

Tonsley



Government
of South Australia

MAB Development Manual

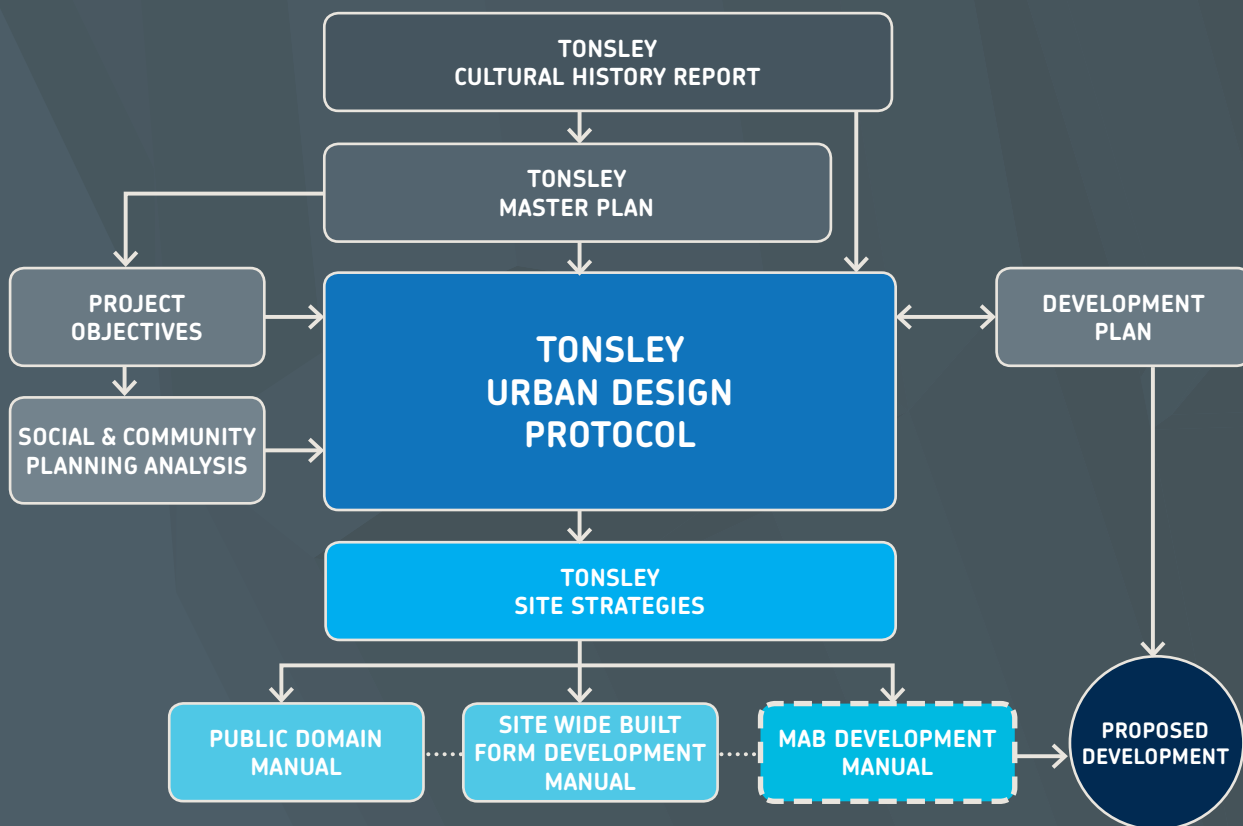
URBAN DESIGN GUIDELINES

The Tonsley Urban Design Guidelines should be used by those developing public and private buildings, streetscapes and landscape, as part of the redevelopment of Tonsley. Encumbrances are being established that will enforce the guidelines and development applications will be reviewed against them by Renewal SA. Applications will be assessed on merit, understanding that not all developments are 'one size fits all' in nature. Developments will also be assessed against the City of Marion's Development Plan and planning approval required.

It is intended that the guidelines will be reviewed annually and updated as necessary as the project evolves to ensure they are relevant and current to service the needs of future development at Tonsley.

The guidelines have been purposely designed as flexible and adaptable. Individual data sheets can be updated easily if required.

