

KINGSTON ROAD

DESIGN REPORT

May 2024



INTRODUCTION

Habitance Architects have been commissioned to undertake the design of a new health centre that will provide a much needed community service. This design report provides an understanding of the projects location, its site and context, the intent of the proposed development and illustrates how the design meets the place making and amenity intent of the Strategic Framework of the LPS.

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Issue Record

Rev B 09.08.2023

Rev C 24.08.2023

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The report contents are for concept design purposes only and have been prepared without cost advice and are subject to



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SPECIALIST ADVICE

The options and ideas proposed in this report require specialist consultant input to maximise the value proposition and to ensure compliance. These include:

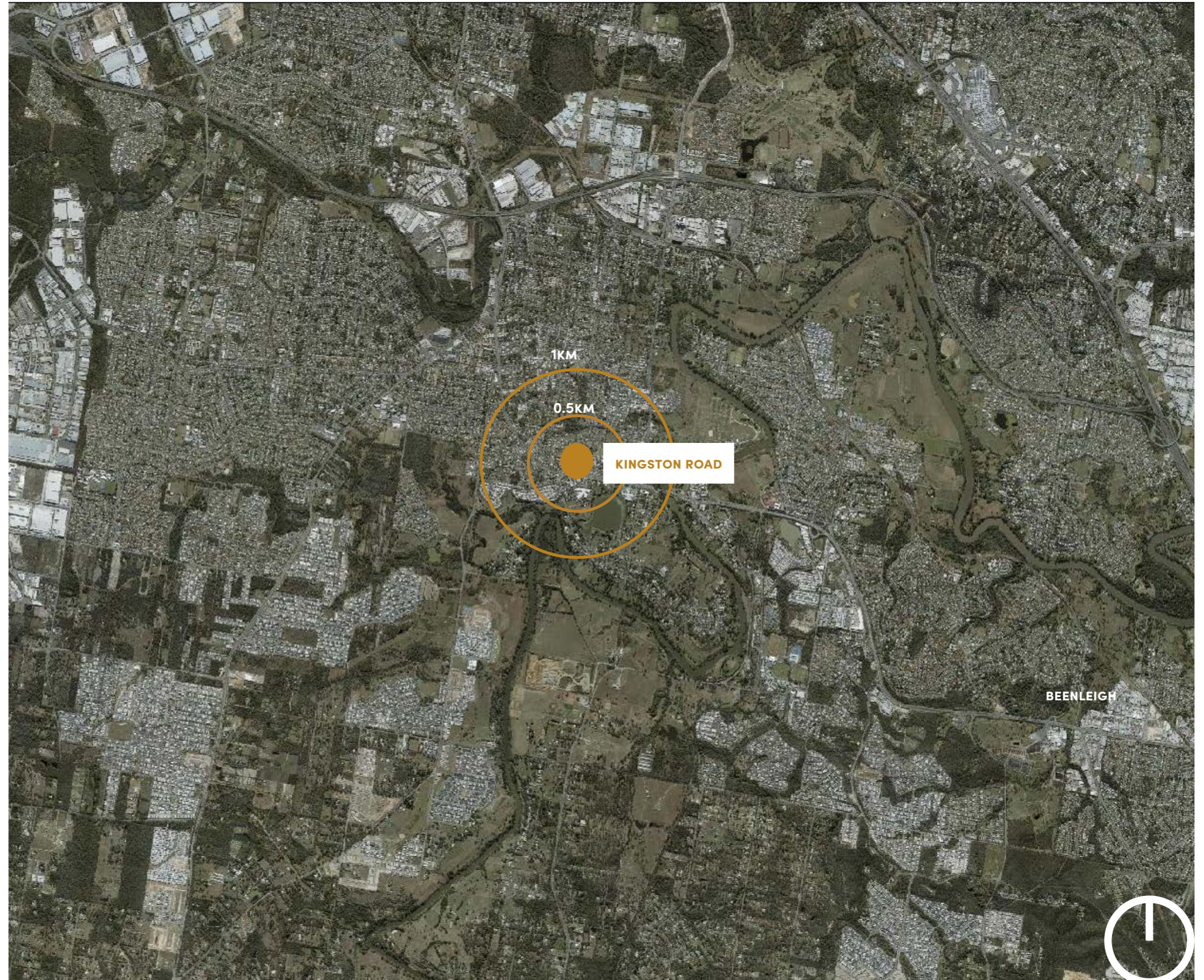
- Building Certifier to provide advice and interpretation of the application of NCC
- NatHERS assessment
- Engineering including structural and civil
- Bushfire + Environmental
- Cost advice
- Statutory Authorities approval



