

Introduction

This document provides a Public Benefit Statement in support of the proposed development to be known as ‘Trilogy’ on the corner of Vulture and Main Street, Kangaroo Point. This report summarises the key public benefits of the proposed design and the valuable contribution it will be provide to the locality and to the City more broadly.

This application involves a change to an existing approval at the site. The applicant has recently purchased the site and now propose a higher quality architectural outcome that delivers additional public benefits.

The public benefits that will be delivered by the proposed development are summarised as follows.

- 1. Pedestrian Connectivity.
- 2. Creation of Active Entertainment Precinct.
- 3. Significant Public Realm Contribution.
- 4. Sub-Tropical Design Excellence.
- 5. Job Creation and Economic Benefits.

The above represent key reasons why the development should be approved.



Approved DA



Proposed Scheme



Received
12/05/2020
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01

Pedestrian Connectivity

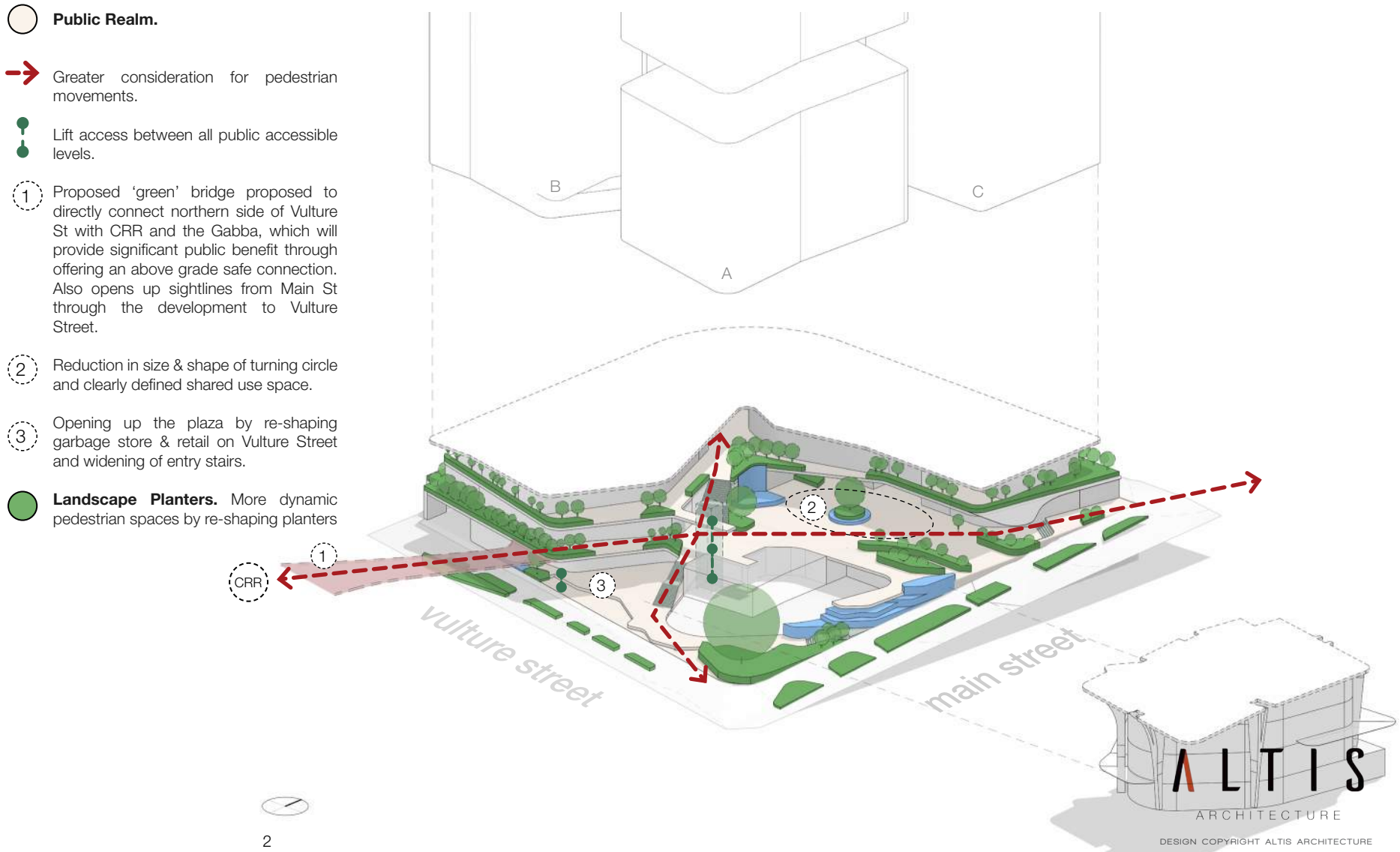
The existing Woolloongabba precinct suffers from significant pedestrian movement capacity and connectivity options due to it's narrow footpaths. Vulture Street is a four-lane road which acts as a barrier to pedestrians moving from the northern side of Vulture Street to the new Woolloongabba station on the southern side of Vulture Street. This is particularly problematic on Gabba game days when large volumes of pedestrians move through this precinct to the Gabba.