A sustainability rating is provided for the suite of urban elements. This has been derived using a Life Cycle Assessment tool that evaluates environmental impacts of processes, products and activities.



MAB DEVELOPMENT MANUAL

BUILT FORM ASSEMBLY

SY1	SECURITY	4
SF1	STREET FRONTAGE	5
TT1	TENANCY TYPES	6
L01	EXAMPLE LAYOUTS	7
L02	EXAMPLE LAYOUTS	8
SP1	MAXIMUM SITE PARAMETERS	9

MAB ELEMENTS

MP01	MATERIAL PALETTE	10
-------------	------------------	----

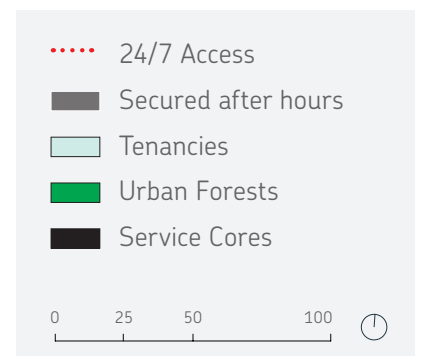
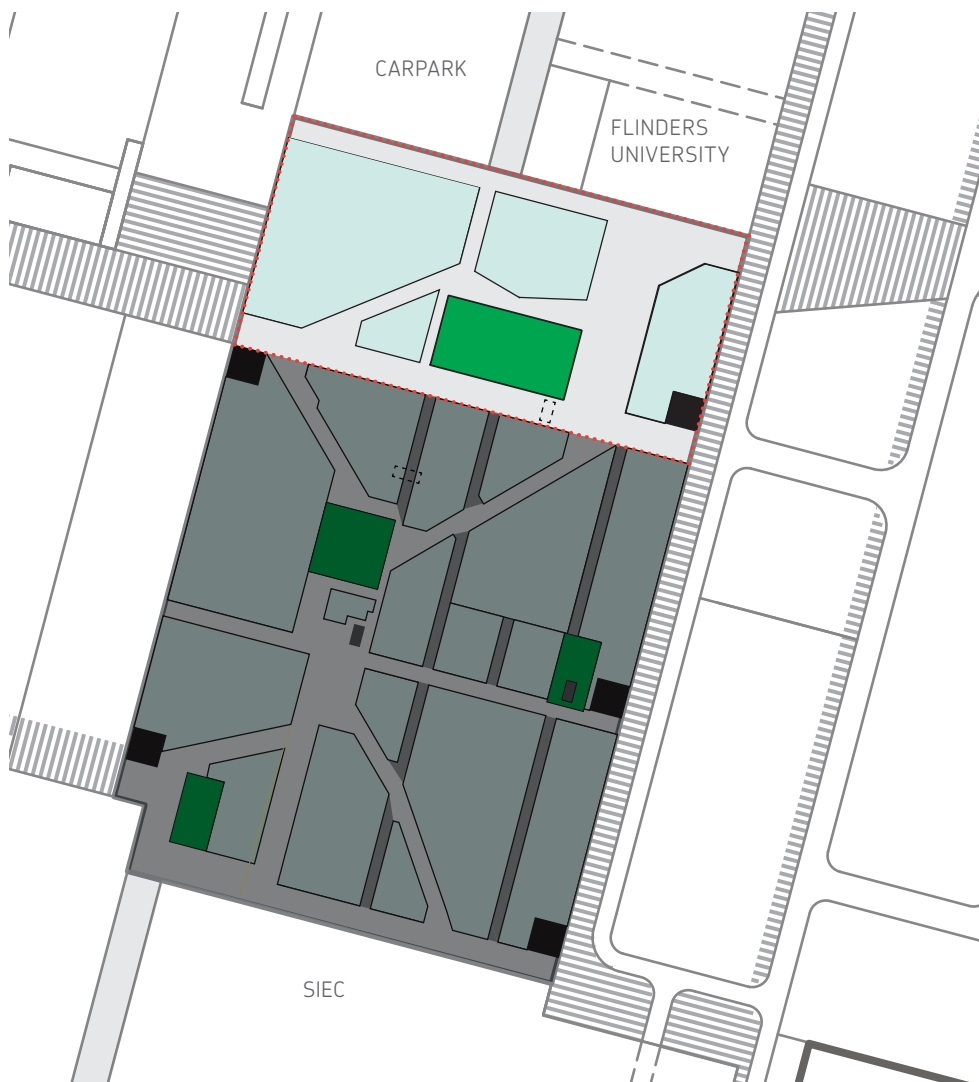
DESIRED FUTURE CHARACTER

The Main Assembly Building (MAB) is designed to achieve different levels of security for different uses.

