



Trilogy Kangaroo Point

Architecture
DA Lodgement
Buildings That Breathe

819-823 Main Street &
352-356 Vulture Street
Kangaroo Point, QLD

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Buildings That Breathe

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01
Orientate Yourself

The proposed towers respond positively to Brisbane’s “Buildings that Breathe” philosophy and subtropical environment by embracing the following key strategies.

1.1 Location and Orientation

Landmark site located on the Vulture and Main Street intersection with views to Brisbane CBD.

Up to 50% of apartments, living rooms, bedrooms and balcony spaces have a northern aspect allowing apartments to capture and utilise natural light in the living spaces.

1.2 Massing and Internal Layout

The development has been divided into 3 buildings, which are further divided vertically creating a slimmer appearance. Opening these breaks allows vertical landscaping, access to daylight and views.

Lift wells and circulation cores are placed internally to maximise unit layout views, access to light and ventilation. Building A’s core faces the western aspect to minimise heat gain into the building.

The living and bedrooms of each apartment have been designed with maximum full height glazing, while balconies are recessed breaking down the mass.

1.3 Views

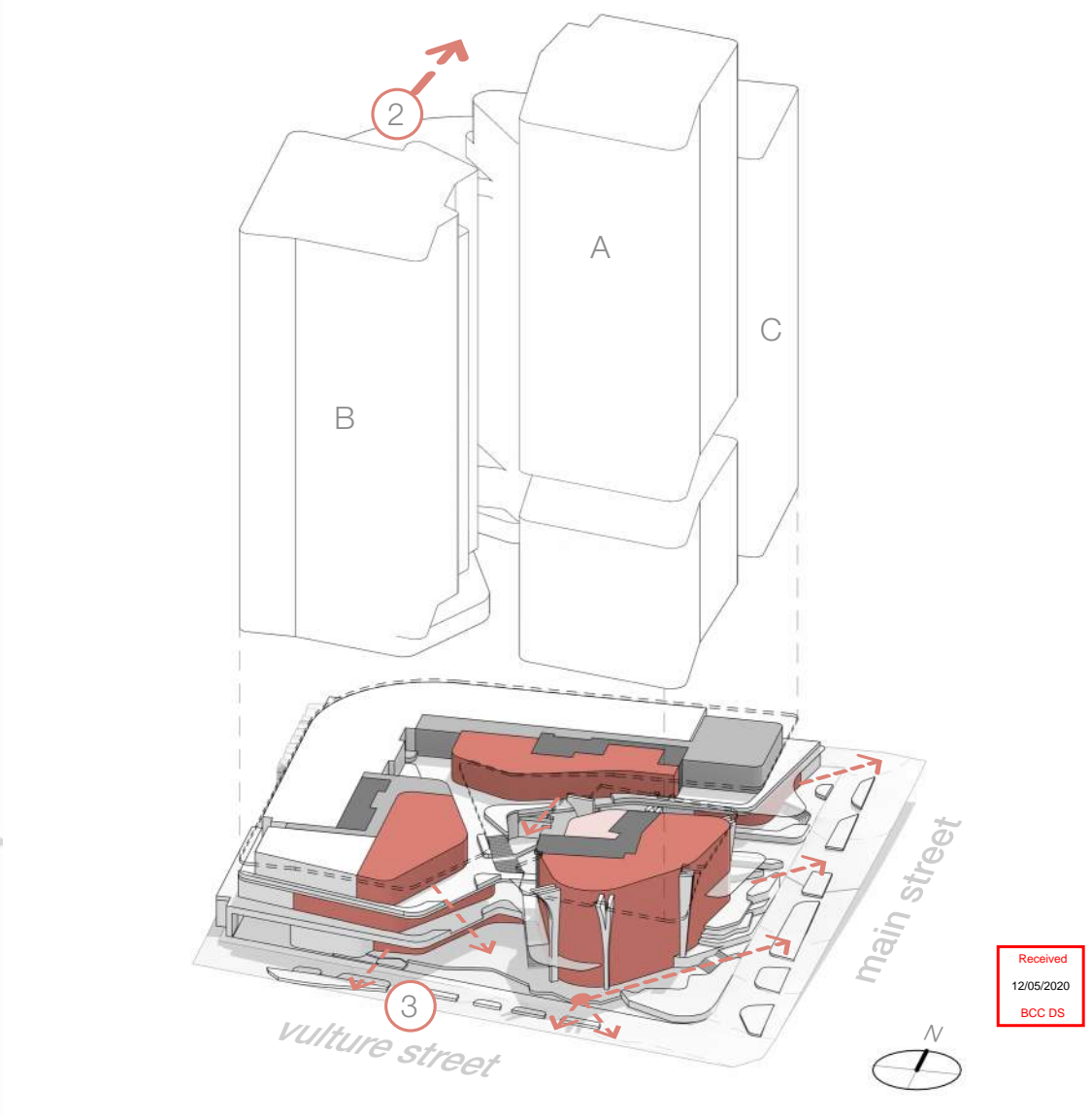
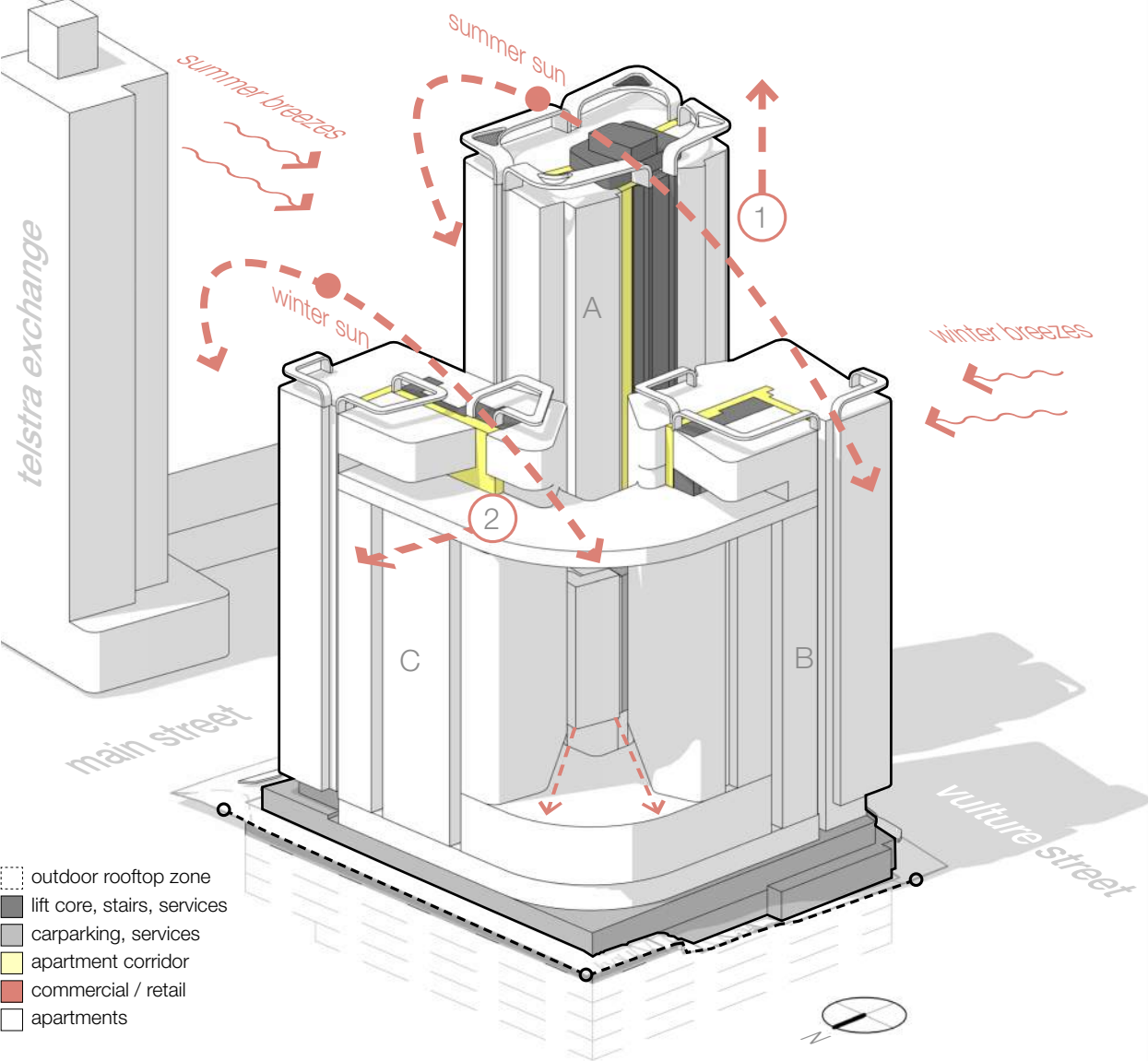
Apartments are positioned to allow maximisation of city views and surrounding neighbourhood views including the Gabba stadium. Internal units capture both the immediate views and long views out of the site. Internal unit balconies are orientated to face the street.

