

Nirimba Social Housing

CENTRAL AVE NIRIMBA QLD 4551

RESPONSE TO RFI
Wednesday, 5 October 2022

Nirimba , 24 attached terrace social housing Aura The City of Colour

Hollindale Mainwaring Architecture (HMA) formerly John Mainwaring Associates (JMA) has been practising on the Sunshine Coast, SE Qld and northern NSW for over 40 years.

The latest award for this multi awarded architectural firm is the State Government Malcom Middleton Liveability Award 22 for low rise medium density work at the new Bokarina Village at north Caloundra. The company has specialised in this area of medium density multiple housing for the last two decades. HMA exemplars have been included in the Sunshine Coast Design Manual known as the ‘Yellow Book’. John Mainwaring was author of the inaugural Noosa Design Manual in 1986 and worked on the Charter for Queensland Places as part of the State Gov Board of Urban Places. He is a past chair of the development committee of the Qld Heritage Council

The HMA expertise has been generated from designing large mixed use residential and resort projects and more recently on many sites for Stockland. The design challenge has always been to encapsulate sustainability and environmental principles including natural ventilation, natural light, low carbon materials, legibility, generous spatial configuration and flexibility for a diverse demographic. One of the most important factors being ongoing maintenance costs.

Of the 24 units 21 all are orientated for morning solar access in winter and the remaining 3 have solar access facing west with generous roof overhangs over shaded balconies or alfresco patios. There is legible access for pedestrians, bicycles and vehicular integration into the surrounding neighbourhood. Each unit has bicycle storage and there is motorcycle parking. Two disabled carparking bays have ben included along with carparking for each dwelling, as well as six visitor car parks.

Solar panels have been with LHA requirements of both Gold and Silver levels being achieved.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1332
Date: 20 October 2022


Queensland
Government



DEVELOPMENT DETAILS

REAL PROPERTY DESCRIPTION

LOTS 878
SP XXXXX
Parish of XXXXX
County of XXXXX

				REQUIRED/ PERMITTED	COMPLIES
SITE AREA	=	2808 m ²	1684.8		
PROPOSAL	=	24 MULTI UNIT DWELLINGS			
GFA	=	1692.0 m ²	60.26%	N/A	
SITE COVER	=	1562.0 m ²	55.63%	60%	YES
COMMON OPEN SPACE	=	353 m ²	12.6%	10%	YES
PLANTED OPEN SPACE	=	433 m ²	15.4%	10%	YES
(excluding POS + Bio Basin)					
TOTAL OPEN SPACE	=	786 m ²	28.0%	N/A	
STREET FRONTAGE	(Central Ave)	56 m			
LENGTH OF TRANSPARENT FENCING		17.3 m	30.9%	50%	NO
CAR PARKING					
	Resident Spaces (CP's)	24		24	YES
	Visitor Car Spaces (VP's)	6	0.25 /unit	4	YES
		30	1.25 /unit		
BIKE PARKING					
	Bicycle Spaces (Resident)	24	1 /unit	24	YES
	Bicycle Spaces (Visitor)	6	0.25 /unit	6	YES
	Motorcycle Spaces	3	0.1 /unit	2.4	YES
RAINWATER STORAGE		24 kl	1 kl/unit	24 kl	YES

House Type	Beds Per House	Parking Per House	No of Houses	Total No of Parking	GFA per Unit (Excludes External)	GFA Total
a	1	1	8	8	59 m ²	472 m ²
b	2	1	8	8	92 m ²	736 m ²
c	2	1	2	2	76 m ²	152 m ²
d	2	1	4	4	83 m ²	332 m ²
e	3	1	2	2	115 m ²	230 m ²
TOTALS			24	24		1692 m ²

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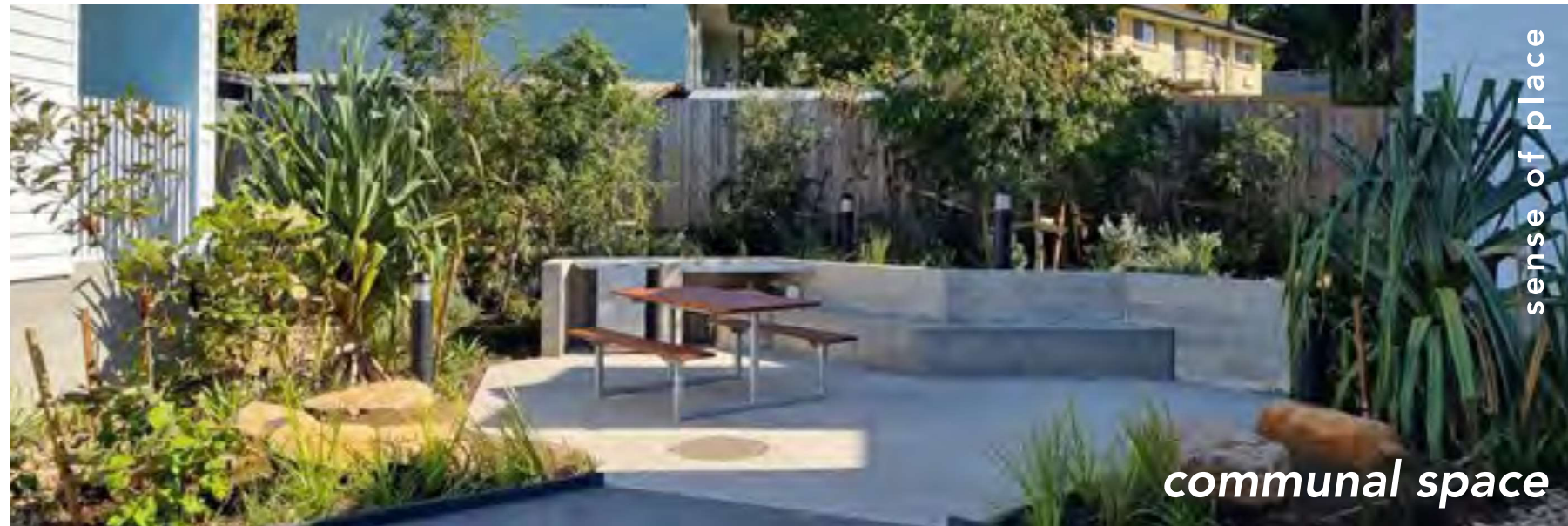
SKETCH DRAWINGS

Nirimba Social Housing, CENTRAL AVE NIRIMBA QLD 4551

1262 : SK-1 (C) TITLE SHEET

RESPONSE TO RFI

Layout No:	Layout Name	Rev	Date
SK-0	COVER SHEET	C	5th Oct 2022
SK-1	TITLE SHEET	C	5th Oct 2022
SK-1-01	PICTORIAL INSPIRATION : Form	C	5th Oct 2022
SK-1-02	PICTORIAL INSPIRATION : Materiality	C	5th Oct 2022
SK-2-00	LOCALITY PLAN	C	5th Oct 2022
SK-2-01	SITE ANALYSIS	C	5th Oct 2022
SK-2-02	SITE PLAN : Ground Floor	C	5th Oct 2022
SK-2-03	SITE PLAN : First Floor	C	5th Oct 2022
SK-2-04	SITE PLAN : Second Floor	C	5th Oct 2022
SK-2-05	SITE PLAN : Roof Plan	C	5th Oct 2022
SK-2-06	AREA CALCULATIONS	C	5th Oct 2022
SK-2-07	STREET ELEVATIONS	C	5th Oct 2022
SK-2-08	WALKWAY ELEVATIONS	C	5th Oct 2022
SK-2-09	STREET SECTIONS	C	5th Oct 2022
SK-2-10	FENCING DETAIL	C	5th Oct 2022
SK-2-11	FENCING DETAIL	C	5th Oct 2022
SK-3-00	AREA SCHEDULE	C	5th Oct 2022
SK-3-a-01	UNITS a + b : Plans	C	5th Oct 2022
SK-3-a-02	UNITS a + b : Elevations	C	5th Oct 2022
SK-3-c-01	UNIT c + d : Plans	C	5th Oct 2022
SK-3-c-02	UNIT c + d : Elevations	C	5th Oct 2022
SK-3-e-01	UNIT e : Plans	C	5th Oct 2022
SK-3-e-02	UNIT e : Elevations	C	5th Oct 2022
SK-4-01	STREET PERSPECTIVES : Northern	C	5th Oct 2022
SK-4-02	STREET PERSPECTIVES : Southern	C	5th Oct 2022
SK-4-03	STREET PERSPECTIVES : Western	C	5th Oct 2022
SK-4-04	DRIVEWAY PERSPECTIVES	C	5th Oct 2022



sense of place

communal space



movement

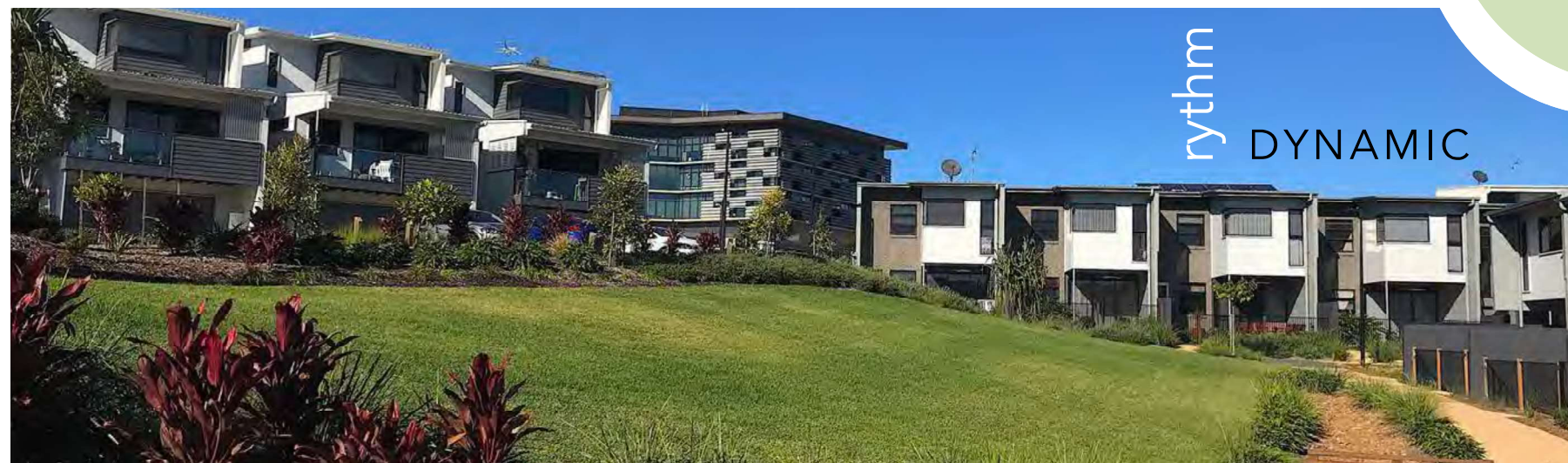
CONTEXTUAL



GREEN CORRIDOR



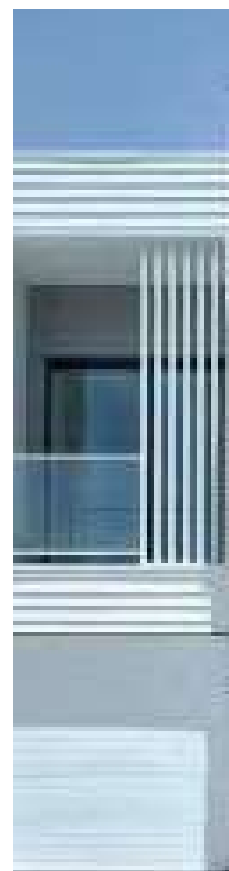
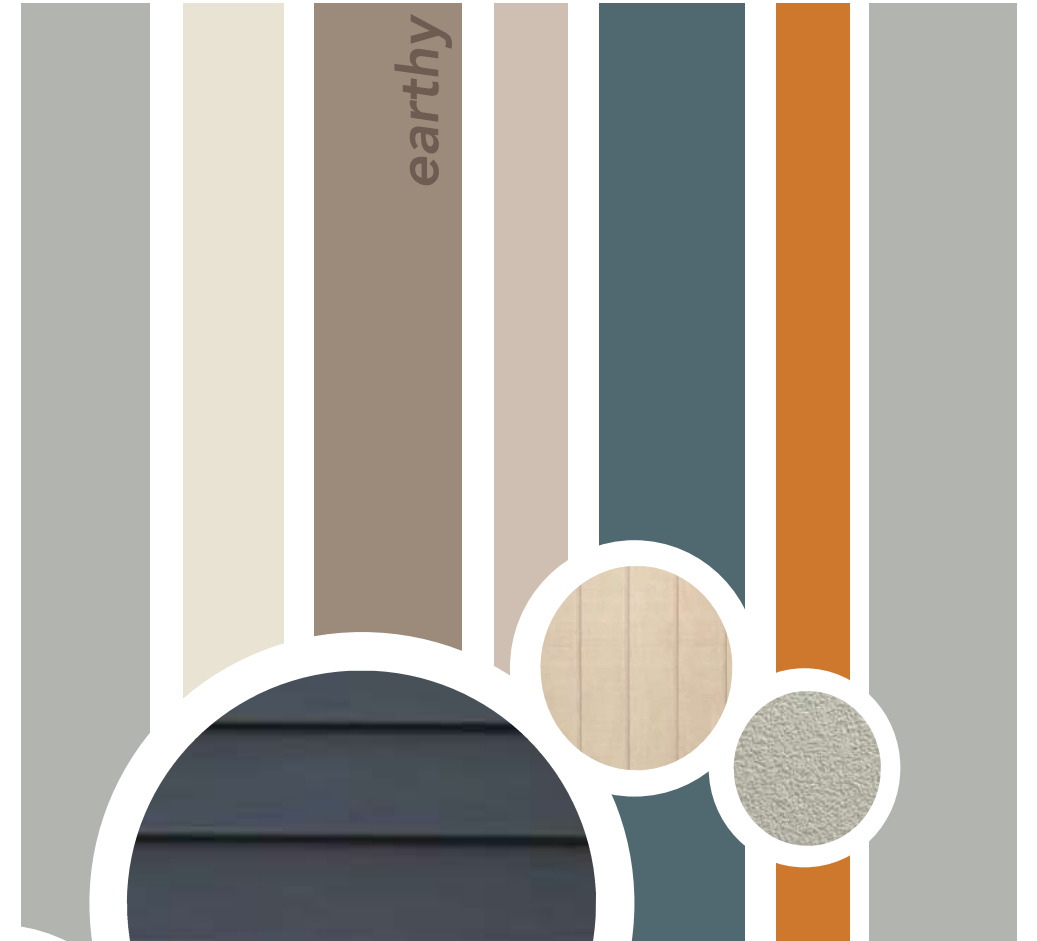
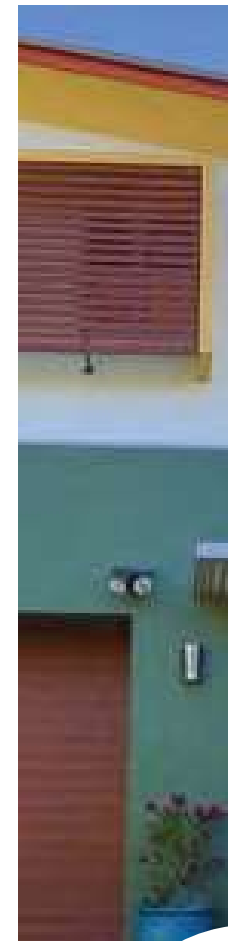
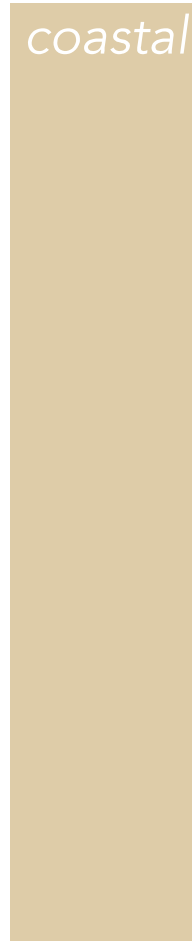
green relief

