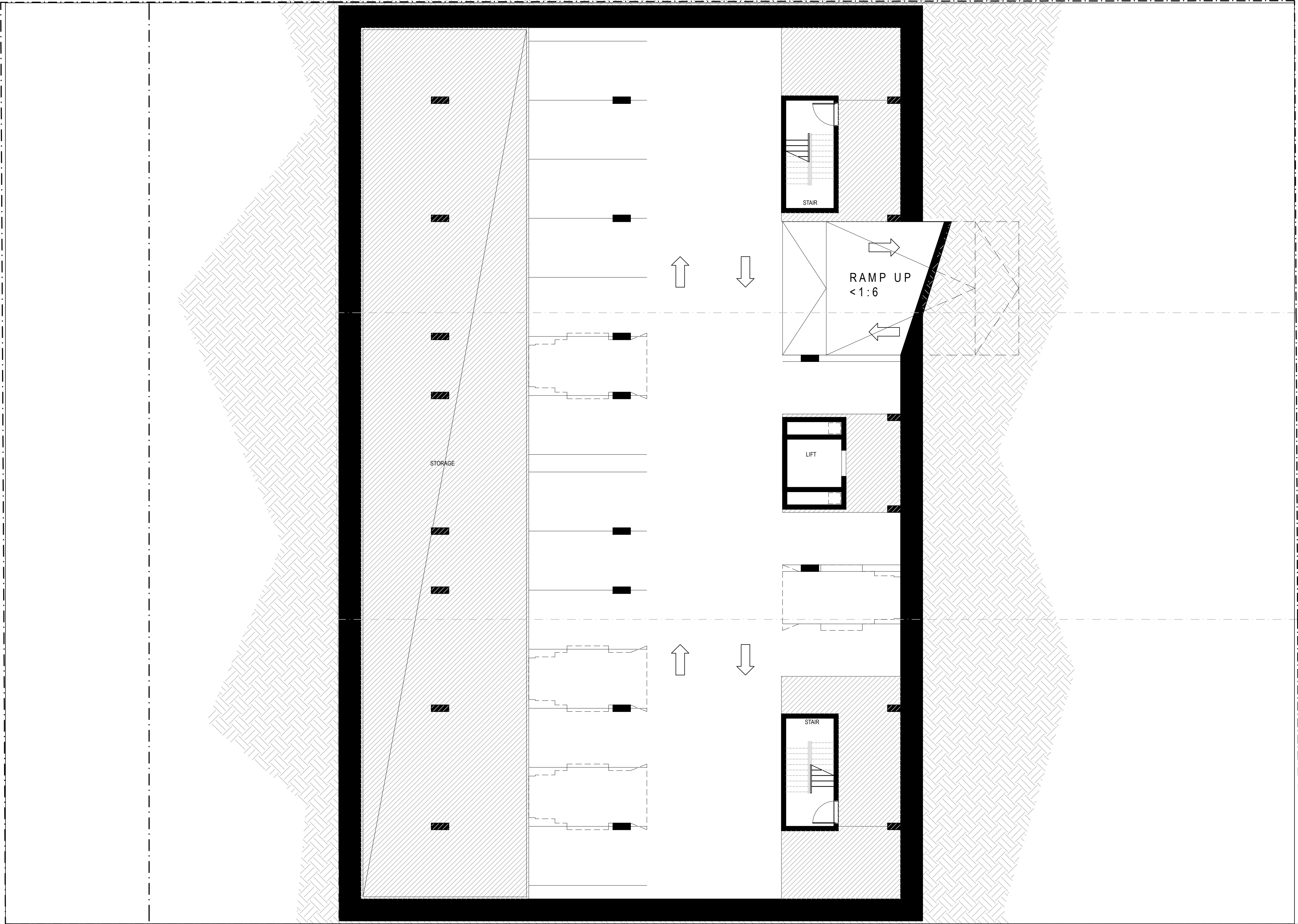
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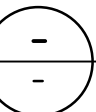
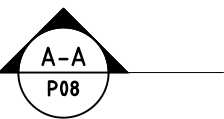
PROJECT
UNLEY DEVELOPMENT
246 UNLEY ROAD
UNLEY
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FLOOR PLAN

