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23/12/2019

BCC DS



LAMINGTON MARKETS

612 LUTWYCHE ROAD AND 53 & 57 LAMINGTON AVENUE
LUTWYCHE QLD 4030

ARCHITECTURAL DESIGN REPORT

MARKETPLACE
DEVELOPMENTS

Conrad
Gargett

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DOCUMENT CONTROL REGISTER

REV	DESCRIPTION	ISSUE DATE	PREPARED BY	REVIEWED BY
A	DRAFT	11.06.19	N.A.	J.F.
B	DA ISSUE	18.12.19	N.A.	J.F.

1.0 PROJECT INFORMATION

1.1 ARCHITECT'S STATEMENT

This architectural design report is prepared as part of the Development Application to Brisbane City Council for the proposed mixed use development located at 612 Lutwyche Road and 53 & 57 Lamington Avenue, Lutwyche.

Location

The site is bounded by both Lutwyche Road and Lamington Avenue and sits to the north of the Lutwyche Inner Northern Busway Station. The site has a 90 metre frontage to Lutwyche Road and a 110 metre frontage to Lamington Avenue. The site area is 7332 m2.

Uses

Existing land uses vary, fronting Lutwyche Road the site is vacant after the construction of the Inner Northern Busway tunnel below the site. The tunnel is approximately 2 metres below the surface level. This has a significant impact on opportunity for basement car parking.

The western area of the site fronting Lamington Avenue has mixed older multi-level community housing that is being relocated and a detached residence.

Proposed uses on the site include residential apartments and retail and commercial uses.

Built Form

The Lamington Market development aims to create a dynamic and vibrant community that caters to residents, workers and visitors' daily needs. This project is a catalyst project for the revitalisation of Lutwyche.

The project delivers a mix of apartment types, sizes and price points to ensure a diverse community is created on the site. The integration of retail and commercial spaces within the development helped create an essential form of social sustainability to this part of the city.

The sculptural family of towers also creates an impression of a cohesive neighbourhood within the skyline and emphasise the importance of this part of the city.

The integration of retail space including a market hall and cinemas within the development adds to the diversity of community and activity.

The built form also creates a powerful cultural presence expressed in dynamic volumes sculpted to project a fluid and transparent public dialogue with the surroundings.

The podium public domain consist of a two level below ground cinema, above ground mixed retail use, and a day centre with health care services and short term accommodation on level 2 and 3.

The south building is 12 levels measured from the lowest corner of the site fronting Lamington Avenue and the busway plaza. The north building is 12 levels located towards northern boundary and the new laneway linking Lutwyche Road and Lamington Avenue.

1.2 DEVELOPMENT SNAPSHOT

Site Area	7332 sqm
Total Building Levels	12
Basement Levels	6 Levels
Gross Floor Area	28,952
Total Apartments	134
Car Parking	571
Bicycle Parking	254
Loading Bays	4
Service Bay	2

*Percentages refer to Site Area
*BCC Definition of storey, roof terrace

2.0 SITE + CONTEXT

2.1 LOCATION



2.2 CONTEXT + NEIGHBOURHOOD CHARACTER

The BCC Local Area Plan identifies the site as a retail hub and encourages mixed use developments up to 12 levels.

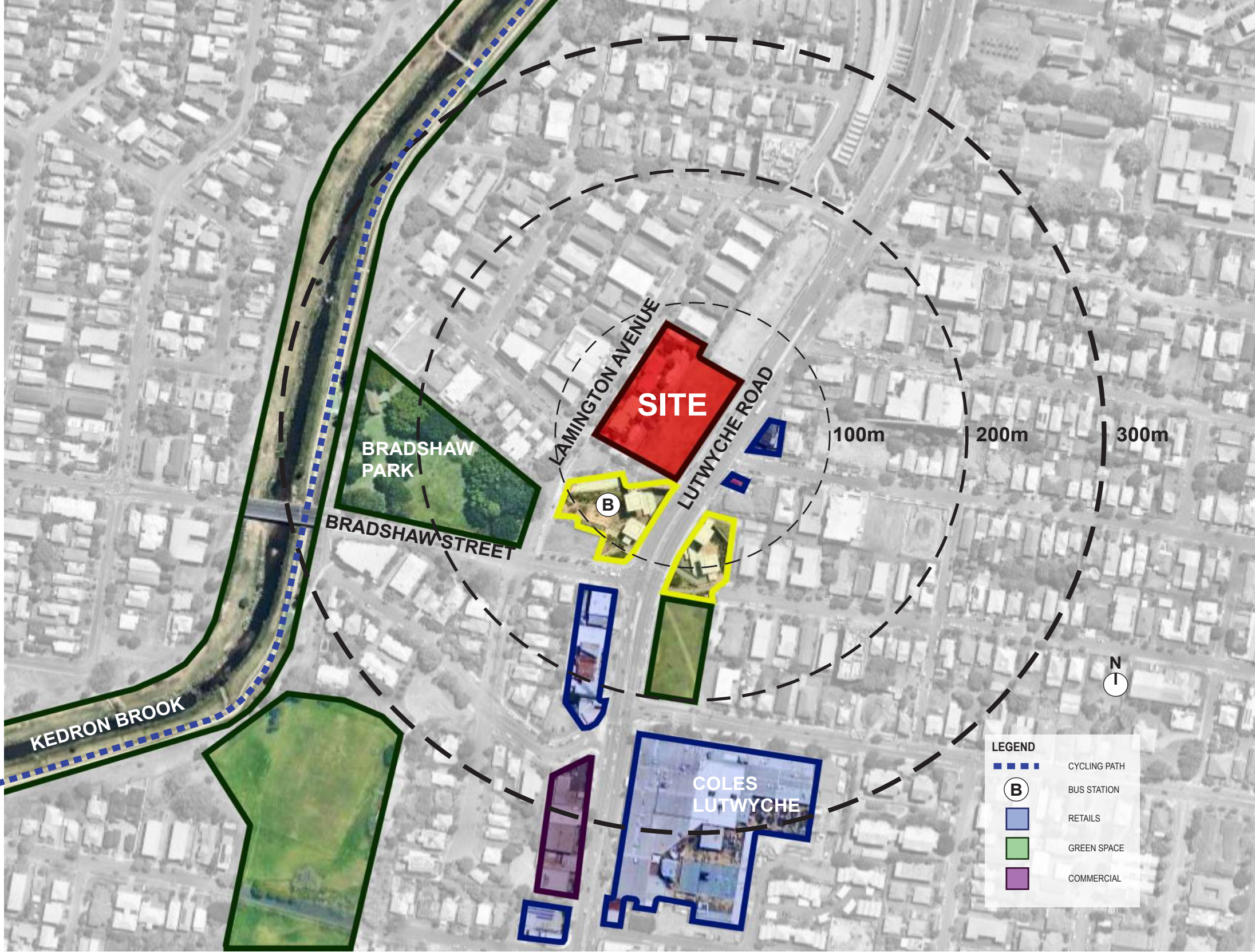
Development within the immediate area is undergoing a period of renewal. The following land uses are adjacent to the site.

East of the site fronting Lutwyche Road is a mixture of older retail and commercial uses. Further to the east are residential streets containing low rise character housing and low scale infill development.

South of the site fronting both sides of Lutwyche Road is the Lutwyche retail precinct. Development in this area range from single level to multi-level development and includes the existing Lutwyche City Plaza. This significant retail destination includes Coles, Aldi and a mix of speciality retailers.

To the southwest is a collection of public parks including Bradshaw Park, Prentice Park and WA Jolly Park. Immediately to the west of these parks is the Kedron Brook Bikeway which connects from Boundary Park, Everton Hills in the west to Toombul Shopping Centre in the east. Surrounding these extensive green spaces is a mixture of low rise character houses and newer infill development.

West of the site beyond Lamington Avenue is a collection of larger residential apartments ranging from 3 to 5 levels.



2.3 EXISTING LAND USES

The Lutwyche Road Corridor Neighbourhood Plan identifies the site as part of the Lutwyche Centre mixed use corridor sub-precinct (Lutwyche Road Corridor Neighbourhood Plan NPP-001a) as a mix of uses that provide the appeal and level of activity essential to create a vibrant place with the attributes to attract business and residents. The plan encourages high density development surrounding the site. The adjacent busway station is ideally positioned to service this increased density and level of activity.

The scale of the proposed mixed use development on the site will act as a catalyst for the revitalisation of the existing Lutwyche high street retail and commercial precinct.

Figure A locates the site at the northern end of the Lutwyche retail and commercial precinct.

Figure B details the scale of the existing development and streetscape addressing Lutwyche Road.