The proposed development will alleviate existing pedestrian connectivity issues by providing greater pedestrian access 'through, around and over' the site. Solutions include widening of footpaths and stairs, reducing boundary walling, improving sight lines through the site and provisioning for a pedestrian overpass over Vulture Street to the new Woolloongabba Station precinct.

The public benefits of this connectivity strategy are summarised as follows:

- Proposes a future pedestrian link that completes the pedestrian link to the Gabba from the northern side of Vulture Street. This will work together with the planned future overpass across Main Street associated with the delivery of Cross River Rail.
- Removes need for pedestrian queuing at intersection when crossing Vulture Street. This is problematic on game days when large groups of pedestrians are moving across this intersection.
- Improved connectivity to future Woolloongabba Train Station.
- Significantly improved CPTED outcome by reducing boundary walling allowing greater visibility between the public realm and both street edges.
- Provision of a series of DDA compliant and generous pedestrian entries and more natural low wall height street edge transitions into the site and public realm.

Received
12/05/2020
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Significant Public Realm Contribution

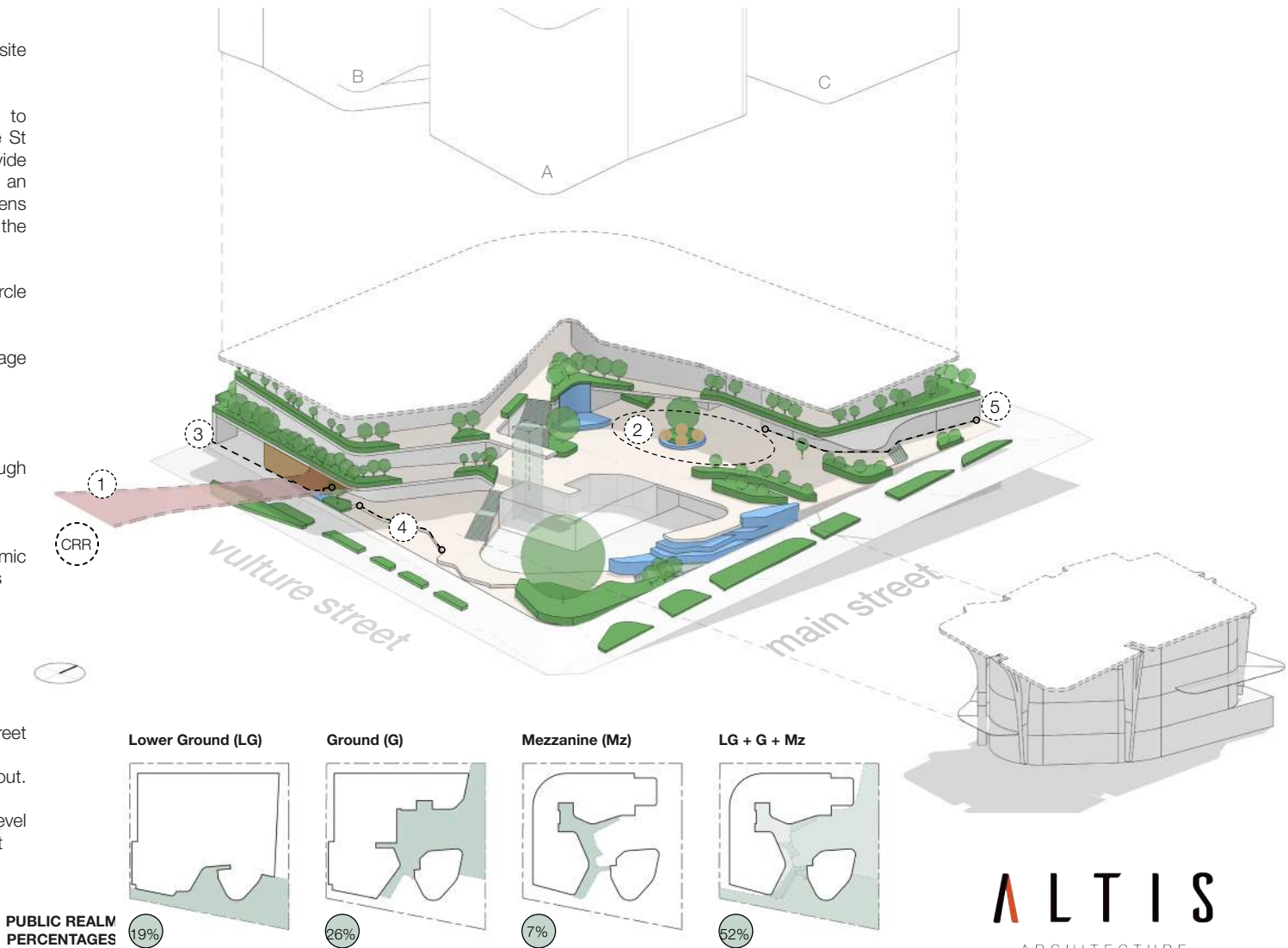
Significant improvements to the public realm surrounding the development will be provided as part of the development. This will include:

- The creation of a welcoming and publicly accessible link through the site connecting Main Street to Vulture Street.
- A significant feature fig tree planting on the corner of Vulture and Main Street. This will complete the ‘quadrant of fig trees’ on each corner of this intersection.
- Public seating throughout the ground plane and along the public edges of all three buildings.
- Landscaped water features provided along the edge of the public realm.
- Provision of public art fronting Vulture Street and throughout the development.
- A dual creative lighting strategy will have varying tonal and artistic qualities.
- Greatly improved light and air movement across the public realm due to the upper NW opening in the northern building.
- Vulture Street retail has greatly improved physical and visual connectivity to the upper Main Street retail due to the scalloping of the podium structure, providing relief at the street edge and allowing tree canopies to grow to maturity.
- Greatly improved street edge aesthetic, due to the introduction of low street edge walling, wider entry points, cascading planters, stairs and water features to both street frontages edge.