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DATE
AUGUST 2017

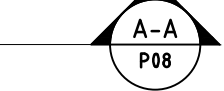
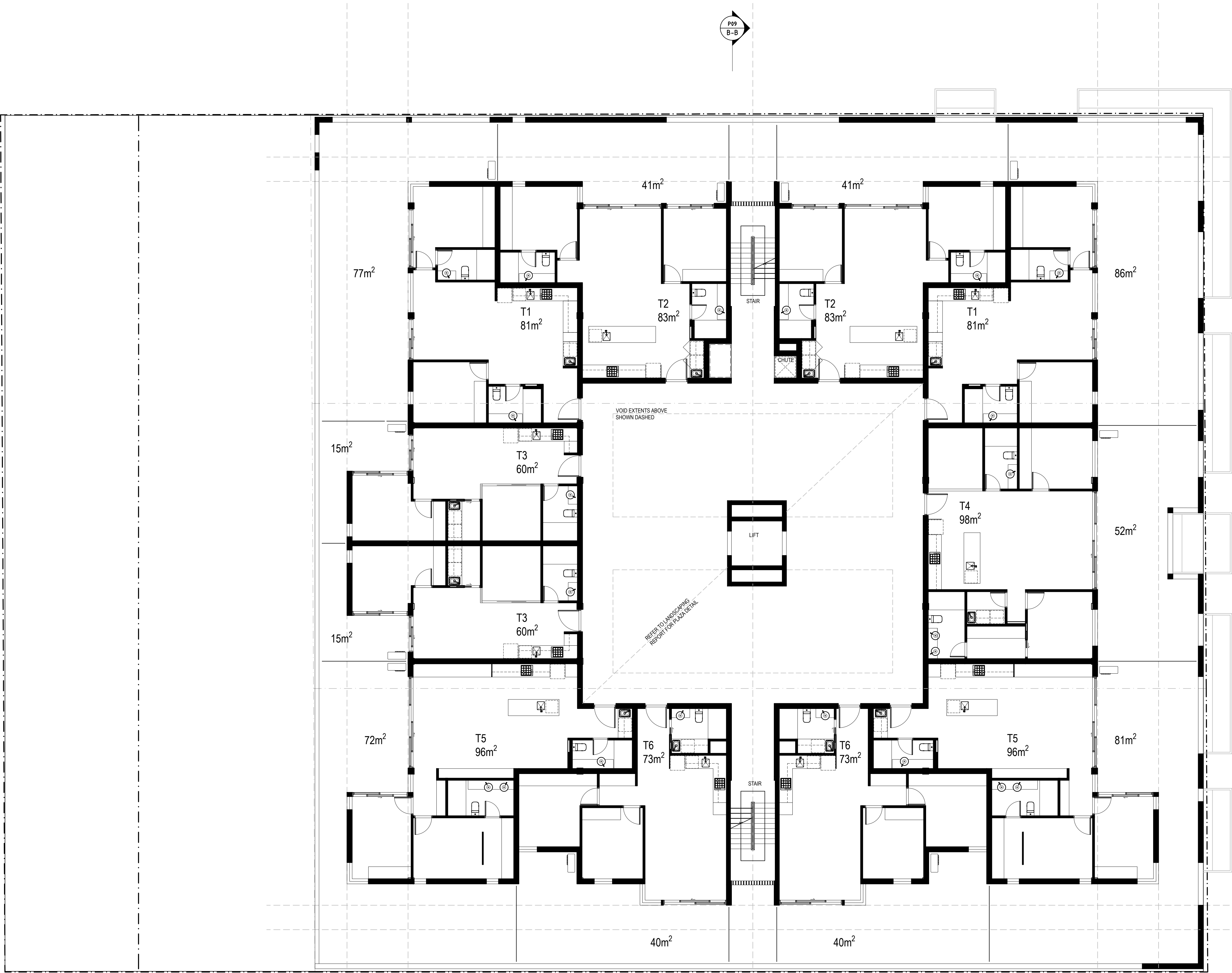
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FIRST FLOOR

