

S M F A

C I T I F Y

WALKERVILLE TERRACE DEVELOPMENT

PROJECT ADDRESS:
1 WALKERVILLE TERRACE GILBERTON SA 5081

PROJECT STATUS:
PLANNING

DATE: 8/11/2024 **PROJECT NO.:** 24045 **DRAWING NO.:** A0.00

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A0, PART A - FOR INFORMATION

A0.00 COVER PAGE

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A3.00 BUILDING AMENITY AXO

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A5, DIAGRAMS

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DRAWING LIST - PART B

B0, PART B - DRAWING SET

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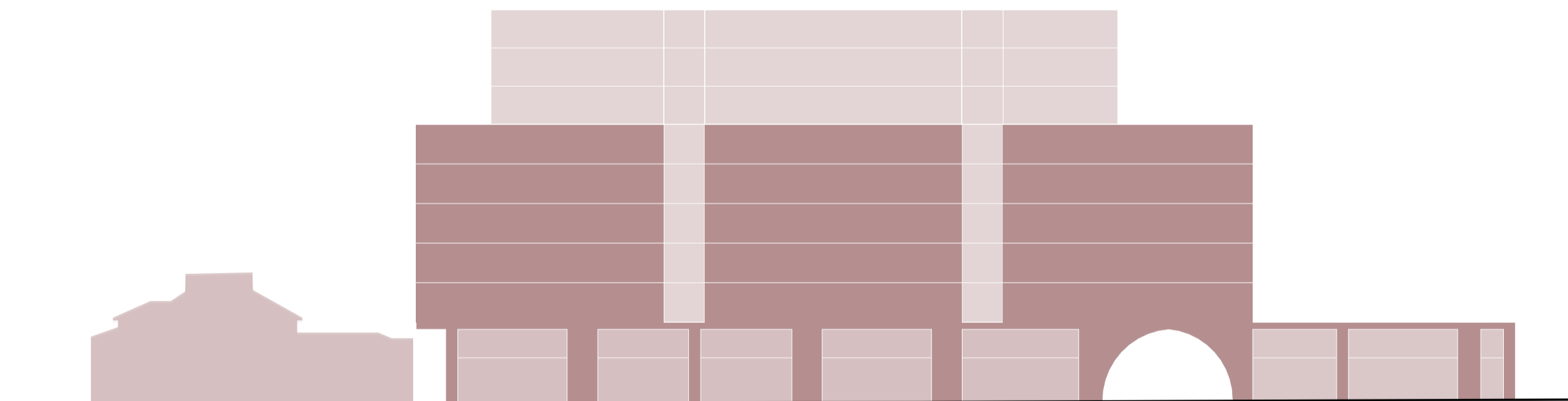
B6.06 PERSPECTIVE 07

B6.07 PERSPECTIVE 08

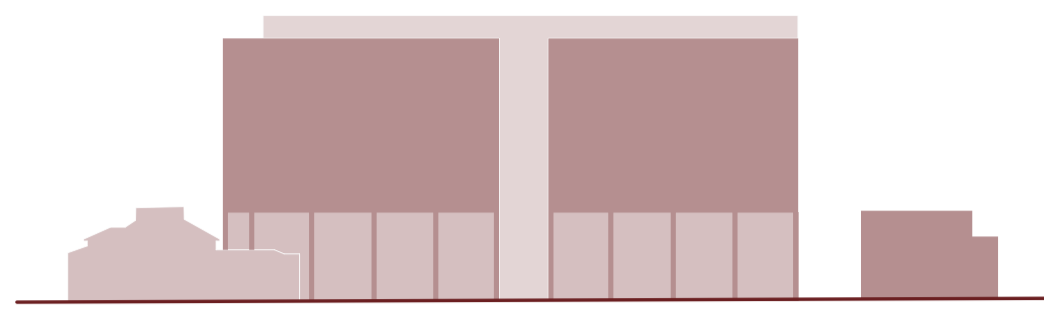
B6.08 PERSPECTIVE 09

B6.09 PERSPECTIVE 10

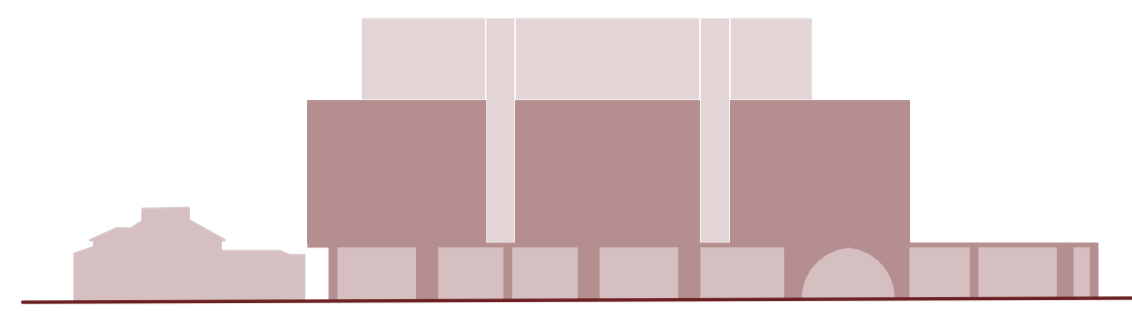
B6.10 PERSPECTIVES - STREET VIEWS



PREVIOUS SCHEME



PROPOSED SCHEME



REFUSAL REASON
8. The proposal does not meet Performance Outcome 12.1 as the building does not positively contribute to the character of the local area by responding to local context as a result of the building massing, bulk and streetscape presentation.

DESIGN RESPONSE
LOCAL CONTEXT
With a diverse range of styles in the surrounding context, the proposal drawing on the heavy two storey mass to tie into the local context as well as warmer tones to be sympathetic to the adjacent built form.



WAKERVILLE TERRACE



NORTHCOTE TERRACE



OTHER SITES IN CLOSE PROXIMITY

15 - 2 STOREY BULK WITH HEAVY MATERIALS

15 - 2 STOREY BULK WITH HEAVY MATERIALS

REFUSAL REASON
11. The proposal does not meet Performance Outcome 12.5 as the materials proposed are not considered to be durable and able to age without ongoing maintenance required.

DESIGN RESPONSE
DURABILITY & DESIGN LONGEVITY



PLINTH
HEAVY, DURABLE AND LIGHT, EARTHY TONES



MID SECTION
TEXTURAL, EARTHY TONES

TOP
REFLECTIVE, DURABLE CLADDING

- 2. The proposal does not meet Performance Outcomes 11, 12, 13, 14, and 15 as the proposed built form both dominates and negatively impacts the existing local heritage place through massing, setbacks, scale, design, materials and architectural features.
- 3. The proposal does not meet Performance Outcome 2.1 as the building does not positively contribute to the public realm through acceptable building design via scale and massing at ground level.
- 4. The proposal does not meet Performance Outcome 4.2 as the building does not provide an orderly transition to the existing streetscape character to Wakeriville Terrace on the envisaged scale of the adjacent neighbourhood-type zone.
- 5. The proposal does not meet Performance Outcome 5.1 as the increased dwelling yield from the proposal does not satisfactorily manage off-site impacts through design quality and is considered an over-development of the site.
- 6. The proposal does not meet Performance Outcome 5.2 as the proposal has not been designed to minimise impacts to adjacent residential land uses via massing, building proportions or the intensity of the development to the streetscape.
- 7. The proposal does not meet Performance Outcome 6.4 as the proposed pedestrian linkages between the underground parking area and the proposed townhouses are not considered safe or convenient.
- 9. The proposal does not meet Performance Outcome 12.2 as the architectural detail at street level does not reinforce a human scale and interface through a mixture of materials and architectural design features.
- 10. The proposal does not meet Performance Outcome 12.3 as the proposal has not sufficiently reduced the visual building mass through separation of building elevations into distinct elements.
- 12. The proposal does not meet Performance Outcome 12.6 as the proposal is not considered to be designed to provide attractive, high quality, pedestrian-friendly street frontages through the location and the scale of the development adjacent to public streets.
- 13. The proposal does not meet Performance Outcome 12.8 as the proposal has not demonstrated appropriate locations nor screening for building services, plant and mechanical equipment from the public realm.
- 14. The proposal does not meet Performance Outcome 13.1 as street frontages are not considered to be well landscaped through deep soil space for large tree plantings to soften the appearance of the development and contribute to tree canopy targets. 15. The proposal does not meet Performance Outcome 13.2 as the deep soil zones provided are insufficient in providing notable green space to provide shade and to soften the building appearance.

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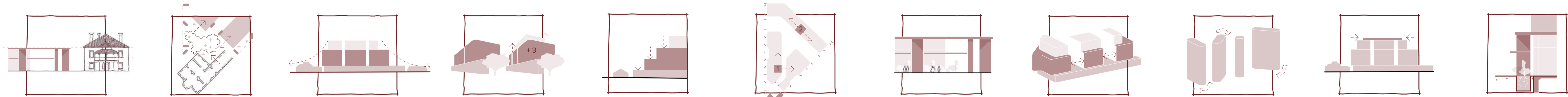
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DESIGN RESPONSE

INTEGRATING THE LOCAL HERITAGE PLACE

The proposed design focuses on the integration of the local heritage place, utilising it as a design tool for the plinth. The proportions, setbacks, angles and material palette are all designed to be sympathetic to the hotel.

The buildings use will also remain hospitable, to ensure the corner of the site is activated and utilised and takes advantage of the proposed courtyard areas.

ACTIVATING THE GROUND FLOOR

Incorporating a plinth at the 2 lower levels of the proposed development, provides opportunity for a more sympathetic, 'human scale' development. The lower level canopy also provides protection to the street for pedestrians.

The heavy plinth form acts as a barrier to the busy intersection in order to create protected outdoor zones for dining and safe pedestrian passage.

TRANSITION BETWEEN ZONES

The site is both high profile – sitting on the intersection of 5, high traffic roads – as well as being a transitional, Urban Corridor site between the City Living and Established Neighbourhood zones.

The mass needs to be distributed to transition into the neighbourhood zone while still providing the higher density housing of the urban corridor zone.

SIGNIFICANT DEVELOPMENT SITE

To achieve the increased development yield, high design quality has been the main focus of the re-design.

This includes retention and restoration of the heritage building to contribute to local character, open space that contributes to public realm, pedestrian pathways through the site, retail and hospitality uses on the ground floor and a variety apartment types.

The proposal also aims to reduce the visual impact of the additional height by visually changing those additional levels.

URBAN STEPPING

The massing has been developed to step from the adjacent residential zone in a more gradual way. The orientation of the site also means that the residential properties are not impacted by overshadowing.

SAFE PEDESTRIAN MOVEMENT

Providing safe and clear pathways through the site for the public and residents. Treatment of the new through road as a pedestrian friendly space with landscaping, paved surfaces and wide footpaths and crossings.

Ensuring all residence have safe, dry access to their apartments with 2 lift cores.

STREET INTERFACE + HUMAN SCALE

Design articulation and layering of materials and forms create the more detailed human scale at ground level.

SEPARATING BUILDING MASS TO REDUCE SCALE

The three distinct layers of the proposal are varied in setbacks and material palette to break the mass and perceived height.

STREET FRONTAGE

The street frontage utilises deep columns to address the conflicting site angles and high traffic of the intersection and provide shelter and framed views from the tenancies within.

CONCEALING BUILDING SERVICES

All building services to be concealed from the street within the basement, on the roof, or discretely at street level where necessary.

MEANINGFUL LANDSCAPE ZONES

The basement carpark has been inset within the plinth to allow for deep soil zones along the length of the street, providing both privacy to the tenants and a softening of the street for the public.



RESPONSE TO ODASA REFERRAL LETTER DATED 29 OCTOBER 2024

- To address concerns raised regarding the amenity of the outdoor space adjacent to the cafe (on Northcote terrace), we have used this space instead to increase the landscape zone in size as well as increasing the shrub and tree sizes.
Amended Drawings
B2.22 GROUND
B2.50 LANDSCAPE GROUND FLOOR
- We have taken the recommendation of incorporating further mature trees to capitalise on the impact of deep soil planting.
Amended Drawings
B2.50 LANDSCAPE GROUND FLOOR
B2.51 LANDSCAPE LEVEL 2
B2.52 LANDSCAPE PLANTING SCHEDULE
- To address the concerns surrounding the 'enclosed nature' of the two-storey apartment corridors, we have increased the size of the openings to 50% of the façade, with an open mesh rather than glass. We have also maintained access from the stair into the corridor of these apartments to ensure stair access from the basement.
Amended Drawings
A1.01 DRP FEEDBACK
B2.22 GROUND



- Further design development of the raised pool has been undertaken to show the configuration and intent of the stairs and lift. This will continue to be worked through during the detailed design process.
Amended Drawings
B2.24 LEVEL 2
B2.51 LANDSCAPE - LEVEL 2
- To clarify the ceiling heights proposed throughout the apartments, ceiling plan diagrams have been incorporated. All living spaces and bedrooms will have a ceiling height of 2700 at a minimum. Maintaining this will be a priority as the design is refined.
Amended Drawings
A3.11 APARTMENT CONCEPT DETAIL
- In order to articulate the long corridor lengths, insets at the apartment entries have been incorporated to create a sense of entry and provide wider corridor lengths at each door. Across the apartment levels, the corridor widths are 1500mm wide, with a 500mm inset at the apartment doors. Sun tunnels have also been incorporated to provide natural light.
Amended Drawings
A3.10 TYP. APARTMENT LAYOUTS
A3.11 APARTMENT CONCEPT DETAIL
Precedent Image Included
B2.25 Level 3
B2.26 Level 4
B2.26A Level 5
B2.26B Level 6
B2.27 Level 7
B2.28 Level 8
B2.28 Level 9
- We have further reviewed the material palette and provided more detail in the planning drawings. We have further developed the design intent for the mid section to be a coloured concrete. A physical material board will also be provided.
Amended Drawings
B4.00 West Elevations
B4.01 East Elevations
B4.02 South Elevations
B4.03 North Elevations

COMMENT
Consideration of Ground Floor arrival experience.