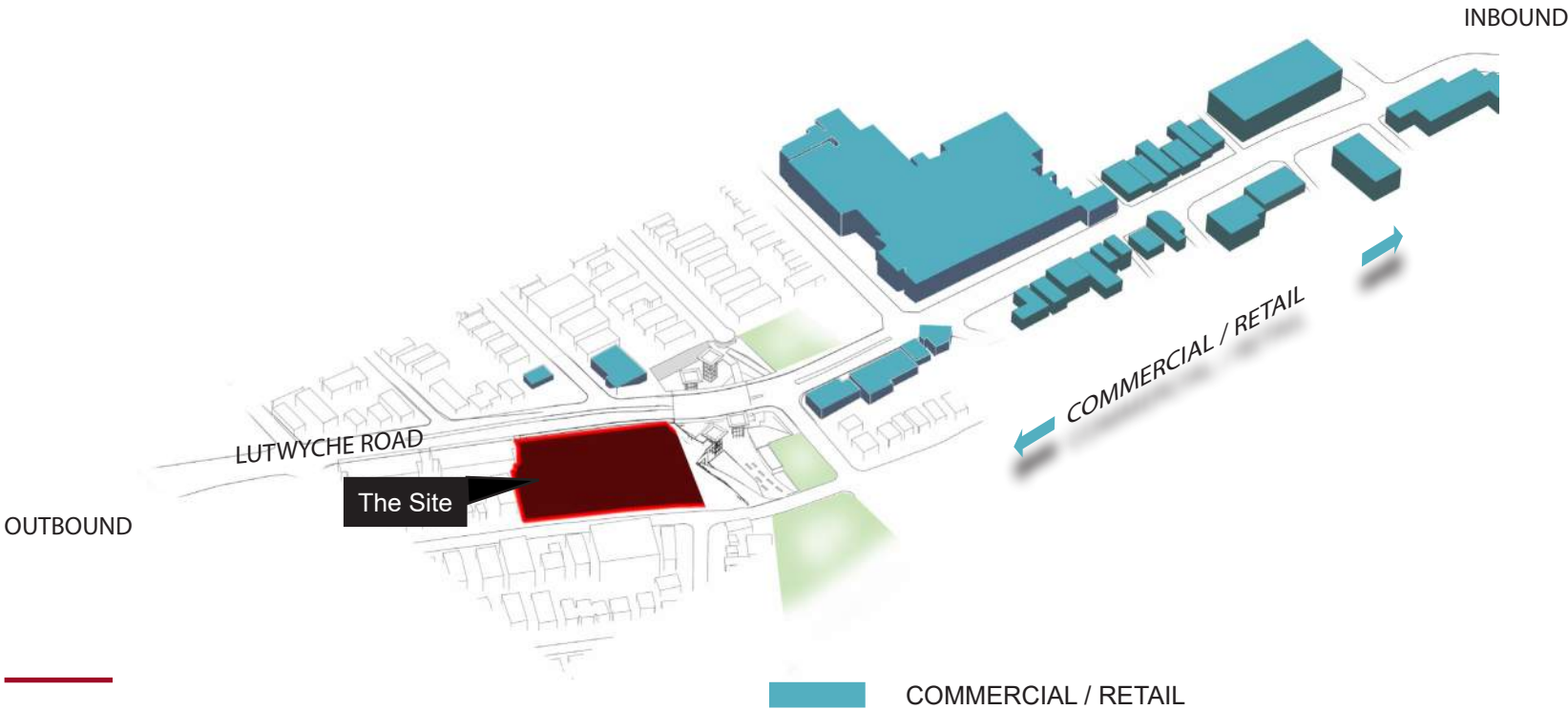


Figure A

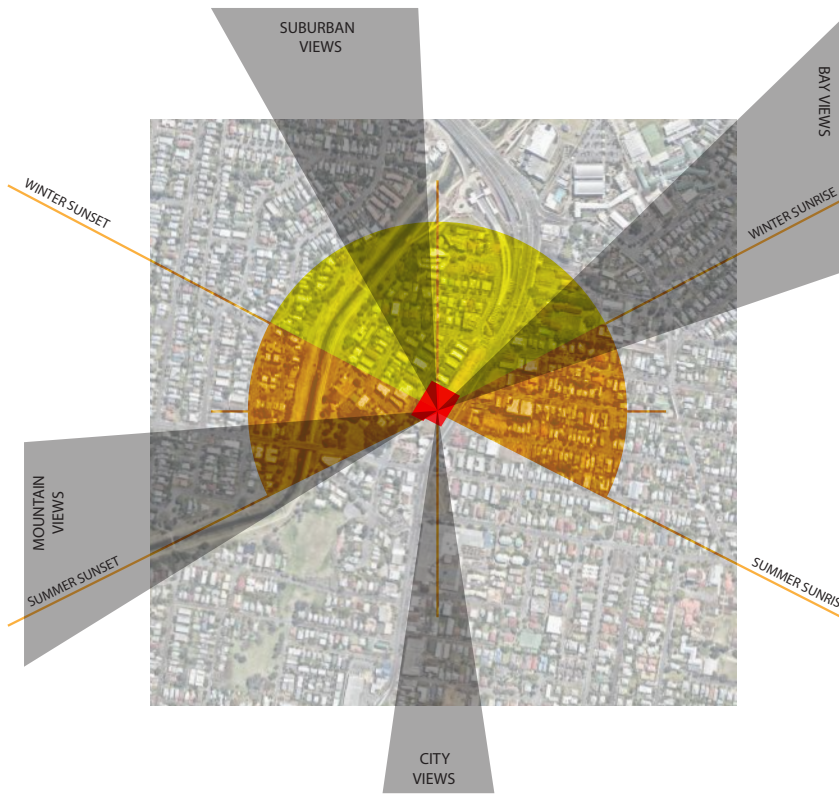


Figure B

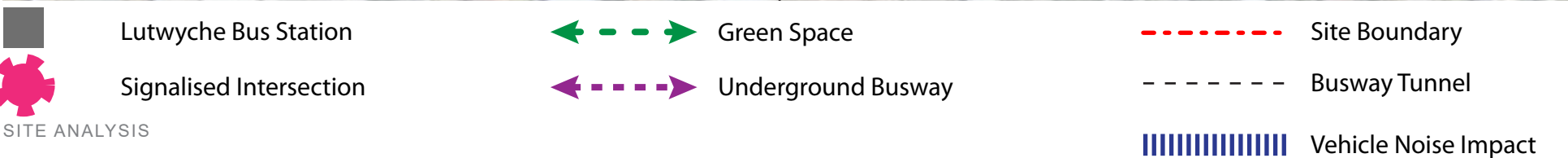
2.4 SITE ANALYSIS



TRANSPORT AND AMENITIES



ORIENTATION AND VISTAS



SITE ANALYSIS

2.5 THE SITE - LUTWYCHE ROAD FRONTAGE



01 VIEW OF SITE FROM LUTWYCHE ROAD HEADING SOUTH



02 VIEW OF SITE FROM LUTWYCHE ROAD HEADING NORTH

The site is located on the high point of a ridge fronting Lutwyche Road. The position on the ridge ensures good exposure of the development to vehicles travelling inbound to the city and outbound from the site.

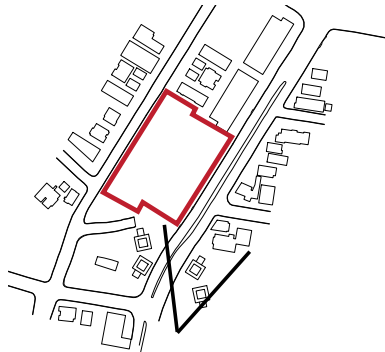
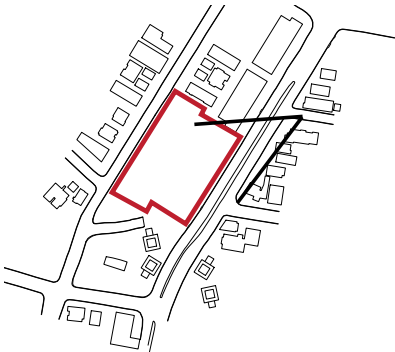
The cross fall along Lutwyche Road is approximately 1 metre with the high point relating to the centre of the street frontage.

A 10 metre fall across from RL27 on the north east corner of the site to Lutwyche Road to RL17 adjacent to the Busway Station entry from Lamington Avenue creates access challenges from Lamington Avenue.

Figures 1 and 2 illustrate the fall along Lutwyche Road.

Figure 3 looks towards the site from Bradshaw Street across the busway plaza to the site.

Figure 4 illustrates the context of Lamington Avenue



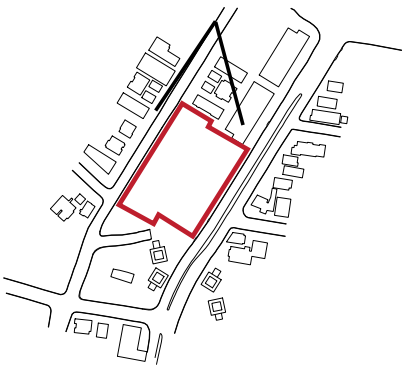
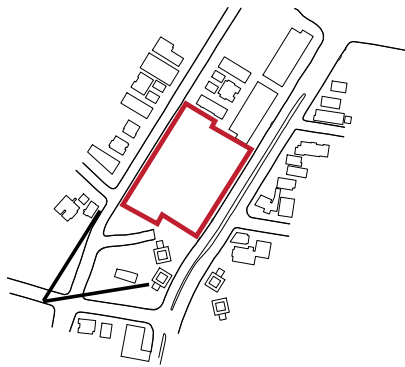
2.6 THE SITE - LAMINGTON AVENUE FRONTAGE



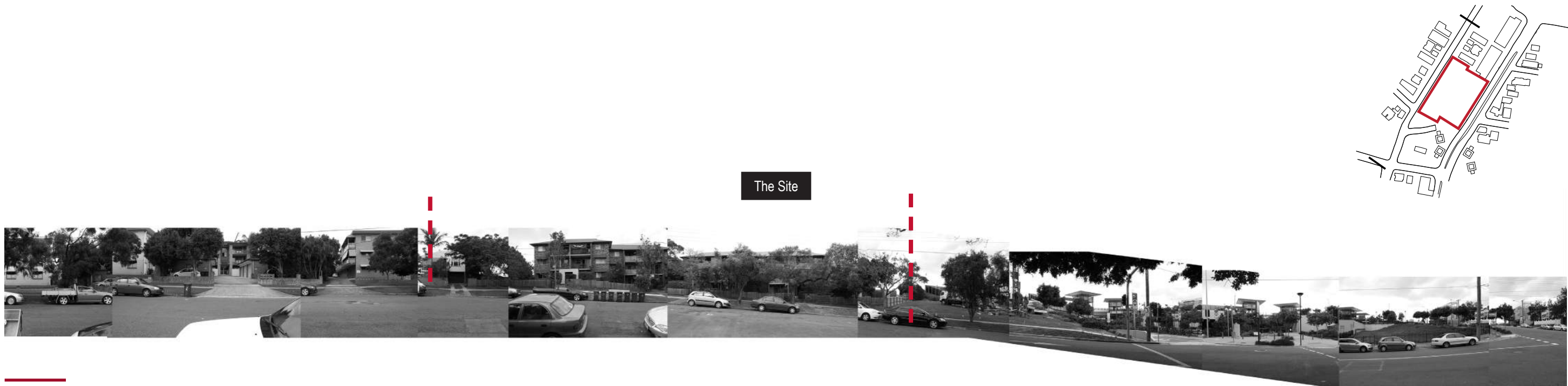
03 TOWARDS THE SITE FROM BRADSHAW STREET



04 LAMINGTON AVENUE CONTEXT



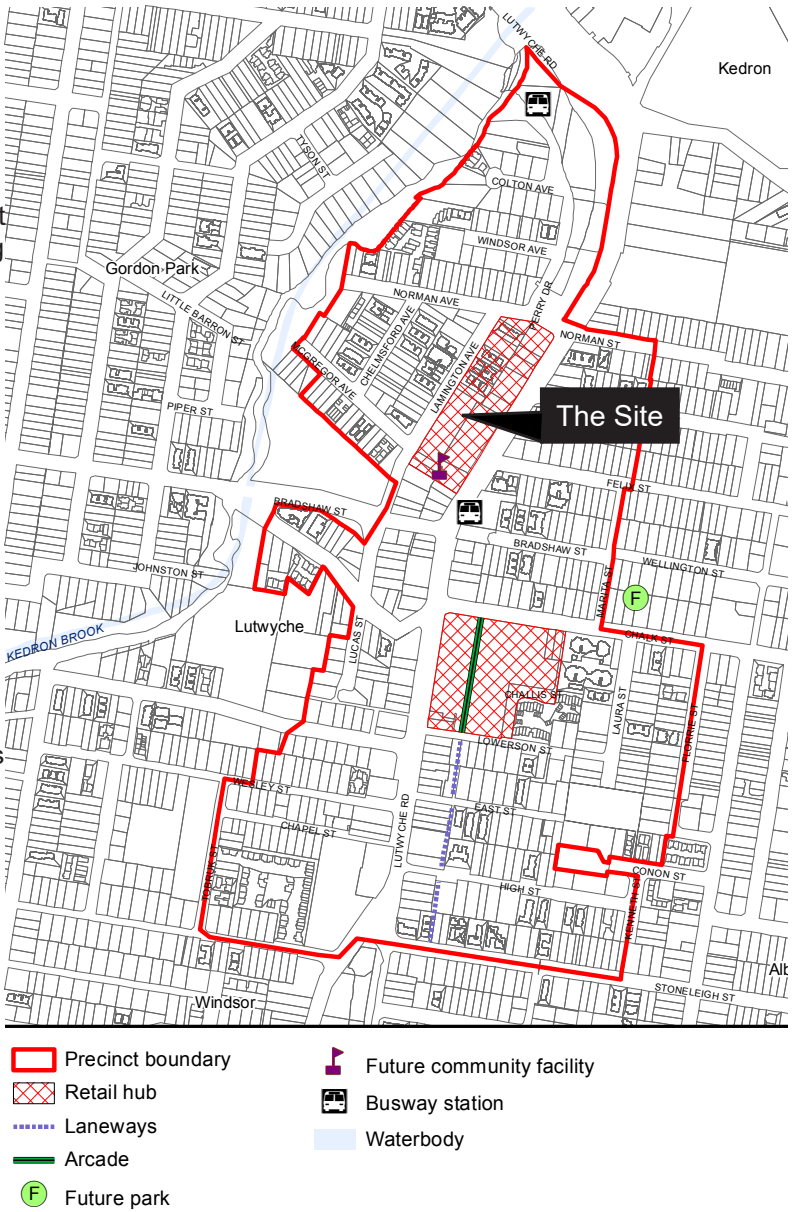
2.7 THE SITE - KEY STREETSCAPES



2.8 NEIGHBOURHOOD PLAN

Lamington Market responds to the key purposes identified in the Lutwyche Road Corridor Neighbourhood Plan / NPP-001a by;

- (i) Providing a mix of land uses and provides opportunity for employment, shopping, commercial activities within the inner city living and leisure and entertainment.
- (ii) Establish a retail hub on the site north of the Lutwyche busway station and creates an anchor retail development at the northern edge of the Lutwyche centre precinct. The development will create an iconic built form fronting Lutwyche Road. Retail activities will activate the busway plaza. The new market lane connecting Lutwyche Road and Lamington Avenue will be activated with retail spaces to both sides of the laneway.
- (iii) The project will amalgamate several smaller sites to create a larger site containing 7086m². This larger site provides the required gross floor area to create a development of significant retail, commercial and residential use.
- (iv) Ground level space fronting the busway plaza, Lutwyche Road and the new laneway are activated with retail and commercial uses.
- (v) Both the busway plaza and the laneway provide a transition space into the ground level market hall. Travelators within the market hall provide access to the market place located at level 1.
- (vi) Residential apartments, urban farm restaurant and a respite care facilities are provided above the retail and commercial uses.
- (vii) The new plaza activating the existing busway plaza and the new laneway ensure a high level of pedestrian accessibility throughout the development.
- (viii) The local area plan identifies Lutwyche Road as a sub-tropical boulevard, the development integrates an organic brick wall and market hall arches. This wall is curved in plan form and in elevation. The window apertures form an organic arch. The arched form market hall roof draws from the traditional form of markets building from around the world.
- (ix) Day and night activity is encouraged by integrating both retail and residential uses on the site. Residential uses are located above the retail area to minimise the impact of noise and air quality issues from Lutwyche Road on the residential uses.



