

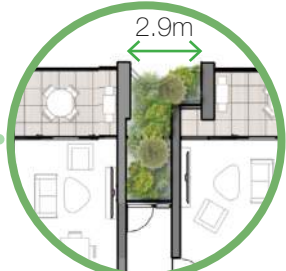


# 02

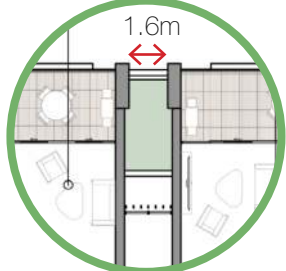
## Sub-Tropical Architecture

Improvements to 'Landscape':

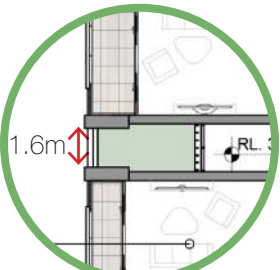
- 1 **New Vertical Landscape Gardens**  
Has been included to reduce building mass and better respond to local area context and sub-tropical architecture.
- 2 **Larger Vertical Landscape Breaks**  
The existing vertical landscape gardens have been increased in width by approx. 100% to deliver a more sustainable and sub-tropical architectural response. Additionally the individual planters now occur on every 2nd level to improve the overall density and natural light, ventilation through residential corridors.
- 3 **Landscape Terraces**  
A series of articulated garden terraces have now been provided within the 'View Corridor' between Towers B and C. This initiative is a strong response to sub-tropical architecture and the local area context by reflecting the articulation and colour of the KP Cliffs.



After



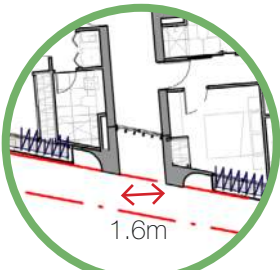
Before



Before



After



Before



After

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# 02

## Sub-Tropical Architecture

**Sky Garden View**

View from level 17 looking down the green terraces

**View Gallery Facade**

Slab edge and balcony dwarf walls within the view gallery have been treated using a darker paint colour which recesses the building form and reduces the overall mass. Terraced landscaped gardens also added for further activation (refer next page).



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# 02

## General Architecture

### Improvements to 'Identity':

Reducing building mass and better responding to local area context.

1 **Amended Expressed Frames**  
Frames have been re-designed to now connect the building base and roof structure together. These architectural details respond directly to the winding Brisbane River by wrapping around the roof of the Towers and down each facade.

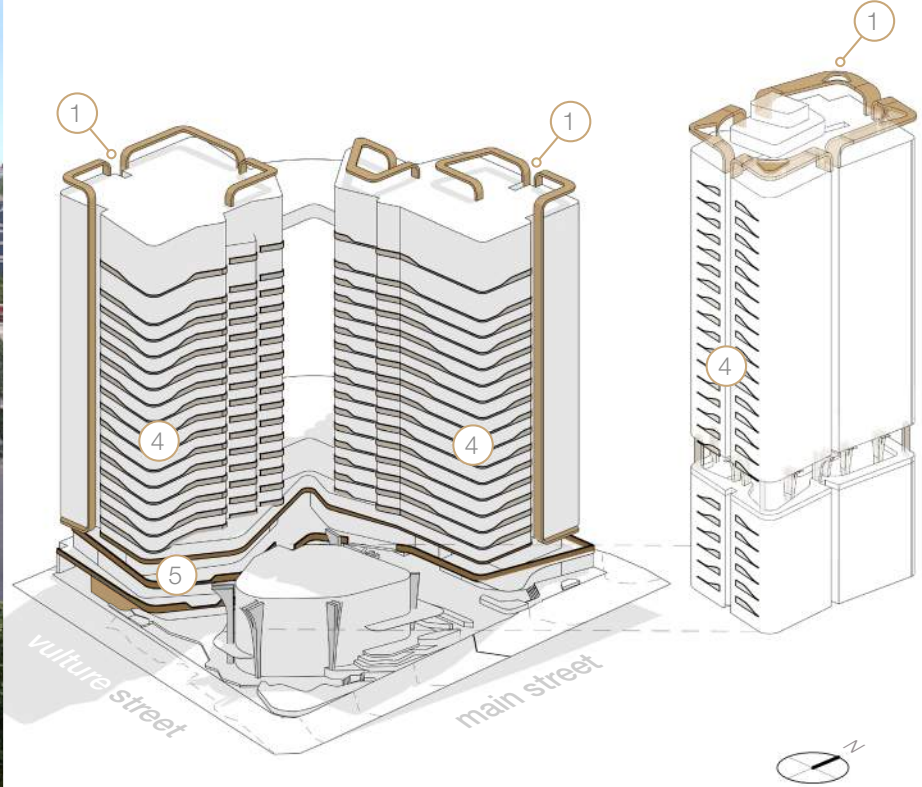
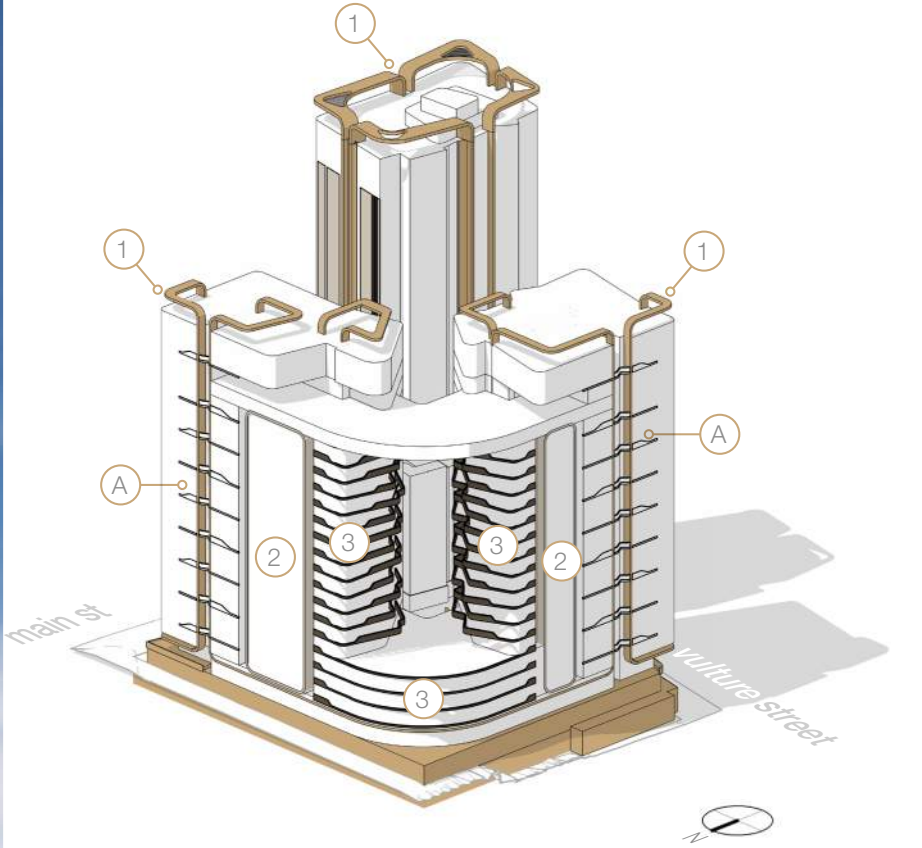
2 **New Expressed Frames**  
A series of expressed frames have been added to the northern & western building facades to assist with the overall reduction of building mass, this is achieved through vertically breaking the buildings down into more slender sections.

The external face of these blade walls will be treated in a pre-cast panel and finished in a colour that responds to the Kangaroo Point Cliffs.

3 **View Gallery Facade**  
Slab edge and balcony dwarf walls within the view gallery have been treated using a darker paint colour which recesses the building form and reduces the overall mass. Terraced landscaped gardens also added for further activation (refer previous page).

