

OXLEY PDA

ARCHITECTURAL DESIGN REPORT

Conrad
Gargett



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1.0 PROJECT VISION

1.1 INTRODUCTION

Honeycombes Property Group (HPG) and Conrad Gargett embrace EDQ's vision to transform the former Oxley High School site into an exemplar mixed use residential development. Our proposal for the retirement living component of the site will deliver innovative over 55 housing which demonstrate best practice Liveable Housing Guide gold and silver standard seniors housing. The proposed Oxley Community Centre will be a catalyst to draw the local community into the retirement living site. The community will be accessible to the proposed retirement community within the HPG and Rockpool precinct and the residents within the EDQ residential subdivision.

1.2 DELIVERY ON EDQ'S OBJECTIVES

The Master Plan embraces EDQ's initial vision for the precinct by;

- respect the existing urban and natural environment
- value and protect matters of environmental significance, including vegetation and habitat, ensuring the health and resilience of biodiversity is maintained or enhanced to support ecological processes
- protect people and property and enhance the community's resilience to natural hazards including flood, landslip risk and bushfire
- deliver sustainable communities with a strong identity and access to facilities that meet the needs of the local community
- improve connectivity, permeability, safety and accessibility within the PDA for vehicles, cyclists and pedestrians
- manage traffic impacts by limiting through traffic and improving street connections
- promote high-quality urban design in the built form and open space, including best practice sub-tropical design, and
- contribute to the unique sense of community of the surrounding area.

The Oxley Community Centre will be delivered as part of the initial project stage. Initially the Community Centre will accommodate the sale display suite and display apartment for the retirement living apartments. On completion of the sales process for the apartment the display apartment will be removed and the sale centre converted into the Community Centre. The sale display has been designed to minimize the rework required to convert from sales mode to Community Centre.

1.3 A RANGE OF HOUSING TYPES AND DENSITY

The master plan for the retirement living site will deliver a diversity of residential housing types and price points. Honeycombes Property Group propose to develop a variety of Strata title retirement living product rather than the deferred management model. The apartments mix includes;

- Two bed room, two bath room apartments with providing 90 to 95m² internal plus 11m² balcony. Designed to LHG Silver Standard
- Two bed room, two bath room plus multi-purpose room apartments providing 98 to 100m² internal plus 12m² balcony. Designed to LHG Silver Standard
- Three bed room, two bath room apartments providing 118 to 120m² internal plus 13m² balcony. Designed to both LHG Silver and Gold standard.
- Three bed room, two bath room plus multi-purpose room apartments providing 137m² internal plus 13m² balcony. Designed to LHG Gold standard.

1.4 OUR PROJECT VISION ALIGNS WITH EDQ'S OBJECTIVES

- A predominantly residential community incorporating a new Oxley Community Centre created around a central green space and existing bushland setting.
- Develop strategies to respect the existing surrounding urban and extensive natural bushland and semi-rural environment.
- Value and protect matters of environmental significance, including vegetation and habitat, ensuring the health and resilience of biodiversity is maintained or enhanced to support ecological processes. Environmental, social and economic sustainability will underpin all project outcomes.
- Develop design and environmental strategies and protect people and property and enhance the community's resilience to natural hazards including flood, landslip risk and bushfire.
- Deliver sustainable communities with a strong identity and access to facilities that meet the needs of the local community
- Improve connectivity, permeability, safety and accessibility within the PDA for vehicles, cyclists and pedestrians, we are keen to explore opportunities to create stronger connections between the existing bushland to the west of the bio-retention swale and the retirement living precinct. Similar opportunities exist to improve connection to the planning field to the north of the precinct.
- Traffic is limited to a central spin road through the retirement precinct to ensure traffic impacts are well managed. Traffic access by limiting through traffic and improving street connections
- Promote high-quality urban design in the built form and open space, including best practice sub-tropical design that contribute to the unique sense of community of the surrounding area.
- Legibility of the street network will be critical to ensure the residents develop a sense of community and integrate into the existing surrounding community. This street network will integrate a safe environment for pedestrians, cyclists and vehicles.
- Honeycombes Property Group and Conrad Gargett have strong track record and experience in the delivery of mixed-use developments within Brisbane and regional areas in North Queensland. This ensures we understand the importance of a quality-built environment and public realm in both CBD and suburban locations. Honeycombe Property Group have undertaken a series of workshops with community stakeholders to ensure the apartment amenities, built form and urban outcomes exceed community expectations.
- Improving bikeway connections through the site will encourage residents to utilise cycling as an alternative transport mode.
- Embrace the significant existing vegetation western and southern edge of the site is important to develop a strong sense of place within the PDA development. This existing landscape is intrinsic to the local heritage cultural qualities of the area.

