

Site 17, Northshore Hamilton

Urban Context Report

carr

Project Team and Overview

The Team

The consultant team has been assembled by Silverstone Developments to provide a consistent approach to the site with specialty advice reflecting the experience across each discipline.

Client: Silverstone Developments

Planning Consultant: Urban Strategies

Architect & Interior Designer: Carr Architecture Pty Ltd

Landscape Architect: Dunn and Moran

Traffic & Waste Consultant: TTM Group

ESD Consultant: EMF

Civil Engineer: Meliora

Structural Engineer: Edge

Electrical Engineer: EMF

Hydraulic Engineer: EMF

Fire Engineer: EMF

Green Star Certifier: EMF

Geotechnical Engineer: Core Consultants

Acoustic Consultant: Acoustic Works

Air Quality Consultant: Trinity

Wind Consultant: MEL

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1.0 Architectural Statement

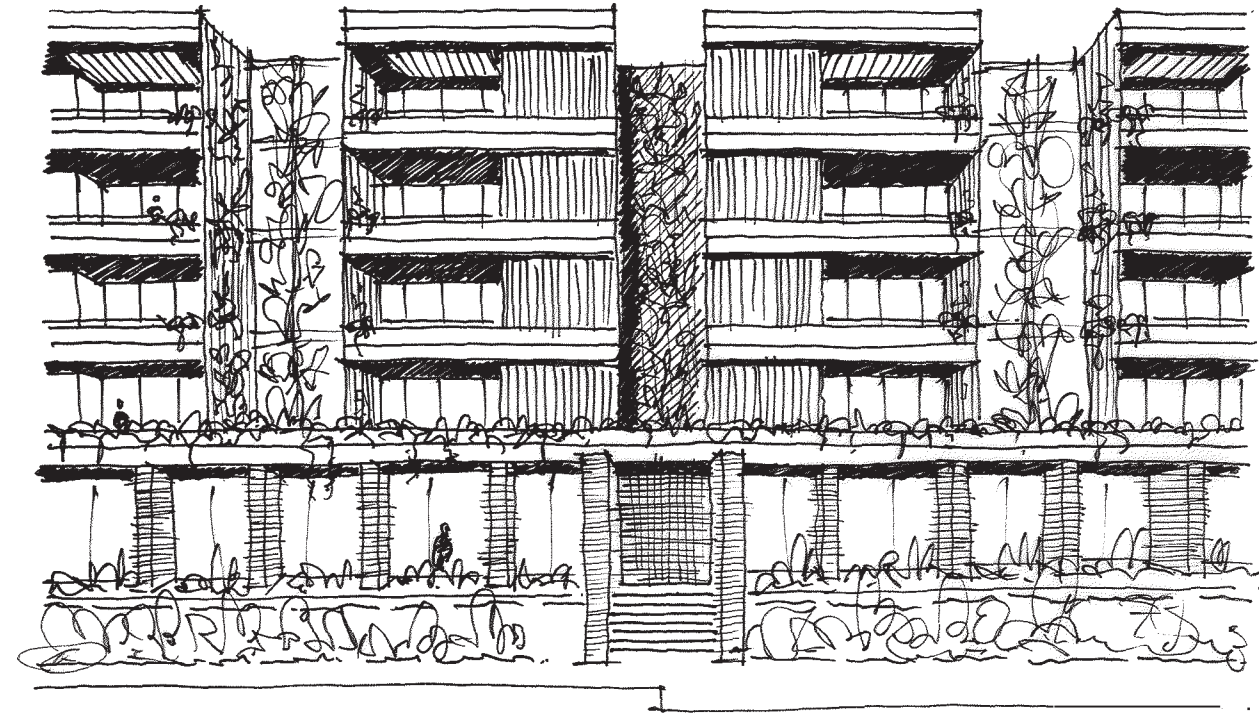
This project is located on Site 17, 330 MacArthur Ave Northshore Hamilton. It comprises of two apartment buildings interfacing with Macarthur Ave and Karakul Rd.

The development achieves a strong interface with activities at street level, connecting with the surrounding landscape through generous garden terraces, common amenity pavilions within a central courtyard and access to the cross-block link that stretches from the Old Shoreline Park to Brisbane River.

Biophillic design is forefront in the architectural response and how the site is occupied. Access to natural lighting, passive cross-ventilation and natural landscape are key components in this project. A “building-in-landscape” concept is integral to how private and communal areas incorporate these features to achieve a healthier environment from the integration with natural elements.

A nod to the site’s First Nations origins, this project takes inspiration from the weft and warp of Yurrol in basket weaving. The facade of landscape screens is conceived as a net that expands vertically from the ground level in response to privacy, sun shading, and view lines.

A textured masonry podium anchors the development with the surrounding landscape whilst creating a unique and legible address. Above ground, the façade is a legible grid of clean lines, characterised by screens, void cuts and balcony spaces. Horizontal bands describe generous balcony spaces, further comprised of brise-soleil and landscape screens offering occupant privacy and sun protection to bedroom and living spaces. The articulation of the façade design visually distinguishes itself from other developments by expressing a clear hierarchy of architectural elements, built form street interface, and sense of place.



2.0 Location

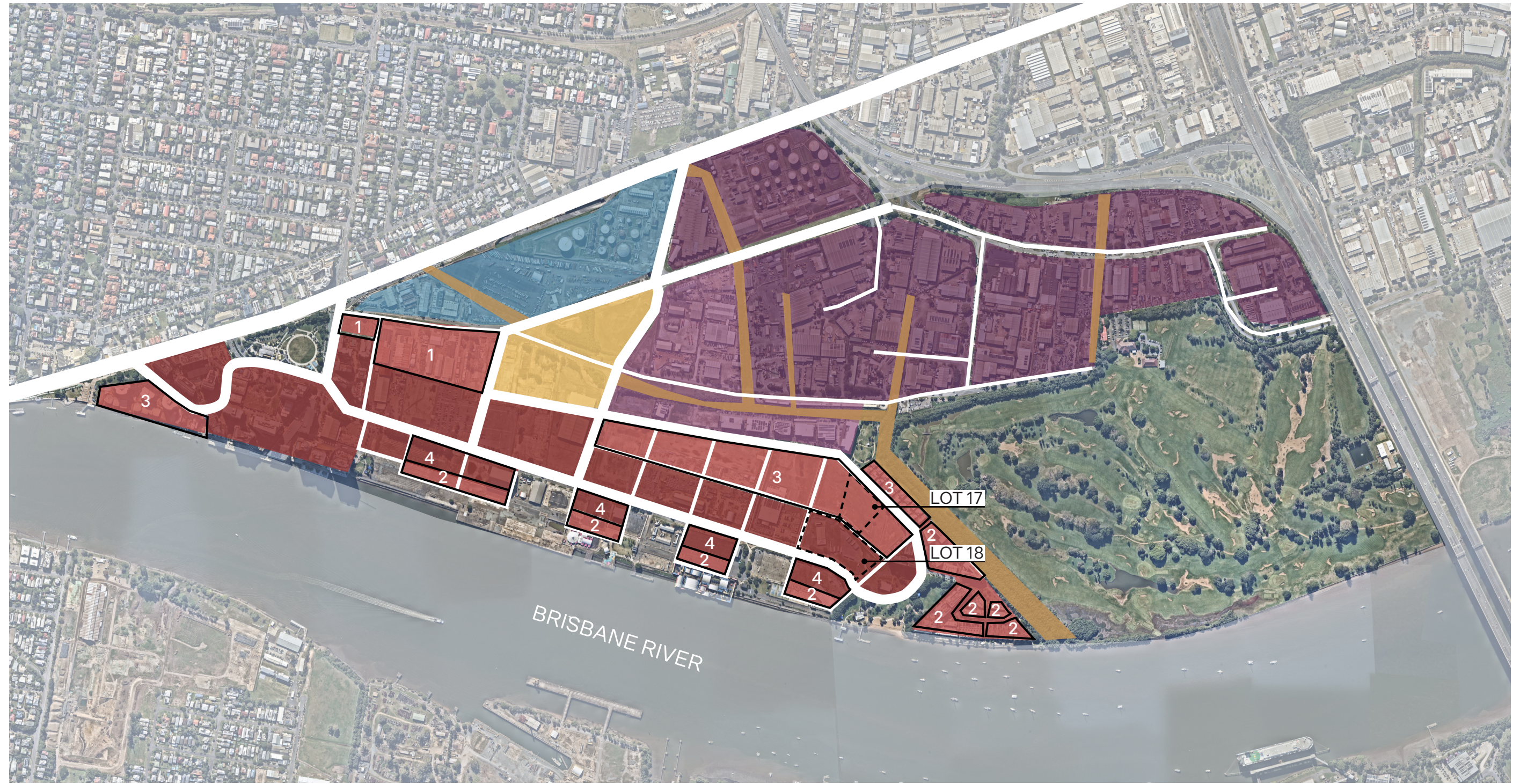
2.0 Location
Site Location





Planning Context - Zone Sub Areas

- MIXED USE MEDIUM DENSITY - SUB AREA 1
- MIXED USE MEDIUM DENSITY - SUB AREA 2
- MIXED USE MEDIUM DENSITY - SUB AREA 3
- MIXED USE HIGH DENSITY
- MIXED USE HIGH DENSITY - SUB AREA 4
- COMMUNITY FACILITIES
- SPECIAL PURPOSE (ENVIRONMENTAL CORRIDOR)



- ▭ NORTHSHORE HAMILTON PDA BOUNDARY
- 🚉 RAIL STATION
- 🚢 FERRY TERMINAL
- 🚢 CRUISE SHIP TERMINAL
- 🚢 POTENTIAL FERRY TERMINAL
- PROPOSED ROADS
- PROPOSED BUS CORRIDOR
- - - UPGRADE TO ROADS
- EXISTING ROADS
- ▭ PROPOSED ROAD CLOSURE OR PARTIAL ROAD CLOSURE

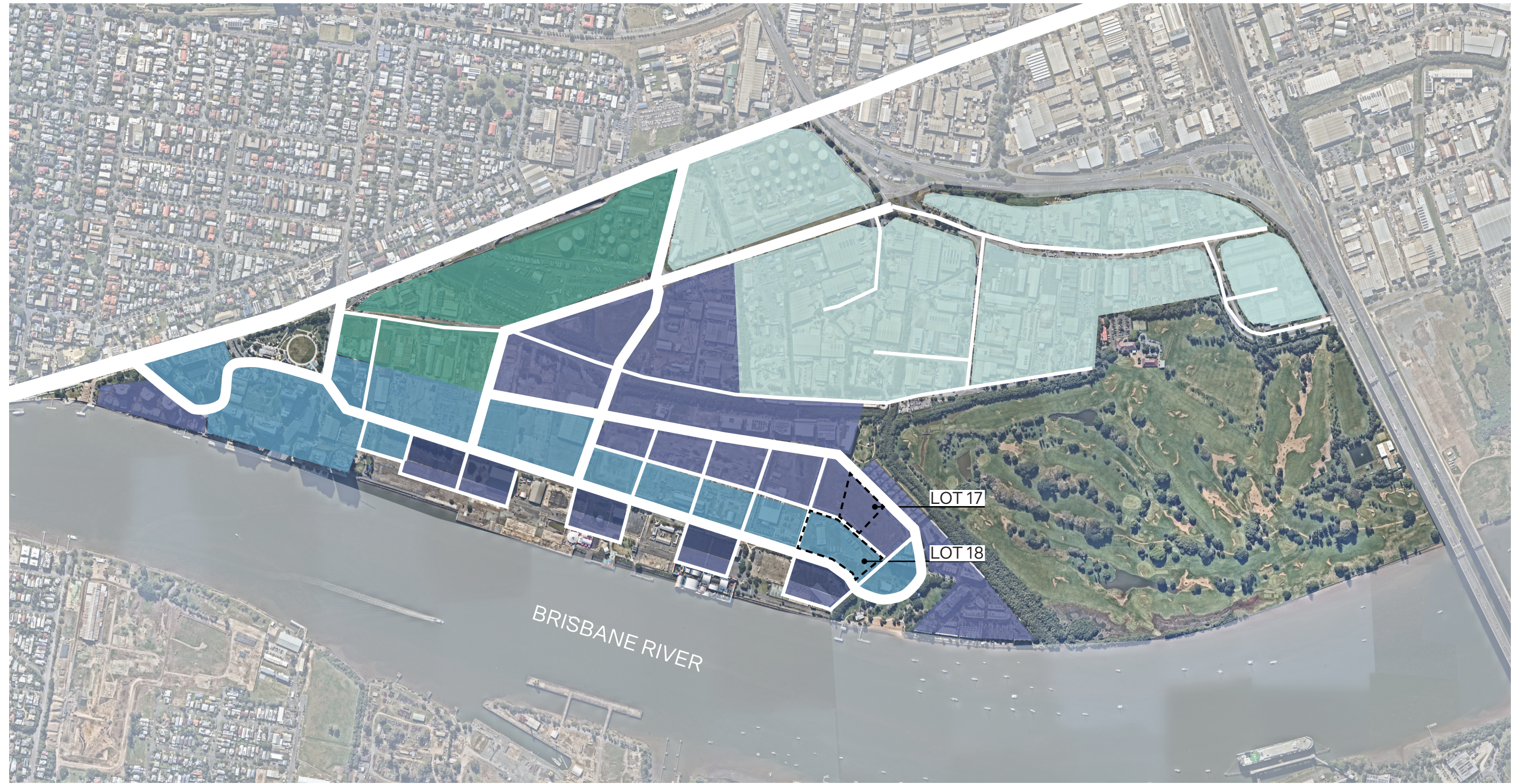
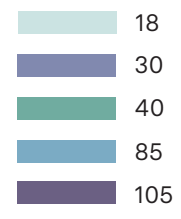


