

Site 18a, 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

Contents

1.0	Architectural Statement	5.0	Facade
		-	Facade Articulation Overview
2.0	Location	-	Typical Floorplate
-	Site Location	-	Section Diagram
-	Site Survey	-	Facade Articulation Elevations
-	Planning Context		
-	Site Views	6.0	Materiality
-	Site View Lines	-	Material Palette
3.0	Urban Design	7.0	Housing Diversity
-	Site History	-	Universal Apartment Types
-	Proposed Precinct Plan		
-	Proposed Site Plan	8.0	Perspective Views
-	North Elevation		
-	Site Considerations		
-	Building Footprints		
4.0	Sustainability		
-	Biophillic Design		
-	Building Integrated with Landscape		
-	Daylight, Shade and Ventilation		
			Appendix Development Summary & Architectural Drawings

This project is located on Site 18, 330 MacArthur Ave Northshore Hamilton. Site 18 comprises of two separate sites - named 18a and 18b. This application is for Site 18a only, but includes schematic details of 18b for indicative purposes only.

Site 18a is the eastern part of Site 18, and comprises of two apartment towers on a podium building, with interfaces to Karakul Road to the north, Angora Road to the East and Macarthur Avenue, to the south. The western part of Site 18a is set aside as a cross-block link, that aligns with the cross-block link proposed in the neighbouring Site 17.

The development achieves a strong interface to all its frontages, with residential and retail activities at street level. These programs connect with the surrounding landscape through generous garden terraces and landscaped street frontages utilising deep soil outside the basement footprint. The cross-block link is activated with apartments, that provide passive surveillance.

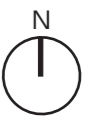
Biophillic design is forefront in the architectural response and how the site is occupied. Access to natural lighting, passive cross-ventilation and natural landscape are key components in this project. A “building integrated with landscape” concept is integral to how private and communal areas incorporate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

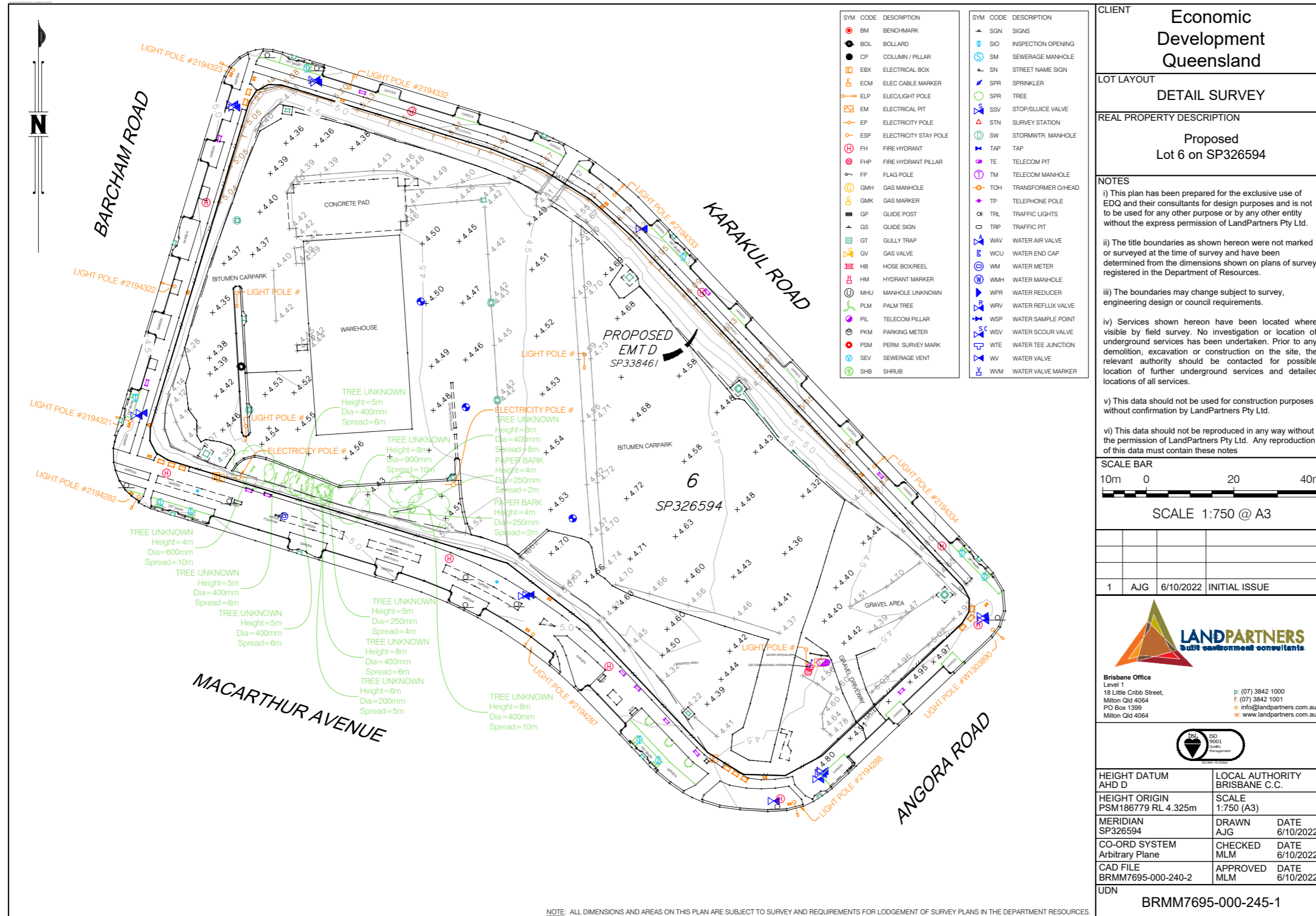
A textured masonry podium anchors the development with the surrounding landscape whilst creating a unique and legible address, and a human scale street rhythm. Above the podium, the two towers are distinctive in their varying heights, and are generously separated. The facade is legible and characterised by a predominantly horizontal reading. Various devices including building recesses, varying balustrade types, integrated planters and the incorporation of vertical screens, contribute to a highly articulated architectural expression. This articulation visually distinguishes the building from other developments by expressing a clear hierarchy of architectural elements, built form street interface, and sense of place.

The uppermost floor of the taller tower is treated differently to provide a lightness to the top form of the tower. A recessed amenity floor above this further enhances the reading of a bottom, middle and top.



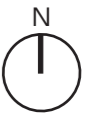
2.0 Location



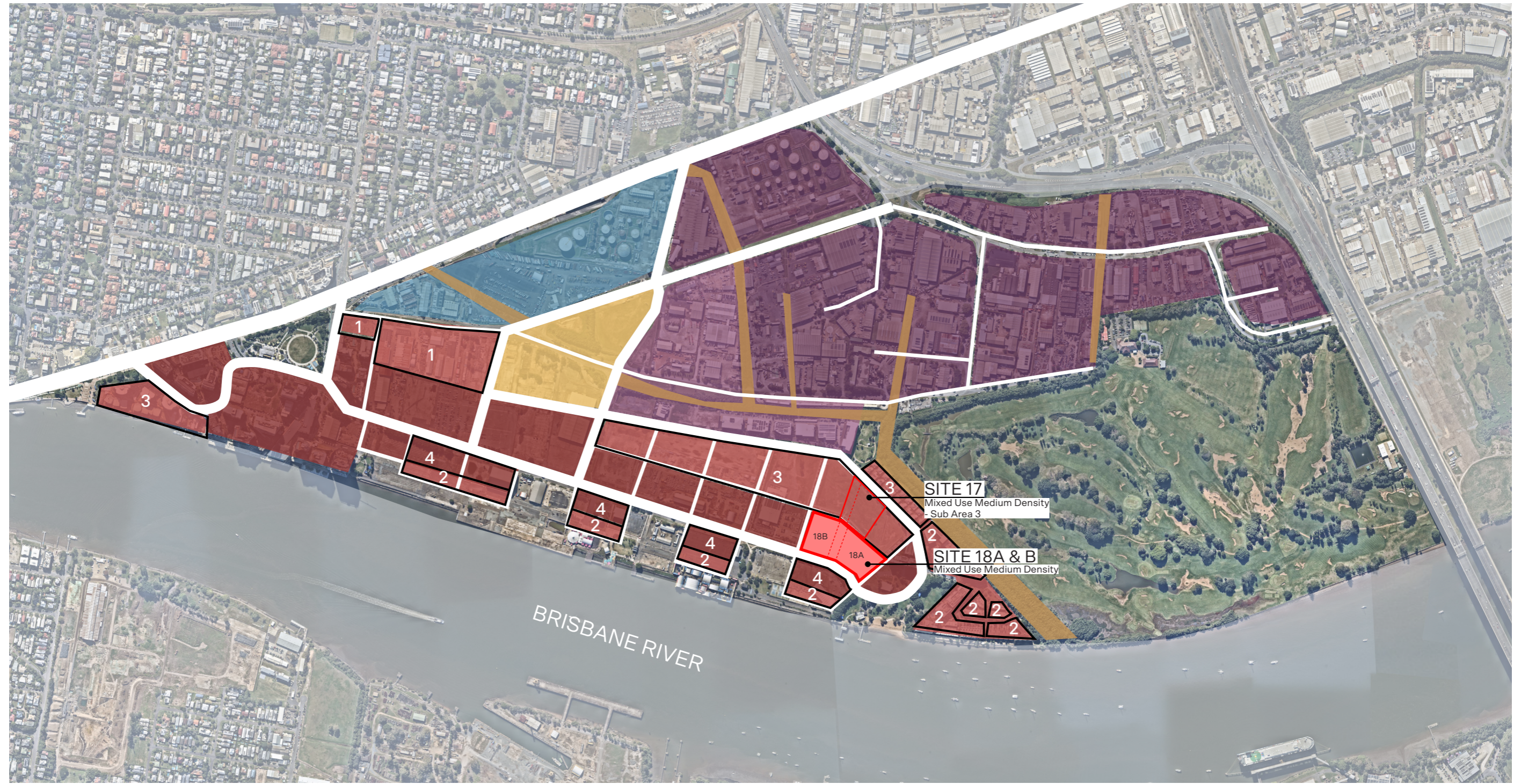


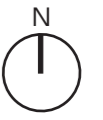
CLIENT	Economic Development Queensland		
LOT LAYOUT	DETAIL SURVEY		
REAL PROPERTY DESCRIPTION	Proposed Lot 6 on SP326594		
NOTES	<p>i) This plan has been prepared for the exclusive use of EDQ and their consultants for design purposes and is not to be used for any other purpose or by any other entity without the express permission of LandPartners Pty Ltd.</p> <p>ii) The title boundaries as shown hereon were not marked or surveyed at the time of survey and have been determined from the dimensions shown on plans of survey registered in the Department of Resources.</p> <p>iii) The boundaries may change subject to survey, engineering design or council requirements.</p> <p>iv) Services shown hereon have been located where visible by field survey. No investigation or location of underground services has been undertaken. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.</p> <p>v) This data should not be used for construction purposes without confirmation by LandPartners Pty Ltd.</p> <p>vi) This data should not be reproduced in any way without the permission of LandPartners Pty Ltd. Any reproduction of this data must contain these notes.</p>		
SCALE BAR	<p>SCALE 1:750 @ A3</p>		
	1	AJG	6/10/2022 INITIAL ISSUE
<p>Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au</p>			
HEIGHT DATUM	LOCAL AUTHORITY		
AHD D	BRISBANE C.C.		
HEIGHT ORIGIN	SCALE		
PSM186779 RL 4.325m	1:750 (A3)		
MERIDIAN	DRAWN	DATE	
SP326594	AJG	6/10/2022	
CO-ORD SYSTEM	CHECKED	DATE	
Arbitrary Plane	MLM	6/10/2022	
CAD FILE	APPROVED	DATE	
BRMM7695-000-240-2	MLM	6/10/2022	
UDN	BRMM7695-000-245-1		

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT RESOURCES.