1 PLACE & CONTEXT



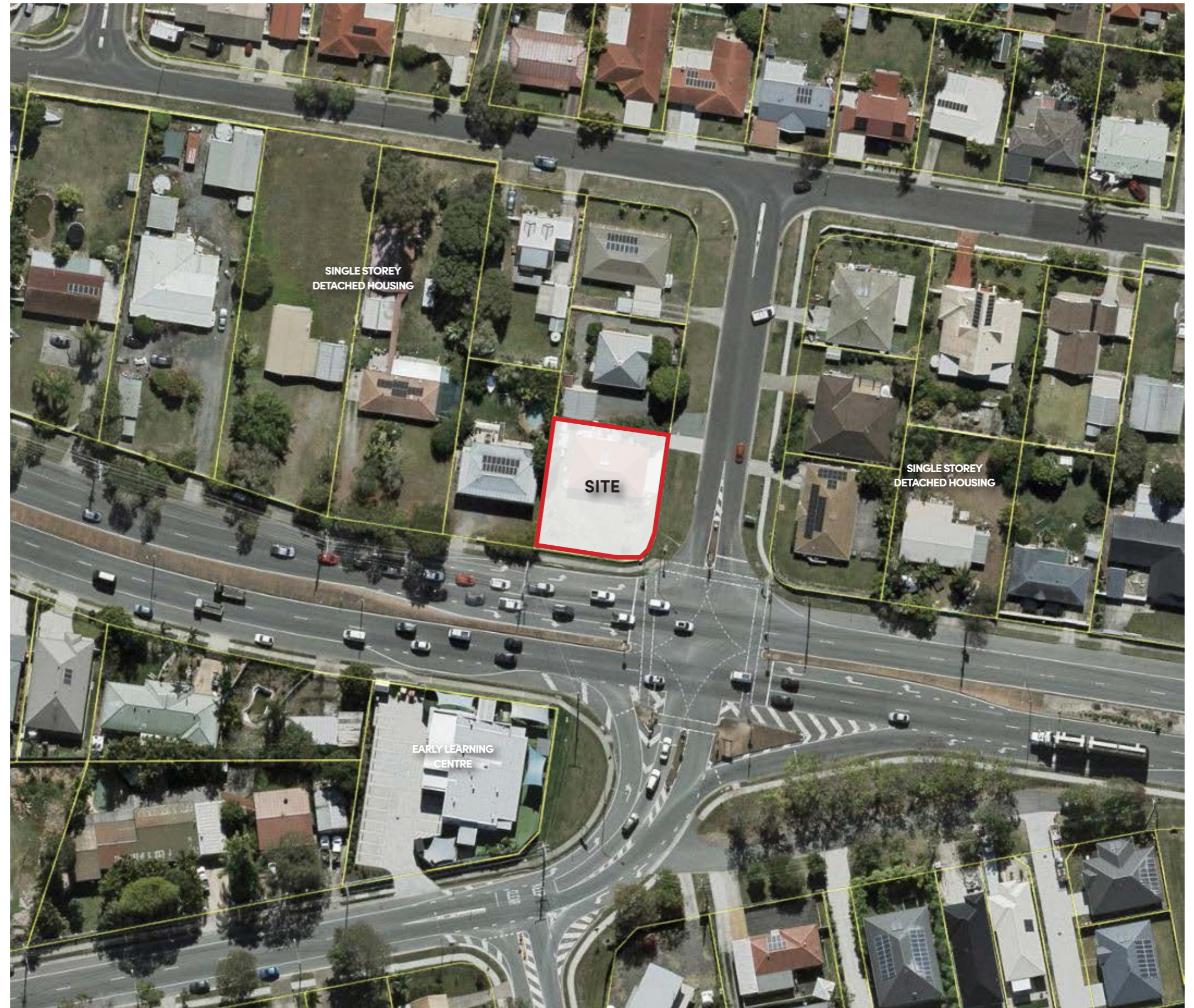
1.1 LOCATION



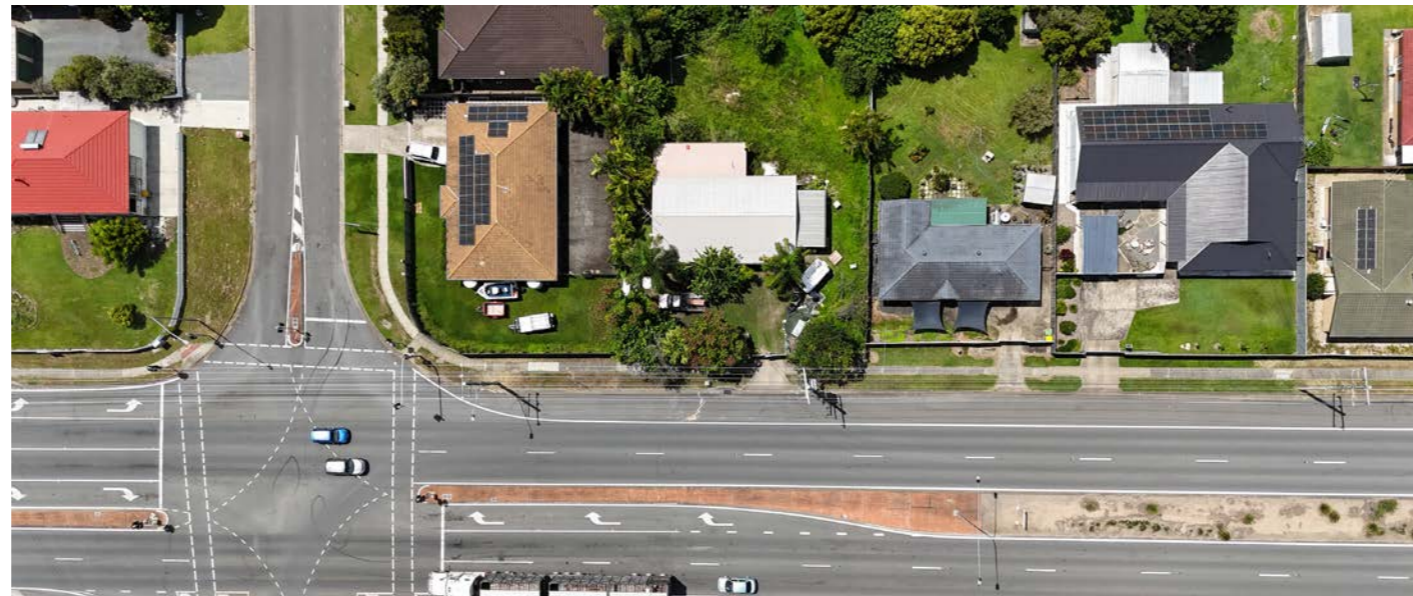
1.2 CONTEXT

The subject site is located in a residential neighbourhood surrounded by detached one and two storey homes. The site addresses a key road intersection and accordingly has high visibility.