2.0 Location

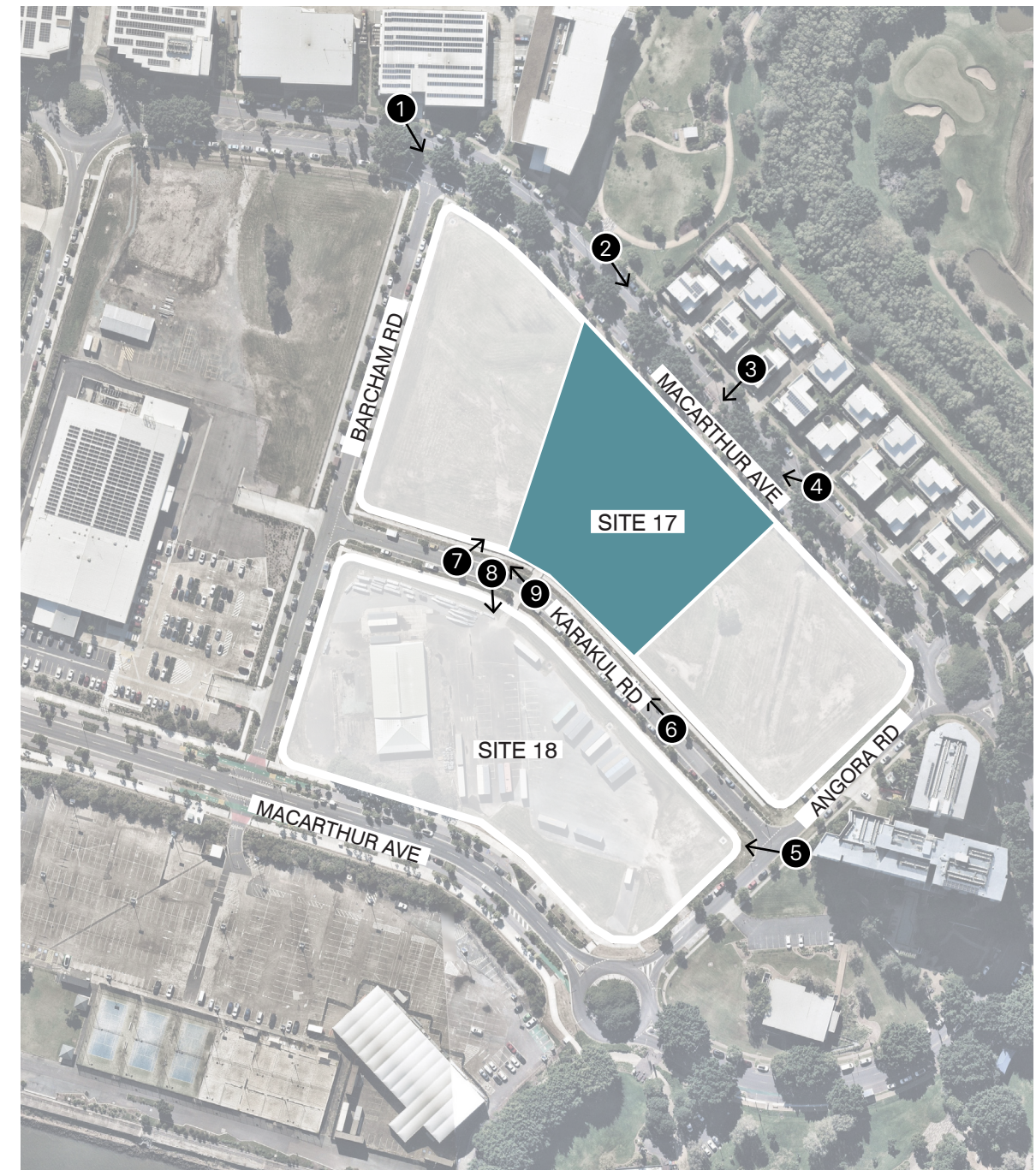
Planning Context - Active Transport

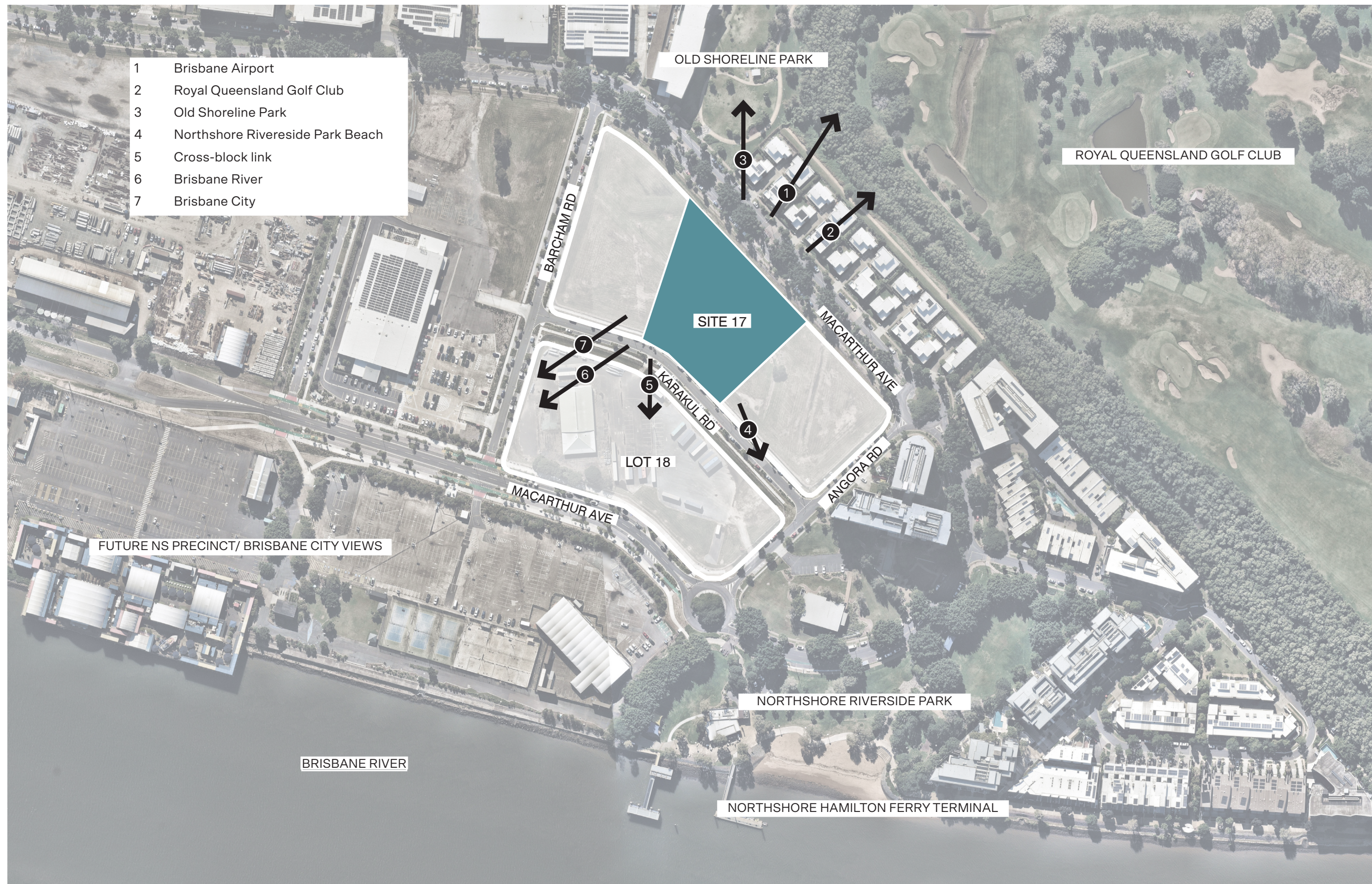
- NORTHSHORE HAMILTON PDA BOUNDARY
- SEPERATED CYCLE WAY
- ⋯ INDICATIVE CROSS BLOCK LINKS
- ⋯ INDICATIVE PEDESTRIAN PATHWAYS
- RECREATIONAL CYCLEWAY
- ON STREET CYCLEWAY





2.0 Location
Site Views

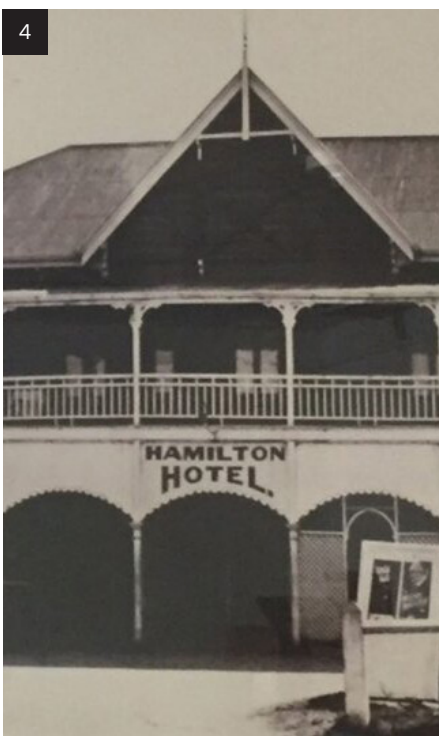
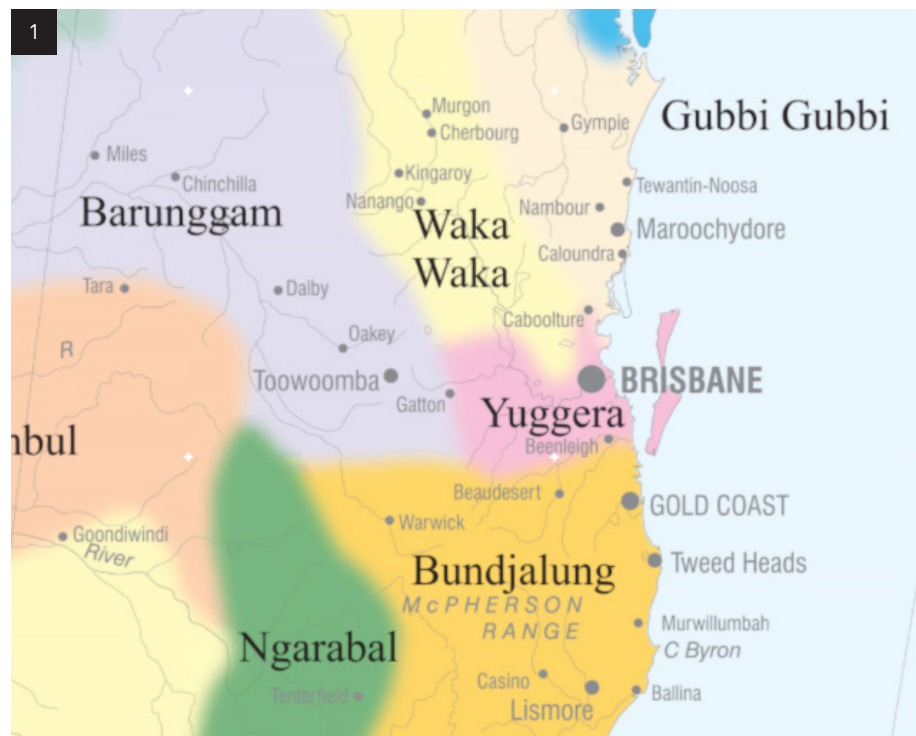




