

# AERIS

— ON THE PARK





EXCLUSIVE, SOPHISTICATED,  
PRIVATE AND PEACEFUL





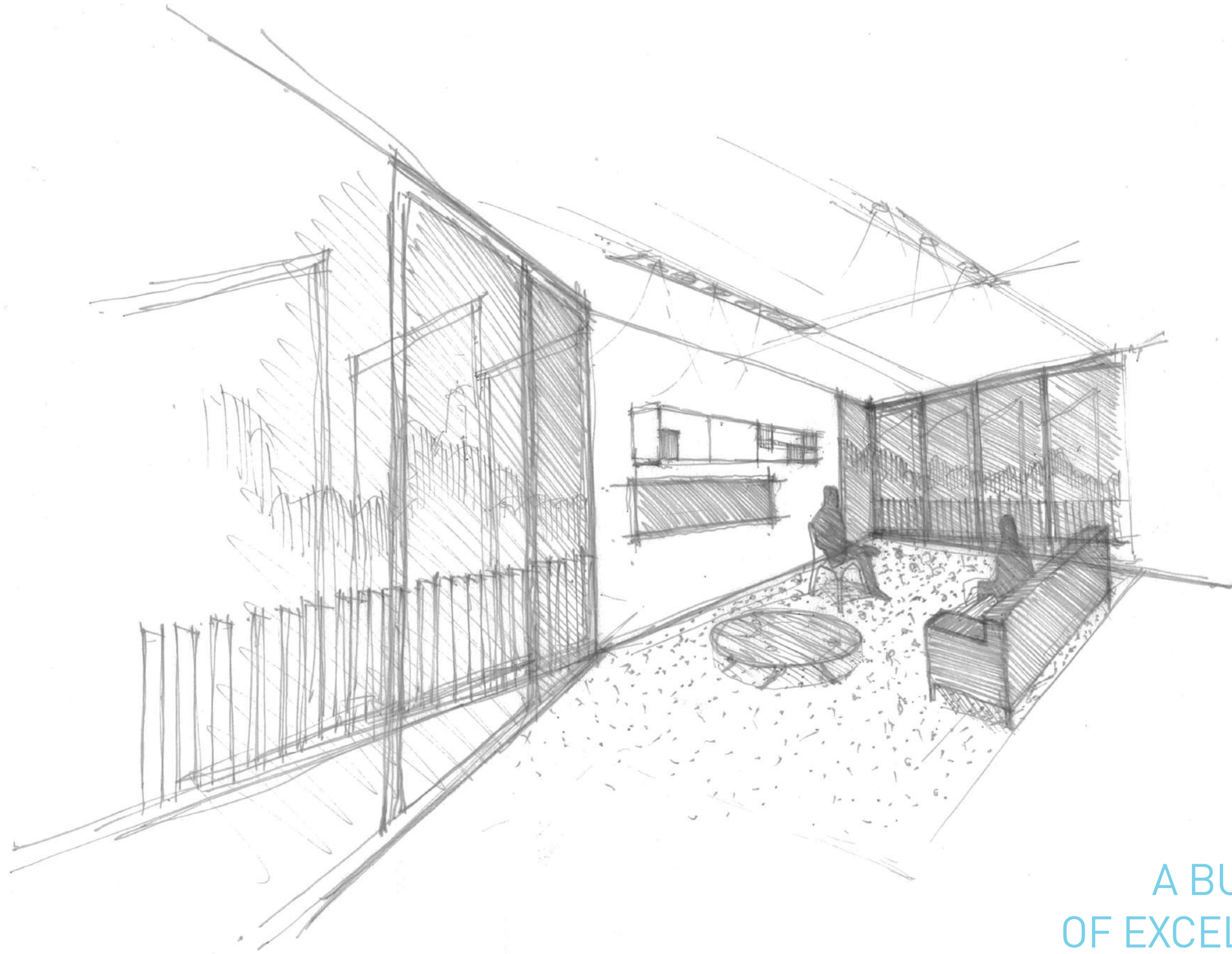






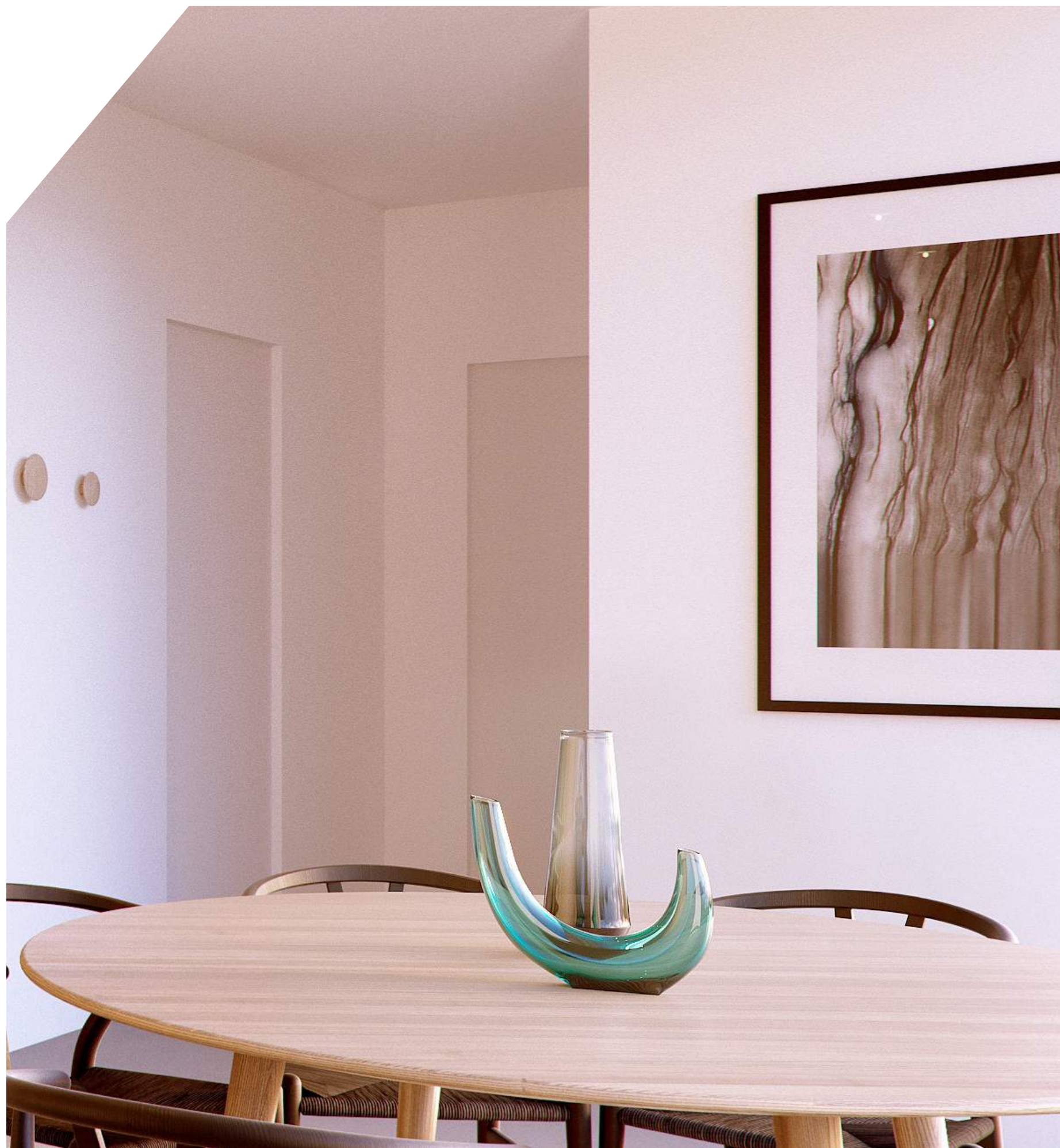






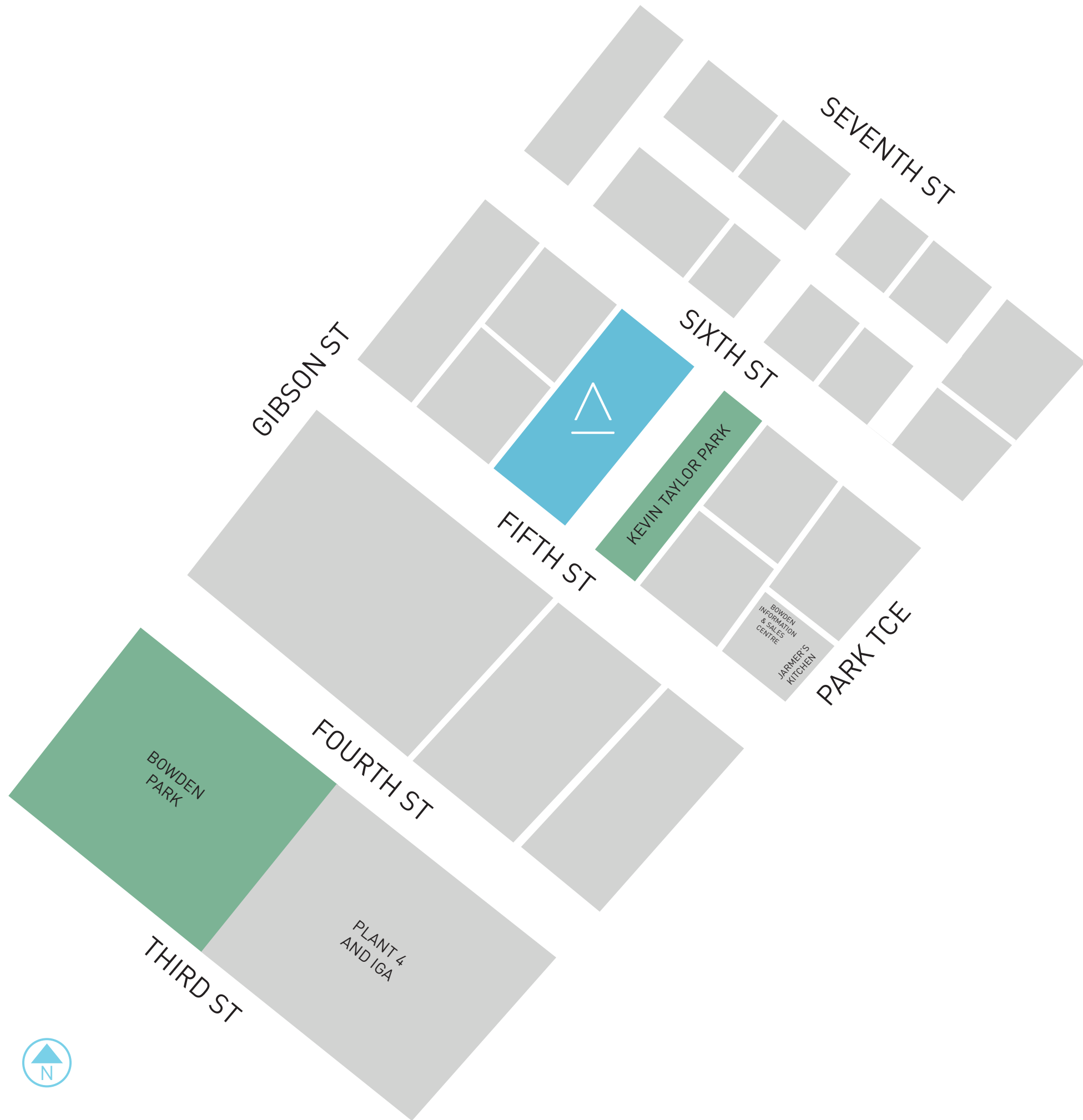
A BUILDING  
OF EXCELLENCE





LIGHT AND BRIGHT  
BY DAY

BOWDEN





# PROJECT TEAM



## Developer

SA Project Developments Pty Ltd emerged in 2013 as the company driving AERIS on the Park, once of several developments for the Mossop Group of Companies. It is now to be the face of the Group's future developments, under the directorship of Neil, John and Ray Mossop.



## Construction

With a heritage build on consistency achieving results through hardwork and fairness, Mossop Group Pty Ltd has grown over the past 30+ years to become a significant South Australian based construction + interiors company, directly employing around 140 people and providing jobs to numerous contractors. MBA Commercial Builder of the Year 2012 & 2015.



## Architect

Swanbury Penglase Architects are a multi-disciplinary, award winning practice with expertise across all aspects of Architecture, Interior Architecture and Landscape Architecture. Our team is committed to environmentally sustainable, innovative and functional design solutions.



## Sales & Marketing

Our mission at Connekt Urban Projects is always to inform, engage and delight our customers throughout the buying process. Connekt's experience as a team of professionals, building enduring communities and delivering exceptional customer service, is key to delighting those who choose to make AERIS their home. It's all about the Experience!



# CHARACTER

As an overall development, key design decisions on materiality have been rigorously tested against the parti, and assessed with particular reference to the Bowden Urban Design Guidelines.

A large amount of the character of the development has been formulated through the use of solid masonry materials and forms which pay respect to the rich industrial history of the site.