2.0 CONCEPT MASTER PLAN

THE LOCAL BENEFITS OF THE PROPOSED MASTER PLAN AND OUR APPROACH TO URBAN DESIGN EXCELLENCE AND INNOVATION

Honeycombes Property Group and Conrad Gargett completed the \$350m redevelopment of Coorparoo Square project working with TMR and Brisbane City Council. This project delivered an exemplar urban outcome for the wider Coorparoo community. Coorparoo Square delivered 366 apartment and 7,000m2 of retail and commercial space. The project incorporated provision for connection to the future TMR Underground Busway Station.

Coorparoo Square has reactivated the four key streets bounding the 1.2 hectare site. A cross block laneway link connects Old Cleveland Road to Holdsworth Street. A second covered arcade connects Cavendish Road to Harries Road. These unique public spaces create a new heart for Coorparoo.

The lessons learnt from this project have influence the urban design and built form outcome for the Oxley PDA precinct. We are committed to integrating sustainability initiative throughout the public realm and residential product. The close proximity of the Oxley Queensland Railway Station to the Oxley PDA site provides a catalyst to investigate innovative transport and car parking strategies. Strategies to incorporate electric vehicles, shared community vehicles and on demand services will be developed through the schematic design and development application phases

Our innovative and informed design approach engages with our retirement living residents and the wider communities needs and aspirations while being guided by social responsibility. Research and collaboration are core to our methodology as we encourage and nurture curiosity and exploration. This process provides richness and rigor, breadth and depth, while giving equal value to the subjective and objective while also grounded in empirical evidence.

The propose master plan has been guided by our commitment to strategic design thinking methodology. This methodology is grounded through a series of principles:

Respect for clients and community aspirations – We understand our clients come to us with a unique set of desires and aspirations that become the start of our collaboration.

Understanding of the Social responsibility of Design The master plan embraces to protect the future environments and will positively contributes to the wide community.

Response to Place – The importance of the sites local Identity and Context has inform how the project responds to its surroundings.

Embrace Adaptability – The apartment planning embraces the Livable House Guide principles to ensuring that apartments will respond to change by being flexible and adaptable.

2.1 THE DETAILS OF OUR PROPOSED MASTER PLAN

Traditionally Queensland architecture has developed in response to our climate and lifestyle. This character varies for places in the South East, at west or in the Northern tropics. The built form and landscape character for the redevelopment of the former Oxley High School site must respond to the local climate, social, cultural, economic and political influences of the wider Yeronga Community.

The following analysis explores how the proposed development responds to the Queensland Government’s QDesign – Principles for good urban design in Queensland

Working with Context

Honeycombes Property Group and Conrad Gargett have a track record of delivering projects all across Queensland. This experience gives a strong appreciation of how a development must respond to its climate, cultural and ecological quality of place.

Be climate responsive

While the Oxley PDA is delivering a mixed use development, a majority of the product delivered by the development is a variety of conventional residential housing and retirement living apartments. The mix of product includes owner occupier housing both large and small lot, one, two and three bedroom retirement living apartments and affordable retirement living.

Climate responsive design is critical to delivering livable and desirable apartments. While investors may purchase apartment with southern orientations. Owner occupiers and retirees are aware of the poor environment outcomes offered by south facing residential apartments. A critical design decision for the master plan was to eliminate any south orientated apartments. This ensure that during winter all apartments receive sun for 50% of the day. Orientating the apartment East and West for the winter sun requires extensive sun shading and performance glass to mitigate the summer heat gain. This shading is achieved through a combination of fixed and operable sun shading and performance glazing.

The development aims to maximize daylight by eliminating any south-facing apartments, reducing the depth of apartments to less than 9.5 metres and maximising the apartment widths. 2,700m high ceilings ensures daylight penetrates deep into the living spaces.

All the proposed retirement living apartment buildings are designed around an open naturally ventilated central access corridor. Each of these corridors have a landscaped screen to create a green skin to the entry of each building. This will add to the subtropical look and feel of the development

Building 2, 3 and 4 will be provide 77 strata titled retirement living apartments;

- Building 2 will be 3 levels with 12 two and three bedroom apartments
- Building 3 will be 6 levels with 36 two and three bedroom apartments
- Building 4 will be 6 levels with 29 two and three bedroom apartments

These three buildings are designed as single sided buildings facing either the central green sports fields or the western bushland ensuring all residents have good views of the surround landscape and access to winter sun

A combine basement with a single entry point connects buildings 2,3 and 4. The basement is design one metre above the finished ground level to enable the basement are to be naturally ventilated. This will reduce the recurrent cost to ventilate the car park for the residents.