3.0 Urban Design

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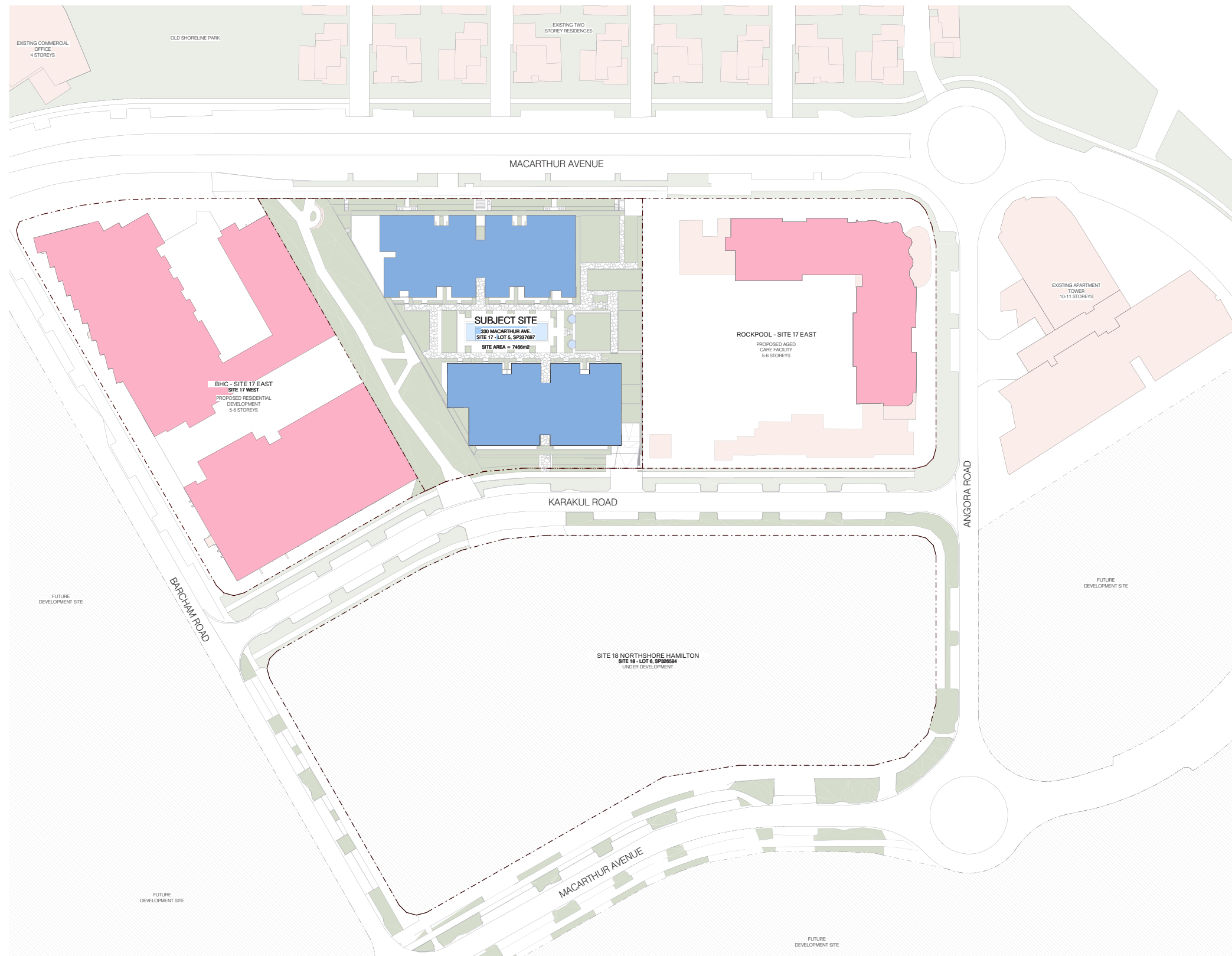
Site History - First Nations to Present

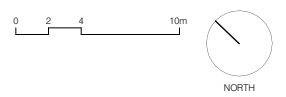
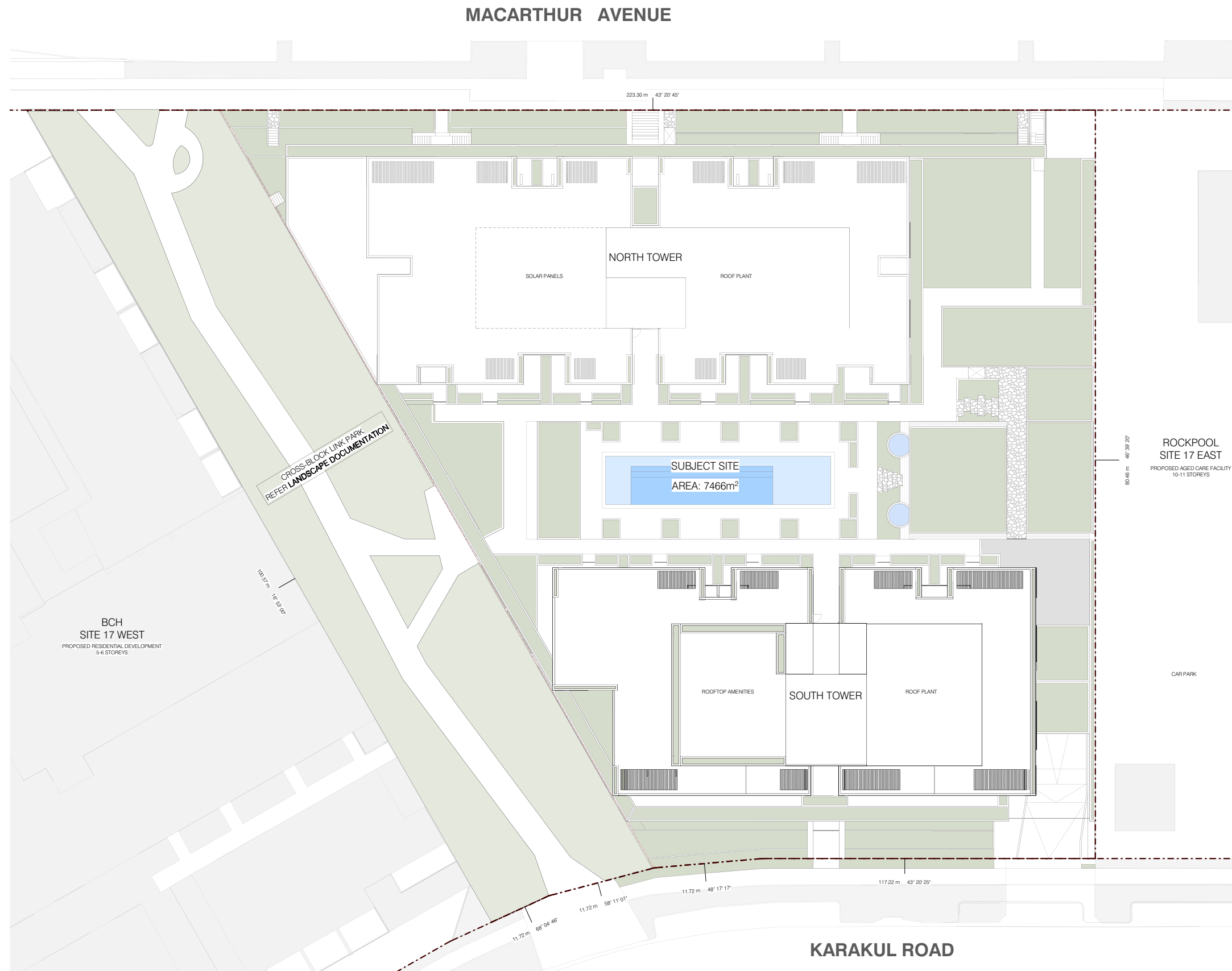


- 1 Extract - AIATSIS Map of Indigenous Australia
- 2 Northshore Locality - Yurrol
- 3 Yurrol, vine found on the rainforest margins used for rope making and basketry.
- 4 Hamilton Hotel, 1864.

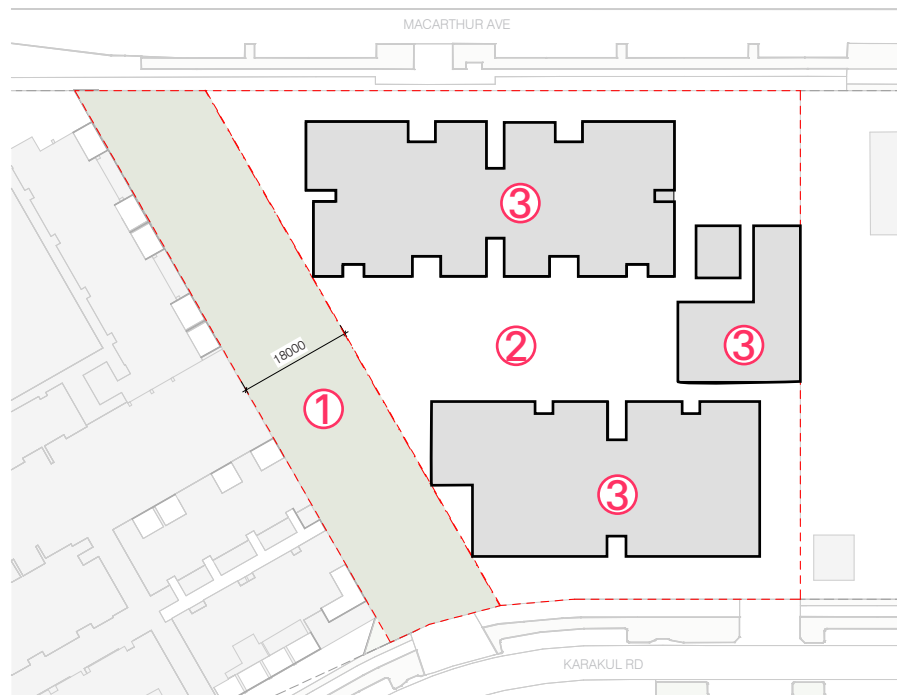
The site is situated in the area known as Yurrol, referring to the pocket of rainforest in the Northshore locality. As a place that supports the continuation of existing and emerging songlines, it is a place that needs to be accessible by the elderly, and be surrounded by kids who are listening and to be in the shade of trees.

The weft and warp of Yurrol in basket weaving is an inspiring reference and narrative for the development of this site - pathways by the waters edge, a place of accommodation and a material that marks the landscape.