DESIGN RESPONSE

CREATING A LOBBY ENTRANCE FROM WALKERVILLE TERRACE

Re-distributing the ground floor retail tenancies to allow a grander entry experience to Walkerville Terrace.
An additional stair has also been incorporated to allow hospitality patrons to access the ground floor from the carpark.

COMMENT
Stair to 2-storey apartments

DESIGN RESPONSE

FLOOR PLAN ADAPTED TO ALLOW ACCESS TO APARTMENTS FROM FIRE STAIR.

To allow residents in the northern apartments more direct access to their apartments without using the lifts, the eastern fire stair is now accessible from the ground floor corridor.

COMMENT
Quality of space to the northern, 2-storey apartments.

DESIGN RESPONSE

REMOVING SECONDARY LIVING SPACE, SO THAT ALL LIVING ZONES HAVE NORTH FACING GLAZING.

The 2-storey apartments have been re-designed so that all bedrooms and living spaces have north facing, private windows. The only windows that now face into the courtyard are bathrooms which will be frosted.

COMMENT
Consideration of the operation and functionality of front of house and back of house areas. Clearly separating waste, servicing etc.

DESIGN RESPONSE

SIMPLIFYING THE FUNCTIONALITY OF THE CENTRAL COURTYARD

Outdoor dining has been re-distributed so that the central space is primarily pedestrian thoroughfare and landscaping.
Windows to the restaurants remain to improve visibility, light and safety to the central thoroughfares.
The service spaces are consolidated in the centre of the site.

COMMENT
Concerns regarding the depth of soffits over the serviced accommodation balconies.

DESIGN RESPONSE

VOID INCREASED IN SIZE

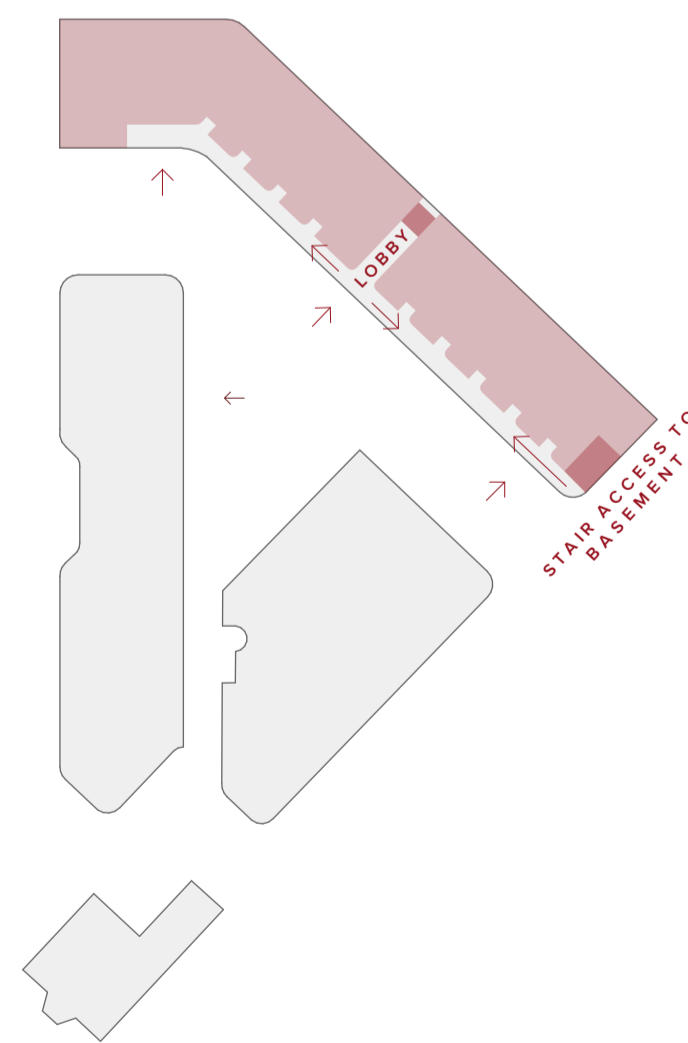
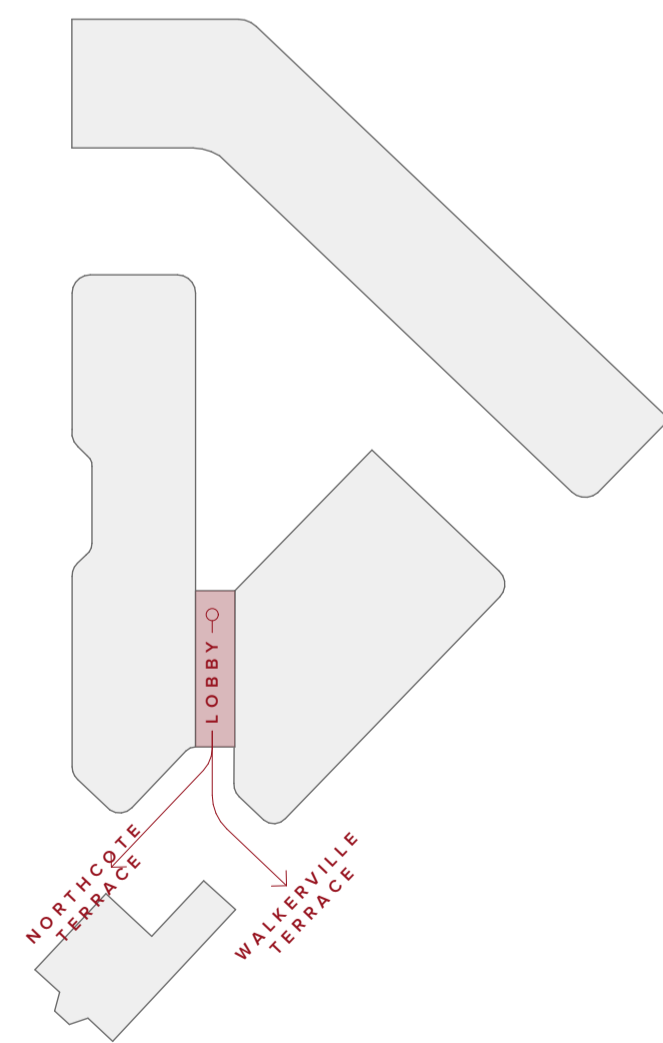
The central void size increased significantly to improve the natural light offering to the ground floor.

COMMENT
Clarification around materiality of the ground floor plinth.

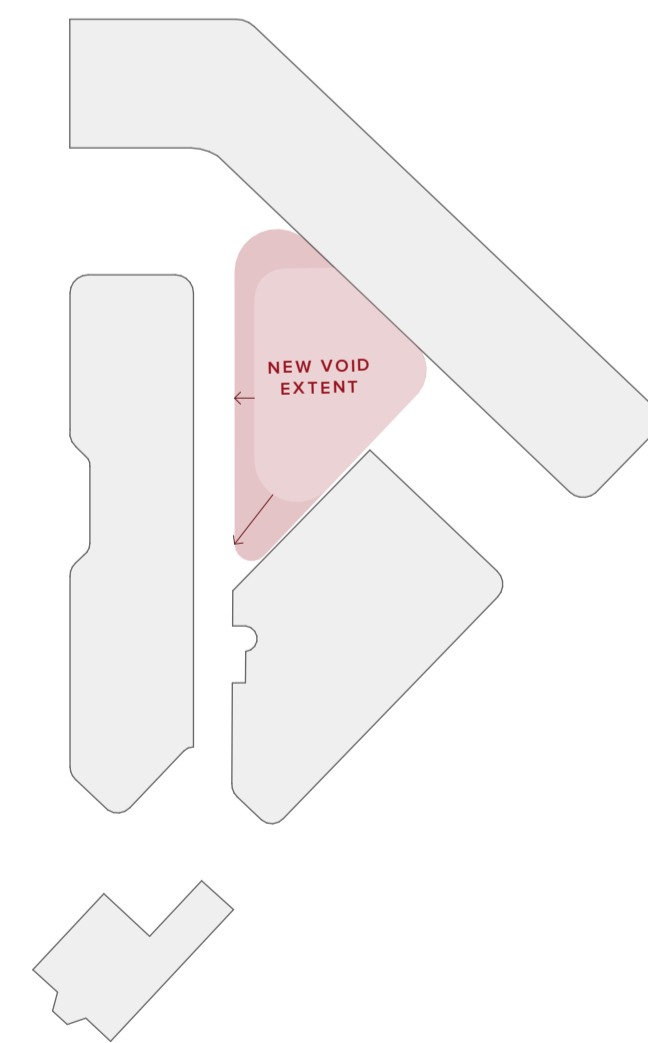
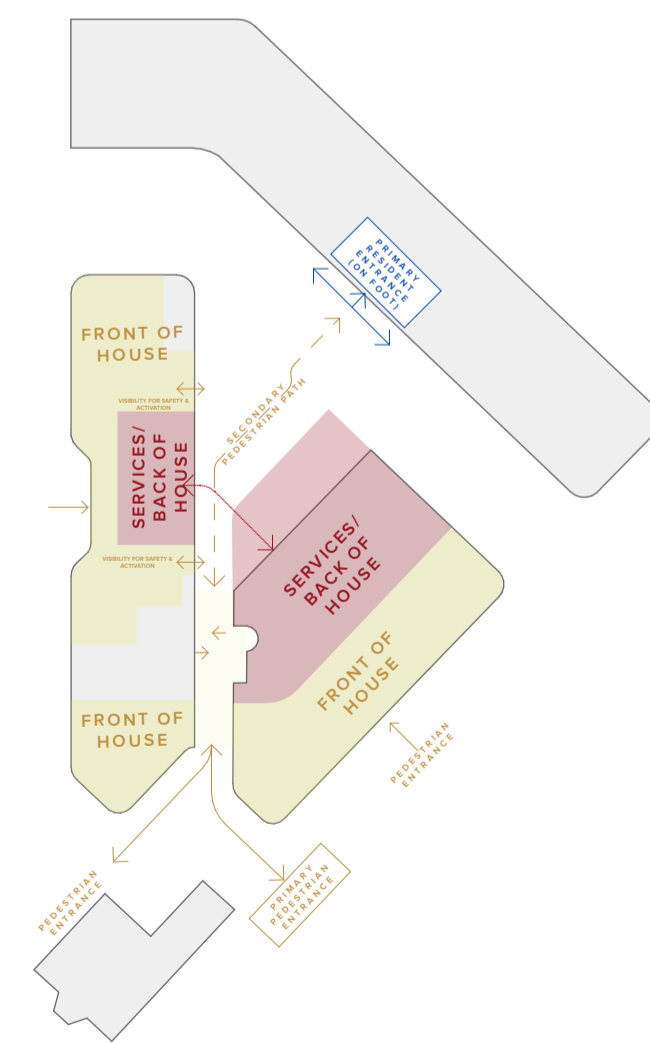
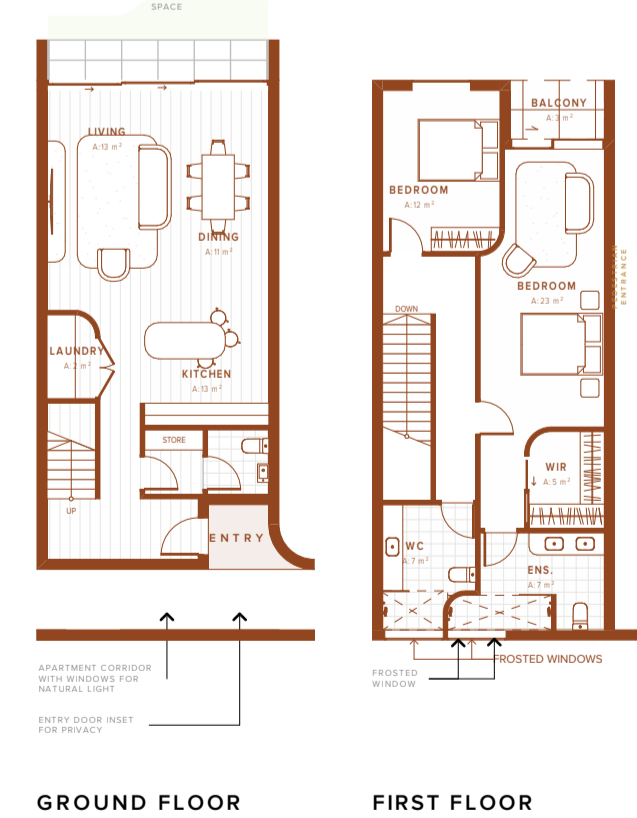
DESIGN RESPONSE

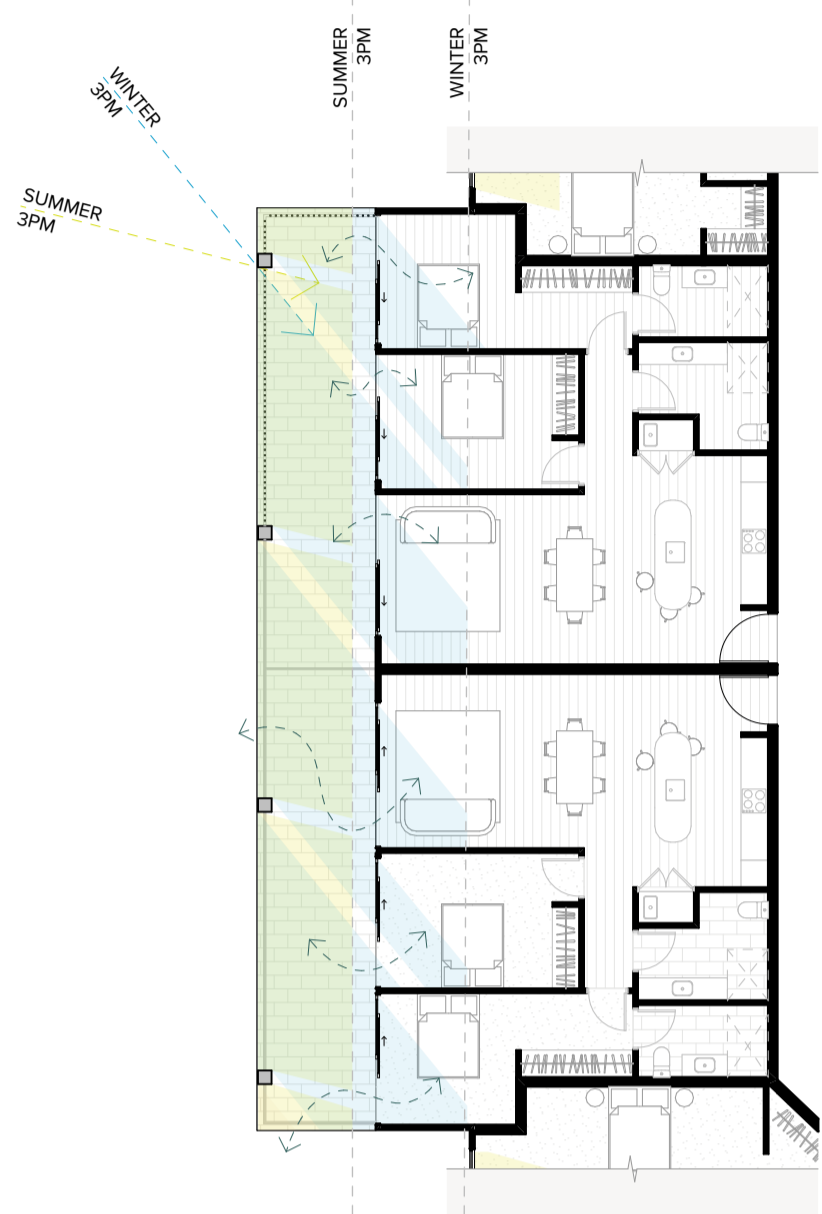
PLINTH MATERIALITY

Taking reference from the heritage place, the plinth materiality includes sandstone and warm, textured metal finish for the canopy.