4 **Articulated Feature Elements**  
Balcony dwarf walls to primary facades have been articulated to express the changing forms of the Kangaroo Point Cliffs.

5 **Stone Podium**  
Natural sandstone to clad the entire podium which grounds the developments, and provides clear separation between podium and towers.





02

General Architecture

North Elevation

Improvements to External Architecture:

- 1

**Relocated services to side of building**

Relocated services cupboards to provide a more activated street frontage to Main Street. Sight lines from Main Street through development to Vulture Street now provided.
- 2

**Extension of frames**

Architectural frames now connect to the building base giving the appearance the Tower is floating above the podium.
- 3

**Wider landscape breaks**

Has been included to reduce building mass and better respond to local area context and sub-tropical architecture.
- 4

**New precast concrete frame**

A series of expressed frames have been added to the northern & western building facades to assist with the overall reduction of building mass, this is achieved through vertically breaking the buildings down into more slender sections.

The external face of these blade walls will be treated in a structure pre-cast panel and finished in a colour that responds to the Kangaroo Point Cliffs.
- 5

**New dwarf walls**

Balcony dwarf walls to primary facades have been articulated to express the changing forms of the Kangaroo Point Cliffs.
- 6

**Consolidation of balcony dwarf walls**

To improve separation of building blocks. Removal of dwarf walls between building breaks.



BEFORE



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02

General Architecture

East Elevation

Improvements to External Architecture:

- 1

**Activated street frontage**

Relocated services cupboards to provide a more activated street frontage to Main Street. Sight lines from Main Street through development to Vulture Street now provided.
- 2

**Building break to rooftop**

To separate the mass making it appear slimmer.
- 3

**Deletion of 1 residential level**

Providing clear 15m canopy growth for the feature fig tree and activate corner of site with more retail void.
- 4

**Modified balcony dwarf walls**

Balcony dwarf walls to primary facades have been articulated to express the changing forms of the Kangaroo Point Cliffs.
- 5

**New awnings**

Provided at street level to provide sun & weather protection at the pedestrian level.
- 6

**Extension of frames**

Architectural frames now connect to the building base giving the appearance the Tower is floating above the podium.





02

General Architecture

South Elevation

Improvements to External Architecture:

- 1

**Activated street frontage**  
Relocated services cupboards to provide a more activated street frontage to Main Street. Sight lines from Main Street through development to Vulture Street now provided.
- 2

**Wider landscape break**  
Has been included to reduce building mass and better respond to local area context and sub-tropical architecture.
- 3

**Deletion of 1 residential level**  
Providing clear 15m canopy growth for the feature fig tree and activate corner of site with more retail void.
- 4

**Modified balcony dwarf walls**  
Balcony dwarf walls to primary facades have been articulated to express the changing forms of the Kangaroo Point Cliffs.
- 5

**New awnings**  
Provided at street level to provide sun & weather protection at the pedestrian level
- 6

**Extension of frames**  
Architectural frames now connect to the building base giving the appearance the Tower is floating above the podium.
- 7

**Potential 'Green' bridge**  
To Cross River Rail (CRR) Precinct
- 8

**New Planters**  
For privacy between units and screening of lift core.





02

General Architecture

West Elevation

Improvements to External Architecture:

- 1

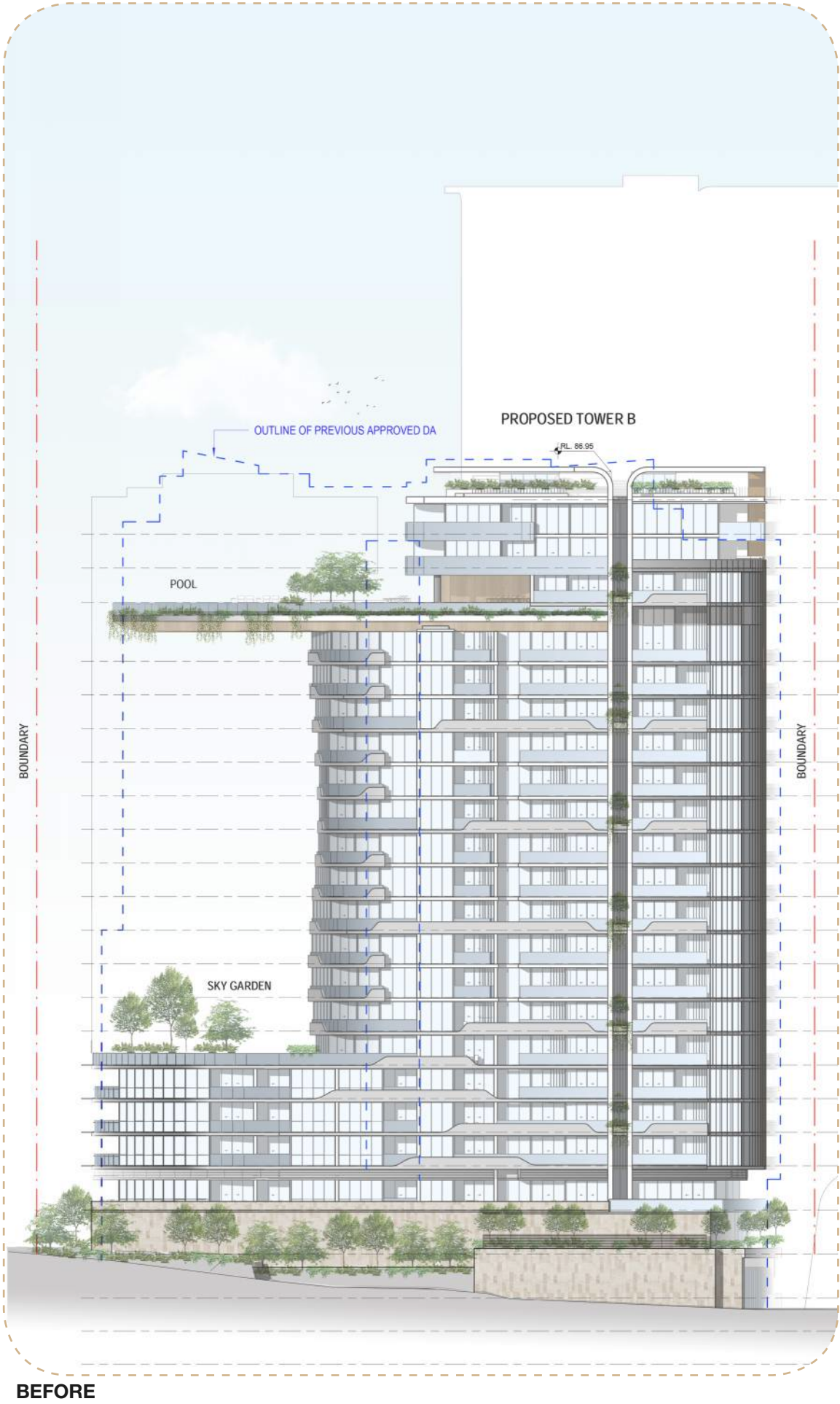
**Extension of frames**  
Architectural frames now connect to the building base giving the appearance the Tower is floating above the podium.
- 2

**Wider landscape breaks**  
Has been included to reduce building mass and better respond to local area context and sub-tropical architecture.
- 3

**New precast concrete frame**  
A series of expressed frames have been added to the northern & western building facades to assist with the overall reduction of building mass, this is achieved through vertically breaking the buildings down into more slender sections.  
  
The external face of these blade walls will be treated in a structure pre-cast panel and finished in a colour that responds to the Kangaroo Point Cliffs.
- 4

**New dwarf walls / landscape planters**  
Balcony dwarf walls to primary facades have been articulated to express the changing forms of the Kangaroo Point Cliffs.
- 5

**Consolidation of balcony dwarf walls**  
To improve seperation of building blocks. Removal of dwarf walls between building breaks.





02

Sky Bridge

The proposed sky bridge which connects Buildings B and C at level 18 is an important architectural feature of the development which offers significant benefit to the residents through amenity, views and aspect.