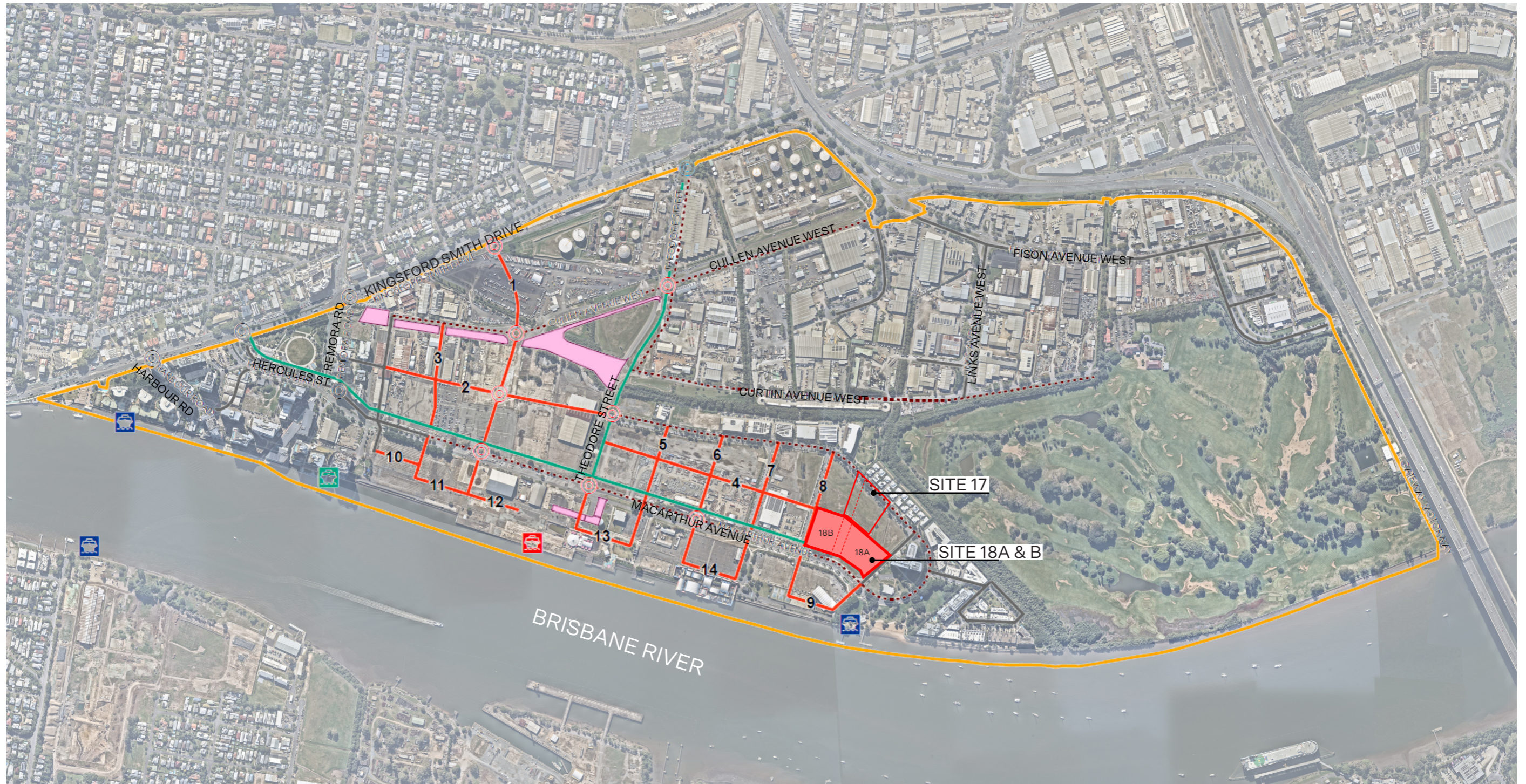


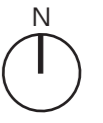
- MIXED USE MEDIUM DENSITY - SUB AREA 1
- MIXED USE MEDIUM DENSITY - SUB AREA 2
- MIXED USE MEDIUM DENSITY - SUB AREA 3
- MIXED USE HIGH DENSITY
- MIXED USE HIGH DENSITY - SUB AREA 4
- COMMUNITY FACILITIES
- SPECIAL PURPOSE (ENVIRONMENTAL CORRIDOR)





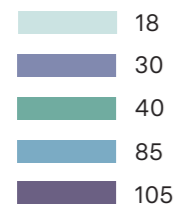
- ▭ NORTHSHORE HAMILTON PDA BOUNDARY
- 🚉 RAIL STATION
- 🚢 FERRY TERMINAL
- 🚢 CRUISE SHIP TERMINAL
- 🚢 POTENTIAL FERRY TERMINAL
- PROPOSED ROADS
- PROPOSED BUS CORRIDOR
- ⋯ UPGRADE TO ROADS
- EXISTING ROADS
- ▭ PROPOSED ROAD CLOSURE OR PARTIAL ROAD CLOSURE