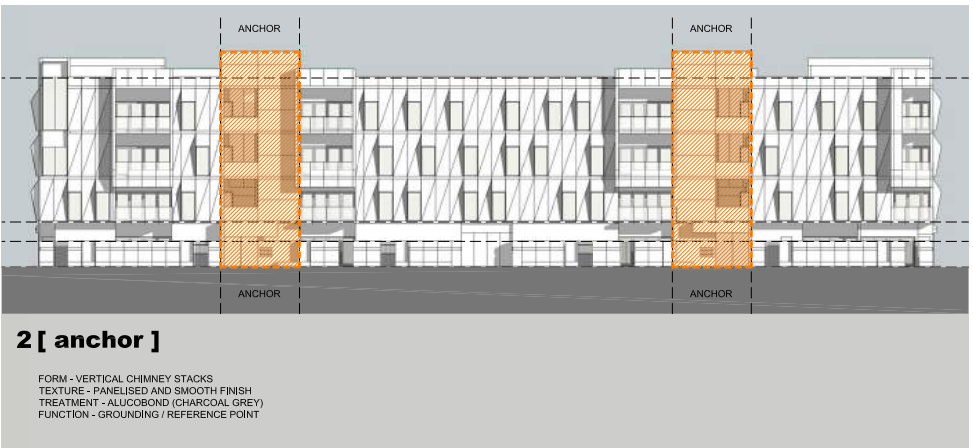
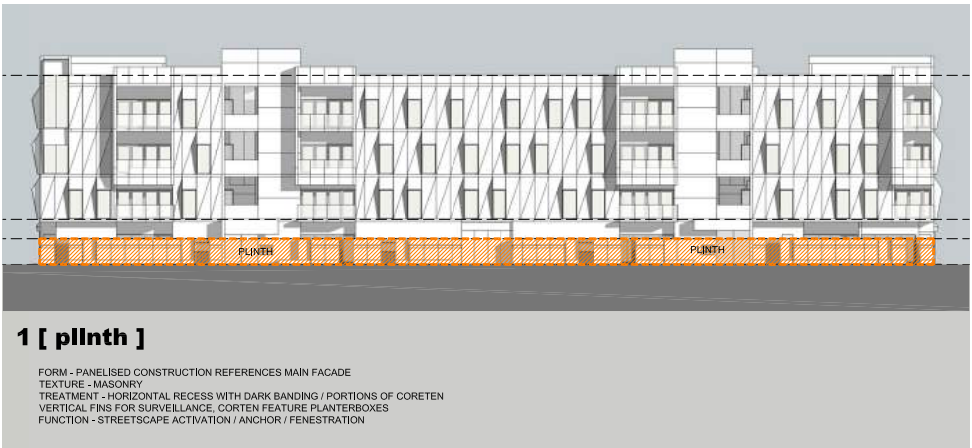
Due to the site's location facing the public park on Kevin Taylor lane, and its key frontages to Sixth and Fifth Streets, these primary façades are highly expressive of the industrial sawtooth typology utilised as a motif throughout the design.

Given its prominent location, it is imperative to give importance to the connection between the development and the public park. With Sixth Street also being a key access road throughout the site, the development activates all its frontages with dynamic façade treatments throughout.





# FAÇADE TREATMENTS





# STREETSCAPE

View from Fifth Street



View over Sixth Street



View from Sixth Street



View looking north



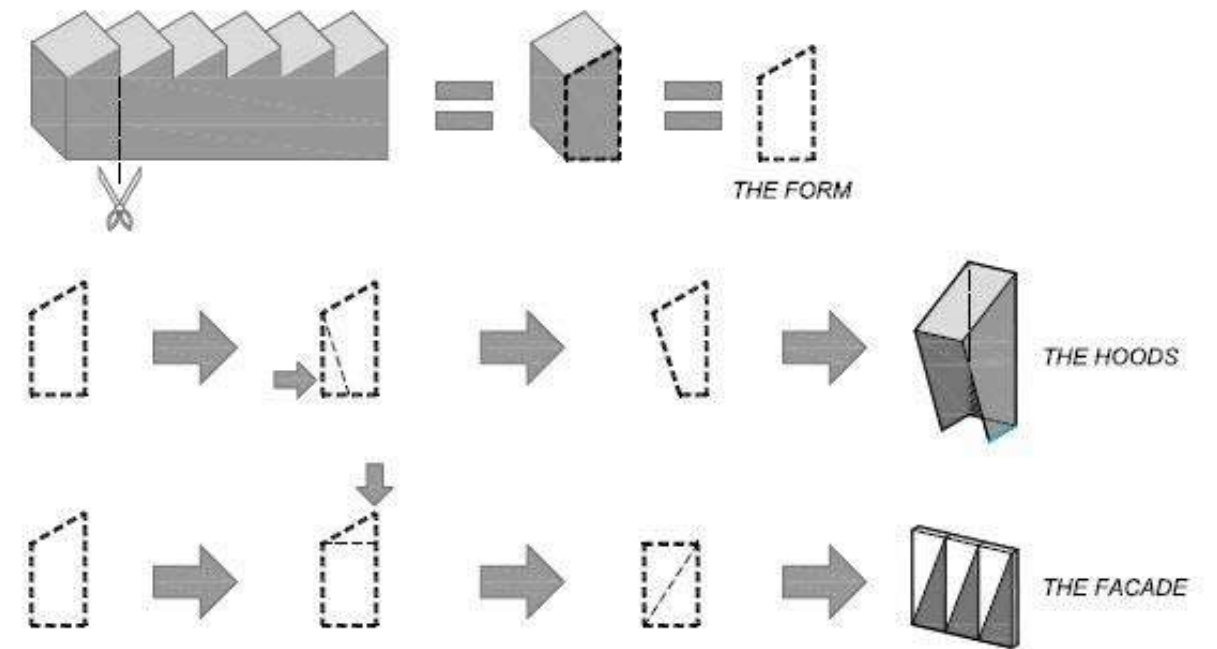


# DESIGN

Iconic shapes, angles and repetitious elements of a dissected sawtooth roof form have been utilised as an elementally design tool.

