

COMMERCIAL BUILDING YERONGA CONCEPT DESIGN REPORT

Archipelago

01

CONTEXT

OVERVIEW

Economic Development Queensland (EDQ) will deliver a PCA A-Grade, 5-Star commercial building to the corner of Park Road and Villa Street.

The building is comprised of five commercial floor plates over two and a half basement levels. Logical, efficient floor plates serviced by a central core provide largely column-free work spaces to the north and south and a robust arrangement of services and circulation. Upper floors enjoy panoramic views from Mt Elphinstone and the D’Aguilar Ranges past the CBD skyline to the eastern suburbs.

The architectural form defers to its adjoining neighbours; arranging its mass and material response to the cues from the local context so that, as much as possible, the building feels ‘at home’ in its context and helps moderate the scale between the adjoining residential fabric. In addition, the building incorporates a half floor at ground and offers the balance as a significant public place. This space performs the important role of providing the significant public realm connection from Memorial Park through the site to the Green Spine and reinforces the park to city spine – the primary structure of the master plan.

The connecting public realm interprets the Indigenous meaning of the word ‘Yeronga’ – a place of tidal sands. Its richly gardened geometries replay the layering and shapes of tidal sands. The green heart provides the significant space for the greater Parkside precinct.

The main form of the tenancies’ floors is enclosed in a fabric of glazing and sun shades. Conceived as a ‘quiet box’, the tenancy tower sits in contrast to the lower scale domestic bookends of the Park Road building form and smaller form of the Yeronga Community Centre.

A strong brick plinth echoes the language of brick throughout the area and helps ground the building and provide an armature for the landscape integration, creating an ‘occupied ruin’ of varying height walls that define and let space flow. The building basements and service areas are accessed from the street address to the north and this level is overlooked directly by tenancy spaces over.



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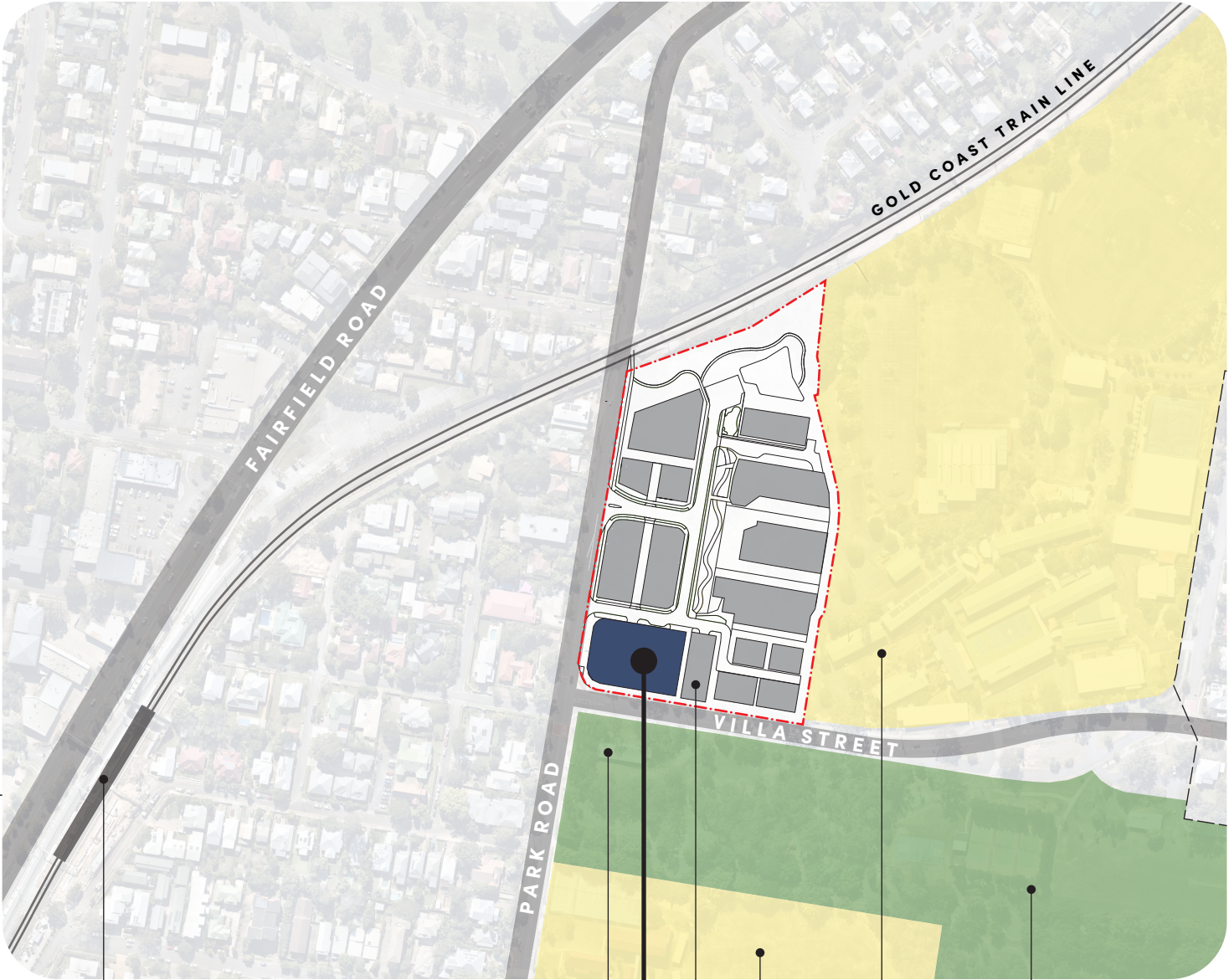
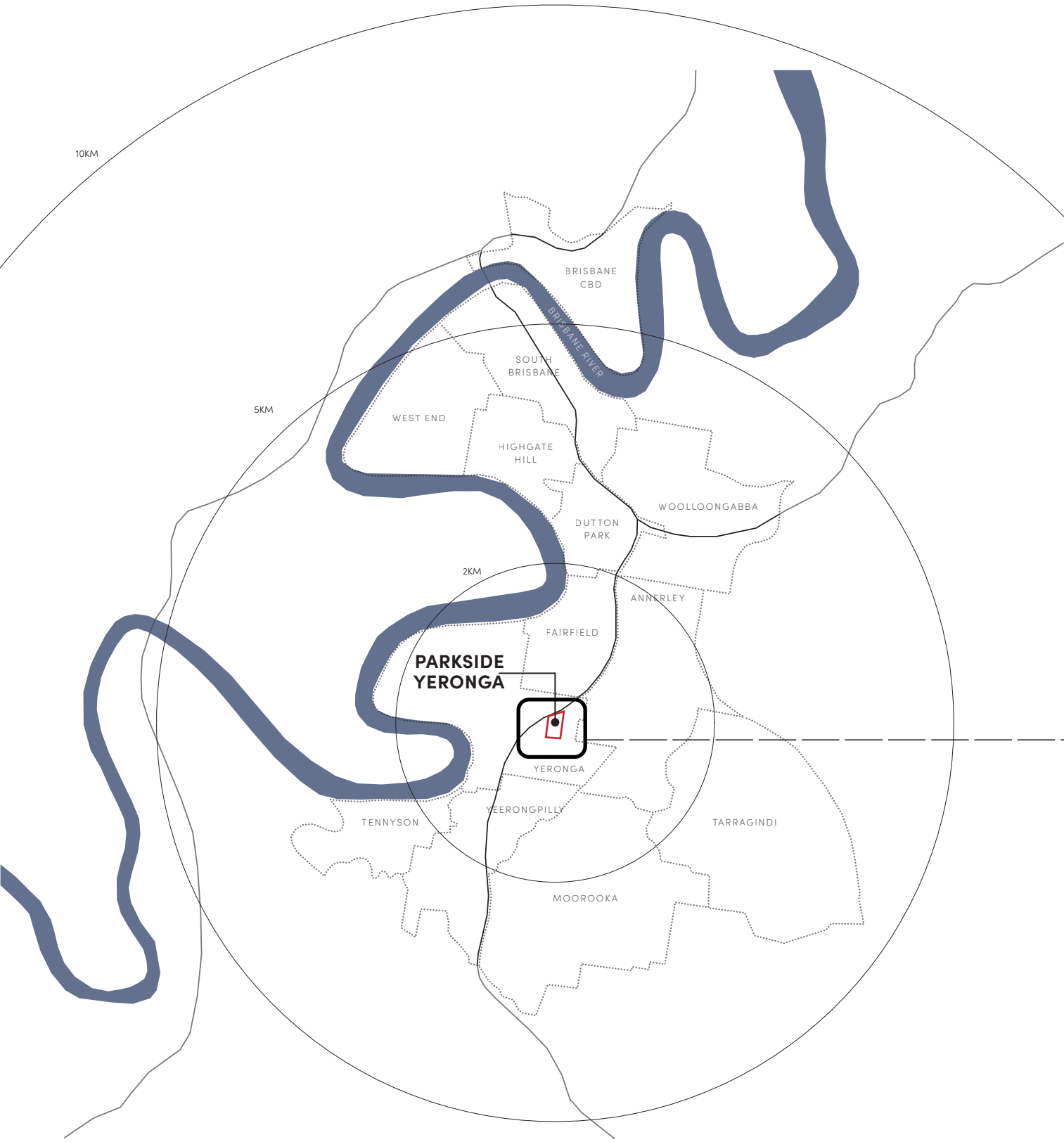
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LOCATION



Yeronga Train Station

Kurilpa Scout Group

Yeronga State School

Yeronga Community Centre

Yeronga State High School

Memorial Park

YERONGA COMMERCIAL BUILDING

MASTER PLAN

Parkside Yeronga

Parkside Yeronga is envisioned to become an important inner city redevelopment that showcases how infill development can deliver diversity in form, use, and tenure. It will be a place that is sensitive to its context and respectful to its neighbours.

A key element of the master plan will be the construction of a two new buildings along Villa Street. These buildings will establish some of the key principles and fabric of the master plan, specifically the construction of a new public plaza that will connect Memorial Park and Villa Street with new green spaces that will be delivered as part of the development of Parkside Yeronga.

Economic Development Queensland (EDQ) will develop the new commercial building on the corner of Park Road and Villa Street to deliver ‘front-line’ community-based child health and development, mental health services, and support functions. The A-Grade office building is designed and will be delivered to achieve a 5-Star Green Star Rating.

Adjacent to the commercial building and located at the head of the Parkside Yeronga Green Spine on Villa Street, EDQ will also deliver a new home for the Yeronga Community Centre for the Department of Communities, Housing and Digital Economy. Community Plus will occupy the head lease and sub-let part of the building to the Annerley-Stephens History Group and the All Gauge Model Railway Club.

The space between the buildings will create a plaza that provides break out space for the community centre and places for the general community to sit and relax with a coffee and take in the view to the Brisbane CBD. There will be a diversity of spaces along the plaza that provides opportunities for large and small gatherings. It will enable the public of all abilities to connect through the space and will be populated with lush sub tropical landscape.

This opportunity is uniquely afforded to this project given that both buildings will be delivered by the same developer. It will result in a high quality urban space that will create a positive addition to the wider Yeronga neighbourhood and create a new and memorable place for all.



Note: All design arrangements are subject to ongoing design development.

URBAN CONTEXT

Yeronga

Yeronga has, and continues to, undergo transformations in the waves of change the cities go through as they grow and renew. Being a middle ring suburb, Yeronga is witness to waves of development that have distinct styles and material language. Having said this, the bricolage of styles and elements holds together through a series of common scaling and formal elements that run through each phase of development.

1. Nested scale and stepped gables

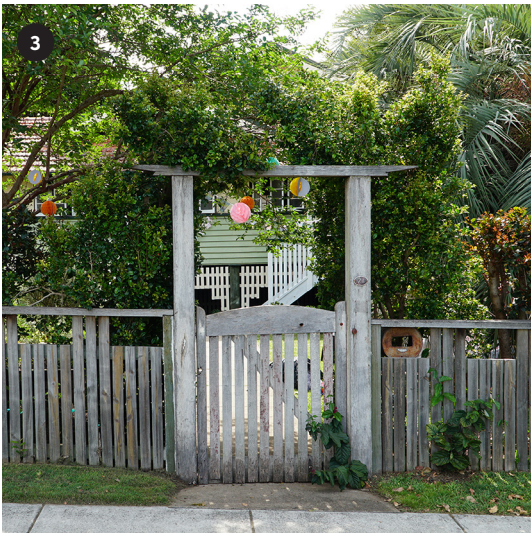
Through many phases of development, larger buildings and homes constructed in the area have broken down their scale through stepped gables and layers of built form. These typically address the street with a gable rather than a veranda edge and is a device that both manages scale and reveals the layers of occupation into the site.

2. Brick in a timber town

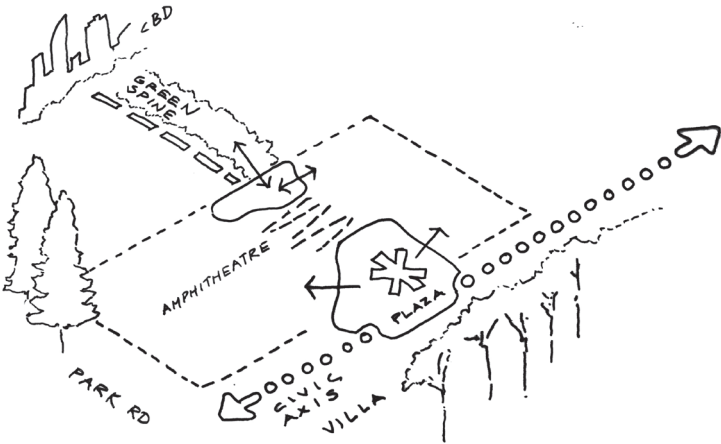
Earlier civic buildings in the area have used brick to imbue a presence and as a material, brick helps to jump scale from a single level building to larger civic and multi-residential buildings. Brick and timber are used together in buildings in the area and these two materials illustrate the evolution of scale and form, but at the same time help to tie this ensemble of diverse buildings together.