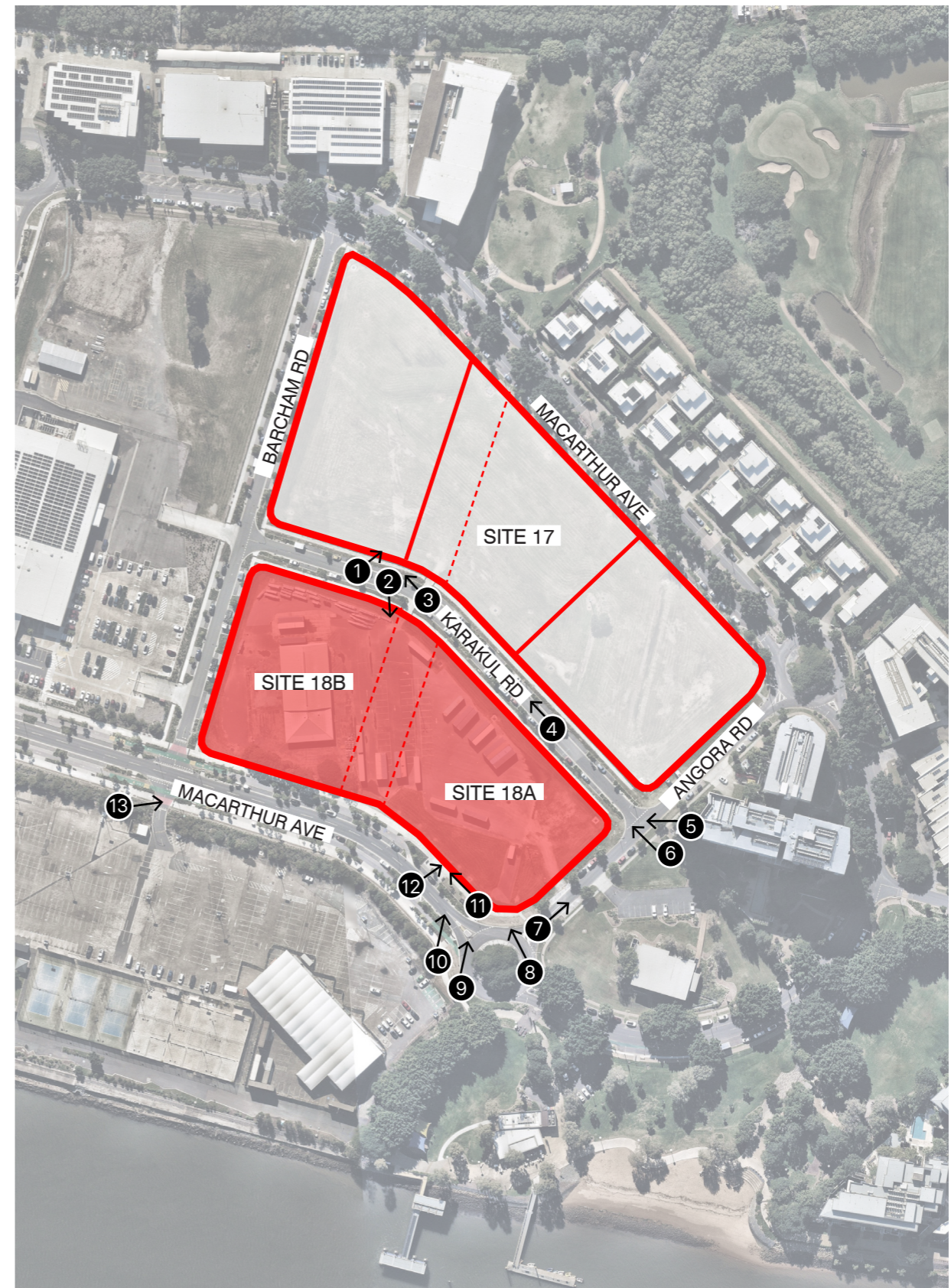




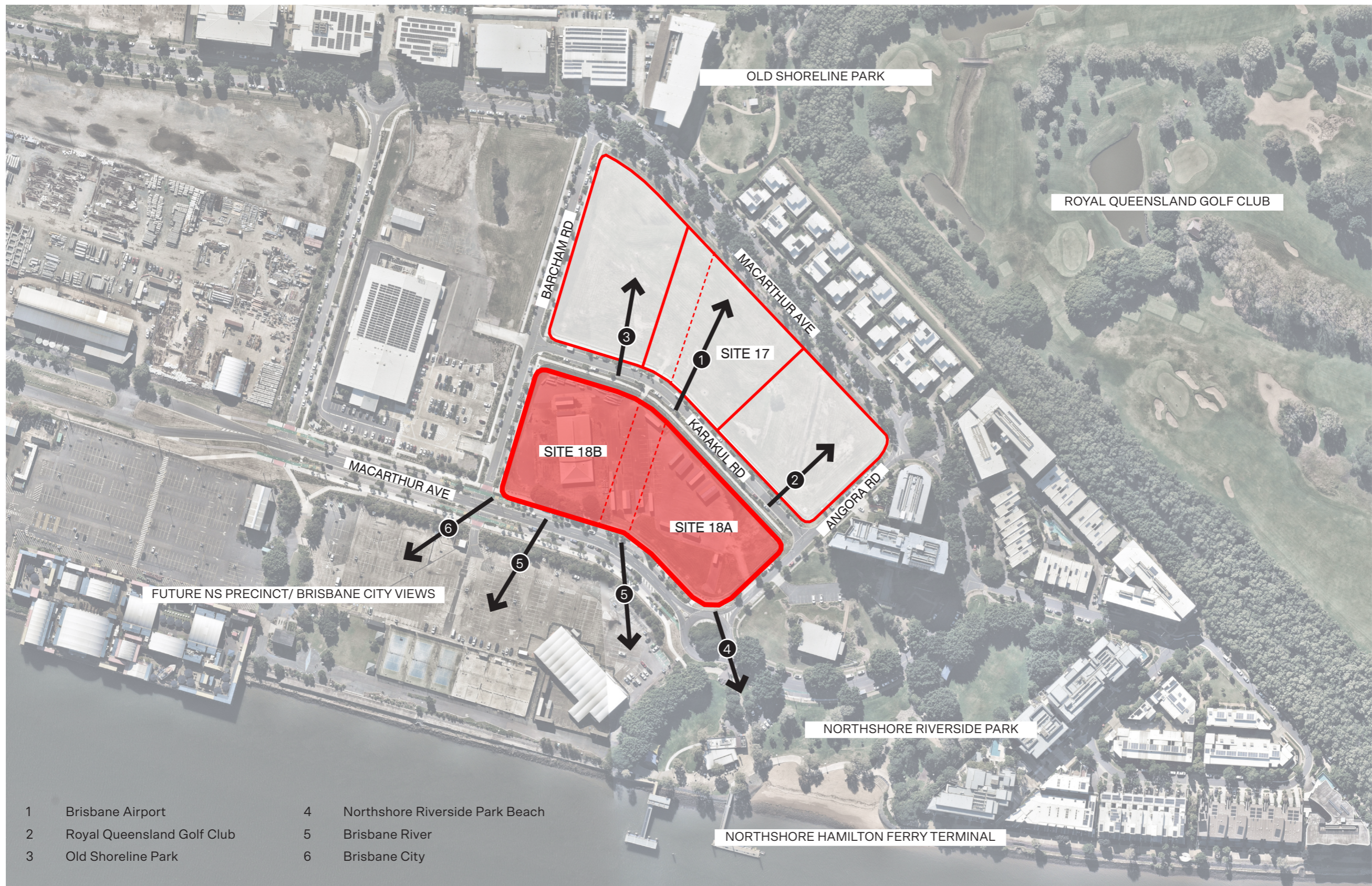
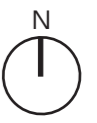
- ▭ NORTHSHORE HAMILTON PDA BOUNDARY
- ▬ SEPARATED CYCLE WAY
- ⋯ INDICATIVE CROSS BLOCK LINKS
- ⋯ INDICATIVE PEDESTRIAN PATHWAYS
- ▬ RECREATIONAL CYCLEWAY
- ▬ ON STREET CYCLEWAY







2.0 Location
Site Viewlines

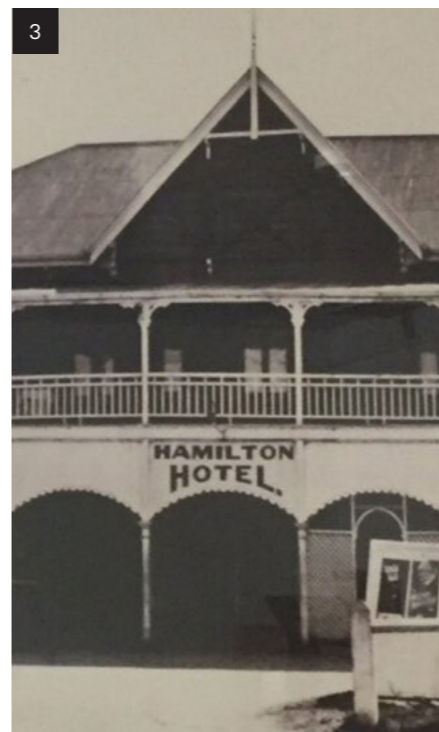
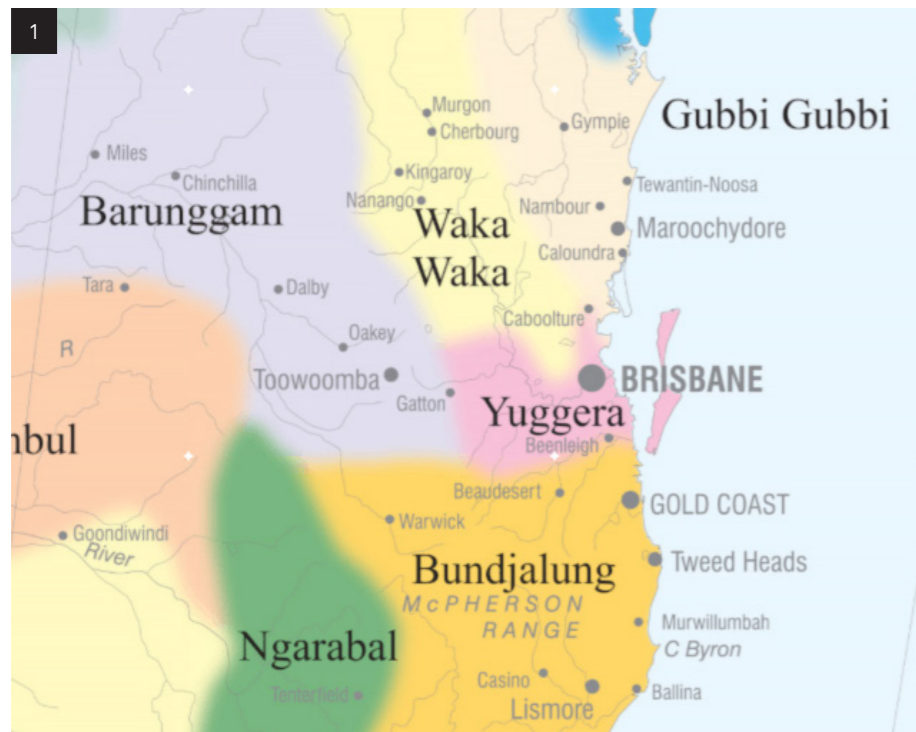


- | | | | |
|---|----------------------------|---|---------------------------------|
| 1 | Brisbane Airport | 4 | Northshore Riverside Park Beach |
| 2 | Royal Queensland Golf Club | 5 | Brisbane River |
| 3 | Old Shoreline Park | 6 | Brisbane City |