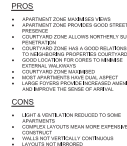
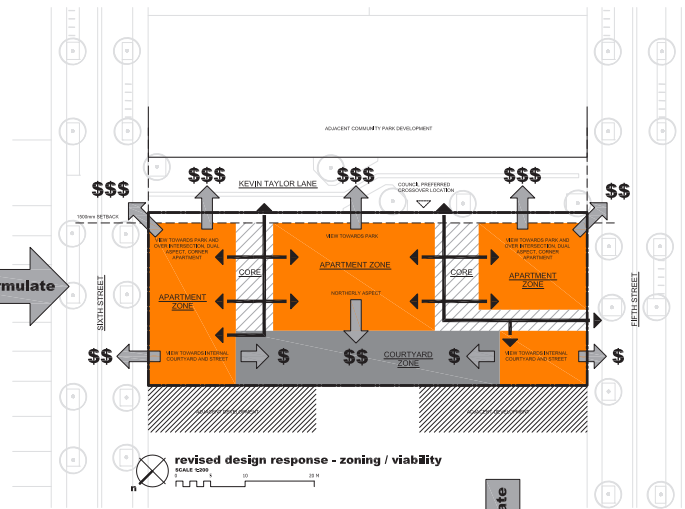
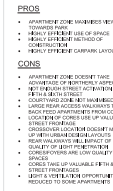
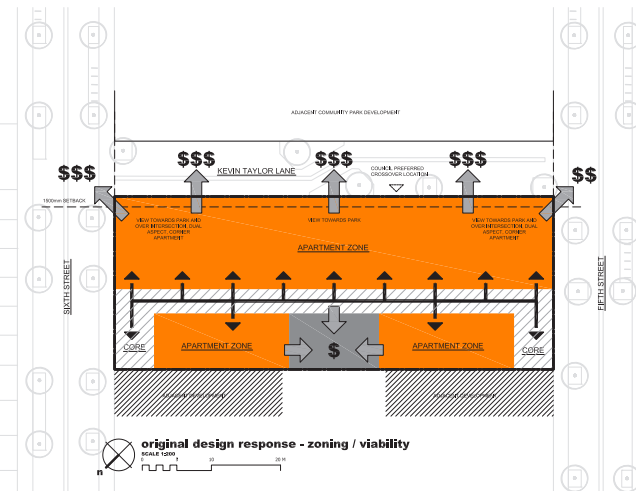
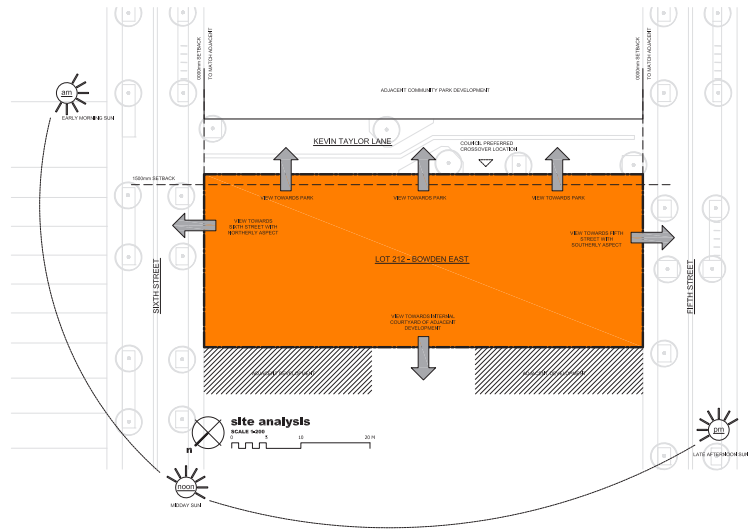
This idea has been formulated through an in depth analysis of the existing site and its surrounding context. Bowden has a very distinct, eccentric character due to its mixed use residential/industrial/retail makeup. Most of the character buildings on site are testimony to the industrial aesthetic of the sawtooth roof.

The architect has taken the idea of the sawtooth, and chosen to dissect it, manipulate it, and extract some key elements that form the framework for the design.



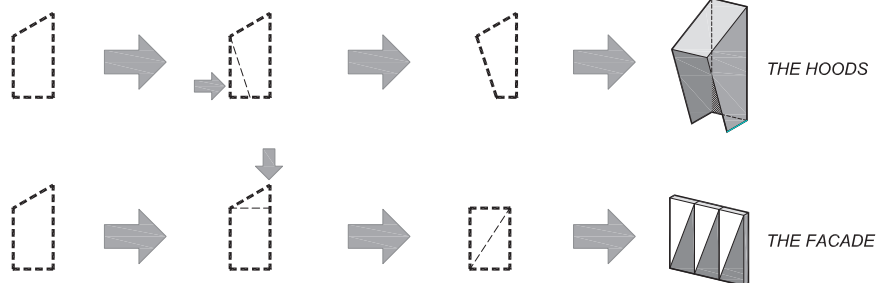
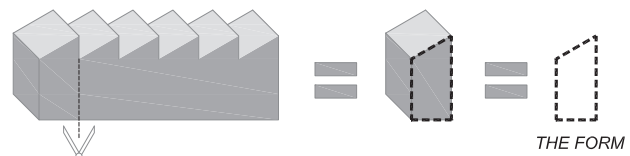


## the process



# the parti

TO USE THE ICONIC SHAPE, ANGLES & REPETITIOUS  
ELEMENTS OF A DISSECTED SAWTOOTH ROOF FORM  
AND USE IT ELEMENTALLY AS A DESIGN TOOL

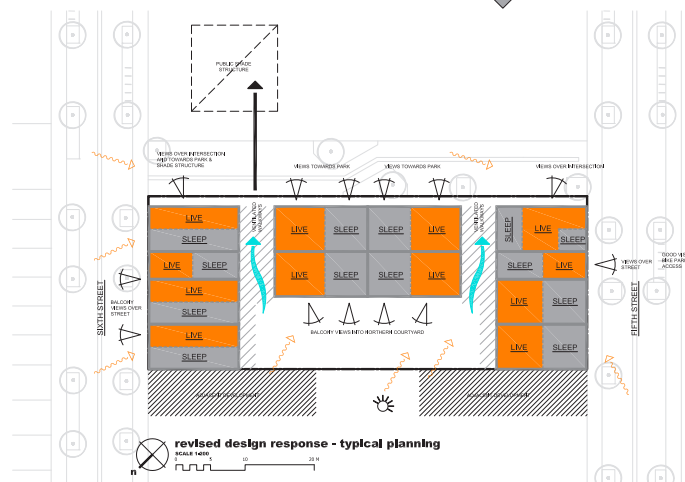
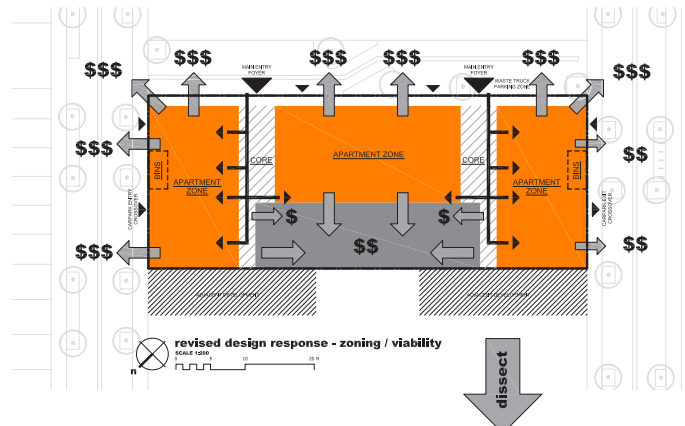


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WE HAVE TAKEN THE IDEA OF THE SAWTOOTH, AND CHOSEN TO DISSECT IT, MANIPULATE IT, AND EXTRACT SOME KEY ELEMENTS THAT FORM THE FRAMEWORK FOR THE DESIGN.