3. Threshold and edge

Defining the edge to the street helps to manage the levels of privacy but as a built element it is an important middle scale that helps tie the building to the street and manage the landscape to building interface. The variety of fences and screens in brick and timber have decorative and in some instances symbolic effect and remain an important fabric defining and tying the public realm together.



PRECINCT DESIGN DRIVERS



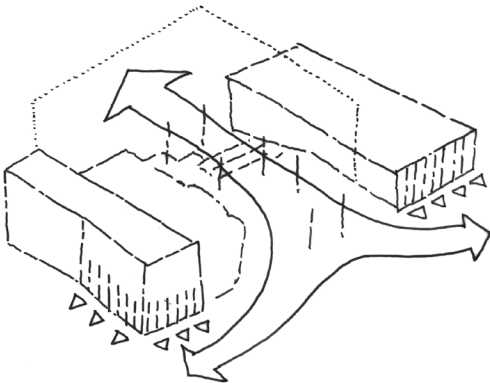
1. Landscape and Urban Elements

A significant public space is provided to connect the green spine of the Parkside master plan through the site to Memorial Park. This provides a breakout for the Community Centre and a generous address to the commercial building.

The layered geometries of ramps and stairs creates a cascading garden that provides a memorable green heart to the precinct, simultaneously offering a place of assembly as well as places of refuge to dwell and enjoy.

The public nature of the central plaza helps to create a ‘civic’ address along Villa Street, extending the established school address further along. The building makes a strong address to Villa Street, availing itself of the extensive green outlook of Memorial Park

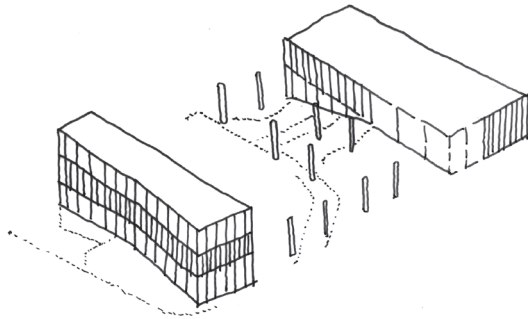
Significant hoop pines are retained along Park Road, helping to soften and integrate the building.



2. Address and Permeability

The significant public space acts as the ‘front door’ to the precinct providing the memorable and compelling connection into the site and through to the green spine and neighbouring residences.

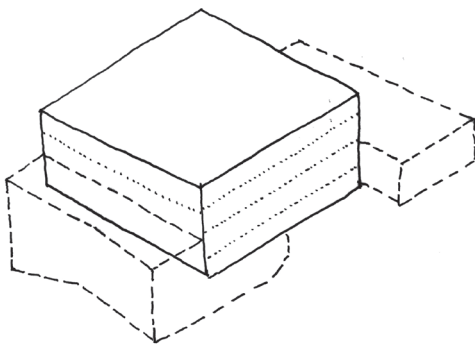
This grand gesture is complimented by the smaller scaled entries and interfaces of the Community Centre and the commercial building’s foyer, ground floor retail and commercial tenancies which provide activation along Villa Street and to the corner address.



3. Residential Bookends

The building provides a three storey interface to Park Road. This portion of the building make reference in scale and execution to the domestic character of the context. This works in concert with the human scale and domestic fabric of the community centre to create ‘bookends’ to the building that are mediators with the residential context surrounding the site.

These bookends capture the garden and ground floor spaces and shape the address to Villa Street.

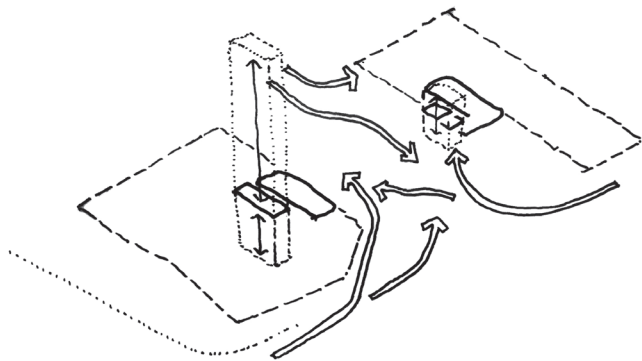


4. Quiet Box

Over the captured garden is the main body of the commercial tenancies. This form is glazed with light-weight shading elements sitting proud of the facade. Shading solutions respond to aspect and view whilst protecting from direct sun to the east and west.

Intended as a ‘quiet box’, the architecture plays down its presence in deference to the richer, human scaled bookends and the rich capture garden.

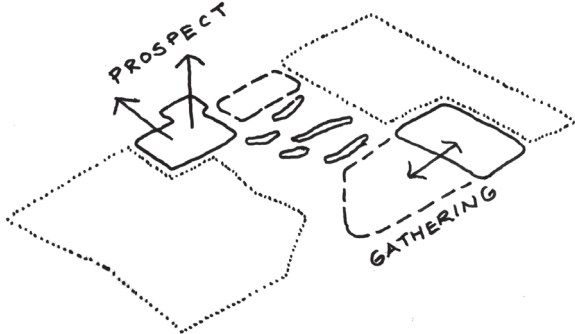
PRECINCT DESIGN DRIVERS



5. Wayfinding

The clarity of the Villa Street address makes for comfortable and legible wayfinding. The landscape solutions mediate levels and guide and position paths of travel to entries and activators.

The floor plates are served by an efficient central core that positions one of the two escapes stairs as a communication inter-tenancy stair. The lift core provides alternatives for servicing the basement and all floors discretely and flexibility for a range of security formats for public and private interfaces.

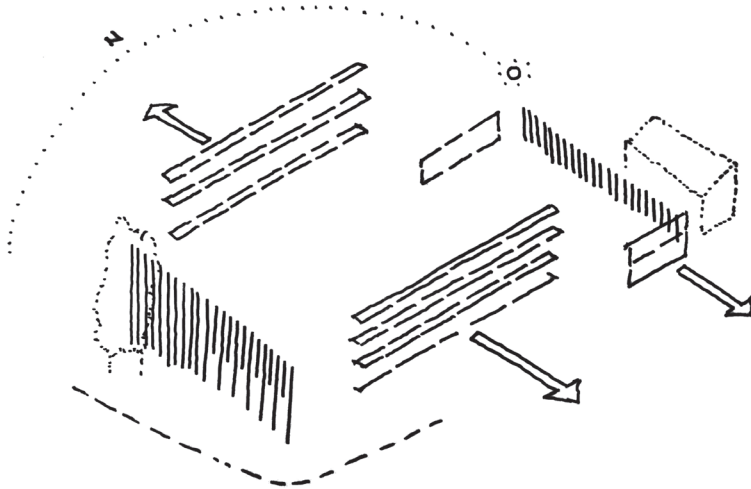


6. Prospect and Gathering

The Villa Street plaza provides for breakout for the adjoining Community Centre in a space that accommodates gatherings and events adding to the opportunities for activation to the civic address.

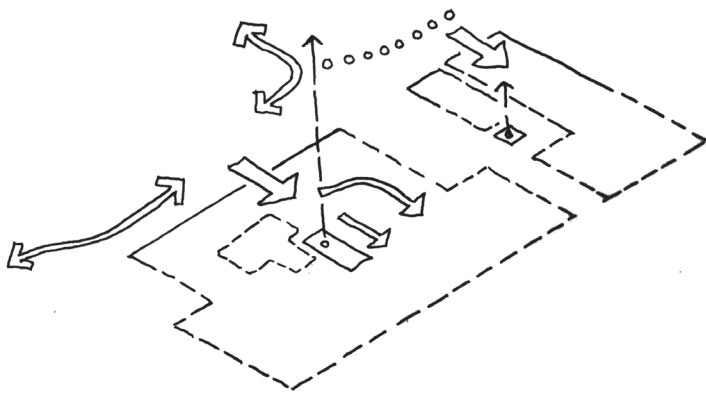
The public realm connection from Villa Street to South Road elevates the functional requirements of equitable access to provide a cascading garden rich with opportunities for refuge and prospect.

Seating areas integrated into ramping along side the main stair provide accommodating places to pause and dwell enjoying the landscape and the views view along the green spine axis to the CBD skyline.



7. Edges and Thresholds

The architectural fabric responds to orientation, opening up to the north and south where views are generous. Denser articulations face to the west and east façades not only in response to solar loads but in deference to a kindly address to neighbours.



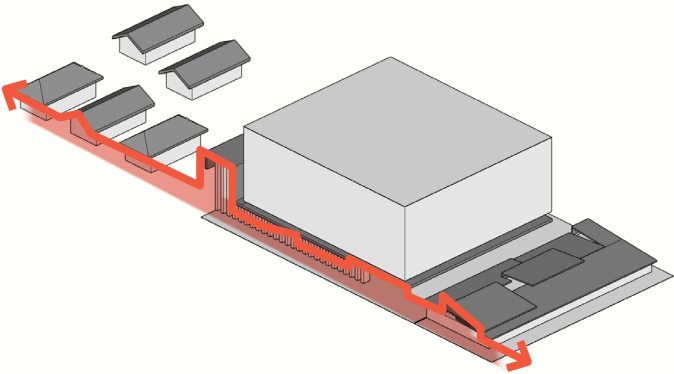
8. Vehicles and Servicing

The building is serviced from within the precinct via South Road. The level change from Villa Street creates a sub basement address to South Road allowing the basement to locate parking and end of trip facilities with direct access from the street. A single point of entry manages all access requirements and plant is discretely accommodated.

The lift core provides dedicated servicing access from the basement to all levels of the building.

Car parking anticipates visitors and workers in a split level arrangement.

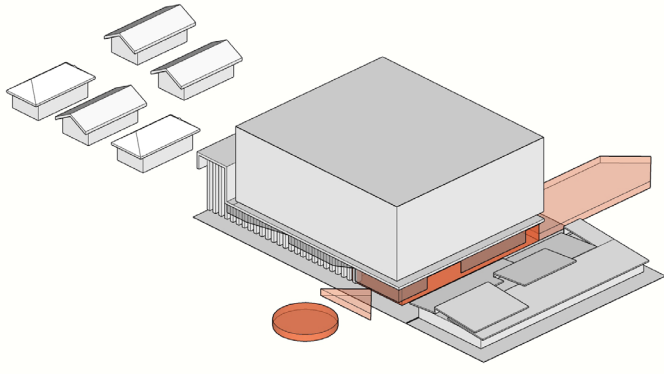
BUILDING MORPHOLOGY STUDY



1. Introduce a Fine Grain Street Interface

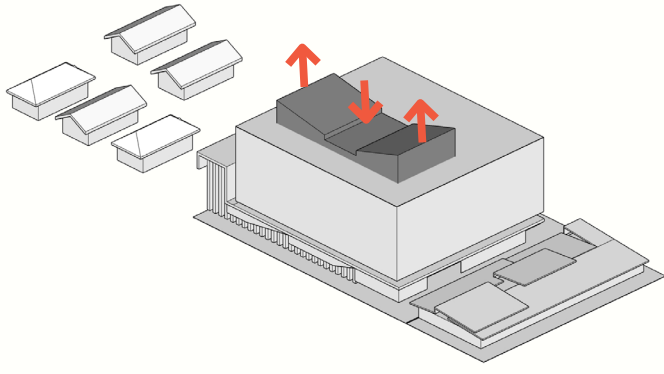
To effectively transition to the surrounding suburban scale the building bulk and scale transitions from the centre of the site to the adjoining context.

The introduction of a folded 'roof' element and a fine grain batten Valance accented with warm materials establishes a close dialogue between the commercial building and the YCC building while strengthening the expression of a quiet commercial tower form bookended between residential scaled elements.



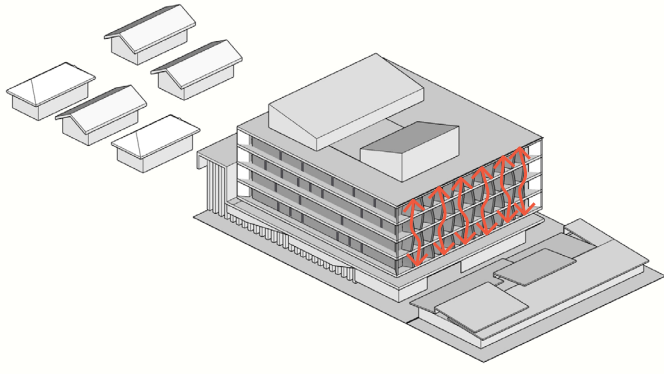
2. The Outdoor Room

From the established Villa Street address an outdoor room is framed by the Valance. This delicate veil strengthens the Outdoor Room as a gateway into the broader master plan and serves to frame views to the city while providing shelter, shade and a sense of address for both YCC and commercial buildings. The outdoor room invites occupation from within; engaging and activating the street.



3. Celebrate the Roof

Taller elements of building roof services are separated and pulled in from the building edges to limit perceived bulk and scale of these elements while playfully referencing the surrounding detached dwelling vernacular.