Additionally it provides wider community benefit through marking a node and delivering an iconic architectural statement, visible from surrounding destinations such as Kangaroo Point Cliffs, Botanic Gardens and Brisbane River.

The design evolution of the Sky Bridge has responded to feedback provided by Council. What is now proposed is a thin, tapered structure housing a shallow reflection pool with landscaping applied to the leading edge. The total structure is proposed to be circa 1.5m deep with all residential dwellings removed from the underside.

Tapering the leading edge of the sky bridge further assists in thinning out the structure further reducing mass and scale.

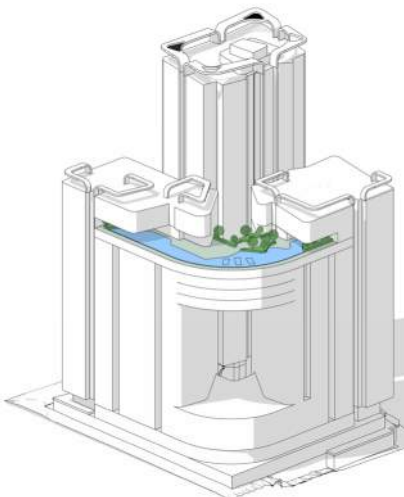
Combined with other architectural improvements described on the previous page, the final result has significantly reduced the appearance of building mass & scale and aims to deliver a high quality, iconic architectural symbol for the wider community.



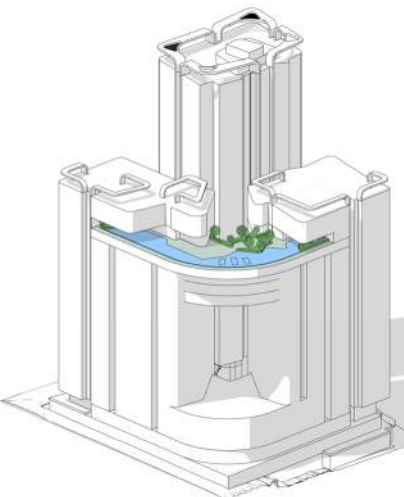
Before



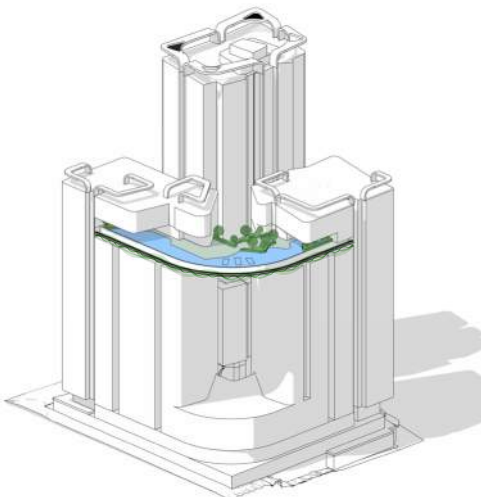
After



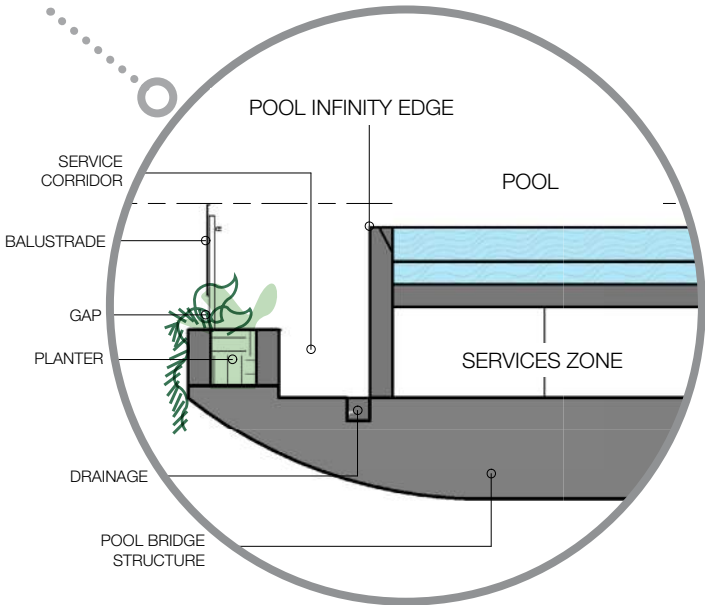
Before (Pre-Lodgement Meeting)  
(3 levels of residential under pool bridge)



Before  
(setback 3 levels under pool bridge)



After  
(reduced profile & landscaped edge)



Detail

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03

Public Realm

Public Realm / Public Benefit improvements:

-  **Public Realm.**
-  Greater consideration for pedestrian movements.
- 1

Potential ‘green’ bridge proposed to directly connect northern side of Vulture St with CRR and the Gabba, which will provide significant public benefit through offering an above grade safe connection. Also opens up sight lines from Main St through the development to Vulture Street.
- 2

Reduction in size & shape of turning circle and clearly defined shared use space.  
50% of site area has been allocated to publicly accessible open space.
- 3

Relocation of substation and better activation of street frontage has provided a more welcoming space at the pedestrian level.
- 4

Widening of entry stairs on Vulture Street
- 5

Improved activation of ground plane through reduction in service cupboards
- 

**Retail / Commercial.** A well defined and designed Retail & Food/Beverage precinct.
-  Additional and improved activation.
- 