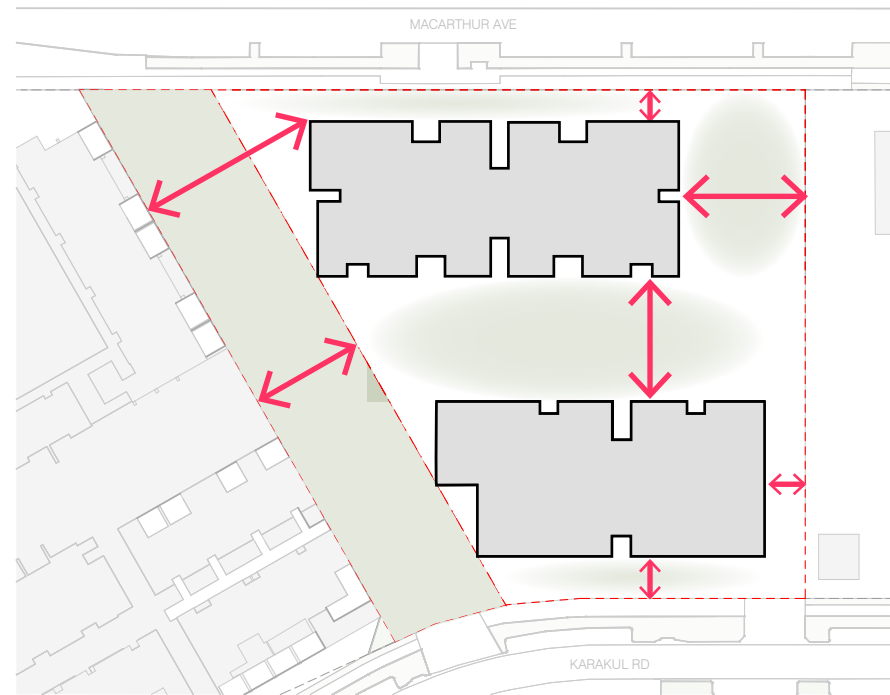


3.0 Urban Design Precinct Analysis - Site Considerations



1. Fine Grain Urban Block

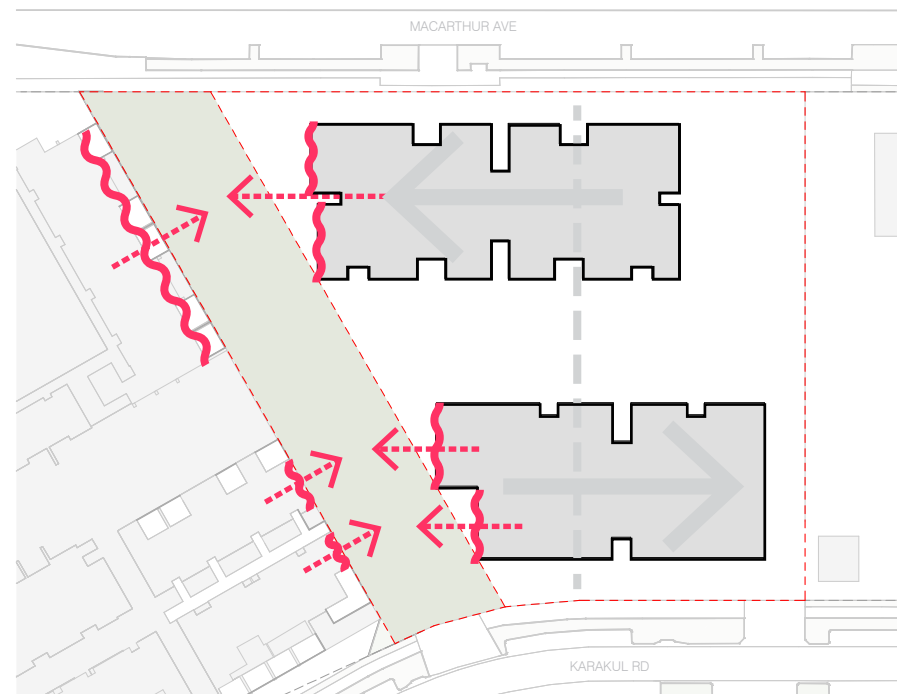
- 1. Cross Block Link Area = 1,743.1 (23.35%)
- 2. Site 17 Developable Area = 5,722.8m² (76.65%)
- 3. GFA = 11,753m² (Plot Ratio = 1.57)



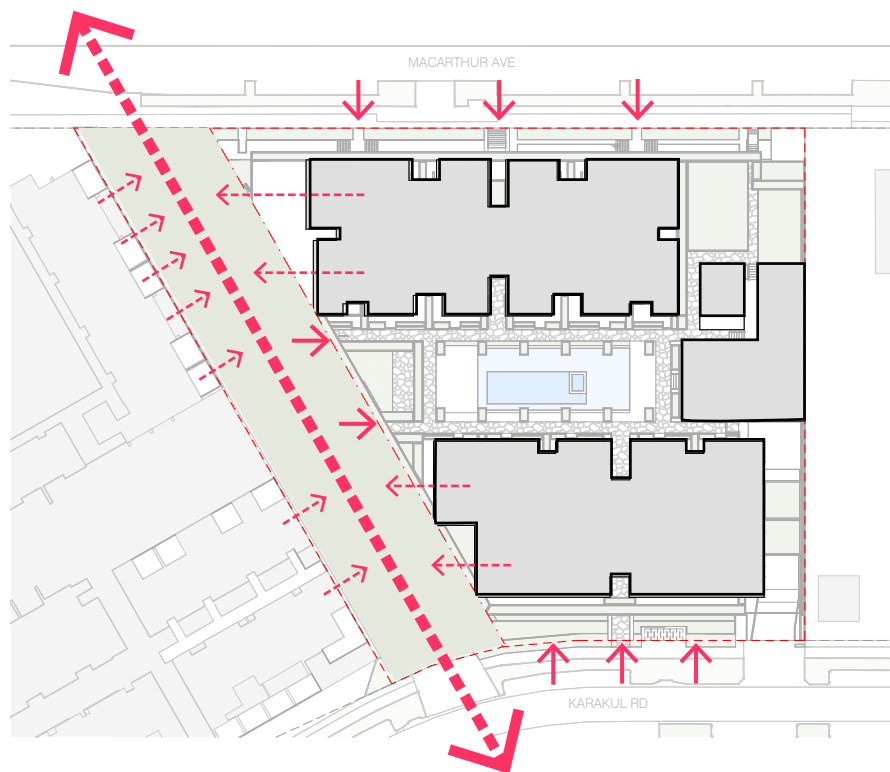
2. Expanded Landscape Realm



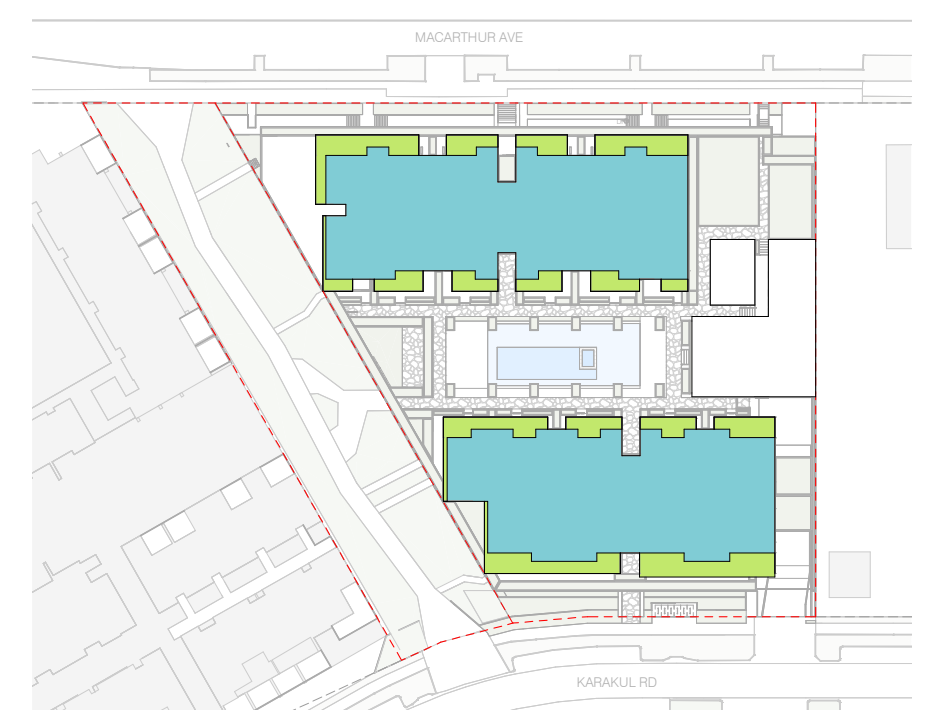
3. Articulated Building Mass w/ Landscape and Balcony Frontages



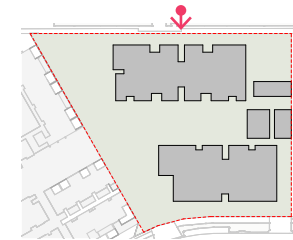
4. Active Edges - Views and vistas create passive surveillance

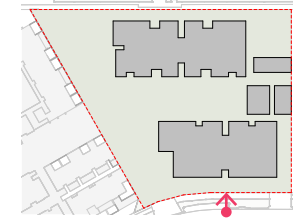


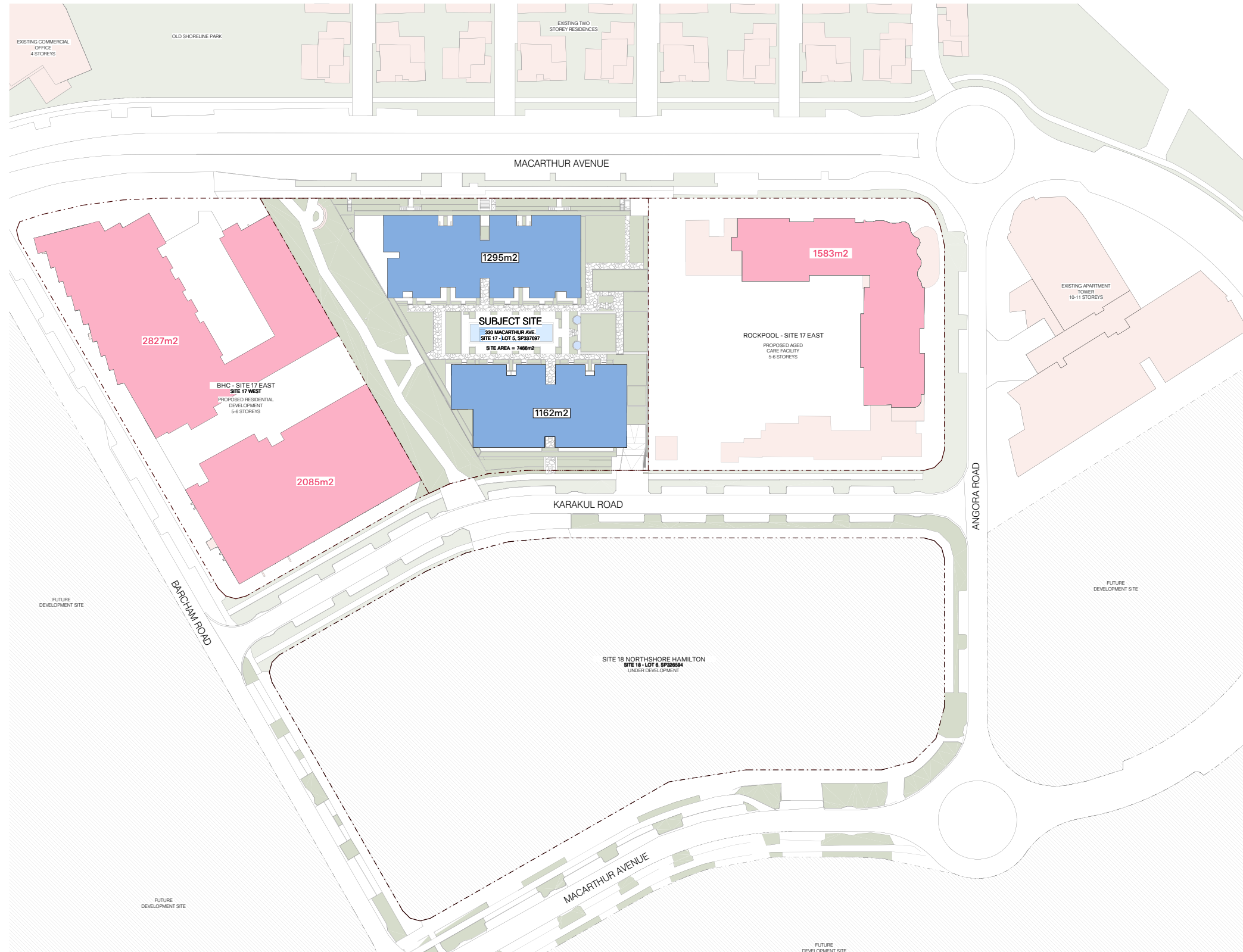
5. Safe and Attractive Accessible Ground Plane