The glazed facades are strategically protected by horizontal and vertical shading, oriented to reduce negative solar impact and heat-gain. Architecturally, these shading devices also contribute to the rhythm and scale of the buildings. With extensive integrated landscaping to both ground level courtyards and lift lobbies. This planting ensure the outdoor spaces are occupiable and comfortable all year round.

The proposed development provides a spine of living greenery that starts in the central green public park then extends along the access road and through the pedestrian gardens connect the eastern street through the site to the western bushland. Landscaped slots in each of the building entries extends the green spine vertically up building to the roof tops. This landscape will create a unique built within the development and ensure a strong subtropical environment for the residents and the wider community.

The development will provide the residents and community with a valuable improvement in landscape around and through the site, significantly reducing the impact of heat gain from hard surfaces, and complimenting the local surrounds.

Plant selections are based on being suitable for local climactic conditions, drought tolerant and include infrastructure such as drainage systems, irrigation systems and access considerations to ensure that all landscape areas can be adequately cared for and maintained

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Be inspired by local place, character, form and culture

Creating a memorable series of public and private landscape spaces was a key driver of the master plan for the Oxley PDA site. These spaces respond to the unique landscape and topographical features of the site.

The local context surrounding the Oxley PDA is unique. The surround residential neighborhood varies from traditional Queensland timber and tin housing, 1950s post war timber housing and a collection of low-rise infill houses to semi-rural land with horses. The Oxley Train Station and retail precinct is 500m to the east of the Oxley PDA site

Create well defined legible and connected streets and spaces

Streets and spaces both public and private are fundamental elements that encourage pedestrian, cyclist and vehicle movement. The proposed street network has been developed to connect into the EDQ Oxley master plan. The proposed Oxley Community Centre is located at the existing intersection adjacent to the site to ensure it is accessible to the wider community not just the retirement living residents. The community centre has a dramatic built-form creating a memorable community centre for the PDA precinct. Building 2 is located to the north opposite the community centre, the height of this building has been reduced to three levels as a transition between EDQ single and two level tradition housing product and the taller six level retirement living apartment buildings and the 6 level Rockpool RACF.

Each of the 3 retirement living buildings have a residential lobby activating the central road and green space spin. A share porte coche is provided between Buildings 3 and 4. This reduces driveway cross overs and create a physical connect between the pairs of buildings. A single basement entry point further reduces the conflict points between car park access and pedestrians.

Create great places for people to live

Combining a diversity of residential groups and ages with the Oxley Community centre and the childcare centre will create a vibrant community that integrates well with the wider Oxley area. Strategies and ideas to deliver a vibrant community include:.

Deliver diverse development forms and density

The Oxley PDA will deliver a strong sense of local identity, this will be achieved through a vibrant mix of building typologies, a diverse mix of residential, commercial and community uses. A strong streetscape and a contemporary Queensland architect and landscape will add to the sense of local identity.

Creating buildings, streetscapes and landscape spaces that relate to human scale will ensure a comfortable urban environment is delivered. Veranda space along the proposed community centre and verandah spaces to residential entries provide shelter and shade for pedestrians and reduce the apparent scales of the five level residential buildings.

A diversity of built form is achieved through the variety of uses proposed within the development. The single level community centre relate to the scale of the childcare and house lots on the opposite side of the main street. Buildings 2 provides 3 levels adjacent the site edges. The six level buildings are contained to the edges of the site adjacent the green spaces and bushland, maximising the number of dwelling with good views and access to winter sun.

Embed opportunities for adaptation and change

Developing a new community which will accommodate over 200 families must be adaptable and accommodate social, economic and environment influences over the life of the project.

Community spaces are designed with generous floor and floor height to allow the space to be reconfigured over time. This will allow the services offered to adapt to changing community demands.

All residential products developed within the master plan will embrace the principles of “universal design”. This will ensure all age groups and levels of disabilities can be accommodated within the precinct. The level of universal design will vary across the various residential products. This will ensure a wide range of price points for the various dwelling types.

All Honeycombes Property Group apartment will deliver a mix Silver and Gold Standard based on the current Livable House Design Guide.