The ends of common corridors within each building create glimpses of views, creating better orientation within the building, access to natural daylight and ventilation.

1.4 Street Activation

The proposal provides street activation by increasing connectivity in the precinct via a pedestrian plaza through the site and providing increased amenity with new retail spaces and hospitality venues.

Concealing ancillary services and parking entries internally within the site allowed for more street activation perimeter.



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02
Occupy Outdoor Spaces

2.1 City Rooms

Semi-outdoors spaces span across 3 podium levels of the site provide places for people to meet, with access to natural air and subtropical planting that animates the edges of the building both externally and internally in the site.

2.2 Sky Terraces

The proposed towers provide multiple heavily landscaped sky terraces to elevate communal gathering spaces, allowing residents to maximise the ability to enjoy Brisbane’s subtropical climate and provide further green spaces in urban areas. Gardens have been designed to be maintained solely from communal areas allowing for proper care to all green spaces.

Outdoor and semi outdoor multifunction rooms and common facilities such as bbq, cinema and gym areas have also been provided within these sky terraces to further provide amenities to residents and allow them to enjoy Brisbane’s subtropical climate.

2.3 Balconies

Balconies provide breaks within the building form and create private outdoor spaces for residents. These are protected from the sun and rain while offering views and connection to the neighbourhood.