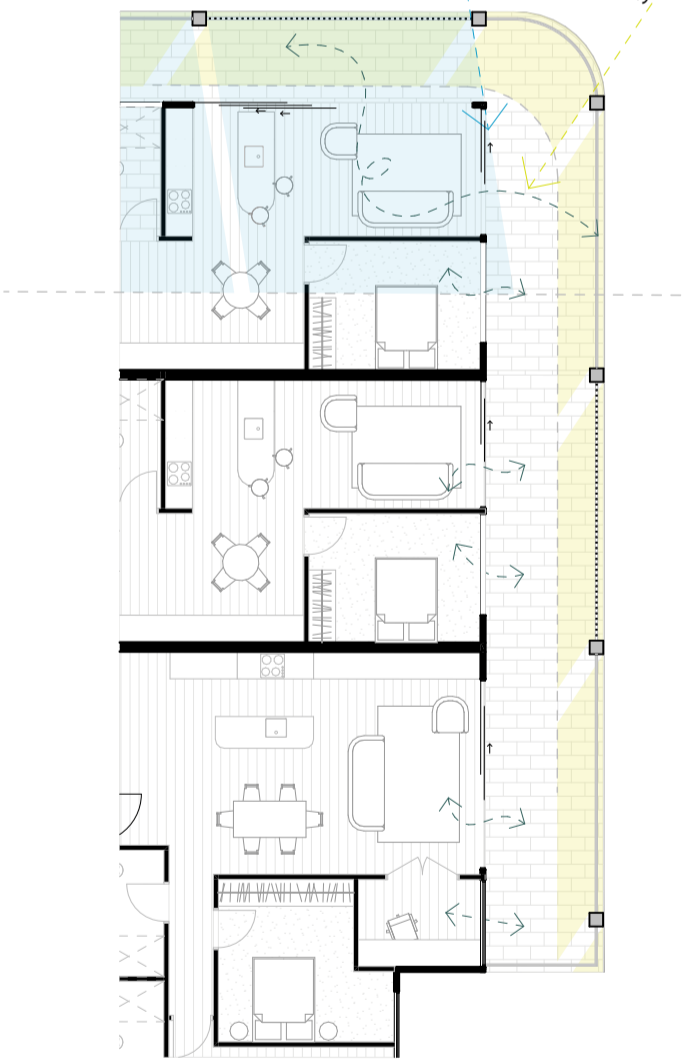
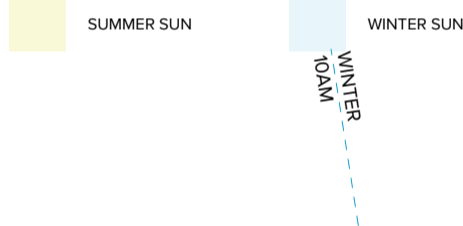


2-STOREY APARTMENT TYPICAL LAYOUT





WESTERN SUN SHADING LEVELS 2-6



NORTH EASTERN SUN SHADING LEVELS 3-6



CONSOLIDATED SERVICES
AIR CONDITIONING UNITS AND ELECTRIC HOT WATER CONSOLIDATED ON THE ROOF

SOLAR AND RAINWATER STORAGE
SOLAR AND RAINWATER STORAGE TO BE MAXIMISED.

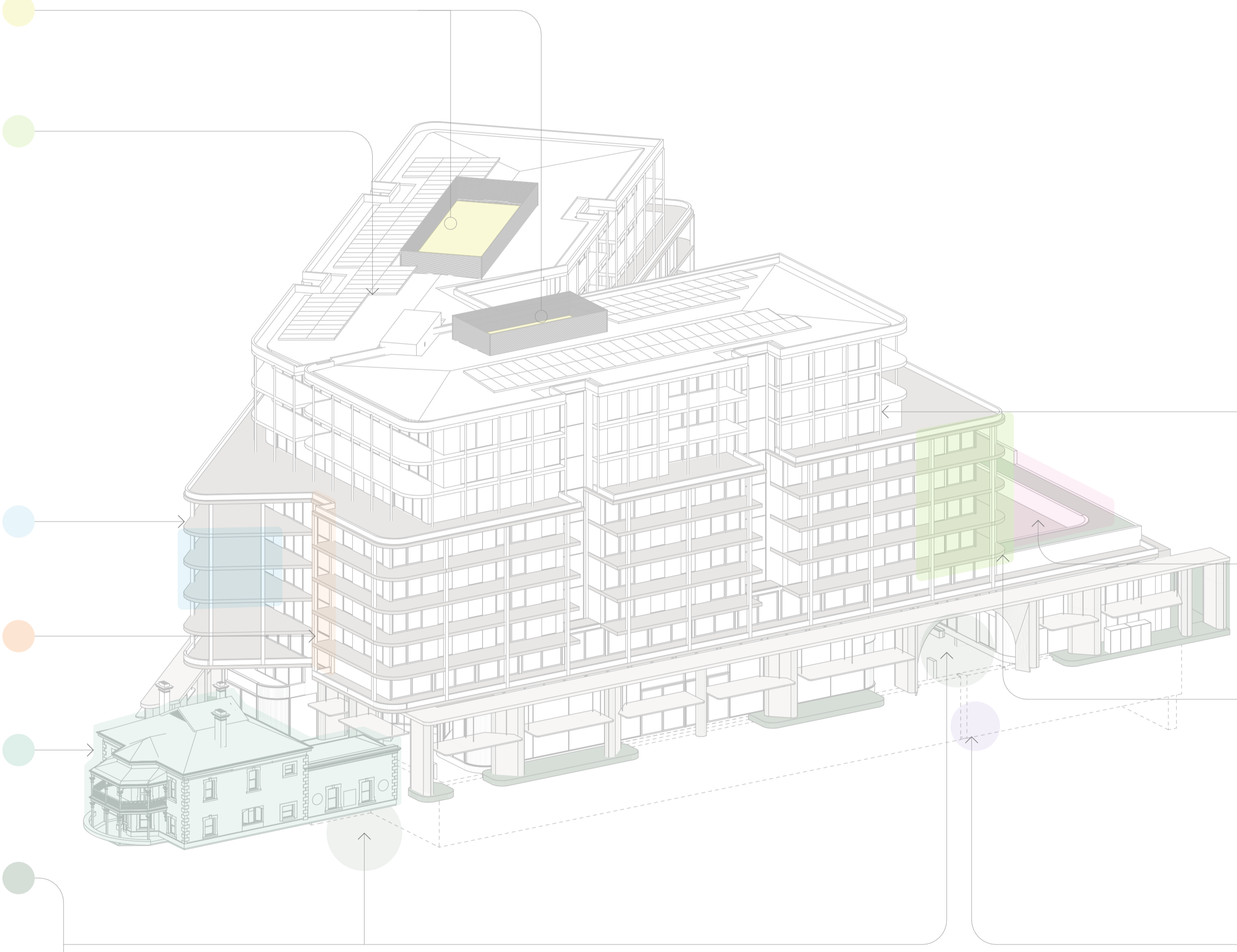
SUN SHADING
DEEP BALCONIES FOR SUN SHADING

COMMON AREAS
DAYLIGHT TO ALL LOBBIES AND CORRIDORS WHERE POSSIBLE THROUGH LOBBY WINDOWS AND SUN TUNNELS

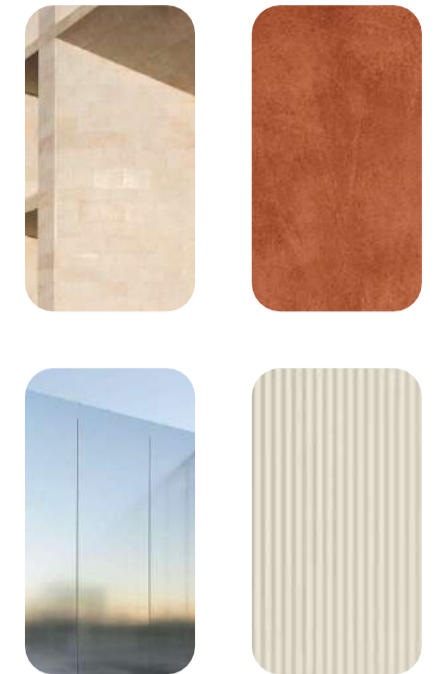
HERITAGE
ADAPTIVE RE-USE OF LOCAL HERITAGE PLACE

BIKE STORAGE
1 BIKE RACK PER APARTMENT AS WELL AS EXTERNAL, EASILY ACCESSIBLE BIKE RACKS FOR THE PUBLIC AND VISITORS.

END OF TRIP
END OF TRIP FACILITIES FOR STAFF ON THE GROUND FLOOR INCLUDING SHOWERS, LOCKERS AND BIKE STORE.



MATERIALS
LIGHT, NATURAL TONES TO REDUCE HEAT ISLAND IMPACT



NATURAL VENTILATION
OPENABLE WINDOWS TO ALL APARTMENTS

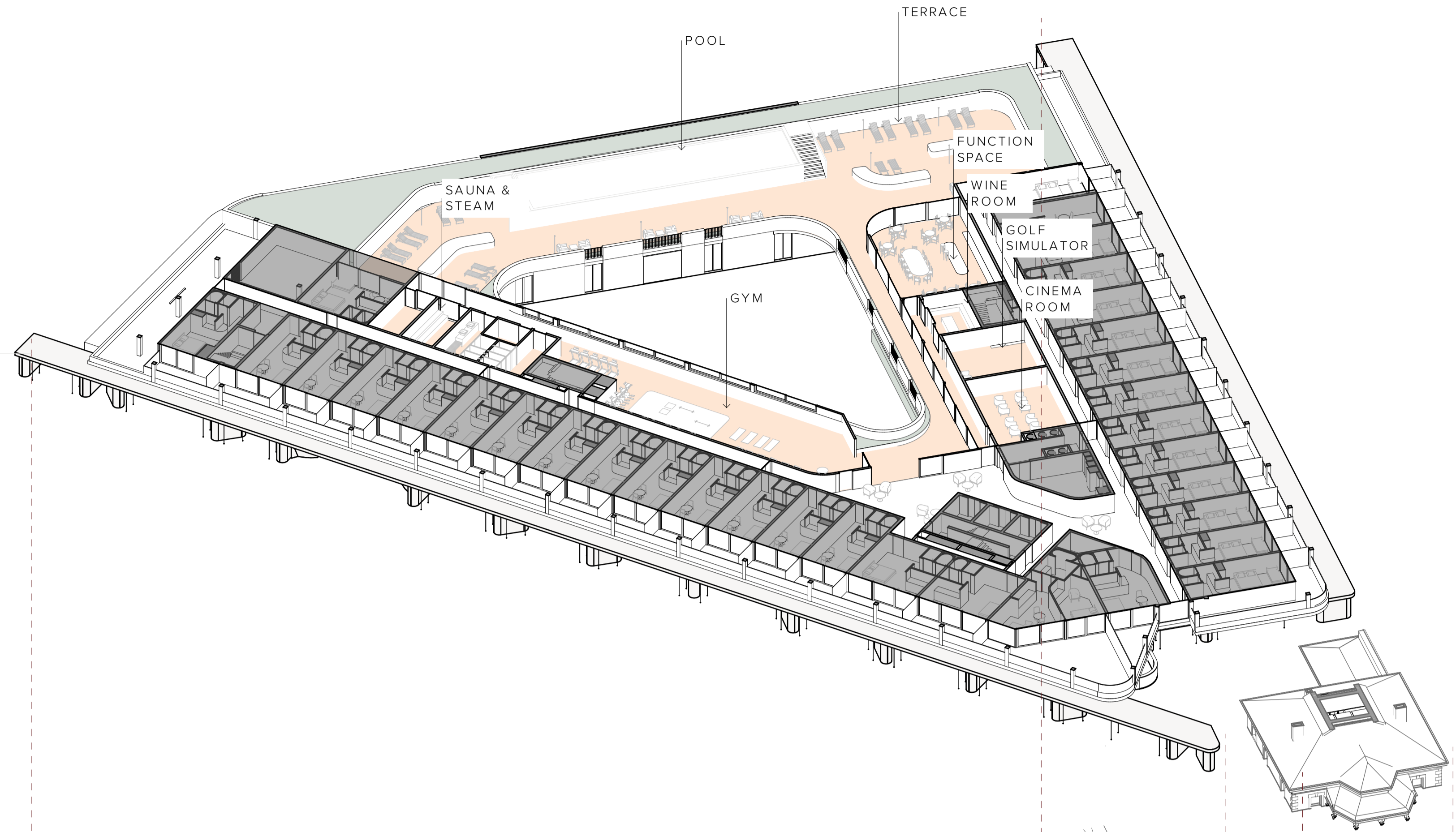
COMMON AREAS
HIGH QUALITY AMENITY IN COMMON AREAS

DE-MATERIALISING
APARTMENTS TO HAVE EXPOSED CONCRETE SOFFITS TO DE-MATERIALISE AND UTILISE THERMAL MASS

CARRPARK
DEDICATED SPACES FOR RIDE SHARE AND EV CHARGING PROVISIONS.

