

Tonsley

Innovation District

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 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.

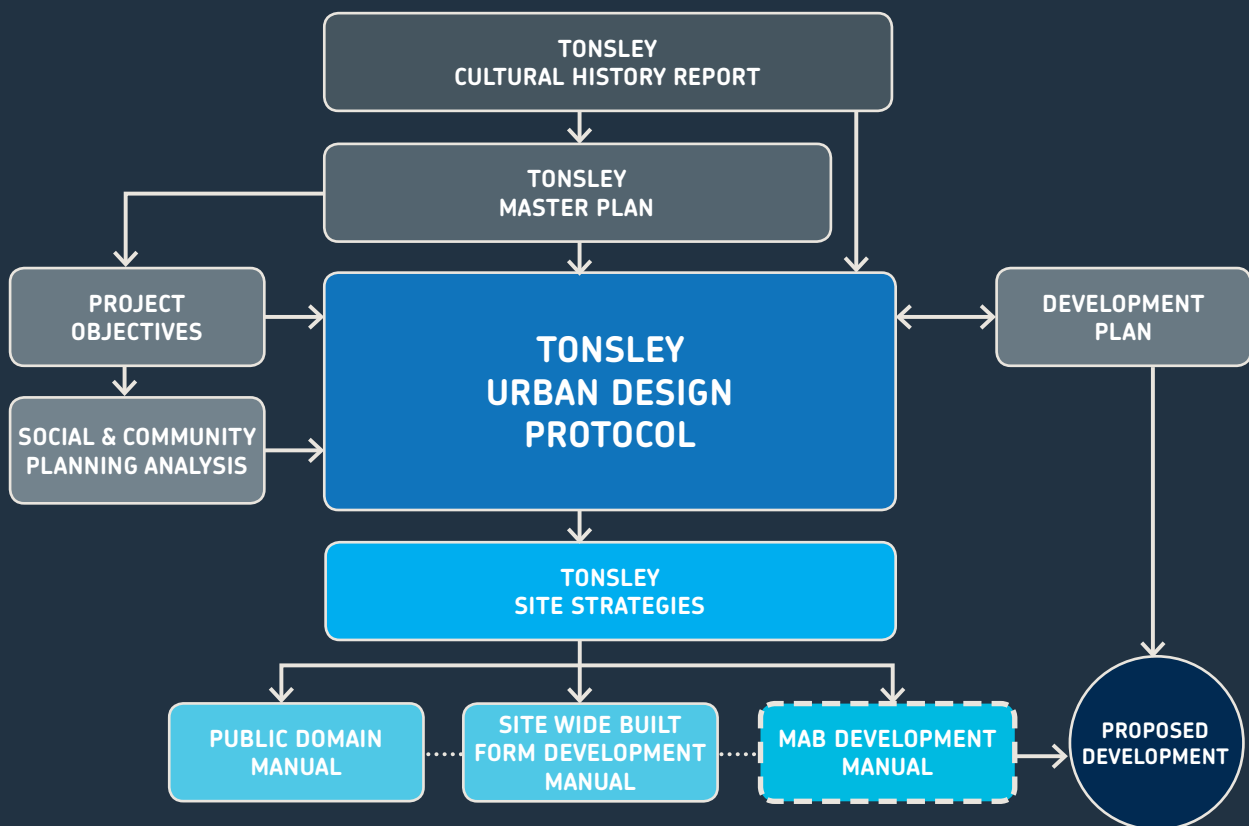
Conformance with the Tonsley Urban Design Guidelines and any approval provided by Renewal SA for developments at Tonsley do not constitute or take place of other statutory body approvals that

may be required (e.g. City of Marion planning approvals). It is the responsibility of the developer to ensure all applicable approvals are obtained.

It is intended that the guidelines will be reviewed periodically 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.



Maps, illustrations and images depicted throughout this document are indicative and may or may not reflect actual development of the site.