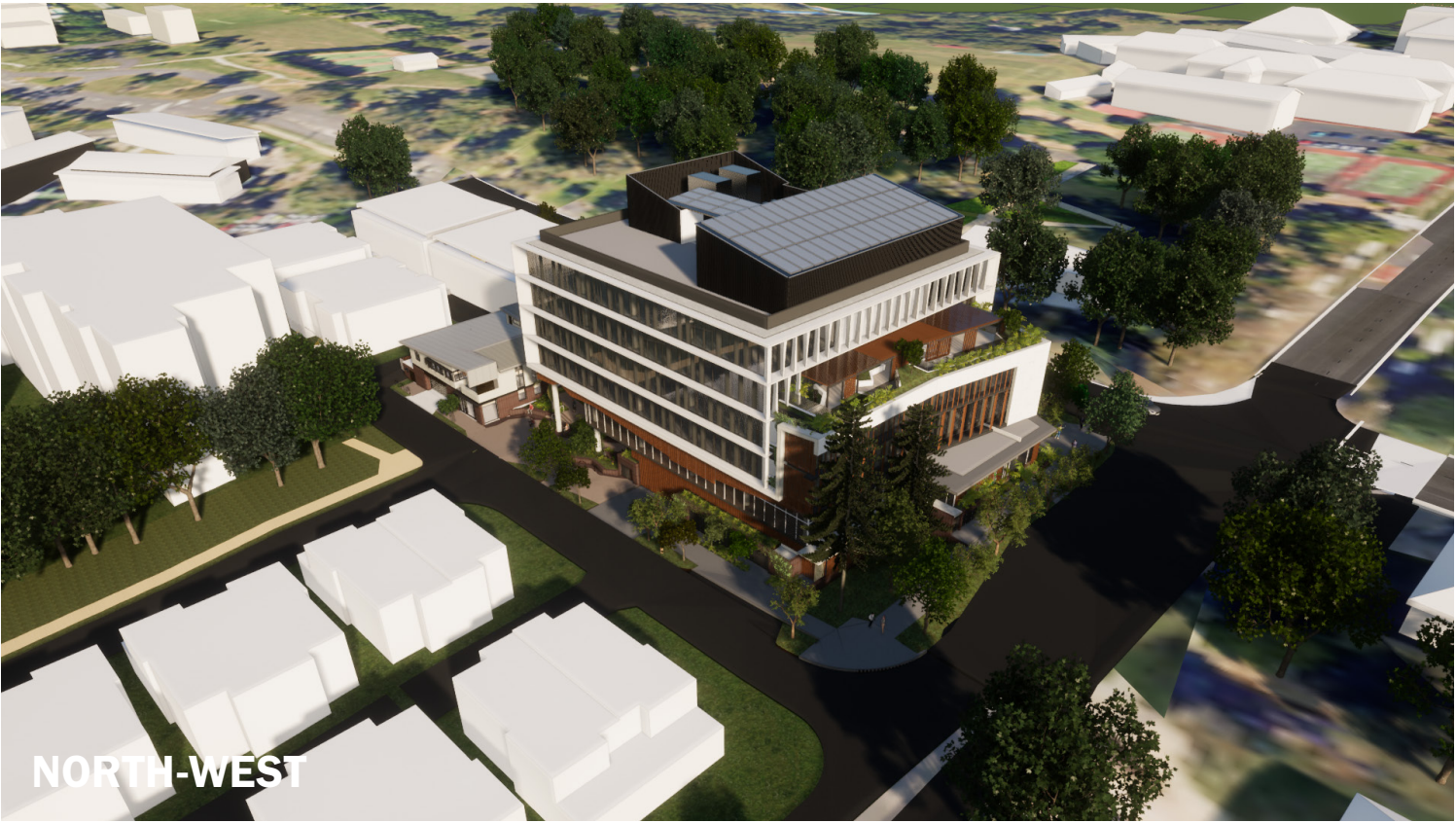
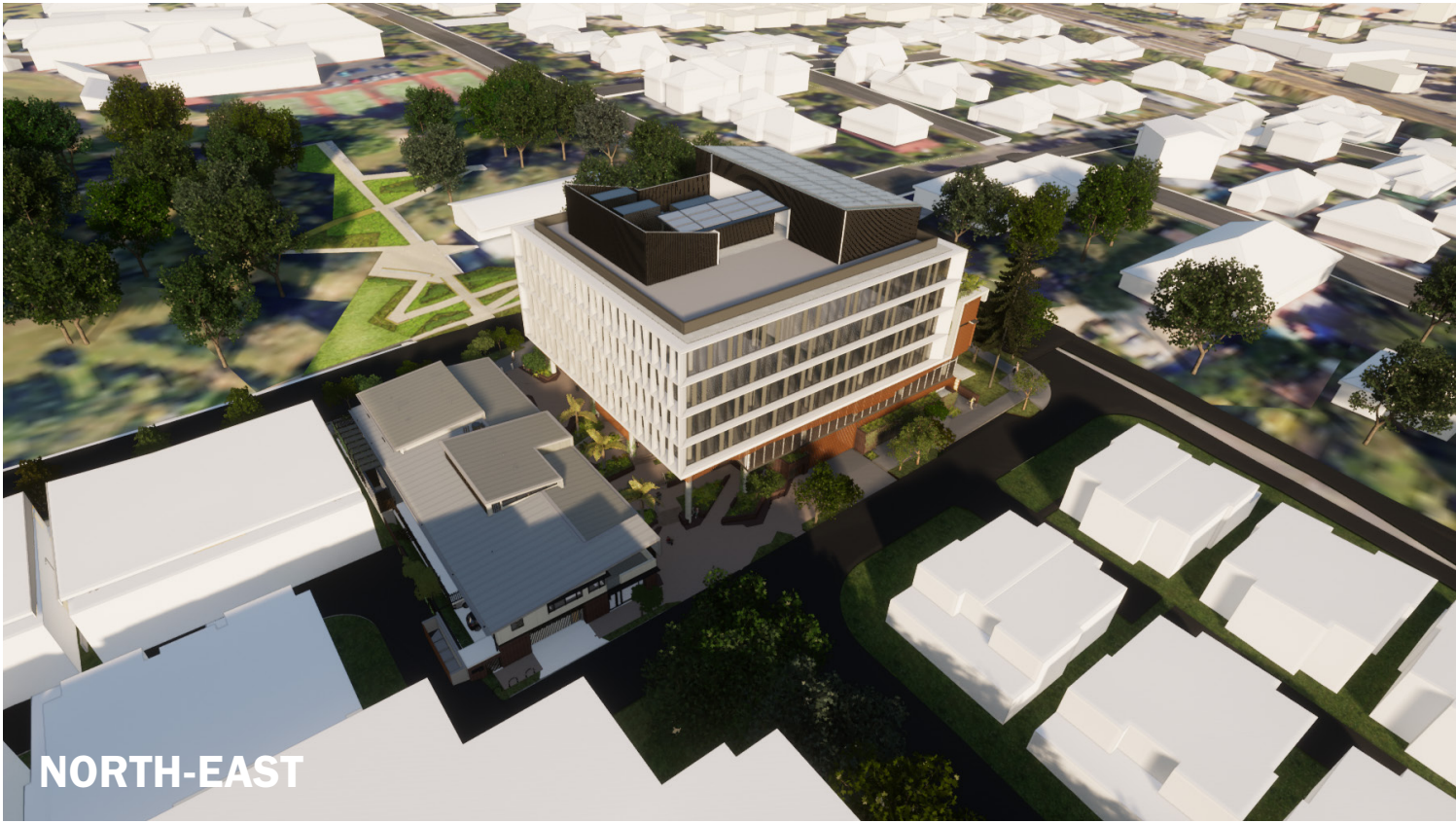
4. The 'Quiet Box'

Driven by pragmatic requirements for fire separation between floors, the introduction of slab extensions afford the tower form shading from the north. These deep reveals further express the tower form as a 'quiet box' and offer a practical platform for facade maintenance.

Large concrete sculptural blades work to soften the facade extents while offering effective glare protection from the east and west. A reference to shifting sands these blades add dynamic elegance and depth through shadow.

This rhythm permeates to the north and south faces in guise, integrating into the glazed facade through the use of slender coloured glazing sections.