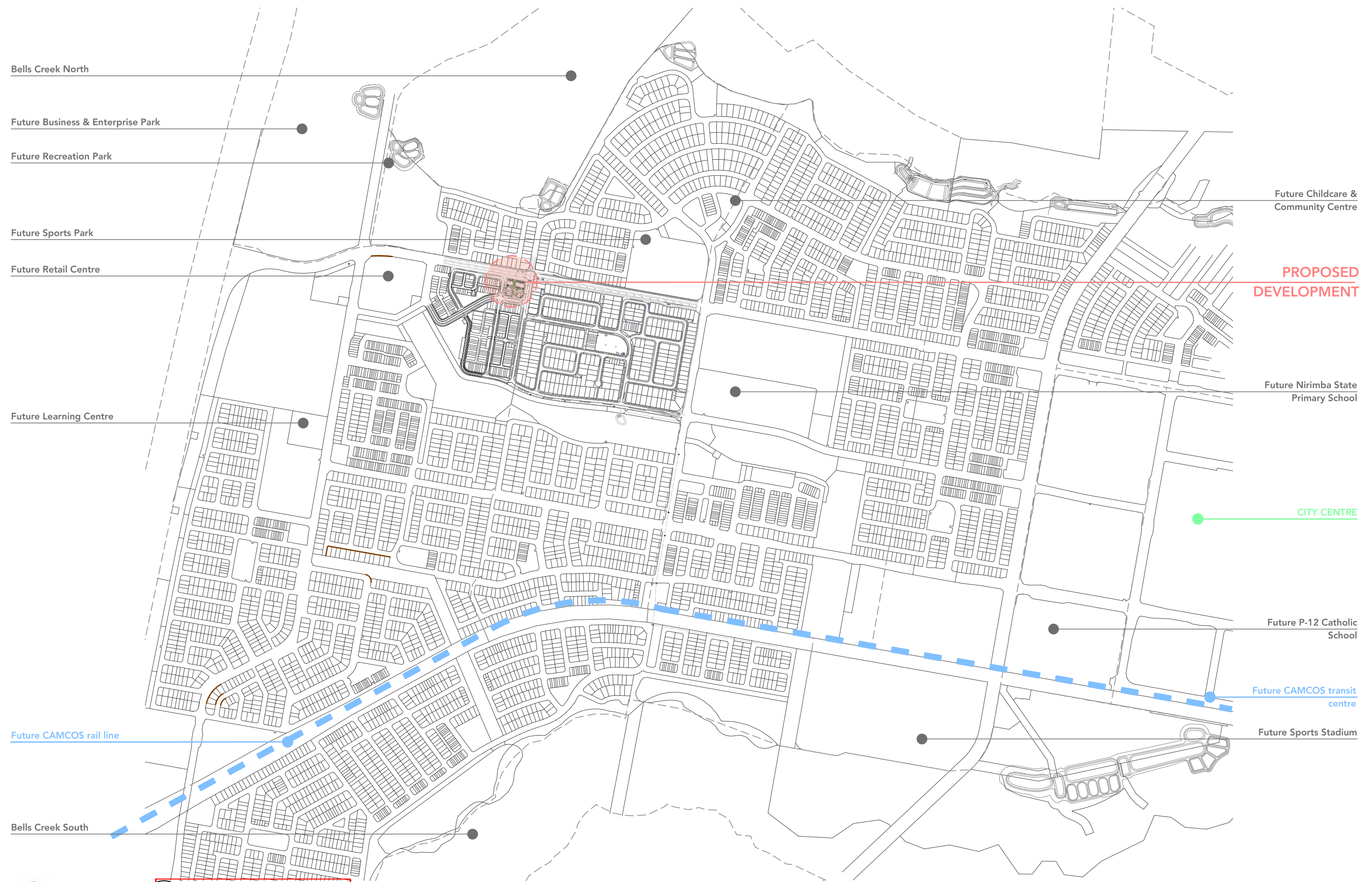


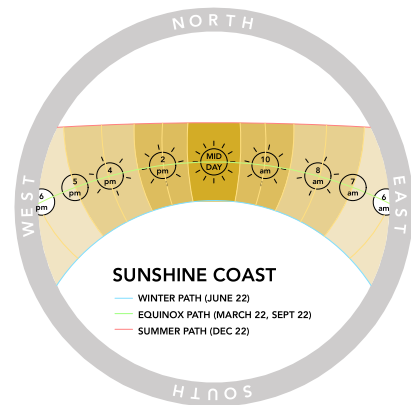
rythm DYNAMIC



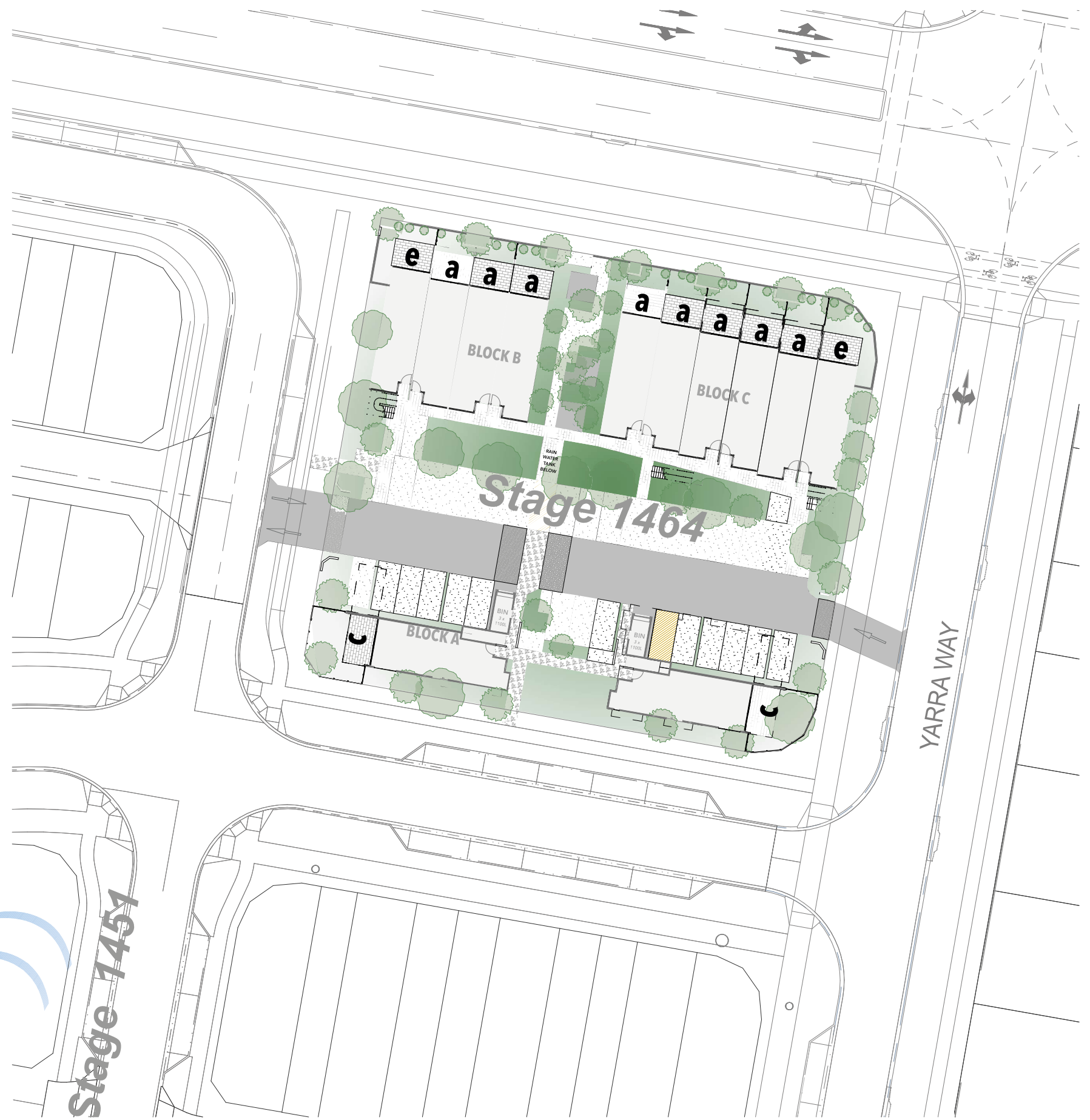
STREET PRESENCE



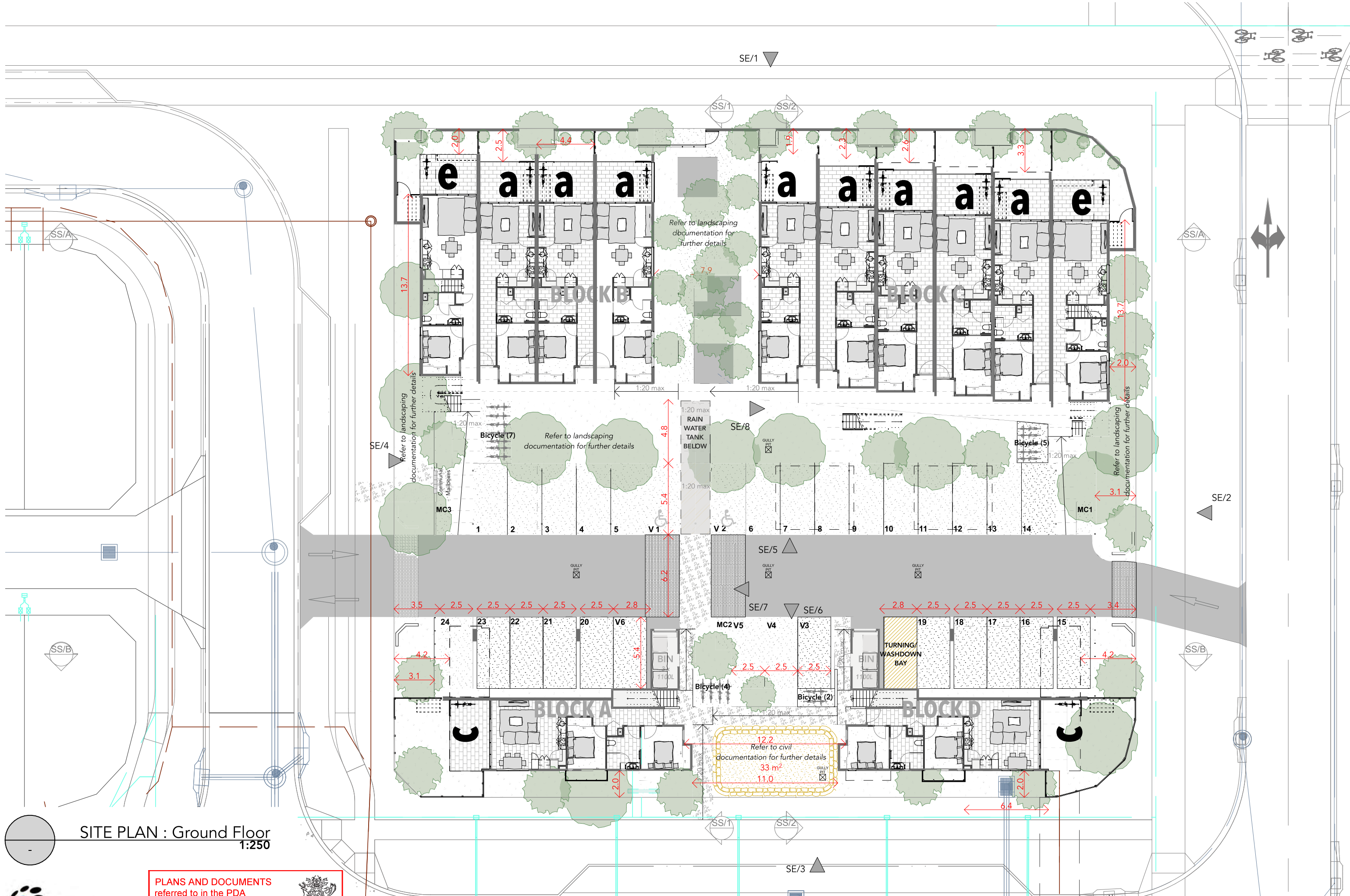




SITE ANALYSIS
1:2000



LOCALITY PLAN
1:500



SITE PLAN : Ground Floor
1:250



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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MASTER PLANS

1262 : SK-2-02 (C) SITE PLAN : Ground Floor

RESPONSE TO RFI



Hollindale Mainwaring
ARCHITECTURE



SITE PLAN : First Floor
1:250



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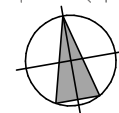
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MASTER PLANS

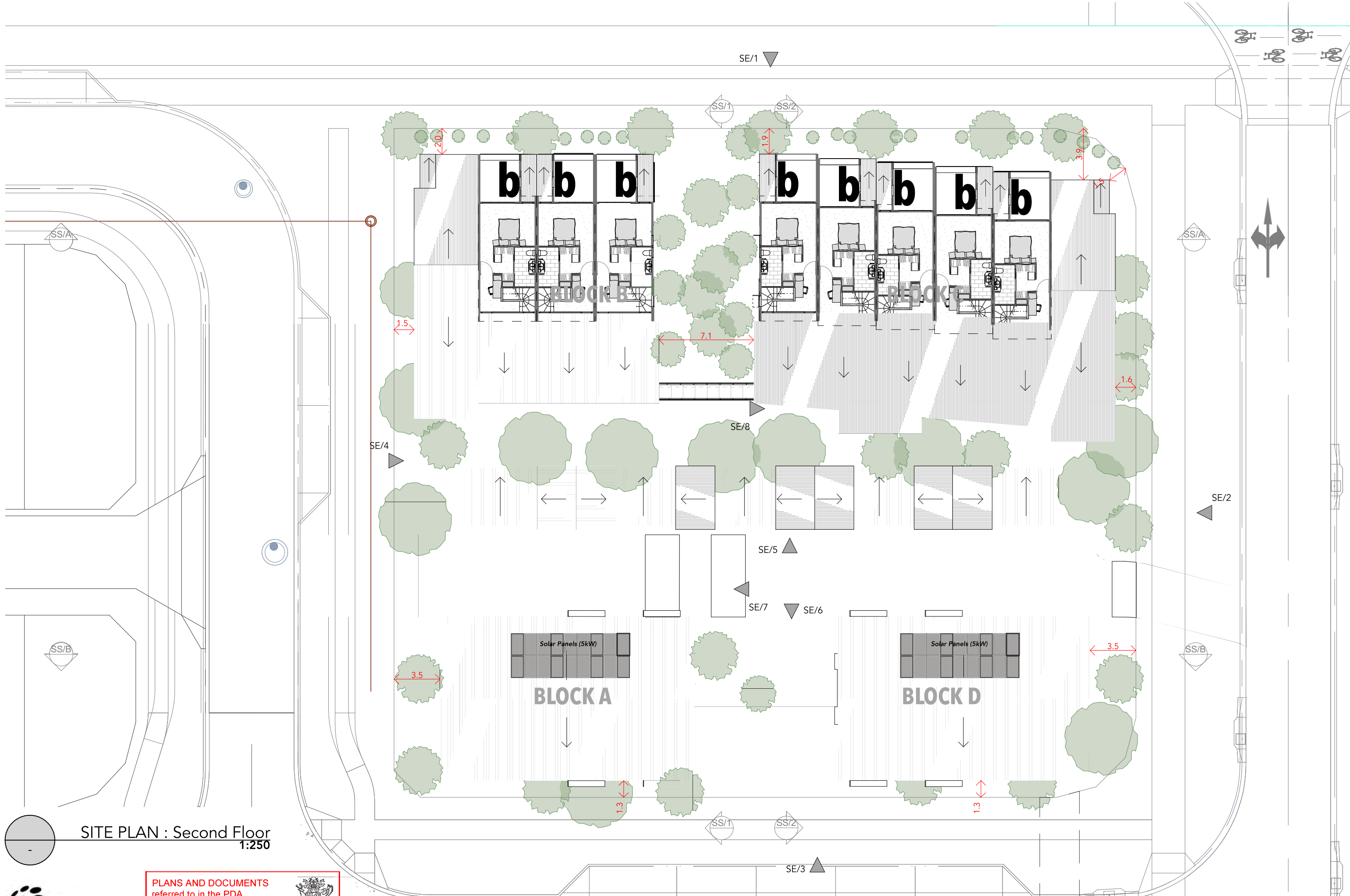
1262 : SK-2-03 (C) SITE PLAN : First Floor