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

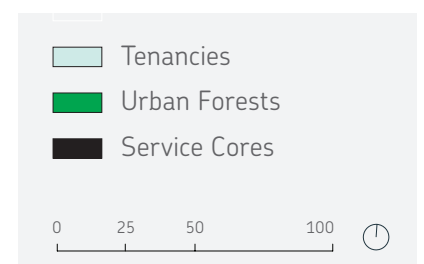
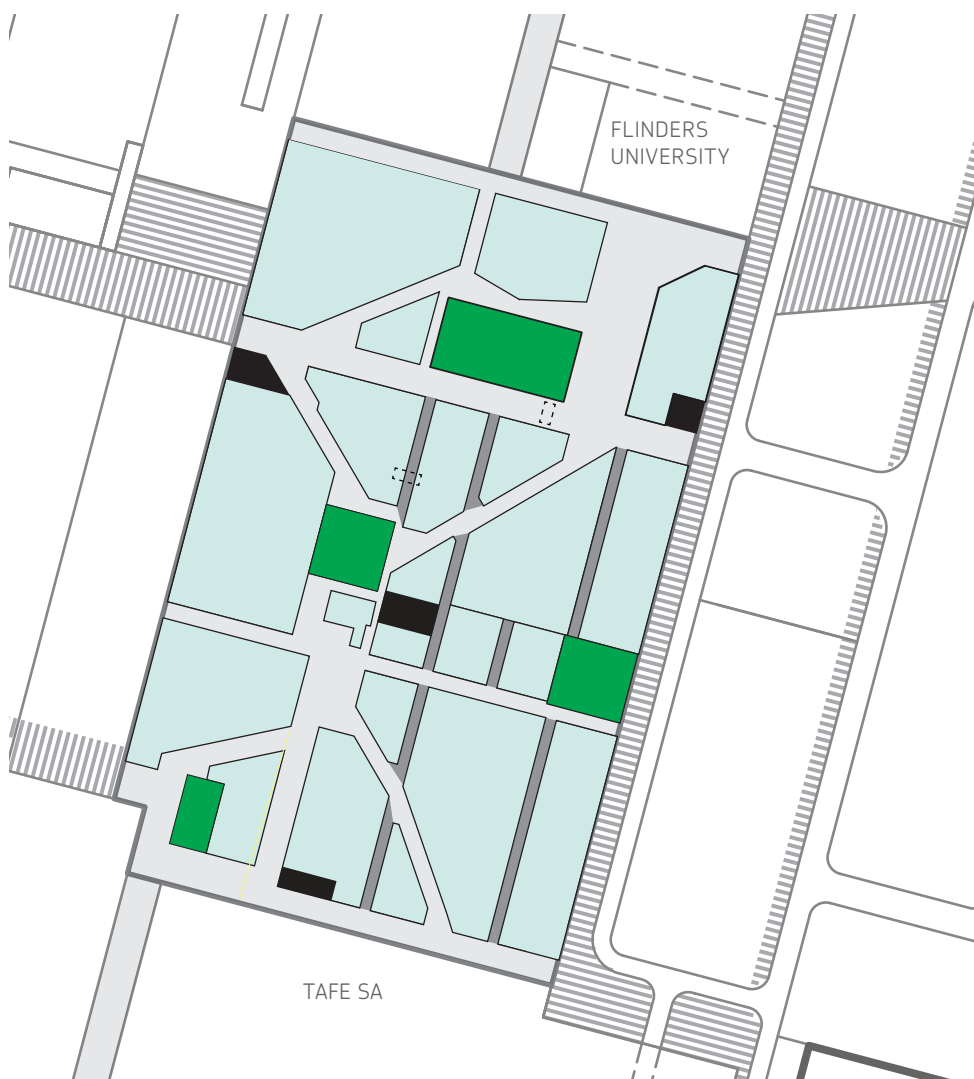
MP01	MATERIAL PALETTE	10
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DESIRED FUTURE CHARACTER

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

The MAB common areas are designed to be publically accessible by foot at all times. Access to tenancies is maintained by tenants. MAB entry gates will be bollarded to prevent unauthorised vehicle access to the MAB. Toilets within service cores are publically accessible during core business hours, while tenants will be provided access cards to utilise these facilities after-hours.