LEVEL 2

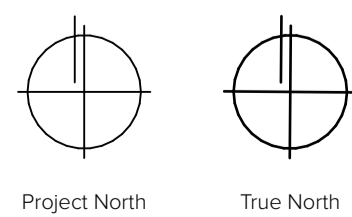
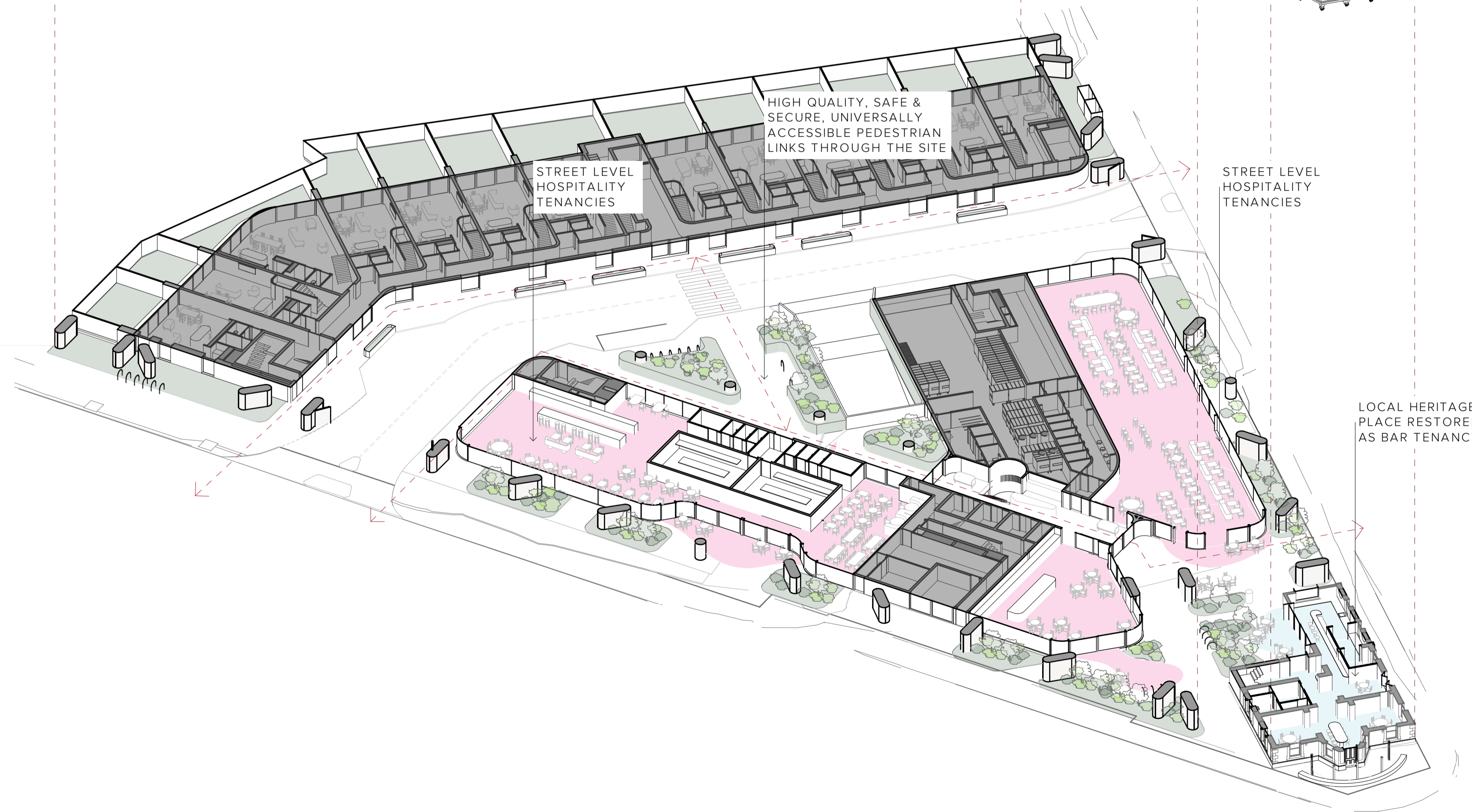
AMENITY FOR RESIDENTS AND SHORT TERM ACCOMMODATION



GROUND FLOOR

HOSPITALITY TENANCIES

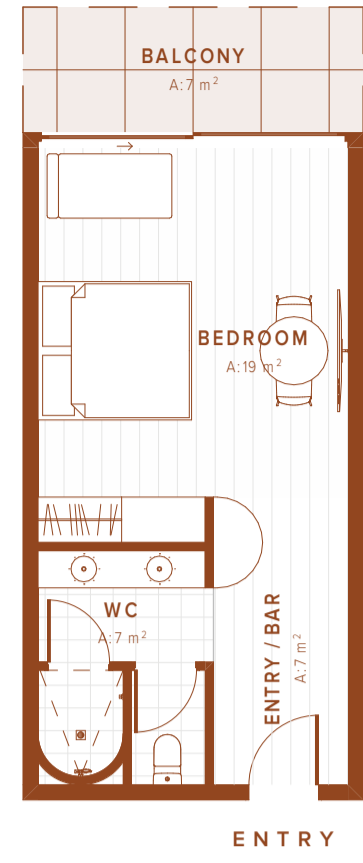
LOCAL HERITAGE PLACE - HOSPITALITY TENANCY



SELECTION OF THE MORE COMMON APARTMENT LAYOUTS ONLY. FULL RANGE OF APARTMENT TYPES ARE ON THE RESPECTIVE FLOOR PLANS.

SERVICE APARTMENTS

SA_1

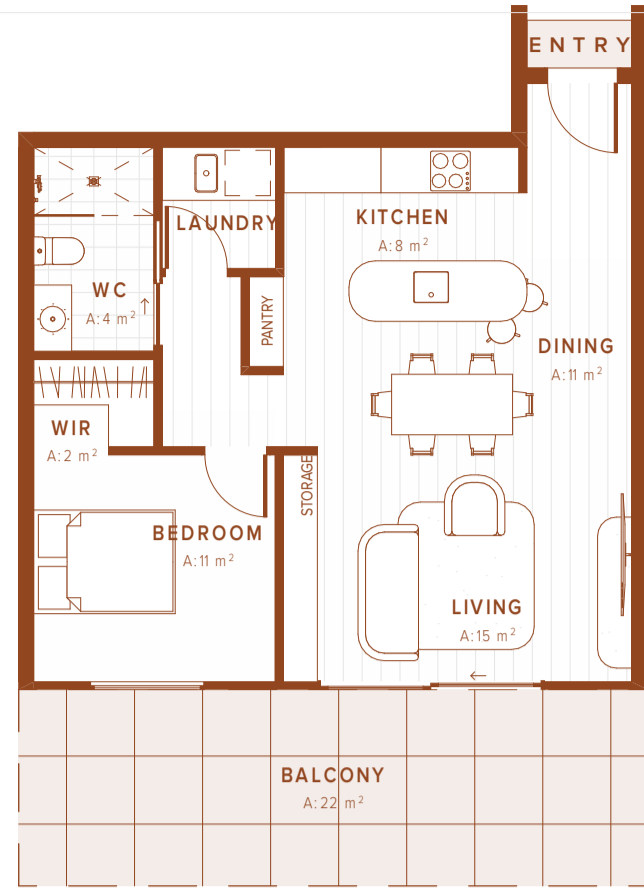


STUDIO (SERVICED ACCOMODATION)
LEVELS 1 + 2

APARTMENT AREA : 38m²
P.O.S : 7m²
TOTAL : 45m²

1 BED APARTMENTS

1B_2

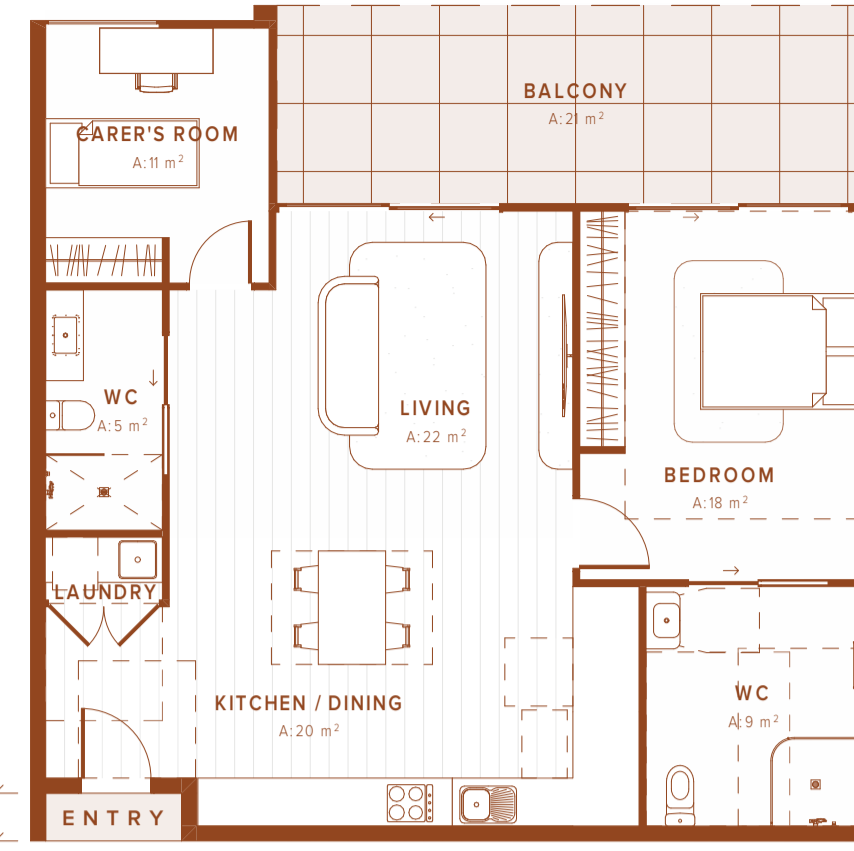


1 BED
LEVELS 3 - 8

APARTMENT AREA : 60m²
P.O.S : 22m²
TOTAL : 82m²

NDIS APARTMENTS

NDIS_1



2 BED
LEVELS 2 + 3

APARTMENT AREA : 100m²
P.O.S : 21m²
TOTAL : 121m²

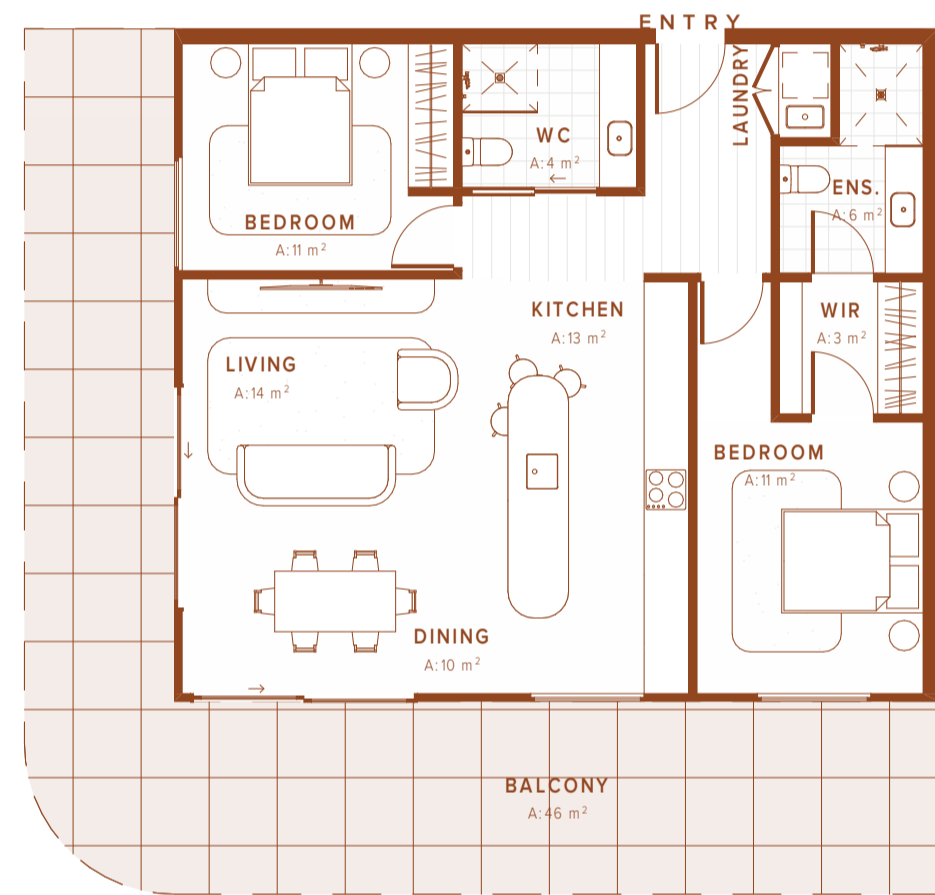
STORAGE SCHEDULE

APARTMENT TYPE CODE	VOLUME (m3)
1 BED	
1B_1	17.76
1B_2	9.82
1B_3	10.89
1B_4	13.85
1B_5	11.42
1 BED - 2 STOREY	
2SA_4	14.57
2 BED	
2B_1	14.59
2B_2	12.83
2B_3	17.28
2 BED (NDIS)	
2B_4	14.55
2B_5	19.40
2B_6	12.66
NDIS 1	11.95
NDIS 2	15.60
NDIS 3	14.27
NDIS 5	19.71
NDIS 6	12.90
NDIS 7	13.51
2 BED - 2 STOREY	
2SA_1	11.62
2SA_2	19.65
2SA_3	19.51
2SA_4	12.14
2.5 BED	
2.5B_1	18.55
2.5B_2	17.29
2.5B_3	14.22
3 BED	
3B_1	22.67
3B_10	25.28
3B_11	19.83
3B_12	24.11
3B_12.2	28.73
3B_13	17.55
3B_14	29.04
3B_15	26.56
3B_16	18.87
3B_2	14.10
3B_3	17.20
3B_4	21.42
3B_5	19.24
3B_6	14.87
3B_6.2	13.84
3B_7	55.49
3B_9	35.27
3B_9.2	26.52
4 BED	
4B_1	30.36
4B_2	28.68
4B_2.2	32.03
4B_3	27.36
4B_4.2	29.34
4B_5	53.53
SERVICED ACCOMODATION	
SA_1	4.73
SA_A.2	7.14
SA_ACCESS_1	8.05
SA_ACCESS_2	3.85
SA_ACCESS_3	3.70
SA_B	5.68
SA_B.2	6.27
SA_C	4.86
SA_D	4.93
SA_E	4.17
SA_F	4.23
SA_G	5.36
SA_H	5.42

STORAGE SCHEDULE DONATES THE STORAGE VOLUMES IN EACH APARTMENT TYPE. APARTMENTS TYPES ARE NOTED ON THE FLOOR PLANS.