RESPONSE TO RFI



Hollindale Mainwaring
ARCHITECTURE

Nirimba Social Housing, CENTRAL AVE NIRIMBA QLD 4551



SITE PLAN : Second Floor
1:250



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MASTER PLANS

1262 : SK-2-04 (C) SITE PLAN : Second Floor

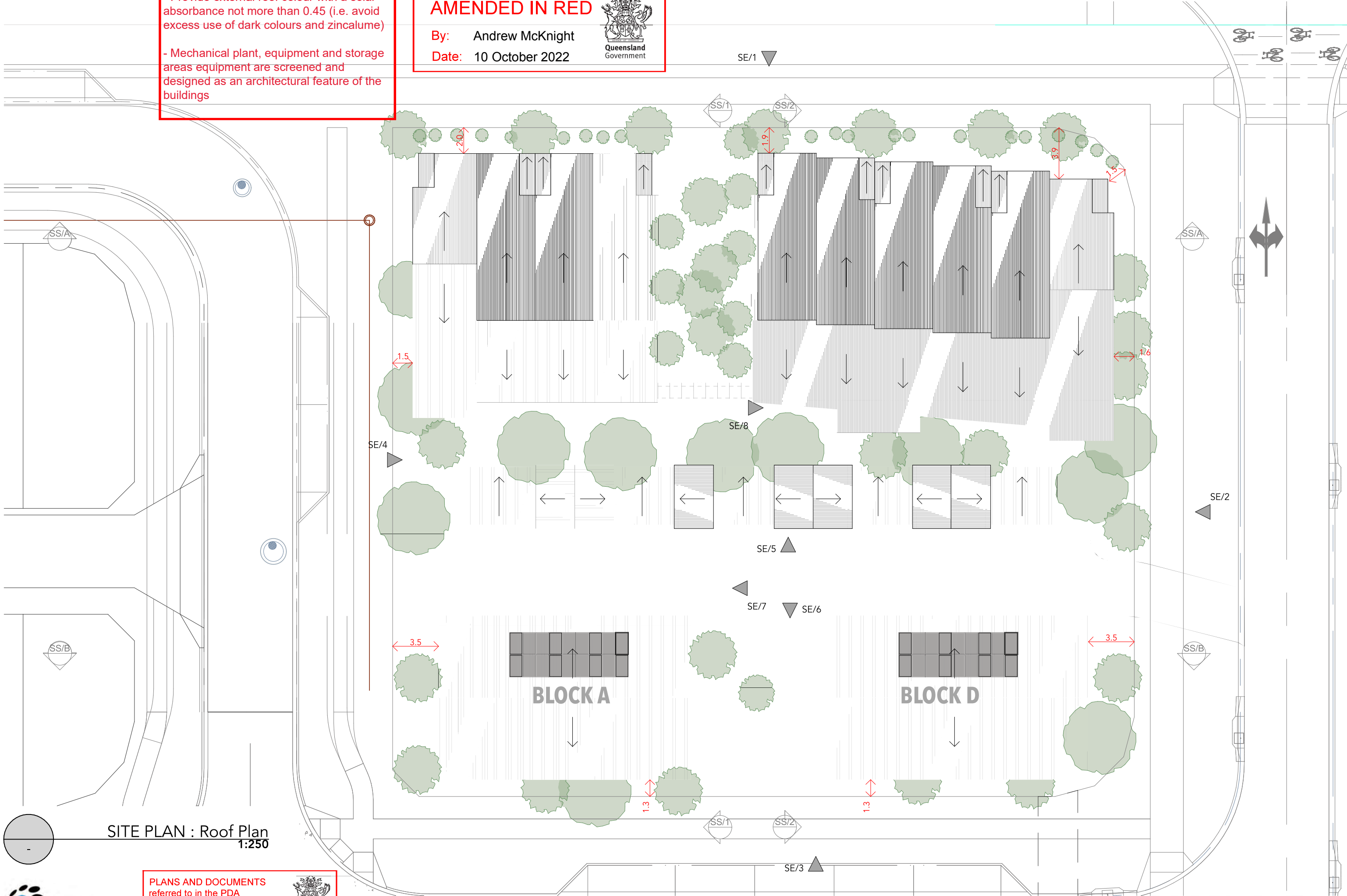
RESPONSE TO RFI



Hollindale Mainwaring
ARCHITECTURE

- Provide external roof colour with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume)
- Mechanical plant, equipment and storage areas equipment are screened and designed as an architectural feature of the buildings

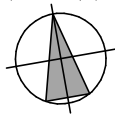
AMENDED IN RED
By: Andrew McKnight
Date: 10 October 2022



SITE PLAN : Roof Plan
1:250

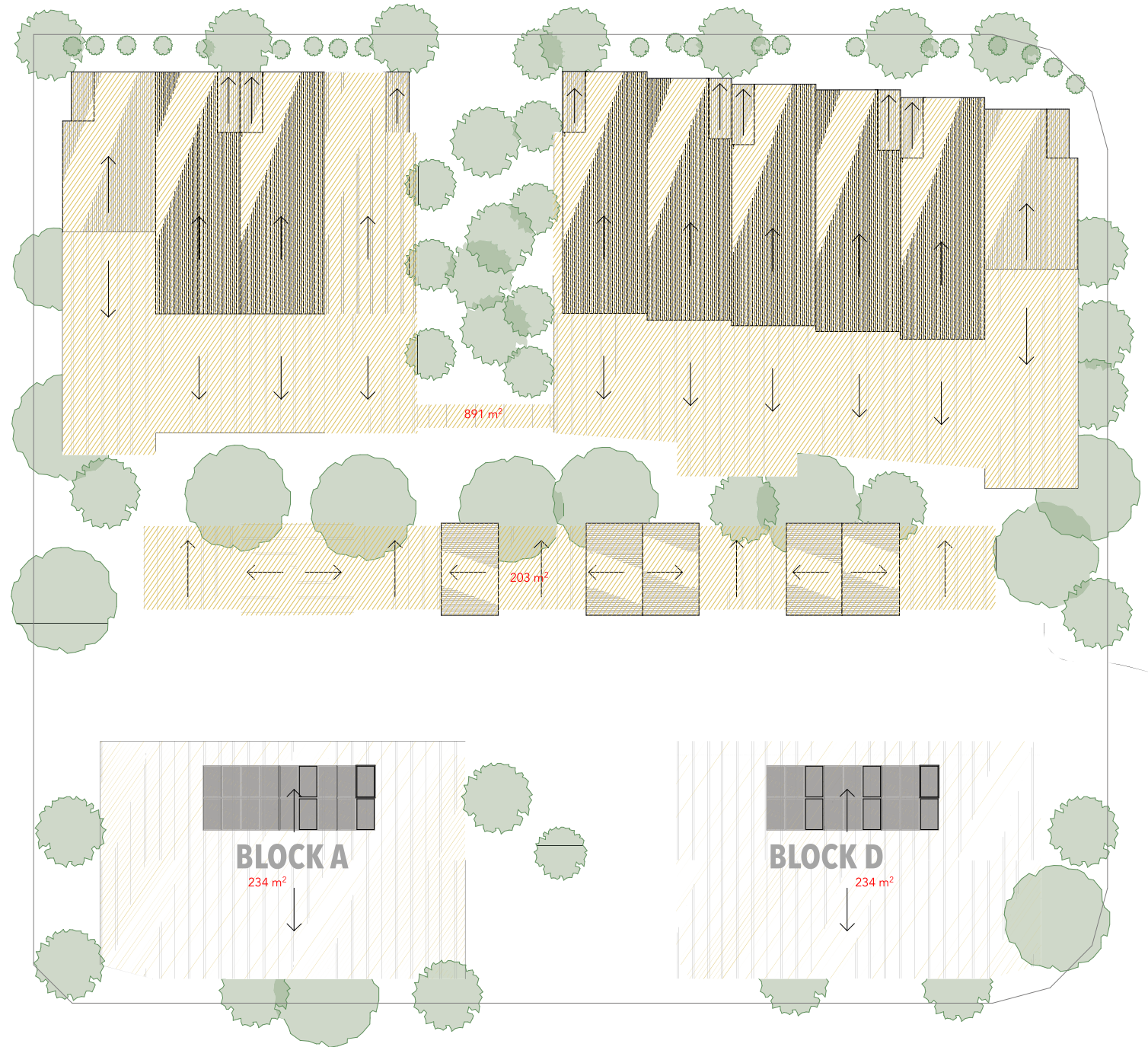


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1
-
SITE PLAN : GFA
1:300



2
-
SITE PLAN : SITE COVER
1:300

LEGEND

- 4 m² PLANTED OPEN SPACE
- 4 m² COMMON OPEN SPACE
- 4 m² SITE COVER



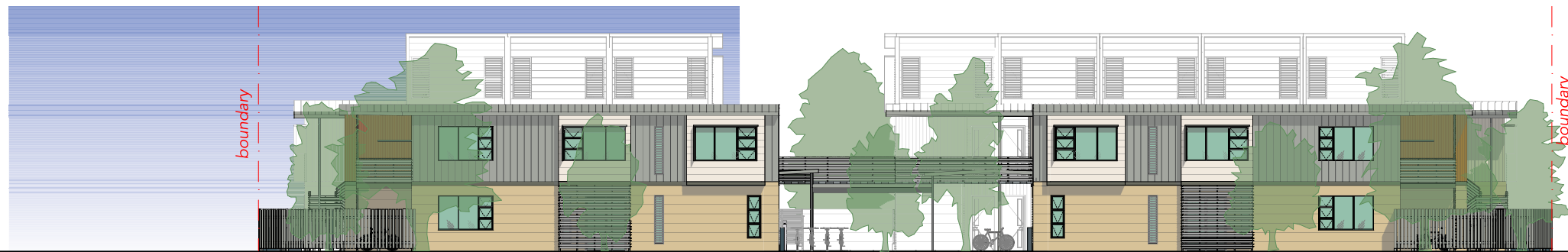
SE/1
-

Street : Northern Elevation
1:250



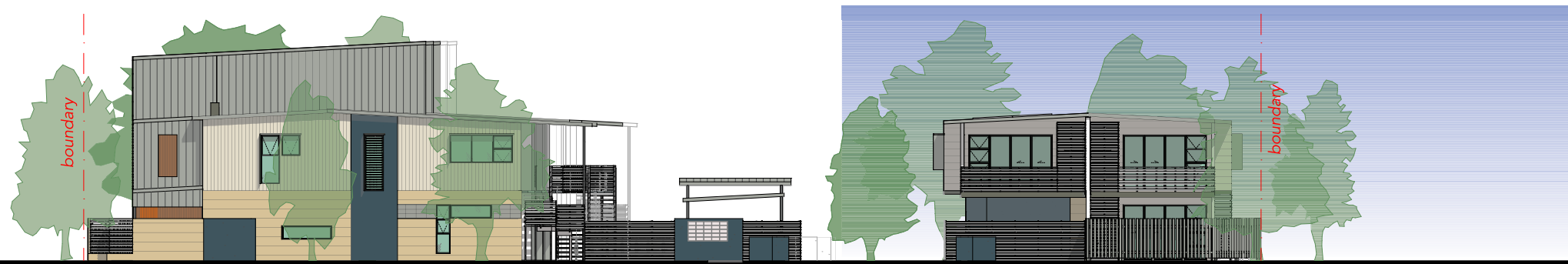
SE/2
-

Street : Eastern Elevation (Yarra Way)
1:250



SE/3
-

Street : Southern Elevation
1:250



SE/4
-

Street : Western Elevation
1:250

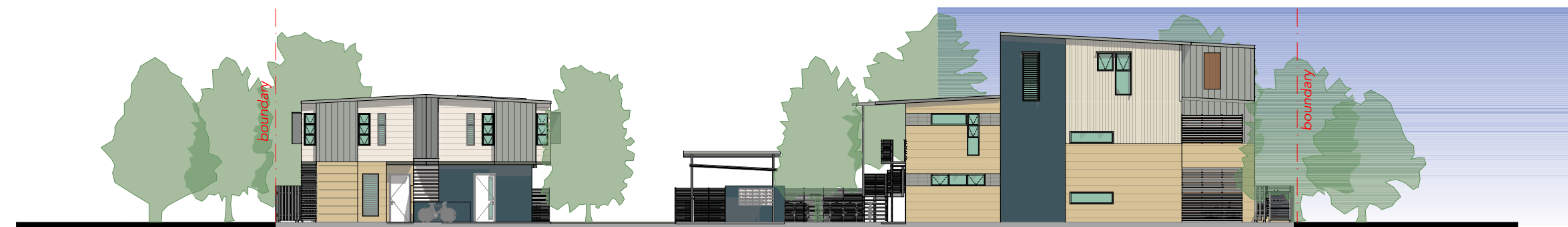
Finishes Schedule

FC#1	Horizontal Weatherboard Cladding Dulux™ White Dune or similar	PW	Vertical Standing Seam Metal Cladding/Boards Colorbond™ Shale Grey	BW-b+c	Blockwork - Bagged + Chased Finish Dulux™ Stonebread or similar
FC#2	Vertical Weatherboard Cladding 1 Dulux™ White Dune or similar	MRS	Metal Roof Sheetting Colorbond™ Shale Grey	BW-Ft	Blockwork - Coloured
FC#3	Vertical Weatherboard Cladding 2 Dulux™ Golden Mandarin or similar	BW-R	Blockwork - Rendered Finish Dulux™ Sultry Sea or similar	x-Sc	Horizontal Batten Screen Powdercoated to match Shale Grey

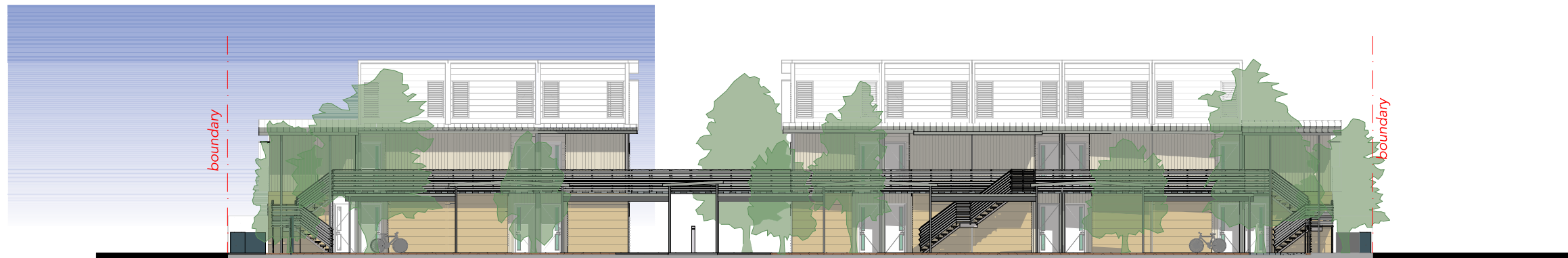
NOTE: Any reflective glass material to have a level of light reflectivity of not greater than 20%; and a level of heat transmission of not less than 20%



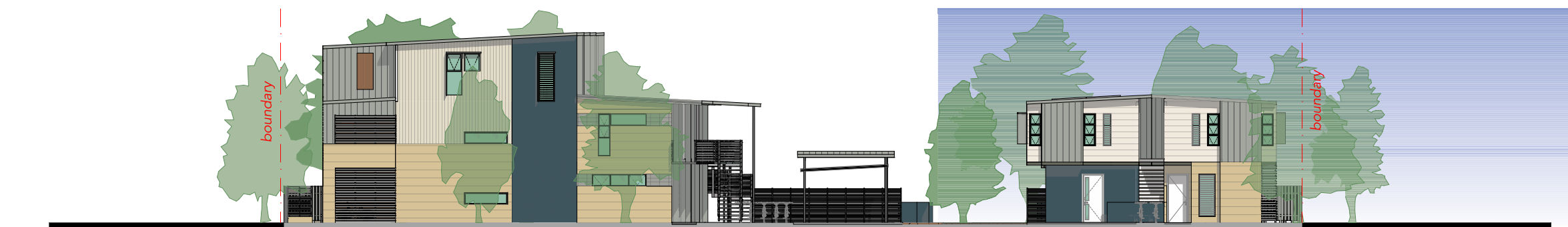
SE/5
-
Walkway : Northern Elevation
1:250