Security guards will patrol the MAB and the rest of the Tonsley site during core business hours and after-hours.



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 *

Maximum 75% of tenancy frontage will allow for an extension into the external public realm of 3m. The extension is permitted to those tenants providing successful active frontage solutions.

0m Setback (Primary frontage)
75% active frontage *

0-2m Setback (Secondary frontage)
25% active frontage *

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

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.

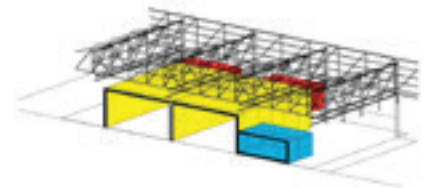
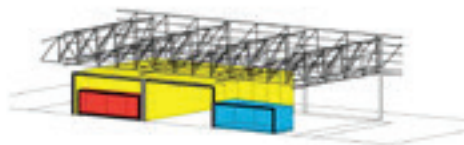
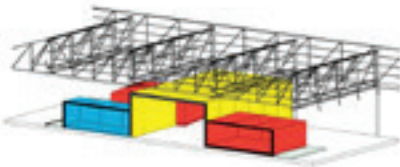
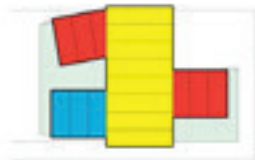
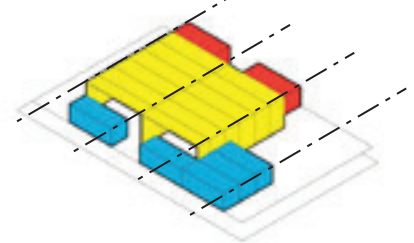
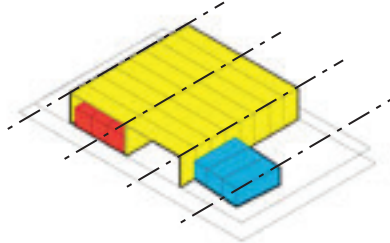
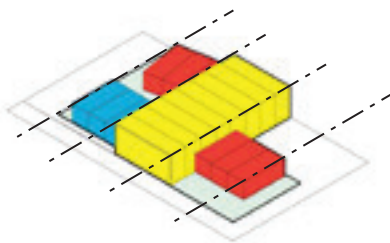
The internal circulation strategy and existing building volume offers opportunities for the development of tenancies of different forms and scales, which can be individually tailored to suit the specific uses.

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 the MAB signage in the public realm
- › Incorporate signage in limited number and only in relation to the name of the business and not for the purpose of advertising products or services
- › Maintain tenancy signage within tenancy zones - not in the public realm
- › Seek approval from Renewal SA on all signage aspects including, but not limited to design, materials, placement, installation, size and quantity.