 Subject Site



1.3 CHARACTER



2 ANALYSIS

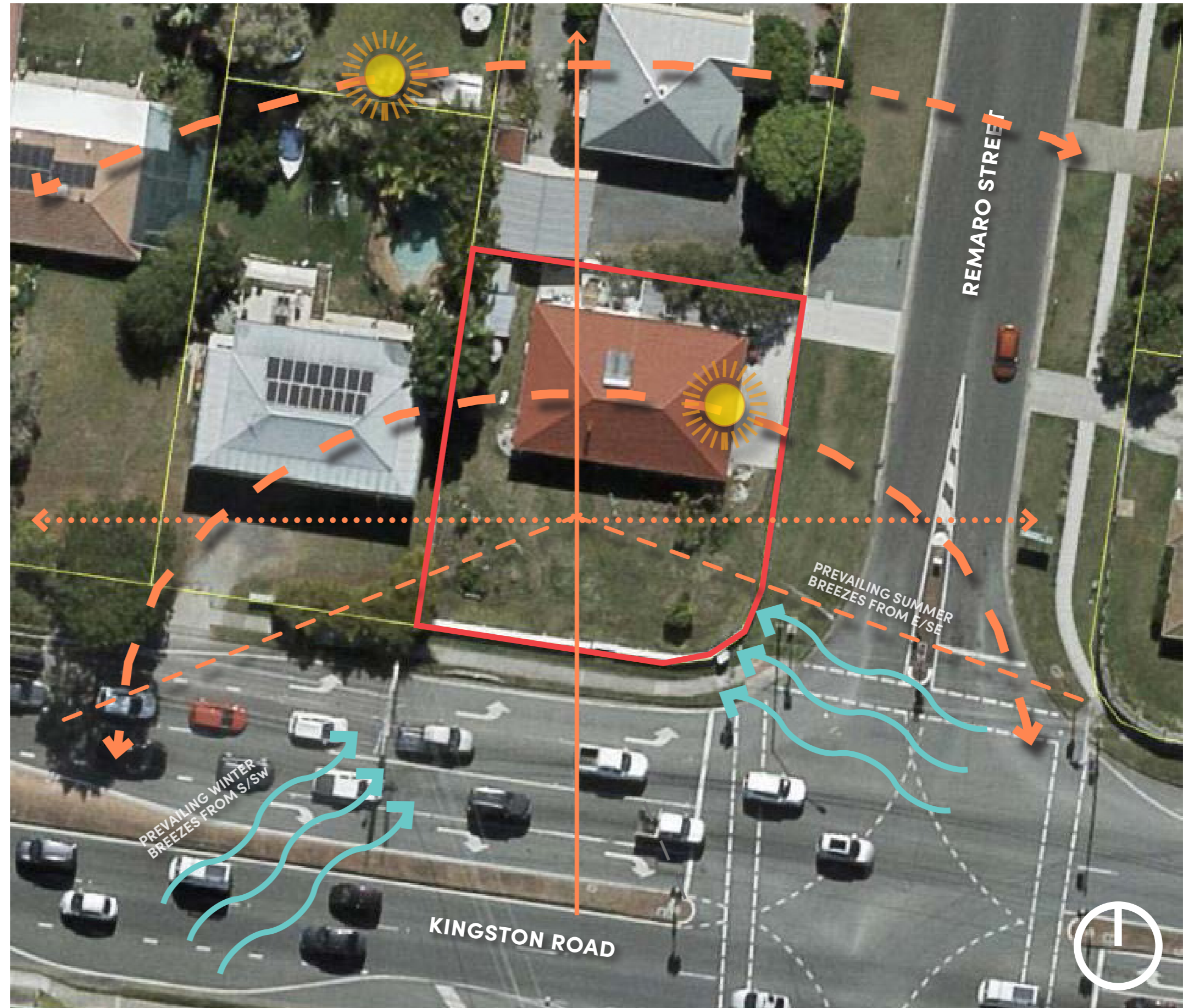


2.1 SITE DEFINITION



2.2 ENVIRONMENTAL

- Climate Zone 2, Subtropical
- Level site
- Some mature trees on Northern and Western boundaries
- Exposure to prevailing breezes
- Proximity to traffic noise and fumes



2.3 ISSUES + OPPORTUNITIES

ISSUES

- Residential zone restrictions
- Proximity of adjacent residential properties
- Busy traffic road to south
- Substantial signalised intersection
- Traffic island restricts position of new vehicle access
- South facing prominent view/aspect

OPPORTUNITIES

- Highly visible forming a key corner site
- Large grassed street edges
- Design to respond to the regions future not just its current condition
- Increase footpath on Remaro Street
- Activate dual frontage
- Increase passive surveillance
- Control vehicle movements



2.4 PLANNING REQUIREMENTS SUMMARY

SITE INFORMATION

Address: 896 Kingston Road, Logan QLD 4555
Lot:
Land area: 705sqm

Zone: Low Density Residential Zone - Small Lot Zone
Local Plan
Council: Logan Regional Council
Building height: 8.5m max
Site Cover: 60%
GFA: Max 200m² GFA
Setbacks: Road boundary clearance = 4.00 metres
Side boundary clearance = 1.50 metres where building height is 4.5 metres or less;
otherwise 2 metres where building height > 4.5 metres and < 7.5 metres;
or 2 metres plus 0.5 metre for every 3 metres exceeding 7.5 metres, where building
height > 7.5 metres.
Rear boundary clearance = 3.00 metres

Parking: Car Parking 1 space per 10m² of GFA; plus 1 ambulance space
Bike 1 space per 400m² GFA for employees
plus 1 visitor space per 200m² GFA

GFA Definition

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for -

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies whether roofed or not.