SE/6
-
Walkway : Eastern Elevation
1:250



SE/7
-
Walkway : Southern Elevation
1:250



SE/8
-
Walkway : Western Elevation
1:250

Finishes Schedule					
	FC#1	Horizontal Weatherboard Cladding Dulux™ White Dune or similar		PW	Vertical Standing Seam Metal Cladding/Boards Colorbond™ Shale Grey
	FC#2	Vertical Weatherboard Cladding 1 Dulux™ White Dune or similar		MRS	Metal Roof Sheetting Colorbond™ Shale Grey
	FC#3	Vertical Weatherboard Cladding 2 Dulux™ Golden Mandarin or similar		BW-R	Blockwork - Rendered Finish Dulux™ Sultry Sea or similar
				BW-b+c	Blockwork - Bagged + Chased Finish Dulux™ Stonebread or similar
				BW-Ft	Blockwork - Coloured
				x-Sc	Horizontal Batten Screen Powdercoated to match Shale Grey

NOTE: Any reflective glass material to have a level of light reflectivity of not greater than 20%; and a level of heat transmission of not less than 20%



SS/1
-

Site Section 1
1:250



SS/2
-

Site Section 2
1:250



SS/A
-

Site Section A
1:250



SS/B
-

Site Section B
1:250





1500 HIGH HORIZONTAL BATTEN FENCE
Powdercoated Alum. To achieve visual transparency



1800 HIGH HORIZONTAL BATTEN FENCE
Powdercoated Alum. To achieve visual transparency



1800 HIGH SOLID BLOCK FENCE
*Bagged + Chased Finish. Approx 1500 high
above 300 high retaining wall*



1500 HIGH GOOD NEIGHBOUR FENCE
Painted Timber



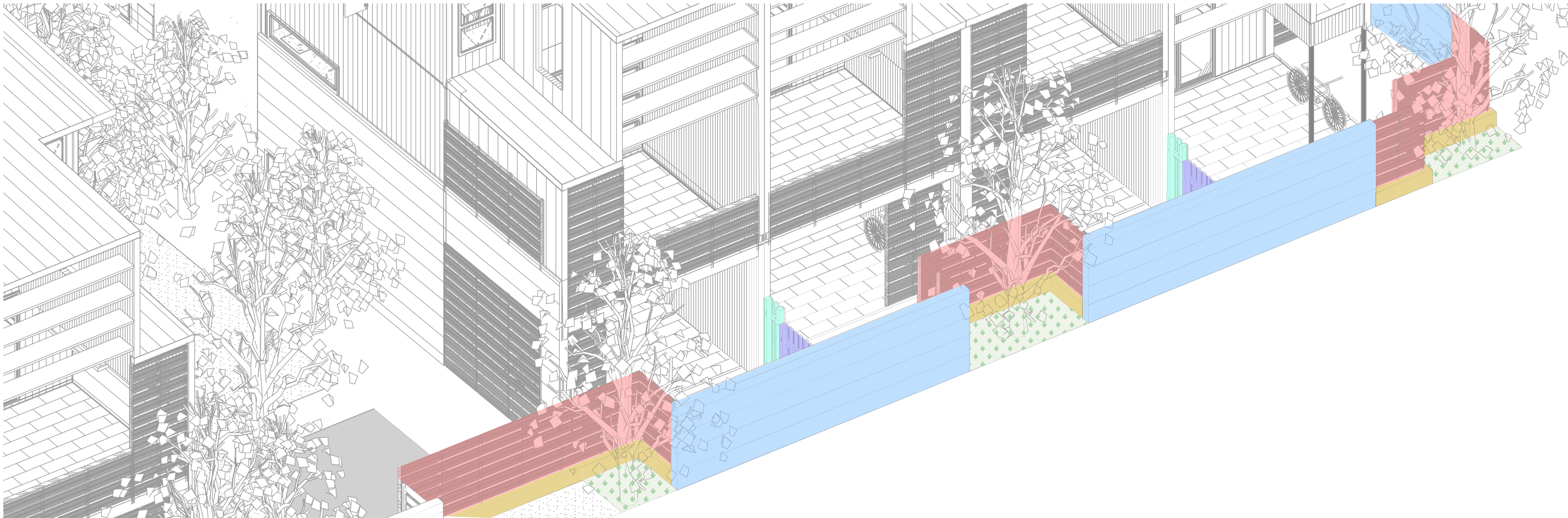
1800 HIGH GOOD NEIGHBOUR FENCE
Painted Timber



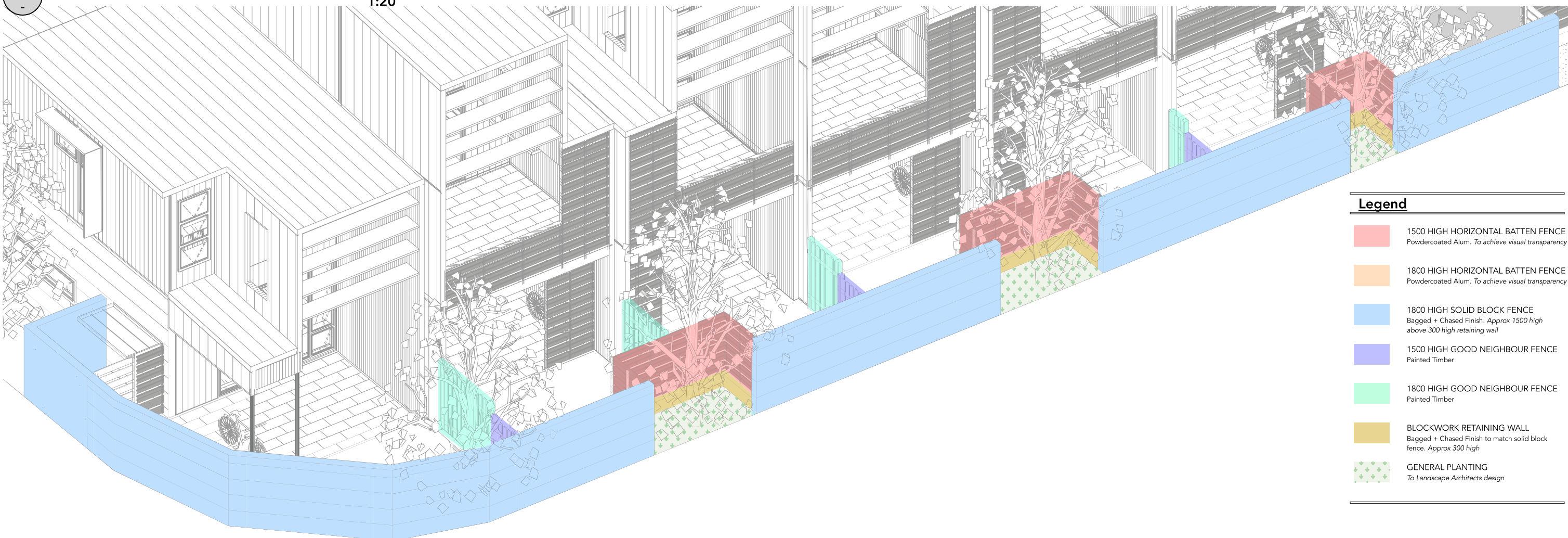
BLOCKWORK RETAINING WALL
*Bagged + Chased Finish to match solid block
fence. Approx 300 high*



GENERAL PLANTING
To Landscape Architects design



Northern Fencing Detail - BLOCK B
1:20



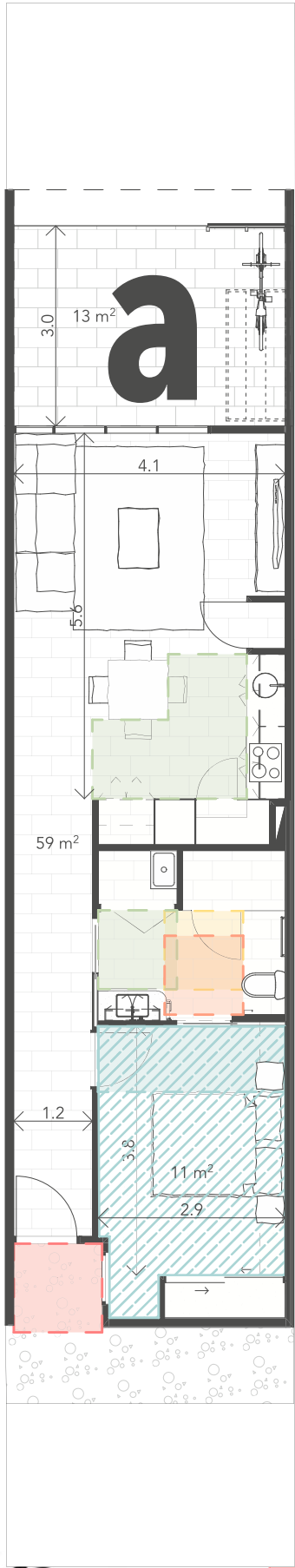
Legend	
	1500 HIGH HORIZONTAL BATTEN FENCE Powdercoated Alum. To achieve visual transparency
	1800 HIGH HORIZONTAL BATTEN FENCE Powdercoated Alum. To achieve visual transparency
	1800 HIGH SOLID BLOCK FENCE Bagged + Chased Finish. Approx 1500 high above 300 high retaining wall
	1500 HIGH GOOD NEIGHBOUR FENCE Painted Timber
	1800 HIGH GOOD NEIGHBOUR FENCE Painted Timber
	BLOCKWORK RETAINING WALL Bagged + Chased Finish to match solid block fence. Approx 300 high
	GENERAL PLANTING To Landscape Architects design



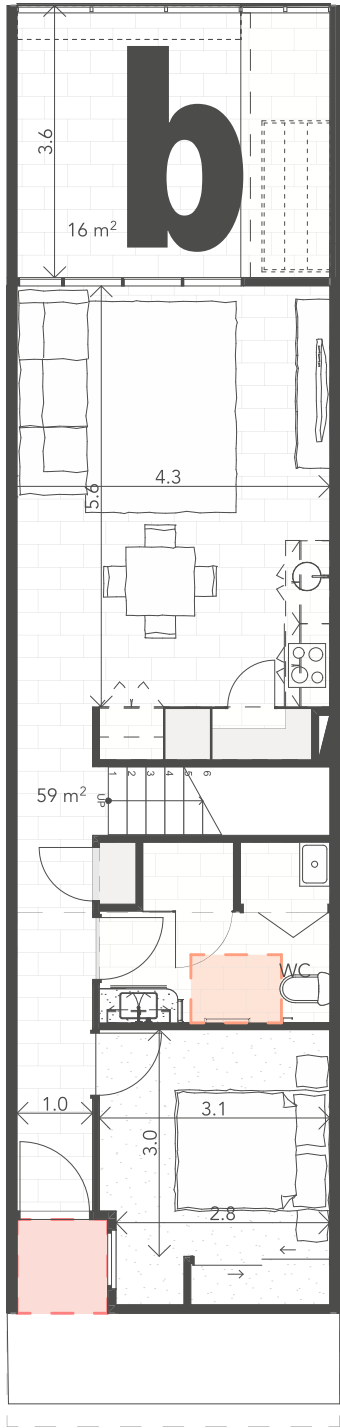
Northern Fencing Detail - BLOCK C
1:20

	UNIT a		UNIT b		UNIT c		UNIT d		TYPE e	
	1Br, 1B (GOLD)		2Br, 2B (SILVER)		2Br, 1B (GOLD)		2Br, 2B (SILVER)		3Br, 3B (SILVER)	
	Internal	External	Internal	External	Internal	External	Internal	External	Internal	External
GROUND FLOOR										
HABITABLE	59 sqm	13 sqm			76 sqm	16 sqm			59 sqm	13 sqm
FIRST FLOOR										
HABITABLE			59 sqm	16 sqm			83 sqm	16 sqm	56 sqm	
SECOND FLOOR										
HABITABLE			33 sqm							
	59 sqm	13 sqm	92 sqm	16 sqm	76 sqm	16 sqm	83 sqm	16 sqm	115 sqm	13 sqm
	72 sqm		108 sqm		92 sqm		99 sqm		128 sqm	

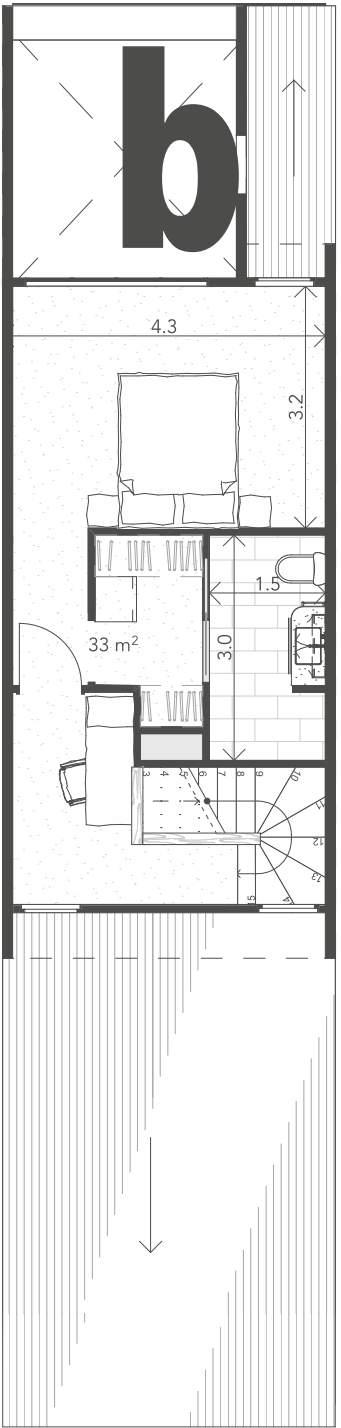
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
Type a (LHA GOLD)		3	5		8
Type b (LHA Silver)		3	5		8
Type c (LHA GOLD)	1			1	2
Type d (LHA Silver)	2			2	4
Type e (LHA Silver)	1			1	2
	4	6	10	4	24
	24				



UNIT a : GROUND FLOOR
1:100



UNIT b : FIRST FLOOR
1:100



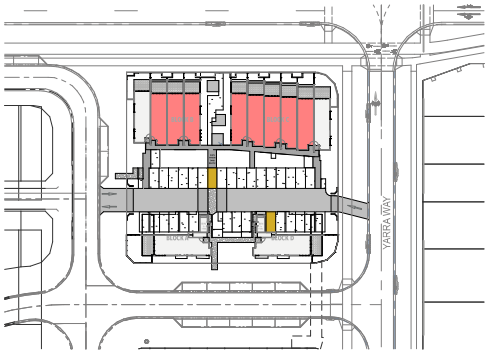
UNIT b : SECOND FLOOR
1:100

	UNIT a		UNIT b	
	1Br, 1B (GOLD)	2Br, 2B (SILVER)	Internal	External
GROUND FLOOR	59 sqm	13 sqm		
FIRST FLOOR			59 sqm	16 sqm
SECOND FLOOR			33 sqm	
	59 sqm	13 sqm	92 sqm	16 sqm
	72 sqm	108 sqm		

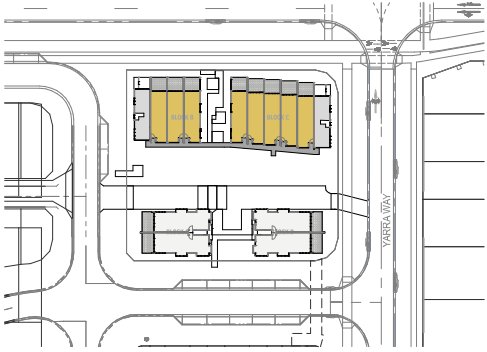
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
Type a (LHA GOLD)	3	5			8
Type b (LHA Silver)		3	5		8
Type c (LHA GOLD)	1			1	2
Type d (LHA Silver)	2			2	4
Type e (LHA Silver)	1			1	2
	4	6	10	4	24

LHA Requirements

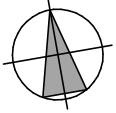
- MIN. ENTRY LANDING
Silver: 1200 x 1200
Gold: 1350 x 1350
- MIN. TOILET CIRCULATION
Silver: 900 x 1200
Gold: 1200 x 1200
- MIN. SHOWER CLEARNACE
Silver: N/A
Gold: 1200 x 1200
- MIN. BENCH CIRCULATION CLEARANCE
Silver: N/A
Gold: 1200 clearance to front of fixed benches
- MIN. BEDROOM PATH OF TRAVEL
Silver: N/A
Gold: 1000 to min. one side of the bed
- MIN. BEDROOM FLOOR AREA
Silver: N/A
Gold: 10m2 min.