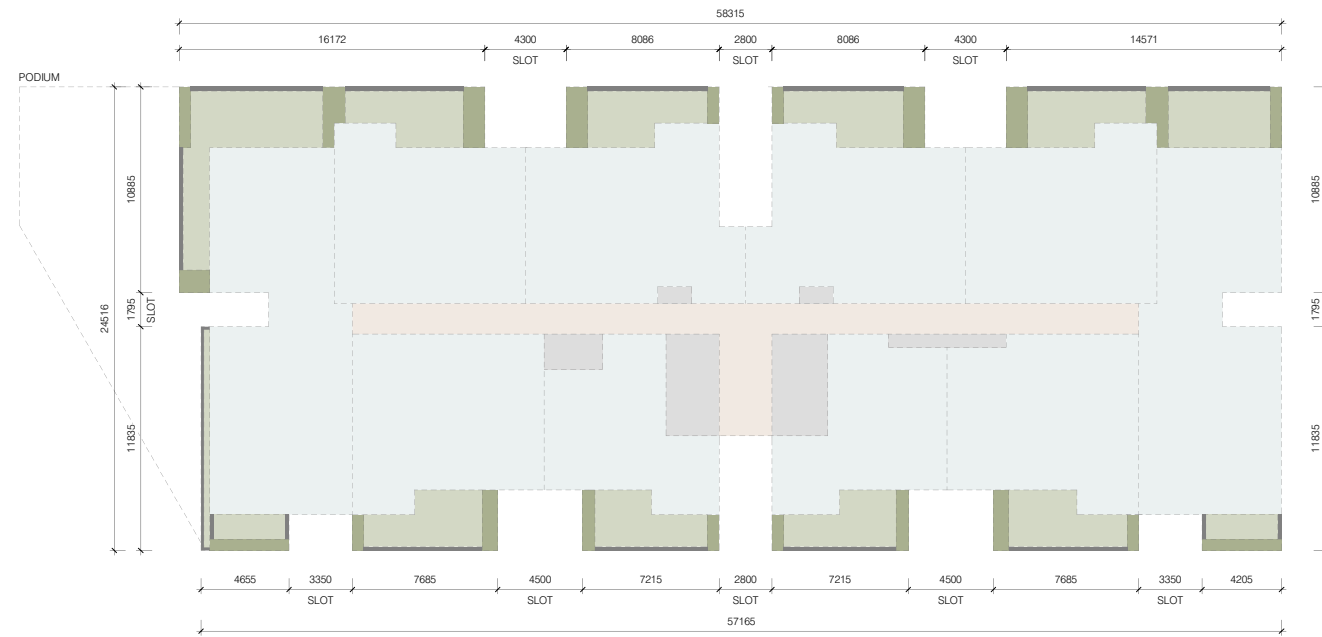


6. Generous Balcony and Planting to Private Open Spaces



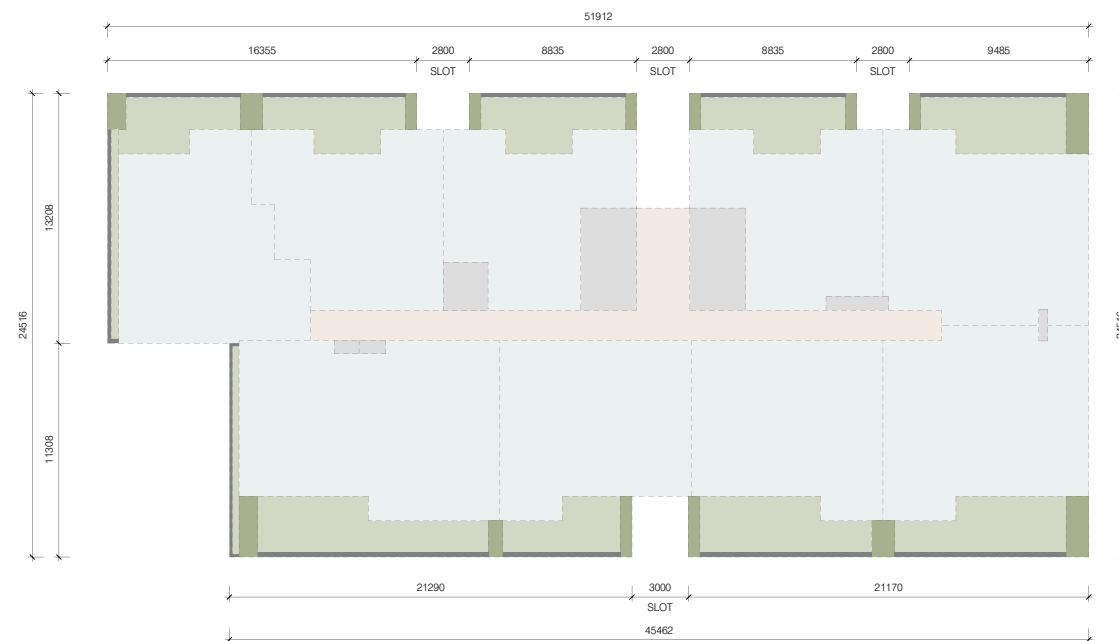






NORTH TOWER TYPICAL LEVEL AREAS

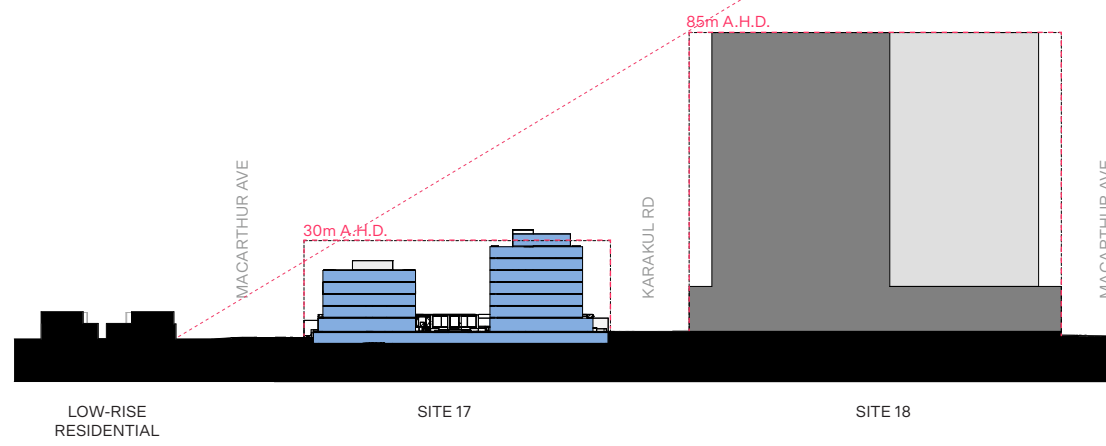
AREA TYPE	AREA	PERCENTAGE
APARTMENT	924 m ²	71%
FACADE	17 m ²	1%
LANDSCAPE	48 m ²	4%
LOBBY	82 m ²	6%
POS	180 m ²	14%
SERVICES	44 m ²	3%
	1295 m ²	



SOUTH TOWER TYPICAL LEVEL AREAS

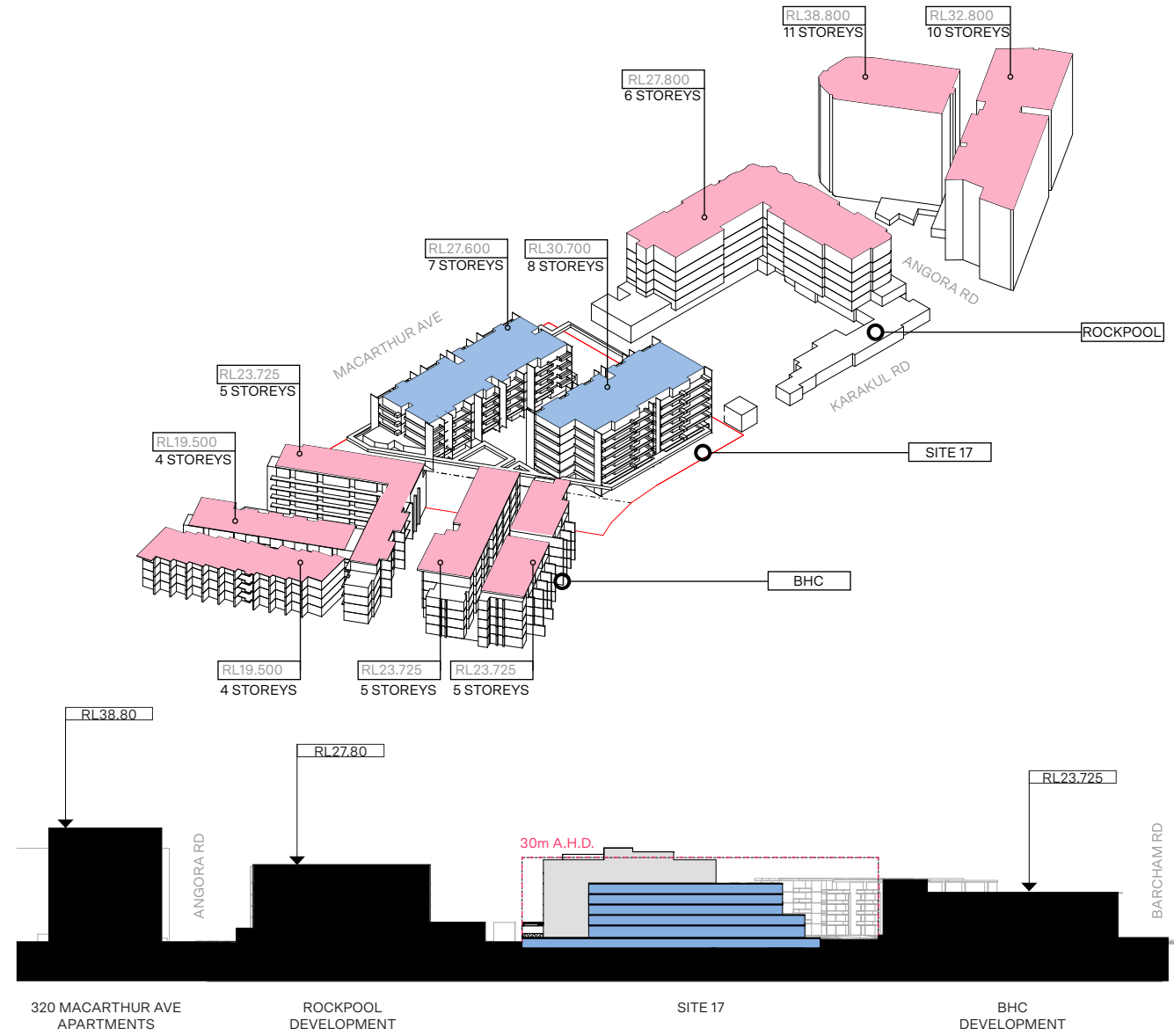
AREA TYPE	AREA	PERCENTAGE
APARTMENT	816 m ²	70%
FACADE	20 m ²	2%
LANDSCAPE	30 m ²	3%
LOBBY	69 m ²	6%
POS	186 m ²	16%
SERVICES	43 m ²	4%
	1162 m ²	