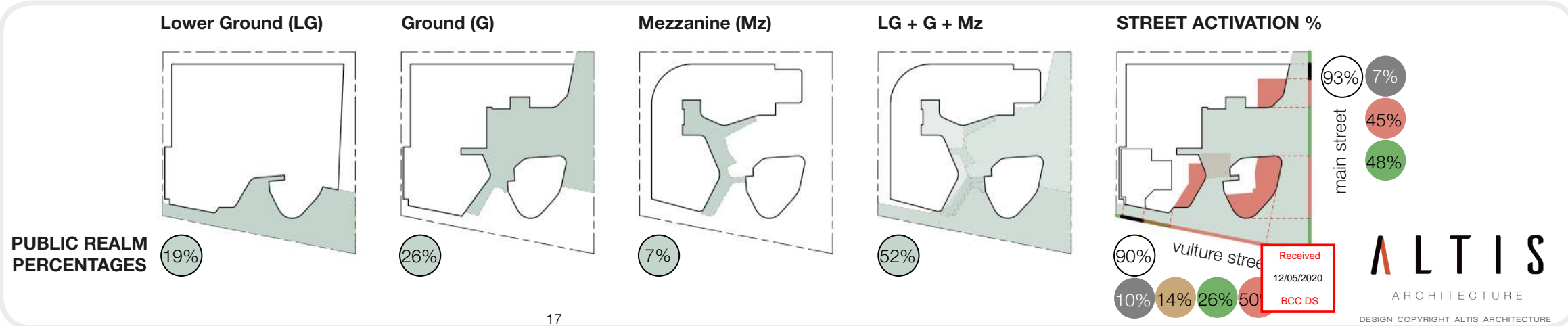
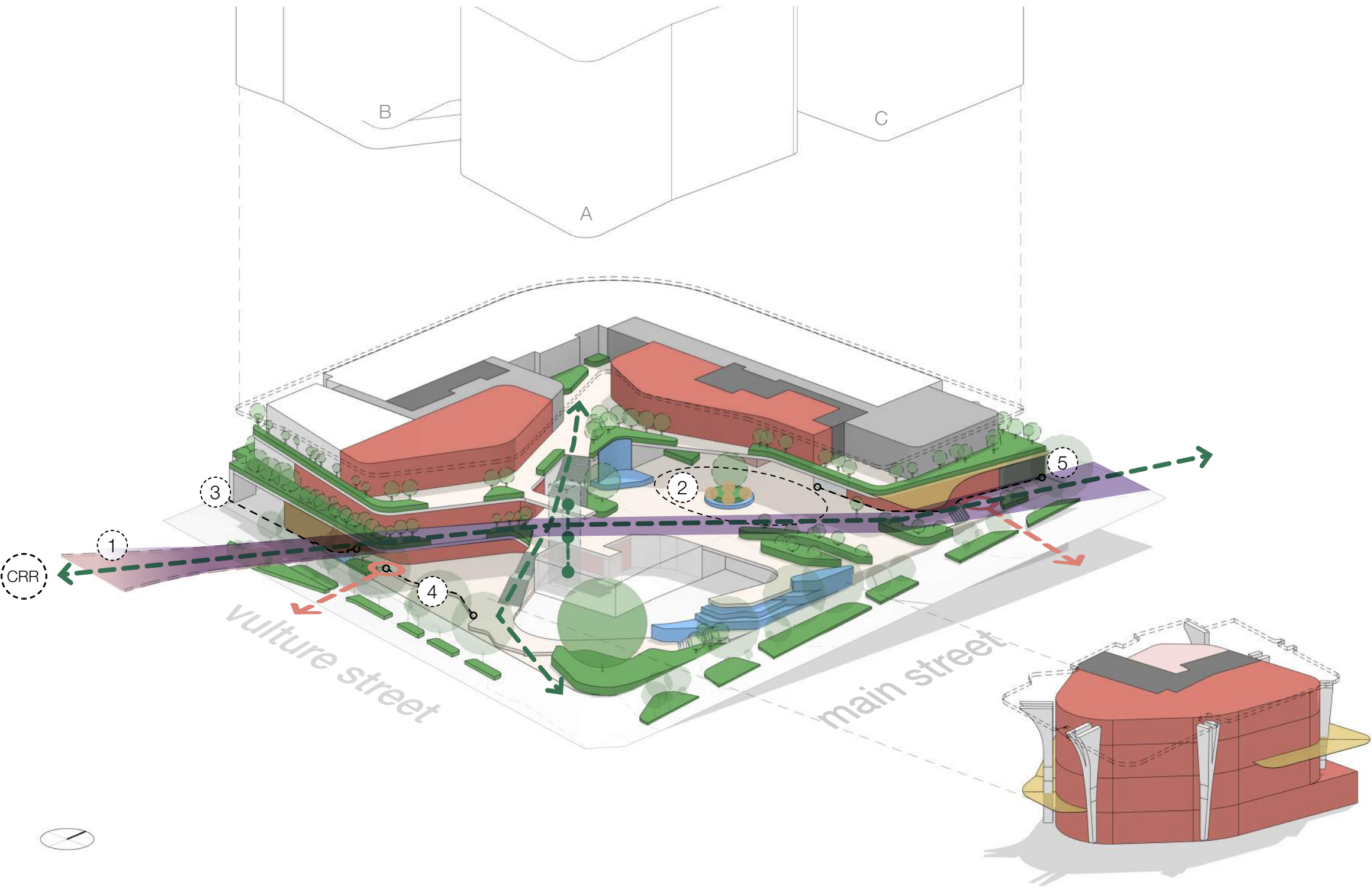
**Landscape Planters.** More dynamic pedestrian spaces by re-shaping planters providing seating opportunities for the wider community.
- 

**Water.** Inclusion of water features located adjacent to property boundaries allowing the local community to sit and enjoy the spaces
- 

**Public Art.** Concealing services and activating street frontage on Vulture Street. Feature Public Art on main entry roundabout.
- 

**Awnings.** Inclusion of pedestrian level awnings to Vulture Street and Main Street
- 

**Services.** Lift core, stairs and services. Improved activation of ground plane through reduction in service cupboards. Only 7% of Main Street and 10% of Vulture Street with non-activated street frontage.







# 03

Public Realm

## Lower Ground Floor

Public Realm / Public Benefit

- Public Activation Zone
- Public Art Zone
- Public Seating Zone

Organic Grocer

Cafe

Alfresco

Microbrewery  
Alfresco /  
Public Seating

Water Feature /  
Public Art /  
Public Seating







# 03

Public Realm

## Ground Floor

- Public Realm / Public Benefit
- Public Activation Zone
  - Public Art Zone
  - Public Seating Zone
  - Shared Zone  
Pedestrian safe movement is provided.



Cafe /  
Artisan Coffee

Water Features/  
public art

Alfresco

Cafe /Juice Bar

Steak Bistro Bar

Alfresco

Microbrewery

Proposed  
Bridge Link



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03

Public Realm

Mezzanine

Public Realm / Public Benefit

- Public Activation Zone
- Public Art Zone
- Public Seating Zone



Day Spa /  
Hairdressers



Allied  
Health Services



Alfresco



Public seating





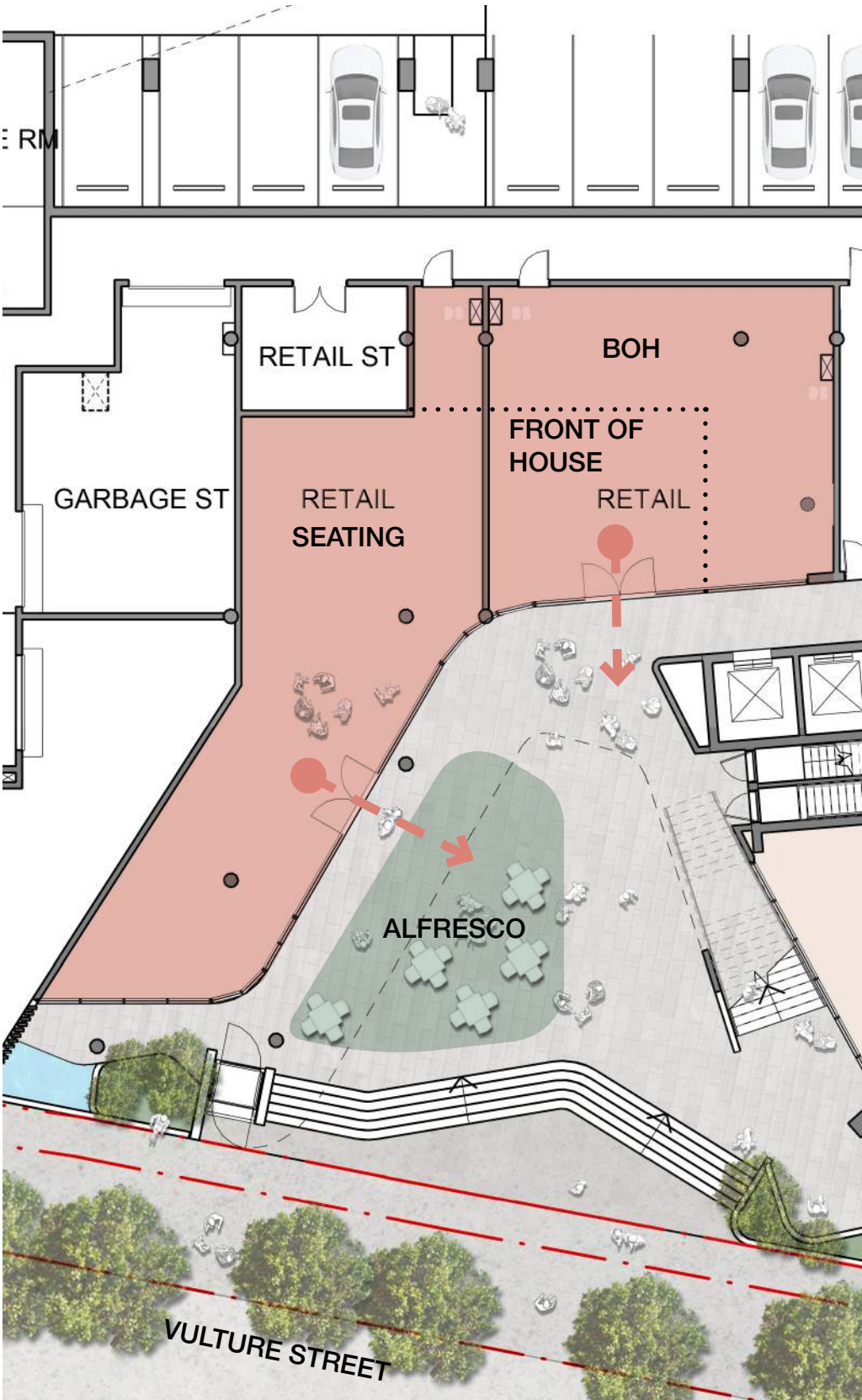


03

Public Realm

Italian Restaurant

LOWER GROUND LEVEL [OPTION 1]