2 BED APARTMENTS

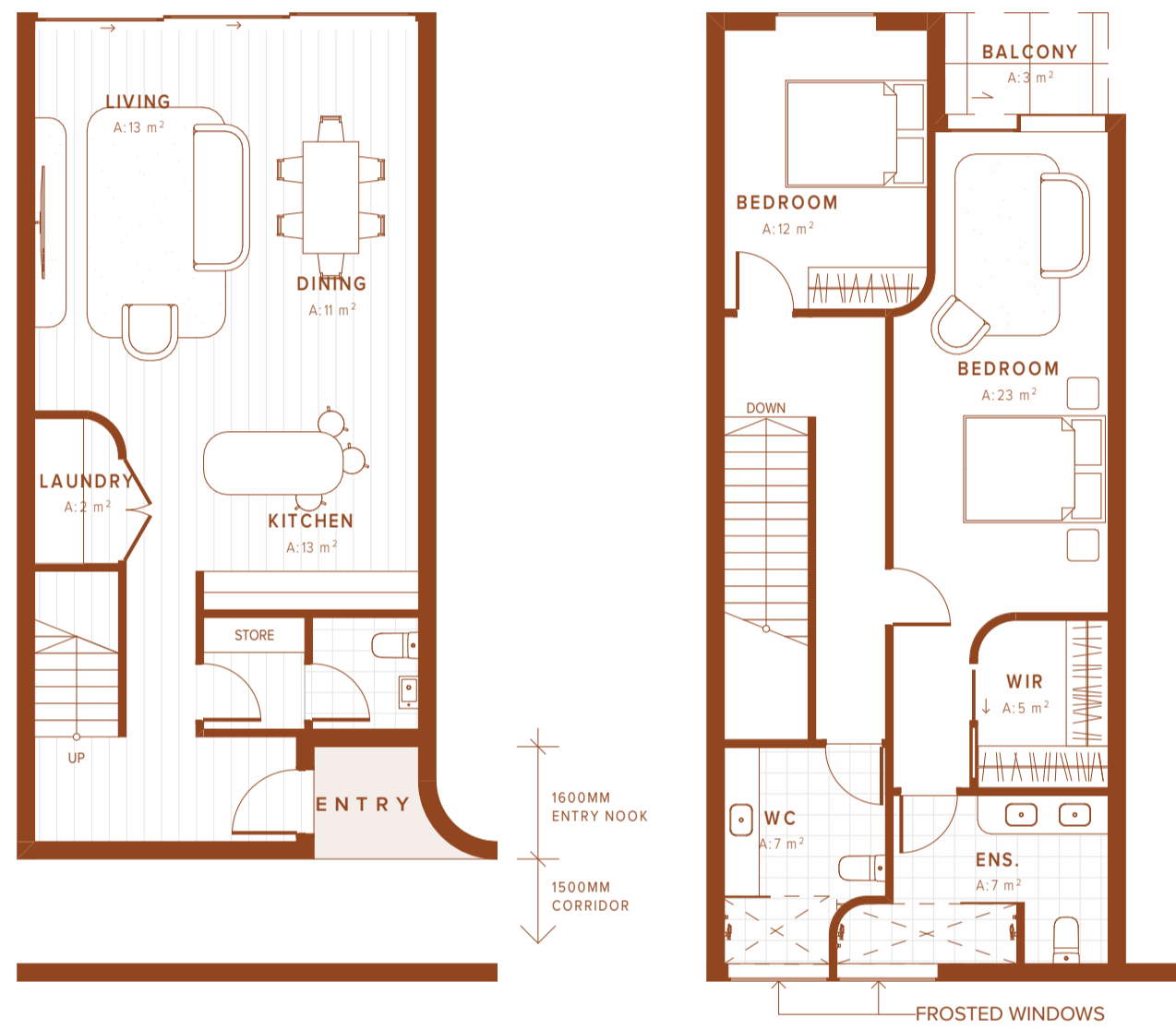
2B_3



2 BED
LEVELS 3 - 6

APARTMENT AREA : 88m²
P.O.S : 46m²
TOTAL : 134m²

2SA_1



2 BED (2 STOREY)
GROUND

APARTMENT AREA : 149m²
P.O.S : REFER FLOOR PLANS

4 BED APARTMENTS

3 BED APARTMENTS

3B_2



3 BED
LEVELS 3 - 9

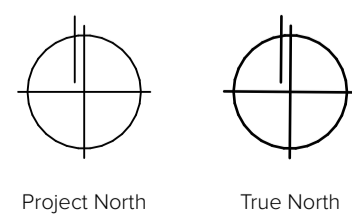
APARTMENT AREA : 96m²
P.O.S : 16m²
TOTAL : 114m²

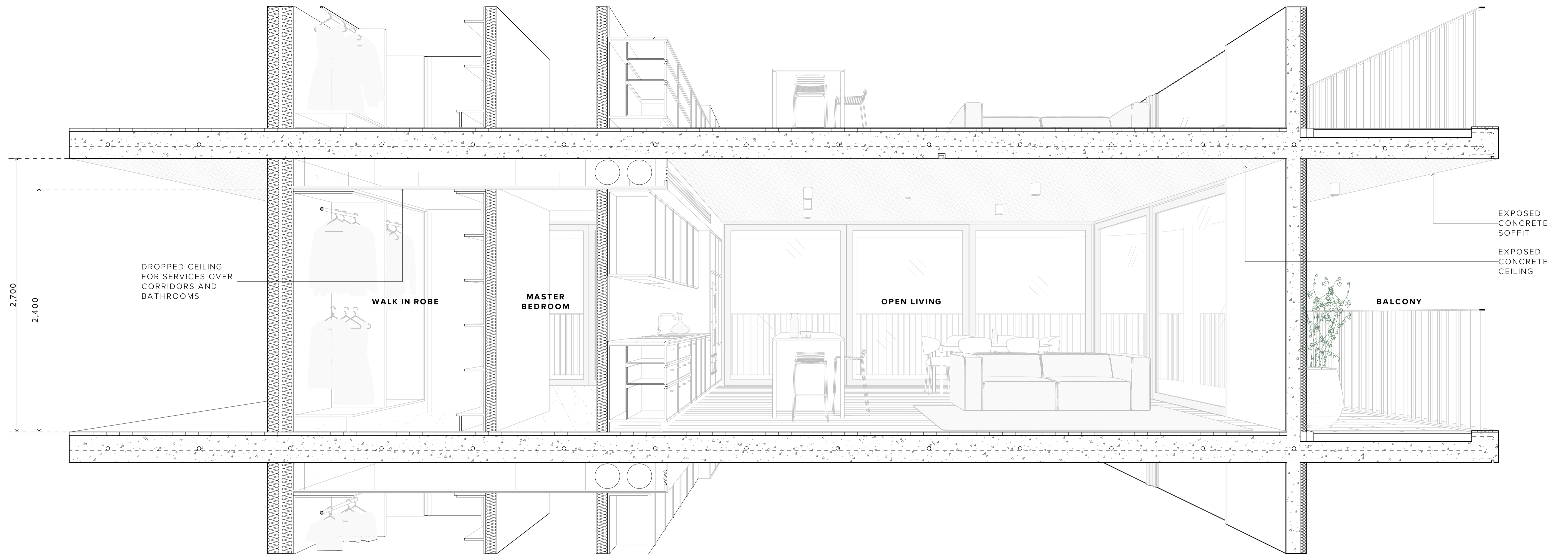
4B_3



4 BED
LEVELS 9

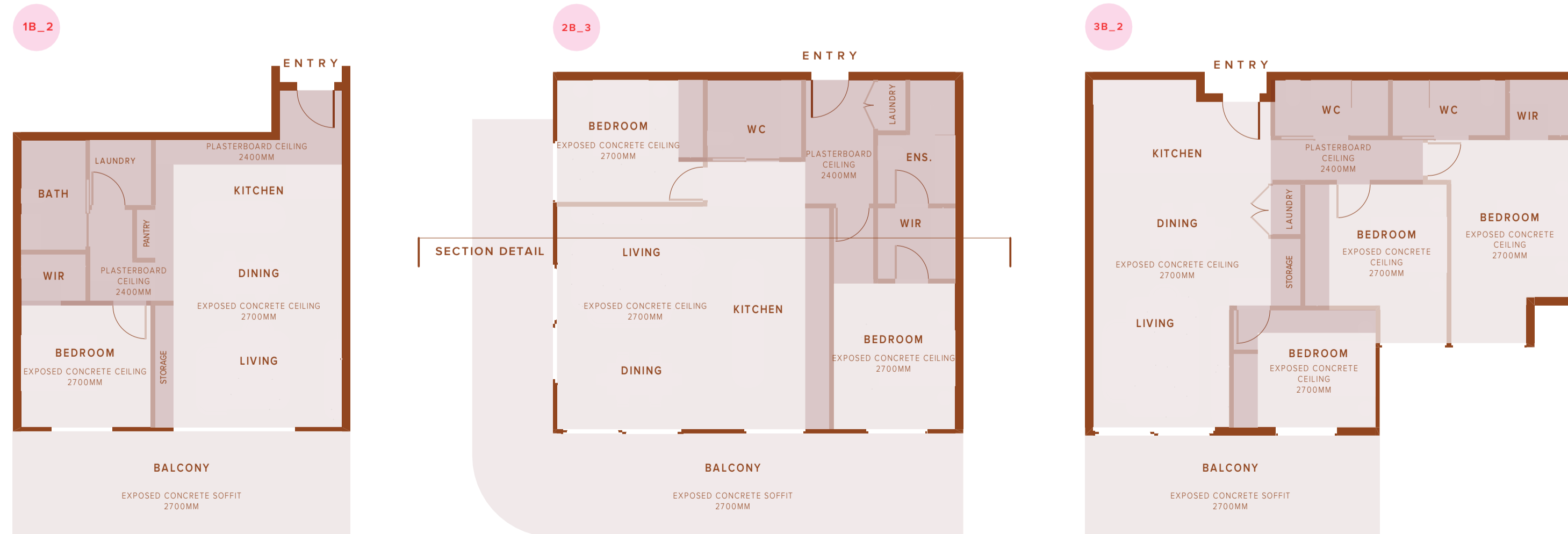
APARTMENT AREA : 225m²
P.O.S : 93m²
TOTAL : 318m²





SECTION DETAIL (APT. 2B_3)

TYPICAL APARTMENT CEILING HEIGHT DIAGRAMS

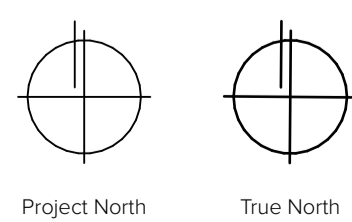


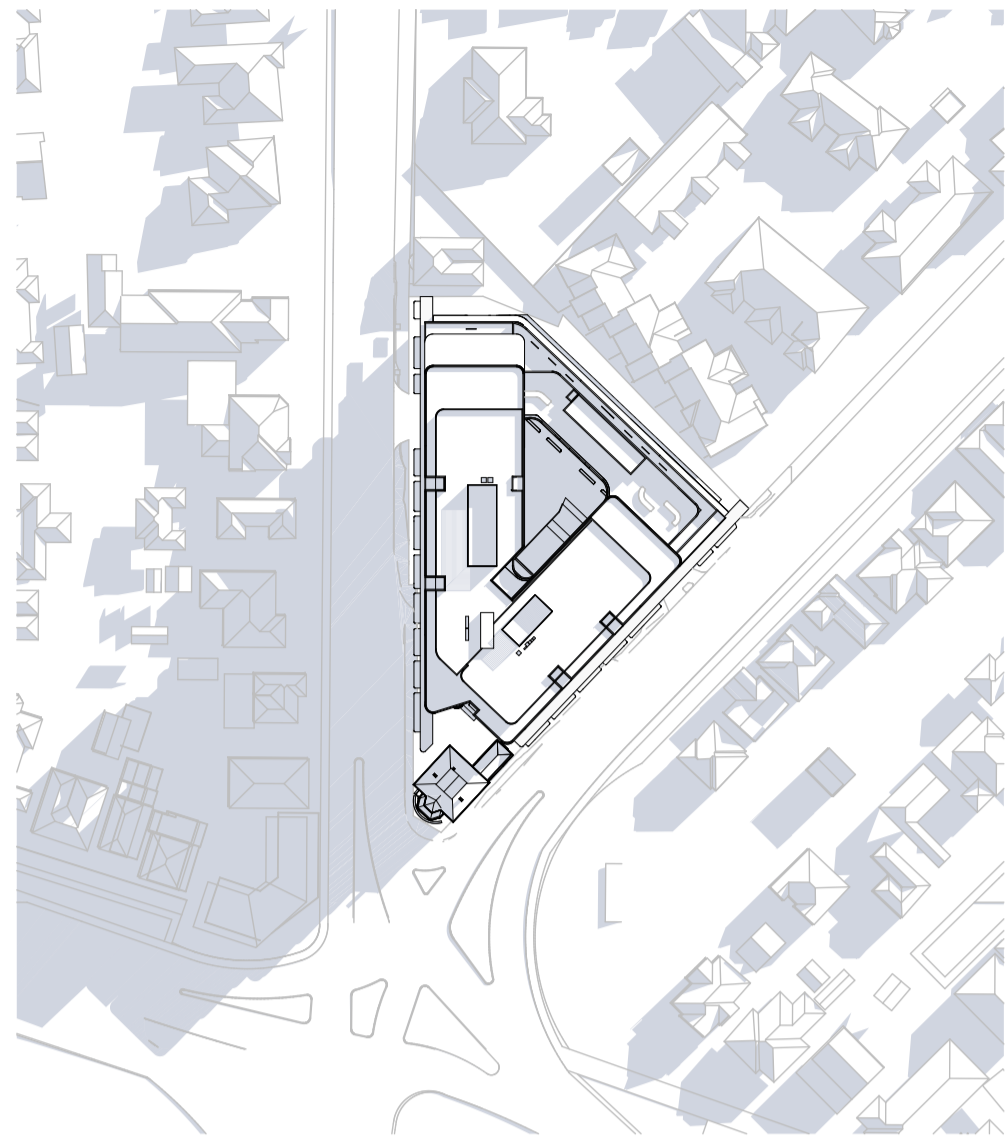
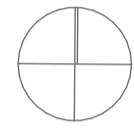
INTERIOR PRECEDENTS