PO8

A building contributes to the character of the precinct with articulated buildings and detailing by:

- orientating towards the primary street frontage;
- providing an attractive and well-articulated façade. PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:
 - footpath paving;
 - street trees;
 - landscaping.

AO10

Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.

PO1 Health Care Service Code Development contains:

- a combination of facade materials, treatments and colours;
- design elements that enhance the character of the streetscape and surrounding area;
- variations in roof pitch and design to create visual interest.

AO5 Development provides:

- a minimum 2 metre wide landscape strip for trees, shrubs and ground covers along the primary street frontage and where adjoining public open space;
- a minimum 1 metre wide landscape strip for buffer planting along side and rear boundaries where adjoining residential premises.



2.5 BRIEF

BRIEF

The accommodation is to comprise the following:

The project is for the design of a new allied health facility containing medical consulting rooms and associated support spaces. The design is to be contemporary and is to exploit the high-profile corner position of the site.

It is important that the design integrates with its locale and provides a visible attractive presence to the street.

The design will be welcoming and open forming an attractive place to visit.

DESIGN PRINCIPLE RESPONSE

The proposed design seeks to positively respond to the intention of the Strategic Framework of the LPS specifically Design, place making and amenity Section 3.11.2.1. Development creates a high quality, attractive and functional built environment that:

- A. PROVIDES HIGHLY DESIRABLE, ATTRACTIVE PLACES THAT PEOPLE WANT TO BE IN;** Create energy positive architecture (EPA) that produces more energy than needed, connects to community and promotes well-being
- B. IS RESPONSIVE AND SYMPATHETIC TO THE LOCAL TOPOGRAPHY AND IS CONSISTENT WITH AND REINFORCES THE INTENDED CHARACTER;** The design draws inspiration from the regional built form characteristics to inform a contemporary aesthetic
- C. IS OF AN APPROPRIATE HEIGHT, BULK, SCALE AND MASS AND HAS AN APPROPRIATE RELATIONSHIP WITH THE ROAD AND SURROUNDING AREA;** The built form creates a two storey form that positively responds to the prominent corner whilst respecting the predominant residential character
- D. DEFINES AND ADDRESSES ROADS THROUGH THE HEIGHT, BULK, SCALE, FRONTAGES AND ENTRANCES OF BUILDINGS;** The design forms a dual frontage establishing an identifiable address and entry increasing safe street activation.
- E. INCORPORATES DETAILED DESIGN MEASURES THAT CREATE AN ATTRACTIVE VISUAL AESTHETIC;** The design draws inspiration from Queenlander architecture characteristics including feathered edges, batten screens shutters and open verandahs
- F. HAS LANDMARK BUILDINGS OF HIGH ARCHITECTURAL MERIT IN NOMINATED LOCATIONS IDENTIFIED IN A LOCAL PLAN OR ZONE;** The design creates a modest scale appropriate marker due to the prominent corner position within the street scape.
- G. CREATES OR ENHANCES VIEWS AND VISTAS;** Create and frame new views between proposed and existing built forms
- H. ENABLES PEDESTRIANS TO MOVE CONVENIENTLY AND SAFELY ALONG ROADS AND PUBLIC OPEN SPACE;** Connect with walk-able green network within and to the site
- I. PROVIDES PLACES THAT CAN BE ACCESSED BY PEOPLE OF ALL AGES AND ABILITIES;** The design promotes universal access that welcomes everyone
- J. STRENGTHENS THE RELATIONSHIP BETWEEN THE BUILT FORM, LANDSCAPE AND STREETScape;** The design integrates landscaping within and on built forms to improve micro-climates
- K. INTEGRATES WITH PUBLIC OPEN SPACE AND THE MOVEMENT NETWORK;** The design provides a new walk able network within and around the development.
- L. ALLOWS EASY WAY FINDING FOR PEDESTRIANS;** The design establishes clear and safe entry and access paths
- M. IS ADAPTIVE TO CHANGES IN USE, LIFESTYLE AND DEMOGRAPHY;** The design provides a range of adaptable spaces that enable multiple health related services to be provided from within the new centre
- N. ENGENDERS CIVIC PRIDE.** The design will make a significant contribution to the local community both in terms of its service provision and in its built form and identify.



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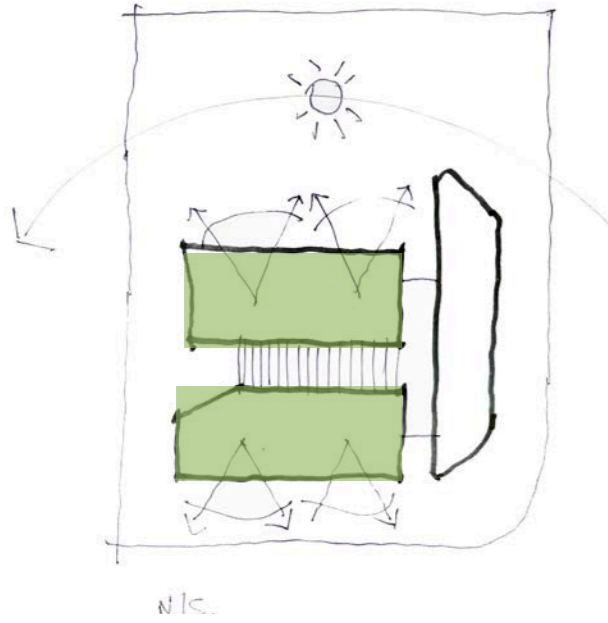
DESIGN RESPONSE



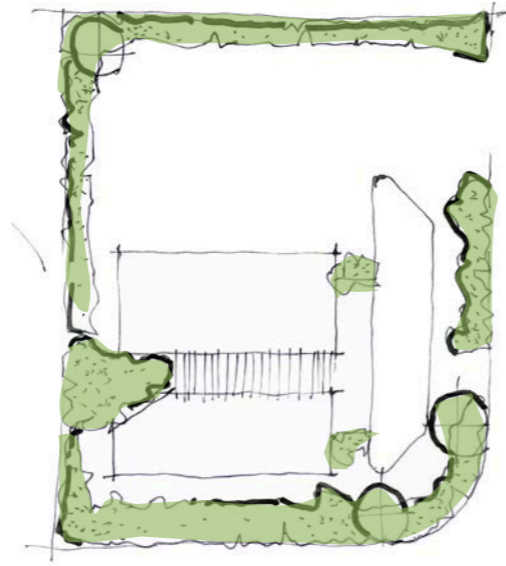


3.1 SITE + BUILT FORM RESPONSE

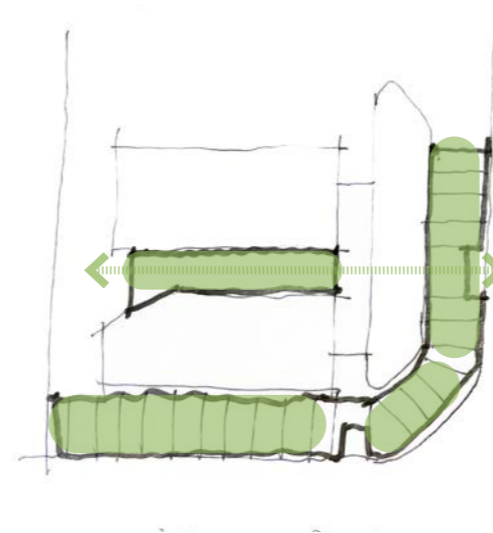
- Connect with landscape
- Respond to climate
- Utilise natural means to control internal environment
- Utilise landscaping to screen building mass
- Shades from harsh eastern and western sun



