Architectural Design Report

Background

The scheme replaces an existing Nursery / Gardening Centre with a retail Centre consisting of a variety of food outlets, cafes, bakery, delicatessen and a general store.

The design approach responds to the commercial requirements of convenience shopping through the provision of:

- easily visible and accessible carparking,
- clear definition of vehicular and pedestrian entry,
- legible retail identification through the appropriate building siting,
- Built form and use of signage.

In addition to considerations of commercial viability, the design proposition also responds sensitively to the locale. The building design has:

- a hardscape composition that is intended as a 'designed' and memorable part of the development which incorporates significant existing and proposed landscaping,
- a highly articulated roof form that relates to adjacent residential building forms, thereby mitigating any possible issues with building mass and scale,
- a series of joining skillion roofs which associate with contemporary sunshine coast architecture,
- material and colour selections which associate with domestic architecture of the sunshine coast region,
- building form and materials detailed in manner that is responsive to the quality of light on the Sunshine Coast,
- signage that is integrated in a considered manner as part of the building design.

Site Characteristics

Locality & adjoining buildings

The site is located along an arterial road diagonally opposite a significant retail shopping precinct with external carparking at the intersection of Skipper Place and Gibson Road Noosaville. The site is immediately neighboured by a residential area to the southern and western boundaries consisting of multi-residential and single residential dwellings.

Transportation

The site is accessed primarily by motor-vehicle. This pattern is likely to continue with a portion of users on bikes and pedestrians (local residents and workers).

Topography

The site is regular rectangular site with a street frontage to Gibson Road of approximately 80m. The site could be considered generally flat with the main grade located at approximately RL 4.0
Building Proposal

Siting

The building is sited to the rear of the property to enable easily visible and accessible carparking located to the front of the site, set amongst existing and proposed native landscape. The building is sited to maintain a presence to the street front, at an appropriate domestic scale, with the majority of the building setback so as not to dominate the street edge.

Building Character

It is critical to understand the brief from Marquette Properties has been to incorporate the often residual, though large proportions of retail developments (i.e., the car zone with is 70% of the site) into the composition so as to be a memorable and comfortable place to shop. The over-riding presence of the development, therefore, will be that it is a complete composition of interior and exterior elements, including building exterior and interiors, landscape, coloured and patterned hardscape, lighting, bollards, signage, etc.

Distinctive parts of the composition include:

1. The undulating roof, scaled to have an affinity with the architecture of the region. As the roof cantilevers towards the user, it provides a protected and light reactive pedestrian circulation zone. At night, directional lighting will transform the soffit undulations into distinctive, folding planes of colour. This formal resolution has some association with examples of domestic architecture of the region, along with the south-east Queensland residential work of Donovan Hill. Additionally, it is a technique incorporated into the awarded Domain Resort Community Building at Point Lookout, North Stradbroke Island.

2. The use of colour. A coloured bulkhead above the glazed shopfront, along with the 'supergraphics' of the carpark ground plane will compare against the more conventional shopfront installation. The colour and pattern of the carpark surface will continue into the tenancies to more fully integrate the spatial relationship between building interior and external spaces.

3. The use of bespoke, purpose made fixtures and fittings that match the building design (such as light fittings, bike racks, refuse bins, bollards and signs) will form part of an overall integrated design approach to the centre.

4. Project specific signage incorporated into the exterior fabric and detail of the development. This will be strictly monitored through the life of the building through tenant guidelines. A pylon sign, of type and detail to match the building design, is proposed to signify the development and its tenants from the approach along Gibson Road. Tenant signage is located under the undulating roof form, against the coloured bulkhead.

Building Planning

The building is single storey and 'L' shaped. The development is planned with a variety of column free tenancy spaces, sized and allocated to suit intended market mix. Tenancies fronting each street include covered outdoor spaces to activate the public realm in an appropriate manner.