1-2/ Tonsley MAB tenancies, Micro-X and ZEISS

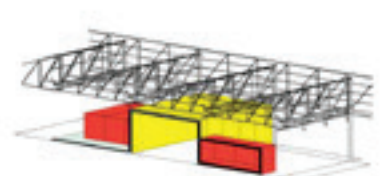
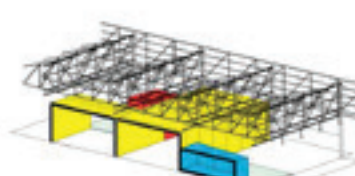
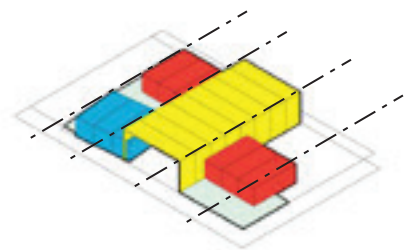
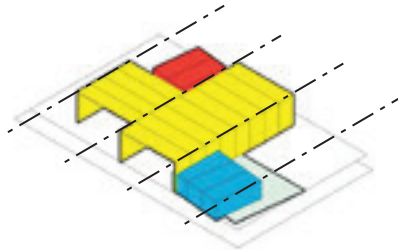
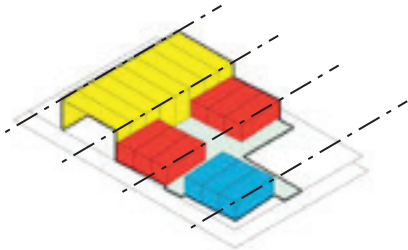