Leading by example

Honeycombes Property Group is an accomplished Queensland based property development and investment company focused on providing the optimum property solutions for the communities that we serve while maximising financial returns for our shareholders and project partners.

Led by a highly skilled and proactive team, Honeycombes' extensive expertise, strong skills integrations and high level of commitment ensures it can produce the best possible outcome in all spheres of development - residential, retail, entertainment and commercial.

Honeycombes has gained an impressive reputation as an industry leader in mixed use developments and staged urban renewal projects in key Queensland centers, such as the \$252 million redevelopment of the iconic Myer building in Brisbane - Coorparoo Square, which was recently awarded Best Mixed Use Development by the Property Council of Australia at the 2019 Innovation and Excellence Awards in Sydney; the \$450 million multi-stage master planned Central development in inner-city Townsville and the \$172 million luxury Harbour Lights apartment project on the Cairns waterfront.

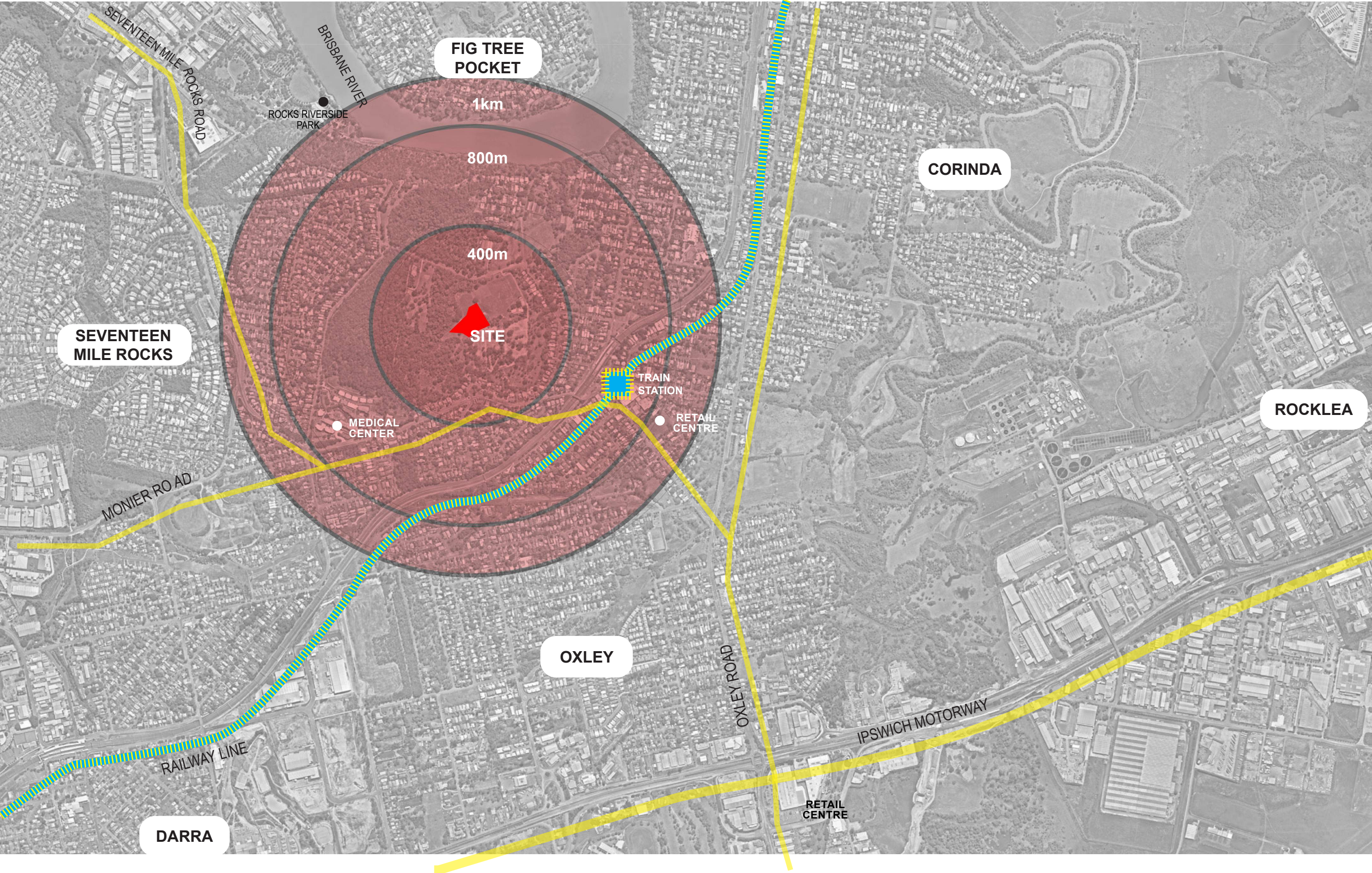
With a history spanning over 25 years, the company has more than \$1.5 billion in projects that are either completed or under construction. All projects are located in prime investment regions within Queensland.