3.0 Urban Design

3.0 Urban Design

Site History - First Nations to Present

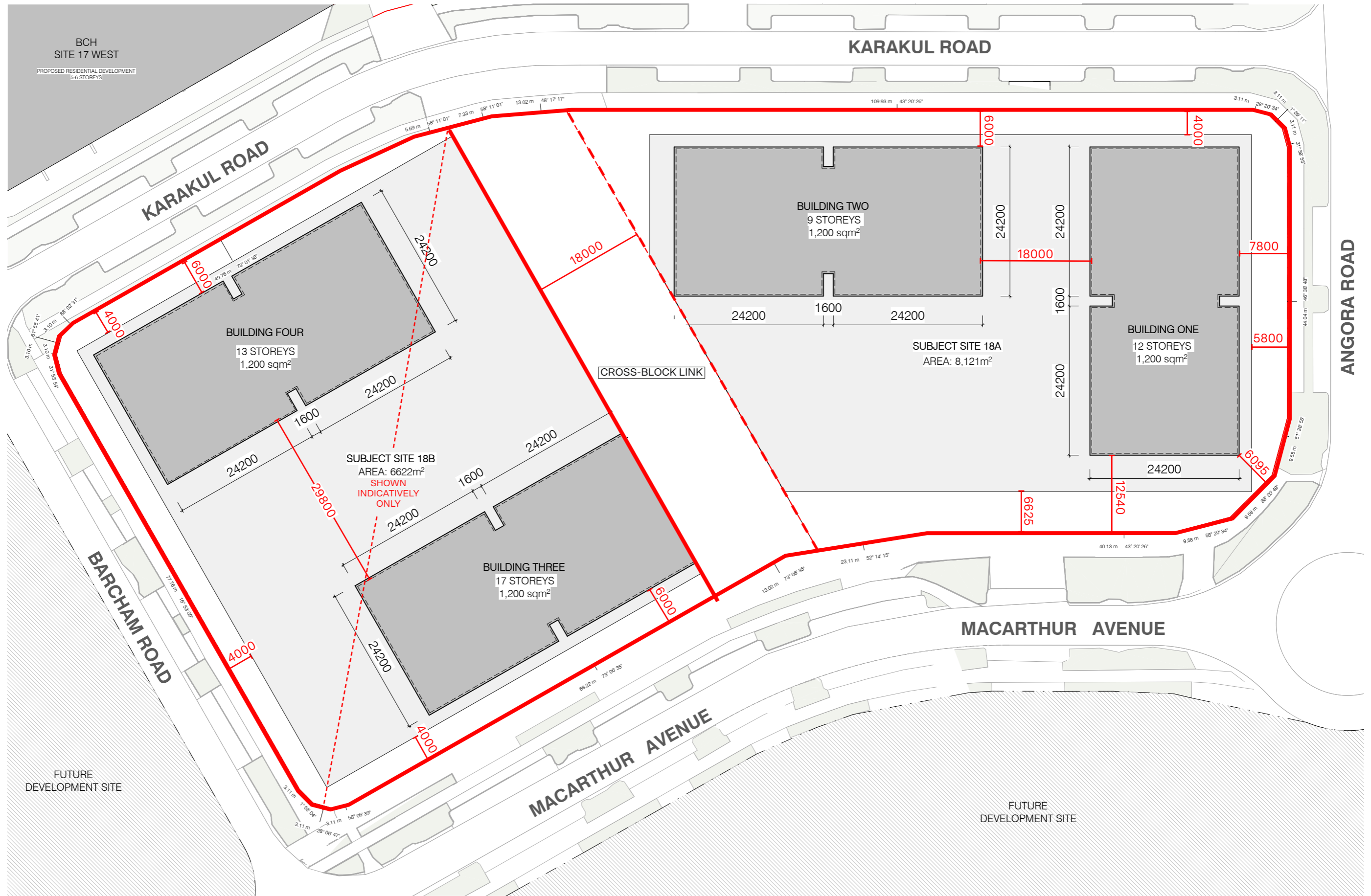


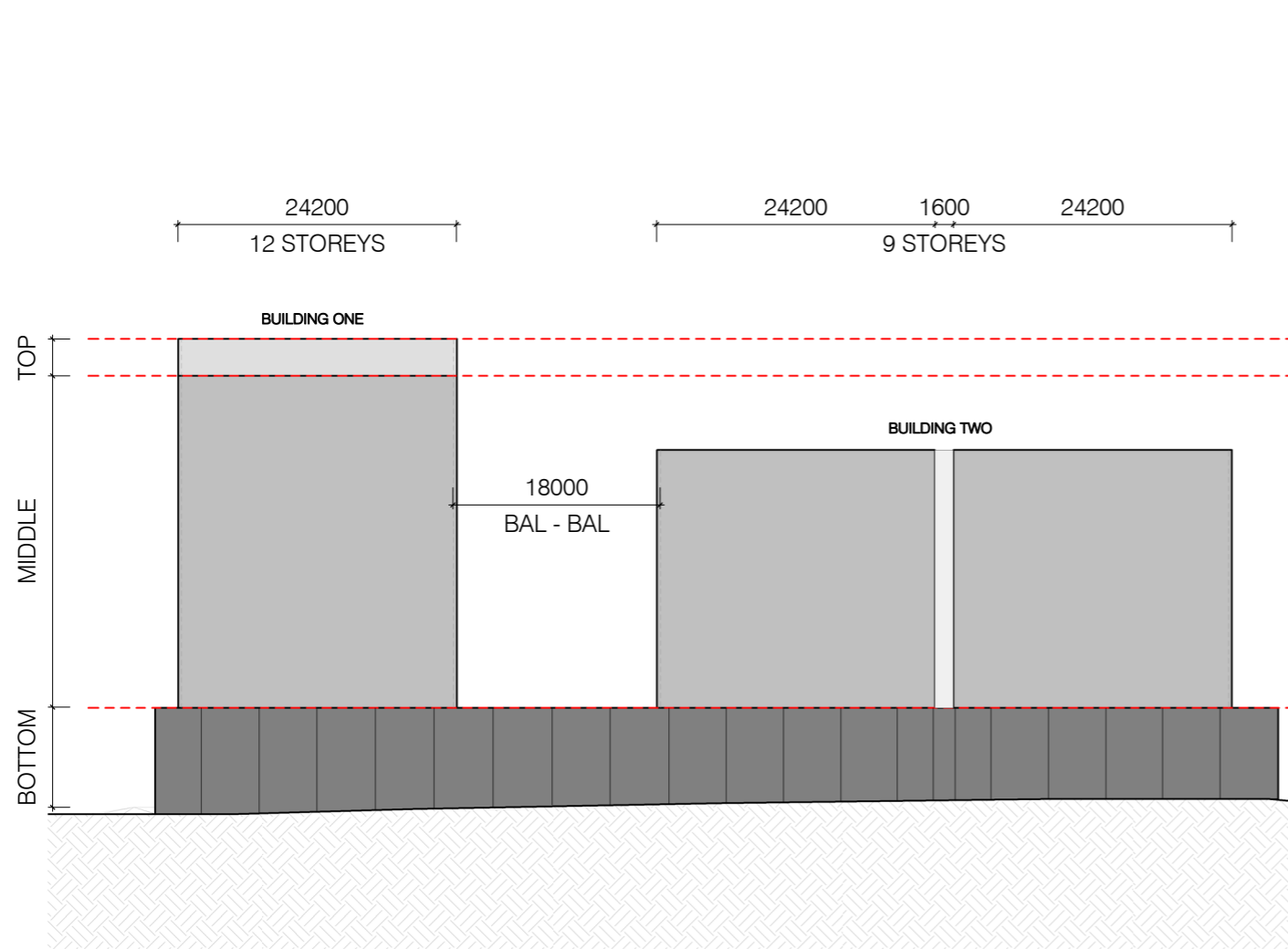
- 1 Extract - AIATSIS Map of Indigenous Australia
- 2 Northshore Locality - Yurrol
- 3 Hamilton Hotel, 1864.

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.

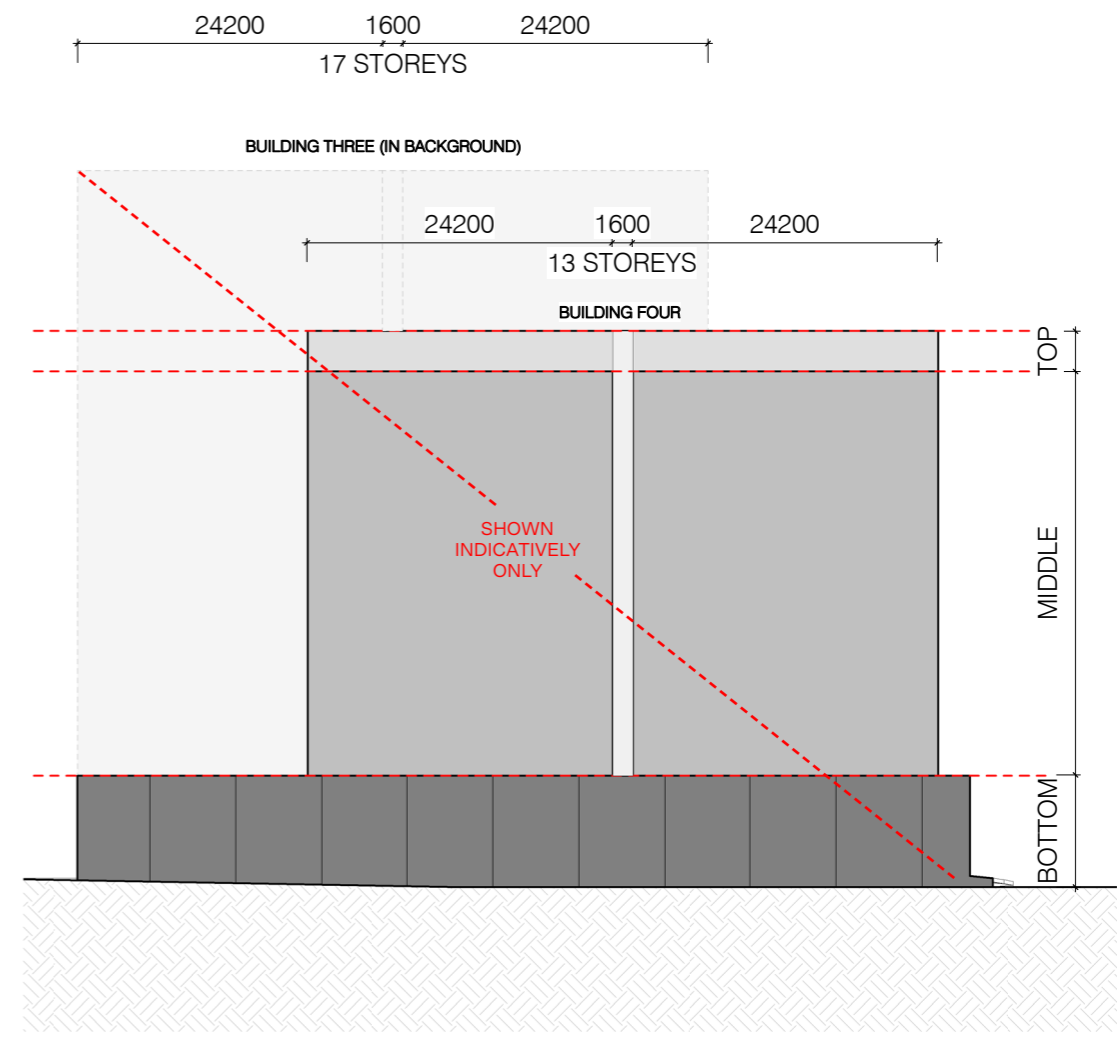
Site 18 continues the urban strategies applied to Site 17, through the key moves of a cross-block link, concepts of buildings integrated with landscape, and a focus on biophilic design principles to enhance occupant amenity.