2.9 SITE CONSTRAINTS

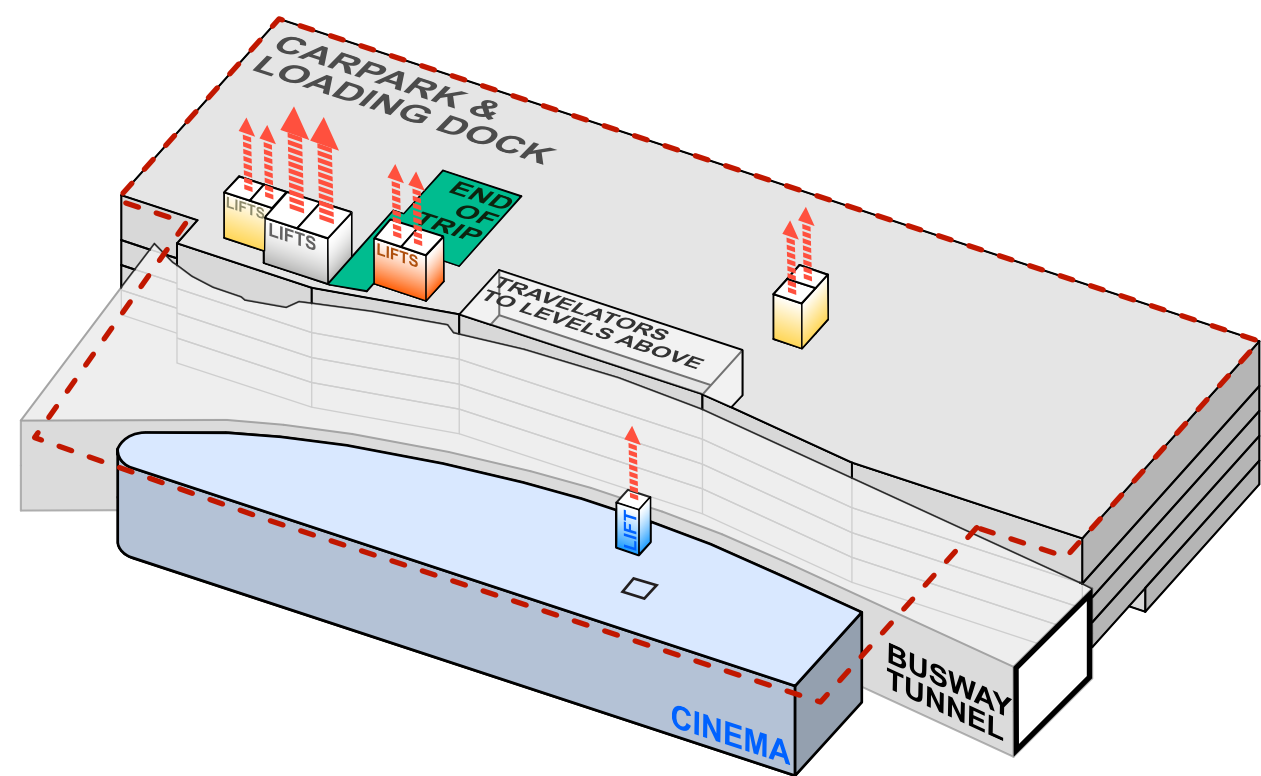
The proposed development responds to the following key site constraints;

- (i) Inner Northern Busway tunnel located approximately 2 metres below the ground level.
- (ii) Single point of access off Lutwyche Road share with adjacent Brisbane House Company development
- (iii) Significant noise and air quality issues associated with Lutwyche Road
- (iv) Integration with the existing busway station
- (v) A 10 metre cross fall across the site from the northeast corner fronting Lutwyche Road to the southwest corner adjacent the busway
- (vi) The location of the existing busway tunnel impacts on the basement width and efficiencies

3.0 DESIGN PRINCIPLES

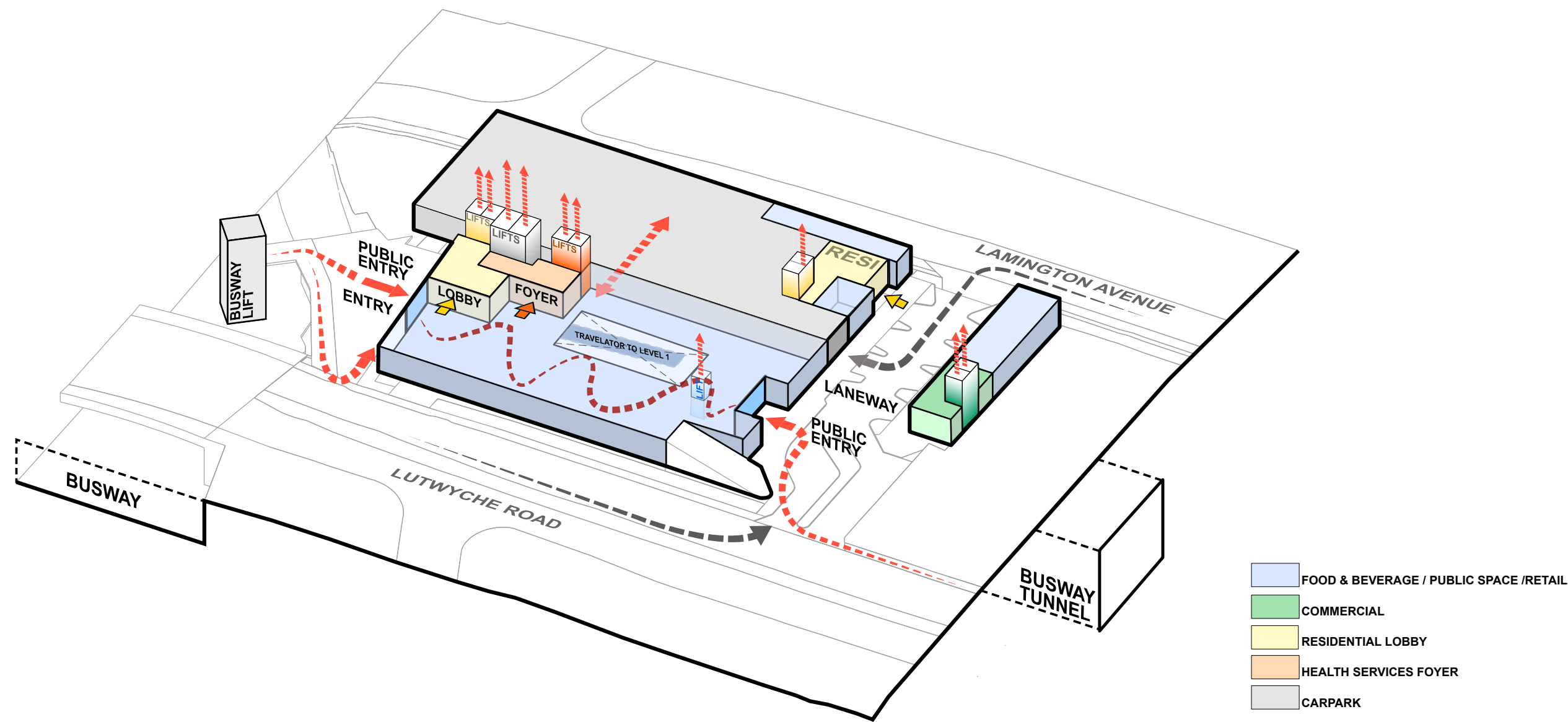
3.1 BASEMENTS - CINEMA, CARPARKS AND EXISTING
BUSWAY TUNNEL

The existing busway tunnel has split the basements of the proposed development into two parts - cinema and carparking. The cinema consists of 8 theaters with function space and candy bar. The remaining part of the basement has a total of 571 carparks, end of trip facility and vertical transportation to upper levels.



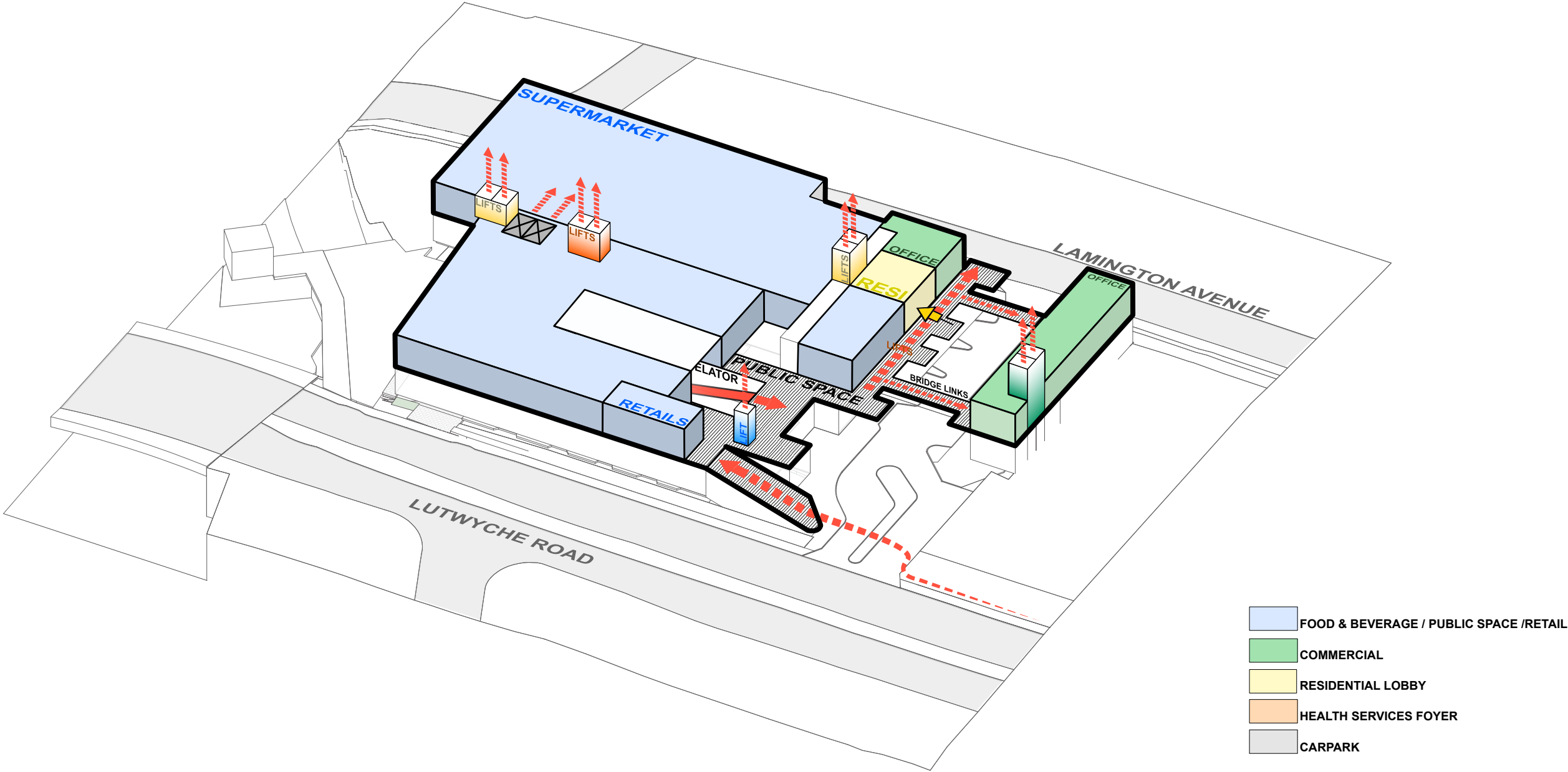
3.2 GROUND LEVEL - NEW MARKET HALL

The ground plane is designed to maximize public spaces to facilitate a new, transit orientated destination for Lutwyche and the surroundings suburbs. To enhance pedestrian connectivity, key entrances and foyers have been incorporated into the new market hall design for ease of access and way finding. Inside the market hall, a variety of civic spaces and programs will offer a unique retailing experience. On the northern side of the proposed building, the new laneway will connect Lutwyche Road and Lamington Avenue and provides opportunities for corner retail.