AERIAL VIEWS



BUILDING LOOK & FEEL



PLAZA AND GREEN SPINE



Fish Lane, South Brisbane - Richards and Spence



Lucent Gardens, Newstead



Polytechnic Museum Park, Moscow



Ketcheson Neighbourhood Park, Canada



Riverside Green, Southbank

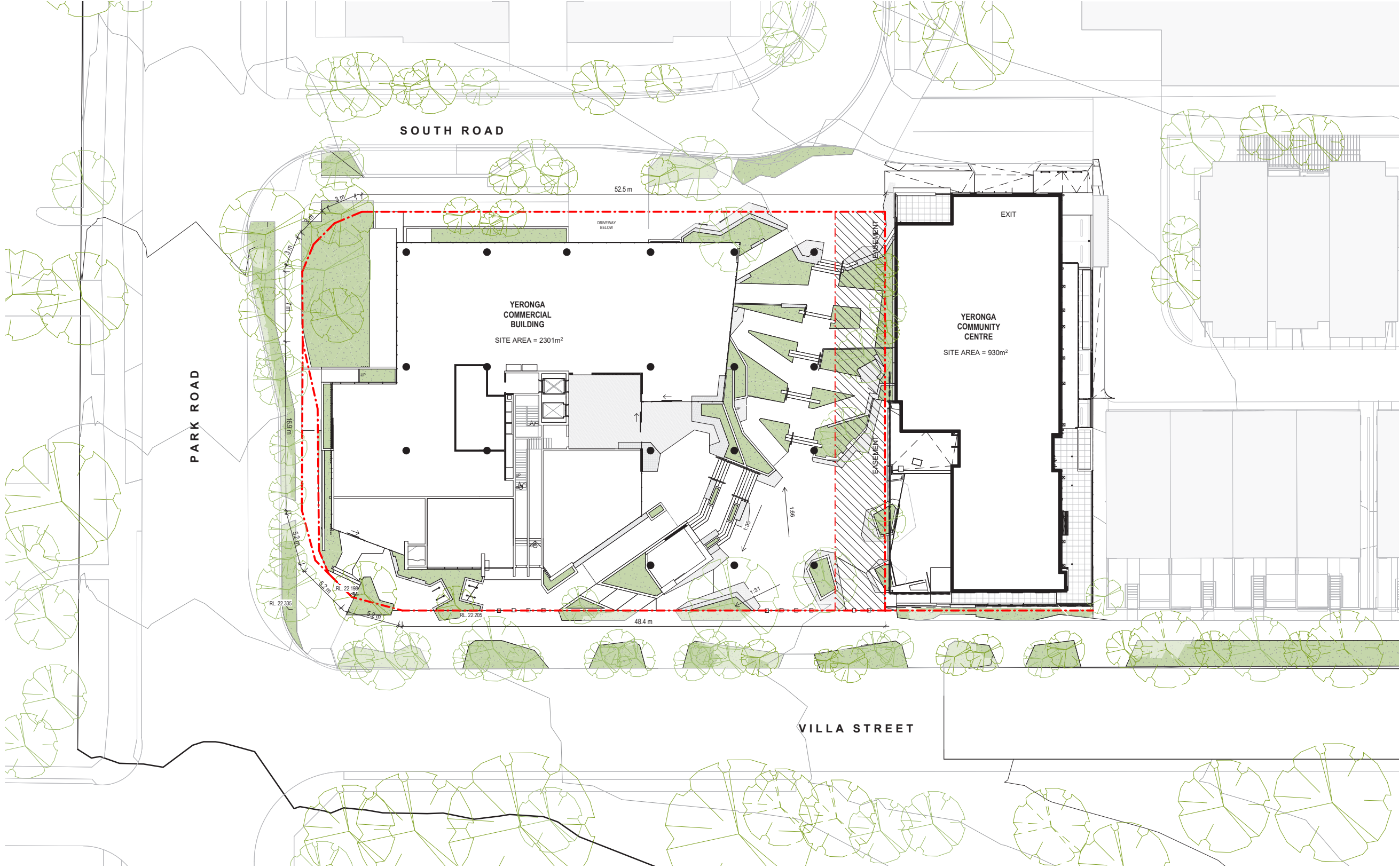


Translational Research Institute, Woolloongabba Wilsons + Donovan Hill

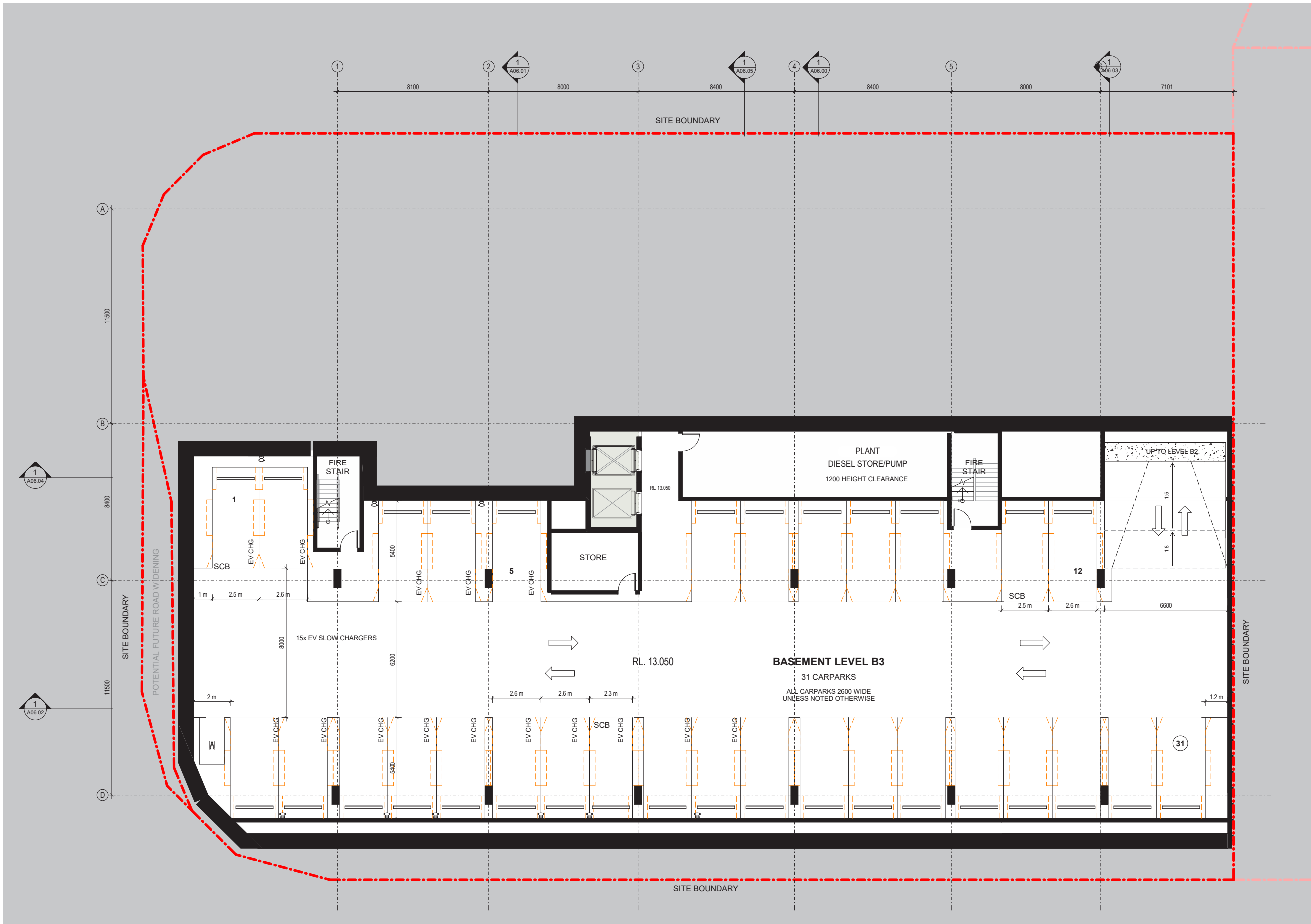


480 Queens Street, Brisbane - BVN

