

Smart design and planning are the cornerstone of Waterline, Mirvac's new community in Bulimba, Brisbane.

Connecting old and new





Waterline, Bulimba, Brisbane, QLD. Mirvac, using HardiFlex® sheets, HardiPanel® compressed sheets, ExoTec® facade panel and fixing system and Scyon™ Linea™ weatherboard.

In creating a new community in Bulimba in Brisbane,

Mirvac was committed to ensuring the development blended with the existing architecture and streetscapes of the suburb. To this end, it developed three main types of homes. These could be strategically located to create a seamless aesthetic flow from those located near existing, traditional houses towards newer, contemporary areas.

According to design architect Amelia Kelly, this approach was fundamental to the project's success. Kelly worked on Waterline and is part of HPA, Mirvac's in-house architectural and interior design practice.

"One important objective was to ensure the development melded with the existing architecture of the suburb," says Kelly. "This was fundamental, especially on the fringes of the development where the Waterline homes are set within the vicinity of traditional Queensland houses which characterise the current Bulimba streetscape."

Different stages of design

To this end, Mirvac created three main types of homes, each with varying application of finishes and landscapes. The first of the three homes was the more traditional 'Hidden Sanctuary', which was situated at the edge of the development, closest to existing homes in the suburb. "Hidden Sanctuary' most directly reflects the houses in the local area with the use of similar elements such as hip roofs and gables, some feature face brick and, of course, James Hardie's Scyon™ Linea weatherboard," says Kelly. "We were very clear on the look that we wanted to capture in the more traditional style of homes at Waterline. We wanted a weatherboard but not made of timber."

Mirvac chose to use Scyon™ Linea weatherboard, and Kelly says the product "captures the strong shadow lines of traditional timber weatherboards but with the added advantage of the durability of fibre cement".

Moving further into the development, Mirvac created a second and third type of home: the avant-garde 'Pure Contour' and the contemporary 'Gallery'.

Pure Contour is a contemporary interpretation of the Queensland coastal vernacular. It features classic skillion roofs and large eaves, with HardiFlex sheets joined by traditional battens.

'Gallery' is the most contemporary and modern of the three designs. It uses parapet roofs, HardiFlex sheets joined with aluminium battens, glass balustrades and split face concrete block.

"HardiFlex sheets were selected because the language of the area, and in Queensland generally, is very much lightweight and masonry. We knew adding fibre cement

Snapshot

DEVELOPMENT	Waterline
DEVELOPER	Mirvac
TYPE OF PROJECT	Residential community
LOCATION	Bulimba, Brisbane
PRICES	Start from \$630,000 to \$975,000



Pure Contour is a contemporary interpretation of the Queensland coastal vernacular

to this combination would add character. We were after something similar to the patterns and texture of the coastal vernacular, which was achieved with HardiFlex sheets and battens. As a variation, replacing traditional battens with aluminium battening gives the homes a modern feel.”



Coherent individualism

With only three types of homes, individuality is achieved by the variations in details, surface applications and in floor plans. To achieve greater personalisation within the three designs, a systemised approach to application was taken. “We used HardiPanel compressed sheets on the balustrades on both ‘Hidden Sanctuary’ and ‘Pure Contour’,” says Kelly. “On ‘Pure Contour’, the panel is on the inside of the balustrade and in ‘Hidden Sanctuary’ it’s used on the outside. This simple change, in accompaniment with variations in the detailing of the balustrades, achieves a different look but within the confines of the three house styles developed for Waterline.”

The street network ensures a strong connectivity with the existing Bulimba systems. Through this network, precincts have been established across the site to create a strong sense of neighbourhood and provide an interface with the suburb.

With Queensland’s favourable climate, houses have also been designed with a strong indoor/outdoor relationship. “This is accompanied by the intent to ensure a strong

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Detail of Scyon™ Linea weatherboard.

connectivity between the indoors and outdoors,” say Kelly. “Most homes incorporate a sala or outdoor room, ensuring the homes efficiently maximise the enjoyment of their internal and external spaces.”

The houses have also been designed to frame the public open spaces, park areas, pedestrian zones and street vistas. Living areas are generally to the north and east of the home, with the service areas hugging the western and southern edges. The predominance and position of glazing enables promotion of cross-ventilation, while screening and large eaves and awnings provide protection from the sun.

Kelly says: “Mirvac has created quality, liveable homes that ensure a strong connection between the indoors and outdoors, and provide uniqueness and identity in a large scale integrated development.” ■

What products were used?

Scyon™ Linea™ weatherboard



What is it? A distinctive horizontal weatherboard with deep shadow lines providing a sought after design aesthetic.

Where do you use it? Ideal for exterior cladding including composite construction, upper storey and ground level extensions, gable ends and feature walls in residential applications.

HardiFlex® sheets

What is it? A tough, hard-wearing, low maintenance flat sheet that makes it easy to achieve a smooth, painted finish.

Where do you use it? As an eaves lining, external wall cladding, veranda and carport soffit lining and as a lining.

ExoTec® facade panel and fixing system

What is it? An express jointed facade system that is pre-sealed to accept a variety of decorative finishes.

Where do you use it? As an external wall cladding in commercial and residential applications requiring a panelled look. ExoTec facade panel and fixing system can be used in a full wrap panel design and/or as a composite cladding, i.e. used in conjunction with other cladding materials.

HardiPanel® compressed sheets

What is it? An extremely dense, hard-wearing and long lasting floor substrate for use on decks, balconies and verandas and as internal flooring.

Where do you use it? Its resistance to damage from moisture and rotting makes it a wise choice in bathrooms when installed and maintained correctly. It can also be used on external decking, verandas, balconies and commercial floors and in laundries, kitchens and living areas.

Note: In some of the images in this case study, James Hardie products have been used outside the scope of James Hardie's technical literature. It is the designer/specifier's responsibility to identify whether the intended use of products is outside the scope of such literature and, if so, to undertake specific design and detailing and to ensure the construction complies with all relevant codes and regulations.

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