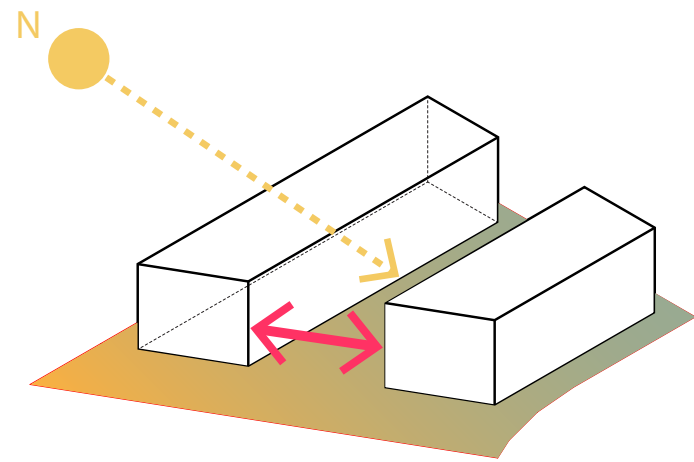
SITE 17 & SITE 18 SITE COMPARISON



BHC & ROCKPOOL SITE COMPARISON

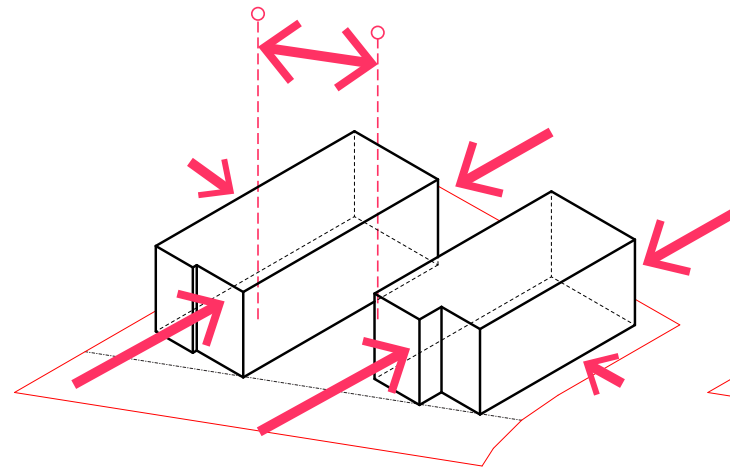
NO. OF STOREYS:
PERCEIVED BUILDING HEIGHTS





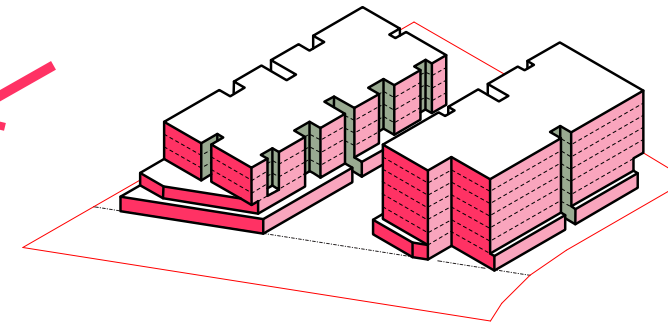
1. Solar Access

All open spaces have ample daylight access.



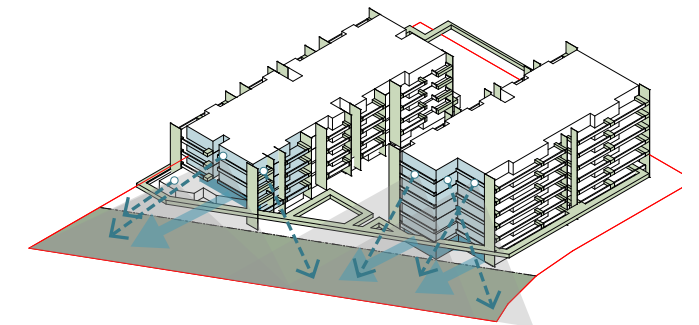
2. Building Setbacks

Reduce scale and reinforce fine grain.



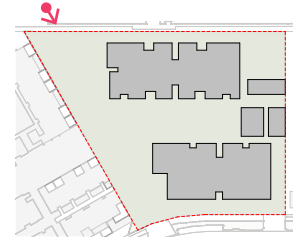
3. Facade Articulation

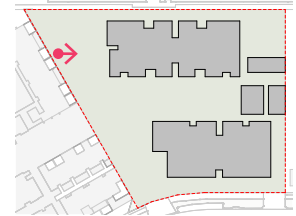
Vertical rhythm within a cohesive architectural language.

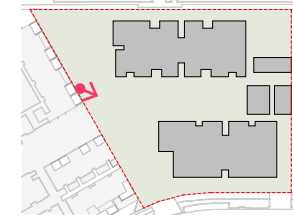


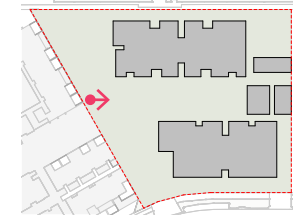
4. Activation & Surveillance

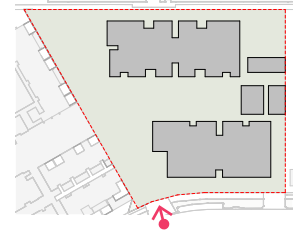
Facade sections contribute to a human scaled building mass and provide an interface with the cross block link.











4.0 Sustainability

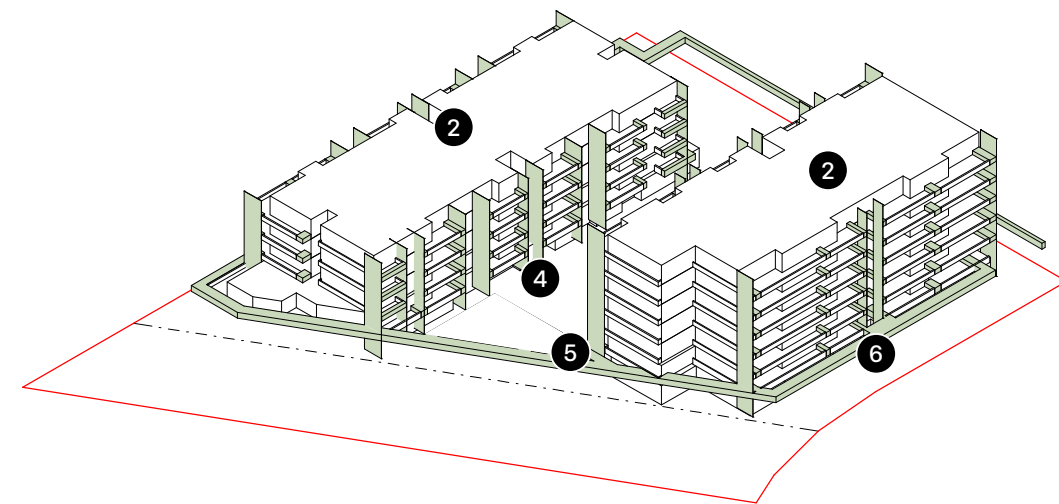




Integration with Natural Elements

Biophilic design is at the forefront in the architectural response and how the site is occupied. Access to natural lighting, passive cross-ventilation and natural landscape are important components in this built environment. A “building-in-landscape” concept is integral to how private and communal areas incorporate these features to achieve a healthier environment from the integration with natural elements.

1. Landscape planters to every apartment.
2. Vertical landscape screens and breezeways to common corridors and lobby areas.
3. Increased building separation between north and south buildings.
4. Central courtyard communal amenities include swimming pool and water features integrated in landscape.
5. Central courtyard connects with the cross-block link, expanding the landscape realm.
6. Landscaped street interface between ground floor apartments and road.





1. Cross Ventilation
No. Apartments Achieving Cross Ventilation = 118 (84.9%)



2. Vertical Landscape



3. Private Open Space



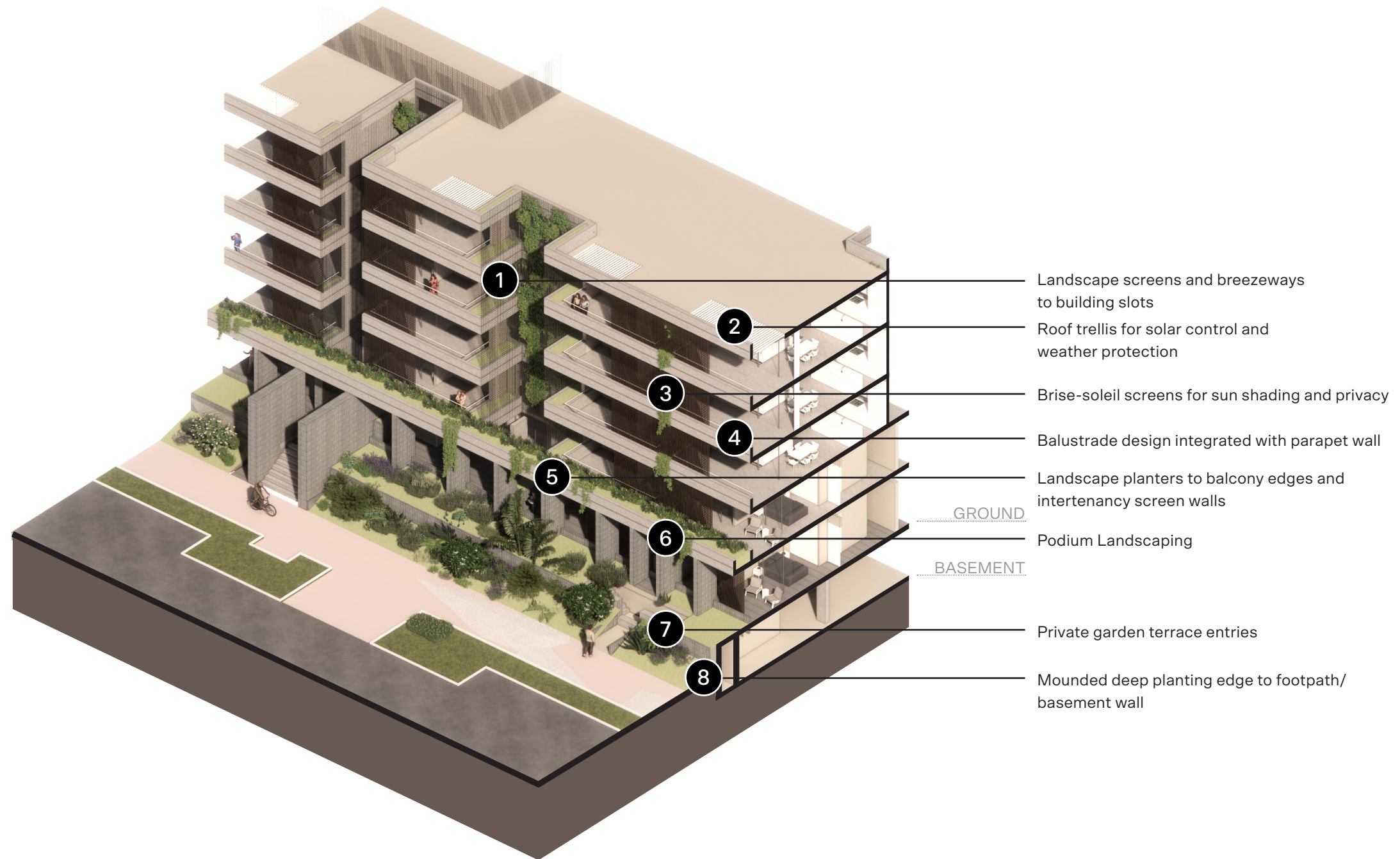


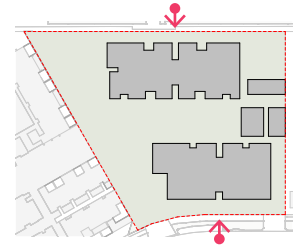
5.0 Facade



- 1 The façade is a legible grid of clean lines, characterised by screens, void cuts and balcony spaces. The horizontal bands describe generous balcony spaces, further comprised of brise-soleil and landscape screens offering occupant privacy and sun protection to bedroom and living spaces. The articulation of the façade design visually distinguishes itself from other developments by expressing a clear hierarchy of architectural elements, built form street interface, and sense of place.
- 2 Expressed façade ‘segments’ in lengths 10m or less. Visual hierarchy is established using a continuous balcony expression as the building silhouette to host the expression of the various building elements.
- 3 Introduction of breezeway slots through the building breaks down the overall mass of the building.