Conrad Gargett as the lead design consultant for the Honeycombes Property Group's Oxley PDA retirement living development, Conrad garget have a proven track record of over 130 years delivering significant projects. To each project, they bring unrivalled vision, innovative design and world-leading expertise built upon our vibrant legacy creating award-winning architecture and design for over a century.

Conrad Gargett's enduring designs are underpinned by rigorous research and collaboration. Through deep engagement with our clients, we are able to enrich buildings and environments with the stories and needs of the communities who engage with them.

Creating meaningful places for people, lies at the heart of what Conrad Gargett deliver.

LOCATION PLAN



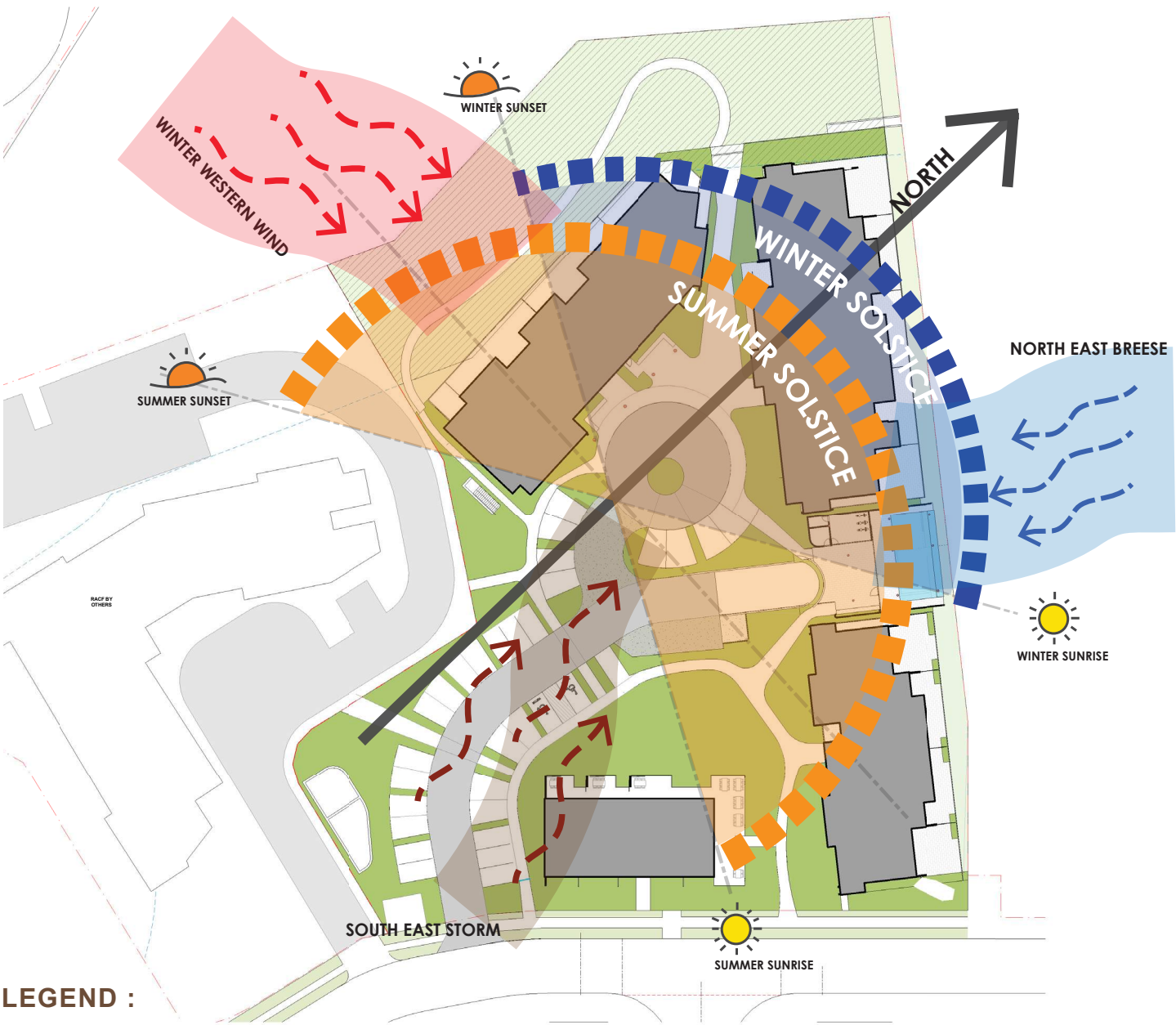