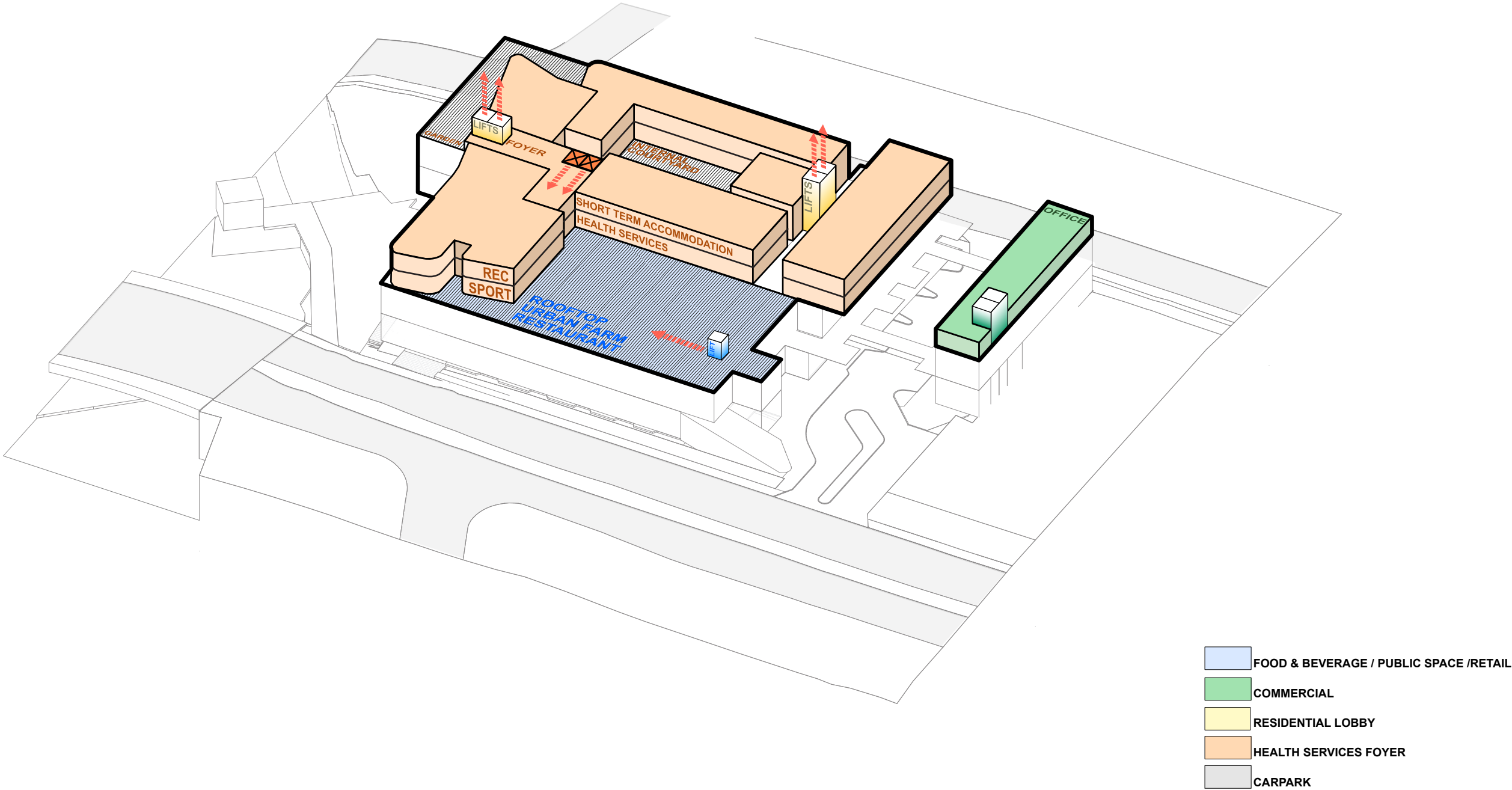
3.3 LEVEL 1 - NEW MARKET HALL

A specialty supermarket and boutique retail will be located on level 1 of the Market Hall. This level is connected physically and visually to the ground plane with vertical transport and voids. A large public space located on the top end of the translators provides breakout spaces and ease of navigation in the market. The stand alone office building on the north boundary is connected to the market hall by two bridge links. This vast space will be covered by an arched roof canopy lined with skylights to facilitate natural daylight deep into the retail volume.



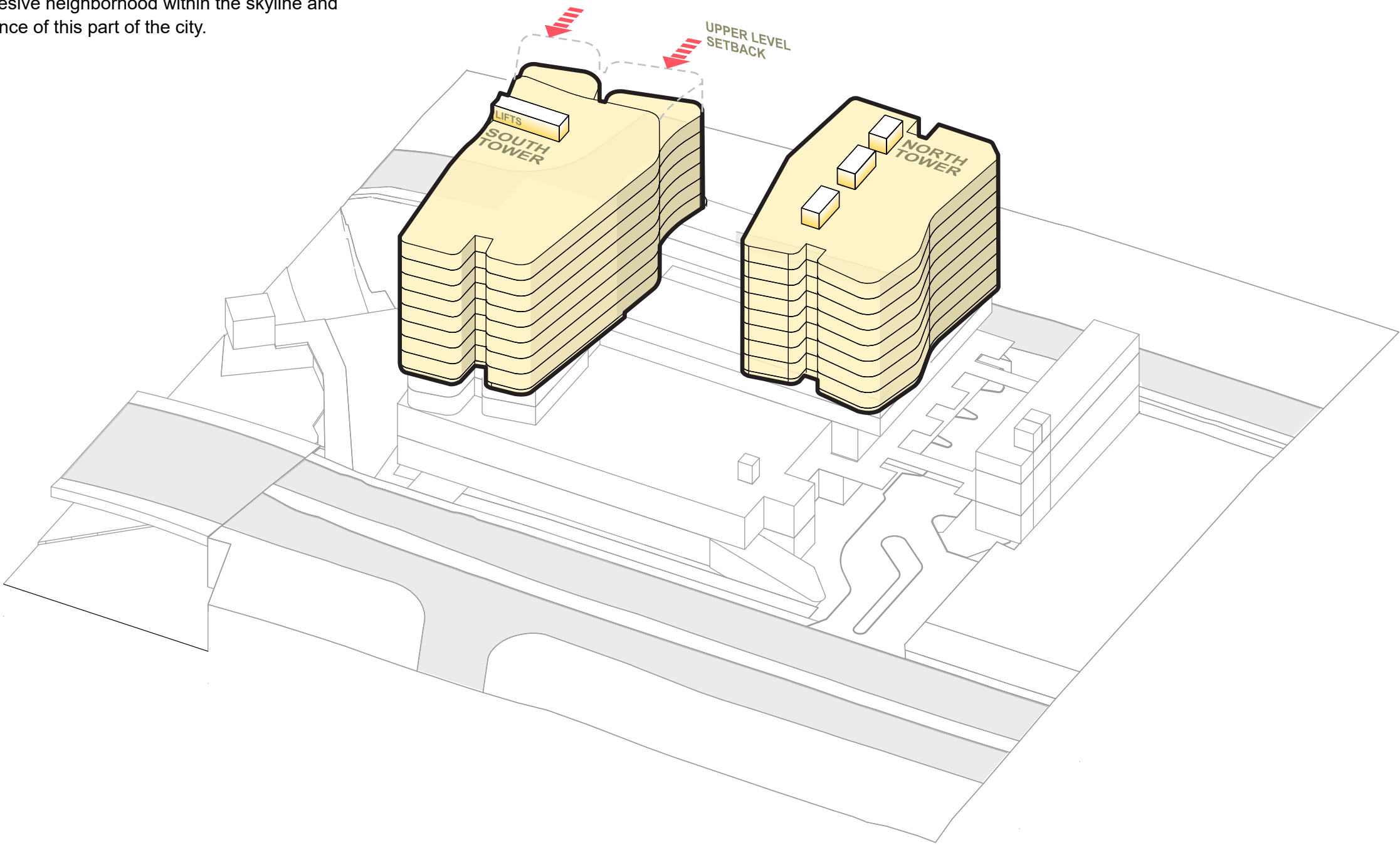
3.4 LEVEL 2&3 - HEALTH CARE SERVICES AND SHORT TERM ACCOMMODATION

Level 2 and 3 of the proposed development is dedicated for short term accommodation and health services to support the community.



3.5 LEVEL 4 & UPPER LEVELS - RESIDENTIAL TOWERS

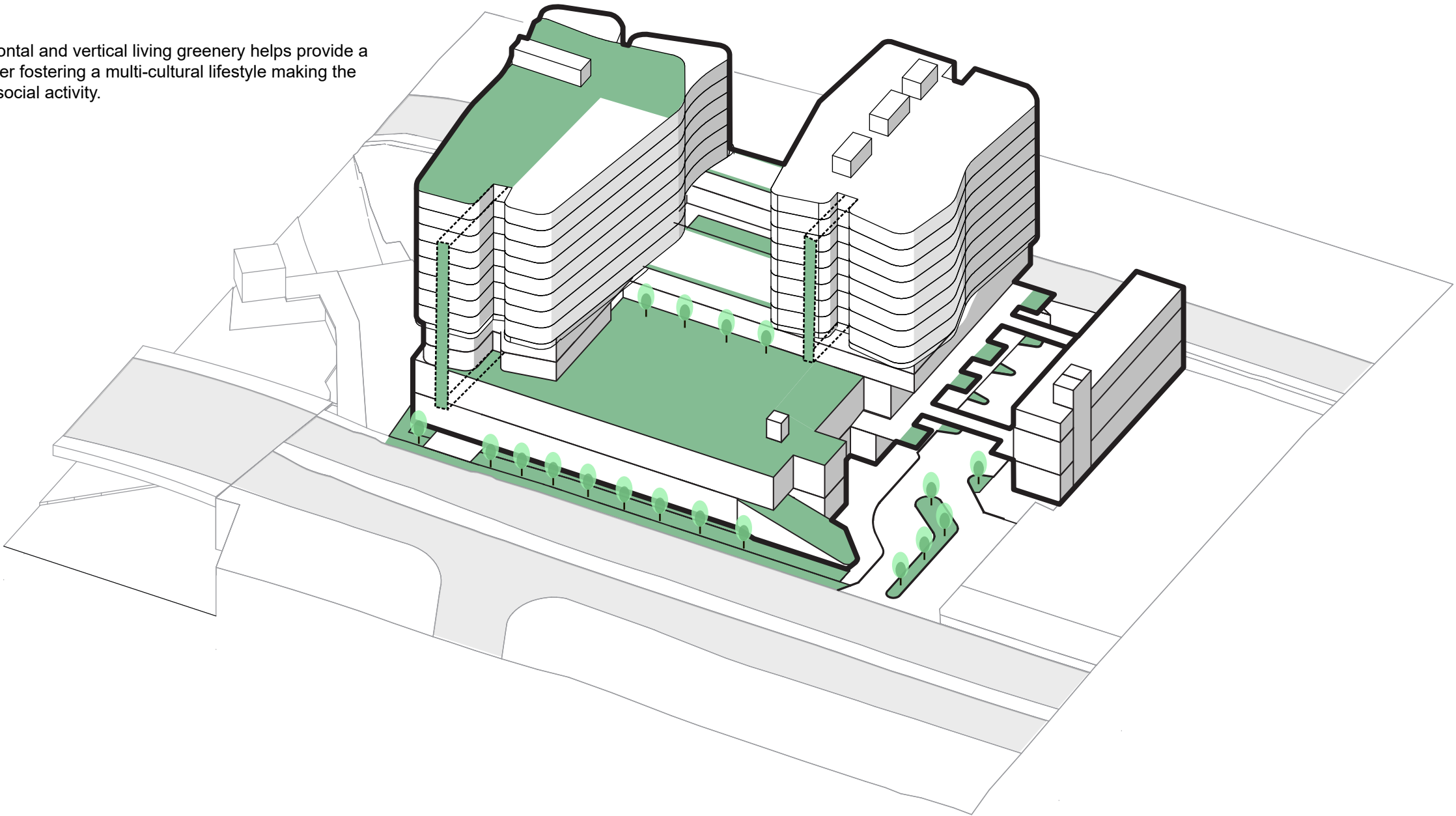
The articulated tower forms maximize daylight penetration to public spaces below. The sculptural family of towers also creates an impression of a cohesive neighborhood within the skyline and emphasize the importance of this part of the city.