**execution of forms on facade**



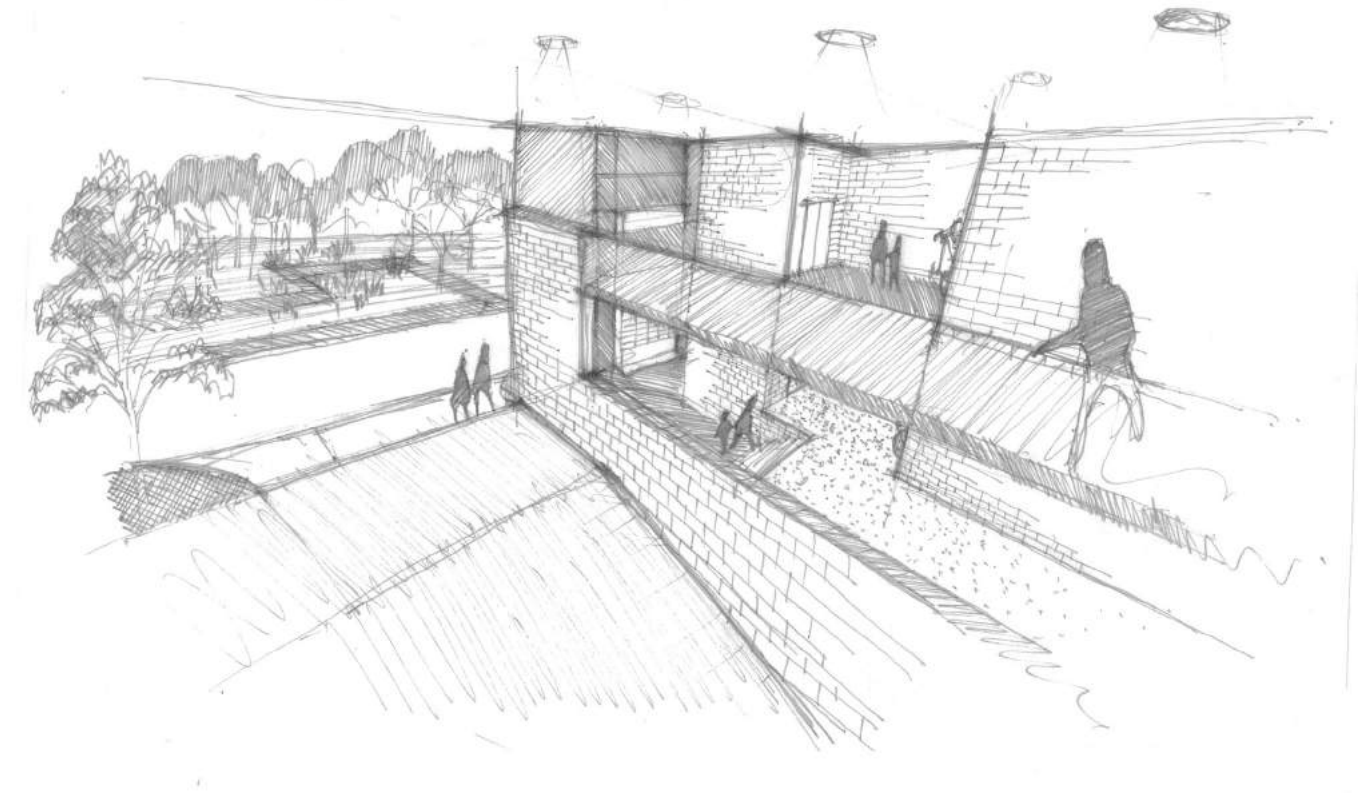


# ACTIVATION

Streetscape activation has been considered on various levels. Direct street-level interaction between the public and the perimeter masonry wall has been articulated through regular treatment of the brickwork panelling, further emphasizing the vertical panels in the façade above.

The Sixth and Fifth Street frontages into the carpark have been lined with perforated steel sheeting to treat the natural ventilation requirements of the carpark itself.