The Town Square is designed to be publicly accessible at all times, while the remainder of the MAB is to be secured after business hours. Tenancies at the perimeter of this zone will require secure boundaries at the facade.

Tenancies will:

- > Provide fixed or movable, transparent security barriers to a minimum height of 2.4m above the MAB floor level, where fronting the east and west MAB facade.



STREET FRONTAGE



DESIRED FUTURE CHARACTER

Tenancies with street frontages will be designed in a manner to encourage activation of internal streets by allowing direct connectivity and engagement with the public realm.

Tenancy frontages will achieve delineation between the public and private realm by way of facade setbacks, as outlined.

Tenancies will:

- > Promote activation & passive surveillance
- > Allow direct connectivity and engagement with the public realm
- > Follow setbacks and activation as defined below
- > Have 75% transparency/active frontage on the public realm interface (outlined in red/green).
- > Have 25% transparency/active frontage on laneways (outlined in blue).



- 0m Setback
75% active frontage *
- 0m Setback (Primary frontage)
75% active frontage *
- 0-2m Setback (Secondary frontage)
25% active frontage *
- Secured after hours
- Tenancies
- Urban Forests
- Service Cores

* Activation as defined below. May also include service access as activation.

Active frontages are to contribute to the liveliness and vitality of streets by: Maximising entries or display windows, the use of transparent glazing, providing elements of visual interest, raised deck, consider signage and wayfinding.

* Where facades are set back the existing floor finish is to match the finish of the public walkways.

0 25 50 100

TENANCY TYPES



DESIRED FUTURE CHARACTER

Tenancies within the MAB will demonstrate innovation and be exemplars of creative and alternative solutions, whilst demonstrating an appreciation for advanced clean tech manufacturing techniques.

The internal circulation strategy and existing building volume offers opportunities for the development of tenancies of different forms and scales, which can be individually tailored to suit the specific uses.

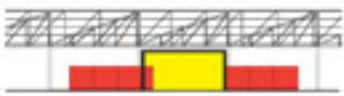
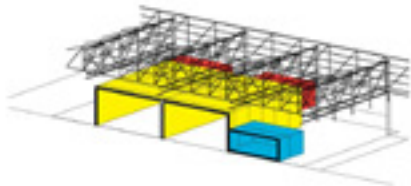
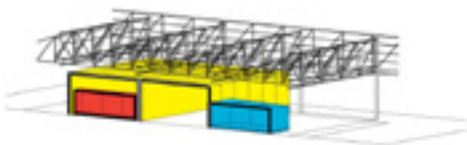
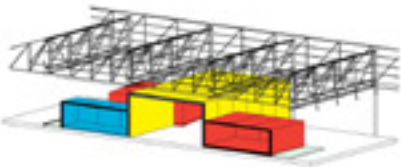
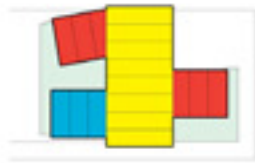
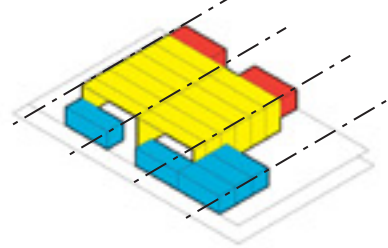
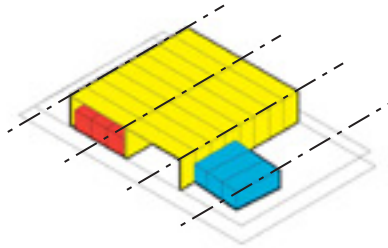
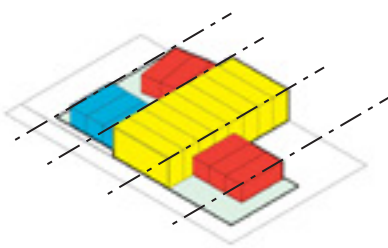
Tenancies will:

- > Be designed by a registered architect and must demonstrate a high standard of design
- > Allow future adaption and expansion through flexible arrangements and construction
- > Allow future adaptive reuse opportunities;
- > Incorporate materials which demonstrate the new “industrial”;
- > Demonstrate sustainable principles;
- > Provide their own support structure and will not attach to the existing structure;
- > Allow for the connection of all services overhead (with the exception of sewer);
- > Incorporate all exposed services as expressive integrated items;
- > Incorporate all artificial lighting requirements
- > Incorporate waste bins within the tenancy. Enclosures are to be screened;
- > Incorporate integrated signage which does not detract from the inherent character of from the MAB signage in the public realm.



1-2/ Tonsley MAB pods, artist rendering

EXAMPLE LAYOUTS 1



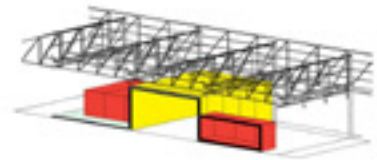
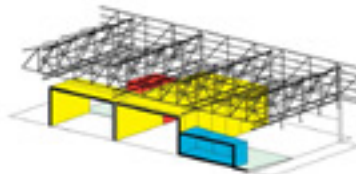
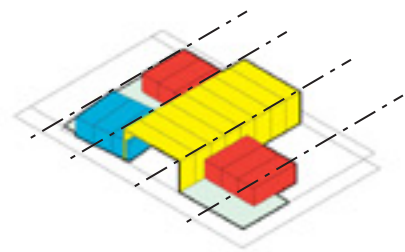
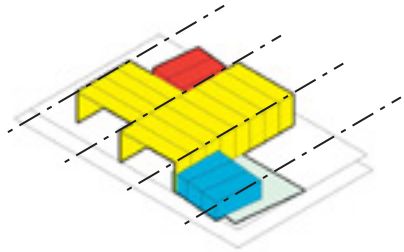
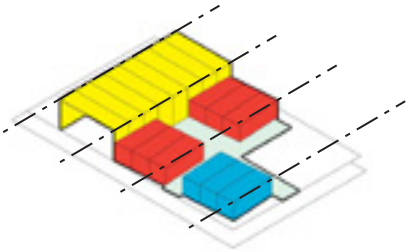
OPTION 01