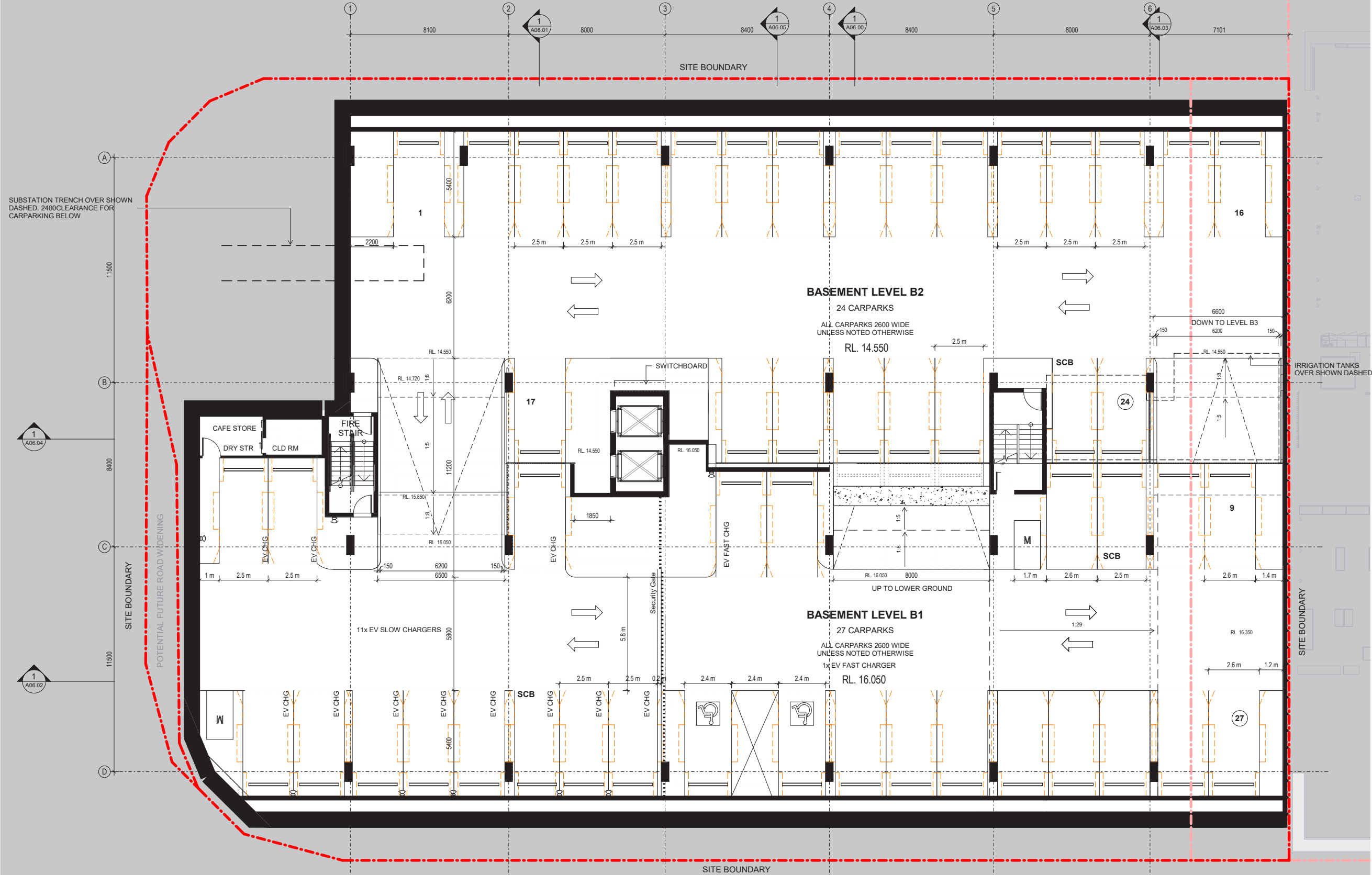
FIGURE GROUND PLAN



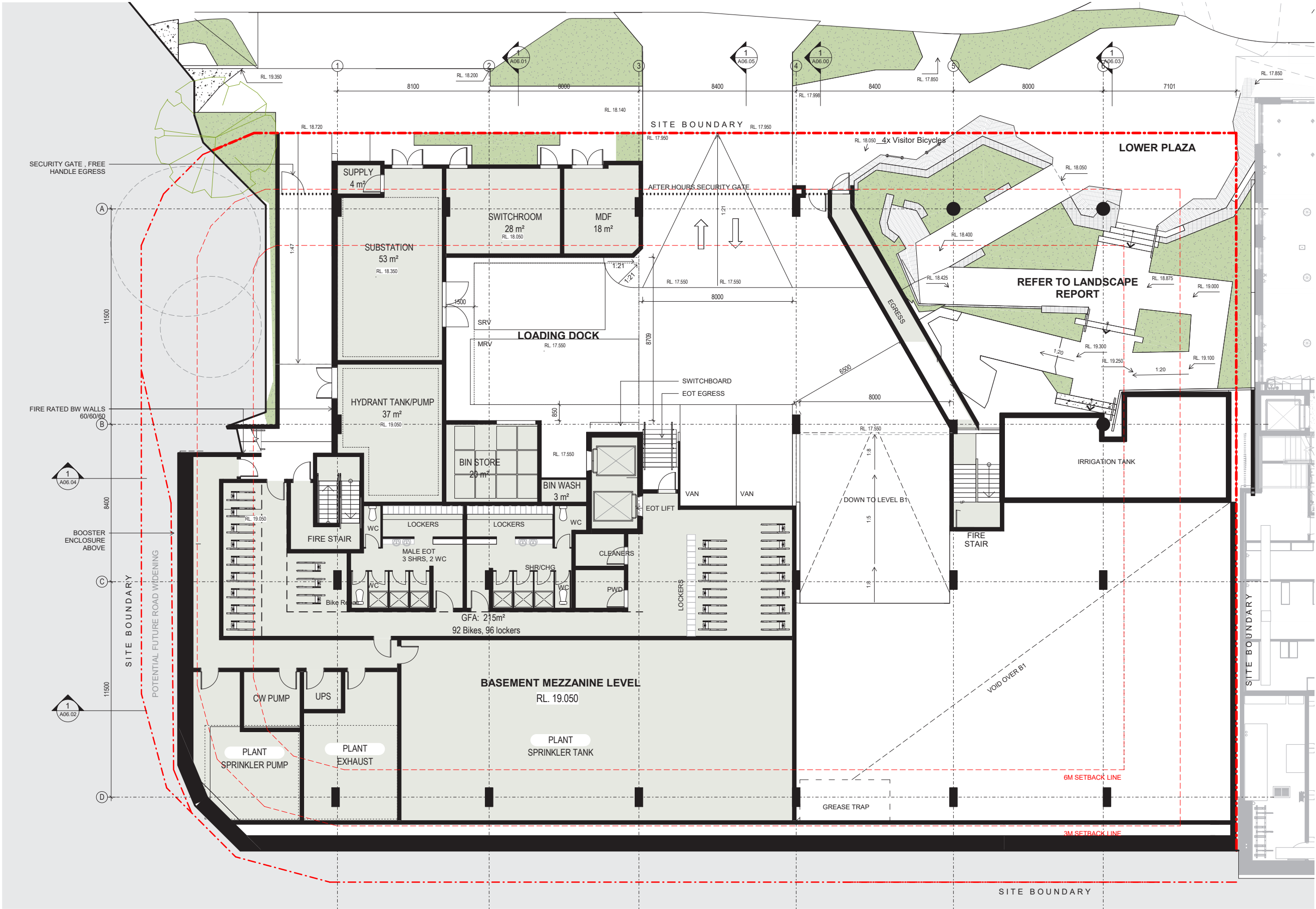
BASEMENT 3



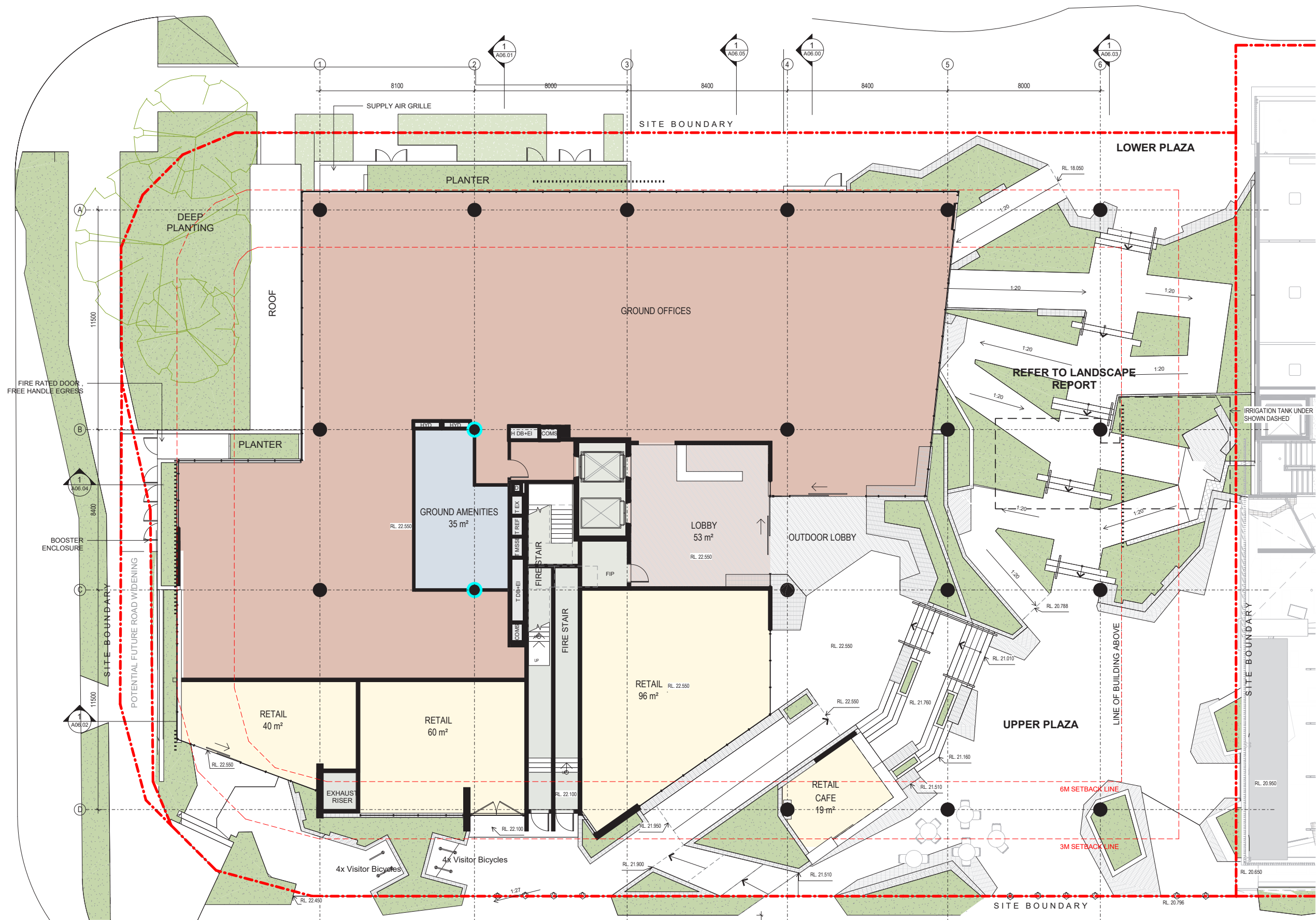
BASEMENT 1 & 2



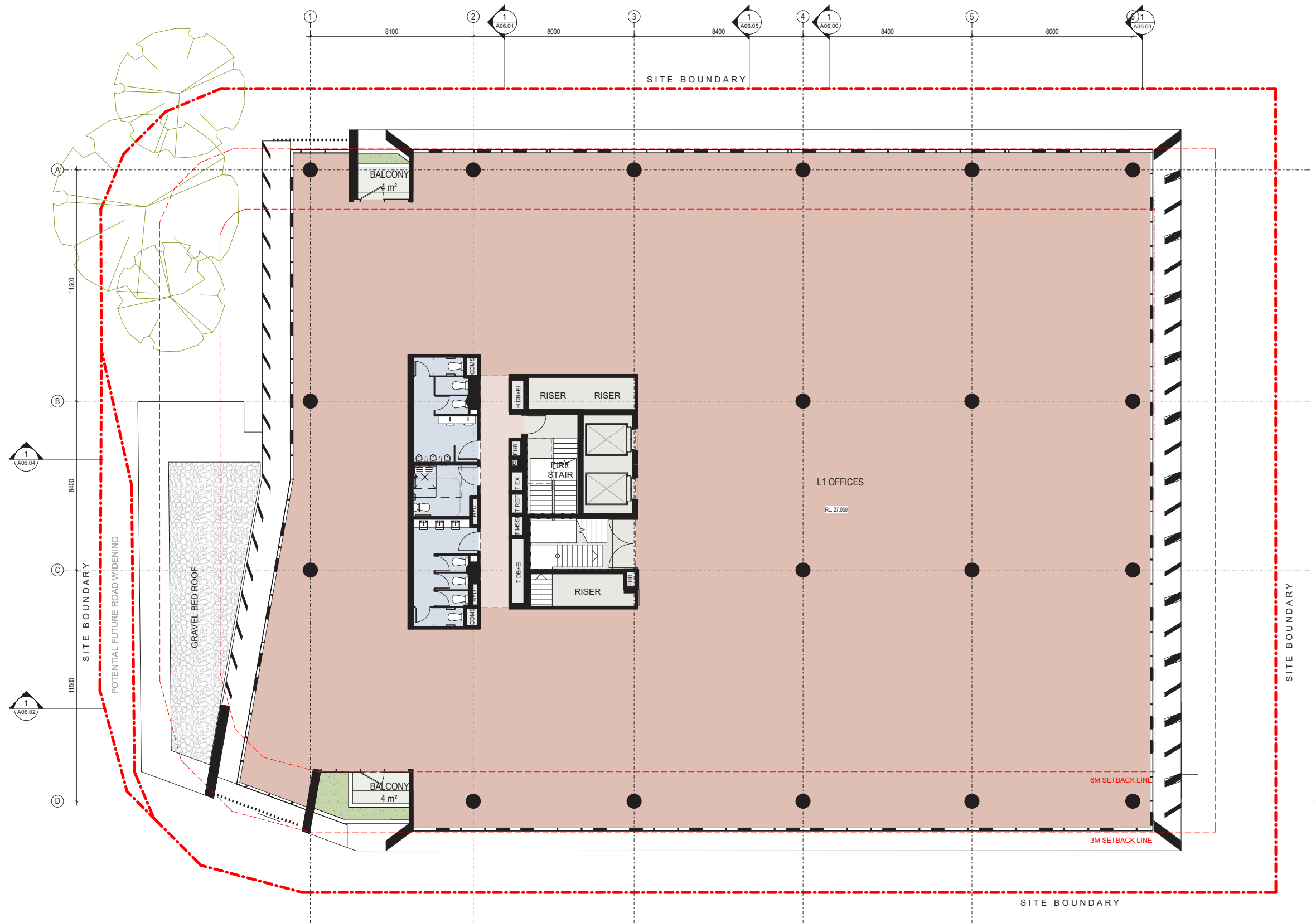
LOWER GROUND

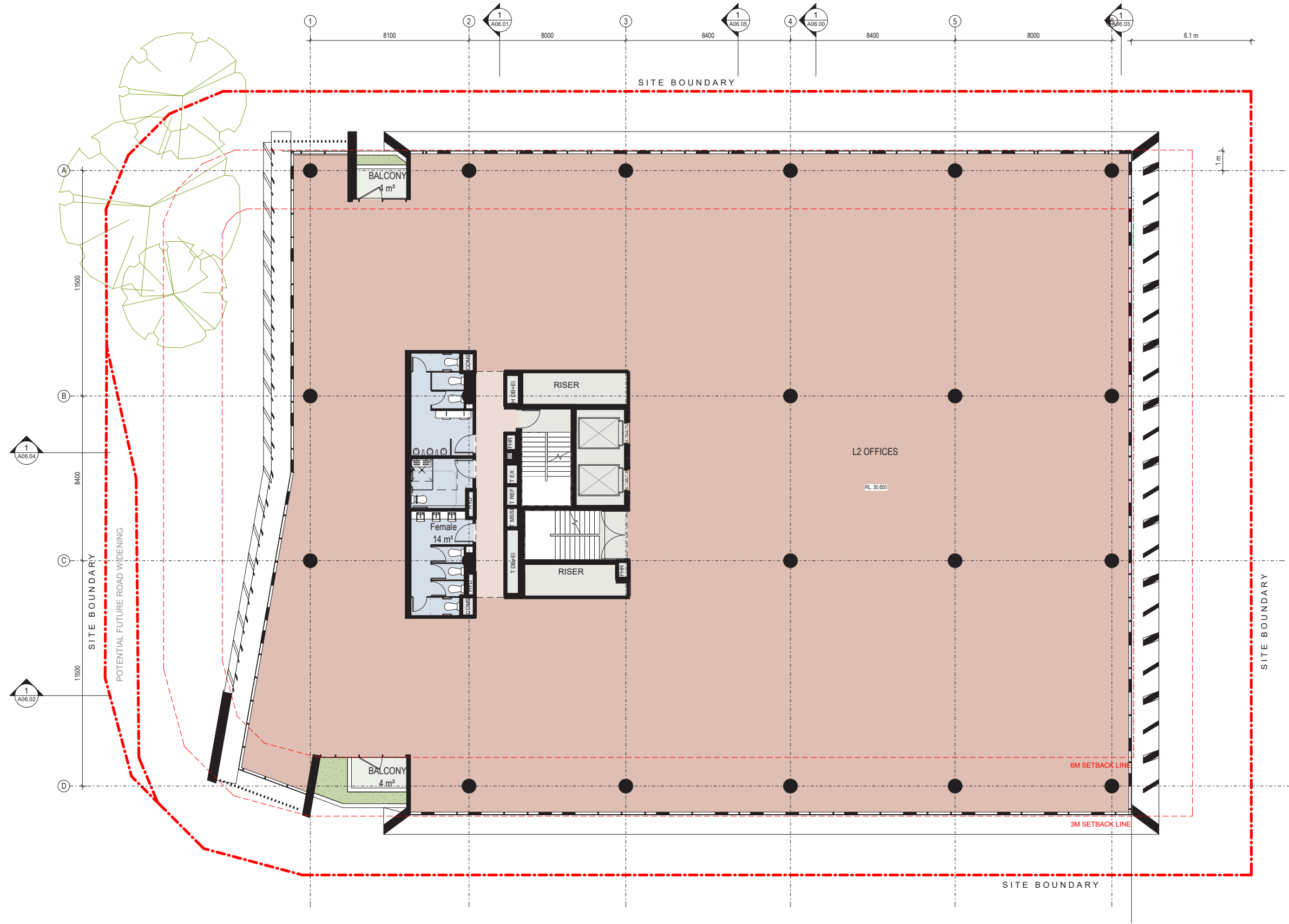


UPPER GROUND

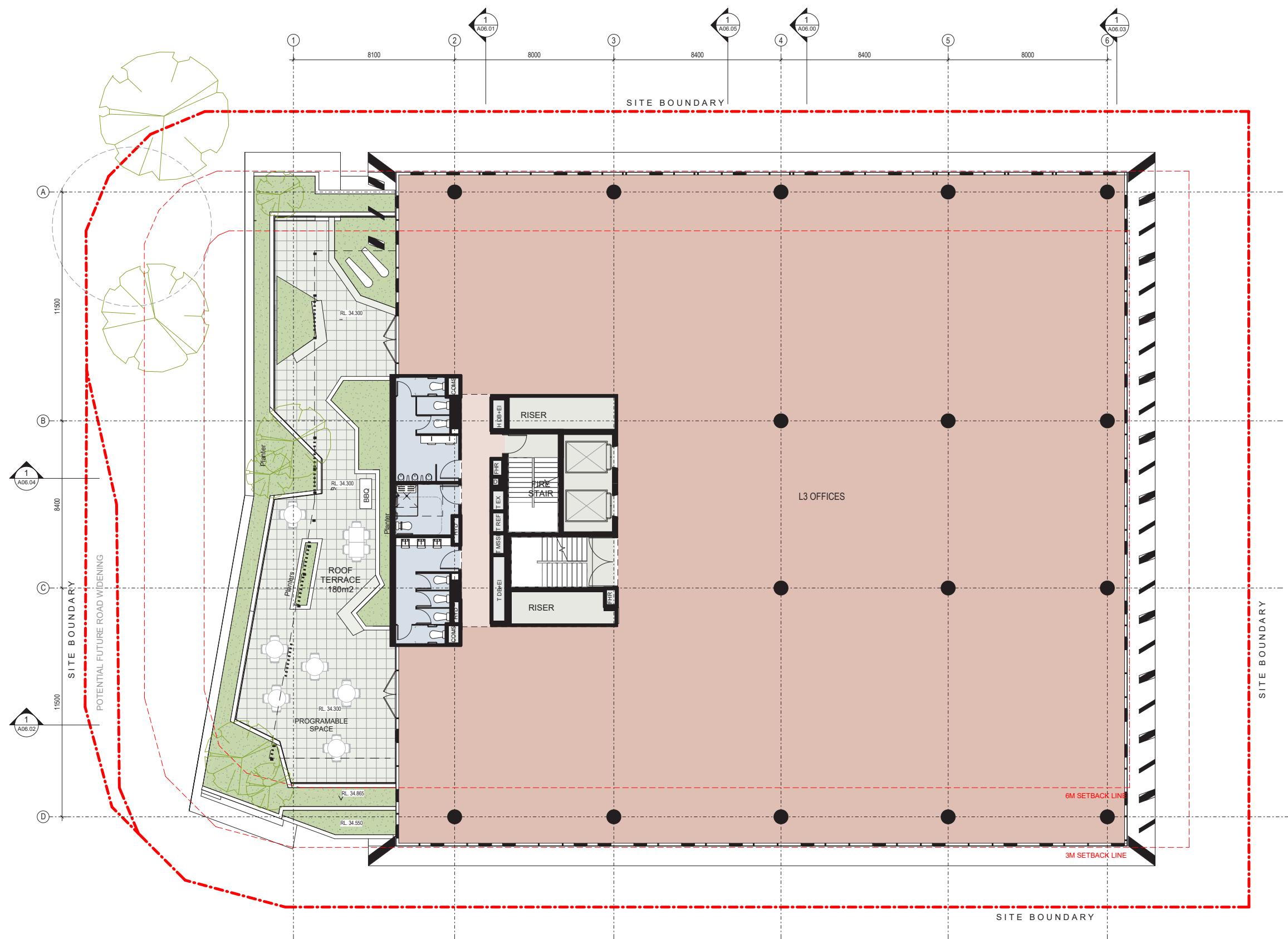


LEVEL 01

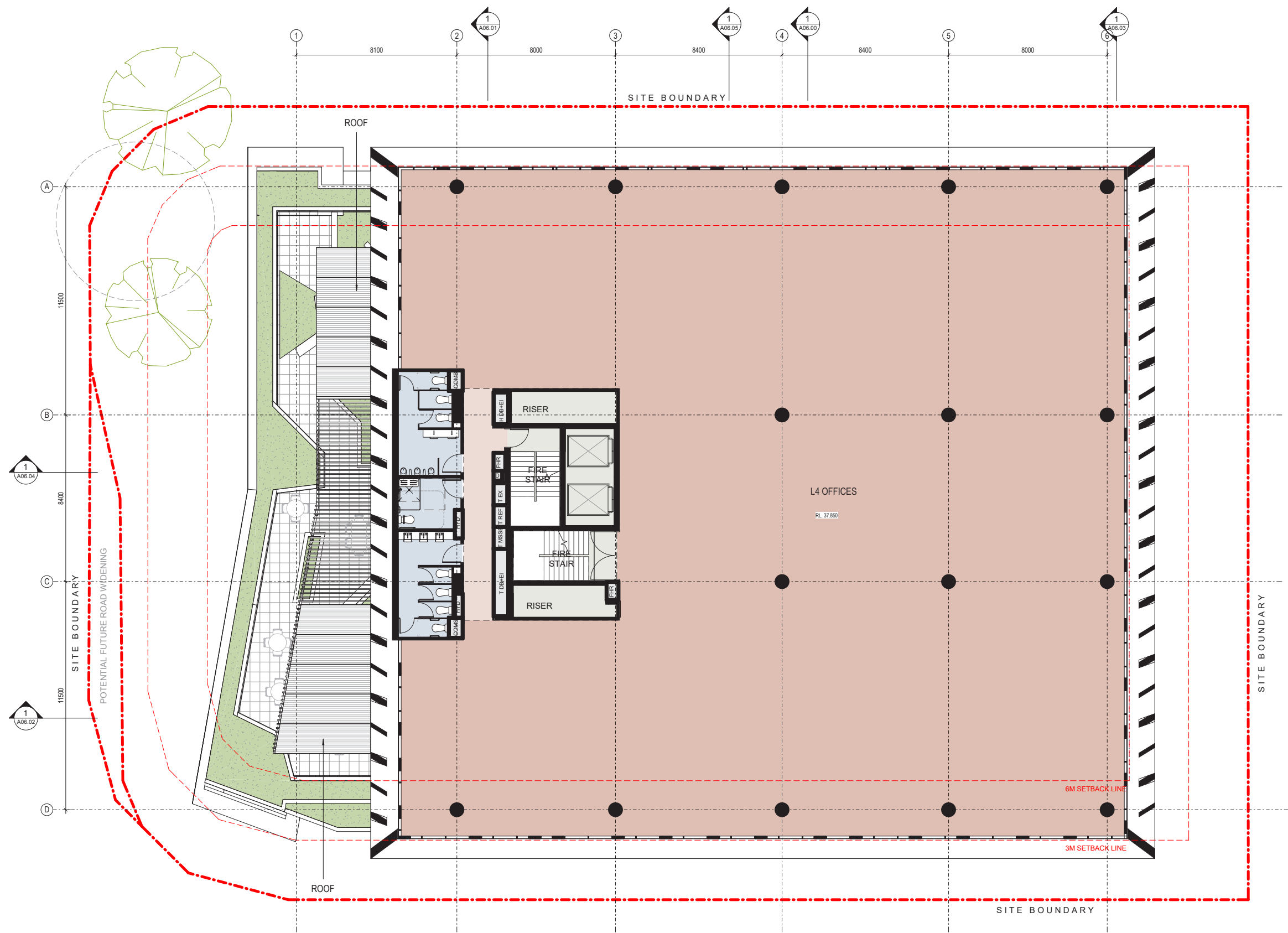




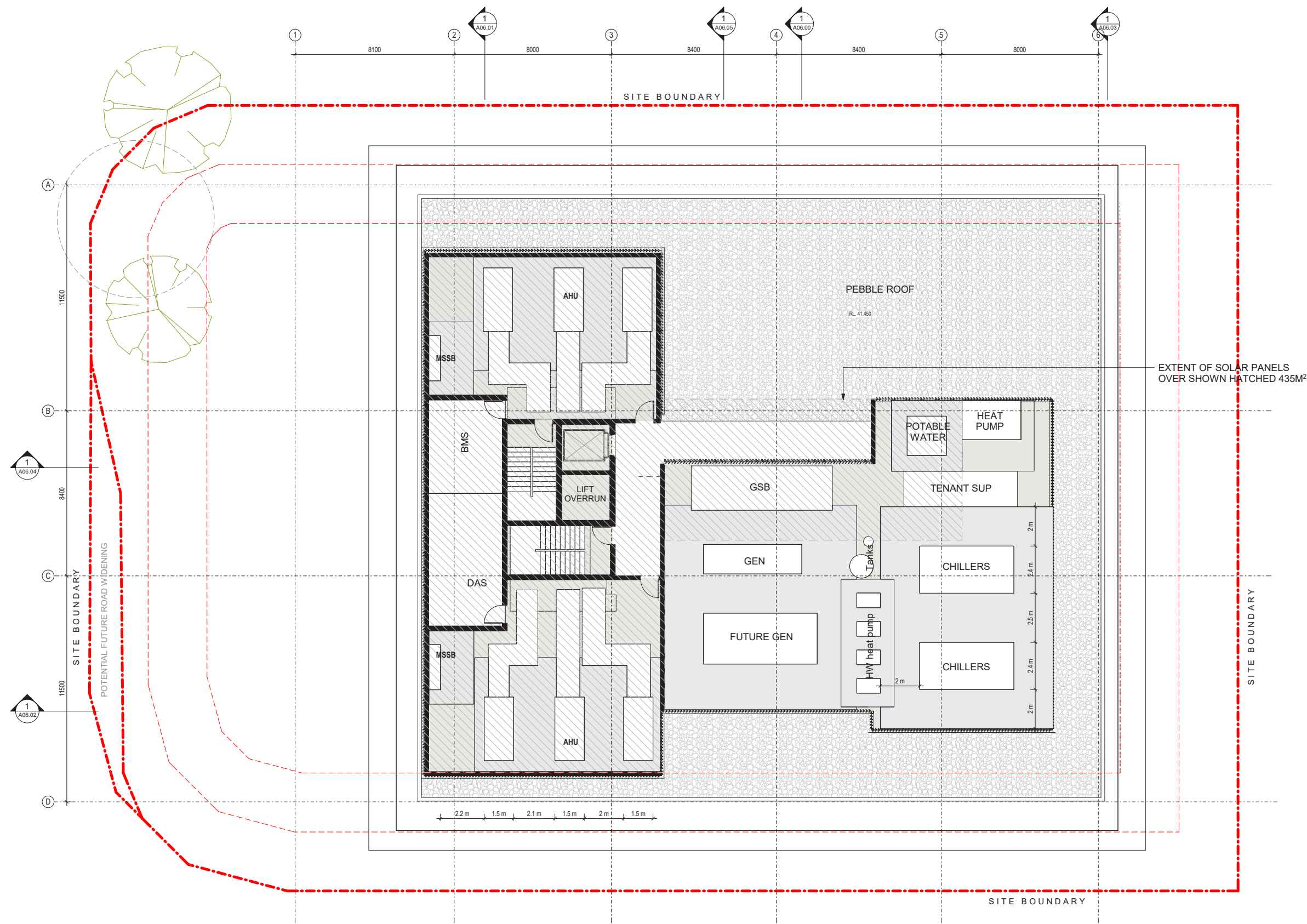
LEVEL 03



LEVEL 04