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12/05/2020
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- **Public Realm.** 52% of publicly accessible open space site area is provided.
- ① Proposed ‘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 sightlines from Main St through the development to Vulture Street.
- ② Reduction in size & shape of turning circle and clearly defined shared use space.
- ③ Opening up the plaza by re-shaping garbage store & retail on Vulture Street
- ④ Widening of entry stairs on Vulture Street
- ⑤ Improved activation of ground plane through reduction in service cupboards
- **Landscape Planters.** More dynamic pedestrian spaces by re-shaping planters
- **Water.** Inclusion of water features.
- **Public Art.** -Covering 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



03

Active Entertainment Precinct

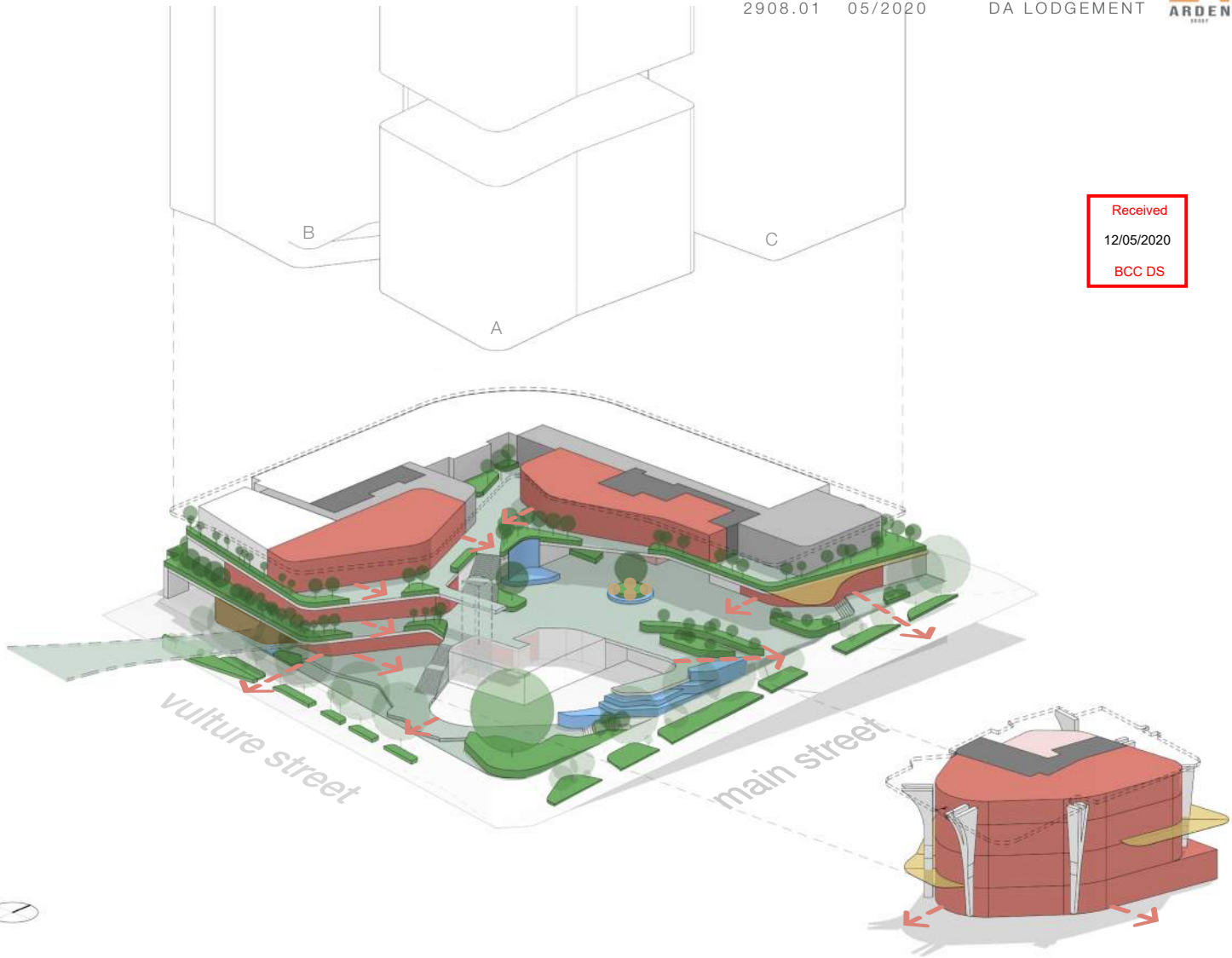
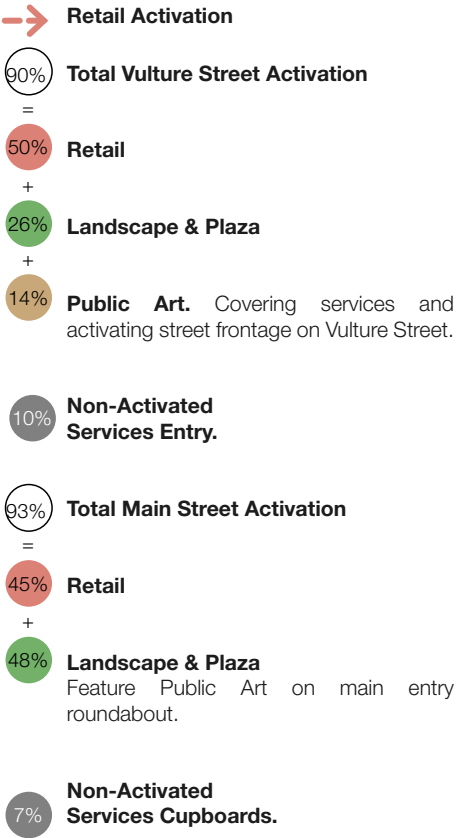
Creating a vibrant entertainment precinct that generates pedestrian activity at different times of the day and night (and not just on Gabba game days) is a key focus of the Kangaroo Point South Neighbourhood Plan Code and Council’s recently released Woolloongabba Precinct Renewal Strategy.