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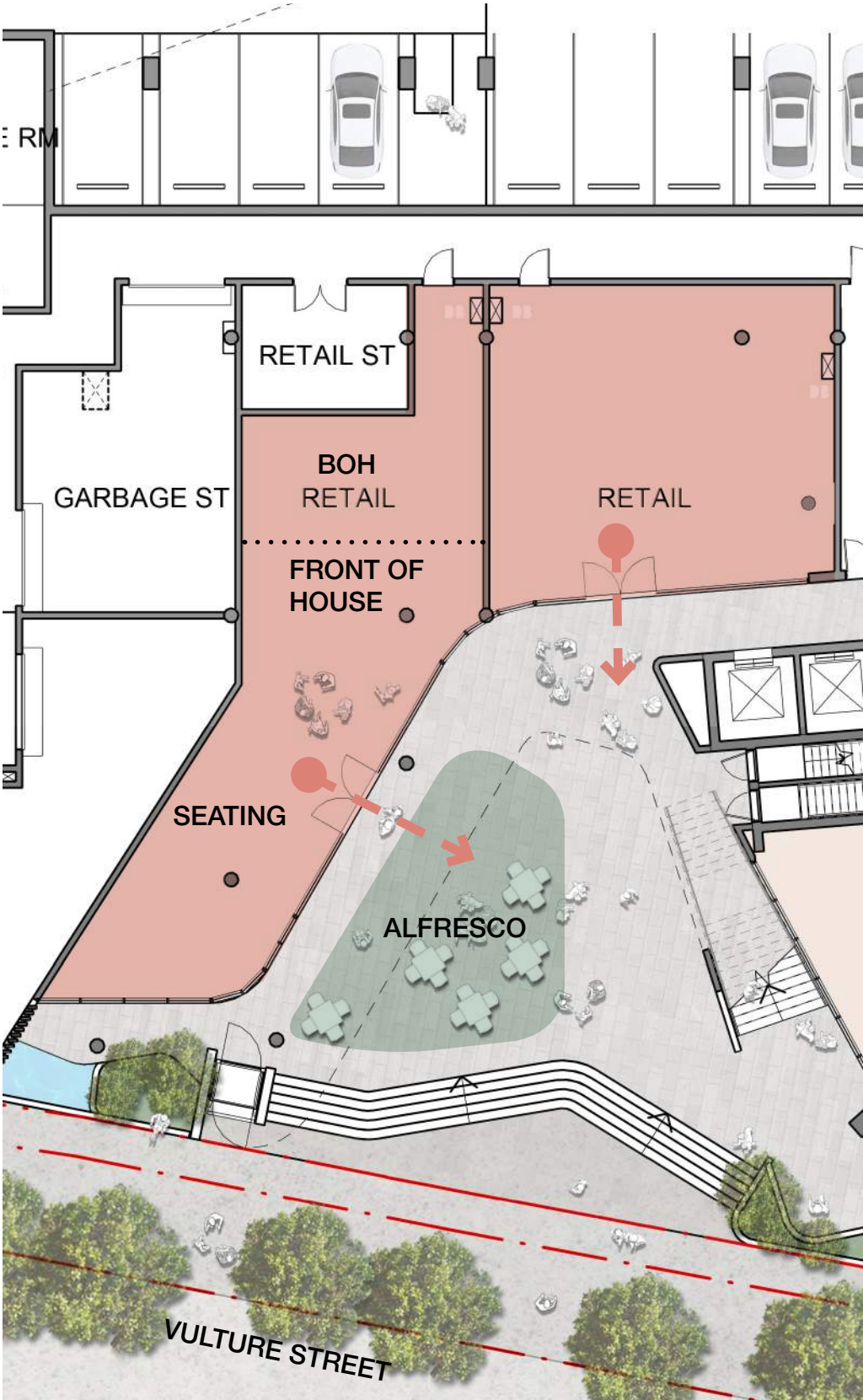


03

Public Realm

Cafe & Organic Grocer

LOWER GROUND LEVEL [OPTION 2]



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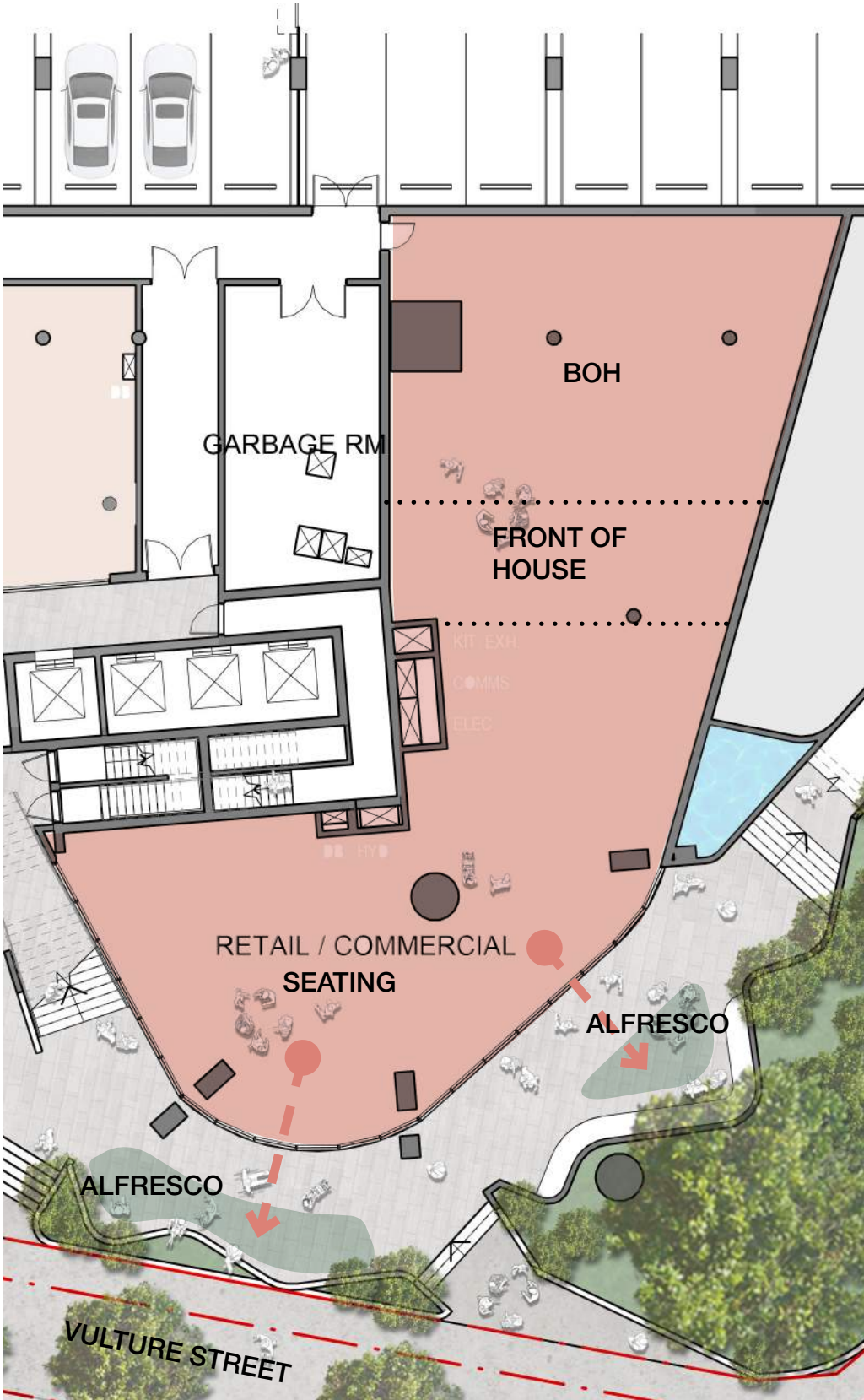