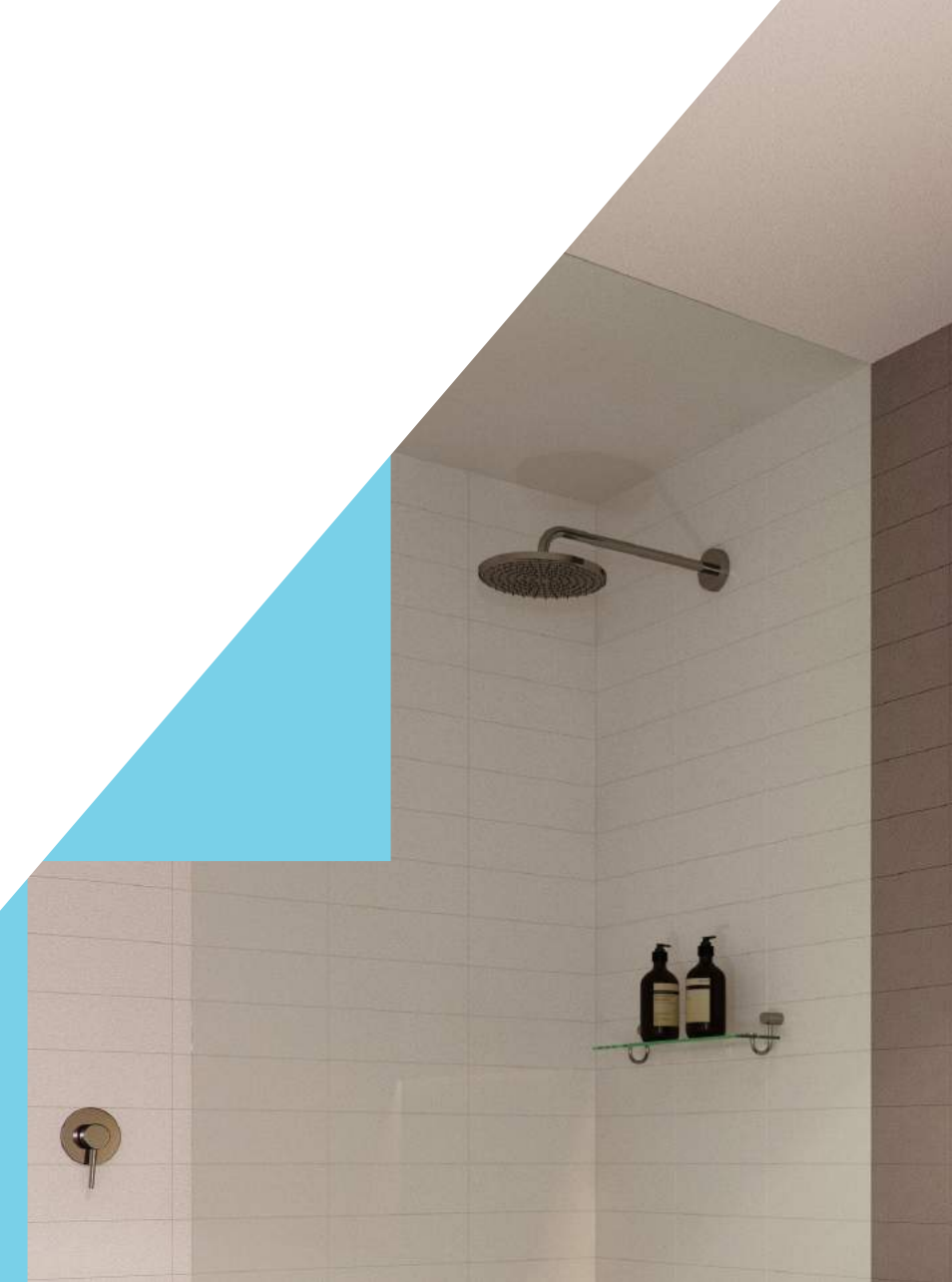
From levels 1, 2 and 3, the design of the folded steel hoods ties into design response back to the parti. Painted black, the hoods not only provide adequate sun protection, but over the course of the day, will drape the façade in a series of angular shadows, intentionally conversing with the diagonal stripes of the façade.





# GREEN STAR

- At least 90% of construction waste will be diverted from landfill
- All apartments will be provided with a master isolation switch point. All communal areas will include automated lighting controls
- Each apartment has a separate electricity and water metre, individual gas usage determined by a resource use management system
- All cooking appliances are non-electric
- Flooring, joinery and internal wall materials are selected to comply with the MURT criteria
- All paints, adhesives and sealants, flooring, wall and ceiling coverings applied on site are low Volatile Organic Compounds (VOC)
- All composite wood products used are low or zero formaldehyde
- Ceiling fans are provided and all air conditioning units are within 1 Star of the highest possible rating





# GREEN STAR

- The design provides access to daylight to all living areas, bedrooms, and kitchen areas. Notably, the high level of daylight is achieved through light wells in the naturally ventilated and daylight corridors
- Each apartment is designed to be naturally ventilated with openable windows to all bedrooms and living rooms, and cross ventilation provided through the living areas. All shared areas including the car park are naturally ventilated
- Dedicated facilities will be provided to encourage recycling
- All apartment have a storage area (suitable for bikes) plus internal bike spaces within each apartment. 5 racks will be provided for visitors bikes
- The development is targeting an average 7.5 Star NatHERS rating
- All fittings will be WELS 4 or 5 Star and recycled water will be utilised for toilets
- PVC minimisation and the use of Best Practice PVC is being targeted





## PLACE MAKING

Creating a sense of community through intelligent urban design is paramount to the Bowden precinct.

This development is no different in terms of how it addresses its outdoor spaces, with edible garden principles, and the integration of historical imagery in foyers, place making has been a key design initiative undertaken in this project.

Another opportunity for the apartment owners to help further emphasise this could be the commissioning of local artists for the creation of street art painted on the blank façades addressing the courtyard.

## EDIBLE GARDENS

Through the engagement of a specialist consultant in edible garden planning, the scheme adopts the use of standardised proprietary systems, portable in nature, and situated in locations suitable to maximise plant growth and sustainability.





# SUSTAINABILITY

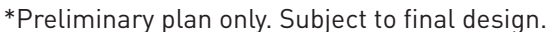
Key sustainability initiatives integrated into the design consist of:

- Appropriate building orientation
- 5 Star Greenstar
- Locally sourced products and building materials
- Recycled water for toilets
- Modular and pre-fabricated building methods reducing construction waste
- Low VOC materials and finishes
- Natural ventilation
- Energy efficient fixtures and fittings throughout





Rooftop decked area 245sqm

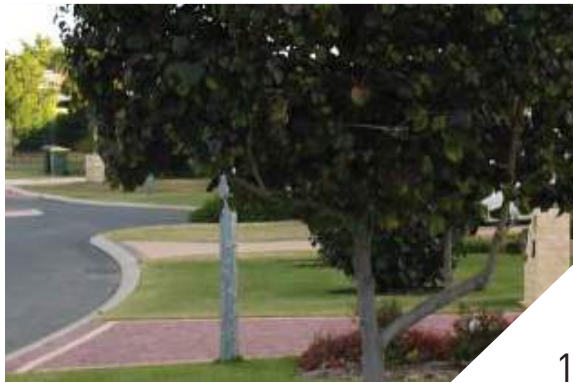




# LANDSCAPE PLANTING PALETTE

## Trees

- 1 Hibiscus tiliaceus  
**Native Hibiscus**
- 2 Cydonia oblonga  
**Quince Tree**
- 3 Prunus armeniaca  
**Apricot Tree**



1



3



3



7



12

## Ground covers and climbers

- 4 Ficus pumila  
**Climbing Fig**
- 5 Hardenbergia violacea  
**Native Sarsparella**
- 6 Ajuga reptans  
**Bugleweed**
- 7 Clivia miniata  
**Clivia**
- 8 Liriope muscari  
**Lily Turf**
- 9 Helleborus orientalis  
**Lenten Rose**
- 10 Rosemary officinalis  
**Rosemary**
- 11 Lavandula angustifolia  
**English Lavender**
- 12 Thymus vulgaris  
**Common Thyme**
- 13 Origanum vulgare  
**Oregano**
- 14 Salvia officinalis  
**Sage**
- 15 Poa labillardieri  
**Common Tussock-grass**
- 16 Viola hederacea  
**Native Violet**