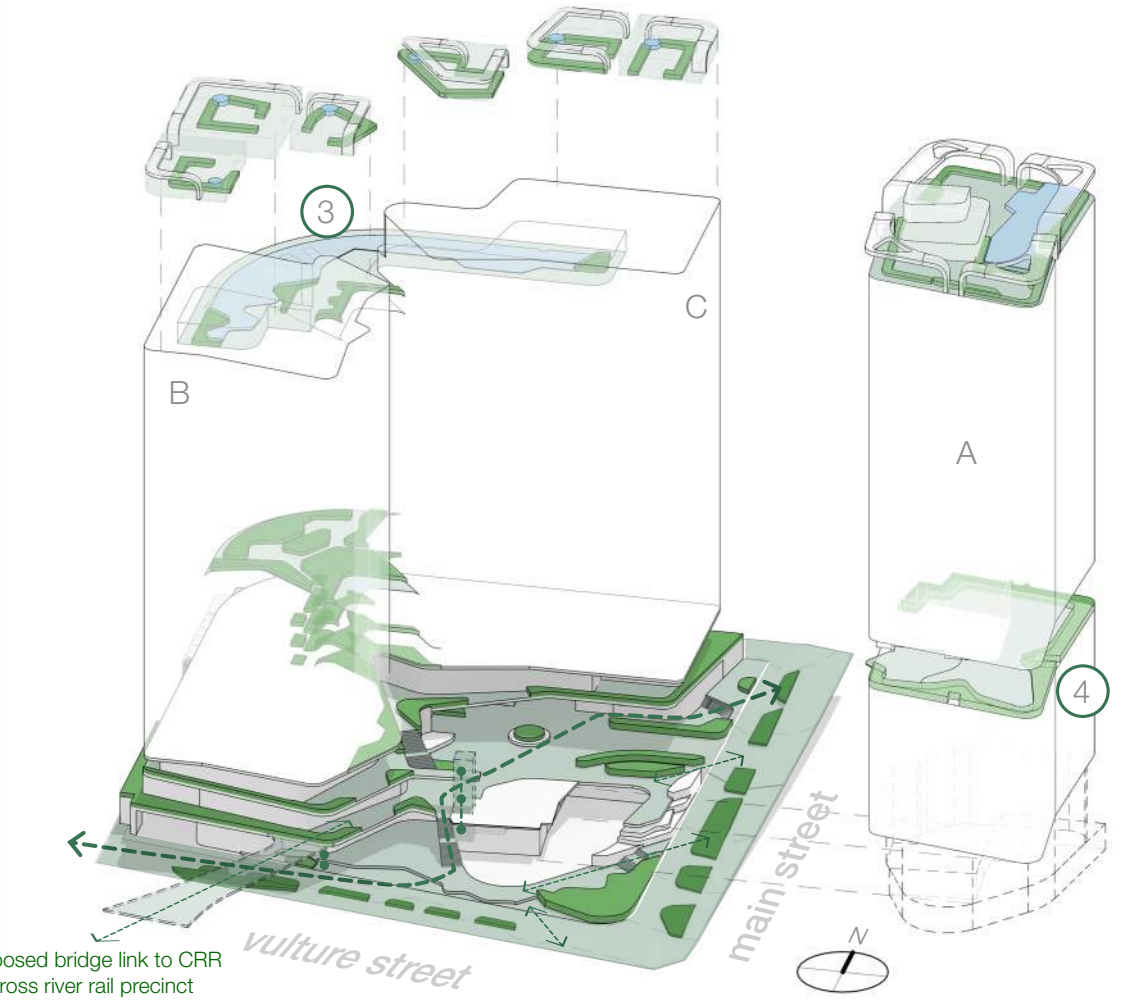
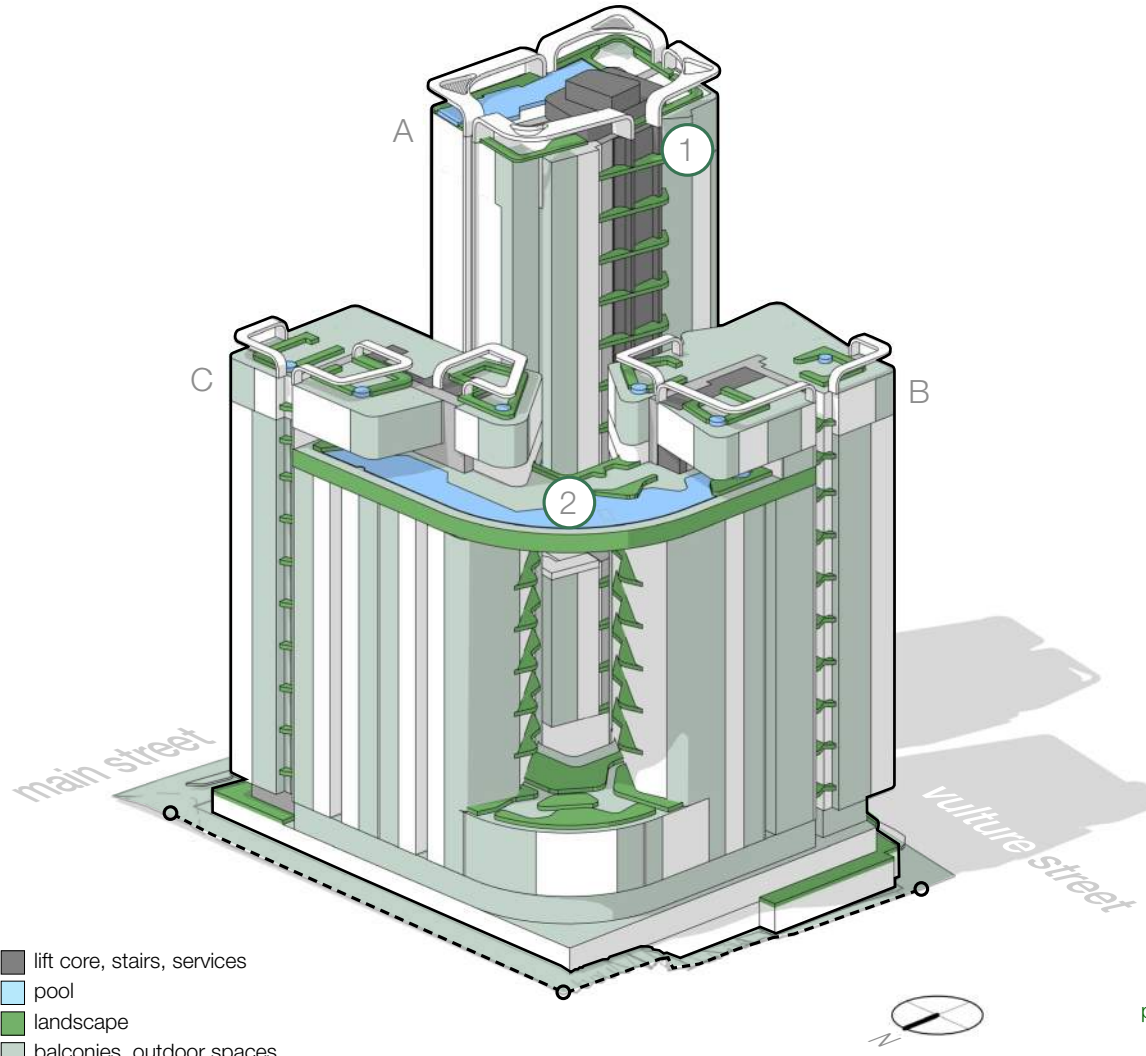
62% of apartment balconies meet Brisbane City Council’s equal or greater balcony area of 12 square metres.

Balconies facing the western aspect have integrated vertical shading devices.

2.4 Laneways and Cross-block Links

New connections have been made through the site and across 2 levels, retail and hospitality venues located inside the site encouraging movement within and beyond.

A potential pedestrian bridge to the Cross River Rail (CRR) Precinct could be integrated into the site.



03

Illuminate with Natural Daylight

3.1 Building Setbacks

Approved setbacks are maintained, varying only to achieve greater amenity to the residents and existing neighbours. The north-western corner of the site has an increased setback due to the softening corner of the podium. Setbacks on the podium levels allow for landscape buffer to neighbouring properties.