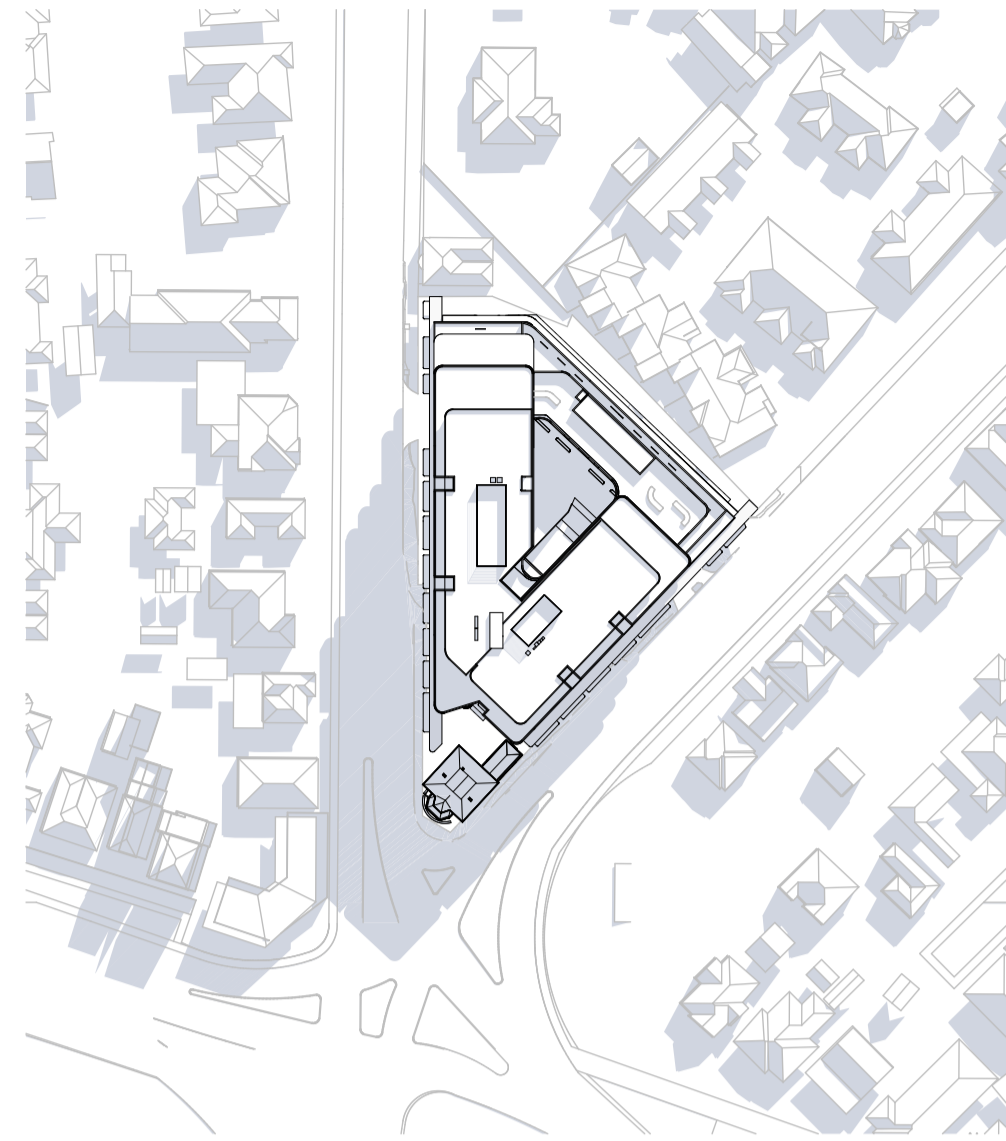
EXPOSED CONCRETE CEILING WITH PLASTERBOARD BULKHEADS AND CEILINGS OVER CORRIDORS AND BATHROOMS