OPTION 02

OPTION 03

- Think- office use
- Make- industrial use
- Sell- administration/retail use

EXAMPLE LAYOUTS 2



OPTION 04

OPTION 05

OPTION 06

Think- office use
 Make- industrial use
 Sell- administration/retail use

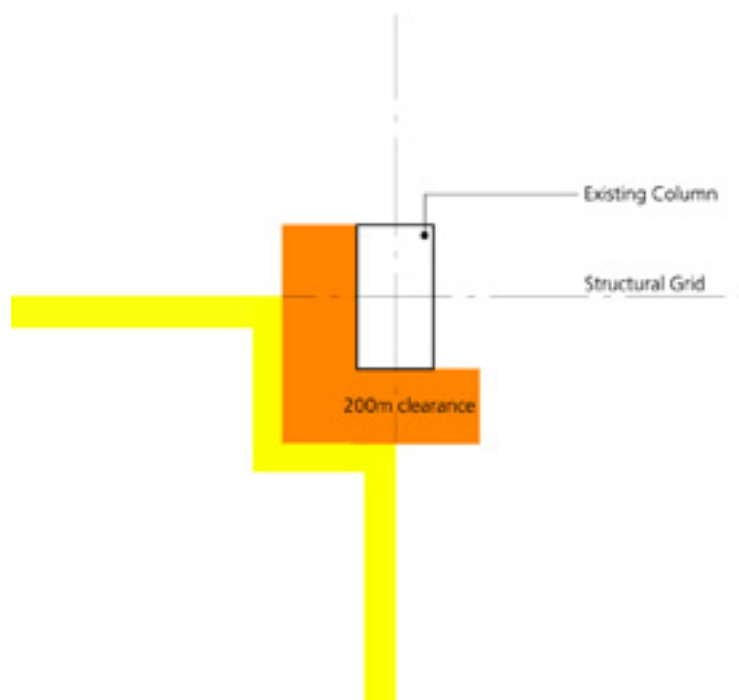
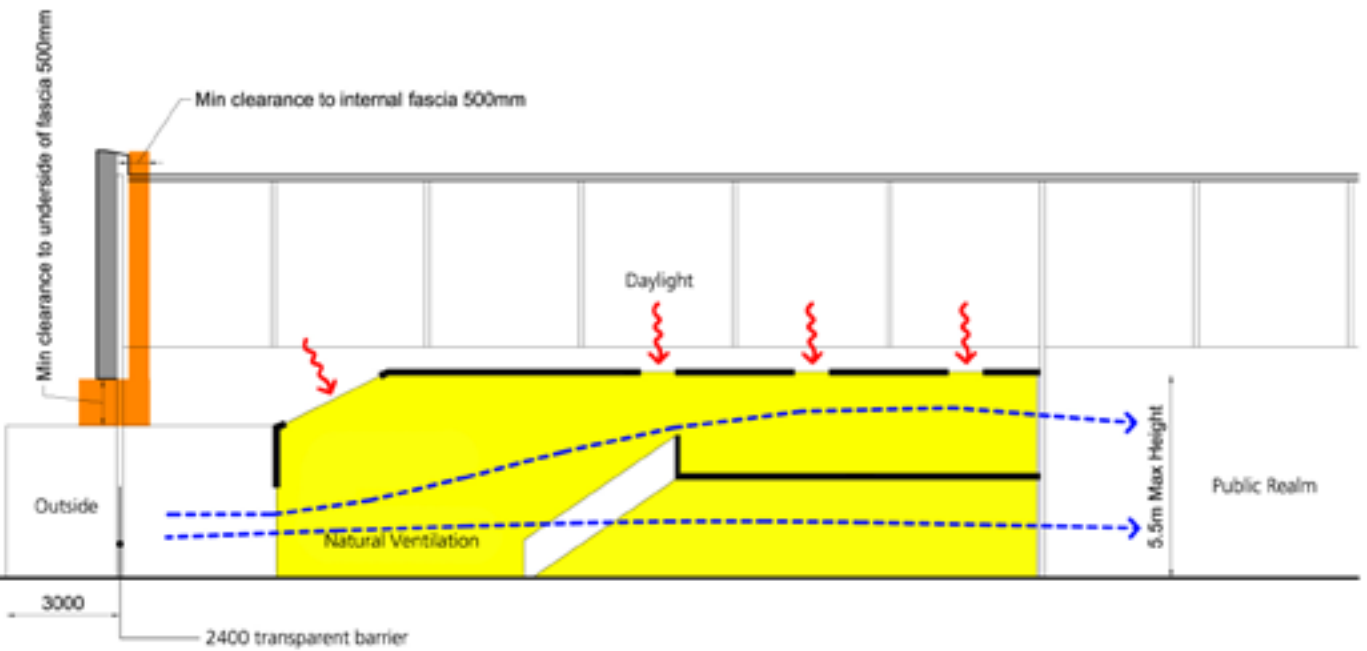
MAXIMUM SIZE PARAMETERS

DESIRED FUTURE CHARACTER

New structures will be contained within maximum spatial parameters, in order not to interfere with MAB environmental, lighting, fire and structural performance.

Tenancies will:

- > Be separated from existing columns a min of 200 mm;
- > Have a maximum envelope height of 5.5 metres;
- > Be developed to incorporate the additional criteria within the street frontage description.



MATERIALS PALETTE

MP01

DESIRED FUTURE CHARACTER

The Main Assembly Building tenancy material palette will reinforce the industrial character of the space.

MATERIAL PALETTE:

- > Glass
- > Sheet Metal (Non Profiled), Zincalume, Zinc, Steel, Copper, Aluminum
- > Acrylic
- > Plastic
- > Fiberglass
- > Composite materials
- > Timber (sustainable timber certification)
- > Steel
- > Cork
- > Plywood
- > Recycled Rubber
- > Card Board (fire rated)