Utilities and amenities have been provided for the development. They include bicycle parking, toilets, bike showers, bike lockers, toilet for persons with disability, refuse collection station, bin wash down area and gas bottle store. Lockable bicycle parking is allocated adjacent the vehicular / pedestrian access points to the site. The utilities and amenities are planned to the corner of the building for screening from public view. The refuse recycling station is located inside a room to mitigate impacts of visual amenity, acoustic disturbance, and odours to neighbours.

Building Section

The building has a series of joining skillion roofs. The roof pitch rises towards the street front so as not to present the roof sheeting in the publicly visible elevation. The parapet walls to the rear of the building project above the gutter line so as to visually screen and acoustically conceal rooftop plant and equipment from neighbouring dwellings. The roof cantilevers beyond the building line to provide covered protection to the tenancy walkway and outdoor terraces to the gable ends of the building. The gable ends, with sloping roof and cantilevered canopies present to the street frontages at an appropriate domestic scale.

The entire development including bespoke, sculptural pylon signage are under the 8m height datum.
Construction System and Materials

The building will be built from a hybrid structural system consisting of coloured tilt panel construction with braced steel framed portals. Roofing is colourbond metal deck, with gable infills where the skillions ‘join’ finished with painted fibrous cement, (in the manner of residential architecture). Roof flashings and profiles will be finely detailed to match the roof colour and profile. Shop fronts will be flush glazed with coloured frames. Bulkhead infill wall between the shopfront head datum and the undulating roofs will be painted fibrous cement, and will incorporate a tenancy signage band.

ESD

The development will incorporate ESD initiatives. Rainwater will be harvested for landscape irrigation and refuse bin washdown. A recycling refuse area will also be provided for handling various waste type. Wheelel bins will be used to separate glass, plastics and cardboard/paper recycling. A refrigerated cool room will hold bins for food scrap. Bicycle parking, showers, and bike lockers will also be provided for use by the building staff and patrons.

Response to Locale

Addressing Streetscape

The proposed design integrates with the streetscape through a composition that includes relatively small scale building gables 'fronting' each street. The wall elevation facing Gibson Road is approximately 16 m long, while the wall elevation facing Skipper Place is approximately 8m long. In addition, each elevation opens onto an occupied and covered outdoor terrace. Additionally a landscape buffer is provided to the full length of the site frontage to Gibson Road and Skipper Place, broken only by vehicle and pedestrian cross over.

The gable ends are therefore domestic in scale, and express the residential skillion roof forms of the cross section, along with the cantilevered canopy. This approach will present appropriately scaled building forms to the streetscape in a manner that is complimentary to the contemporary Sunshine Coast vernacular and locale. Landscape intent will also play a significant role in integrating the building into the local environment. Where noted on the plans existing significant vegetation will be retained. Native vegetation is planned to the carparking area and landscape buffers to the perimeter of the as described above. In addition to the landscape being incorporated in the total composition of the specific development, it will also integrate the idea of ‘buildings in the landscape’ as part of the broader landscape setting of the locale.

Neighbourhood Impact

A 3m setback is provided along neighbouring boundaries with a 2m high fence. There will be a 2m wide landscape buffer and 1m wide service path planned as part of the 3m wide setback. As described above, the building is domestic in scale, and single storey in height along the southern and western boundaries. In some instances the proposed development is lower than the height of neighbouring buildings. As previously noted the roof profile will be articulated into a series of smaller scale parts.
Development Summary

A full summary of the development statistics are recorded on the Development Application drawings (DA 003).