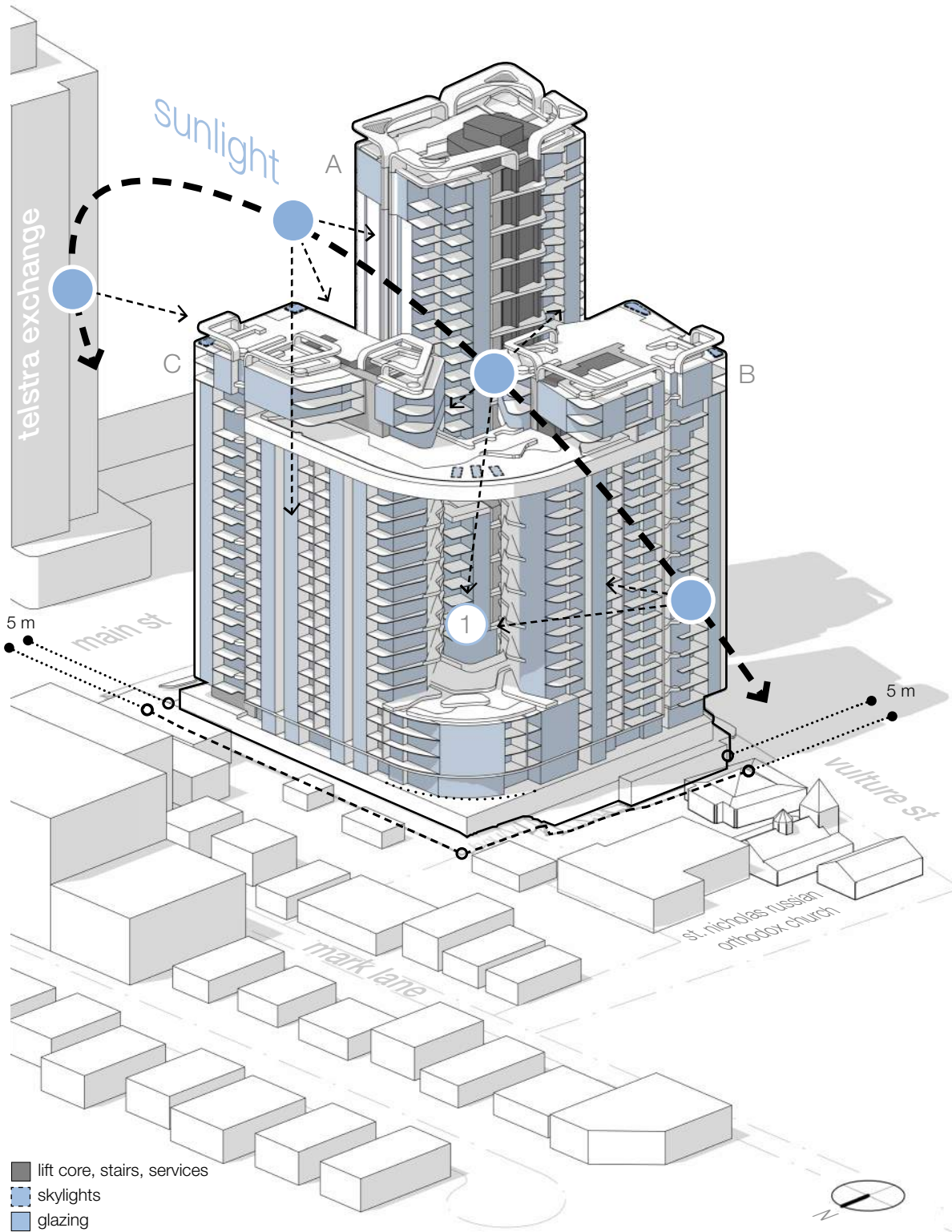
3.2 Glazing

Full height glazing is proposed for all living and bedrooms, maximising views and connection to the outside. Glazed balustrades on balconies vary to create interest in the external facade, providing privacy or transparency depending on unit location within the towers.

3.3 Light Wells and Skylights

Recessed breaks in the building allow for more light to enter the floor plate and expand views out of the lobbies, common corridors and some spaces inside the units.

Incorporation of skylights in penthouses allow for more light to penetrate inside the unit. Glass bottom pool windows on Level 18 reduce the solid surface area impact of the pool bridge. This creates interest for both people in the pool, others on balconies and landscaped sky terraces.



04

Natural Air and Ventilation

4.1 Operable Windows

Louvres are used in common corridors for ventilation. Generally awning windows in the facade allow for bedroom spaces and some living areas to be ventilated.

4.2 Doors and Openings

The design of the apartments and circulation spaces allows for a resident controlled environment through sliding doors, operable louvres and awning windows. This allows for better ventilation and uninterrupted views.

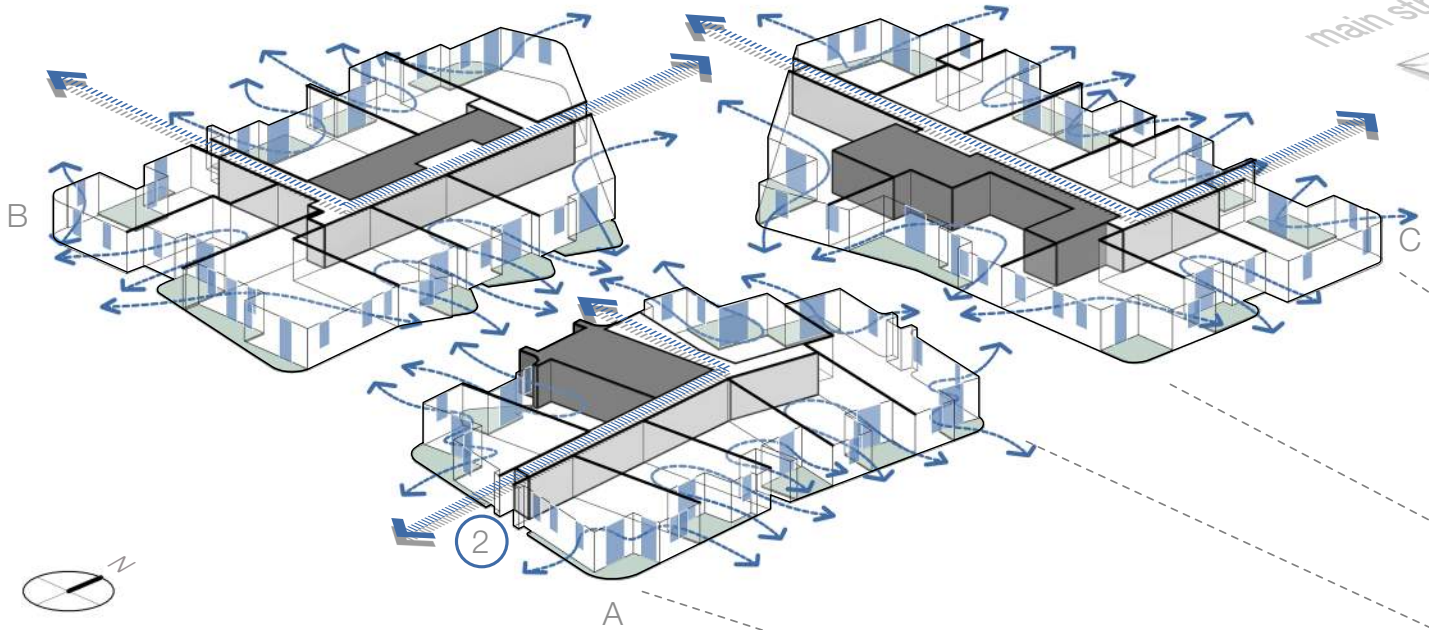
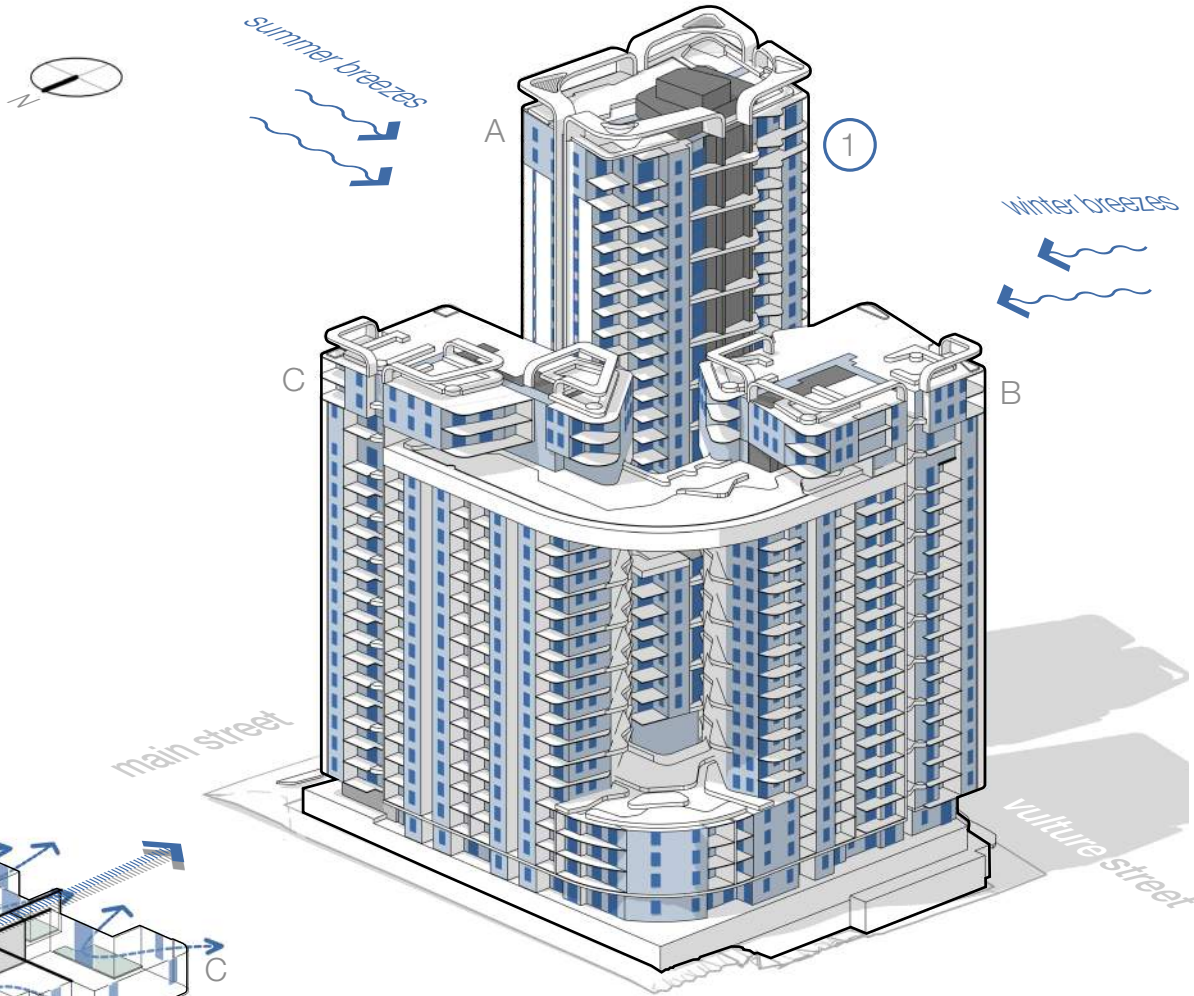
4.3 Natural Ventilation