The proposed development will deliver this through the following:

- A mix of café’s, bars and restaurants and other retail activities.
- The applicant has been working with the operators of the James Street precinct to ensure that the mix and type of uses will deliver a successful and high quality entertainment precinct.
- The proposed development will create an entertainment precinct in it’s own right but will also act as a catalyst for similar entertainment and lifestyle activities in the surrounding area.
- This will assist with the evolution of Woolloongabba as a vibrant entertainment and lifestyle destination in the City more broadly (not just on Gabba game days).

Activation and creation of vibrant precinct

Over 3 levels of publicly accessible retail and landscaped plaza.



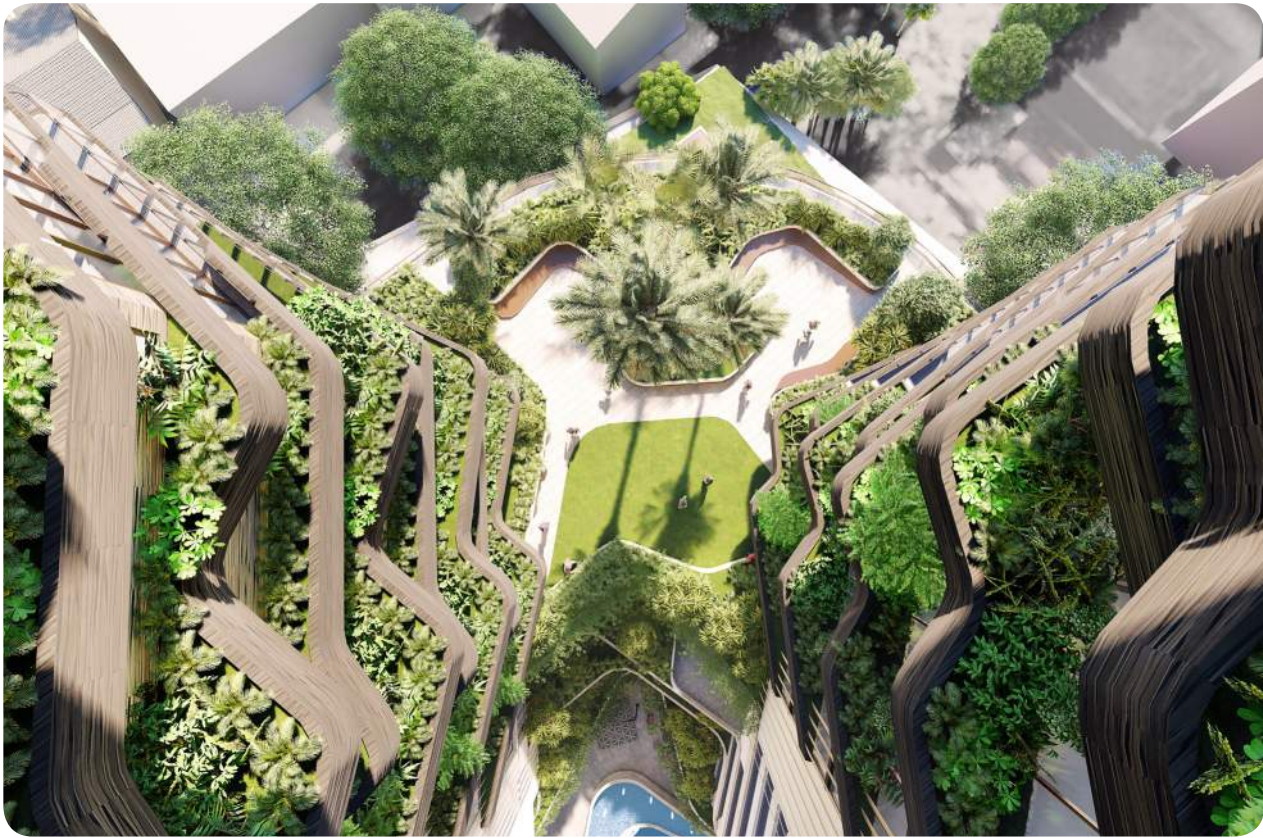
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Sub-Tropical Design Excellence

This section provides additional information which demonstrates how the amended design responds to each of the principles in Council’s New World City Design Guide: Buildings that Breathe.

The proposed development design is an exemplary representation of all relevant principles and that will deliver sub-tropical design excellence:

- The development offers a significant landscape contribution of 124% of total site area.
- 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.
- All towers have access to the sky garden and terraces created for residents to enjoy outdoor areas year round.
- Sub-tropical planters extend into the building foyers and communal spaces as an extension of the level plane and landscape.
- 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.
- 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.
- 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.



- **Public Realm.**
Public Realm Landscaping