1:100 @ A1 1:200 @ A3



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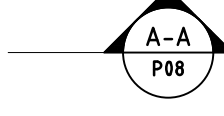
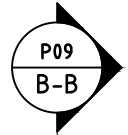
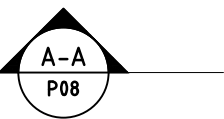
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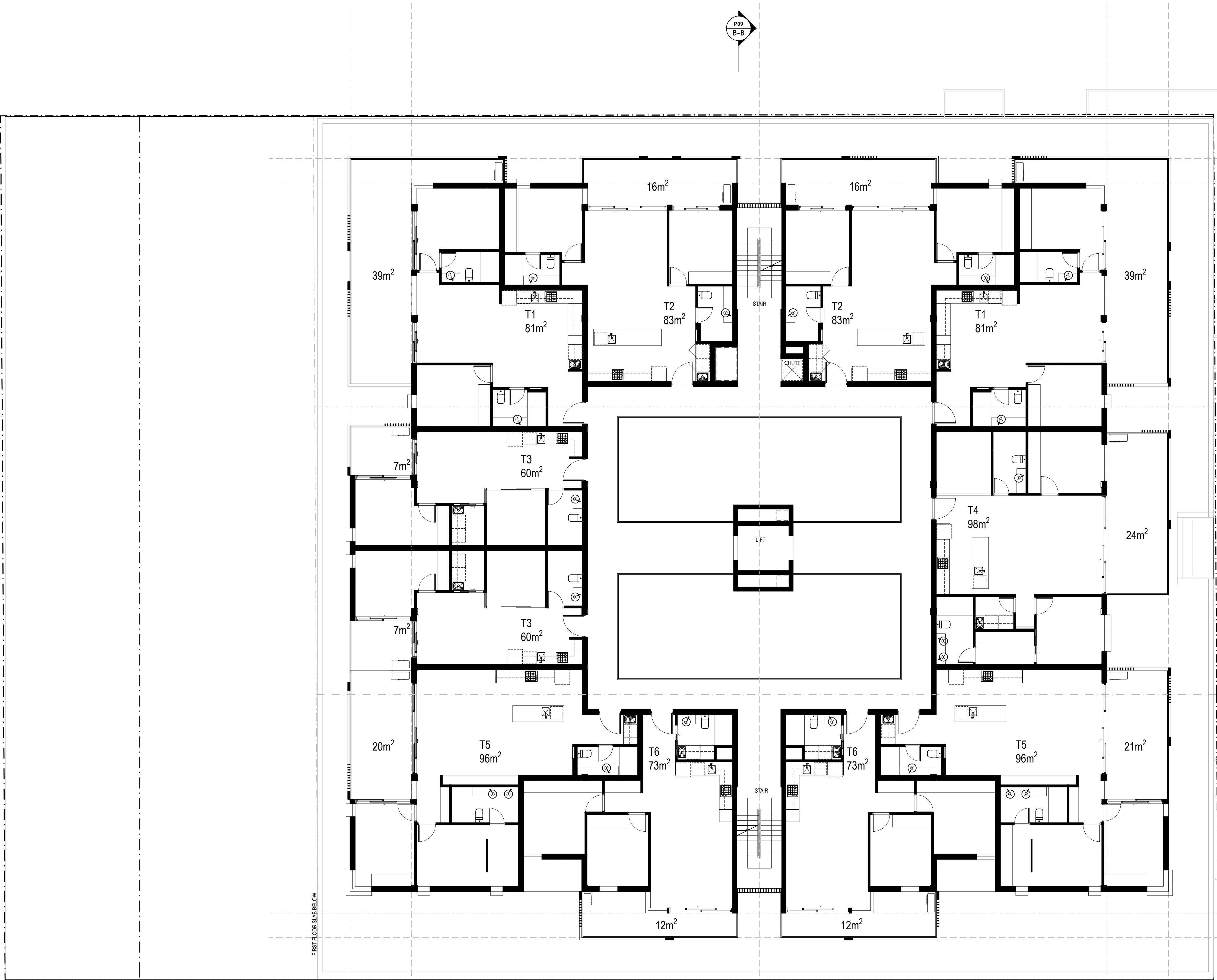
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TYPICAL
1:100 @ A1 1:200 @ A3