All lobbies and common corridors have been designed to be naturally ventilated and have windows orienting to the north to capture natural light, reducing energy cost to the building and residents. Cross-ventilation is achieved in both apartments and common corridors.

4.4 Layered Facades

Irregular shaped planters soften facade breaks to common corridor end, while opening up vertical gardens through the building.

The inside facades contain more solid facade stone cladding and privacy screening, whereas the outside facade is more transparent allowing for better connection to the city views.



- lift core, stairs, services
- operable windows or doors
- glazing



05
Shade and Protect

5.1 Awnings and Colonnades

Entries to the lobbies of Building A, B & C are integrated with landscaped planters and are at heights suitable for seating. Retail and Apartment Lobbies have pedestrian level awnings allowing for protection from sun and rain.

The Level 5 View Gallery is landscaped with smaller shade structures to assist in protection.

A fully shaded sky garden terrace in Building A is located on Level 9. This level is open with shaped columns featuring an outdoor cinema, bbq and deck area.

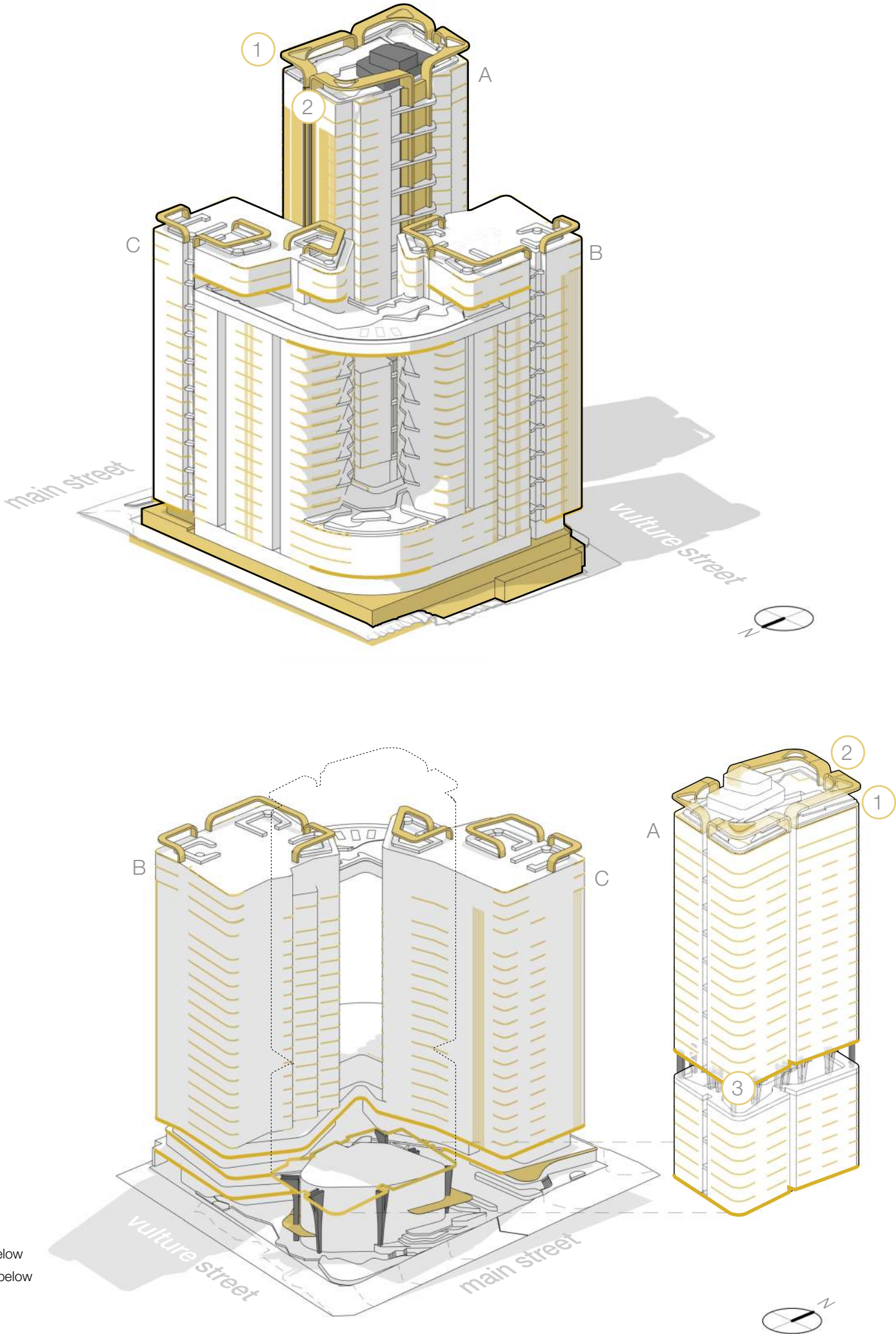
5.2 Shading Devices

Vertical screening and shading devices are provided on the western façade to prevent excessive heat gain to the building. These provide articulation and interest to the building facade.