1



4



9



14



2



5



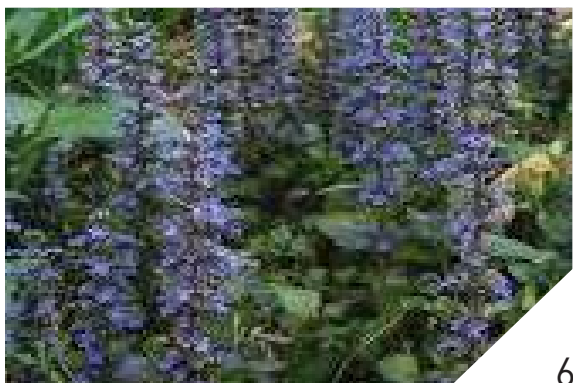
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15



2



6



11



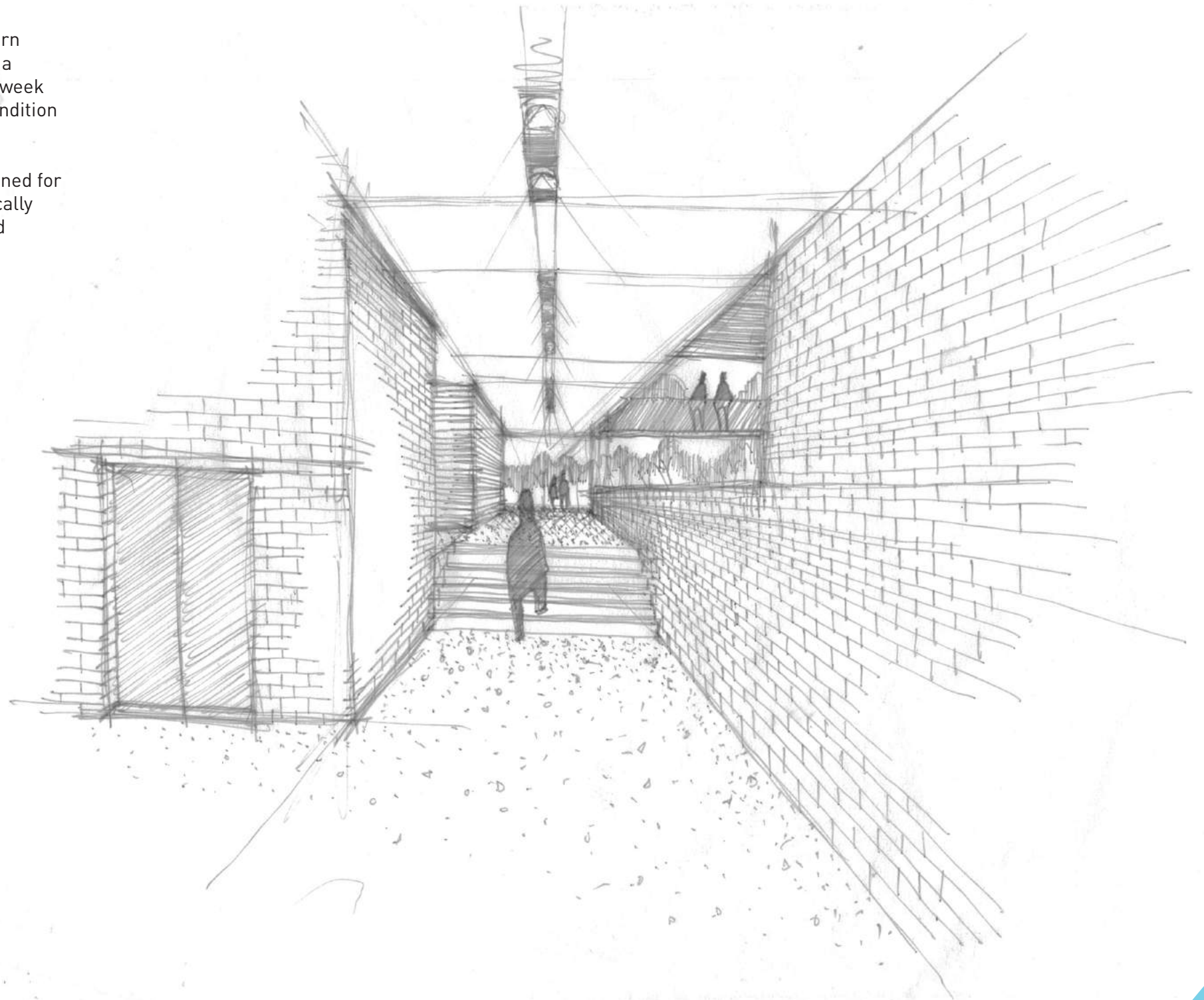
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# HISTORICAL PHOTOGRAPHS

Having a tangible appreciation of each site's past is something lacking in modern day apartment building. Peter Lindon is a professional photographer who spent a week photographing Bowden in its original condition prior to its recent transformation.