- 4 The perceived length of the building is reduced through the breaks in the building façade where vertical landscape screens are introduced in between apartment units. This design creates a corner aspect to living/bedroom/balcony areas and bring natural light into the common lift lobbies and corridors.
- 5 Breezeways enable the development to achieve cross-ventilation to apartments.
- 6 Vertical landscape and brise-soleil screens form part of the building façade mitigating solar heat gain while providing amenity and privacy to balconies and bedrooms.

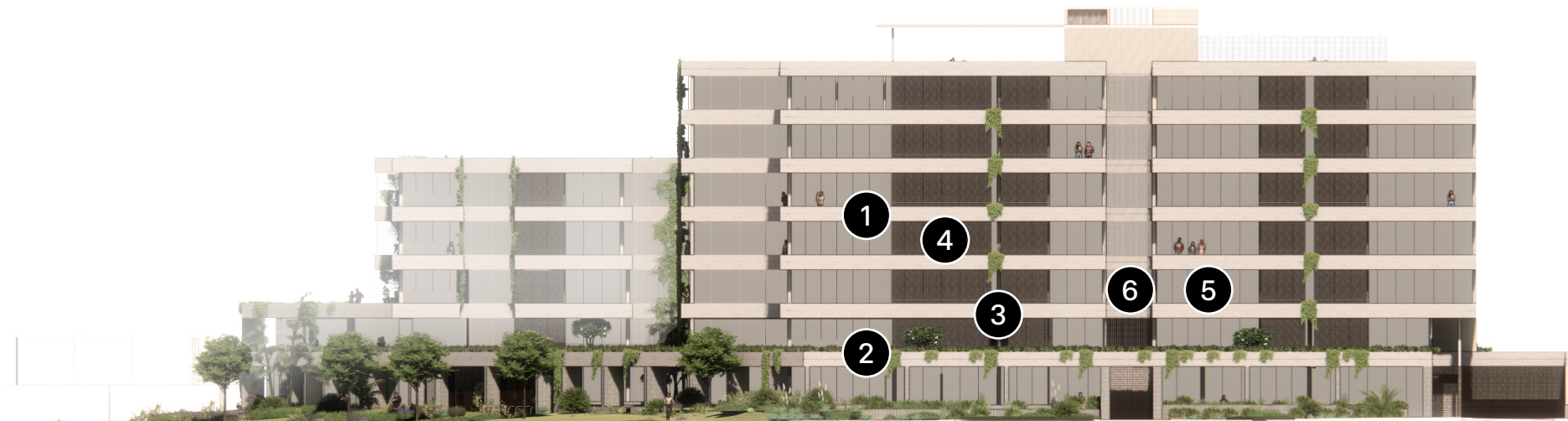




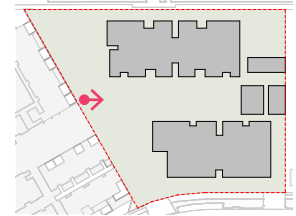
MACARTHUR AVE ELEVATION



KARAKUL RD ELEVATION



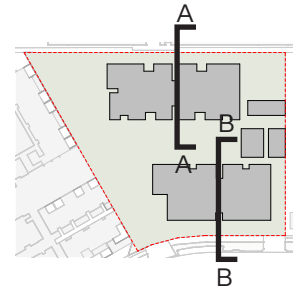
- 1 Rendered masonry
- 2 Textured masonry
- 3 Landscape Planter
- 4 Brise-soleil Screen
- 5 Planting screen
- 6 Clear Glazing



CROSS-BLOCK LINK - WEST ELEVATION



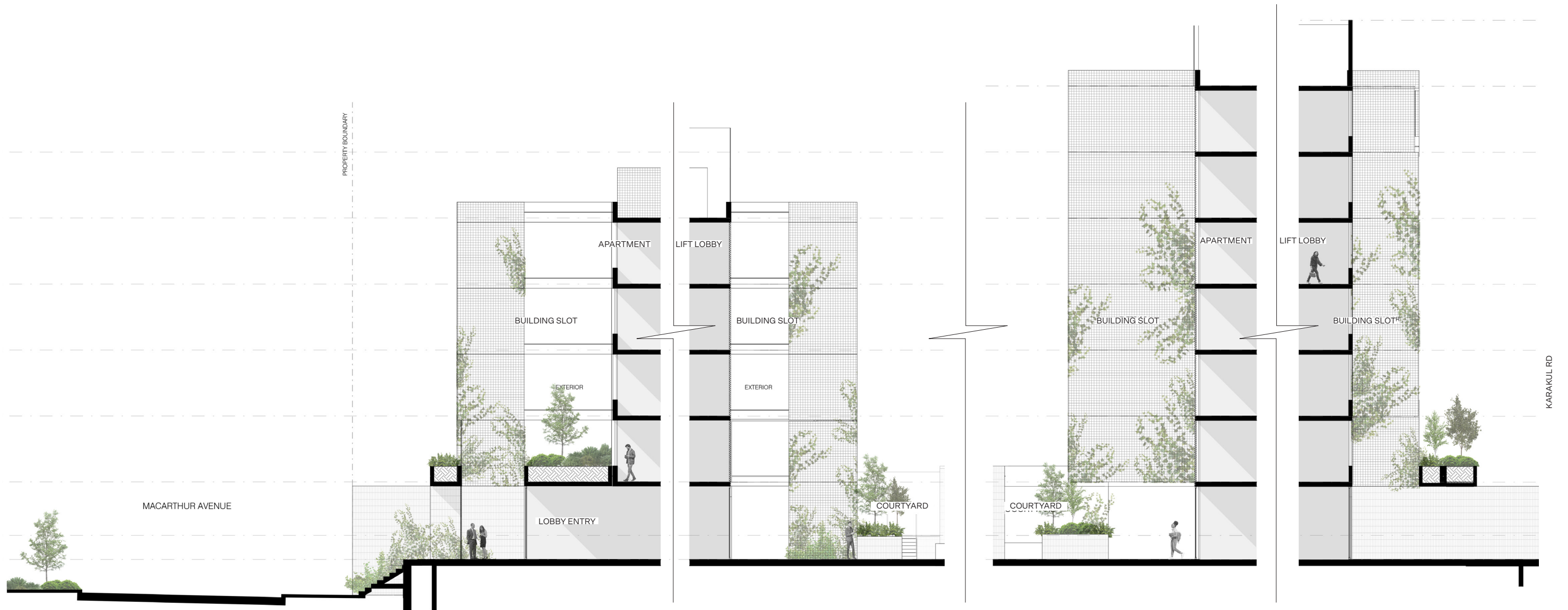
- 1 Rendered masonry
- 2 Textured masonry
- 3 Landscape Planter
- 4 Brise-soleil Screen
- 5 Planting screen
- 6 Clear Glazing