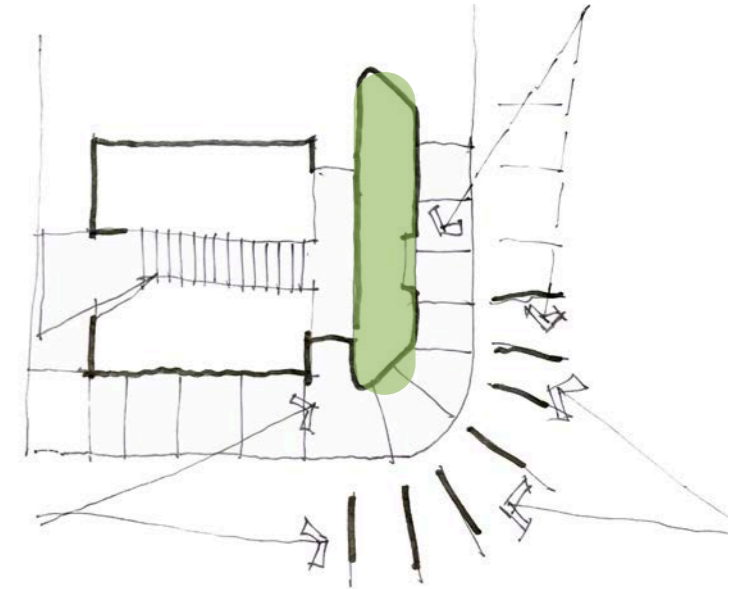
NORTH SOUTH ORIENTATION



INTEGRATED LANDSCAPE



SUBSTANTIAL INDOOR OUTDOOR SPACES
INTEGRATED IN THE DESIGN

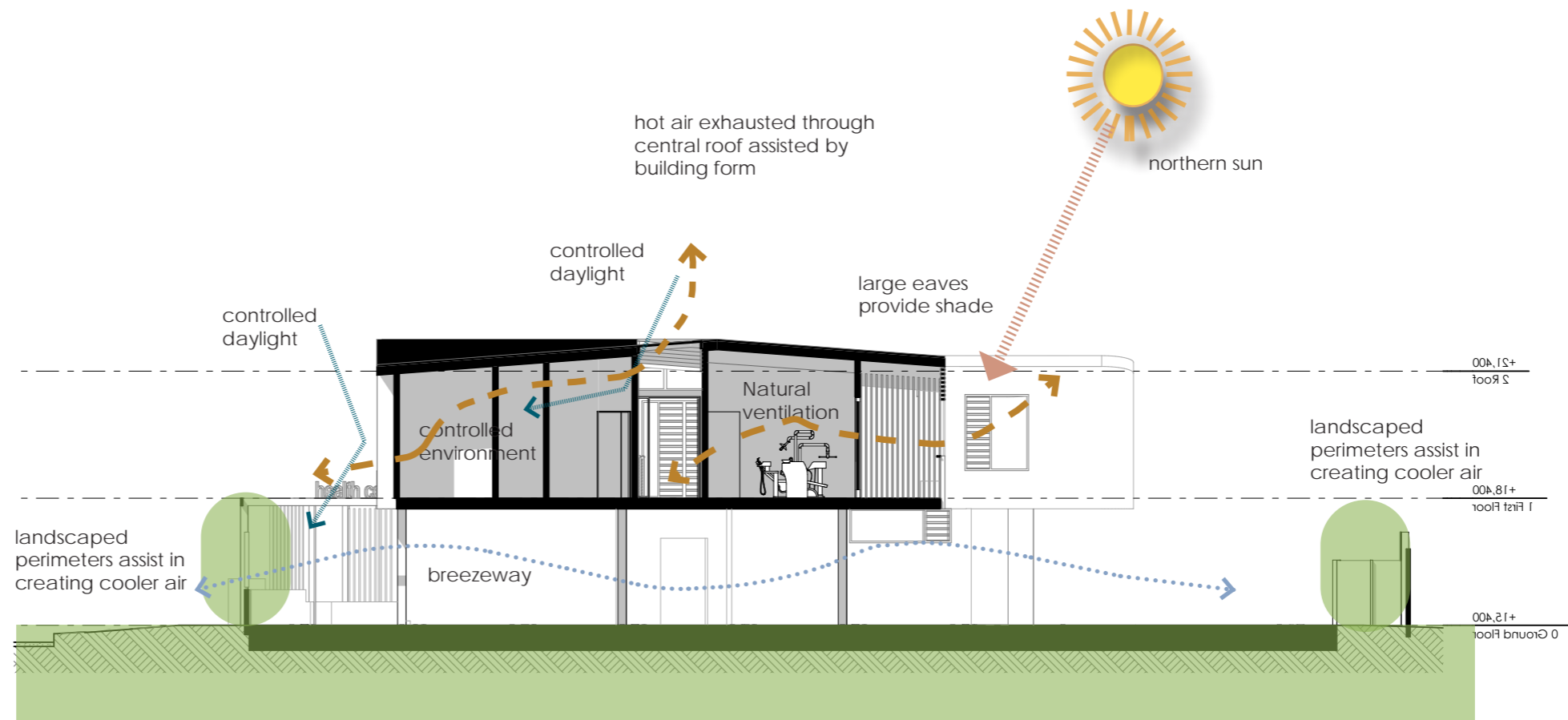


CORNER POSITION AND KEY
VIEWS EXPLOITED



3.2 ENERGY POSITIVE ARCHITECTURE RESPONSE

The buildings we design produce more energy than they need, positively impacting the lives of people who use them, the communities that surround them, for the benefit of future generations.