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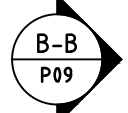
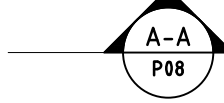
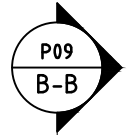
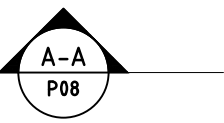
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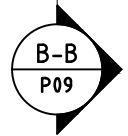
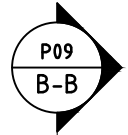
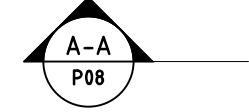
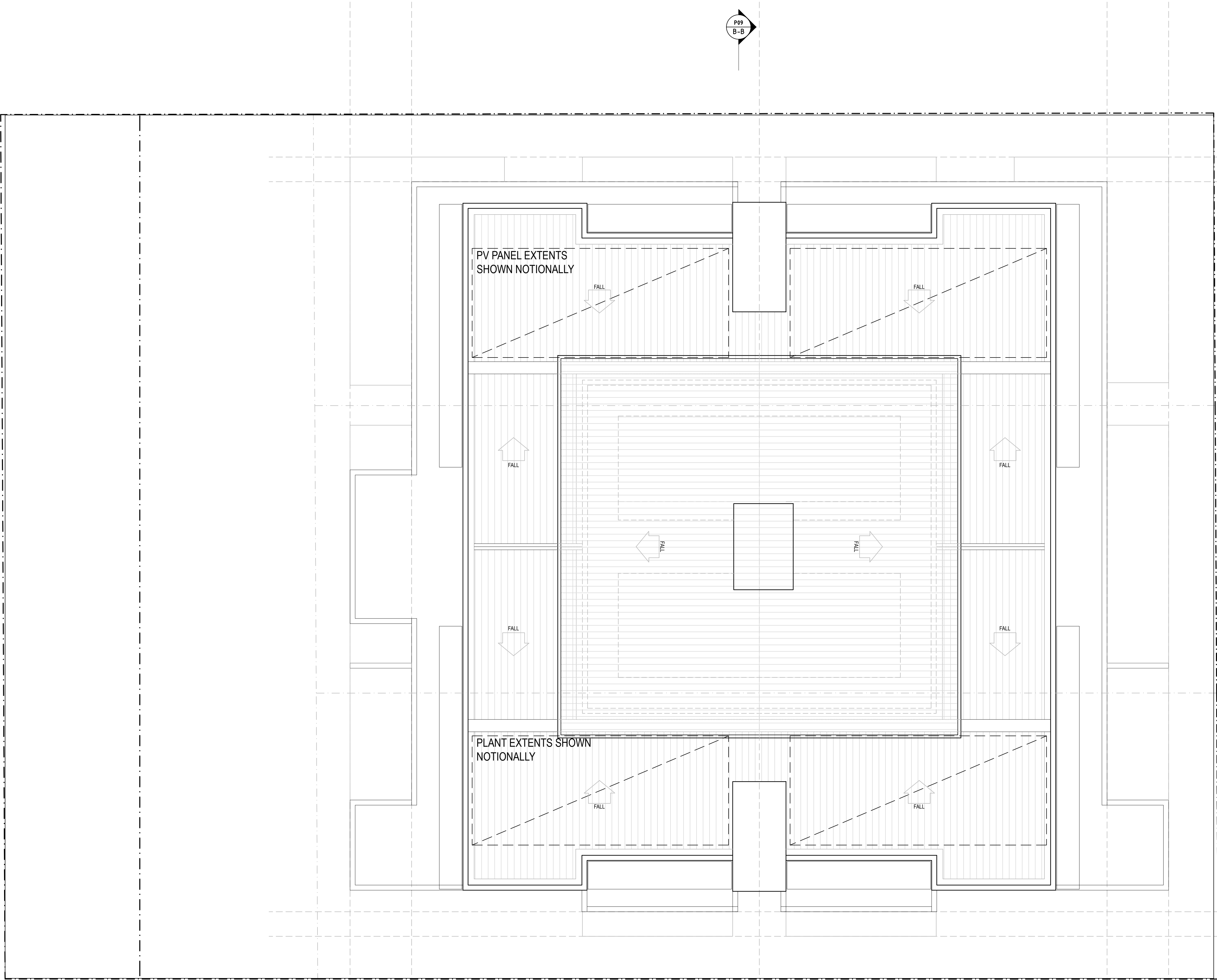
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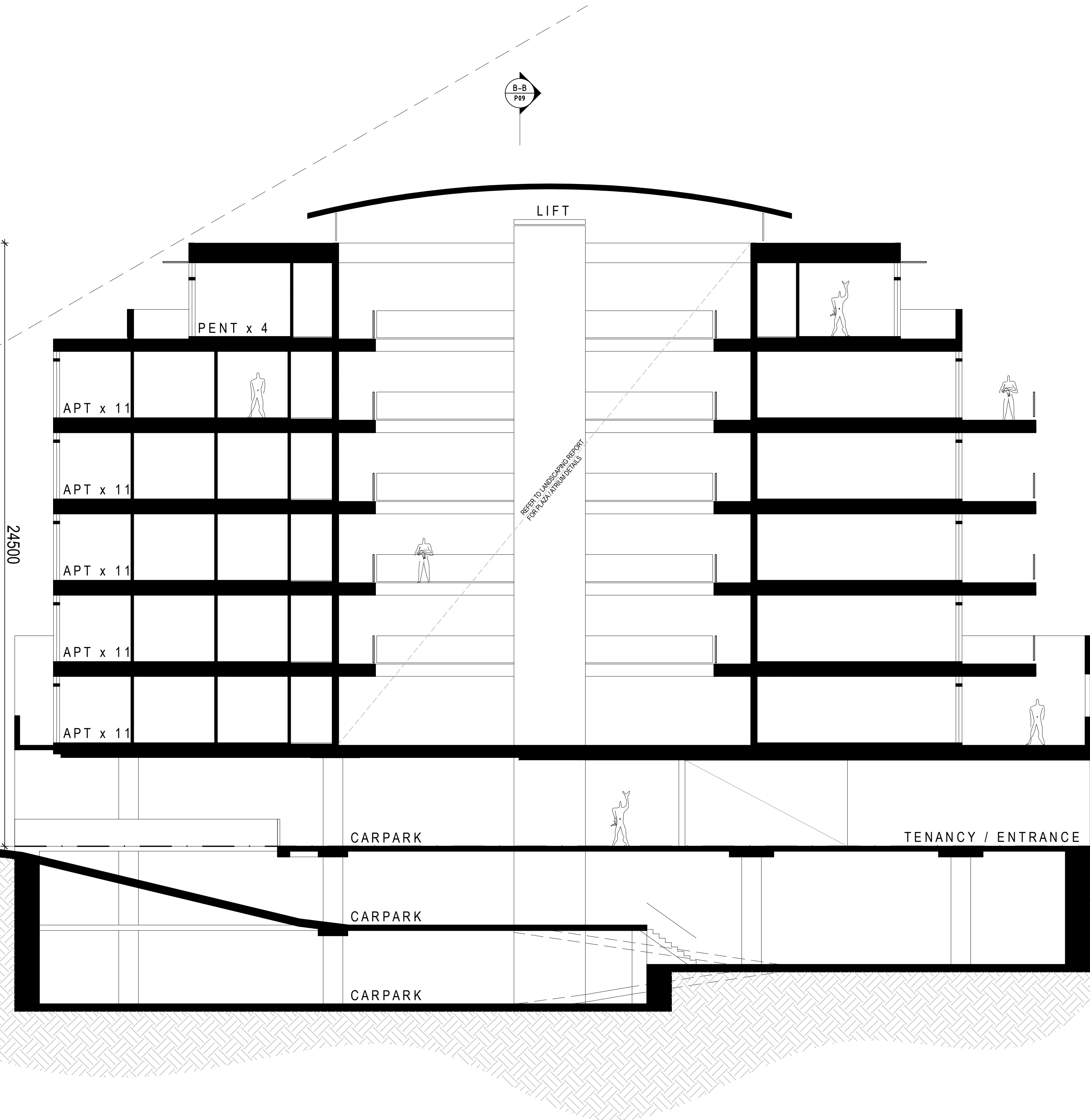


