




Winner

URBAN RENEWAL

Circa Nundah Village required the design of a new mixed-use precinct in the inner urban ring suburb of Nundah. The site sits adjacent to the existing shopping centre and Nundah train station, utilising principles derived from a transport-oriented development.

The architecture was to be contemporary and timeless yet still sit comfortably within the suburban environment. It also needed to respond strongly to the very specific brief from Energex as the main building tenant of the commercial building, which involved a custom-designed building with integrated workplace fitout and adjacent outdoor spaces.

As part of the Circa Nundah Village masterplan, a commercial building (Circa CT1) with 10,000sq m office space, 2,000sq m gym and 800sq m of retail space was created in Stage 1. This was closely followed in Stage 2 by the first residential tower, Circa One, with 84 apartments over 6,470sq m. Stage 3 – Circa Two – is now complete, with 102 apartments over 6,431sq m.

Socially, the buildings have provided a positive impact to the centre of Nundah. When the project was initiated, Nundah had a high percentage of vacant retail space. Today, the majority of the shops are occupied. The new precinct has revitalised the inner suburb precinct and injected life into the heart of Nundah Village. 

SPONSOR:



"THREE" is built here

NATIONAL QUEENSLAND // CIRCA NUNDAH VILLAGE

1233 Sandgate Road, Nundah
// ENTRANT/DEVELOPER: Arkhefield

JUDGES' COMMENTS

This project is the epitome of urban renewal, having transformed an underutilised commercial site adjacent to a railway station into a vibrant, mixed-use precinct, while acting as a catalyst for the transformation of the wider, semi-derelict wasteland into a vibrant café and retail "high street" and providing the preconditions for other developers to follow with further

high-rise apartment buildings in the immediately surrounding locality.

Circa Nundah Village has delivered an activated street environment, major commercial floor space in a suburban location, a shopping centre and a series of distinctively designed apartment buildings, which are a blueprint for future suburban train station intensification initiatives.

KEY CONSULTANTS

LANDPARTNERS / RPS

BORNHORST & WARD

BRW / WOOD & GRIEVE ENGINEERS / PLANET / HOLLYWOOD PLUMBING

URBIS

WSP / SDF / MITCHTECH

WSP / HVAC / NAVASKA

BORNHORST & WARD / ADG

HUTCHINSON BUILDERS

CERTIS

WSP / FIRERITE