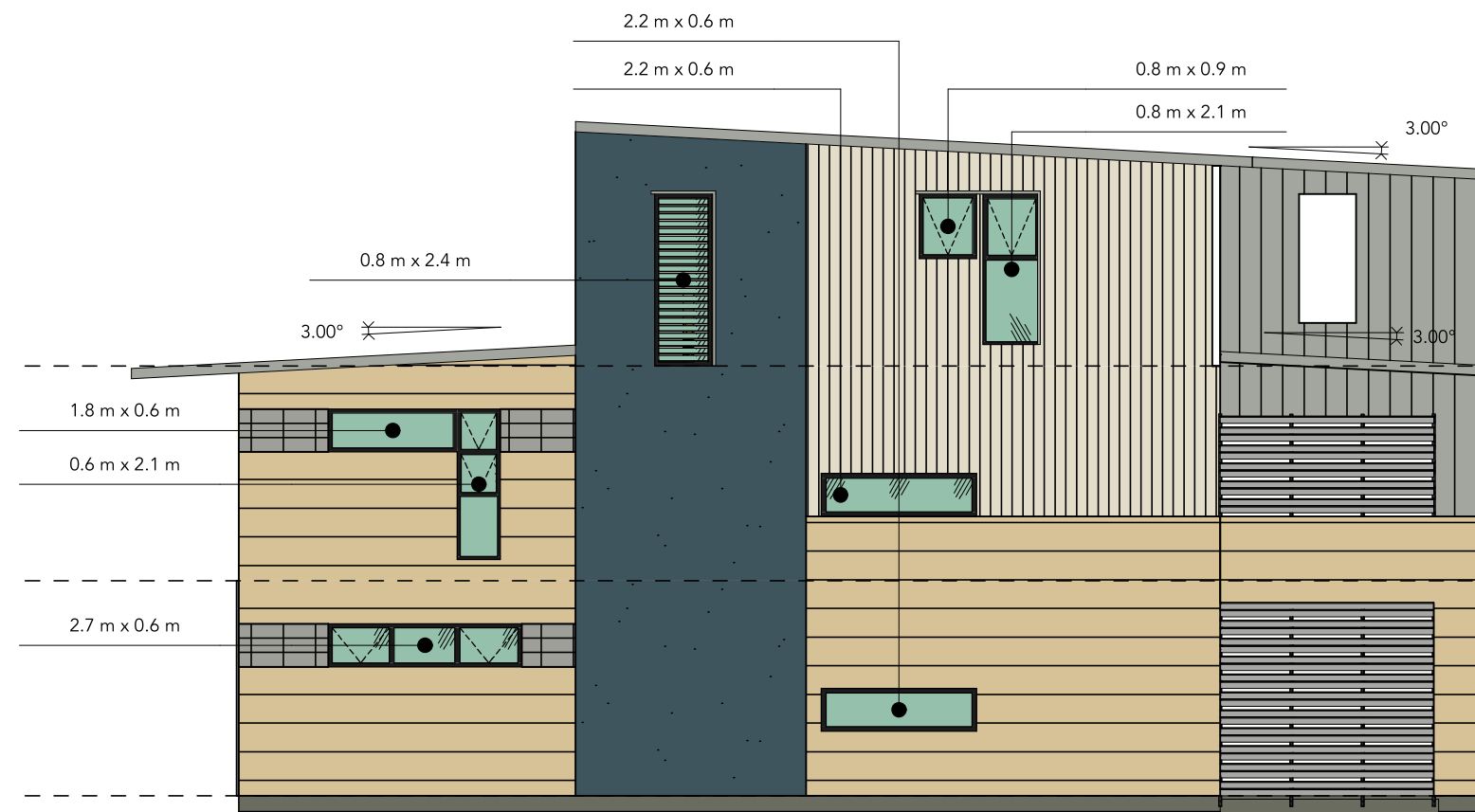


Key Plan : GROUND

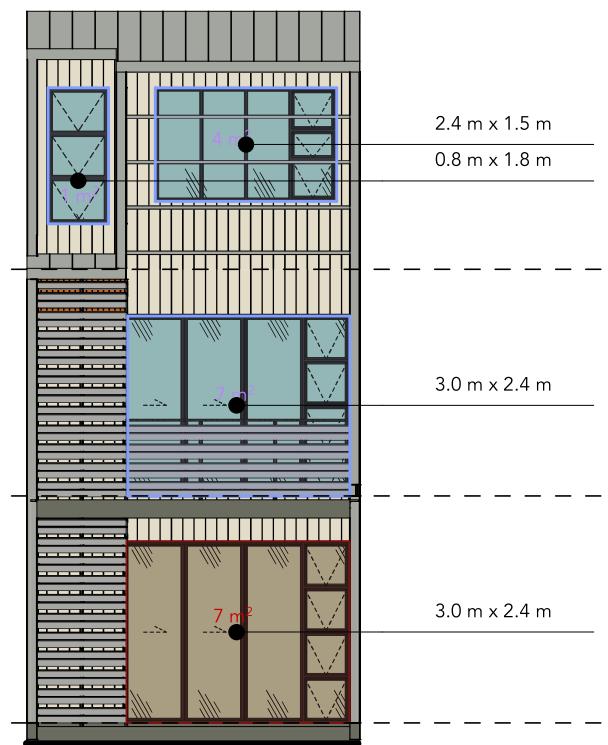


Key Plan : FIRST





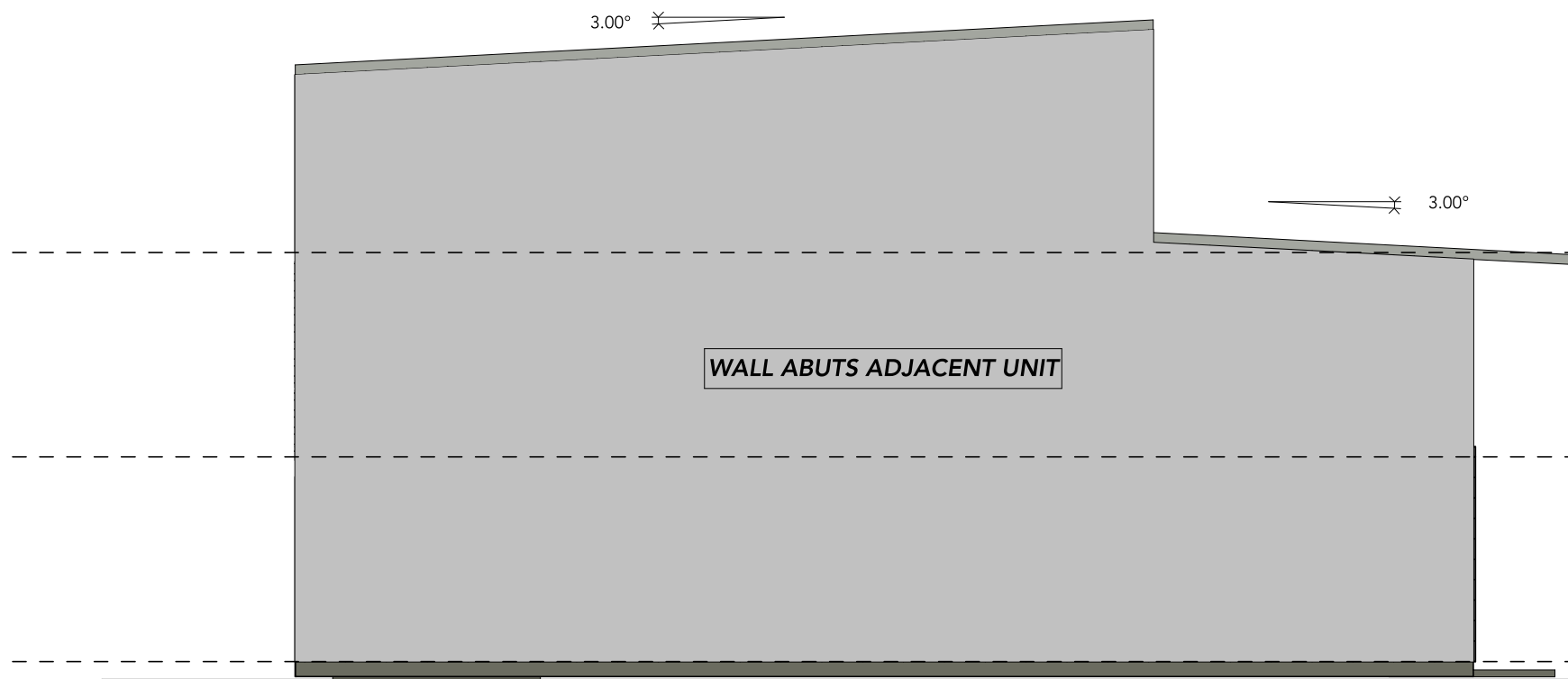
a/11
-
Side Elevation
1:100



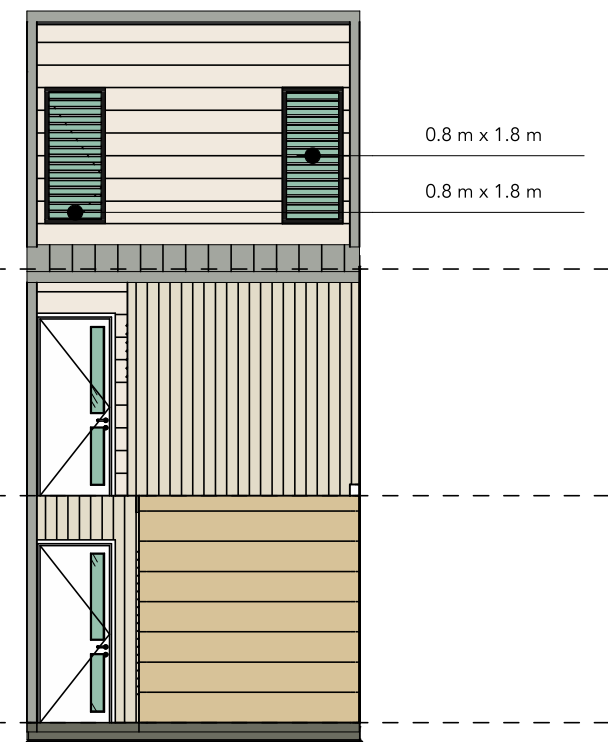
a/2
-
North Elevation
1:100

Finishes Schedule		
	FC#1	Horizontal Weatherboard Cladding <i>Dulux™ White Dune or similar</i>
	FC#2	Vertical Weatherboard Cladding 1 <i>Dulux™ White Dune or similar</i>
	FC#3	Vertical Weatherboard Cladding 2 <i>Dulux™ Golden Mandarin or similar</i>
	PW	Vertical Standing Seam Metal Cladding/Boards <i>Colorbond™ Shale Grey</i>
	MRS	Metal Roof Sheetting <i>Colorbond™ Shale Grey</i>
	BW-R	Blockwork - Rendered Finish <i>Dulux™ Sultry Sea or similar</i>
	BW-b+c	Blockwork - Bagged + Chased Finish <i>Dulux™ Stonebread or similar</i>
	BW-Ft	Blockwork - Coloured
	x-Sc	Horizontal Batten Screen <i>Powdercoated to match Shale Grey</i>

	UNIT a	UNIT b
Total Glazed area	7 m²	12 m²
Total Façade area	13 m²	25 m²
Min. Glazed %	10%	10%
Glazed %	54%	48%
Complies	YES	YES