CARS	
PUBLIC	26
PRIVATE	60
TOTAL	86
APARTMENTS	
TYPICAL	11/FLOOR
PENTHOUSE	4
TOTAL APARTMENTS (5 TYP + PENT)	59
TENANCIES	
No. TENANCIES	4 (TBC)
TOTAL AREA (APPROX)	AS SHOWN

BOUNDARY

PROPOSED SHIFT
FUTURE APPLICATION

PROPOSED BOUNDARY (FUTURE APPLICATION)



1.0	24/08/2017	SPS	100%
REV	DATE	DESCRIPTION	
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UNLEY DEVELOPMENT
246 UNLEY ROAD
UNLEY
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SECTION

SCALE
AS SHOWN

DATE
AUGUST 2017

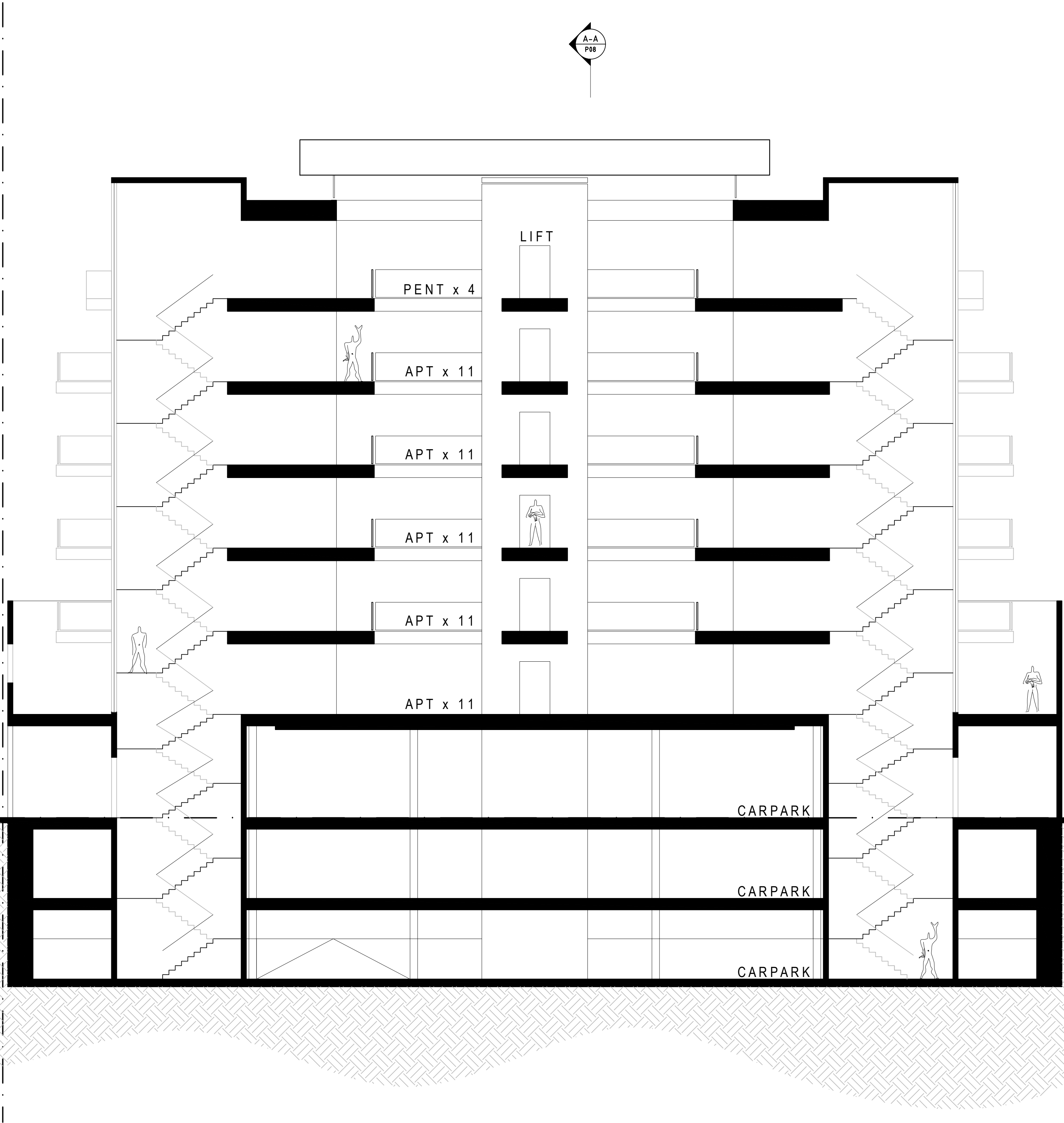
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UNLEY