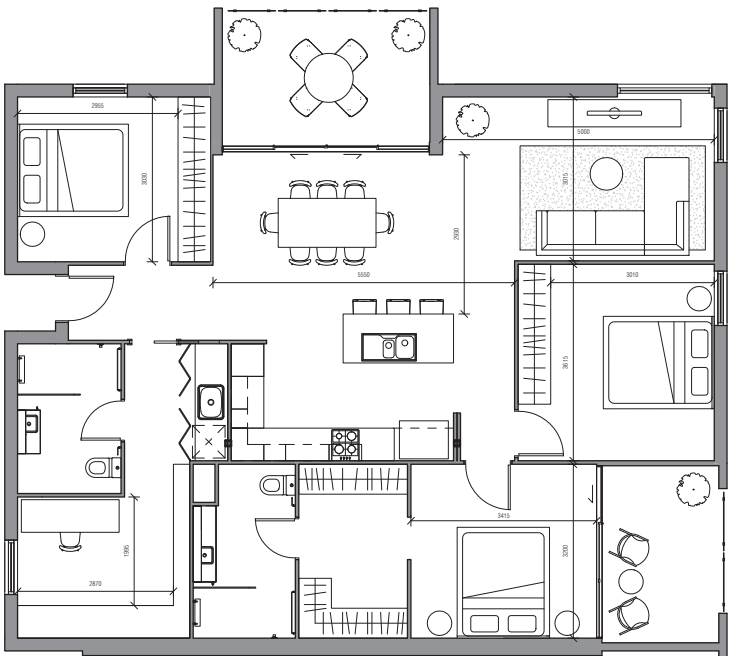
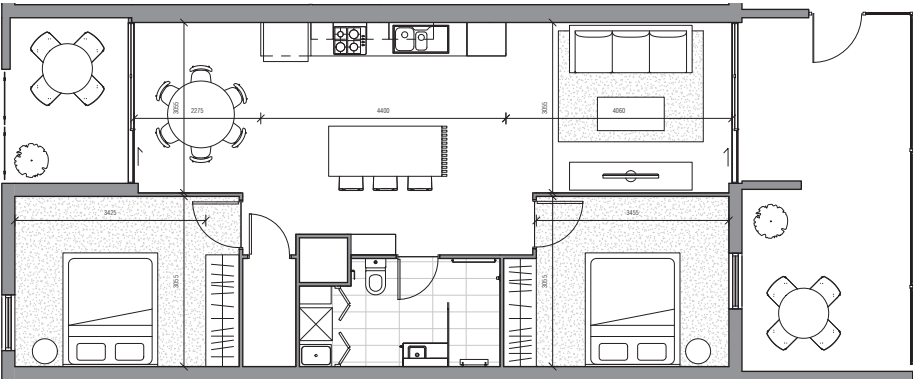
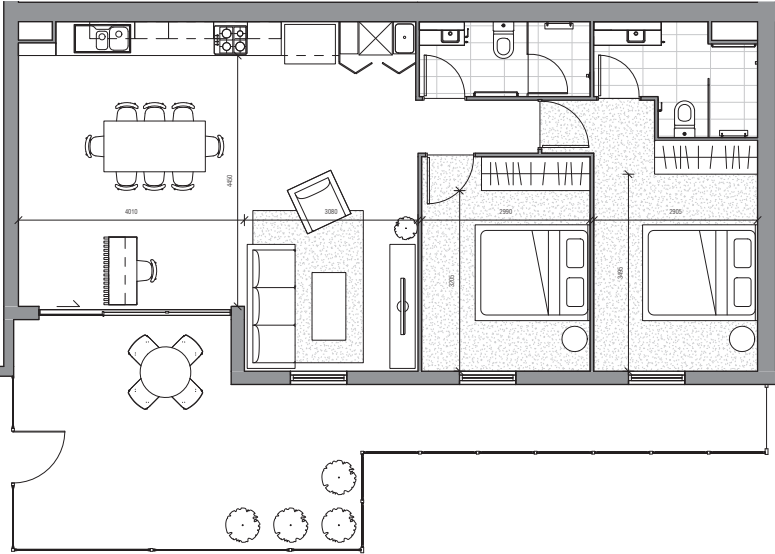
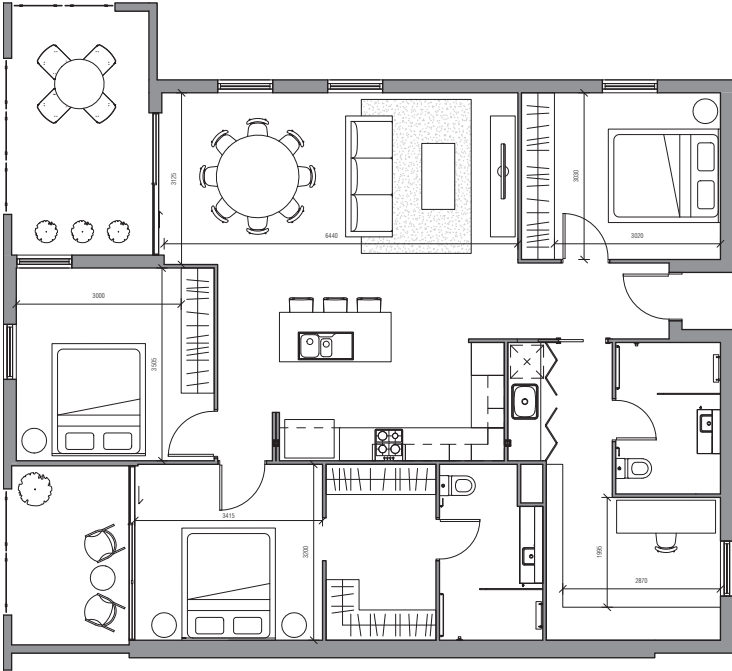
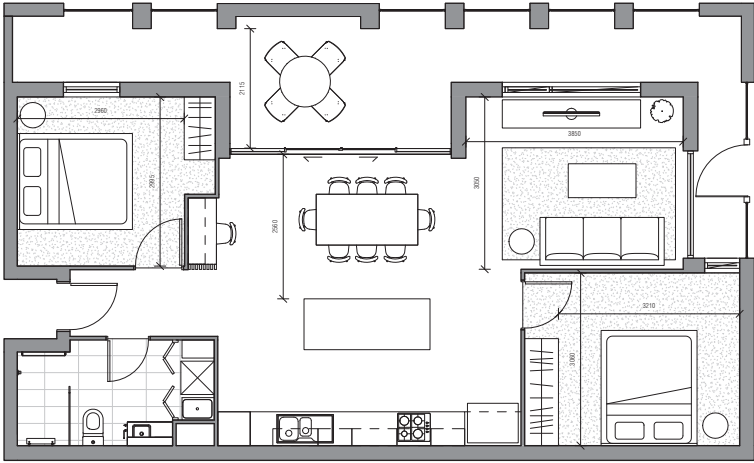
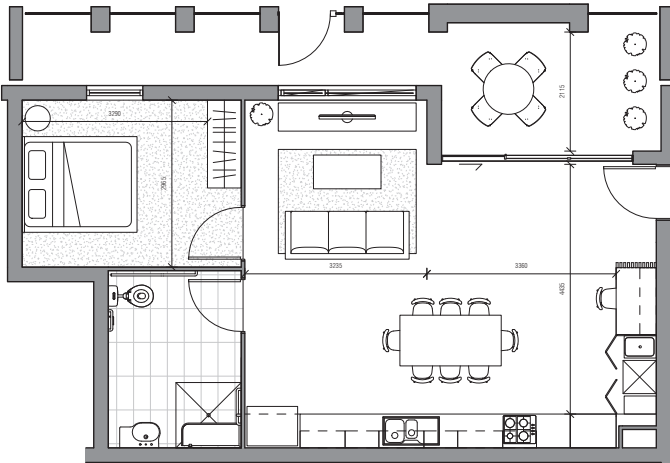
Some of Peter's work will be commissioned for use as a supergraphic imagery strategically located to engage with the residents and greater public.





# DIVERSITY OF DESIGN

AERIS features a diversity of 1, 2 and 3 bedroom plans.





# AERIS

— ON THE PARK

BOWDEN INFORMATION & SALES CENTRE

THIRD ST (OPPOSITE IGA) BOWDEN

10AM - 4PM, 7 DAYS | T 1800 BOWDEN (1800 269 336)

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aeris@connektup.com.au

Georgie Taarnby | 0417 852 357  
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