3.6 GREEN SPACES

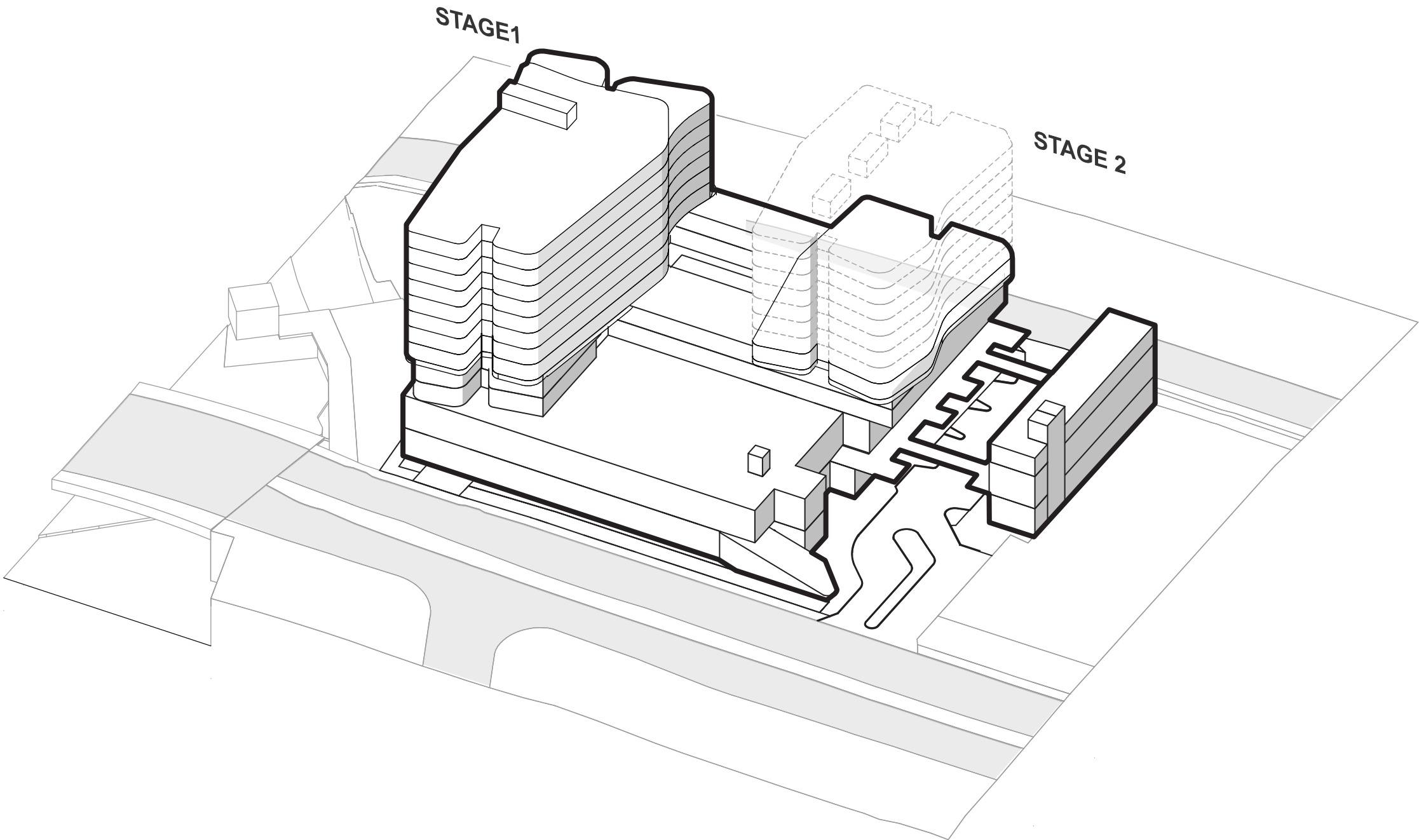
Being close to nature is one of the key drivers of the proposed development. Generous public green spaces have been integrated into the podium levels to offer pleasant external spaces for residents and visitors. The south facing private recreational areas on the top of the towers offer spectacular breakout spaces with views of the city and surroundings.

The interconnected horizontal and vertical living greenery helps provide a strong landscape character fostering a multi-cultural lifestyle making the precinct a vibrant hub of social activity.



3.7 STAGING

Stage 1 includes the new market hall, stand alone office tower, health services levels and the South tower. The North tower will be constructed in stage 2.

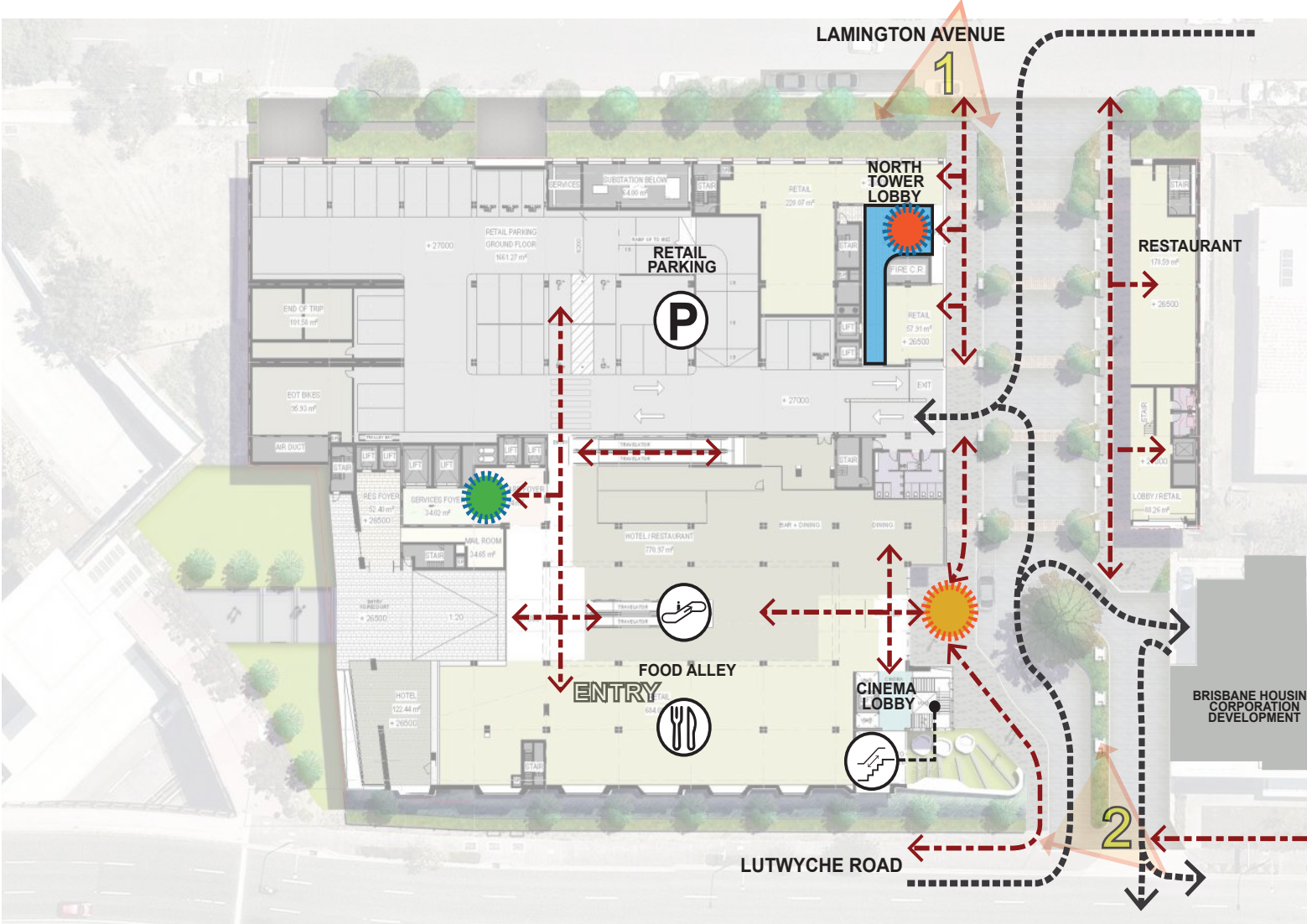
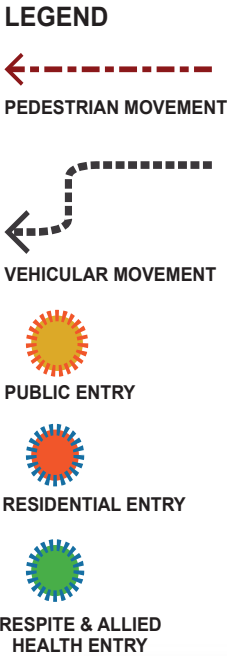


3.8 OPEN AND ENGAGING GROUND PLANE 01

The development sites prominent location within the Lutwyche neighbourhood informed the program, form and design response of the Lamington Markets development. The site position within a significant retail and commercial corridor, and proximity to major public transport infrastructure in the form of Lutwyche bus station drove the variety of functions, the public spaces of a civic scale, and the conceptual design response to the site conditions.

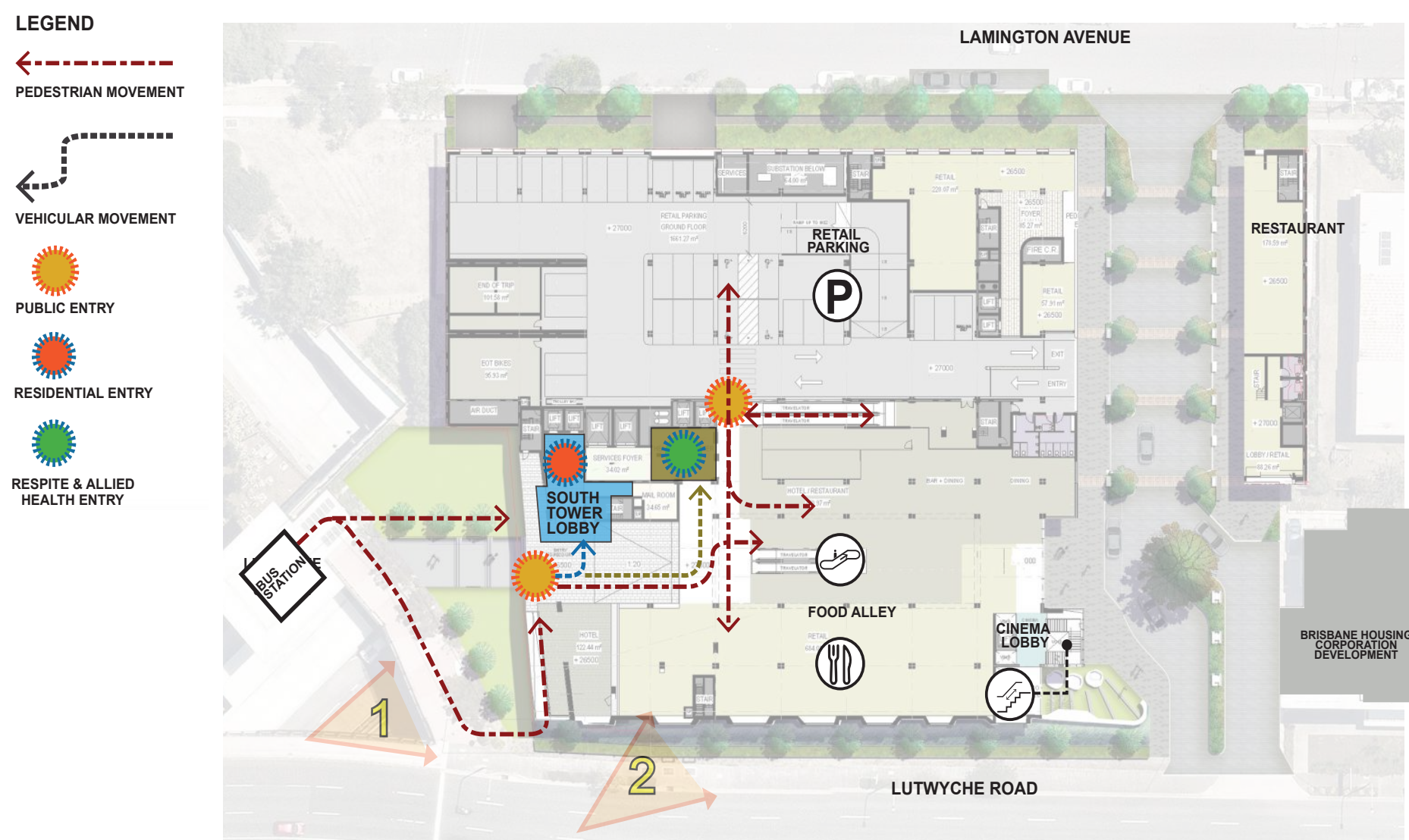
The mixture of retail spaces, small Office tenancies, boutique cinema, restaurant tenancies, residential units and generous public spaces facilitate a new destination for Lutwyche and beyond.

The overall built form is composed of two towers that sit on top of a commercial and retail podium. This main volume borders the busy Lutwyche road and frames a protected laneway that passes through the site to Lamington Avenue. This shared laneway is bordered by a three level volume to the north which offers shade to this new public space.