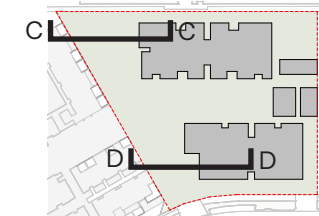


STREET INTERFACE

A - NORTH BUILDING

B - SOUTH BUILDING





INTERFACE WITH CROSS-BLOCK LINK

C - NORTH BUILDING

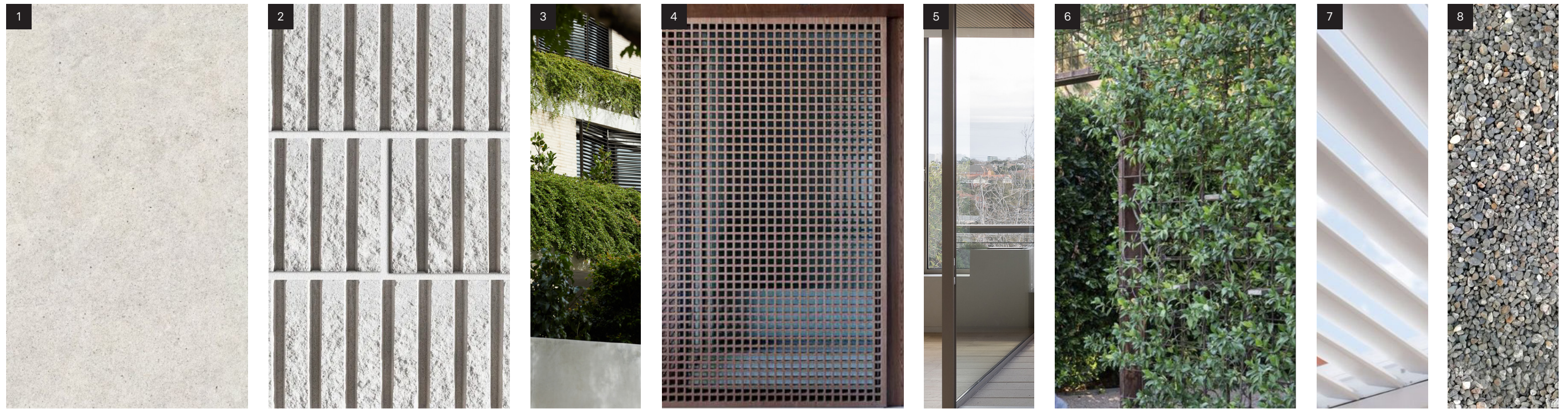
D - SOUTH BUILDING



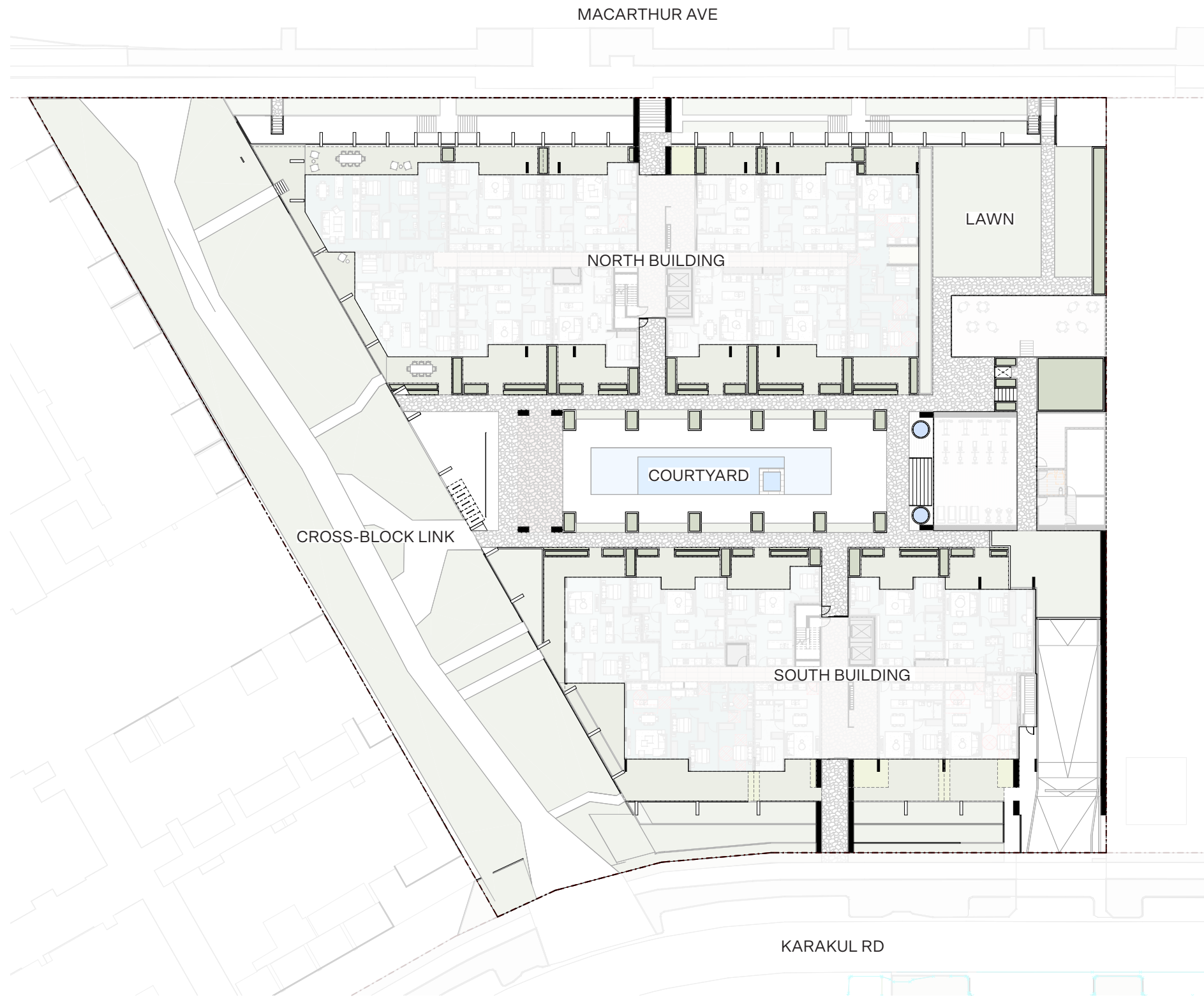




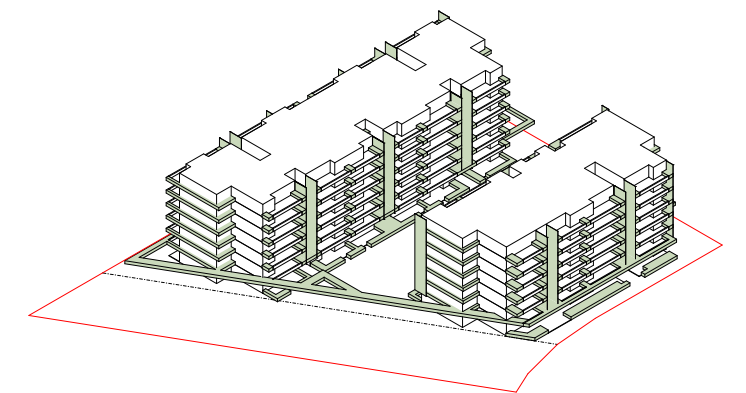
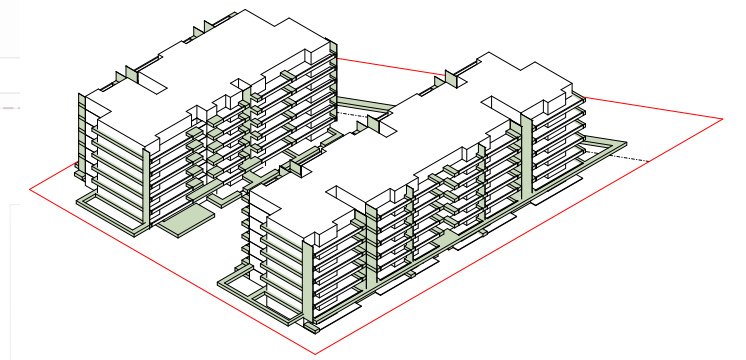
6.0 Materiality



- 1 REN-01 Warm grey render
- 2 MAS-01 Textured masonry
- 3 REN-01 Landscape Planter
- 4 SCR-01 Brise-soleil Screen
- 5 GL-01 Clear Glazing
- 6 SCR-03 Operable sun-shading louvres
- 7 SCR-02 Planting screen
- 8 STN-01 Multicoloured pebble ground treatment



Landscape Design Details - Refer Landscape Design Report



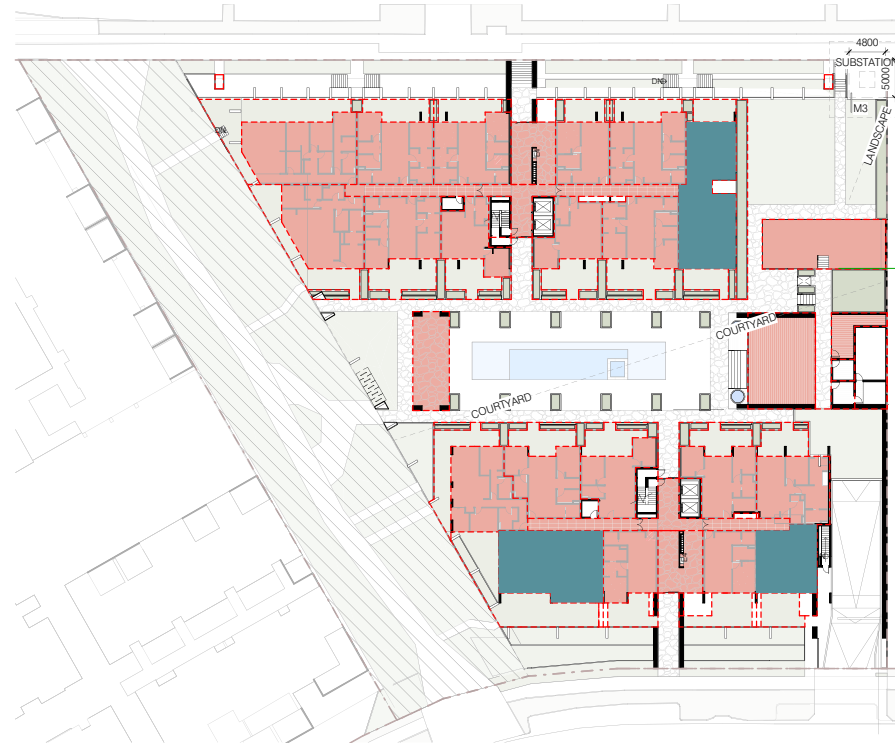
Horizontal & Vertical Green Space

7.0 Housing Diversity

Housing Diversity Universal Design and Accessibility

■ Units with universal and adaptable design elements.

GROUND LEVEL - LEVEL 1

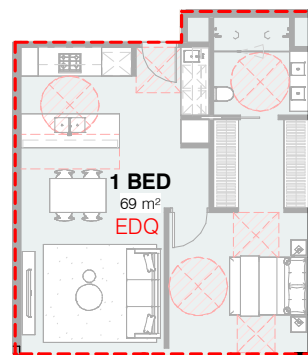


LEVEL 2-6

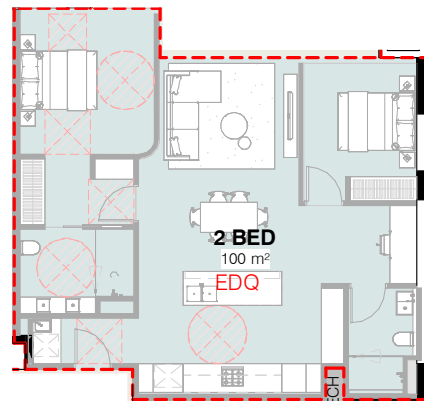


UNIT CONFIGURATIONS

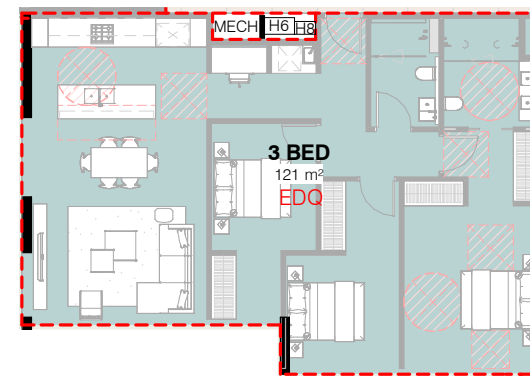
TYPE 1



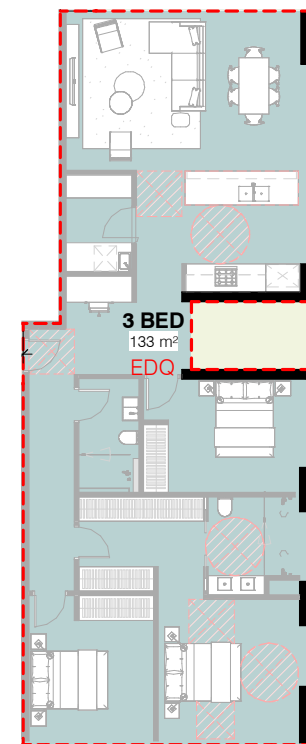
TYPE 2



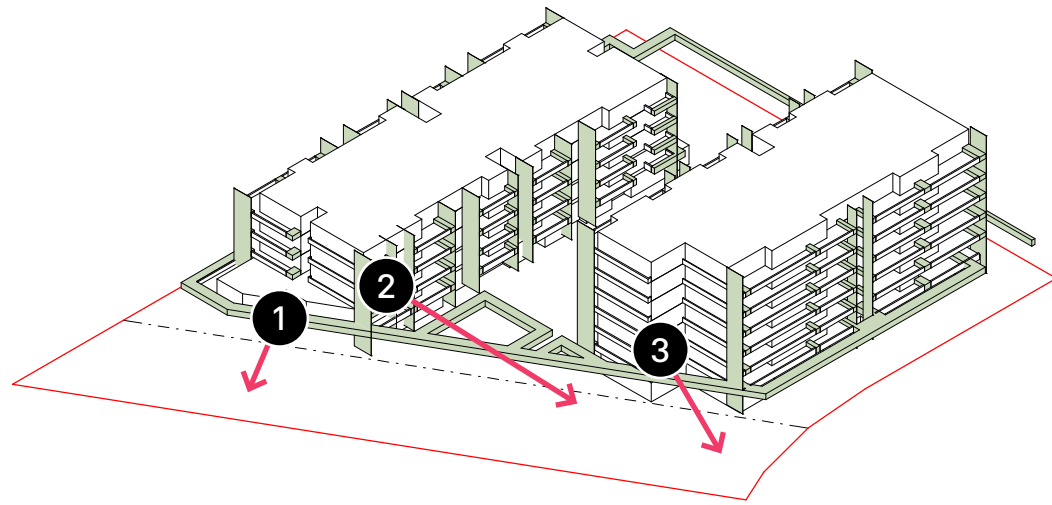
TYPE 3

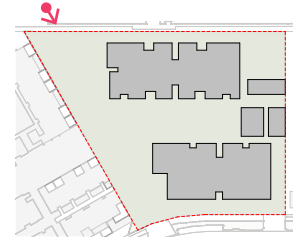


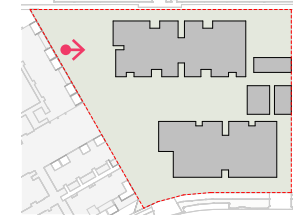
TYPE 4

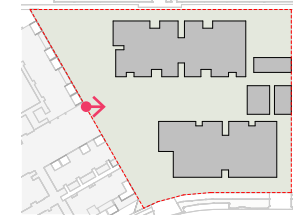


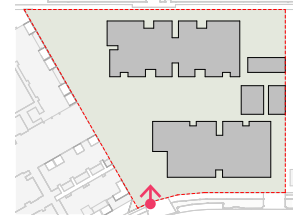
8.0 Public Realm, Infrastructure, & Connectivity











9.0 Perspective Views











9.0 Perspective Views
Easement View



9.0 Perspective Views
Easement View