OPTION 01

OPTION 02

OPTION 03

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



OPTION 04

OPTION 05

OPTION 06

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

MAXIMUM SIZE PARAMETERS

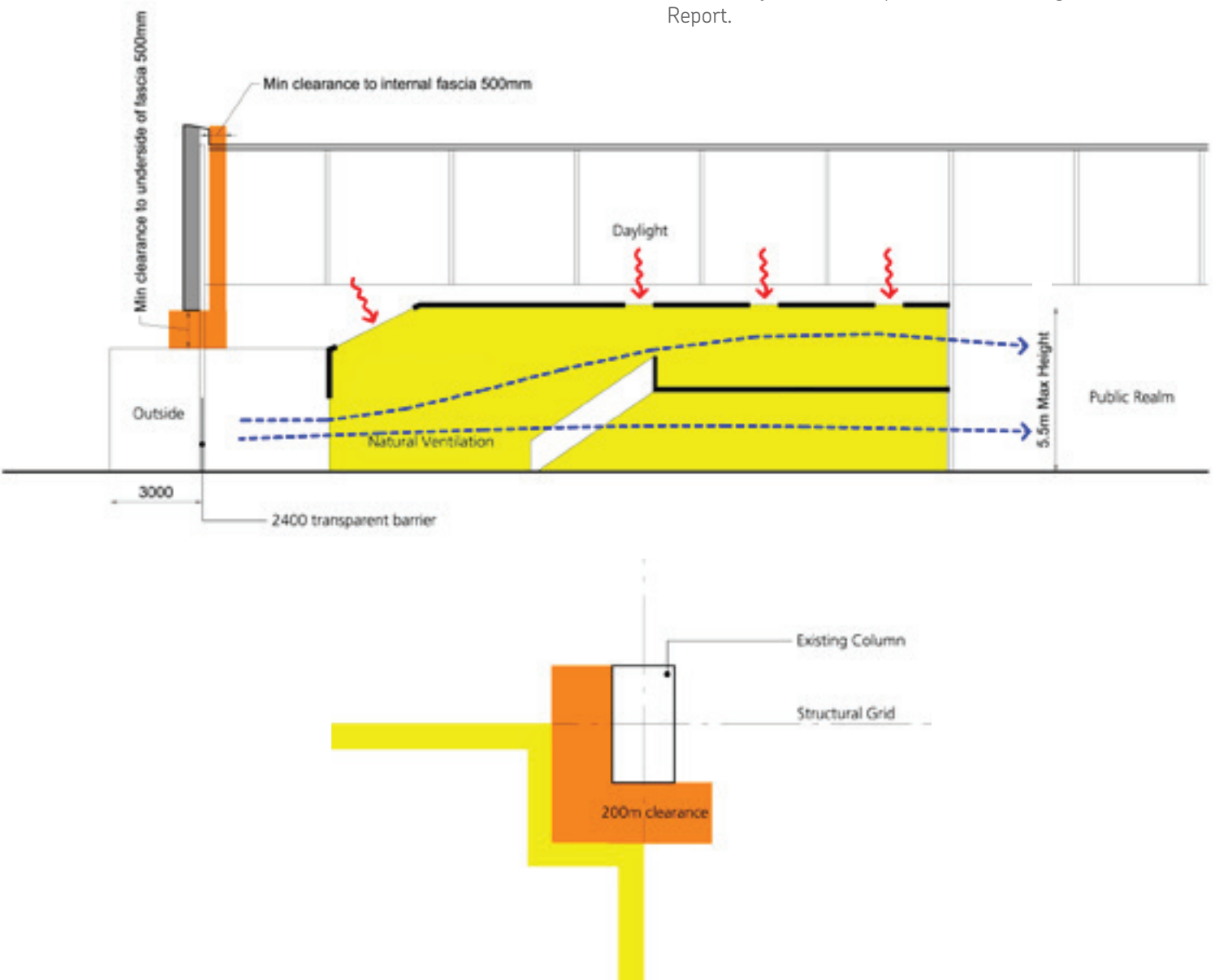
SP1

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 metres (this includes tenancy structure, cladding, fixtures, fittings, plant and equipment)
- › Be developed to incorporate the additional criteria within the street frontage description
- › Consideration needs to be given to services connections (refer Tonsley MAB Building Services Design Guidelines for Tenancy Developments) and slab load limits
- › No structural connections to columns and penetration through the MAB roof is permitted
- › All new structures must adhere to the Tonsley MAB Building Services Design Guidelines for Tenancy Developments and the Tonsley Park Development MAB Existing Slab Condition Report.



MATERIALS PALETTE

MP01

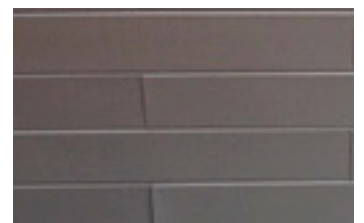
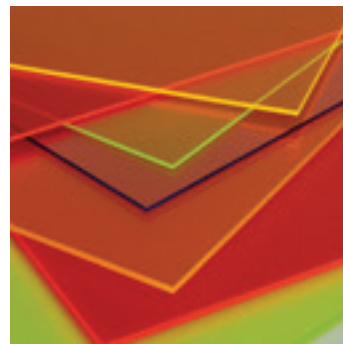
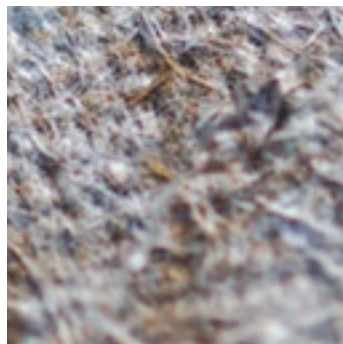
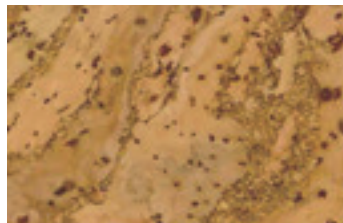
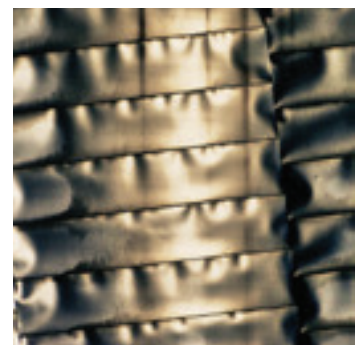
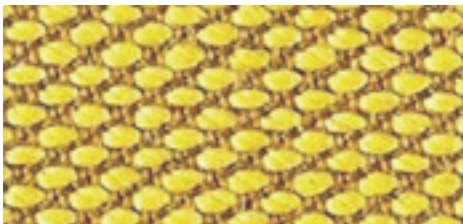
DESIRED FUTURE CHARACTER

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

All materials used will be subject to current fire safety guidelines and national construction code requirements.

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).





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RenewalSA



Government of
South Australia