Blade walls in building breaks provide shading to balconies and these walls connect and form the rooftop shading devices, covering some parts of the outdoor pool and recreation areas.

5.3 Shade Structures

Awning and shading devices are also provided on the sky terraces creating visual interest to the towers, while allowing for the introduction of added materiality to the building.



06

Living Greenery

Also refer to Landscape Schematic Design Report prepared by Dunn + Moran Landscape Architects.

6.1 Vertical Greenery

Greenery is proposed vertically off common corridors to allow residents to enjoy greenery on every floor level and provide visual relief as they access their apartments.

Overhead planting between the view gallery and pool bridge will help scale down the void space and create a more pedestrian level of interaction with greenery.

6.2 Elevated Gardens

All towers have access to the sky garden and terraces created for residents to enjoy outdoor areas year round.

6.3 Internal Planting

Sub-tropical planters extend into the building foyers and communal spaces as an extension of the level plane and landscape. Particularly in Building A foyer planting is introduced on the level above in the double height foyer.

6.4 Ground Plane Gardens

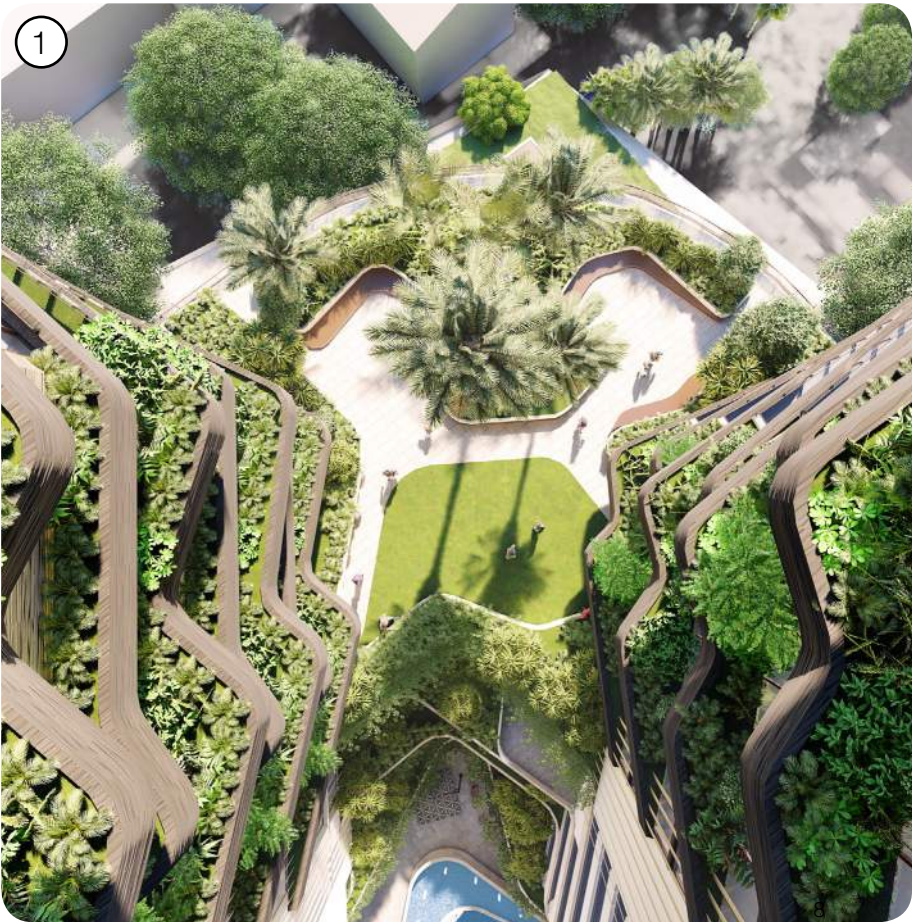
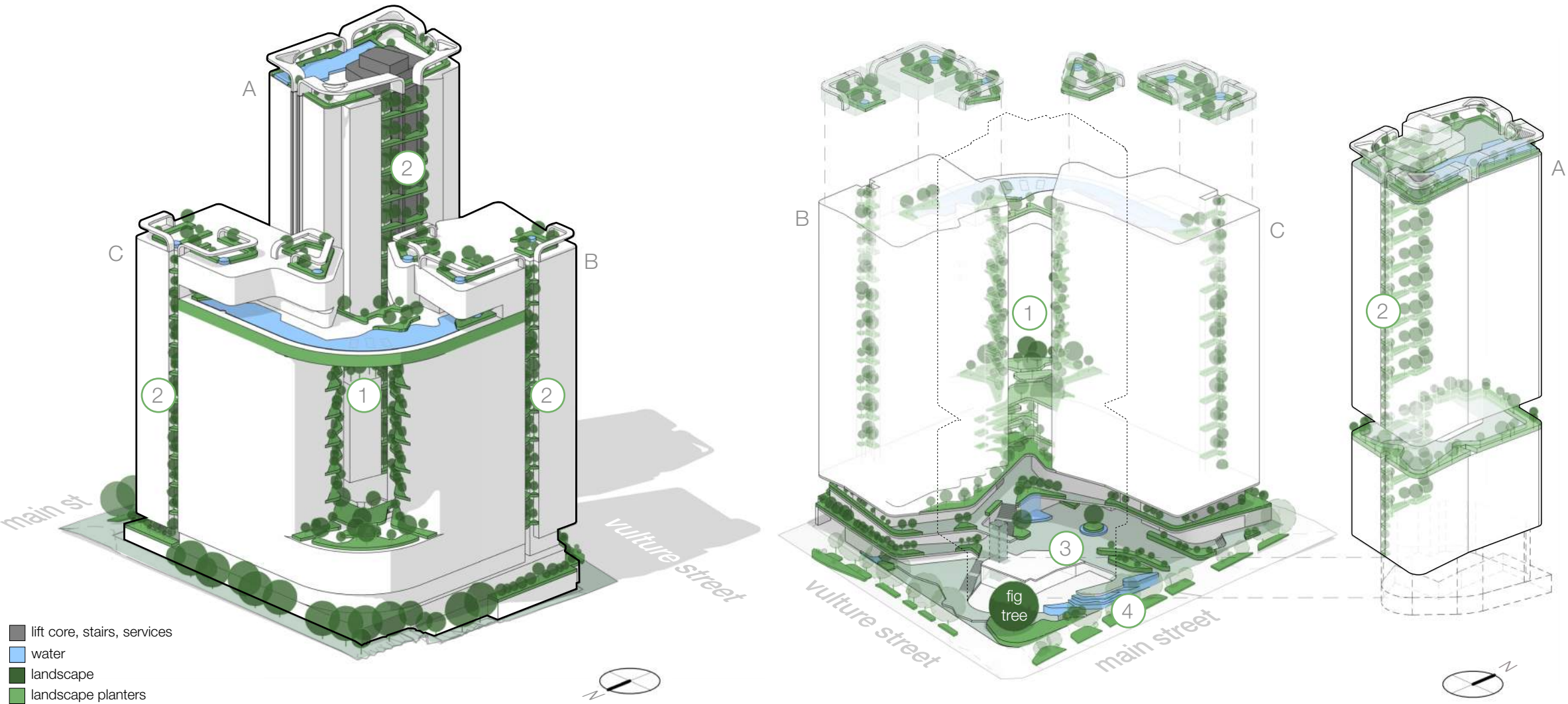
The ground plane gardens will be publicly accessible. The main plaza will feature various dynamic pedestrian spaces and garden beds. There will be a mezzanine to ground level waterfall and water features following around within the site to lower ground level.