Refer to Dunn + Moran Landscape Architects for additional drawings.
124.4% Landscaped Area vs Site Area.
- **Landscape Planters**
More dynamic pedestrian spaces by re-shaping planters
- ① **Fig Tree.**
Clear 15m provision for canopy growth now provided through deletion of 8 residential apartments.
More seating opportunities provided around base of fig tree for wider public benefit.
- ② **Vertical Landscaping**
All vertical gardens are designed to provide best possible growing conditions through accessible maintenance, soil depths, and species selection. Additional and improved vertical landscaping has been adopted.
- ③ **Green Bridge**
Proposed green bridge to CRR precinct
- **Water**
Inclusion of water features.
- **Building.**



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12/05/2020
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Job Creation and Economic Benefits

The proposed development will deliver substantial economic benefits for the City and generate significant local employment. These benefits include:

- 1,500 local jobs during construction
- 203 ongoing jobs once operational
- \$200M construction spend which will have flow on economic benefits throughout the economy and supply chain

This development will help ensure the success of Cross River Rail by contributing increased patronage to the Woollongabba rail station. This will help the region realise the benefits associated with this major public infrastructure project.

This project is ‘shovel ready’ with finance in place and a builder already appointed. **Works can commence within 60 days** of DA approval – this ensures that the above economic and employment benefits can be realised quickly by the City.



DEVELOPMENT EMPLOYMENT NUMBERS

1,500

DURING
CONSTRUCTION

203

DURING
OPERATION

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