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SECTION

NORTH

SCALE
AS SHOWN

DATE
AUGUST 2017

PROJECT NO

DRAWING NO

27080

P09

REVISION

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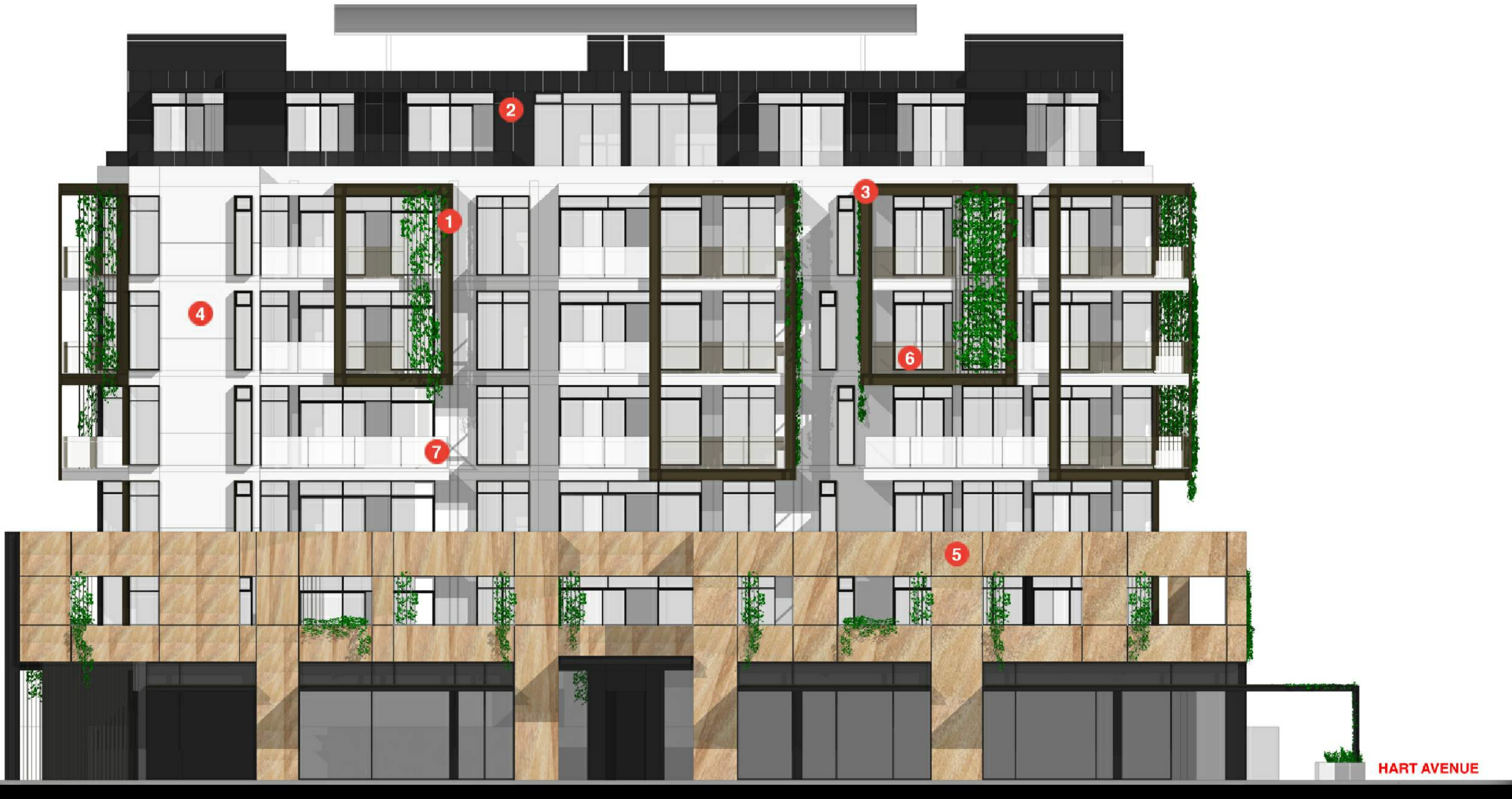
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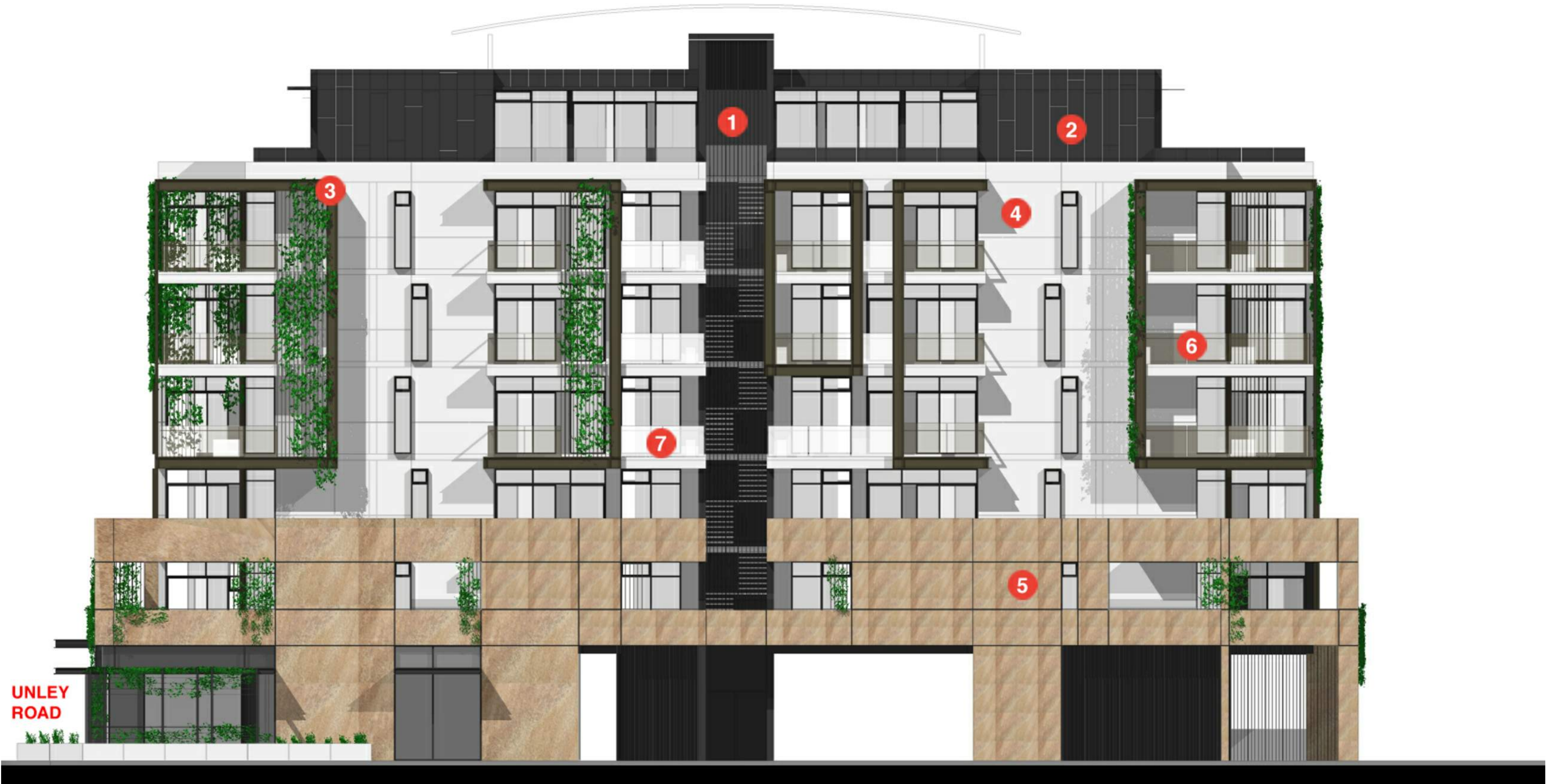
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ELEVATION EAST
1:100 @ A1 1:200 @ A3