03

Public Realm

Microbrewery

LOWER GROUND LEVEL [OPTION]



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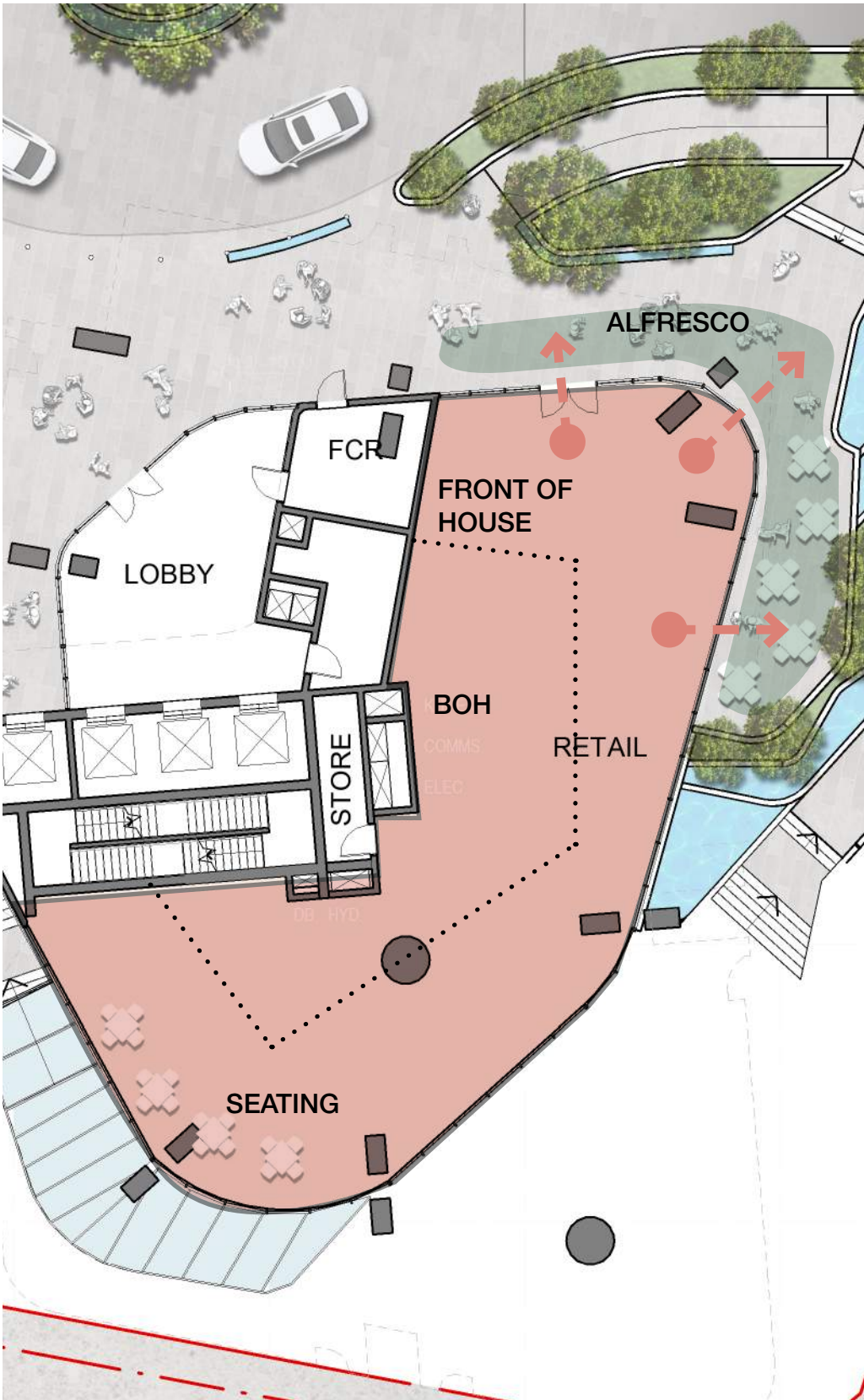
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03  
Public Realm

Microbrewery  
GROUND LEVEL [OPTION]