a/3
-
Side Elevation
1:100

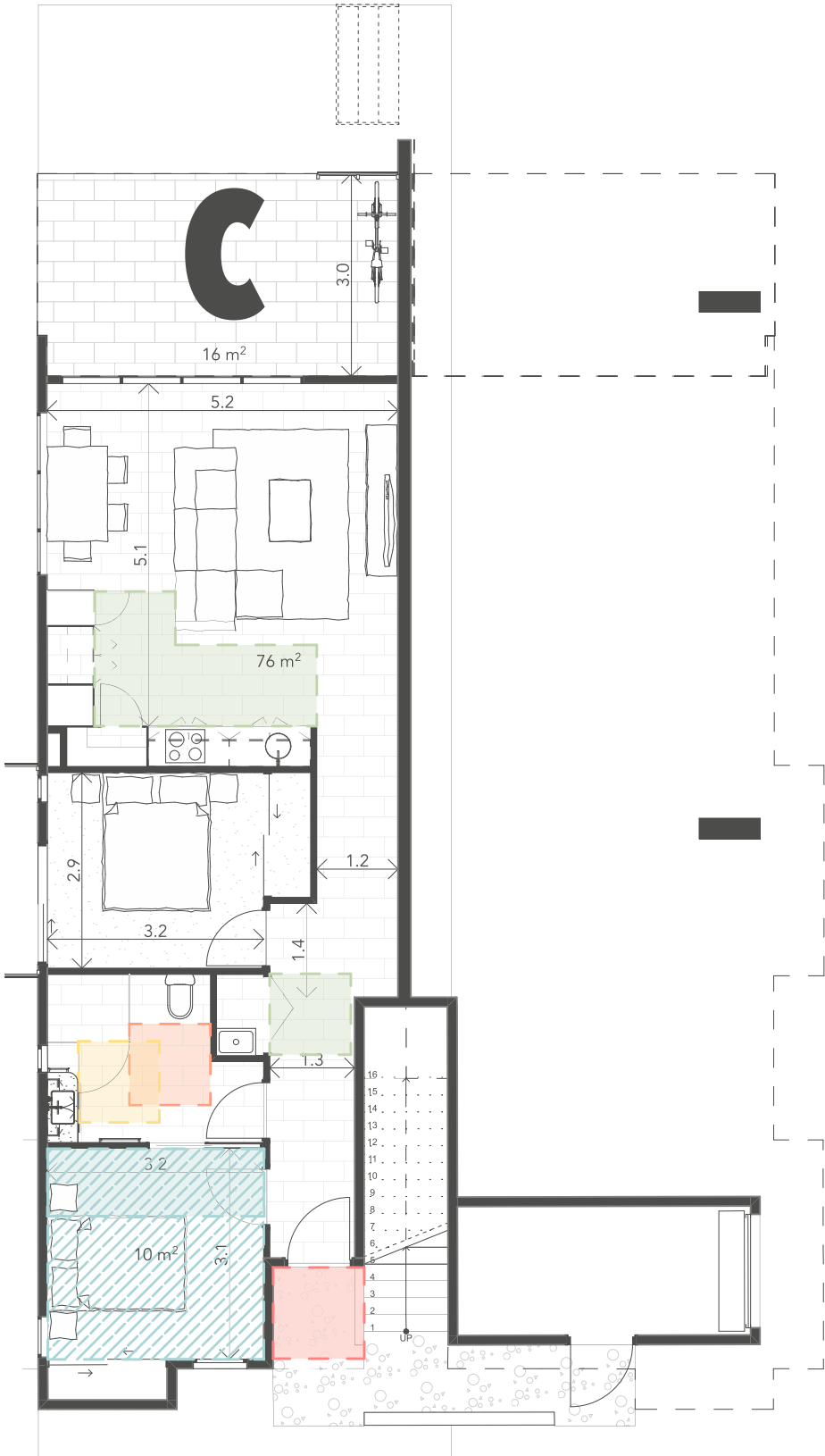


a/4
-
Entry Elevation
1:100

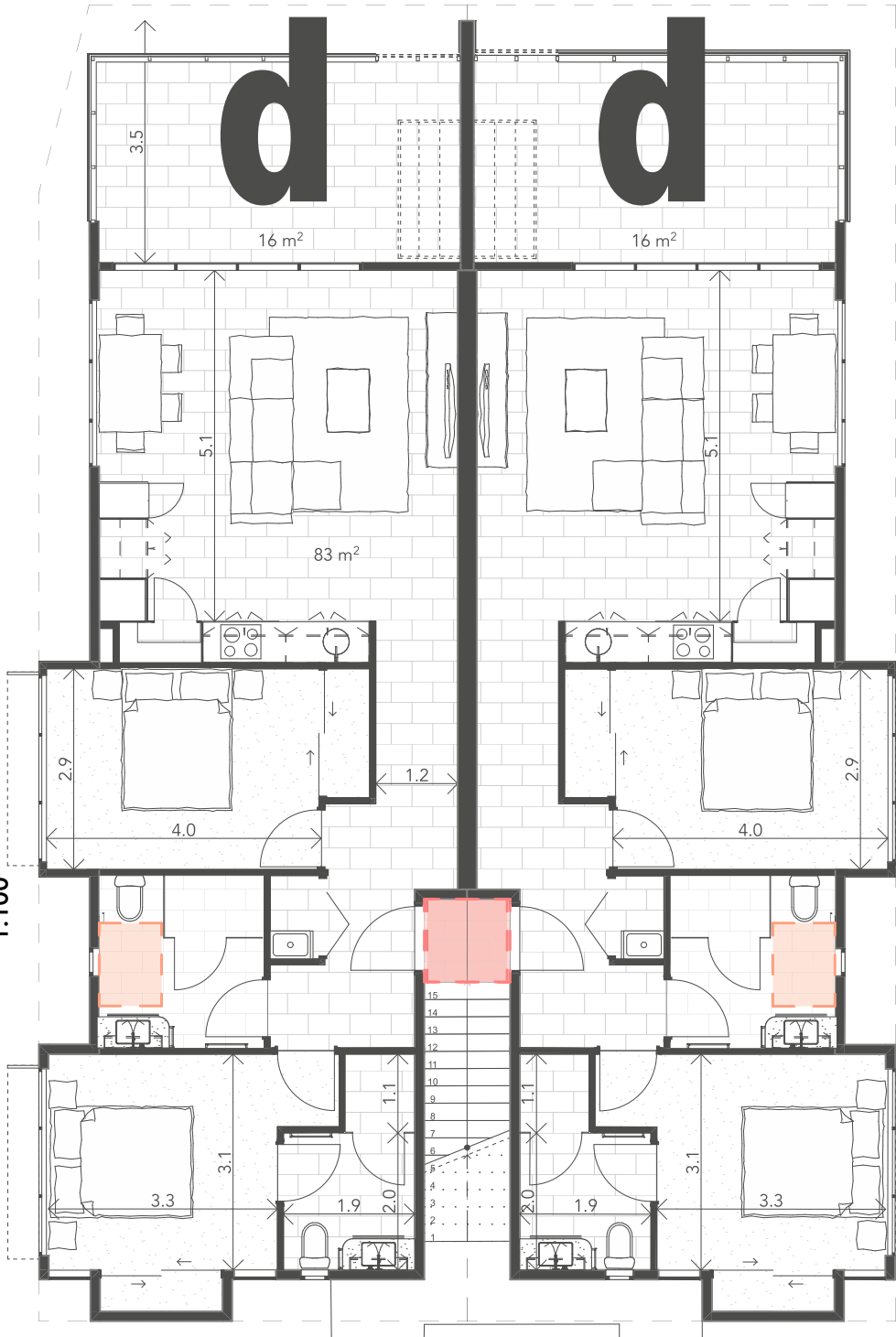
+6,000
SECOND FLOOR

+3,000
FIRST FLOOR

±0
GROUND FLOOR



UNIT c : GROUND FLOOR
1:100



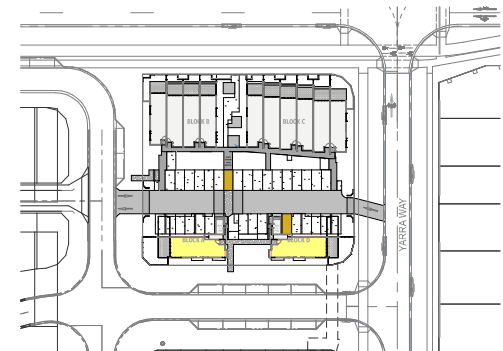
UNIT d : FIRST FLOOR
1:100

	UNIT c		UNIT d	
	2Br, 1B (GOLD)		2Br, 2B (SILVER)	
	Internal	External	Internal	External
GROUND FLOOR				
HABITABLE	76 sqm	16 sqm		
FIRST FLOOR				
HABITABLE			83 sqm	16 sqm
SECOND FLOOR				
HABITABLE				
	76 sqm	16 sqm	83 sqm	16 sqm
	92 sqm		99 sqm	

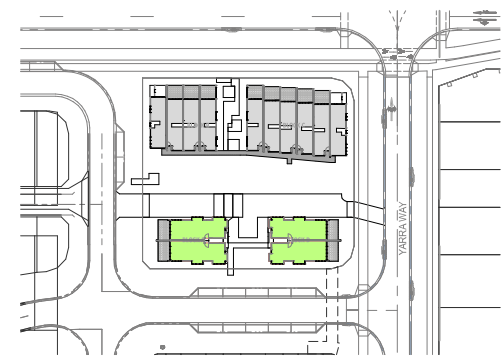
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
Type a (LHA GOLD)		3	5		8
Type b (LHA Silver)		3	5		8
Type c (LHA GOLD)	1			1	2
Type d (LHA Silver)	2			2	4
Type e (LHA Silver)	1			1	2
	4	6	10	4	24

LHA Requirements

- MIN. ENTRY LANDING
Silver: 1200 x 1200
Gold: 1350 x 1350
- MIN. TOILET CIRCULATION
Silver: 900 x 1200
Gold: 1200 x 1200
- MIN. SHOWER CLEARNACE
Silver: N/A
Gold: 1200 x 1200
- MIN. BENCH CIRCULATION CLEARANCE
Silver: N/A
Gold: 1200 clearance to front of fixed benches
- MIN. BEDROOM PATH OF TRAVEL
Silver: N/A
Gold: 1000 to min. one side of the bed
- MIN. BEDROOM FLOOR AREA
Silver: N/A
Gold: 10m2 min.



Key Plan : GROUND



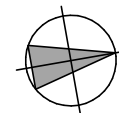
Key Plan : FIRST

UNITS c + d

1262 : SK-3-c-01 (C) UNIT c + d : Plans

RESPONSE TO RFI

Nirimba Social Housing, CENTRAL AVE NIRIMBA QLD 4551



Hollindale Mainwaring
ARCHITECTURE

	UNIT c (South)	UNIT c (Street)	UNIT d (South)	UNIT d (Street)
Total Glazed area	6 m ²	9 m ²	13 m ²	9 m ²
Total Façade area	49 m ²	16 m ²	46 m ²	18 m ²
Min. Glazed %	10%	10%	10%	10%
Glazed %	12%	56%	28%	50%
Complies	YES	YES	YES	YES



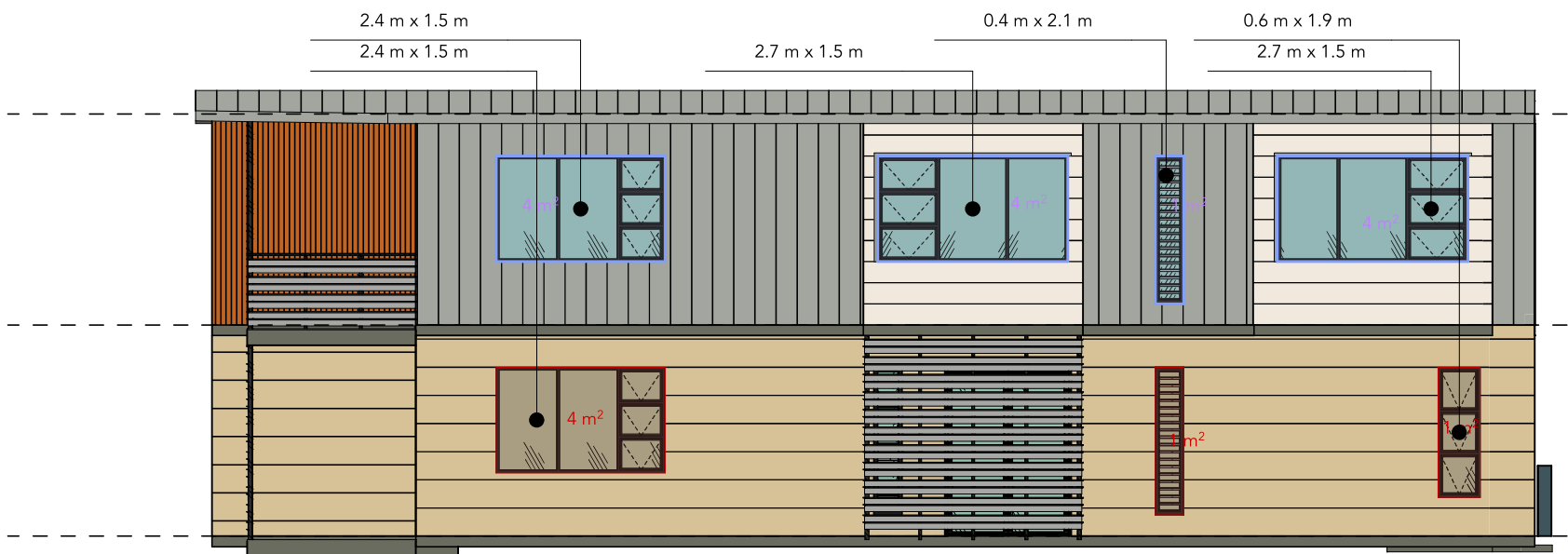
North Elevation
1:100



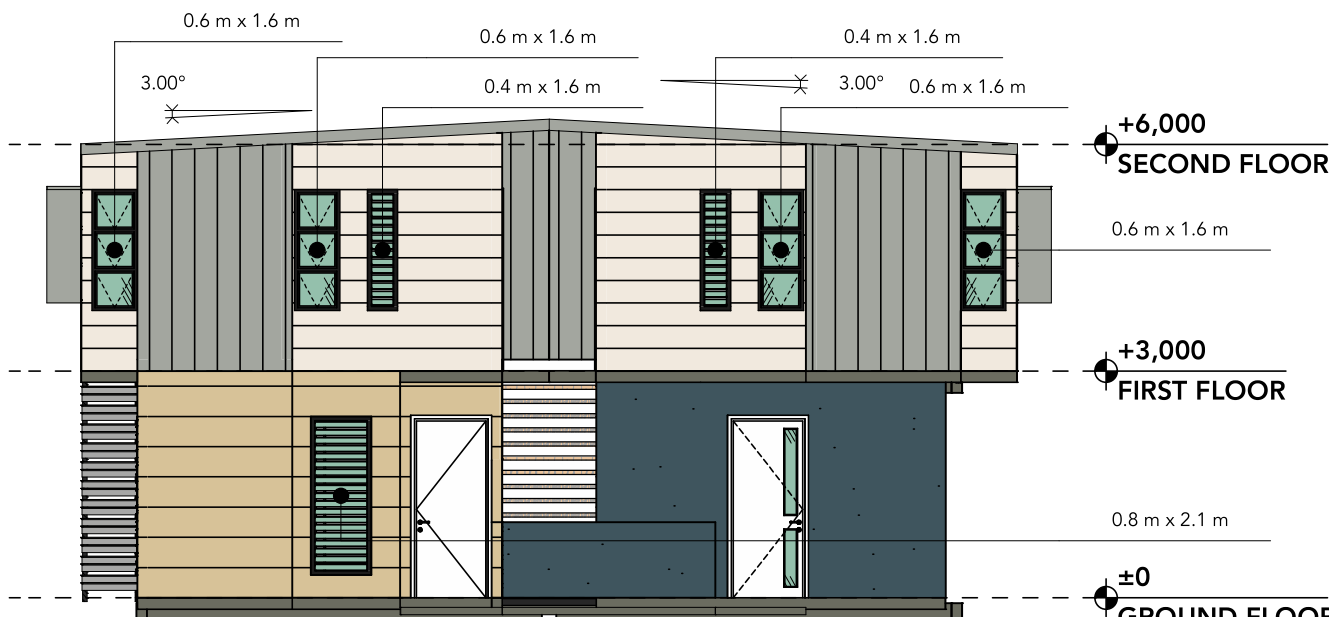
Street Elevation
1:100

Finishes Schedule

FC#1	Horizontal Weatherboard Cladding Dulux™ White Dune or similar	PW	Vertical Standing Seam Metal Cladding/Boards Colorbond™ Shale Grey	BW-b+c	Blockwork - Bagged + Chased Finish Dulux™ Stonebread or similar
FC#2	Vertical Weatherboard Cladding 1 Dulux™ White Dune or similar	MRS	Metal Roof Sheetting Colorbond™ Shale Grey	BW-Ft	Blockwork - Coloured
FC#3	Vertical Weatherboard Cladding 2 Dulux™ Golden Mandarin or similar	BW-R	Blockwork - Rendered Finish Dulux™ Sultry Sea or similar	x-Sc	Horizontal Batten Screen Powdercoated to match Shale Grey



South Elevation
1:100



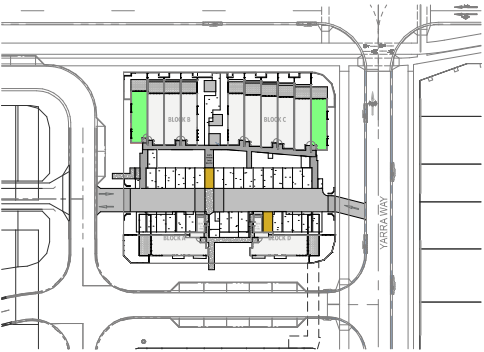
Entry Elevation
1:100

TYPE e						
3Br, 3B (SILVER)						
	Internal	External				
GROUND FLOOR	HABITABLE		59 sqm	13 sqm		
FIRST FLOOR	HABITABLE		56 sqm			
SECOND FLOOR	HABITABLE					
			115 sqm	13 sqm		
			128 sqm			

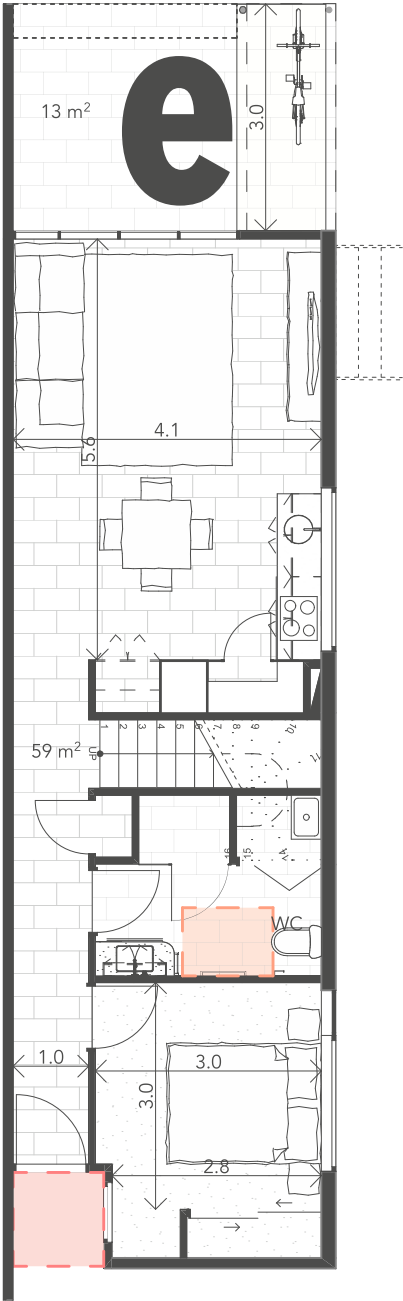
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
Type a (LHA GOLD)		3	5		8
Type b (LHA Silver)		3	5		8
Type c (LHA GOLD)	1			1	2
Type d (LHA Silver)	2			2	4
Type e (LHA Silver)	1			1	2
	4	6	10	4	24