INSETS PROVIDED AT APARTMENT ENTRIES

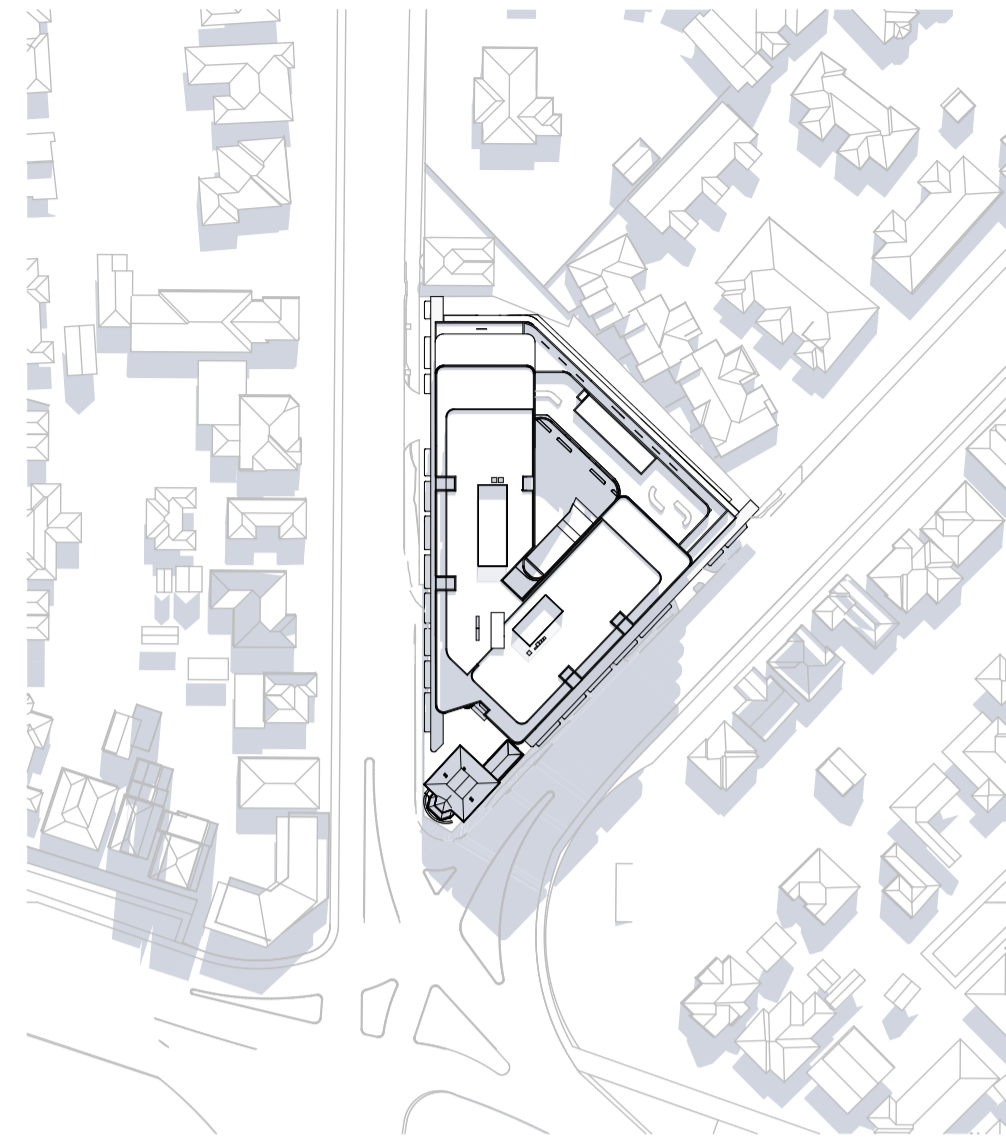




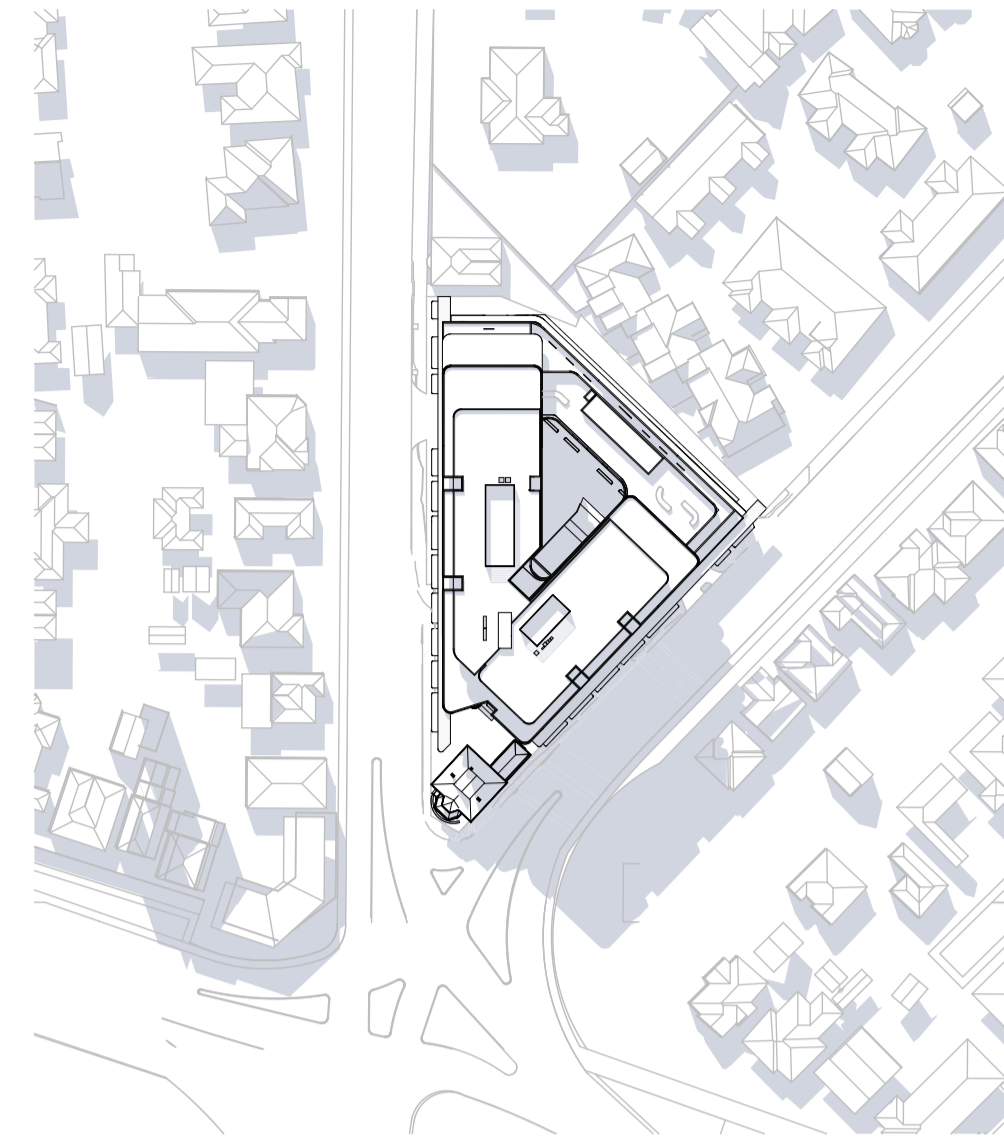
WINTER 9AM



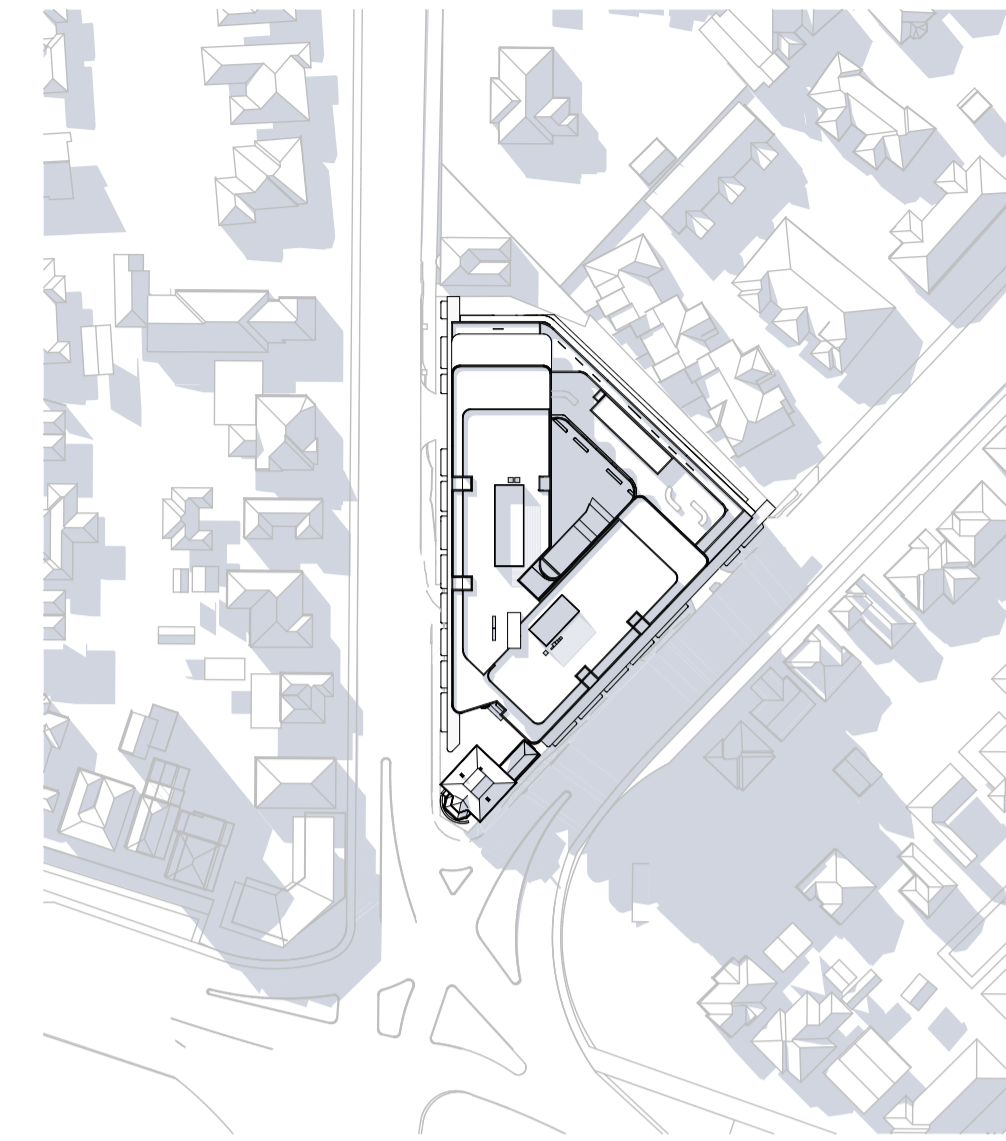
WINTER 10.30AM



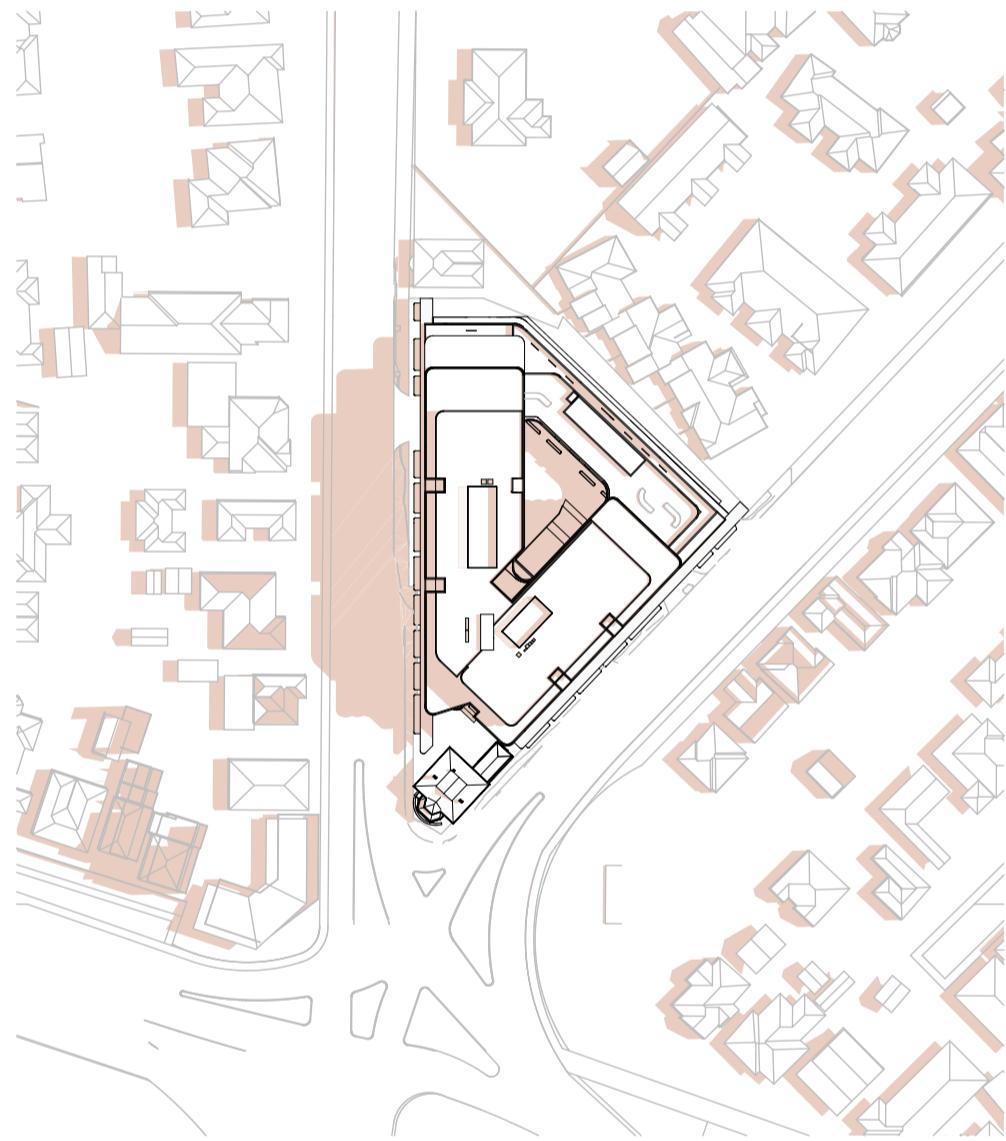
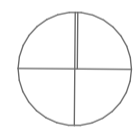
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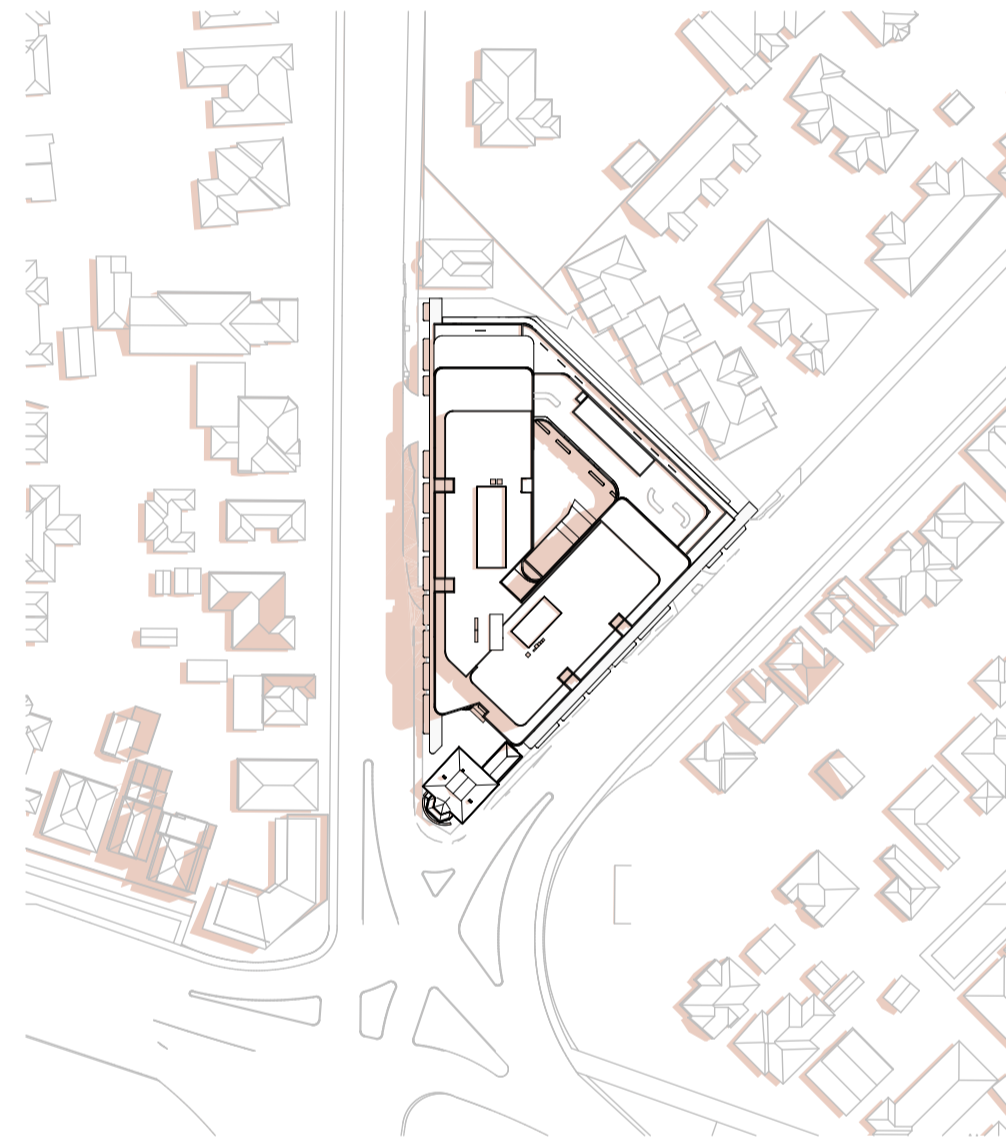
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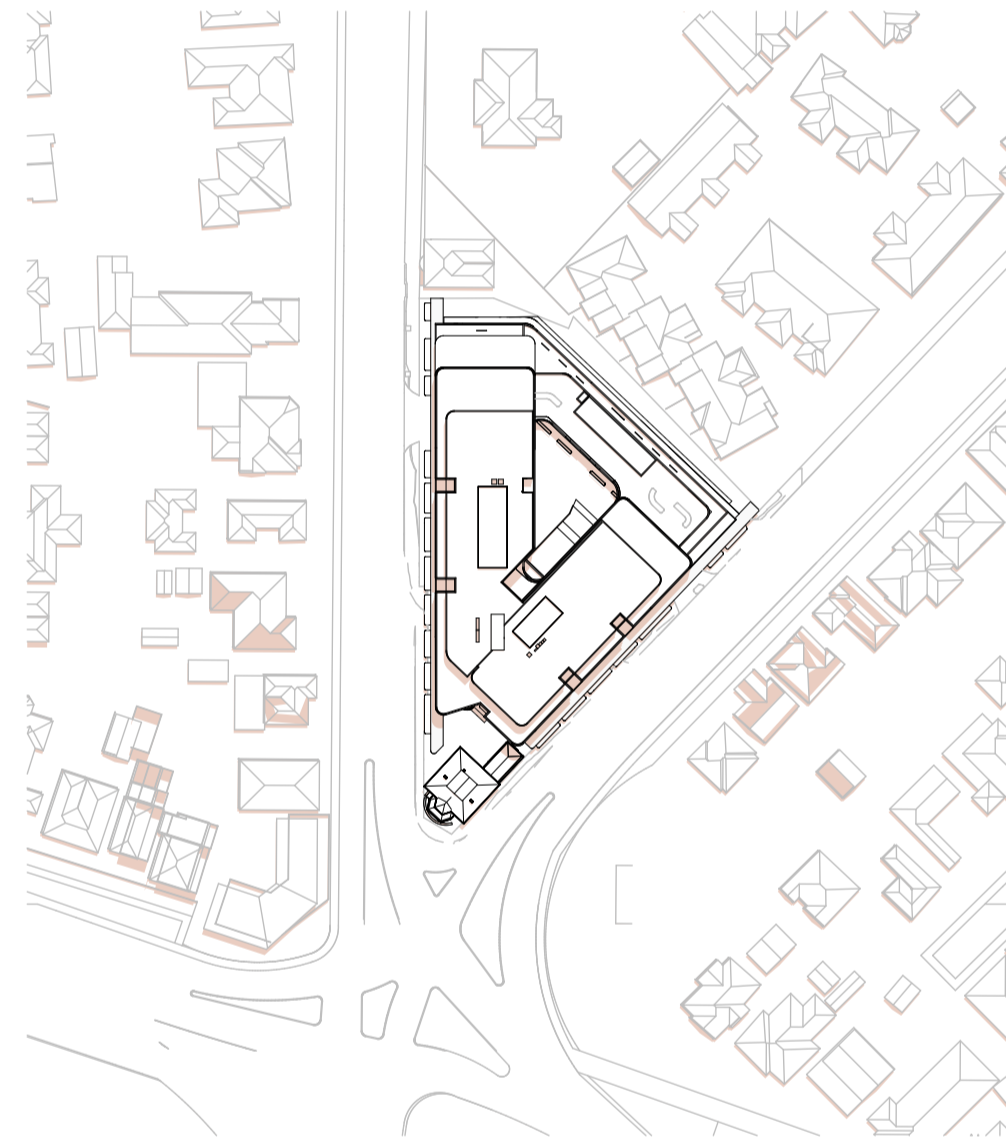