ELEVATION NORTH
1:100 @ A1 1:200 @ A3

MATERIALITY LEGEND

- 1 METAL SCREENING
- 2 METAL CLADDING
- 3 STEEL
- 4 STAINED PRECAST
- 5 STONEWORK
- 6 TINTED GLASS
- 7 CLEAR GLASS

NOTES:
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- SUBJECT TO DEVELOPMENT - REFER TO LANDSCAPE REPORT FOR DETAIL

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1	27/08/2017	ISSUE

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PROJECT
UNLEY DEVELOPMENT
246 UNLEY ROAD
UNLEY
DRAWING
ELEVATIONS

SCALE
AS SHOWN

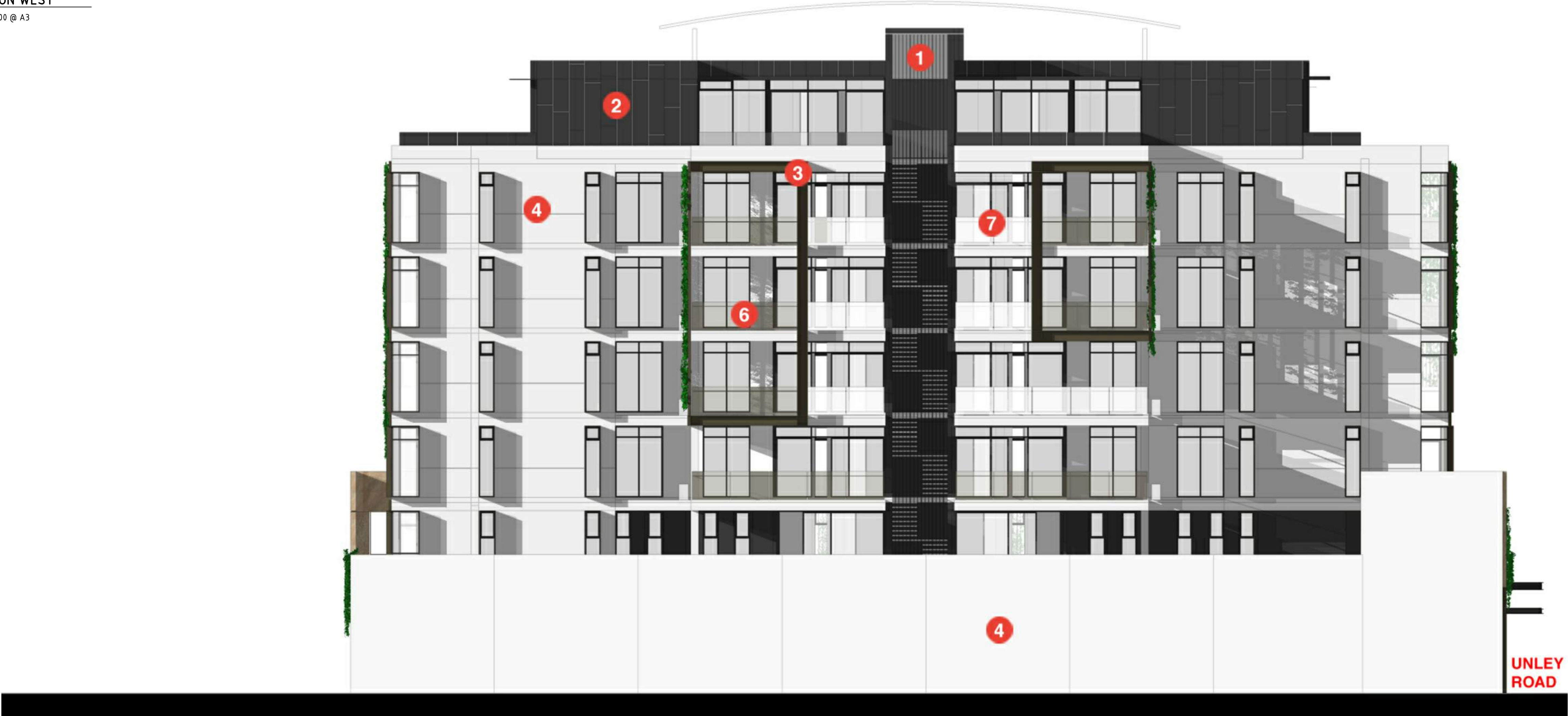
DATE
AUGUST 2017

PROJECT NO
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ELEVATION WEST
1:100 @ A1 1:200 @ A3



ELEVATION SOUTH
1:100 @ A1 1:200 @ A3

MATERIALITY LEGEND

- 1 METAL SCREENING
- 2 METAL CLADDING
- 3 STEEL
- 4 STAINED PRECAST
- 5 STONEWORK
- 6 TINTED GLASS
- 7 CLEAR GLASS

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