NEIGHBOURHOOD PLAN



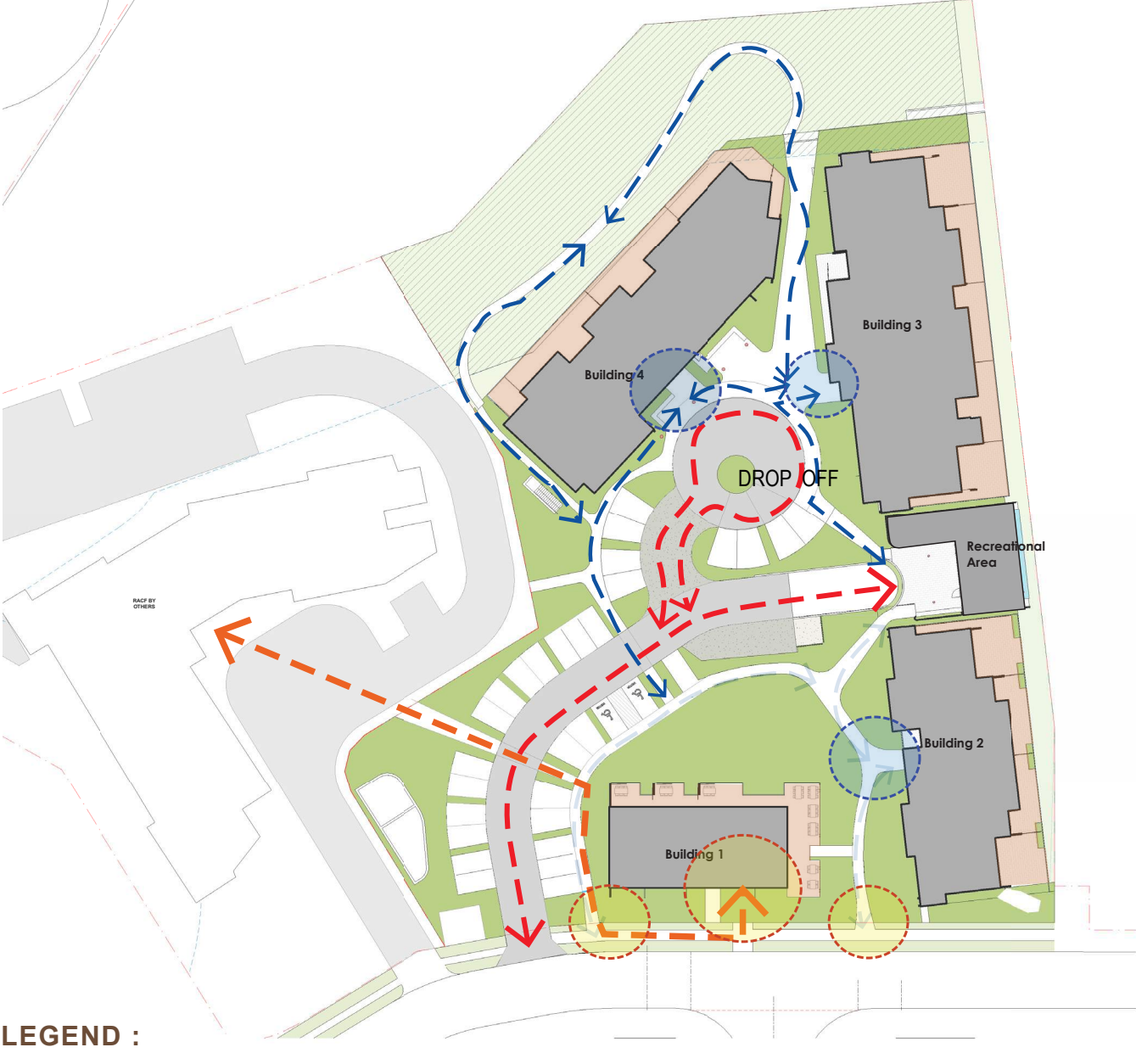
MASTER PLAN



CLIMATIC ANALYSIS



OPEN AND ENDGAGING GROUND PLANE



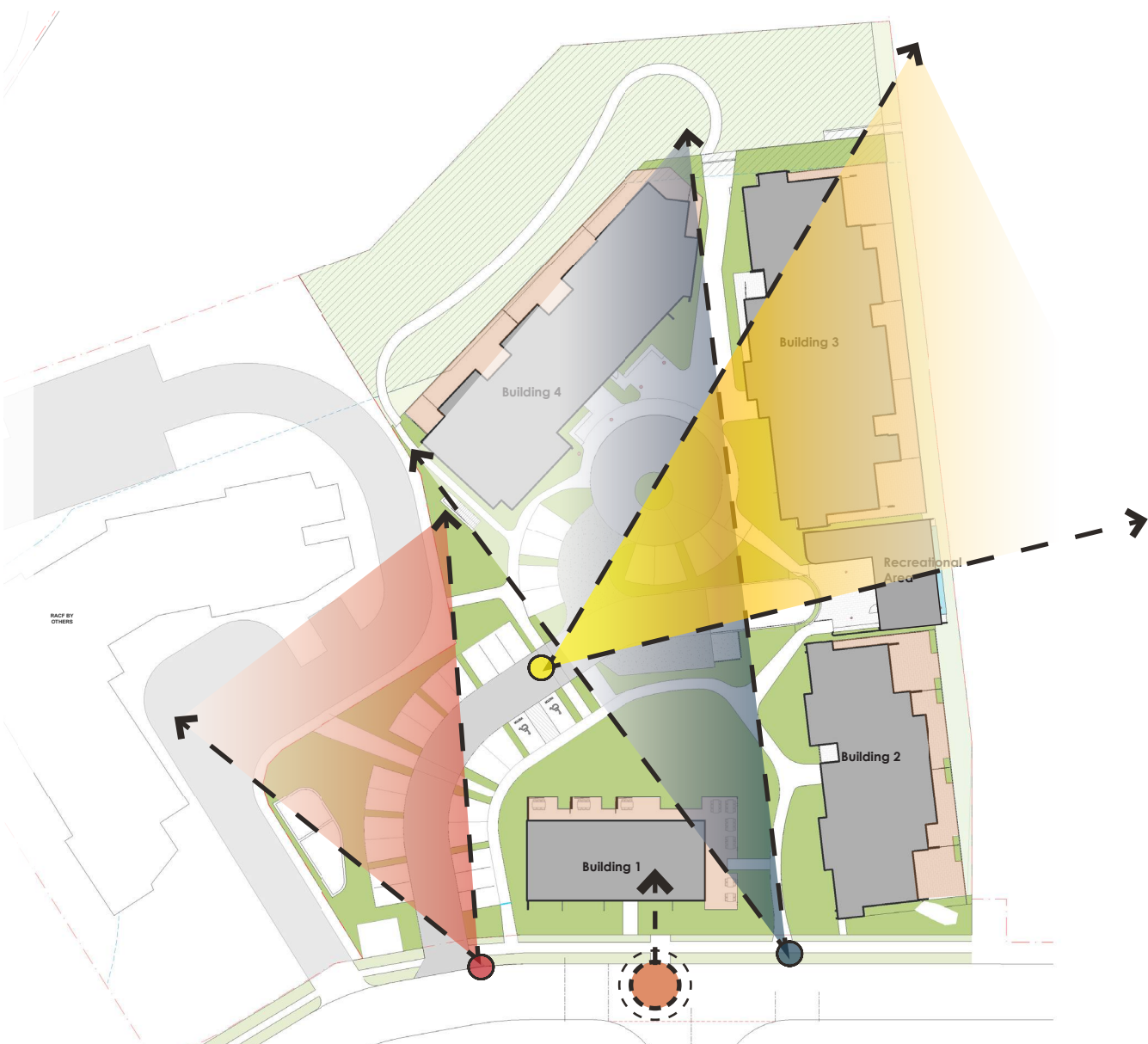
CONNECTED AND ACTIVATED COMMUNITY



LEGEND :

- COMMUNITY CENTRE
- RESIDENTIAL RECREATIONAL AREA
- RESIDENTIAL GARDEN SPACE
- RESIDENT RECREATION ZONE
- SHARED LANDSCAPE AREA
- COMMUNITY PARK

VISTA



LEGEND :