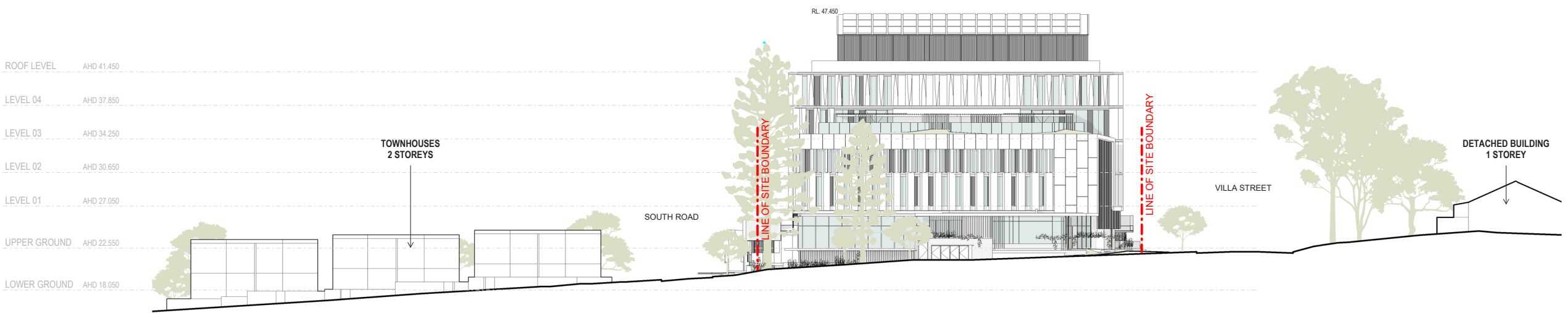
ROOF PLAN



STREET ELEVATIONS

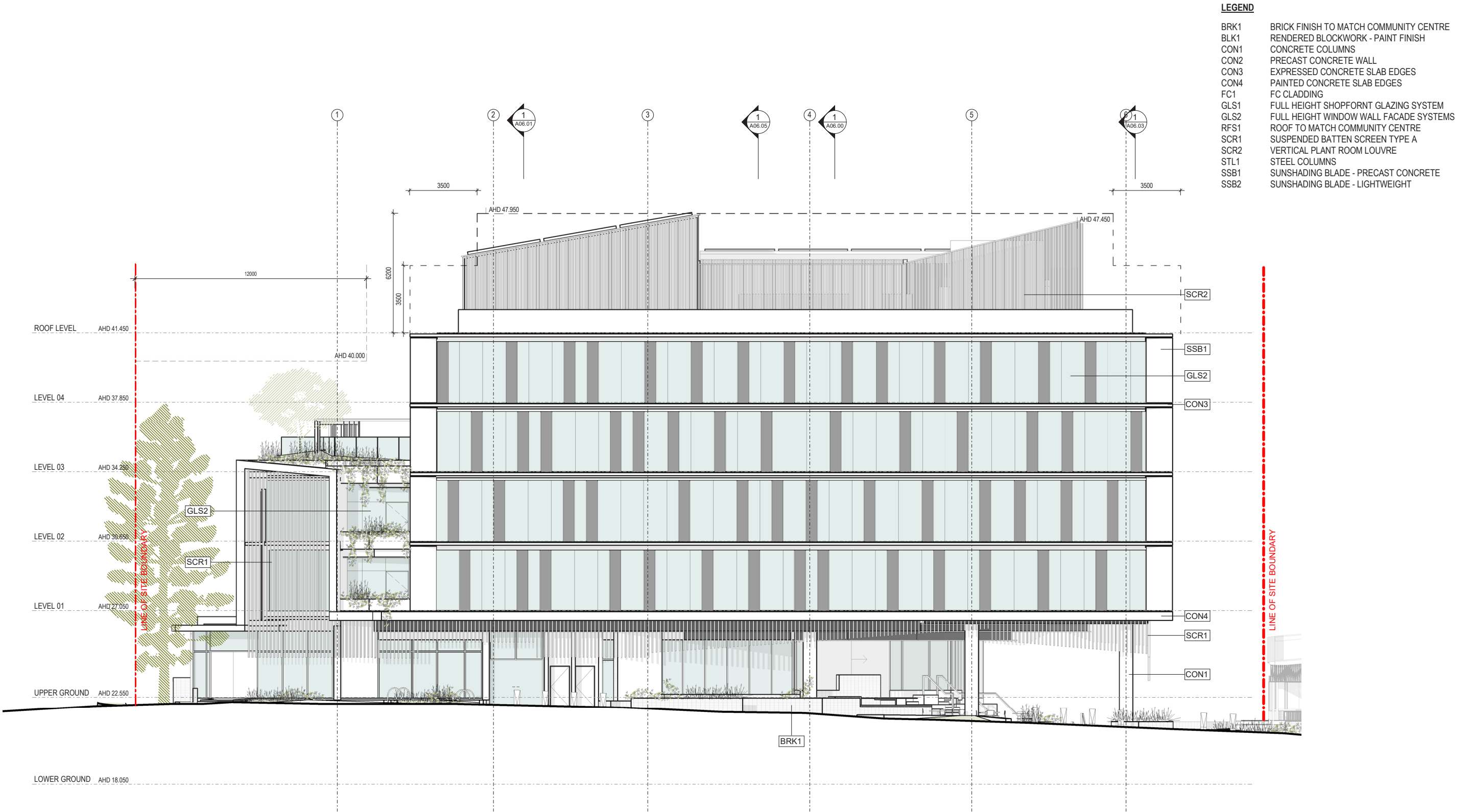


South Elevation - Villa Street



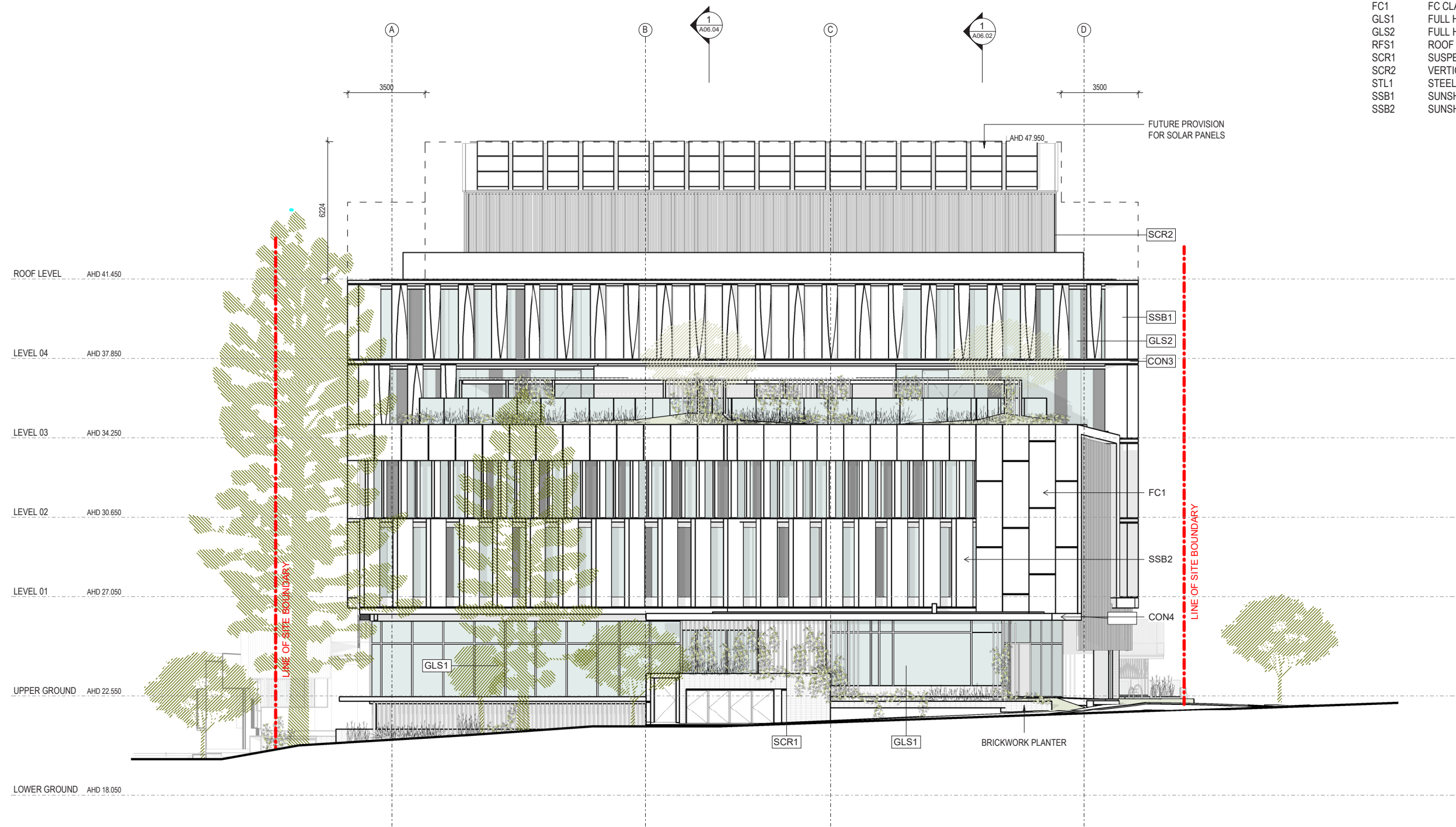
West Elevation - Park Road

SOUTH ELEVATION

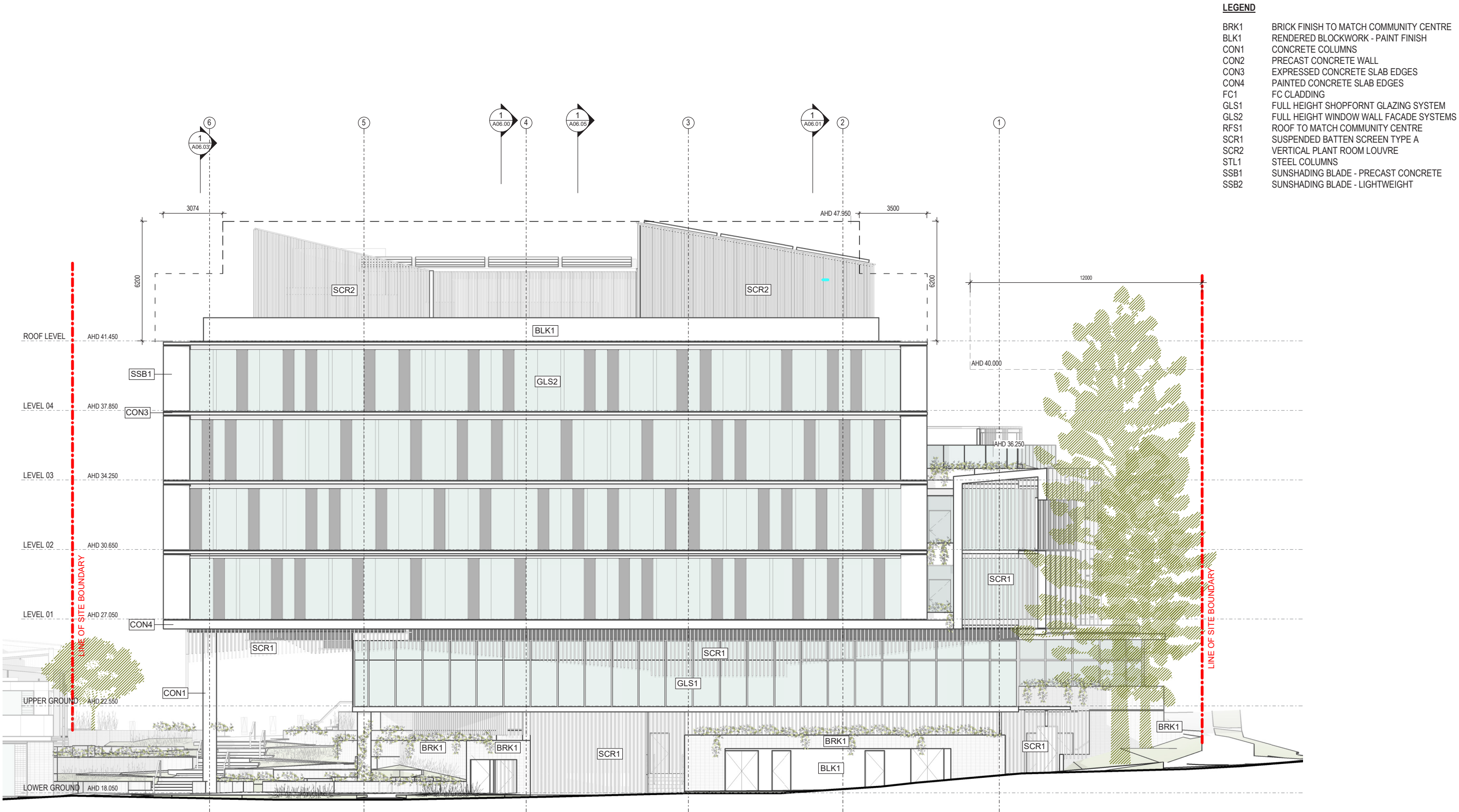


WEST ELEVATION

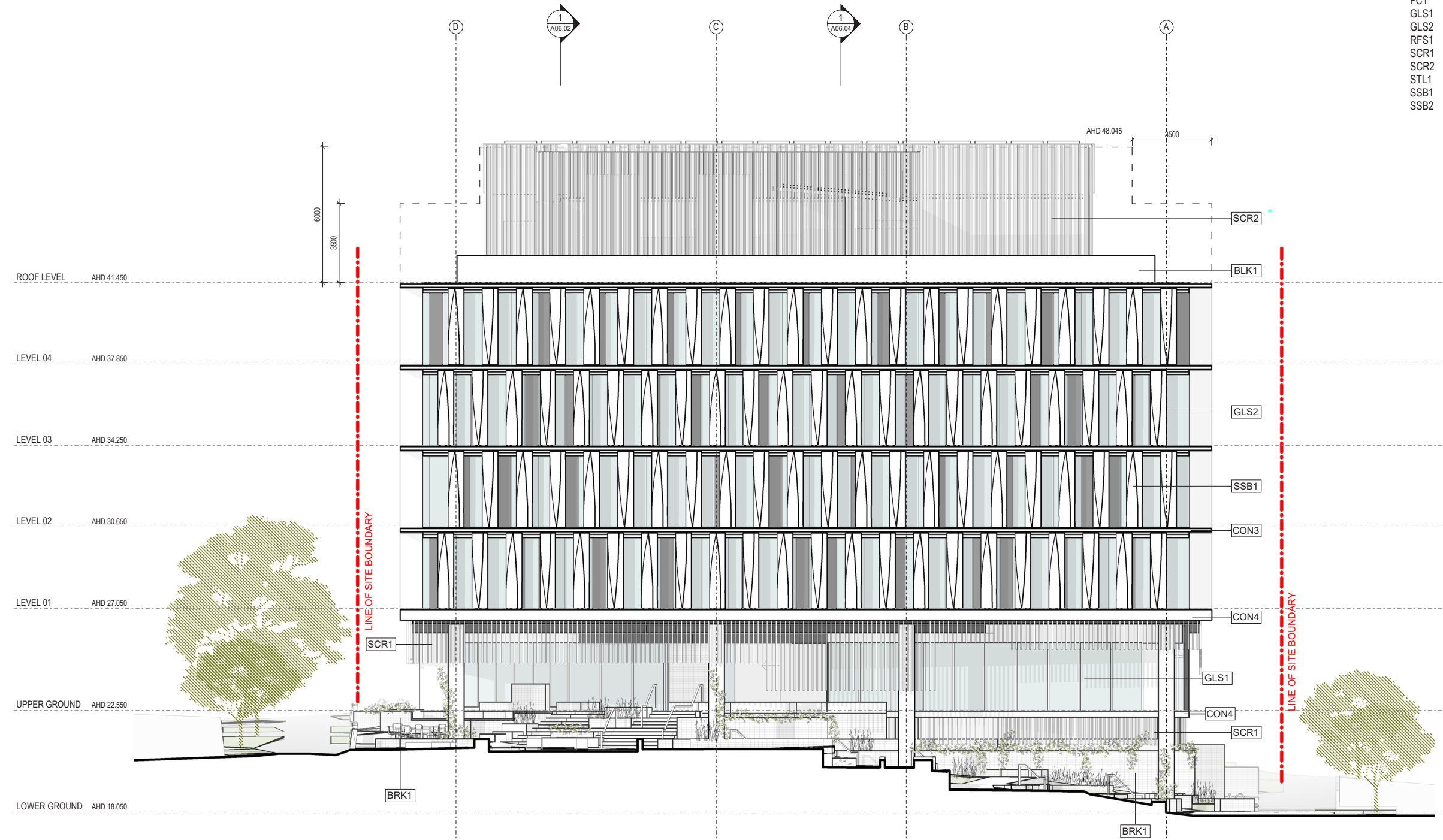
- LEGEND
- BRK1 BRICK FINISH TO MATCH COMMUNITY CENTRE
 - BLK1 RENDERED BLOCKWORK - PAINT FINISH
 - CON1 CONCRETE COLUMNS
 - CON2 PRECAST CONCRETE WALL
 - CON3 EXPRESSED CONCRETE SLAB EDGES
 - CON4 PAINTED CONCRETE SLAB EDGES
 - FC1 FC CLADDING
 - GLS1 FULL HEIGHT SHOPFORNT GLAZING SYSTEM
 - GLS2 FULL HEIGHT WINDOW WALL FACADE SYSTEMS
 - RFS1 ROOF TO MATCH COMMUNITY CENTRE
 - SCR1 SUSPENDED BATTEN SCREEN TYPE A
 - SCR2 VERTICAL PLANT ROOM LOUVRE
 - STL1 STEEL COLUMNS
 - SSB1 SUNSHADING BLADE - PRECAST CONCRETE
 - SSB2 SUNSHADING BLADE - LIGHTWEIGHT