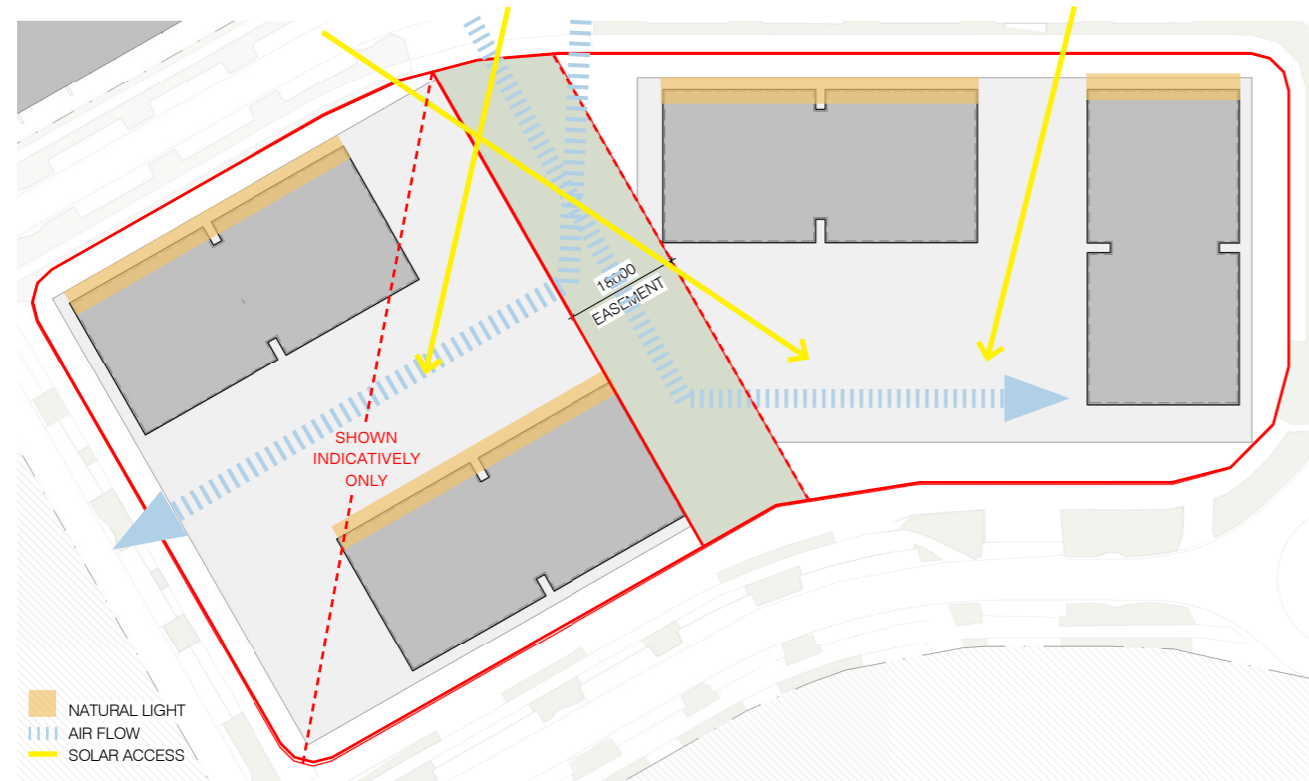




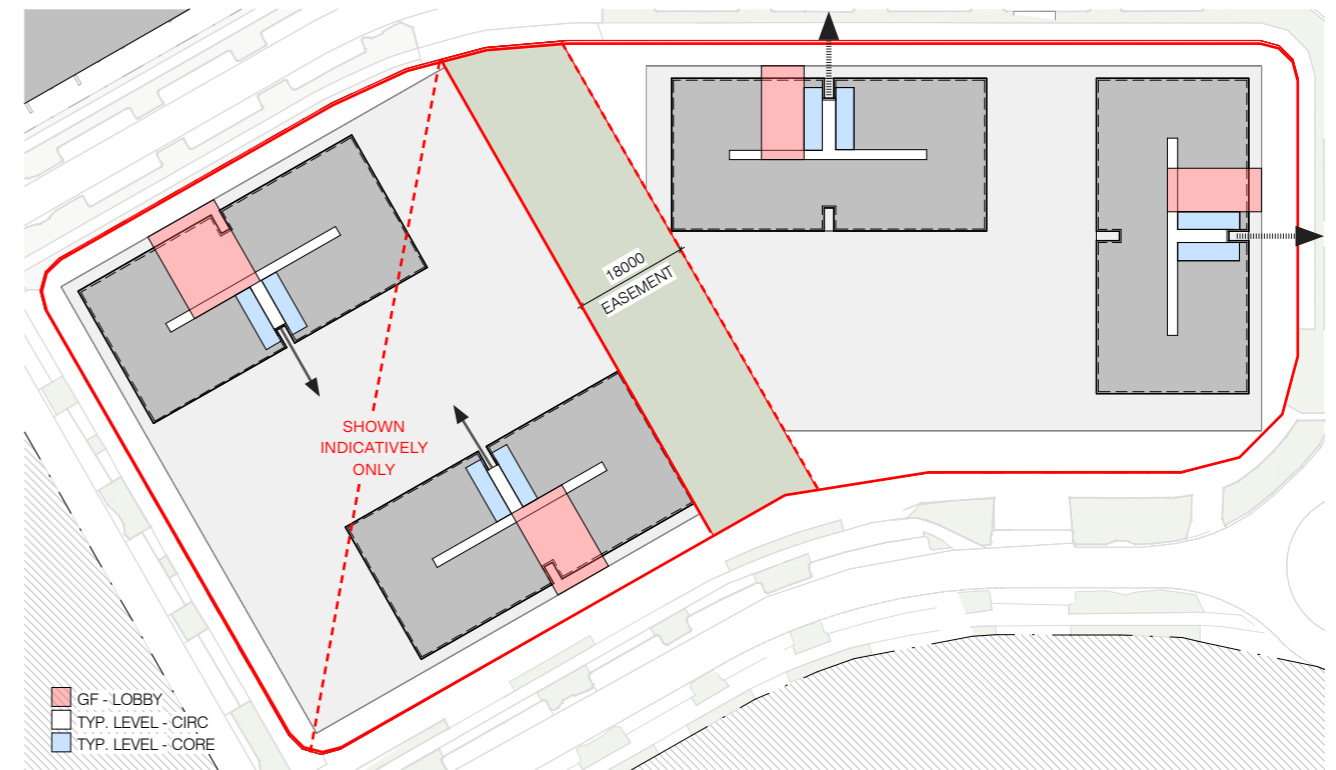
Site 18a



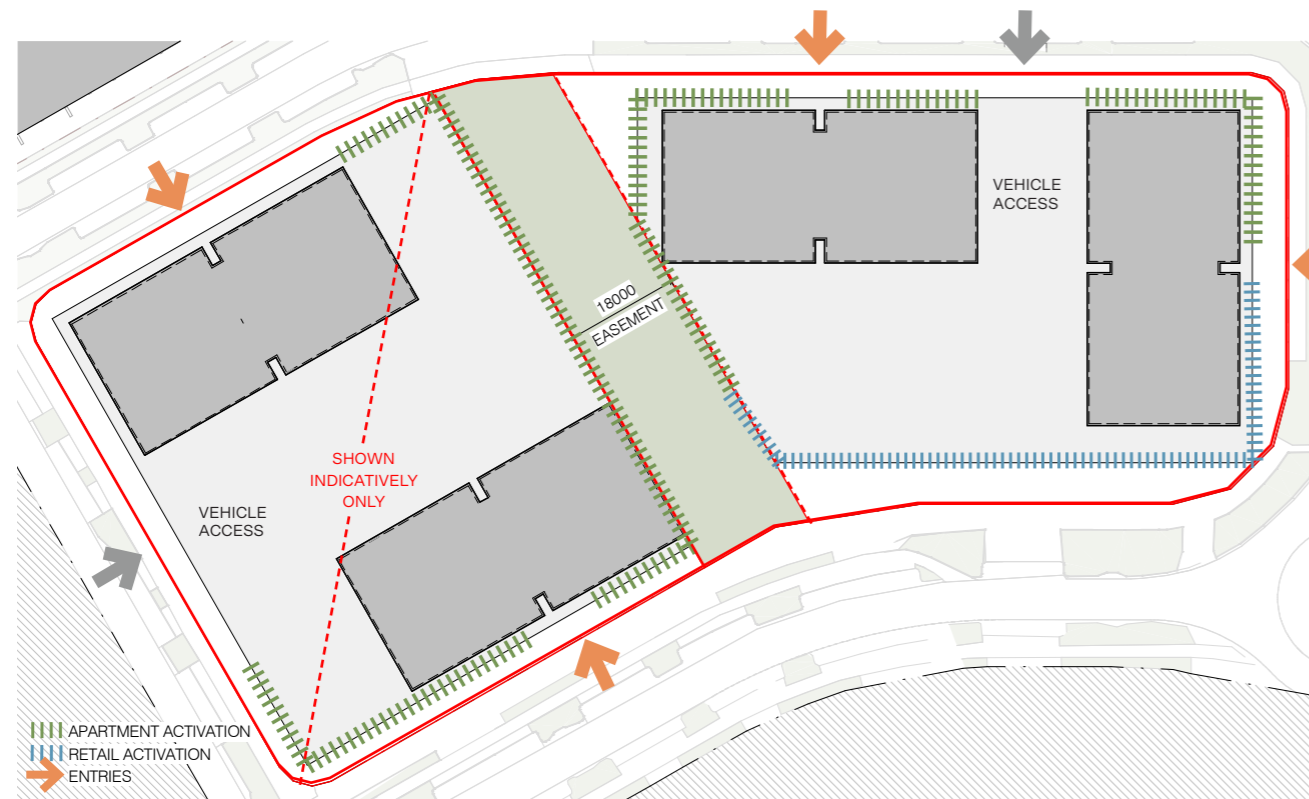
Site 18b



1. Natural Site Conditions



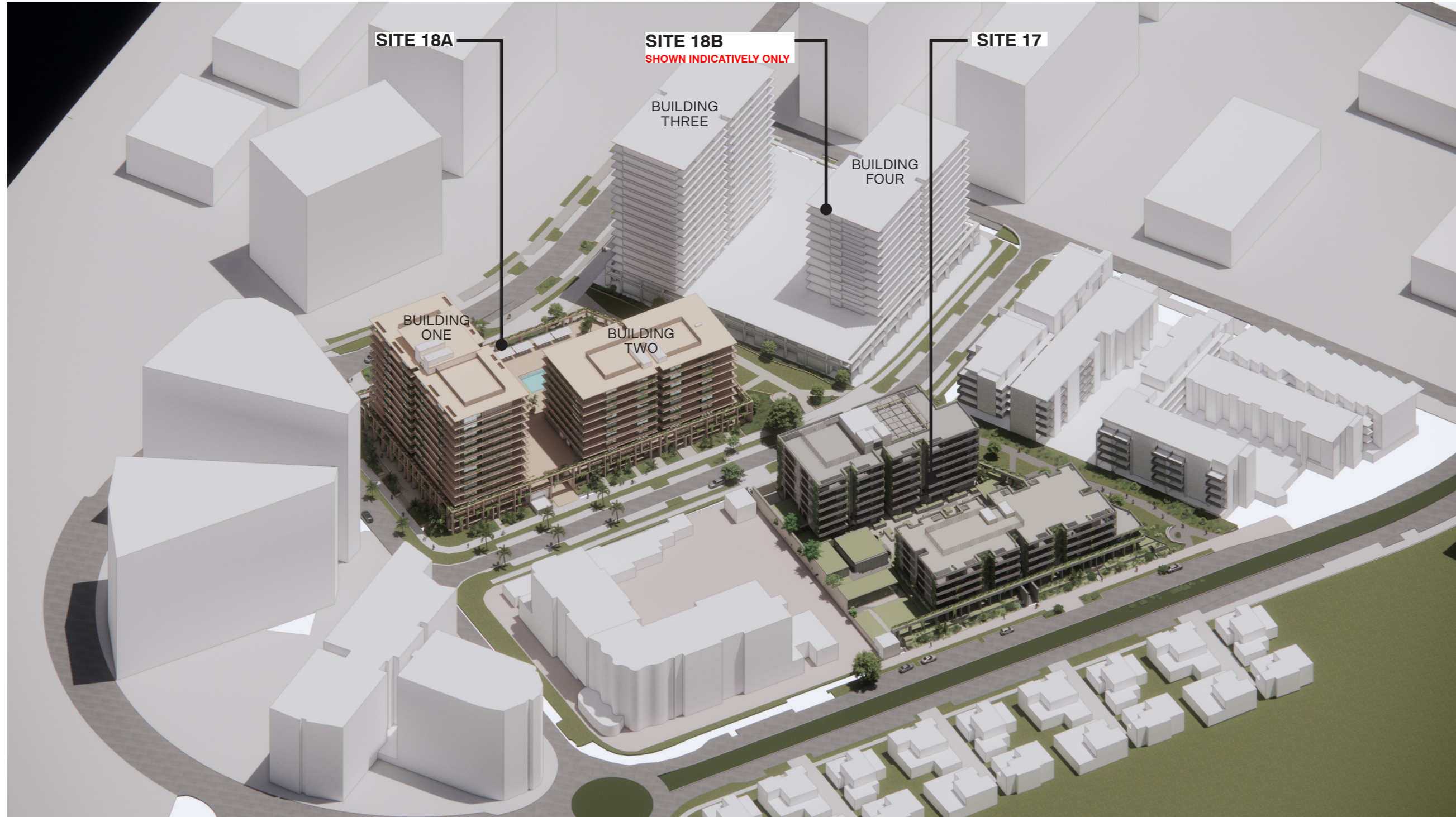
2. Core, Lobby and Circulation Locations