3.9 OPEN AND ENGAGING GROUND PLANE 02

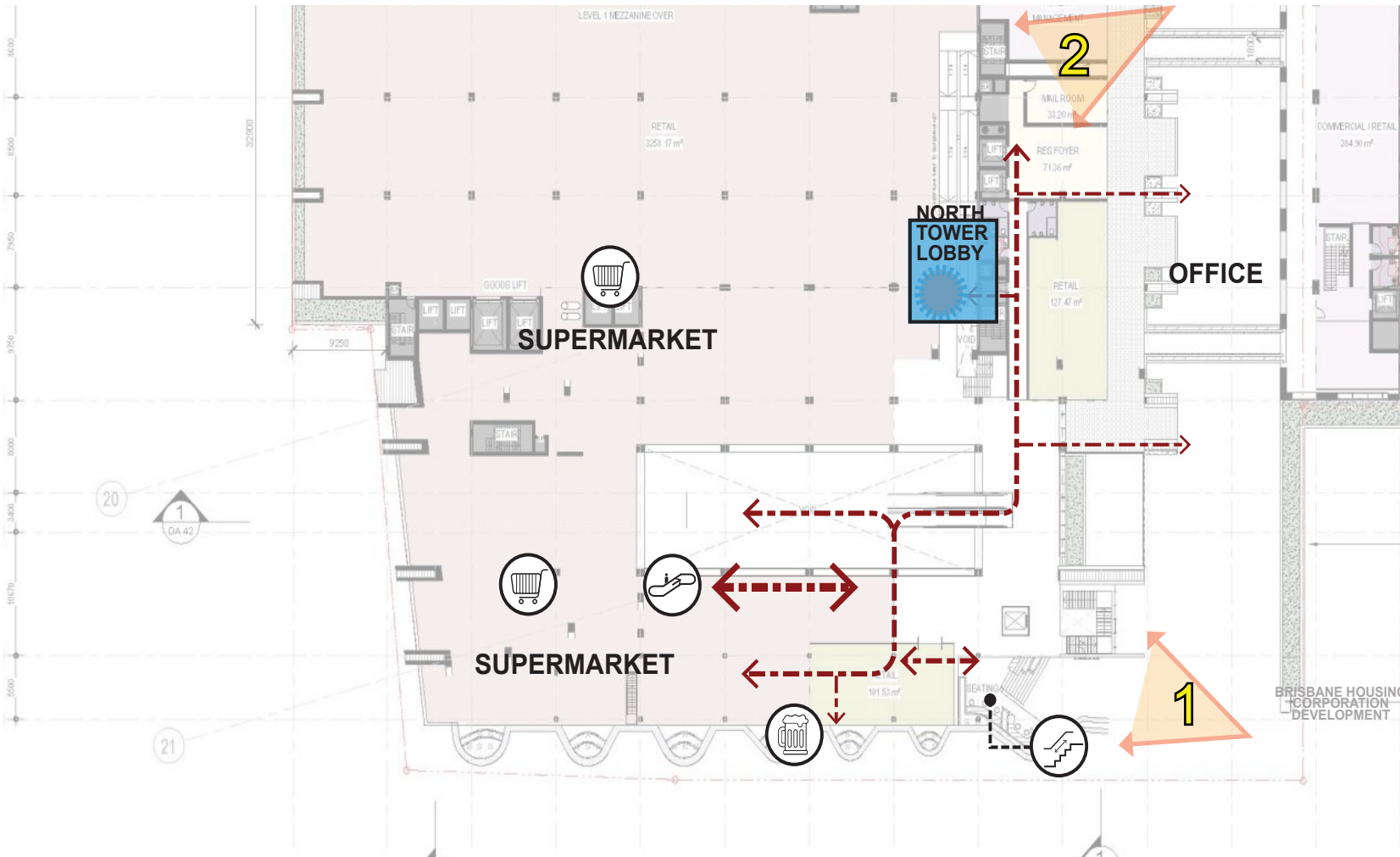
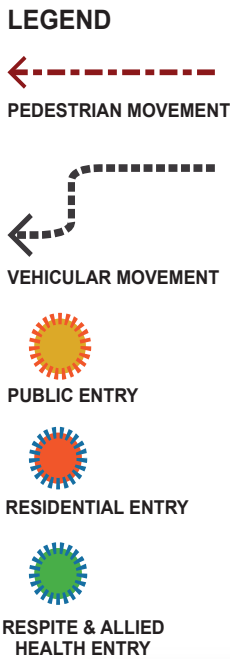
The proposal prioritises the activation of the ground plane and pedestrian connectivity through the organisation of key public spaces. Connections to the existing Lutwyche bus station infrastructure will be established with a civic plaza at the south-east end of the site. This plaza will link to the main market hall via an arcade, providing a retreat from the urban conditions of busy Lutwyche Road. This arcade connects the shared laneway to the north which permits safe pedestrian movement through the site.



3.10 OPEN AND ENGAGING GROUND PLANE 03

One of the significant features of the Lamington Markets development is the market hall. On level one of the main form, a double height volume houses a market hall, an organic supermarket as well as a variety of boutique retail spaces. Skirting the edges of this volume, open out to this grand public space .This market hall concept is inspired by the world renowned Borough Market in London, the Queen Victoria Market in Melbourne and the original wet markets of Brisbane.

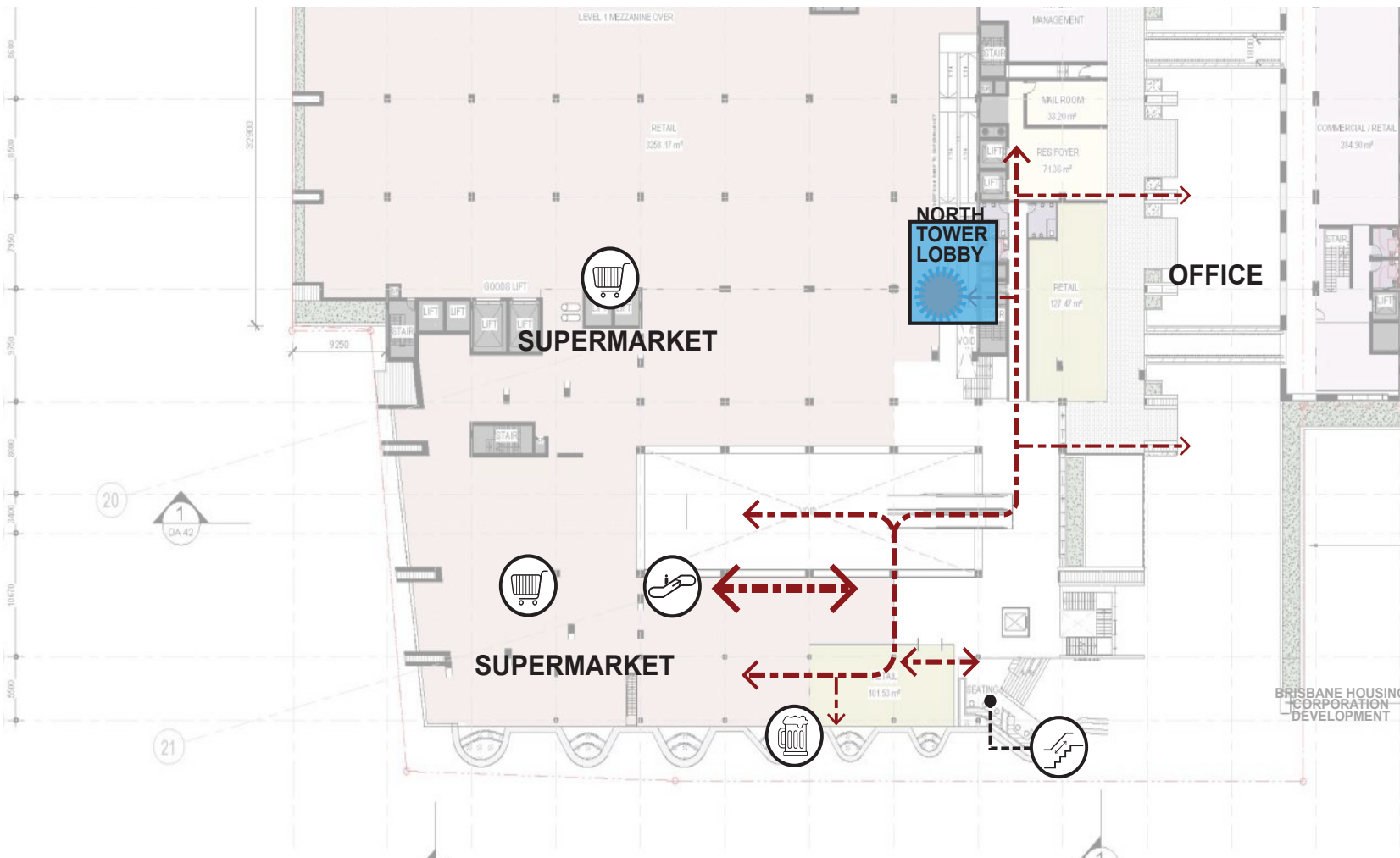
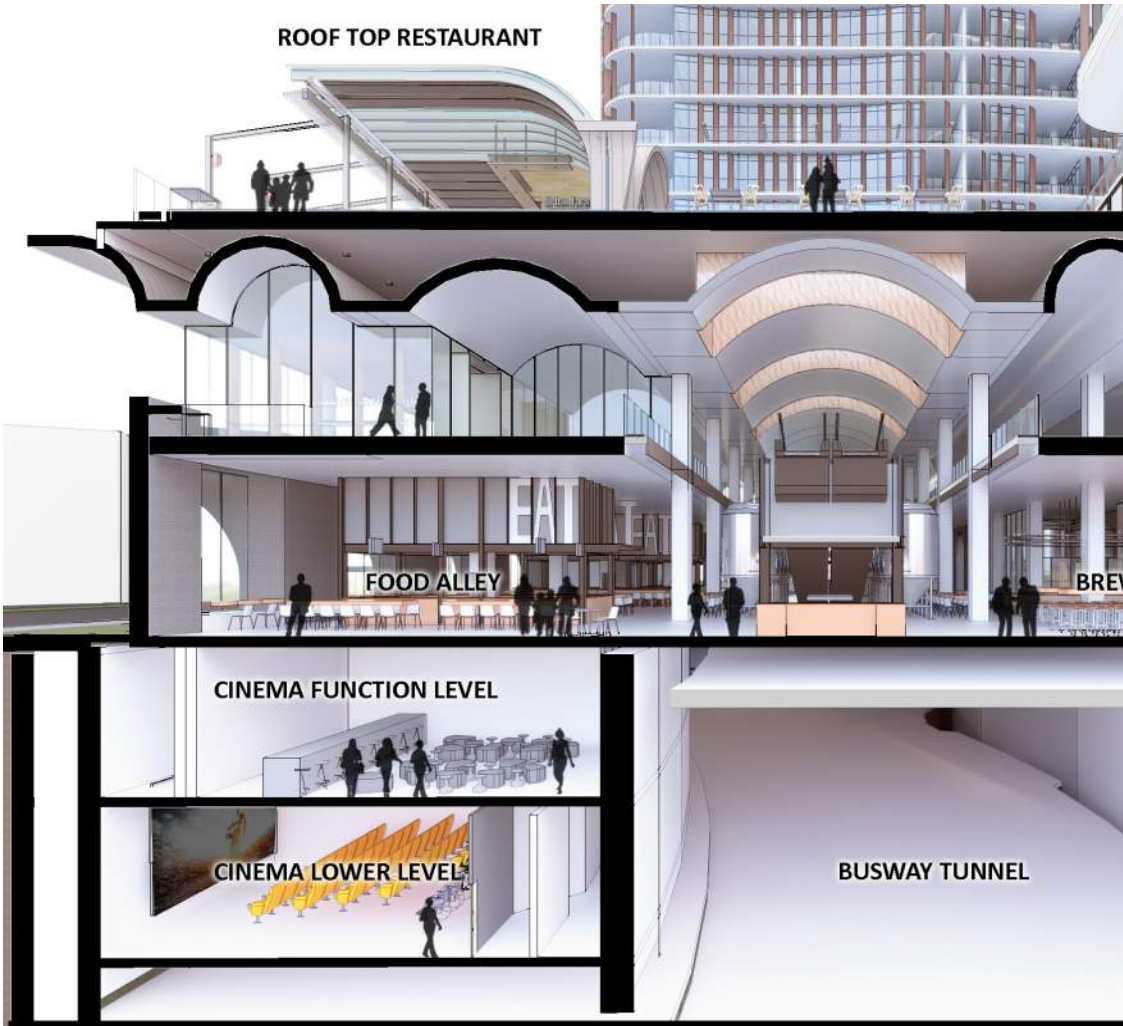
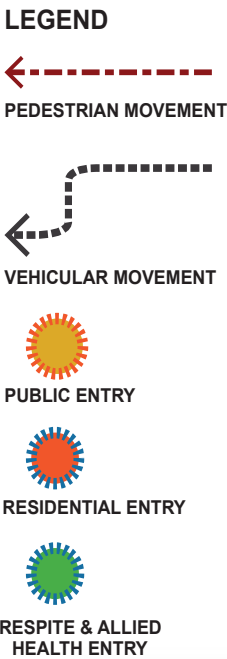
This vast space will be covered by an arched roof canopy lined with skylights to facilitate natural daylight deep into the retail volume. This space is framed by an articulated feature wall façade along Lutwyche Road to manage noise and air constraints, making the market hall an appealing retreat from the main road.



3.11 OPEN AND ENGAGING GROUND PLANE 04

Below ground a boutique cinema facility is comprised of 8 cinemas, and will contribute to the diversity of facilities on offer to the community. This dramatic, cavernous volume will deliver an exciting new feature to the Lutwyche corridor precinct.

Lamington Markets will provide a new destination in the heart of Lutwyche, offering fresh produce, boutique retail, food and beverage, recreational facilities as well as providing over 134 units to address the growing population of Brisbane City.