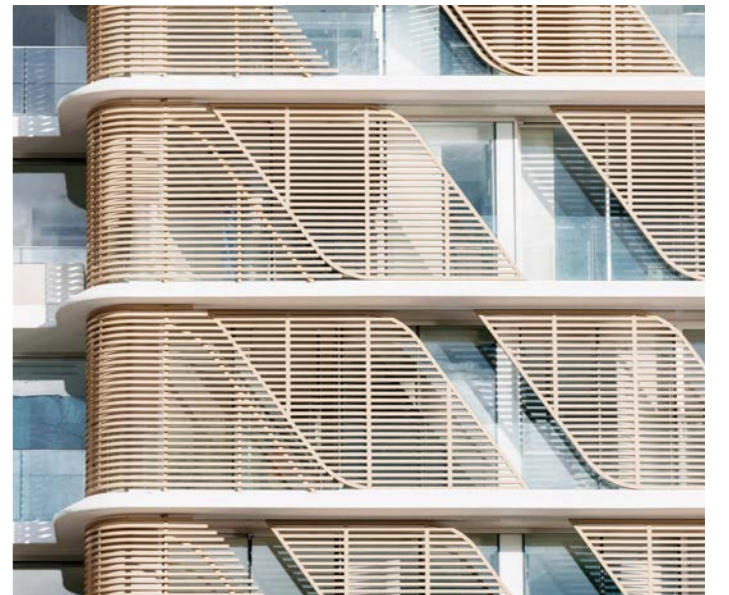








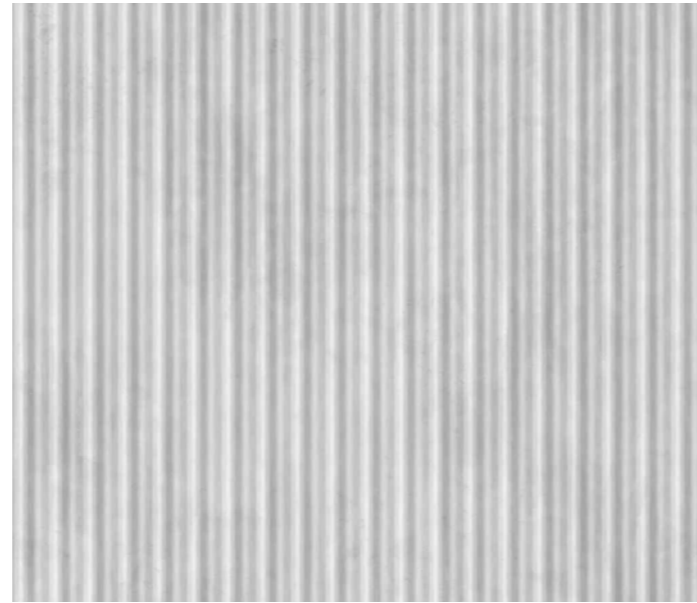
PRECEDENT + BENCHMARKING



FORM + EXPRESSION



TIMBER DOORS + WINDOWS



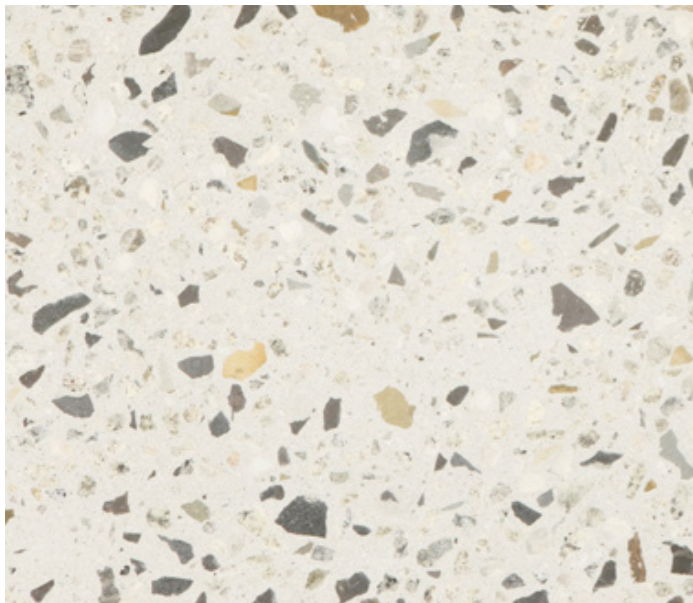
COLOURBOND ROOF



CLMBING PLANTS