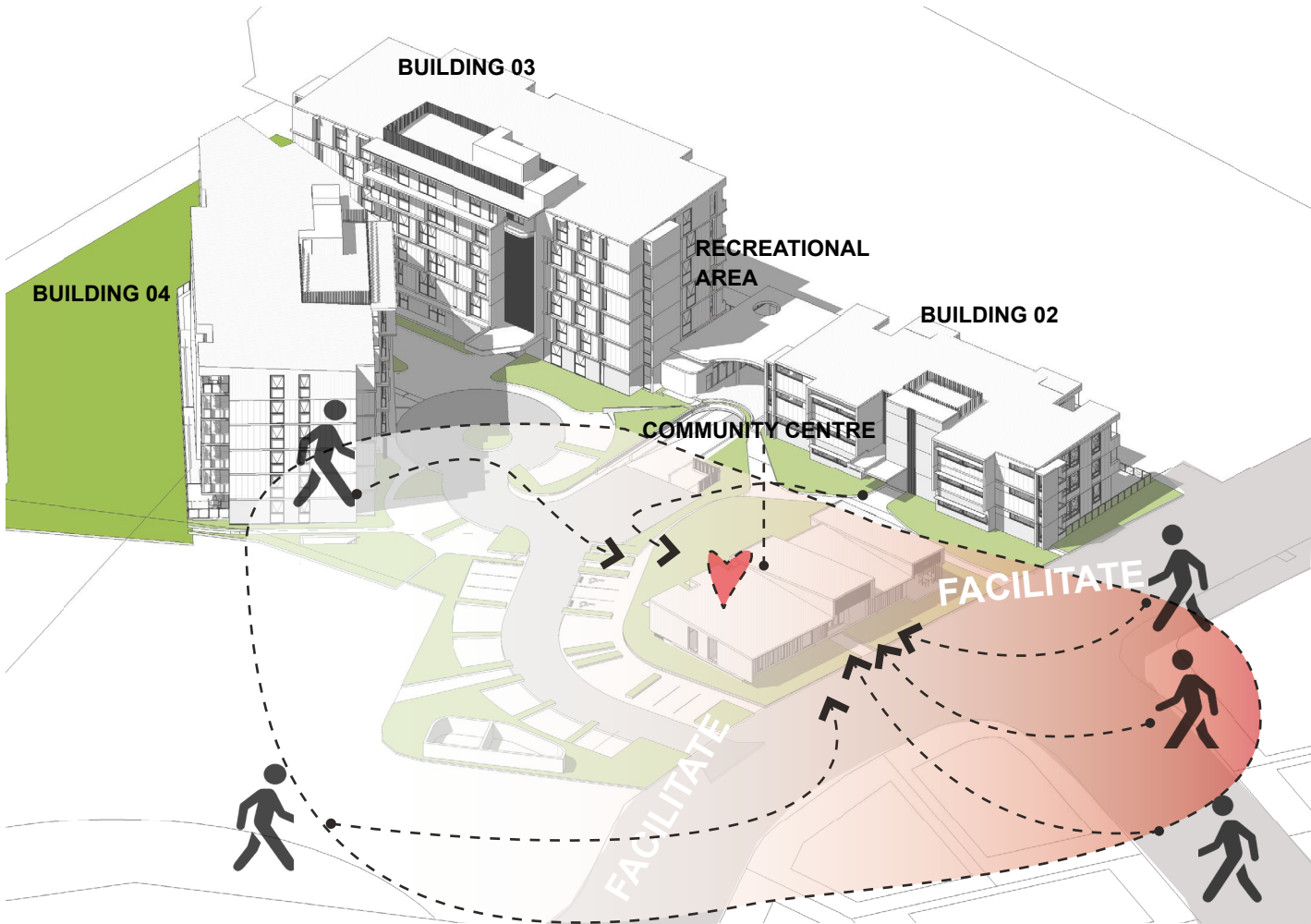
- PARKLAND ENTRY
- PARKLAND VISTA
- PEDESTRIAN ARRIVAL VISTA
- COMMUNITY CENTRE ARRIVAL FROM STREET

OPEN AND ENGAGING GROUND PLANE

Streets and spaces both public and private are fundamental elements that encourage pedestrian, cyclist and vehicle movement. The proposed street network has been developed to connect into the EDQ Oxley master plan. The proposed Oxley Community Centre is located at the existing intersection adjacent to the site to ensure it is accessible to the wider community not just the retirement living residents. The community centre has a dramatic built-form creating a memorable community centre for the PDA precinct.



Community Centre Entry



SOLAR STUDIES



WINTER 9AM



WINTER 12PM



WINTER 3PM

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