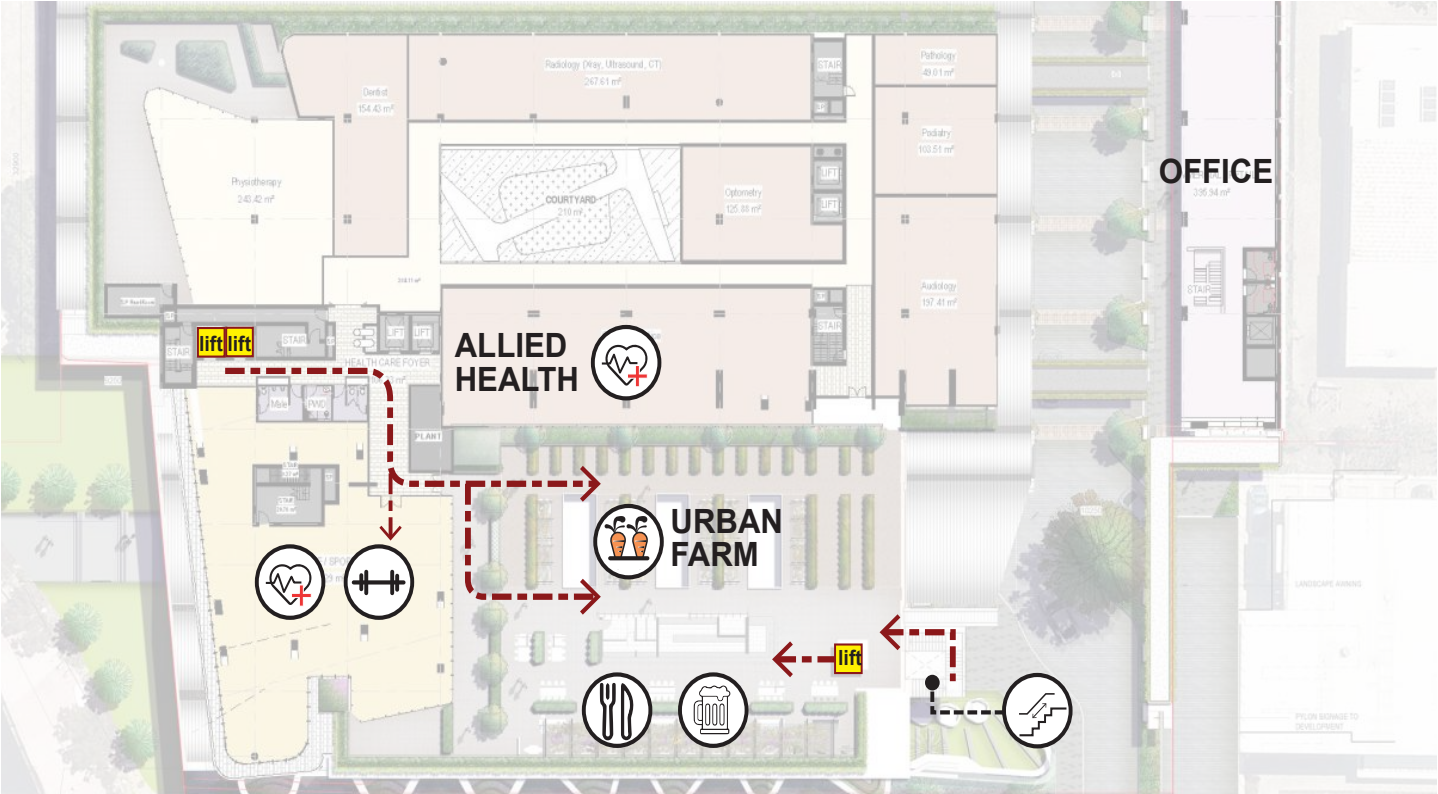
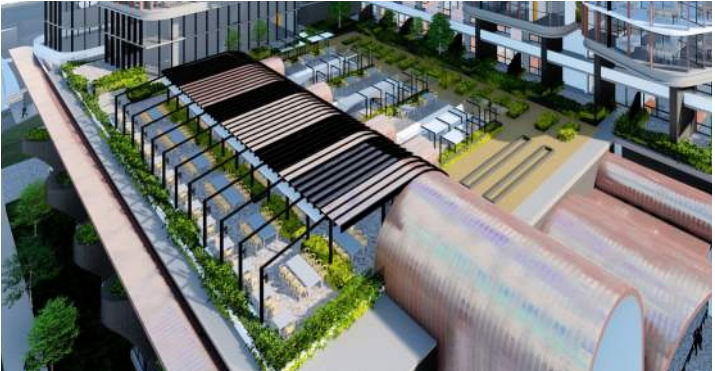


3.12 COMMUNAL RECREATION AREAS

In addition to the interconnected terraced retail and plaza amenities level 2 features an urban farm restaurant which can be accessed by the public and the residents alike .

The interior planning of the restaurant is divided to serve numerous functions. The street facing valuted roof features a functional space ,bar and dining areas among the produce . The internal main seating area of the restaurant is visible from all angles and frames the open kitchen.The restaurant aims to feature to the public a unique experience of food and nature.

The public spaces with an eclectic mix of restaurants, cafes and shops combined with a strong landscape character fosters a multi-cultural lifestyle making the precinct a vibrant hub of social activity .



3.13 RESIDENTIAL RECREATION AREAS

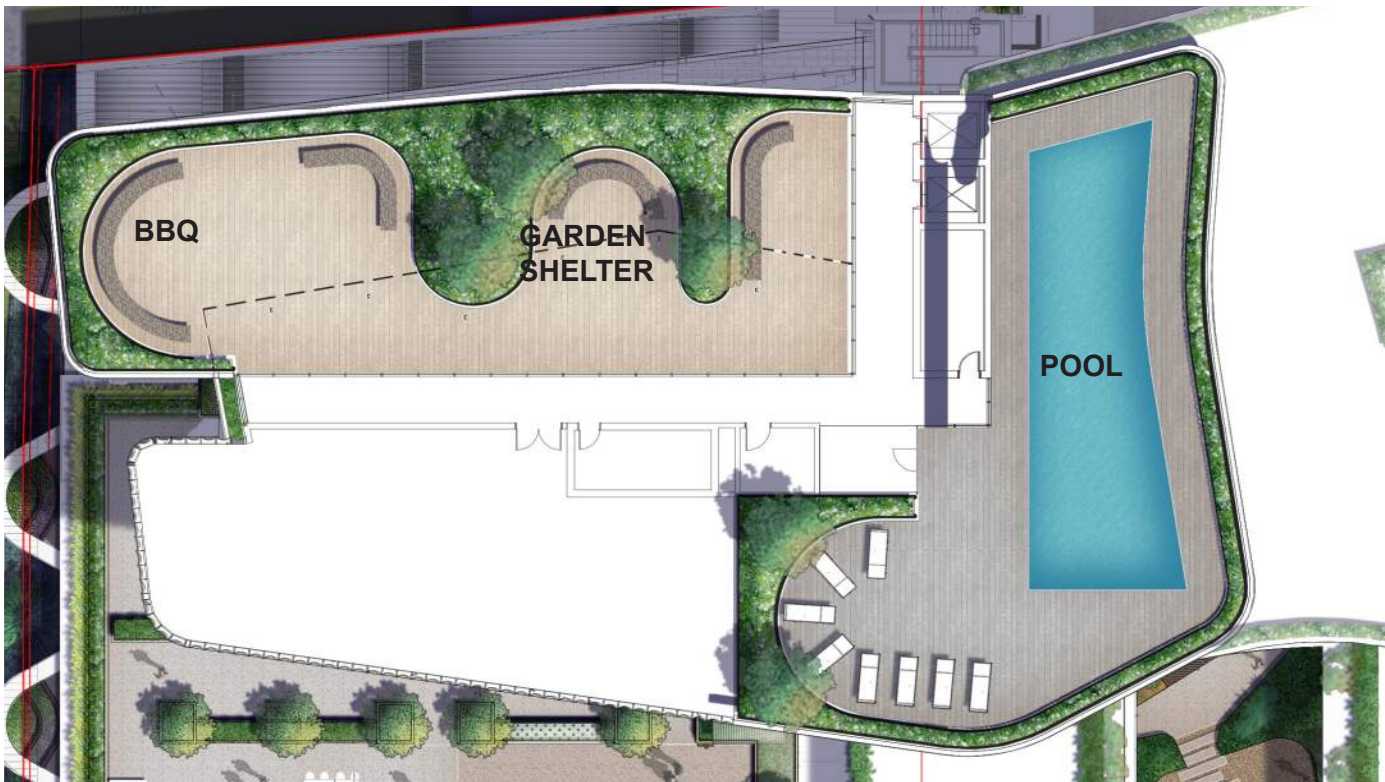
Site planning is arranged around a hierarchy of public and private space. For the apartment residents within the development, the south tower provide a 20m pool, BBQ facilities and garden shelters on the tower roof top level .



POOL DECK
INTEGRATED DECKING PLANTERS AND SEATING



POOL EDGE
PLANTING ON POOL EDGE SOFTENING THE BUILDING EDGE



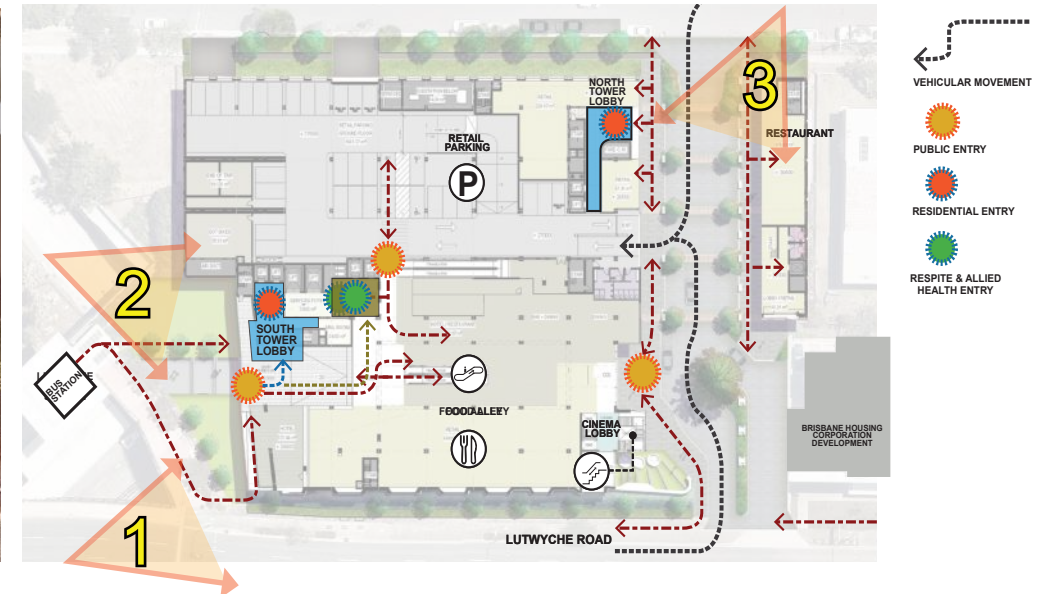
RESIDENTIAL RECREATION AREA SOUTH TOWER

3.14 CONNECTED AND ACTIVATED COMMUNITY

PUBLIC STREET EDGE

Lutwyche Road is a busy six lane arterial road. This edge of the development is highly visible to all motorists and also experiences traffic noise and air pollution. This design provides a dynamic feature wall which to signify the retail and commercial functions behind as well as managing the urban conditions of the street edge. This façade will:

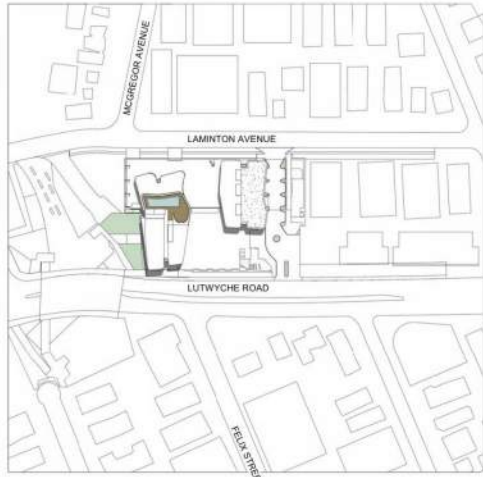
- (i) Be articulated in plan to generate a kinetic experience for motorists on Lutwyche Road.
- (ii) Be ornamented with traditional arched fenestrations inspired by the classical facades that frame well-known market places around the world to suggest the activity of a market place.
- (ii) Comprise of large display windows as a platform to showcase retail products and market activity.
- (iv) Activate this street edge and provide light to the sidewalk.
- (v) Manage noise and air pollution from Lutwyche Road traffic to foster a pleasant environment in the market hall.
- vi) Act as a memorable design feature to contribute to the identity of the Lamington Markets.