The significant corner on the site will feature a large 15m Fig Tree spanning over 3 storeys once fully grown. In addition, the major column in this area will be a “green column” having plants growing up the column.

To continue the them of greenery a potential green bridge to Cross River Rail (CRR) precinct could be connected to the development.

6.5 Maintain the Greenery

All proposed vertical greenery will be accessed from common spaces for ease of maintenance. Horizontal gardens provided on sky terrace levels are easily accessible within the balustrade area for maintenance. Building Management will organise regular inspection to maintain irrigation, drainage and fertilisation.



Buildings That Breathe

07 Identity Matters

The proposal intends to create a landmark gateway development, with strength in its architectural form, materiality and amenity to the surrounding neighbourhood, helping to rejuvenate and enrich the wider “Gabba” precinct.

7.1 Choice of Materials

Materials chosen relate back to the local area context by texturing the precast concrete blade walls and balustrade facade elements with colours such as gold, bronze, ochre and brown tones to reflect Kangaroo Point Cliffs.

Sandstone is used on podium levels which have a direct reference to the cliffs.

7.2 Longevity

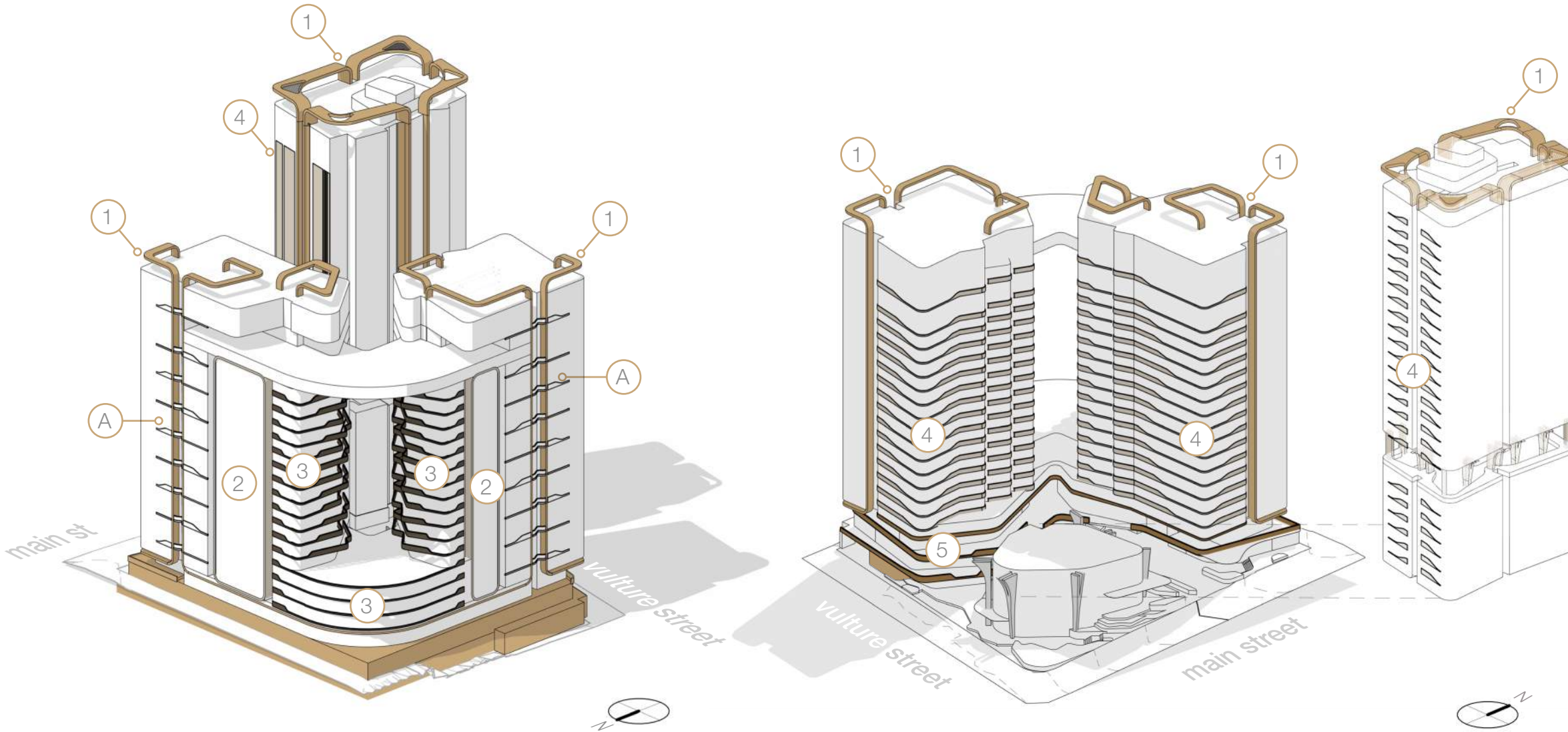
Precast concrete is the primary base of the building material palette with layered additions of lightweight aluminium screens, balustrades and glazing to articulate the building form.

7.3 Public Art

Integration of public art to the street facade will enhance street activation.

7.4 Creative Lighting

Lighting the significant podium levels, sky terraces, rooftops and vertical gardens expresses the subtropical nature of the building during the vibrant night time.



08
Reduce Energy and Waste

8.1 Energy and Technology

The proposal provides natural light and ventilation to common areas reducing the reliance on artificial lighting and air conditioning. Energy efficient artificial lighting, fixtures and equipment are specified.

8.2 Waste and Water

The Operational Waste Management Plan (prepared by TTM) satisfies Brisbane City Council's requirements for waste management processes, equipment and construction requirements and identifies the various waste streams and volumes that are anticipated for the development.

Efficient sanitary fixtures will be specified as standard.