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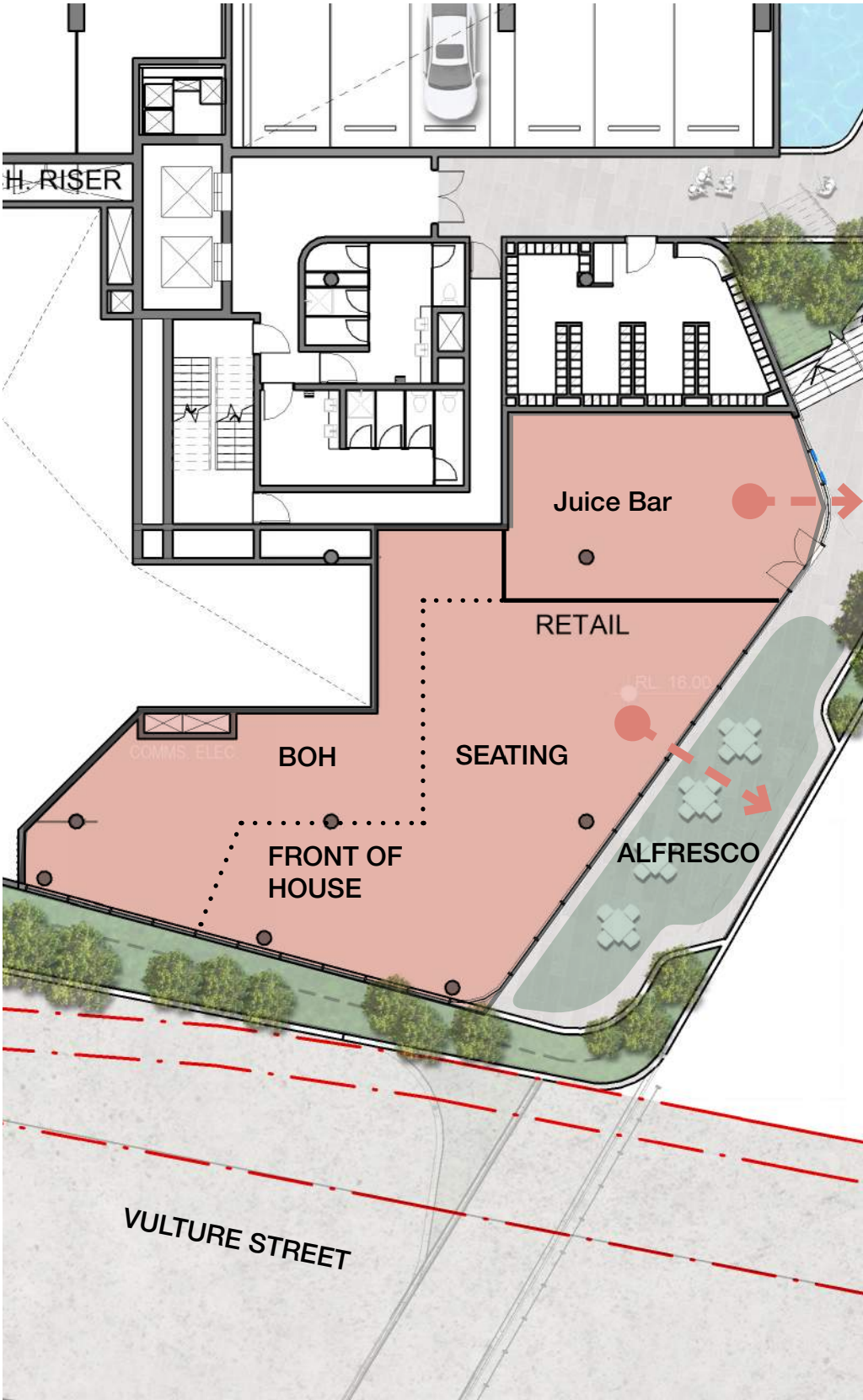
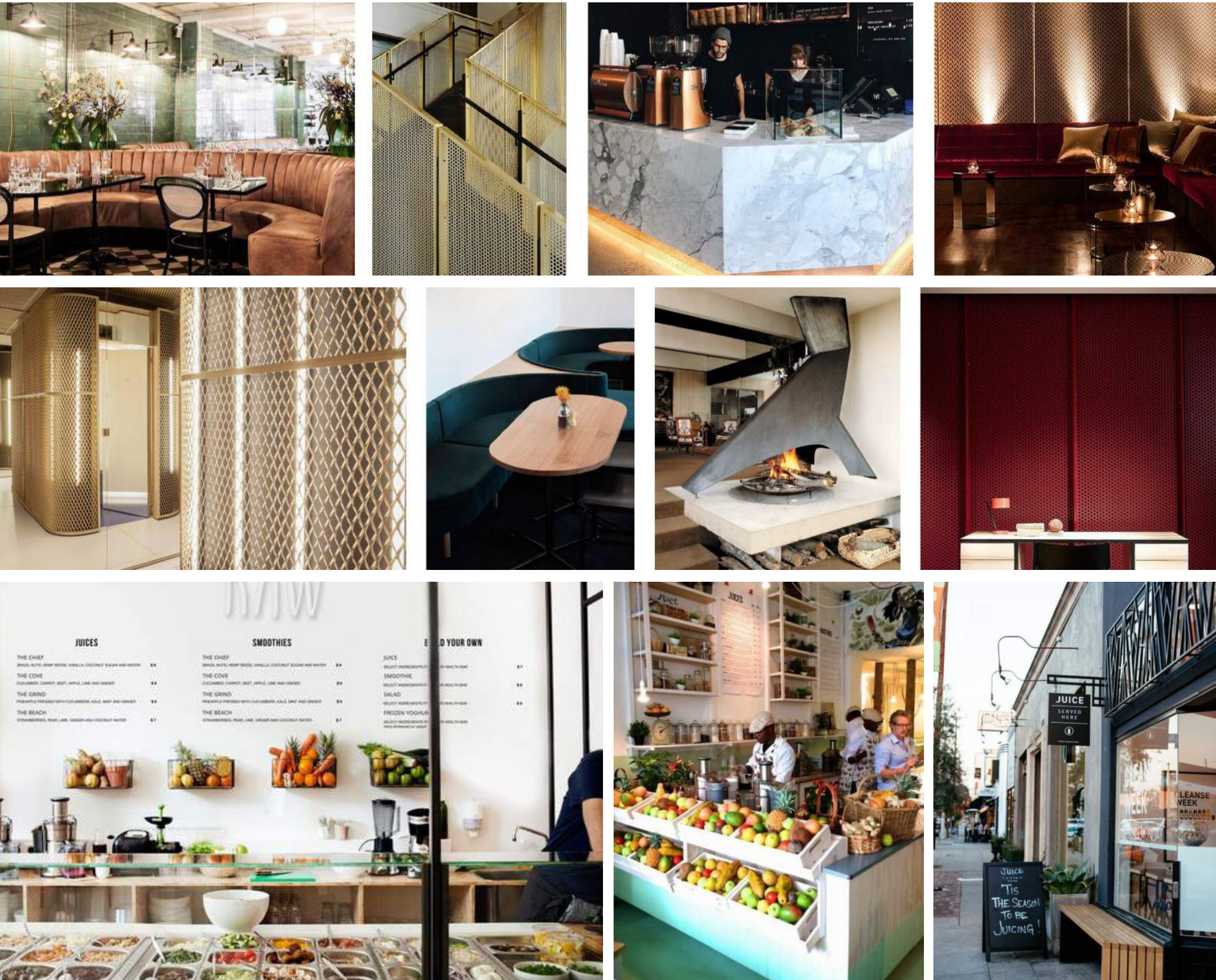


03

Public Realm

Steakhouse & Juice Bar

GROUND LEVEL [OPTION 1]