Conclusion

The development replaces the current Nursery and Garden Centre with a new and improved retail offering. The development will improve the streetscape by a structured and considered building form with minimum impact to the streetscape. The development is conscious of neighbourhood impact by providing landscape zones, acoustic screens and fence and keeping high points away from adjoining sites. It retains the current pattern of traffic access and service vehicles are fully manoeuvrable within the site. The development is under the permitted plot ratio and 8m height datum. Furthermore, the development proposes a high design standard and intended tenant mix above that of a typical retail development offering, and in planning and architectural terms a positive contribution to Noosaville.
Statement of Landscape Intent
Cardno-Splat

Landscape Character

Noosaville is a charming mix of residential and low key urban development. The streets are well vegetated, mostly lined with mature street trees and feature extensive landscaping within the road reserves and roundabouts. Local native Eucalypts and Melaleucas are the dominant tree species, with Pandanus used as a feature tree, particularly in roundabouts and front gardens.

The town’s main urban centre lies to the north of the site, along Gympie Terrace and opposite the Noosa River. Extensive riverside parklands line the Noosa River through Noosaville, featuring large and mature shade trees, amenity buildings, open grass areas, picnic areas and direct views through to the river.

The site for the proposed retail centre is located on the corner of the arterial Gibson Road and local street Skipper Place, south of Noosaville’s urban precinct. Diagonally opposite, and sharing the intersection, is a much larger retail outlet and MacDonalds restaurant with extensive car parking to the Gibson Road frontage. The car parking is buffered from the road through the use of canopy trees combined with low growing plants and gardens to their base.

Gibson Road is well vegetated with street trees and extensive gardens in both the road reserve and adjacent properties. This is a deliberate planning outcome that has been encouraged by Council. Most residences are accessed from other local streets, which has enabled the establishment of extensive vegetative buffering to the arterial road, and lending a canopy forest-like character to the local area. Similarly, Skipper place is lined with closely planted Melaleuca and Eucalypts, effectively forming a small gateway into the adjacent residential area.

The proposed car parking will be located to the Gibson Road and Skipper Place frontage. The proposed retail centre’s landscape will seek to retain the existing vegetation along these frontages, especially the mature Eucalypts. Additional tree plantings will ensure adequate shade provision to the car park area. Gardens are proposed to the site’s perimeter, to both road frontages and along its shared residential boundaries. It is intended that the landscape development on the site will, over time, result in a well shaded and pleasant shopping precinct that contributes positively to the vegetative character of the local area while providing the visual exposure required by the retail outlets within the centre.

Visual Impacts

The retention of significant vegetation in the road reserves and on the periphery of the proposed car park area will go a long way towards minimising the visual impact of the proposed development on the existing streetscape and local area. Historically, the site has accommodated commercial / retail land uses, most recently an established retail nursery. Therefore the visual impact of this new development on the street is unlikely to be locally controversial. The site is not especially visible from scenic vantage points or other public spaces, such that scenic amenity considerations will not apply to the site, with the exception of retaining existing canopy trees where possible, and establishing a well shaded car parking area.

Landscape Buffers

Landscaping is required to buffer the adjacent residences from the activities in the proposed retail centre. The landscape will consist of a two metre wide, slightly mounded planting area against the boundary fence, and edged with a one metre wide pathway providing pedestrian access to the rear of the proposed retail centre. The species used will need to include tall slender and bushy shrubs to act as a visual screen above the fence, and to soften the impact of the fence on the narrow back-of-house zone associated with the residential development. Species will be selected from Council species lists for the Open Forest/Woodland character area to ensure their appropriateness to the site and soil conditions.
Water Sensitive Design Initiatives

The storm water design for the site includes bioretention areas in the car park and rain gardens along the boundaries with adjoining residences. Both areas will be similarly landscaped, utilising key design and construction principles developed by the Healthy Waterways partnership. Plant species will include Carex, Isolepis, Dianella, Gahnia and Juncus, selected for their suitability for their water purifying qualities, general hardiness and ease of maintenance.

Climatic Considerations

The site is oriented to the north east. Negative influences, predominantly cold westerly winds and hot north-westerly winds are buffered by the building. The use of clear trunked canopy trees and low understorey plantings to the northern and eastern boundaries will ensure that any prevailing north easterlies can enter and effectively cool the site. Canopy trees along the northern alignment will shade the car park area through the summer months.