LHA Requirements

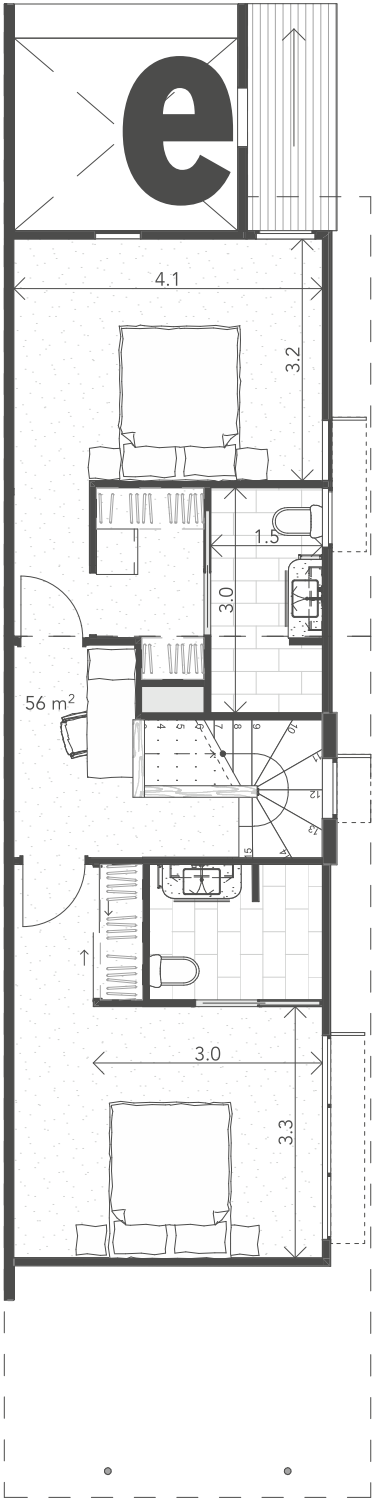
- MIN. ENTRY LANDING
Silver: 1200 x 1200
Gold: 1350 x 1350
- MIN. TOILET CIRCULATION
Silver: 900 x 1200
Gold: 1200 x 1200
- MIN. SHOWER CLEARNACE
Silver: N/A
Gold: 1200 x 1200
- MIN. BENCH CIRCULATION CLEARANCE
Silver: N/A
Gold: 1200 clearance to front of fixed benches
- MIN. BEDROOM PATH OF TRAVEL
Silver: N/A
Gold: 1000 to min. one side of the bed
- MIN. BEDROOM FLOOR AREA
Silver: N/A
Gold: 10m2 min.



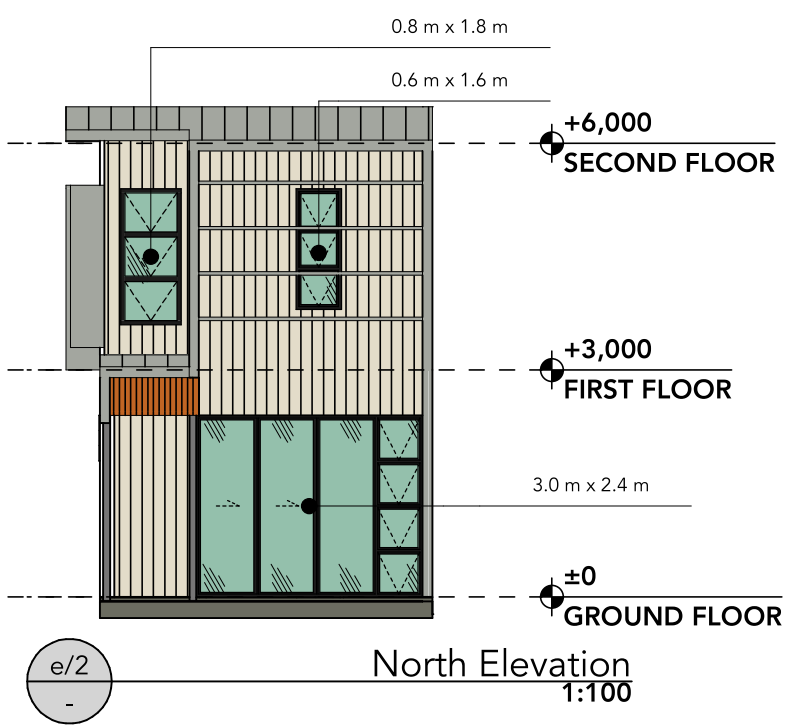
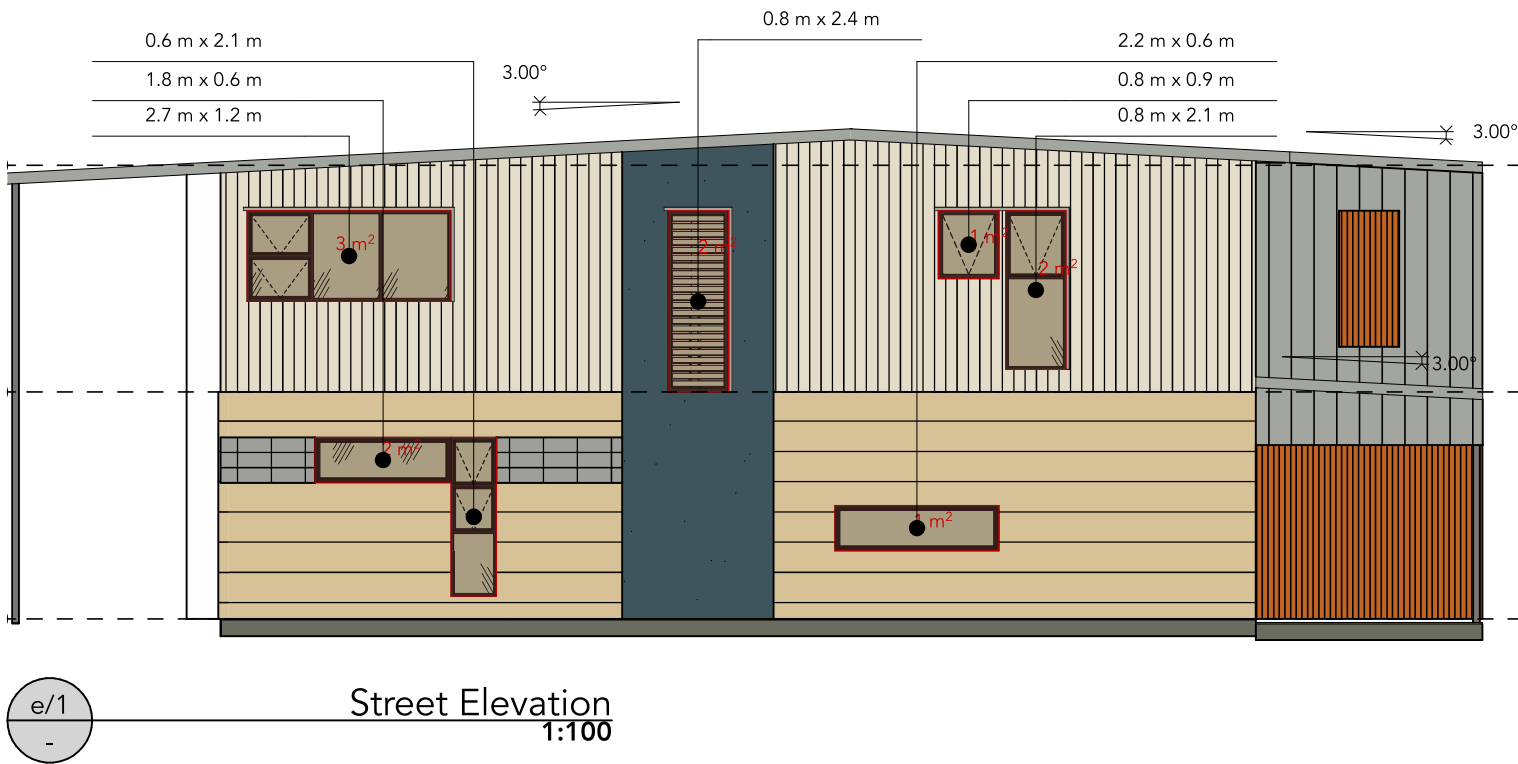
Key Plan : GROUND



UNIT a : GROUND FLOOR 1:100

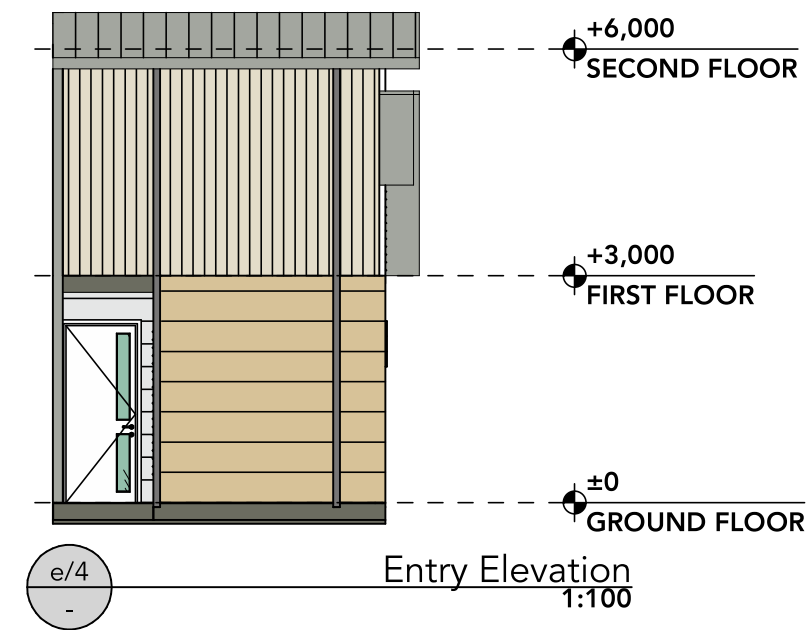
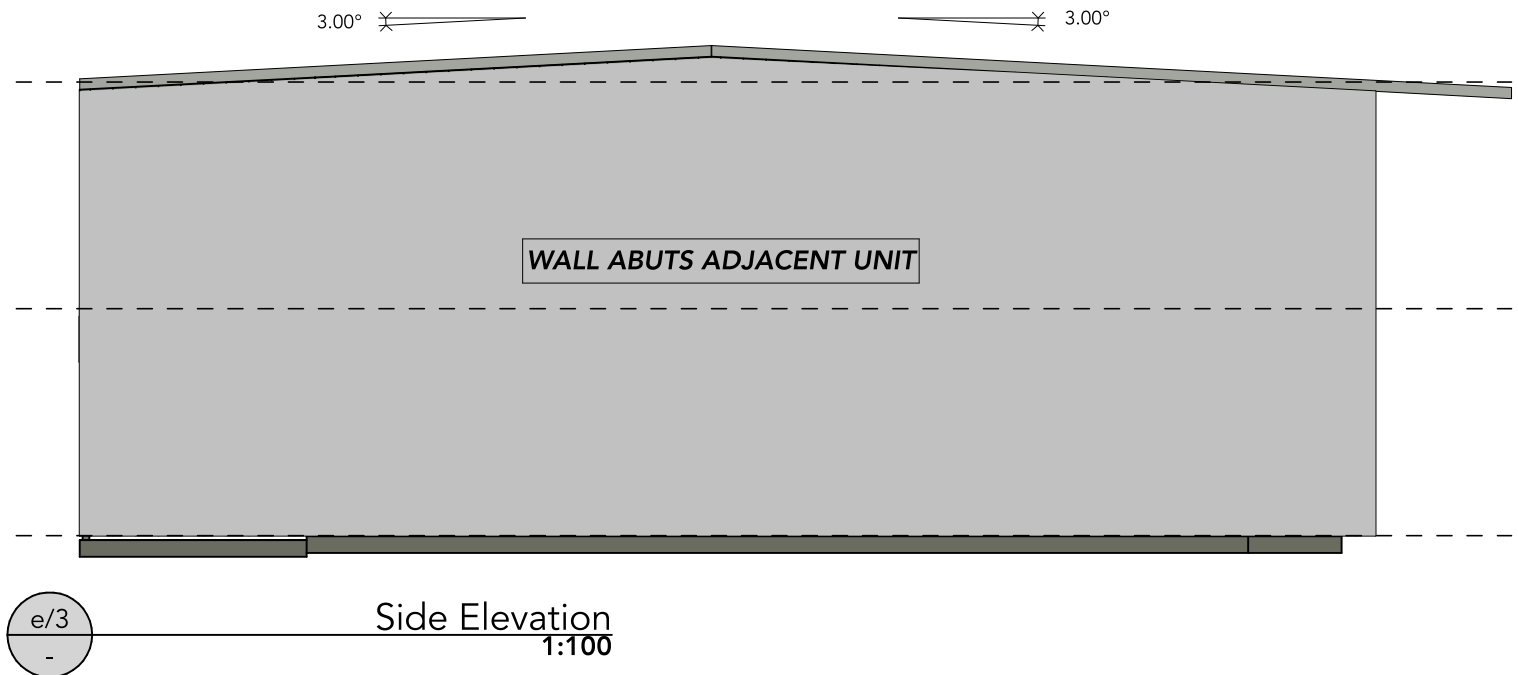