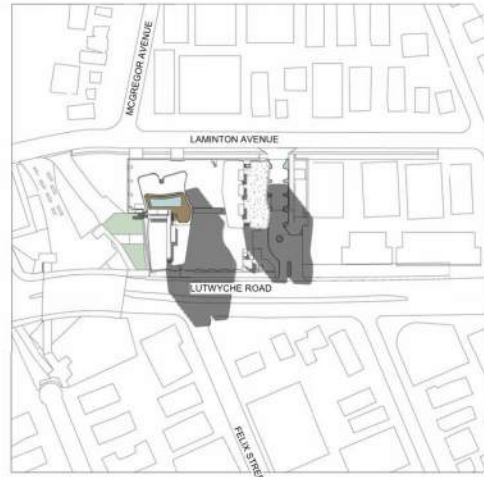
3.15 SOLAR STUDIES



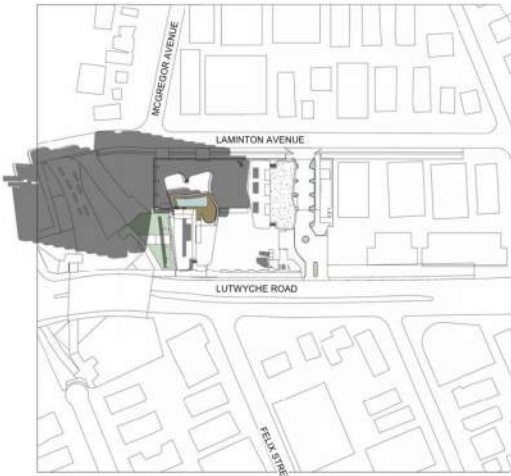
1 Summer 9 am



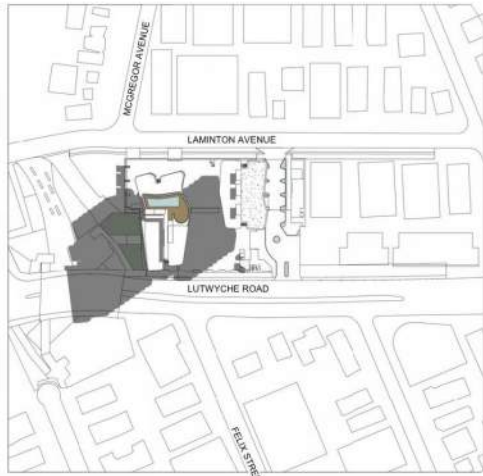
2 Summer 12 pm



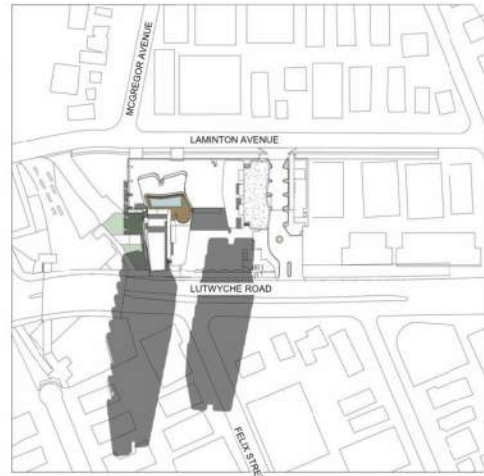
3 Summer 3 pm



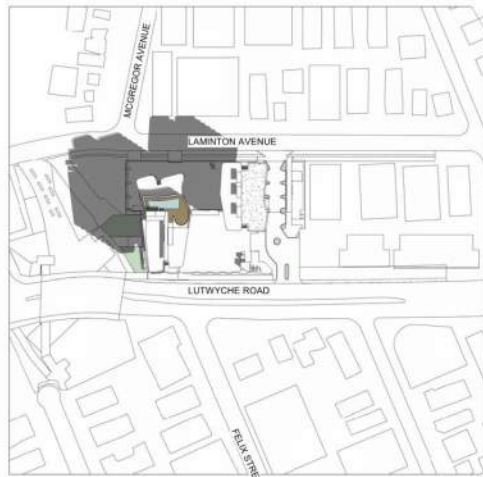
4 Winter 9 am



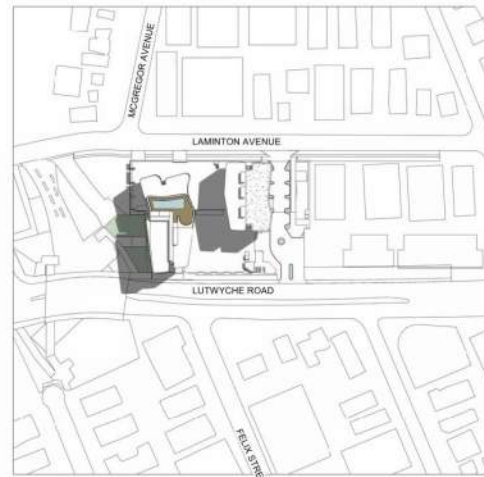
5 Winter 12 pm



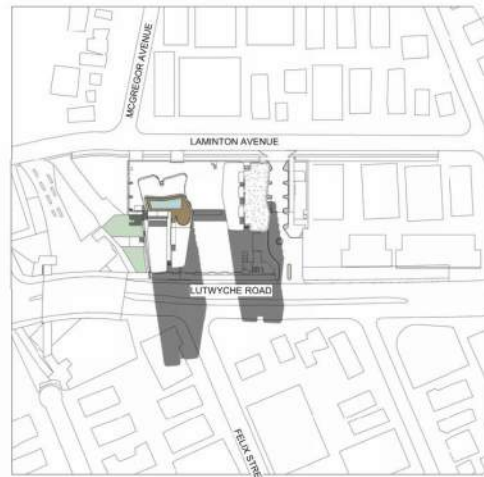
6 Winter 3 pm



7 Equinox 9 am



8 Equinox 12 pm



9 Equinox 3 pm

3.16 BUILDINGS THAT BREATHE

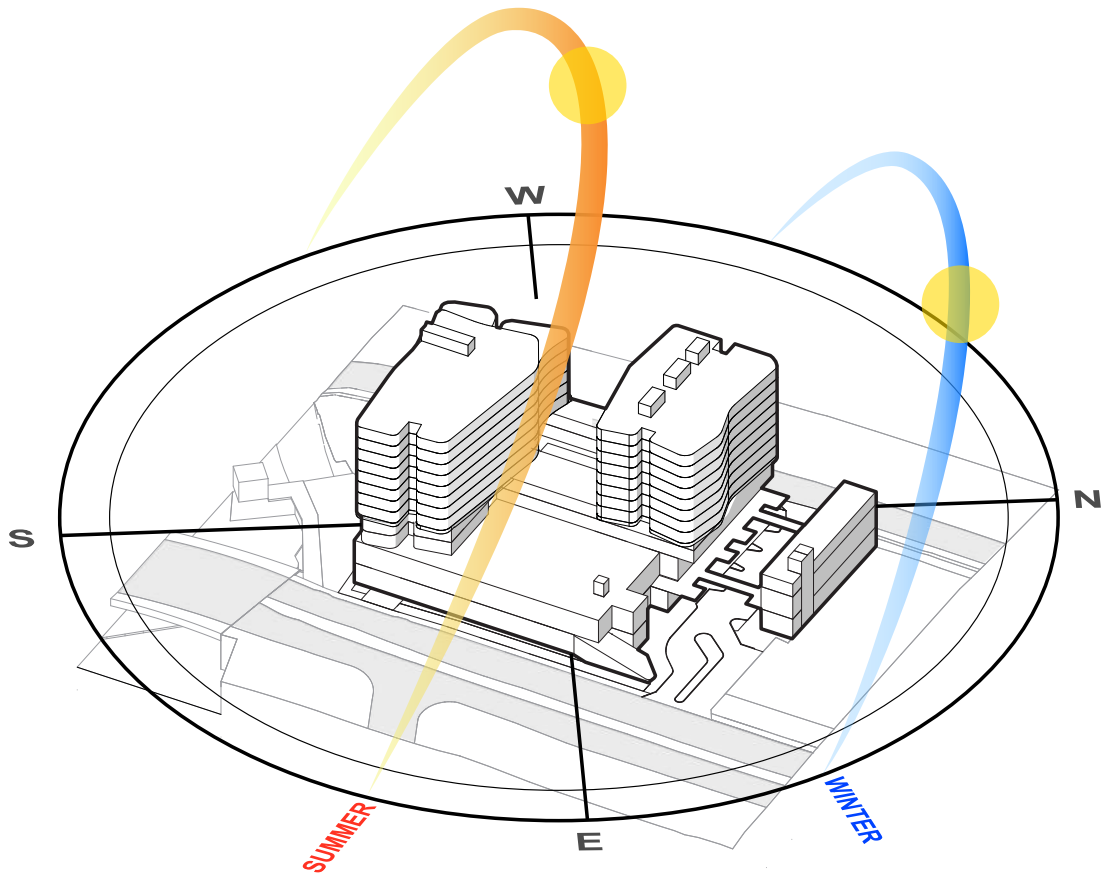
The “New World City Design Guide: Buildings that Breathe” is a shared vision of Brisbane to create architecture that demonstrates the best elements of living in subtropical Brisbane. The development has been designed with meaningful consideration to each of the key design principles:

- Orientate yourself
- Occupy outdoor spaces
- Illuminate with daylight
- Natural air and ventilation
- Shade and protect
- Living greenery
- Identity matters
- Reduce energy and waste

The ideal location of the site offers opportunity to orientate the building to the city, river and mountain views, while maximising opportunities for good solar access and responsive shading elements. Generous communal spaces and private balconies allow residents to embrace an outdoor lifestyle.

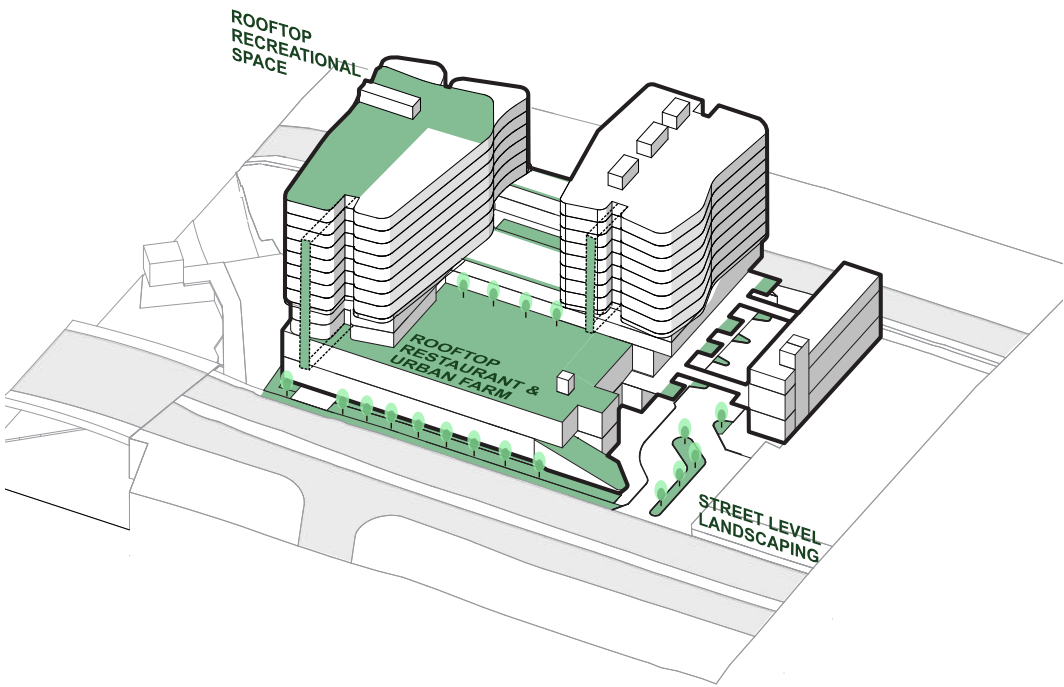
There are large extents greenery up the building and turf on communal levels to increase the amenity for residents and the public, as well as mitigating the urban heat-island effect.

Appropriate vertical and horizontal screens are provided to three sides of the building to provide privacy for occupants and to allow for breezes while minimizing sub-optimal sun-entry. The good climactic conditions are created while also providing a strong articulation of the building and breaking down its form.



Orientate Yourself

Building orientation is optimized for views and solar-access. Apartment and residential room windows are screened on the western facade. The density of the screens reduce toward the north, north-west, north-east and south-east as views are prioritized. Apartments capture easterly breezes in the summer, and through a combination of vertical and horizontal shading block out summer sun.



Occupy Outdoor Spaces

POPS, Balconies and Communal Roof Terraces

Outdoor spaces are staggered throughout the building creating outdoor connections around the proposed north tower. They contain greenery and shading, housing communal activity areas for residents including recreation, meeting, dining and exercise spaces. Private balconies and roof terraces are shaded and oriented towards views, creating deep setbacks into living spaces.

Street edges are reinforced while an essential permeability is maintained. An eclectic mix of restaurants, cafes and shops combined with a strong landscape character fosters a multi-cultural lifestyle making the precinct a vibrant hub of social activity.