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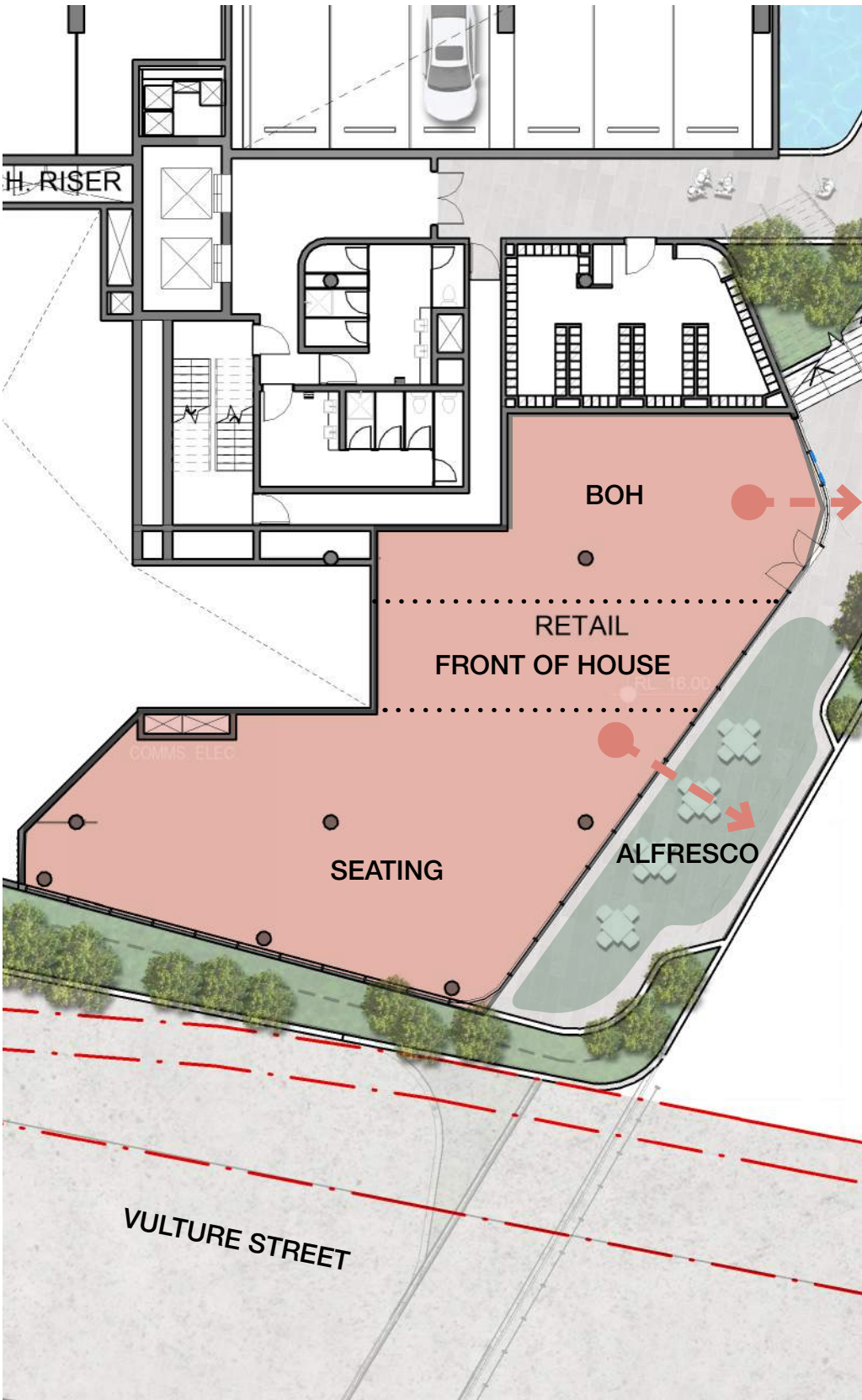
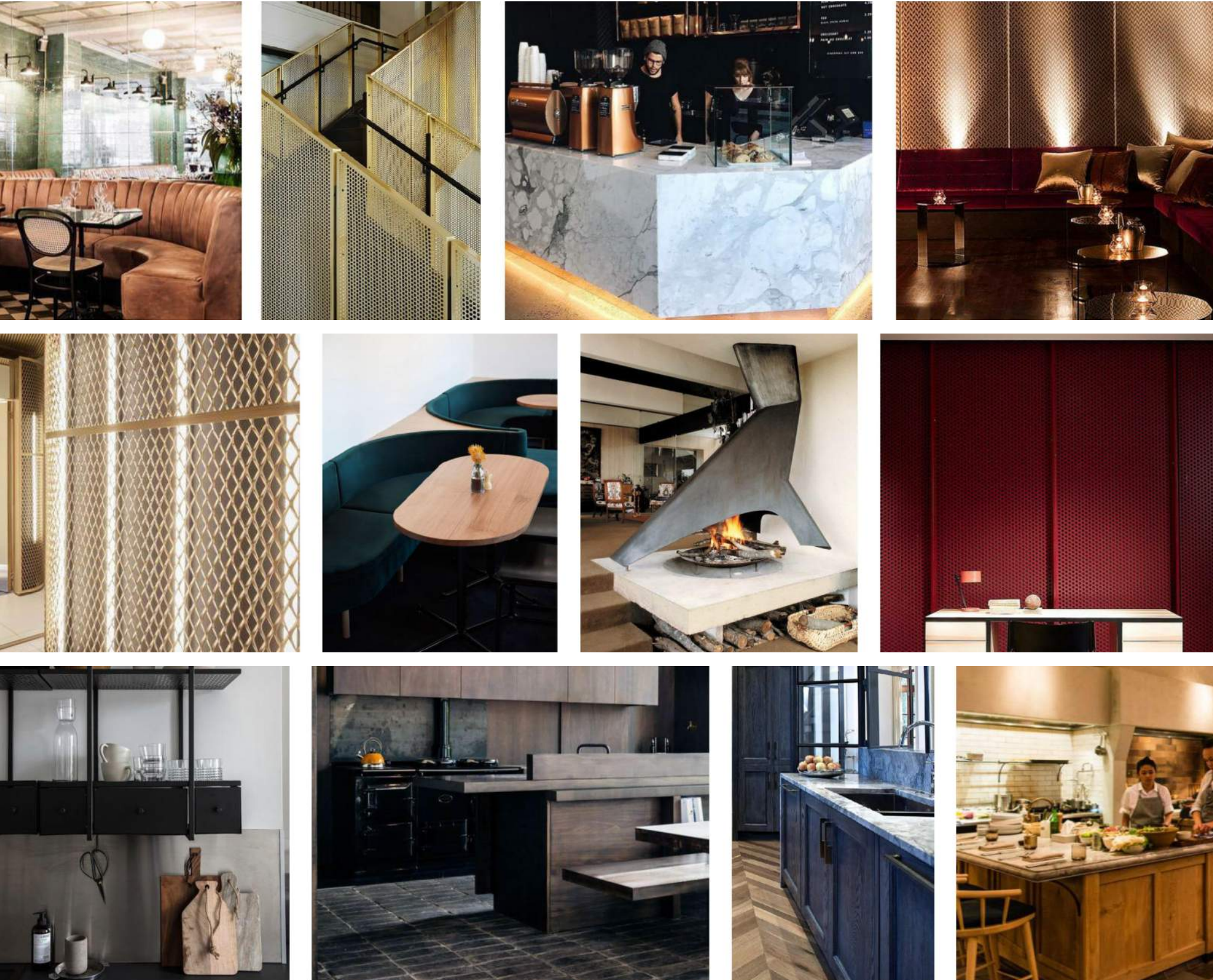


03

Public Realm

Steakhouse Bistro

GROUND LEVEL [OPTION 2]



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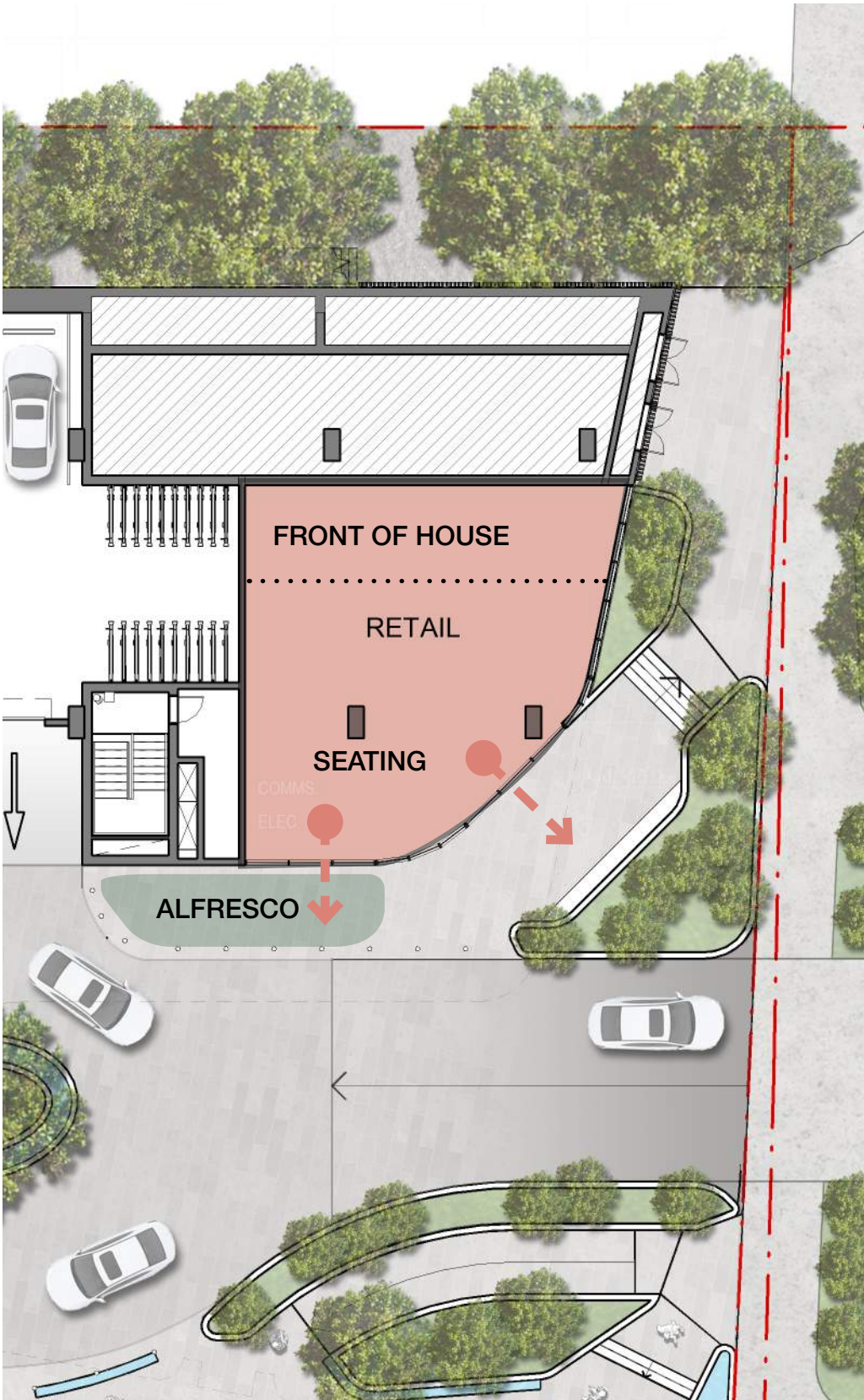


03

Public Realm

Cafe / Artisan Coffee

GROUND LEVEL







03

Public Realm

Allied Health Services

MEZZANINE LEVEL [OPTION 1]



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