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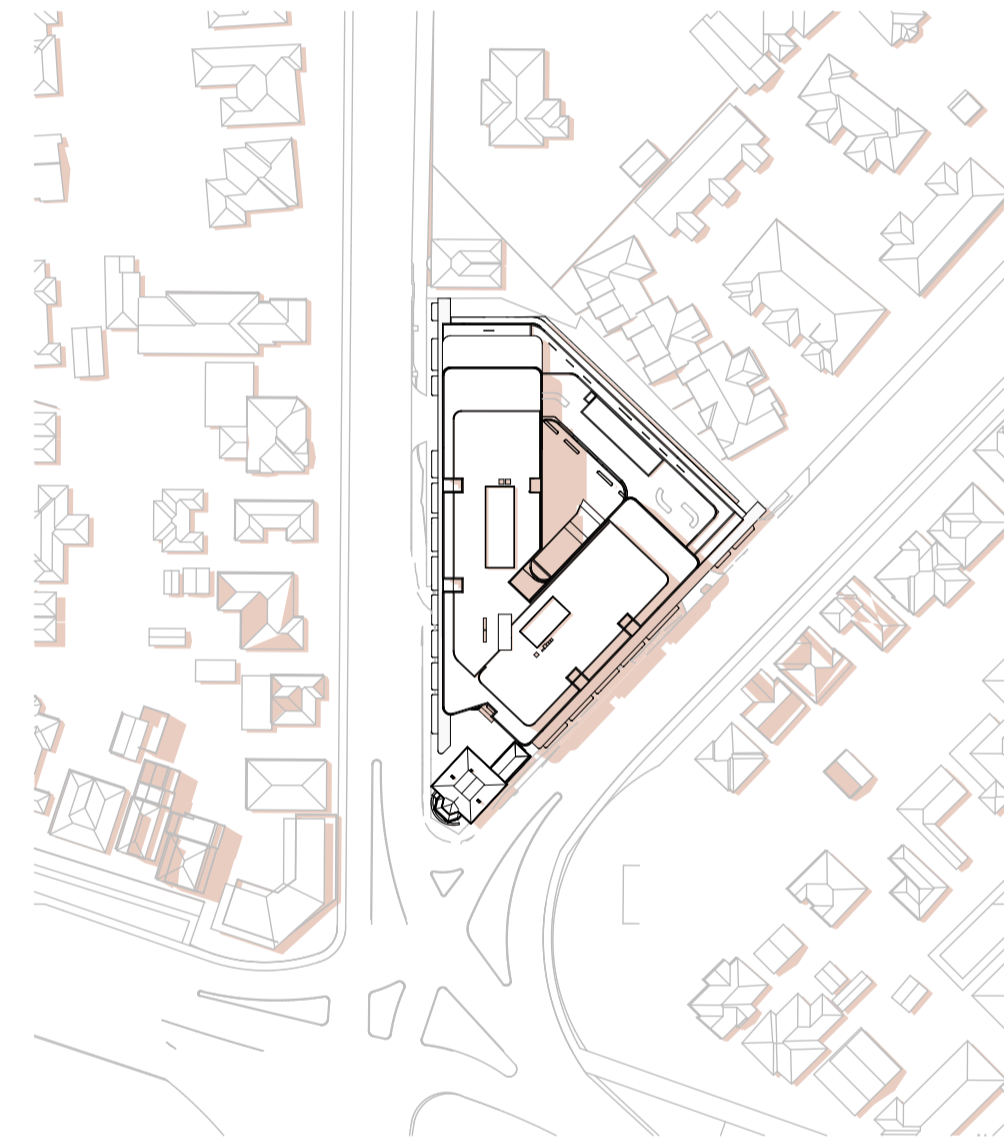
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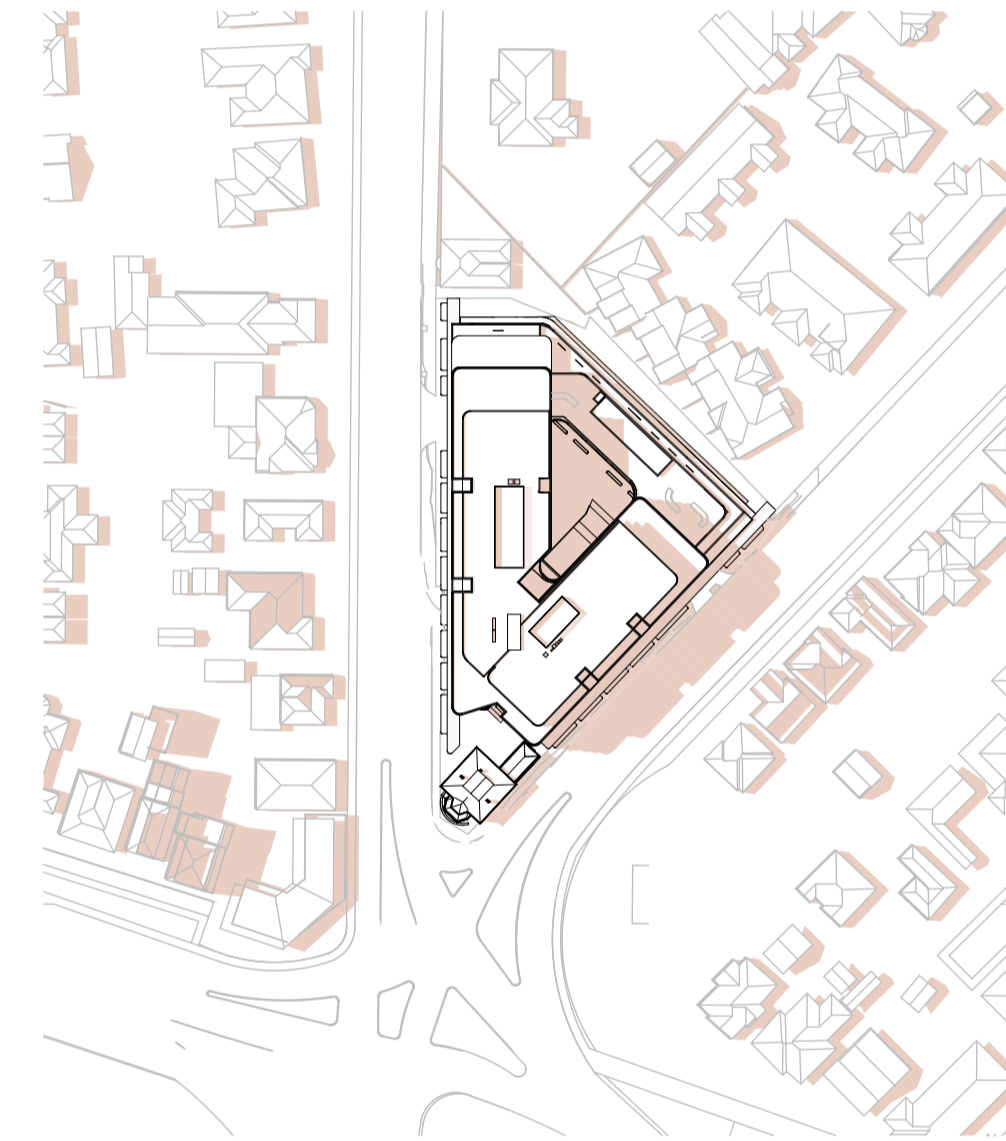
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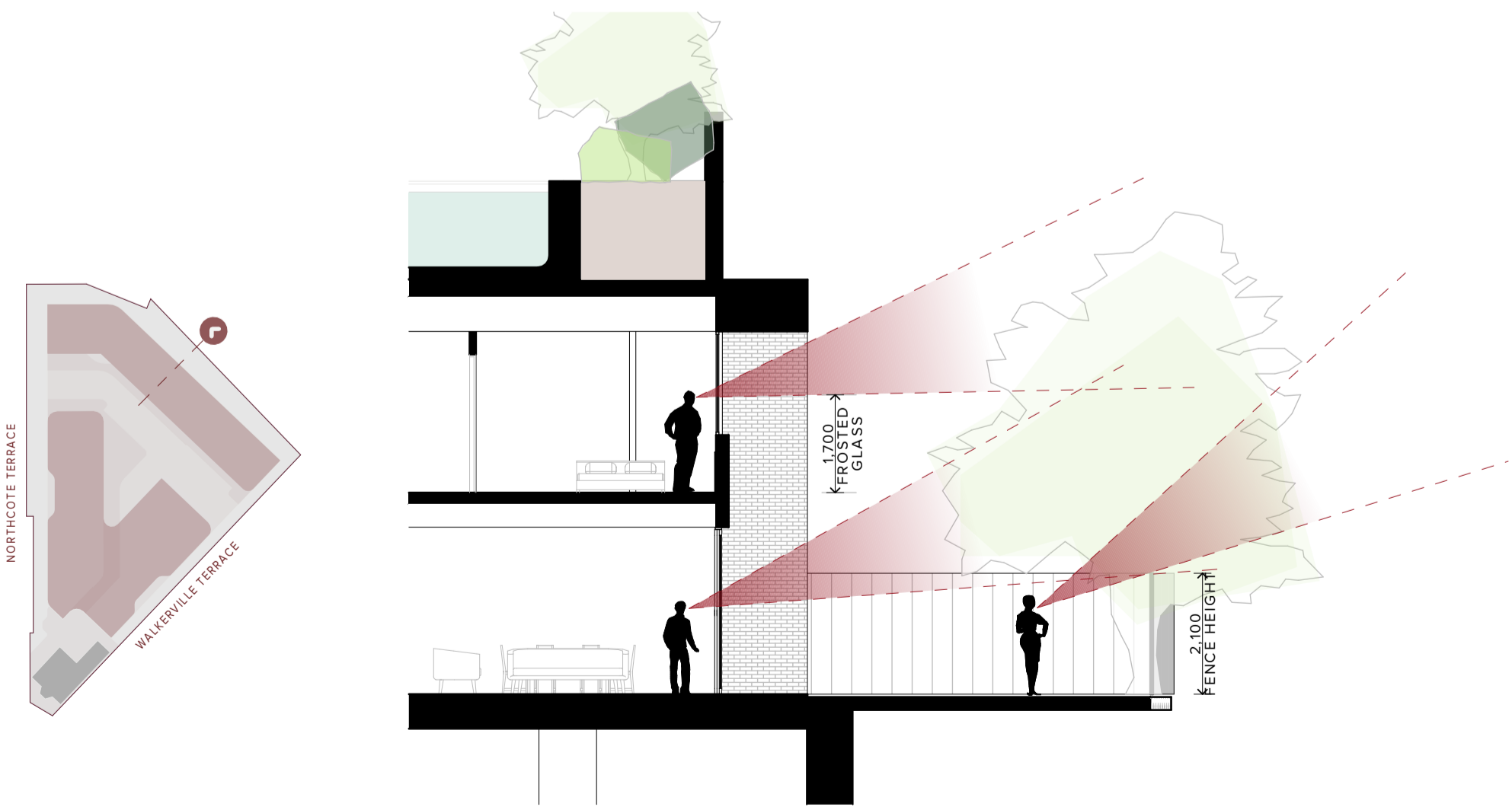
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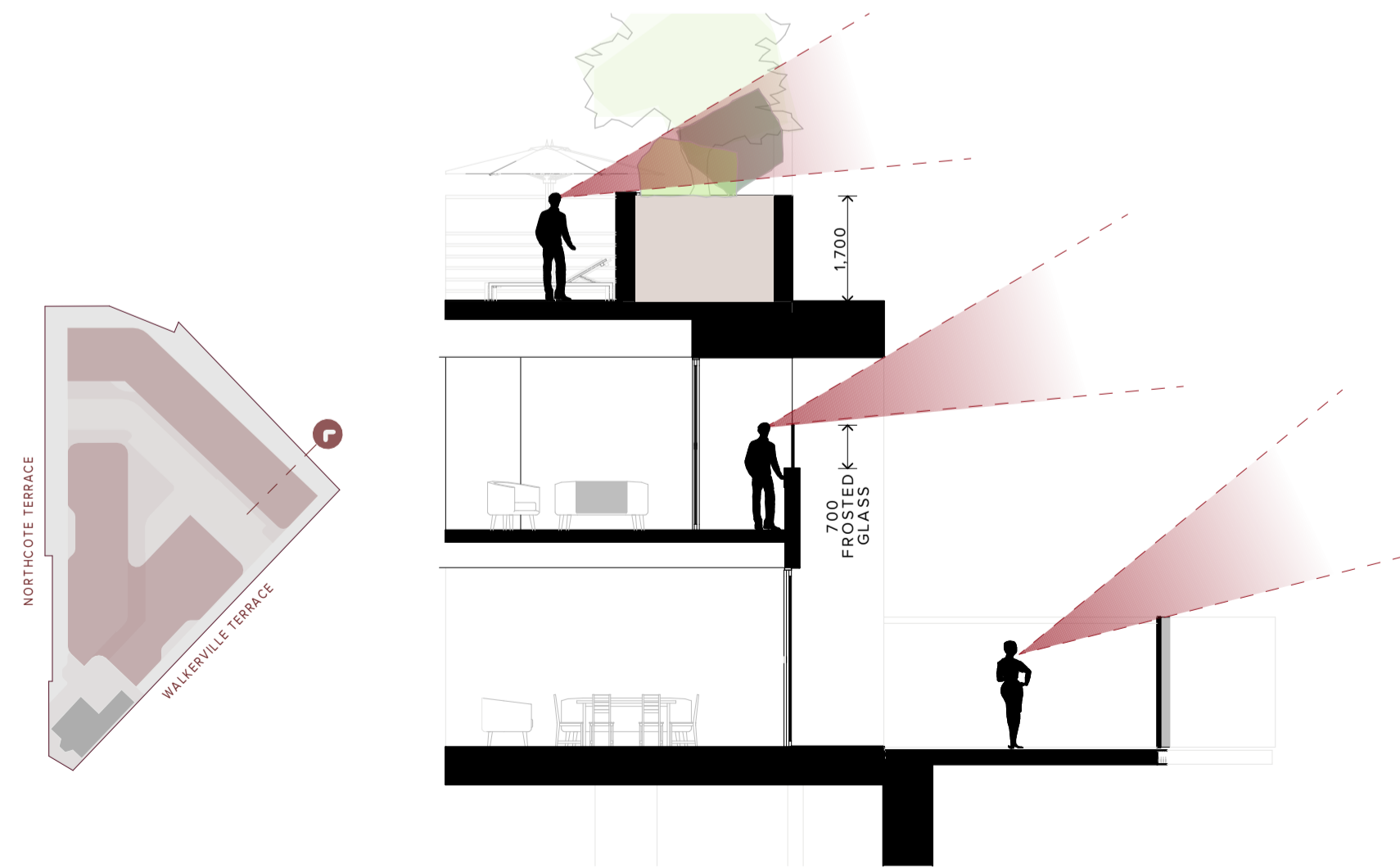
SUMMER 1.30PM



SUMMER 3PM



GROUND FLOOR APARTMENTS OVERLOOKING SECTION E



GROUND FLOOR APARTMENTS OVERLOOKING SECTION D