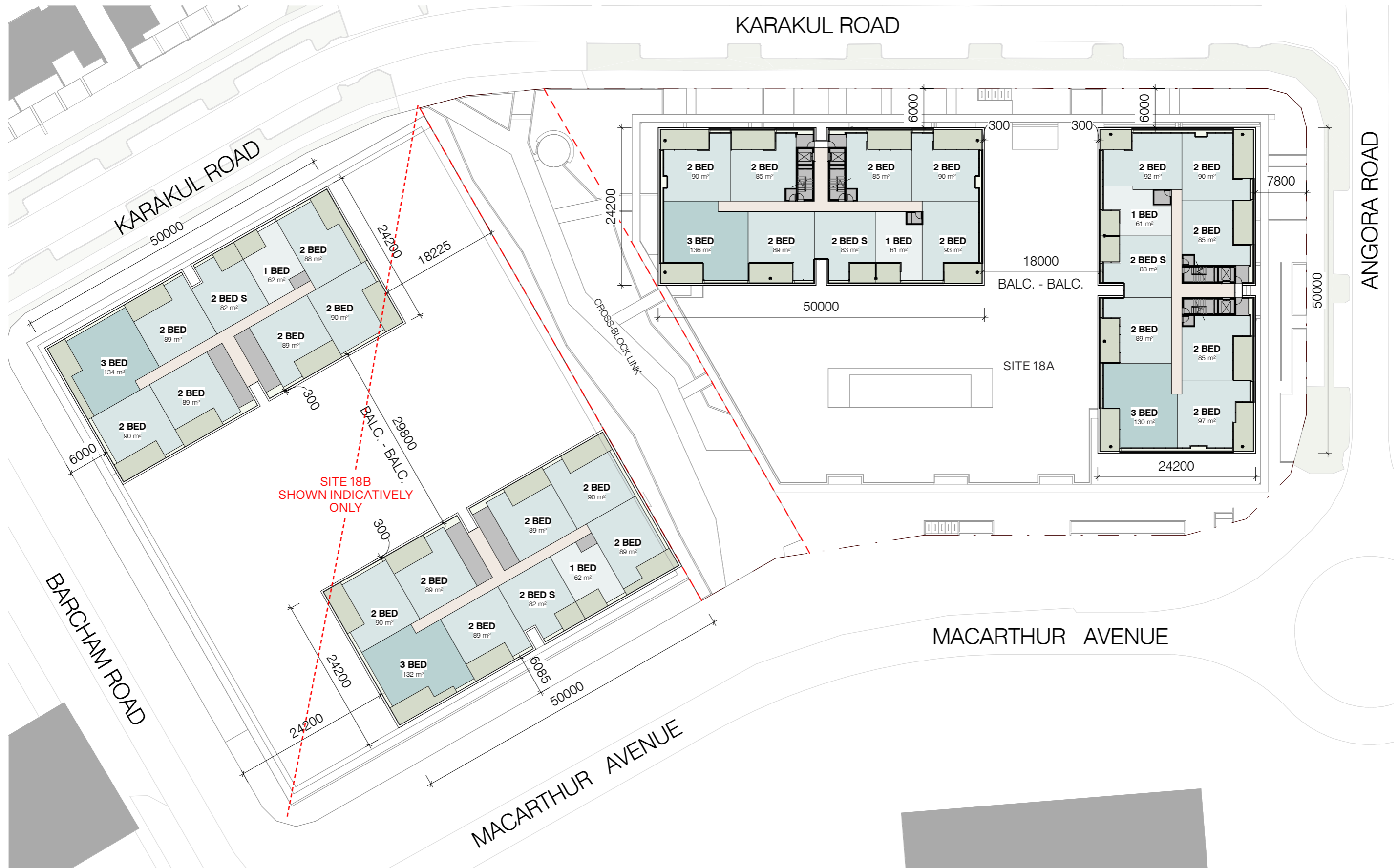


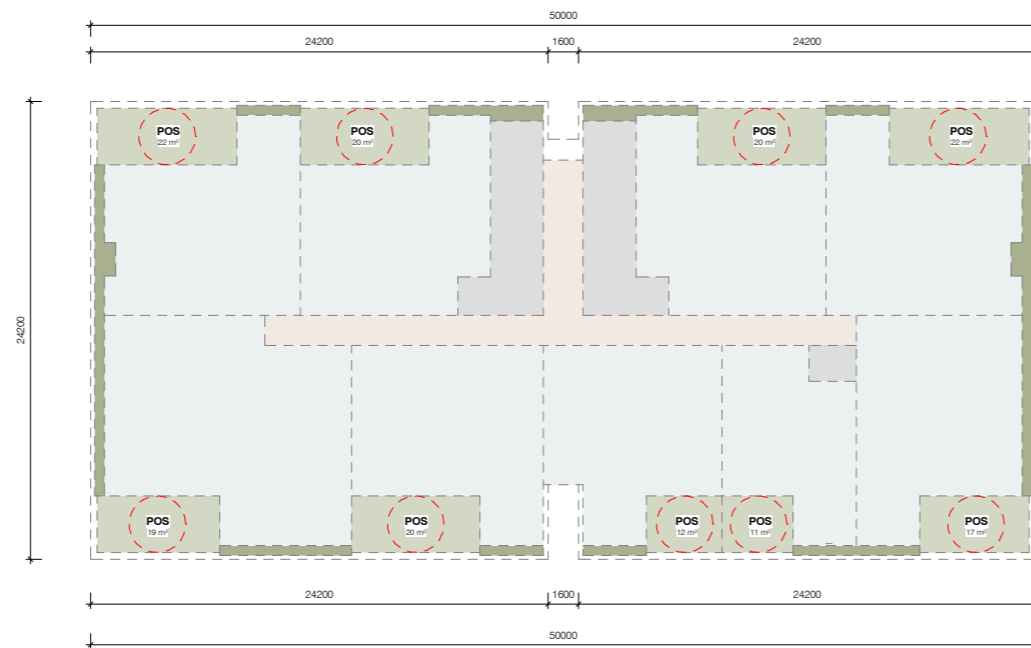
3. Laneway, Retail and Street Activation



4. POS and Outlook to Views







BUILDING 2 TYPICAL LEVEL AREAS

AREA TYPE	AREA	PERCENTAGE
APARTMENT	811 m ²	68%
LANDSCAPE	43 m ²	4%
LOBBY	67 m ²	6%
OVERHANG	44 m ²	4%
POS	166 m ²	14%
SERVICES	69 m ²	6%
	1200 m ²	

3M CLEAR PRIVATE OPEN SPACE ZONE

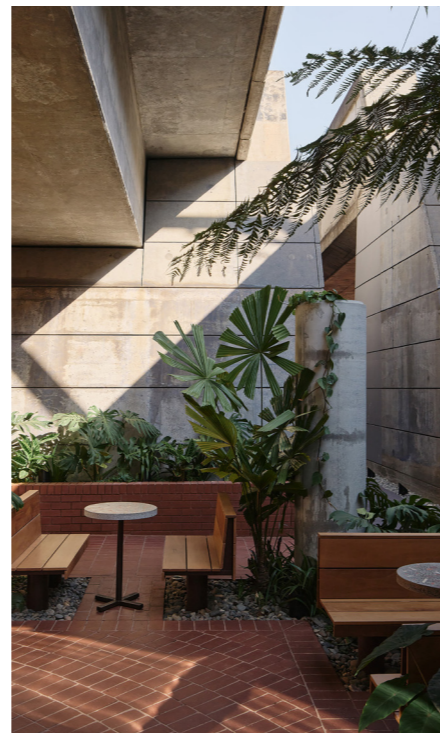


BUILDING 1 TYPICAL LEVEL AREAS

AREA TYPE	AREA	PERCENTAGE
APARTMENT	812 m ²	68%
LANDSCAPE	43 m ²	4%
LOBBY	67 m ²	6%
OVERHANG	44 m ²	4%
POS	162 m ²	14%
SERVICES	71 m ²	6%
	1200 m ²	

3M CLEAR PRIVATE OPEN SPACE ZONE

4.0 Sustainability

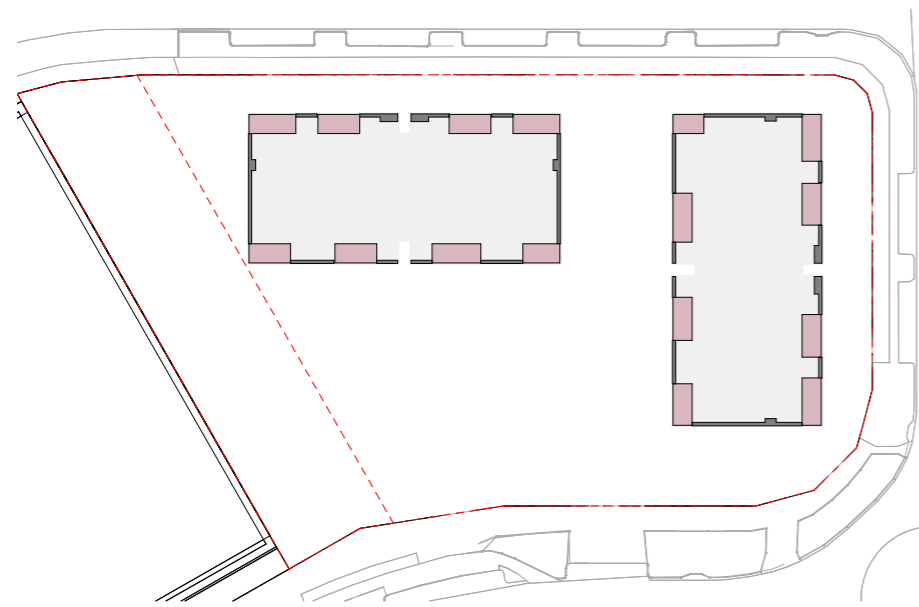


Integration with Natural Elements

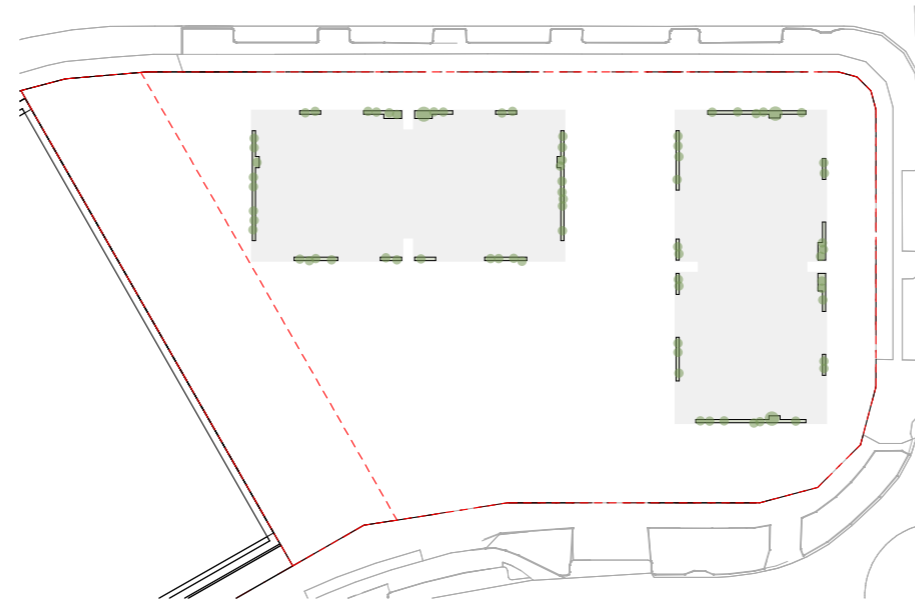
Biophilic design is at the forefront in the architectural response and how the site is occupied. Access to natural lighting, passive cross-ventilation and natural landscape are important components in this built environment. A “building integrated with landscape” concept is integral to how private and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

1. Landscape planters to every apartment.
2. Generous and usable outdoor terraces to all apartments.
3. Substantial building separation between Building 1 and 2.
4. Expansive communal amenities including swimming pool and various area for relaxation, exercise and play. External amenities collocated with internal amenities such as gym, multipurpose room, lounge and dining.
5. Podium structure wrapping all interfaces including cross-block link, expanding the landscape realm and facilitating additional planting.
6. Generous landscaped retail forecourts providing expanded public realm and additional opportunities for planting.