8.3 Active Transport

Close proximity to Woolloongabba Bus Station and future Cross River Rail (CRR) precinct will help reduce resident reliance on vehicle usage.

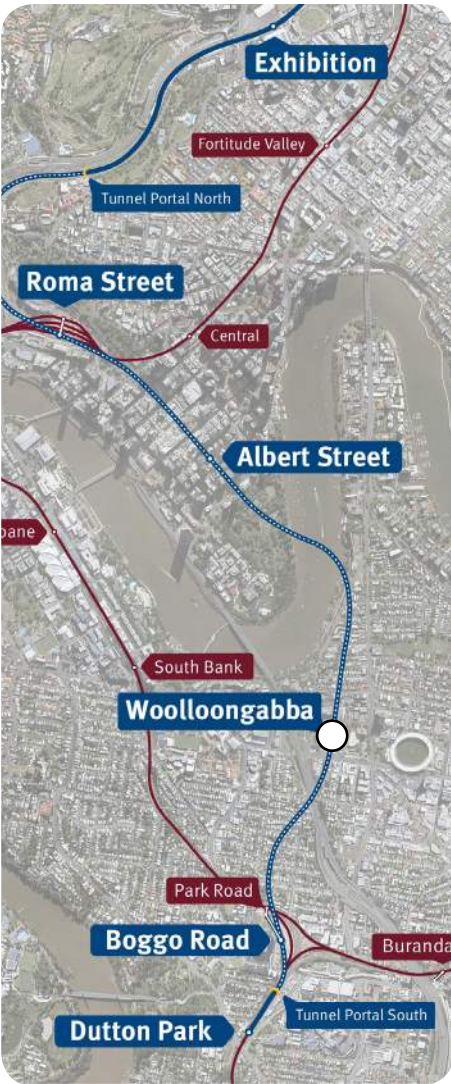
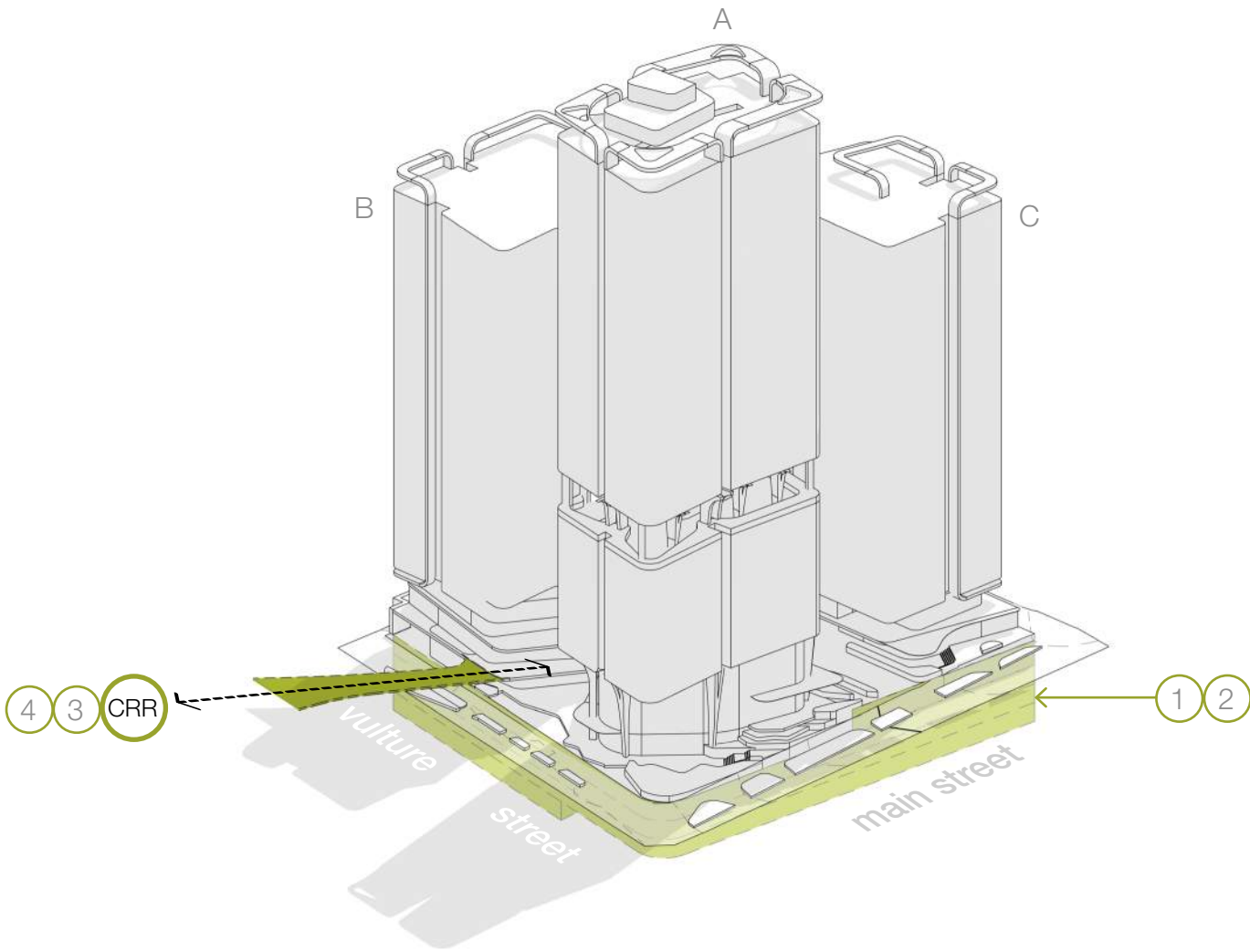
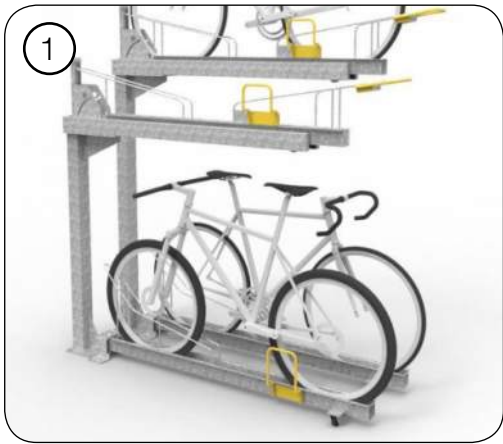
Car sharing model via body corporate and an operator like GoGet will offer residents access to cars for occasional use.

End of trip facilities and significant bicycle storage will encourage bicycle usage for both residents and retail users allowing them to reduce their carbon footprint.

Further information can be found in the Traffic Engineering Report prepared by TTM.

8.4 Certification

National Construction Code (NCC) Section J compliance to be achieved, in terms of insulation, building fabric, external glazing performance, building sealing, air-conditioning and ventilation performance, artificial lighting and power performance, heated water supply and spa plant pool and access to energy plants for maintenance.



CRR

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