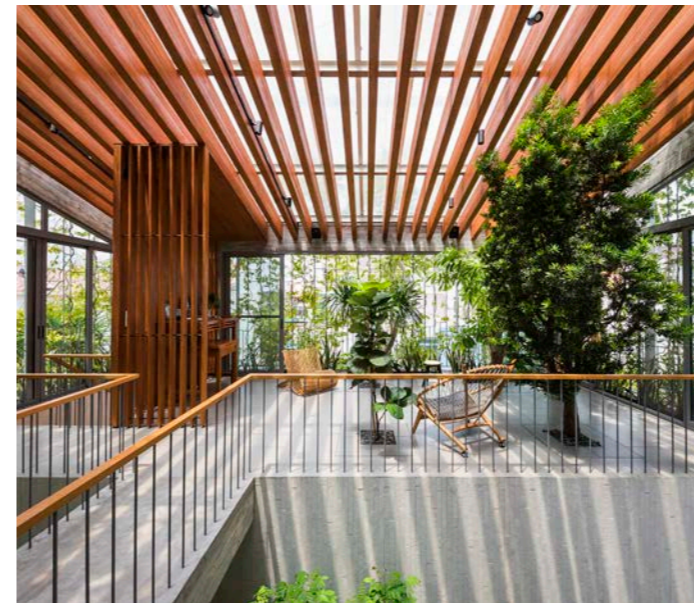
BIRCH PLYWOOD



RECYCLED GLASS KITCHEN TOPS



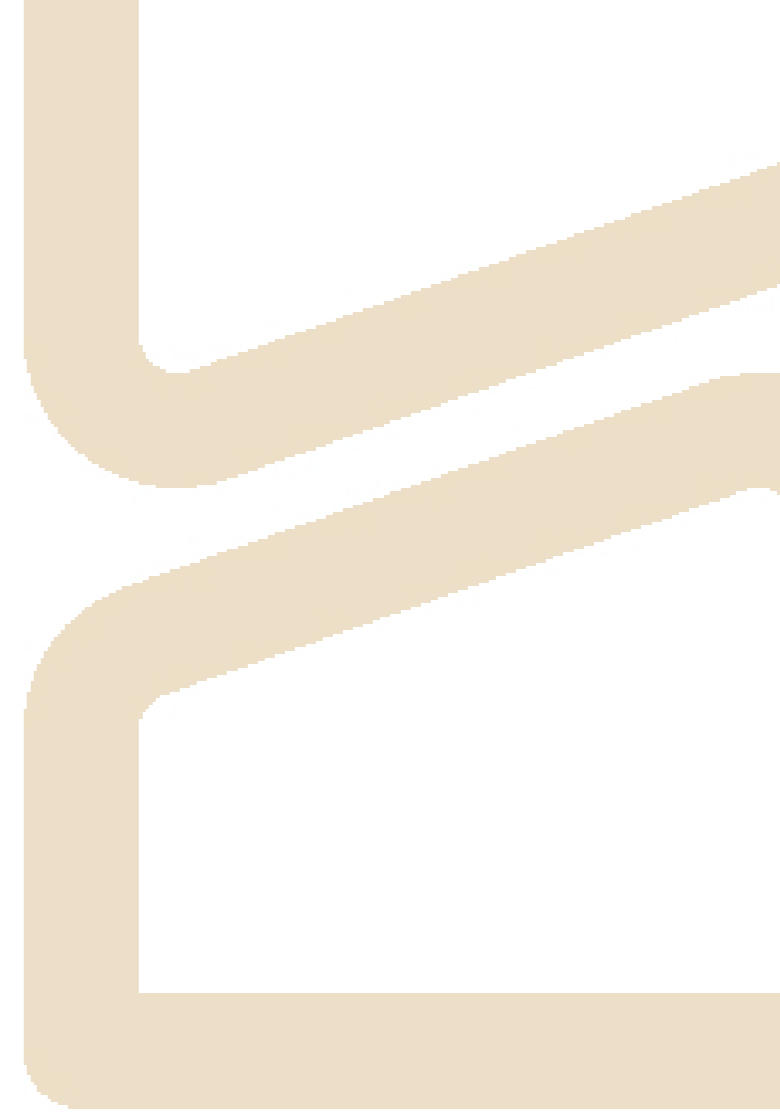
BLACKBUTT FLOORING



TIMBER BATTEN SHADING SCREENS



LINEA FC SHEETING



HABITANCE

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