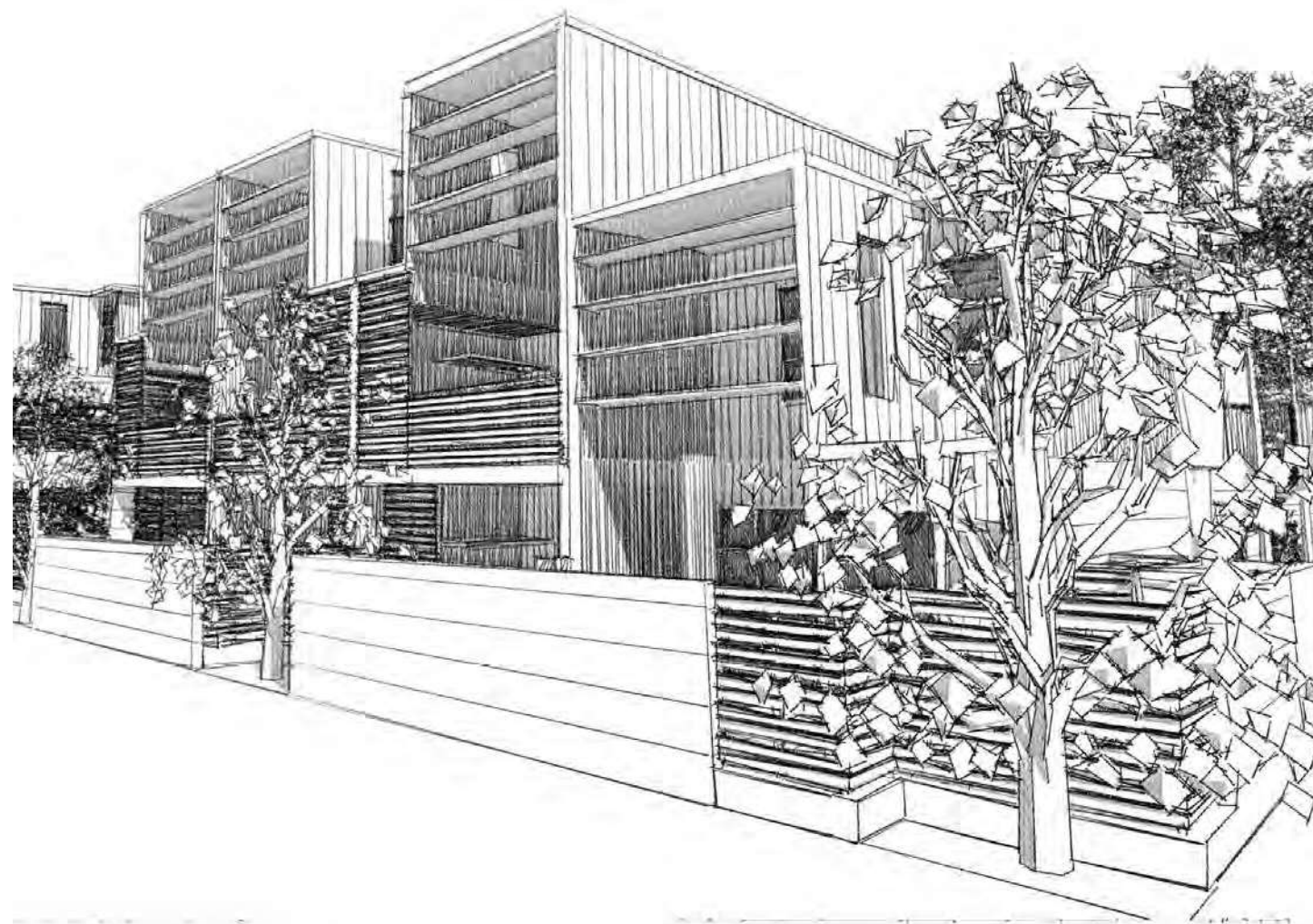
UNIT b : FIRST FLOOR 1:100



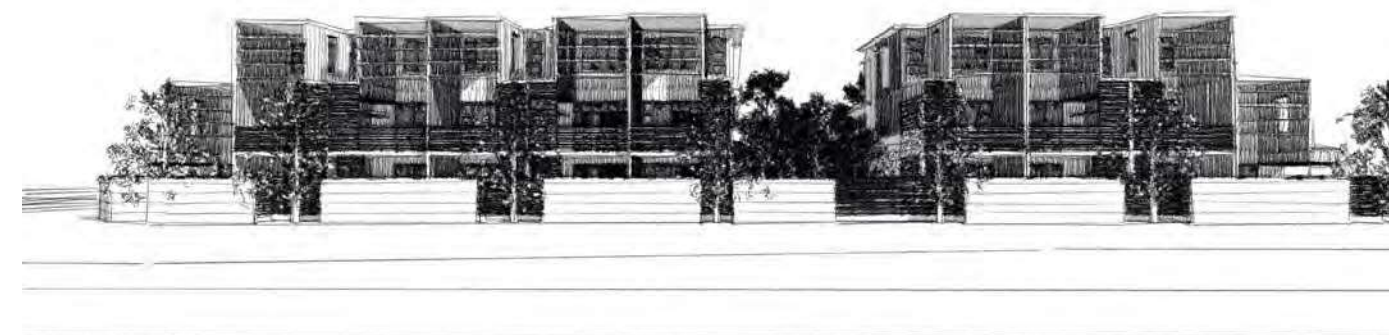
Finishes Schedule		
	FC#1	Horizontal Weatherboard Cladding <i>Dulux™ White Dune or similar</i>
	FC#2	Vertical Weatherboard Cladding 1 <i>Dulux™ White Dune or similar</i>
	FC#3	Vertical Weatherboard Cladding 2 <i>Dulux™ Golden Mandarin or similar</i>
	PW	Vertical Standing Seam Metal Cladding/Boards <i>Colorbond™ Shale Grey</i>
	MRS	Metal Roof Sheetting <i>Colorbond™ Shale Grey</i>
	BW-R	Blockwork - Rendered Finish <i>Dulux™ Sultry Sea or similar</i>
	BW-b+c	Blockwork - Bagged + Chased Finish <i>Dulux™ Stonebread or similar</i>
	BW-Ft	Blockwork - Coloured
	x-Sc	Horizontal Batten Screen <i>Powdercoated to match Shale Grey</i>

	UNIT e
Total Glazed area	11 m ²
Total Façade area	84 m ²
Min. Glazed %	10%
Glazed %	13%
Complies	YES

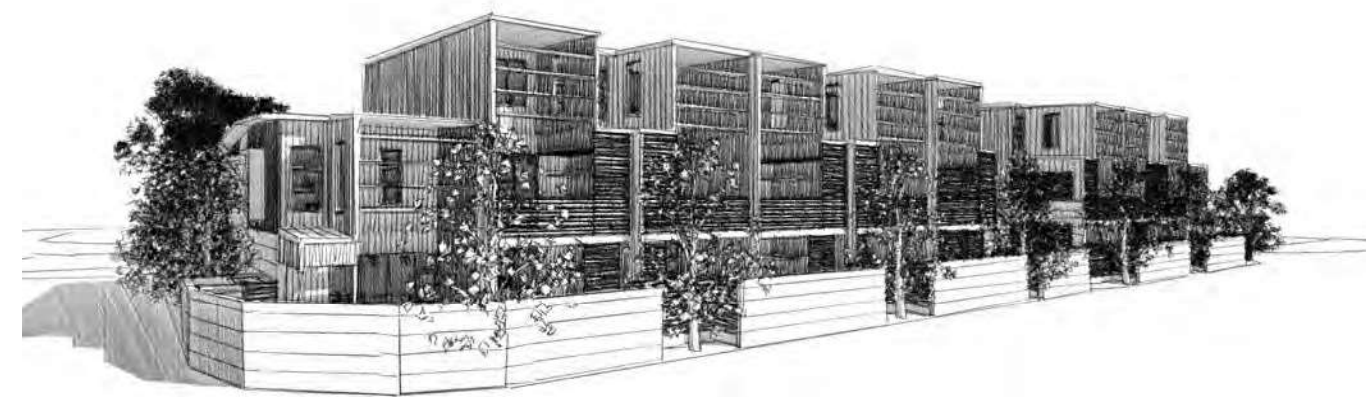




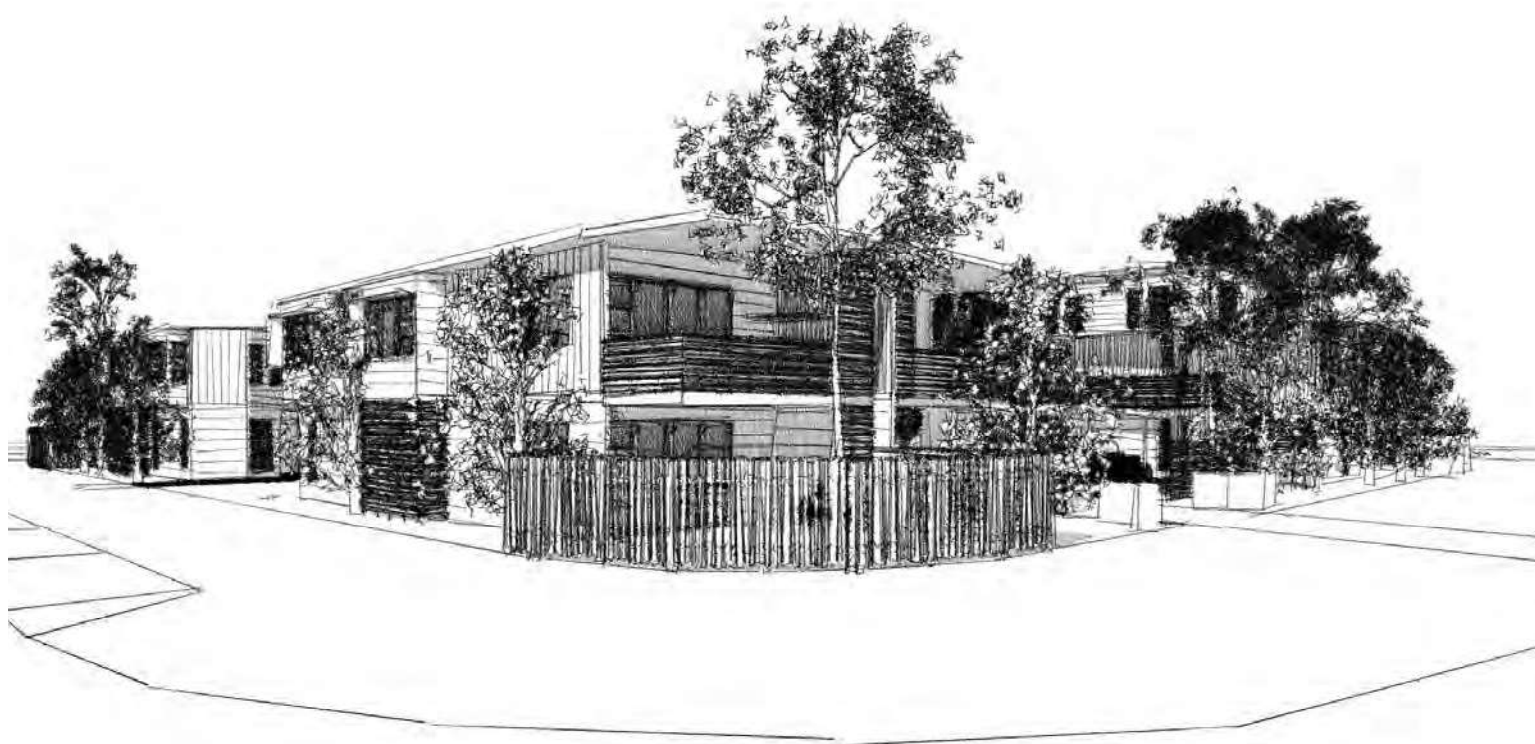
Street : North Western
1:20



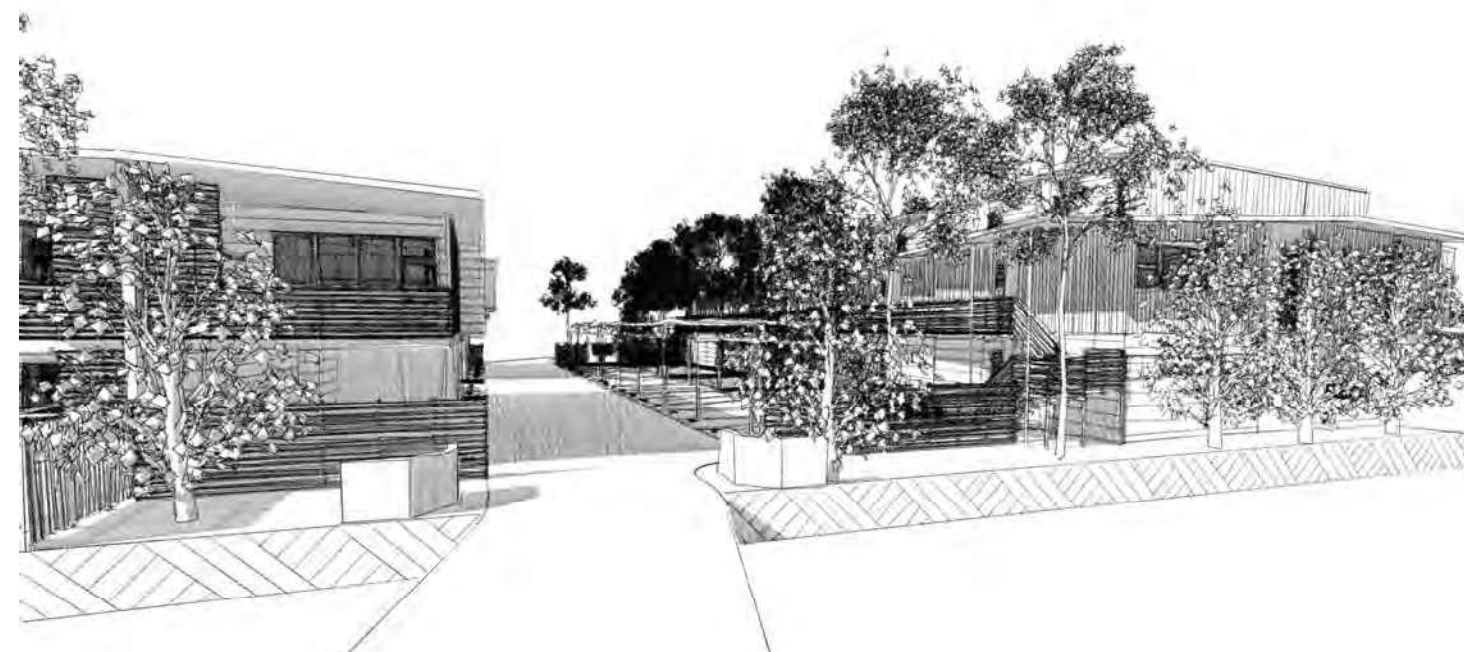
Street : Northern
1:20



Street : North Eastern
1:20



Street : South Eastern
1:20



Street : Eastern
1:20



Street : Elevated Southern
1:20



Street : Elevated South Western
1:20



Street : Western
1:20



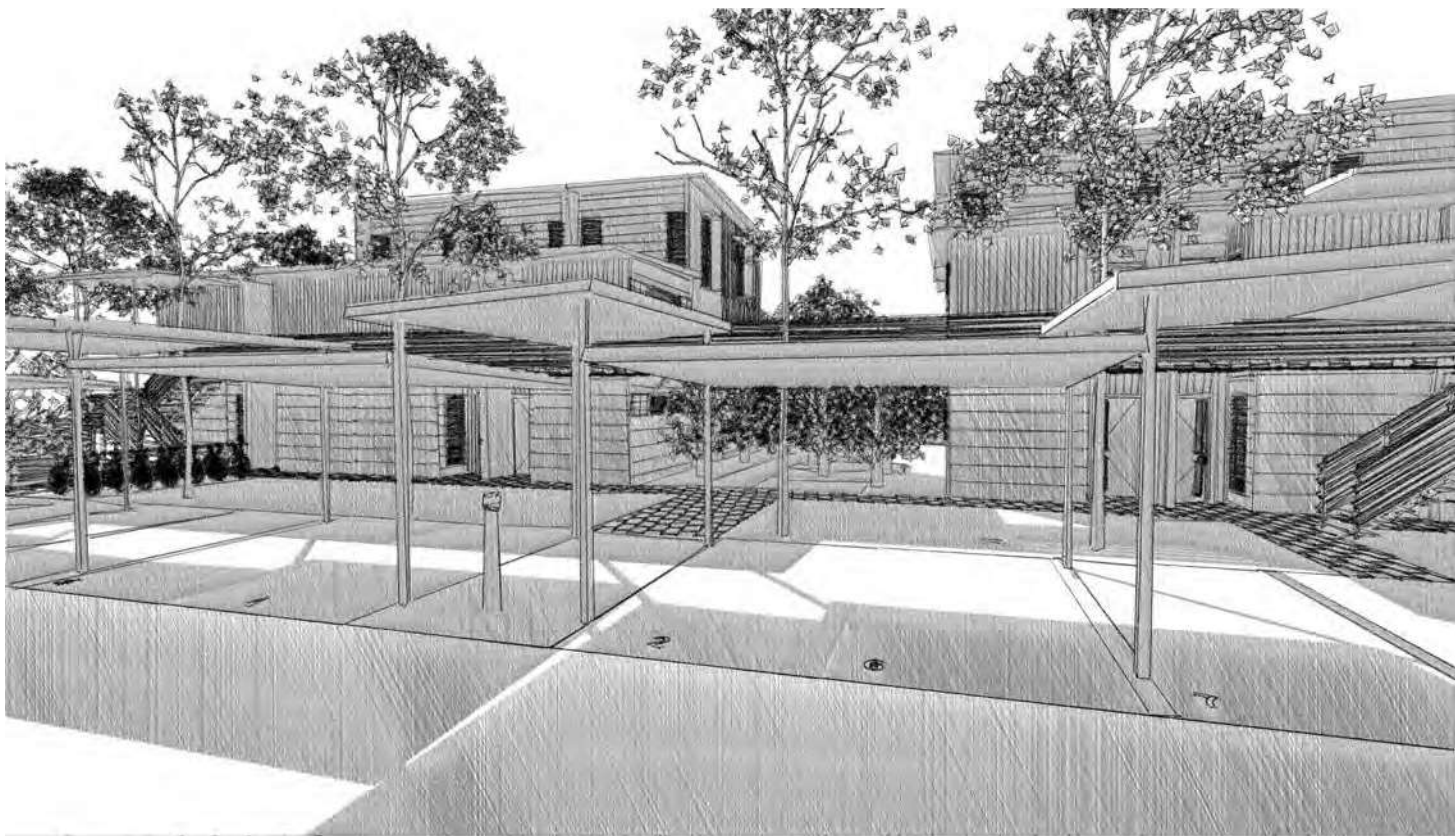
Street : North Western
1:20



Path : Southern
1:20



Street : Western Carport
1:20



Carport : Southern
1:20



Carport : Eastern
1:20