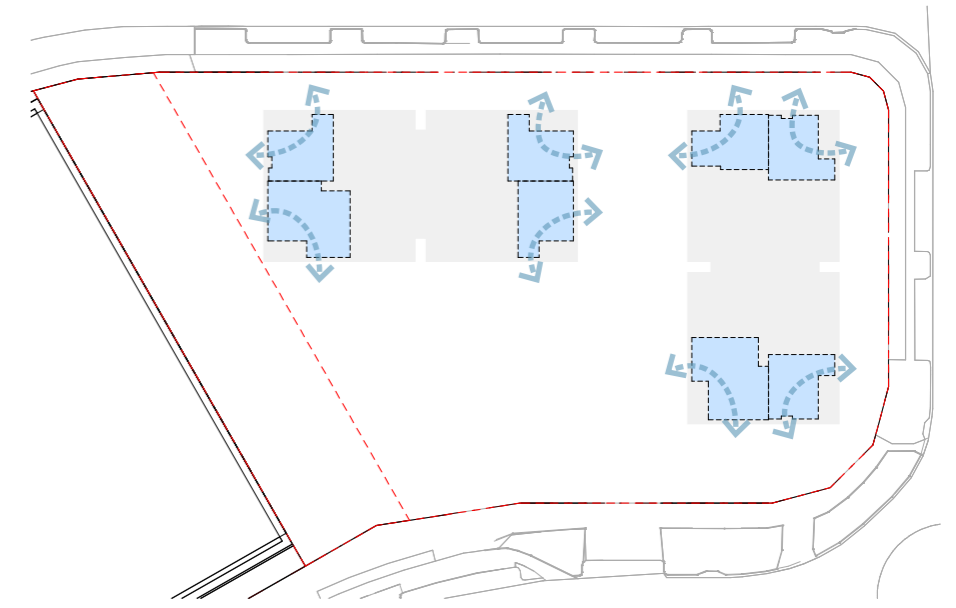




1. Private Open Space



2. Integrated Planters



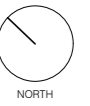
3. Cross Ventilation

No. Apartments Achieving Cross Ventilation = 97 (55%)

5.0 Facade



- 1 The building consists of two towers landing on a single uniform podium. The two towers are distinguished by their 90 degree orientation to each other, so that the short and long sides of each present together, differentiating the two.
- 2 Generous space between the towers allows the two to read distinctly from most angles. The variation in their height emphasises this differentiation.
- 3 Central recesses in the long elevation of each building further break down the scale, into two forms that are equal in length to the short end of the building. These deep recesses relate directly to the on-floor lift lobbies.
- 4 Balustrade types vary along the length of the elevations, further articulating the building into smaller lengths. Planters in front of windows, solid balustrades in the centre and open palisade balustrades on the corners give a sense of lightness to the elevations.
- 5 The highly stepped and recessed facade line ensure walls are broken down into lengths less than 10m.
- 6 Facades on the corners are always recessed away from the edge of the building, to further enhance the sense of lightness.
- 7 A two-storey podium introduces a human-scale rhythm of vertical elements with integrated planting at ground, level 1 and level 2. This is a deliberate contrast to the horizontal hierarchy seen in the tower architecture, to emphasise a base and upper reading.
- 8 The uppermost level of the taller tower has wrap-around open palisade balustrades, to lighten the top of the building and distinguish it from the other floors.



- Open balustrade
- Solid balustrade
- Planter
- Private Open Space
- 3m clearance

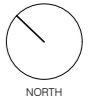
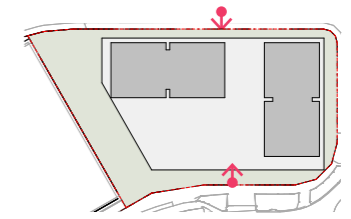
Balustrades, Planters & Terraces.



- Projected facade
- Recessed facade
- Screen

Facade Line.





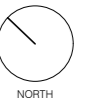
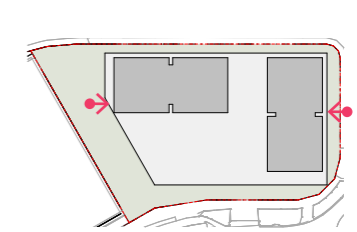
KARAKUL RD ELEVATION



MACARTHUR AVE ELEVATION



- | | | | |
|---|-------------------|---|-----------------|
| 1 | Rendered masonry | 4 | Batten Screen |
| 2 | Textured masonry | 5 | Balcony Planter |
| 3 | Landscape Planter | 6 | Clear Glazing |



ANGORA ROAD ELEVATION

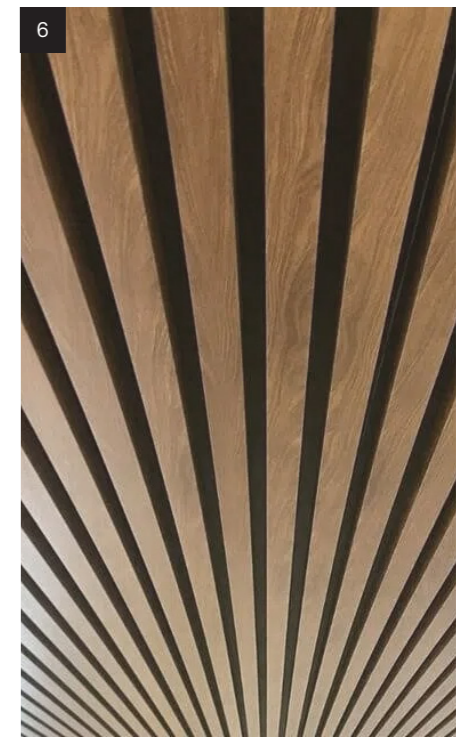


CROSS-BLOCK LINK PARK ELEVATION



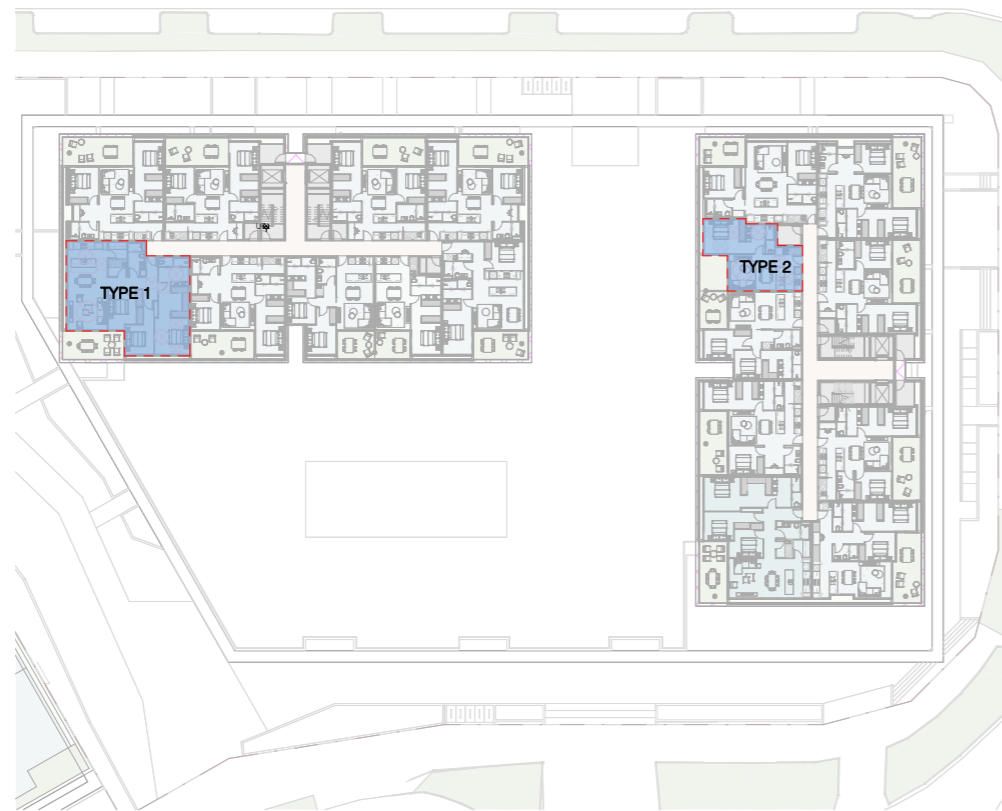
- | | | | |
|---|-------------------|---|-----------------|
| 1 | Rendered masonry | 4 | Batten Screen |
| 2 | Textured masonry | 5 | Balcony Planter |
| 3 | Landscape Planter | 6 | Clear Glazing |

6.0 Materiality

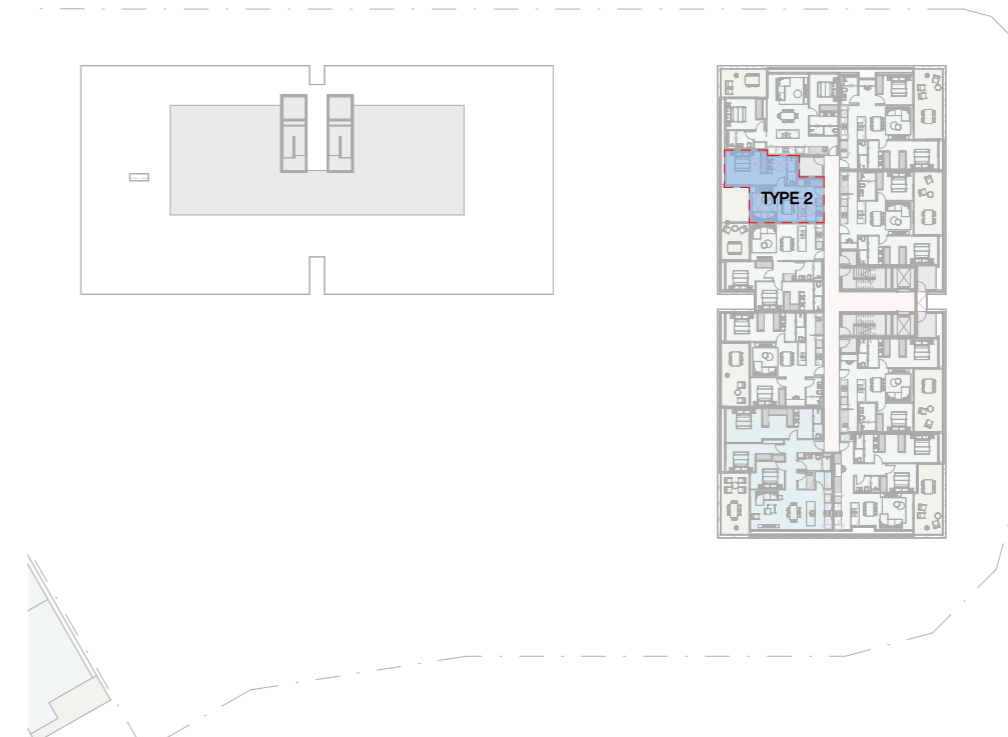


- 1 REN-01 Warm grey render
- 2 MAS-01 Textured masonry
- 3 REN-01 Landscape Planter
- 4 SCR-01 Batten Screen
- 5 GLS-01 Clear Glazing
- 6 SOF-01 Batten Soffit

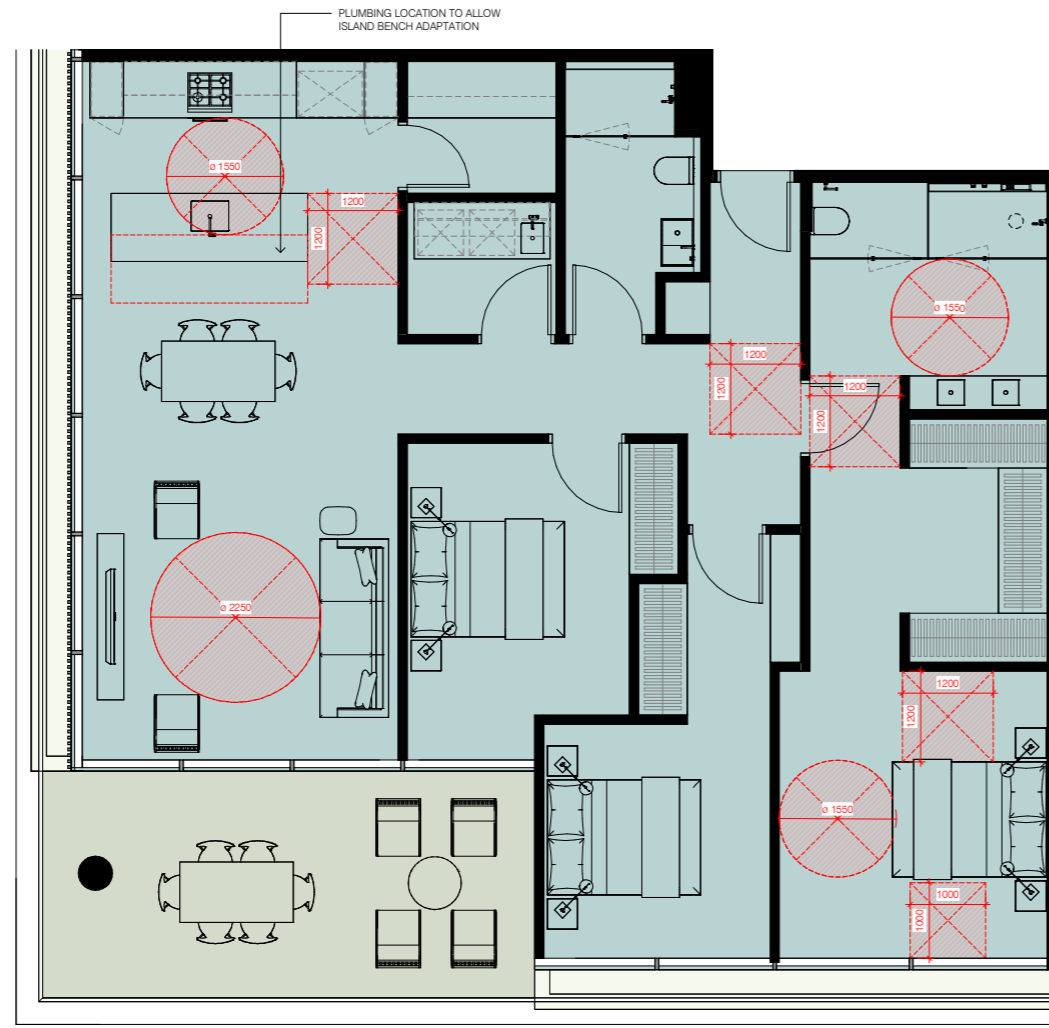
7.0 Housing Diversity



UNIVERSAL APARTMENTS - LEVEL 1-8

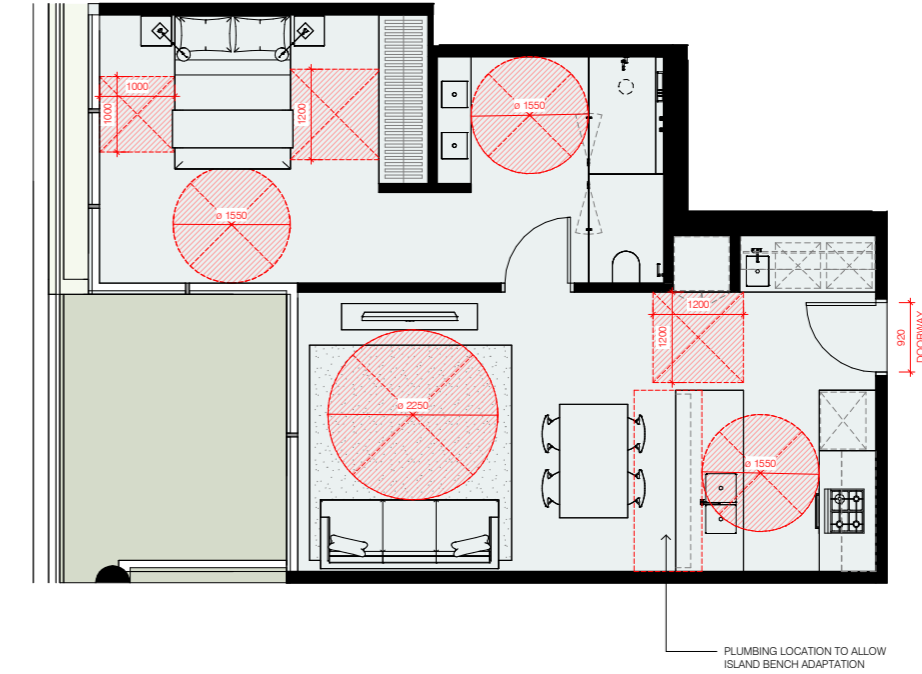


UNIVERSAL APARTMENTS - LEVEL 9-10



1 UNIVERSAL APARTMENT - TYPE 1
SCALE 1:50

- 3 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- POS



2 UNIVERSAL APARTMENT - TYPE 2
SCALE 1:50

8.0 Perspective Views



8.0 Perspective Views
Karakul Road







8.0 Perspective Views
Angora Road and Macarthur Avenue





8.0 Perspective Views
Retail Corner





8.0 Perspective Views
Pool Terrace

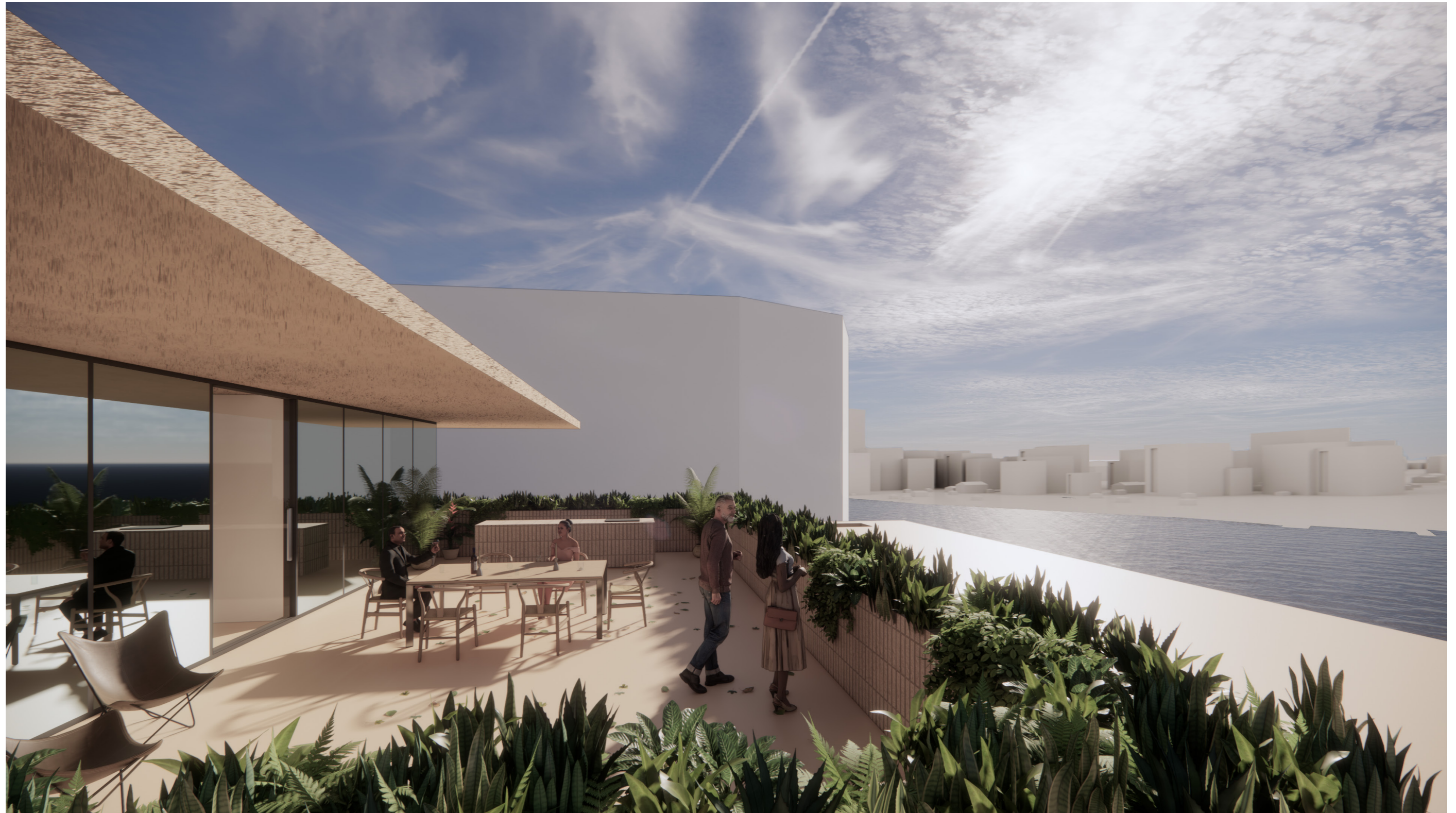








8.0 Perspective Views
Roof Terrace



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