NORTH ELEVATION

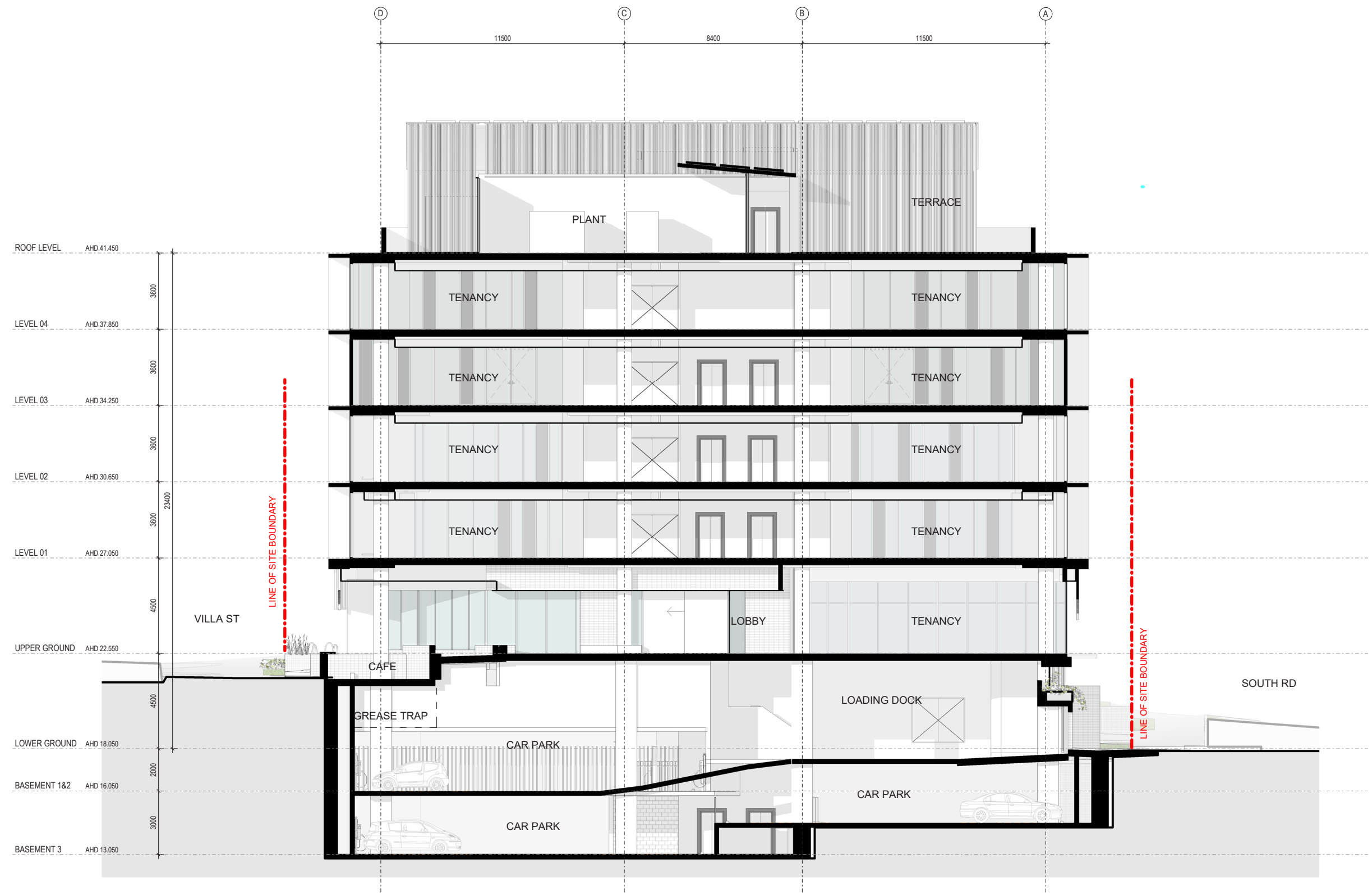


EAST ELEVATION

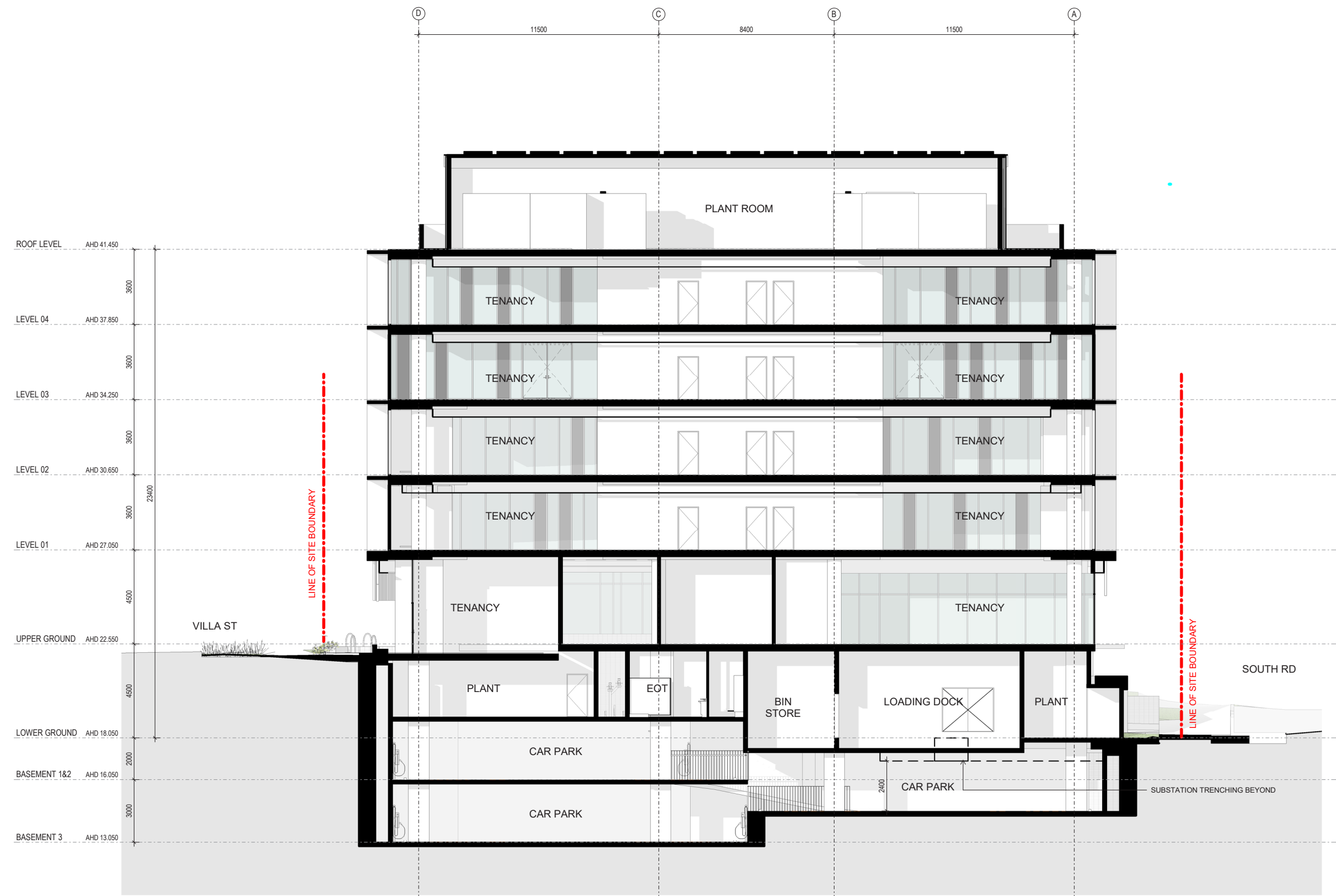


<u>LEGEND</u>	
BRK1	BRICK FINISH TO MATCH COMMUNITY CENTRE
BLK1	RENDERED BLOCKWORK - PAINT FINISH
CON1	CONCRETE COLUMNS
CON2	PRECAST CONCRETE WALL
CON3	EXPRESSED CONCRETE SLAB EDGES
CON4	PAINTED CONCRETE SLAB EDGES
FC1	FC CLADDING
GLS1	FULL HEIGHT SHOPFORNT GLAZING SYSTEM
GLS2	FULL HEIGHT WINDOW WALL FACADE SYSTEMS
RF51	ROOF TO MATCH COMMUNITY CENTRE
SCR1	SUSPENDED BATTEN SCREEN TYPE A
SCR2	VERTICAL PLANT ROOM LOUVER
STL1	STEEL COLUMNS
SSB1	SUNSHADING BLADE - PRECAST CONCRETE
SSB2	SUNSHADING BLADE - LIGHTWEIGHT

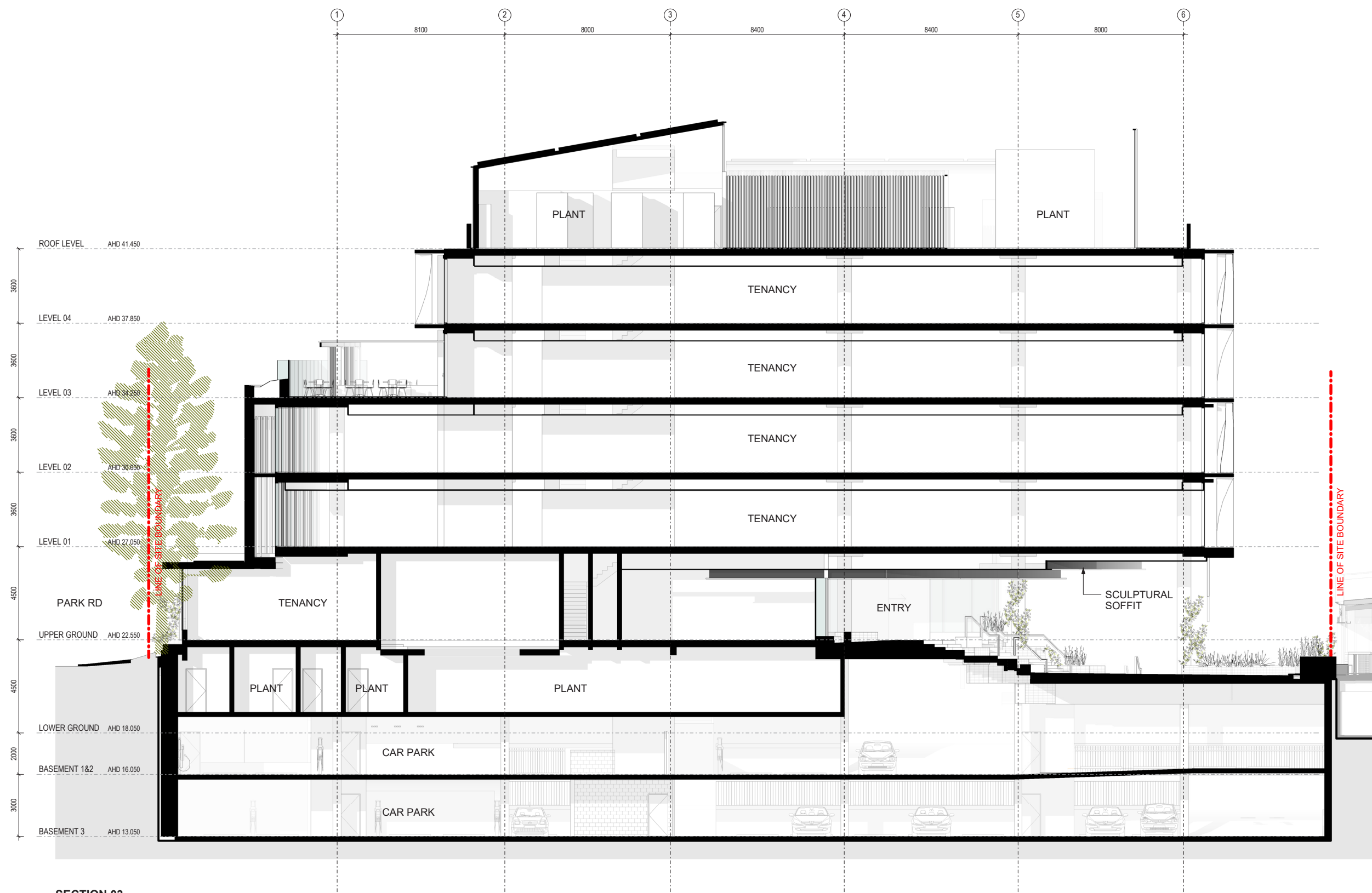
BUILDING SECTION 01



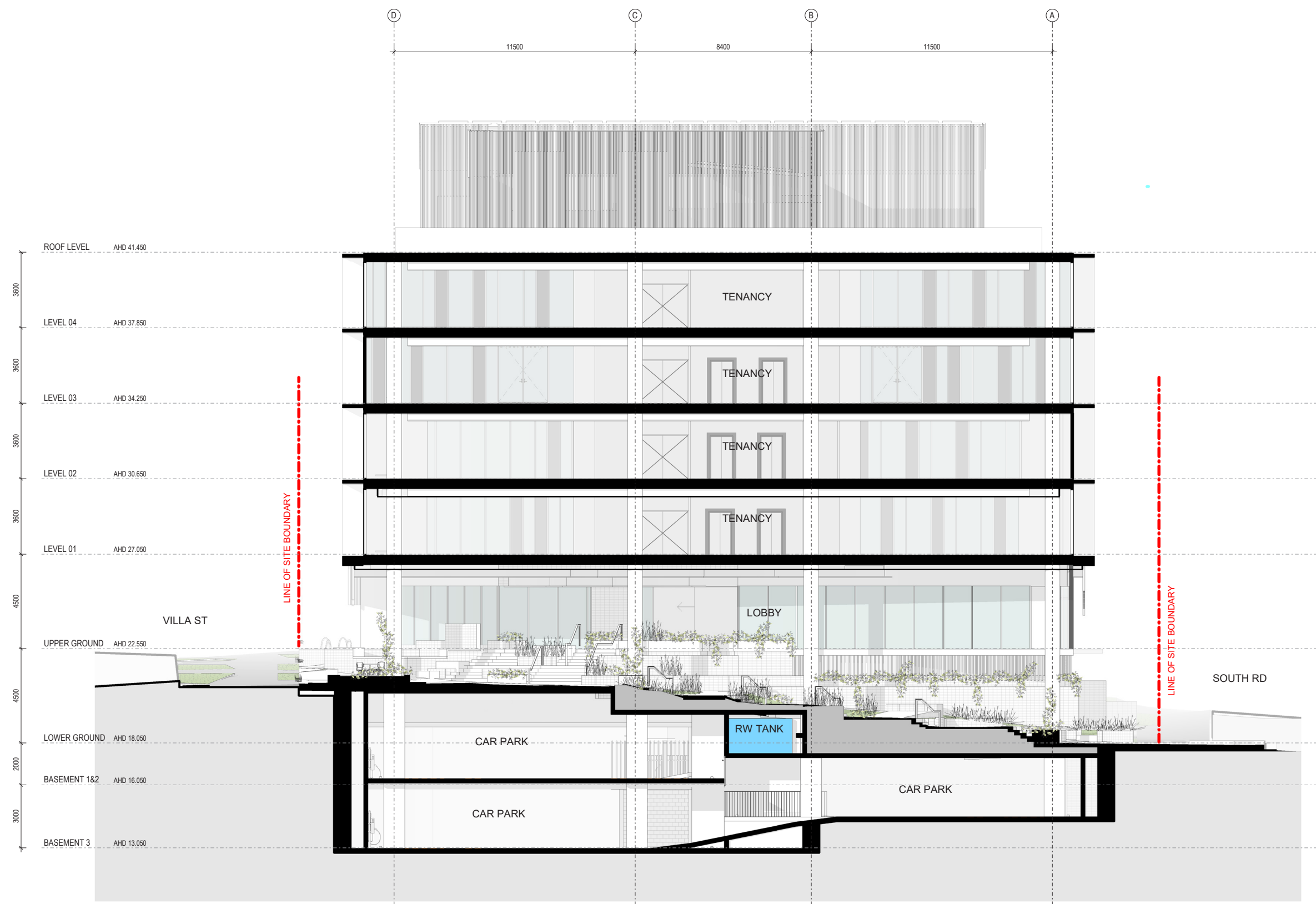
BUILDING SECTION 02



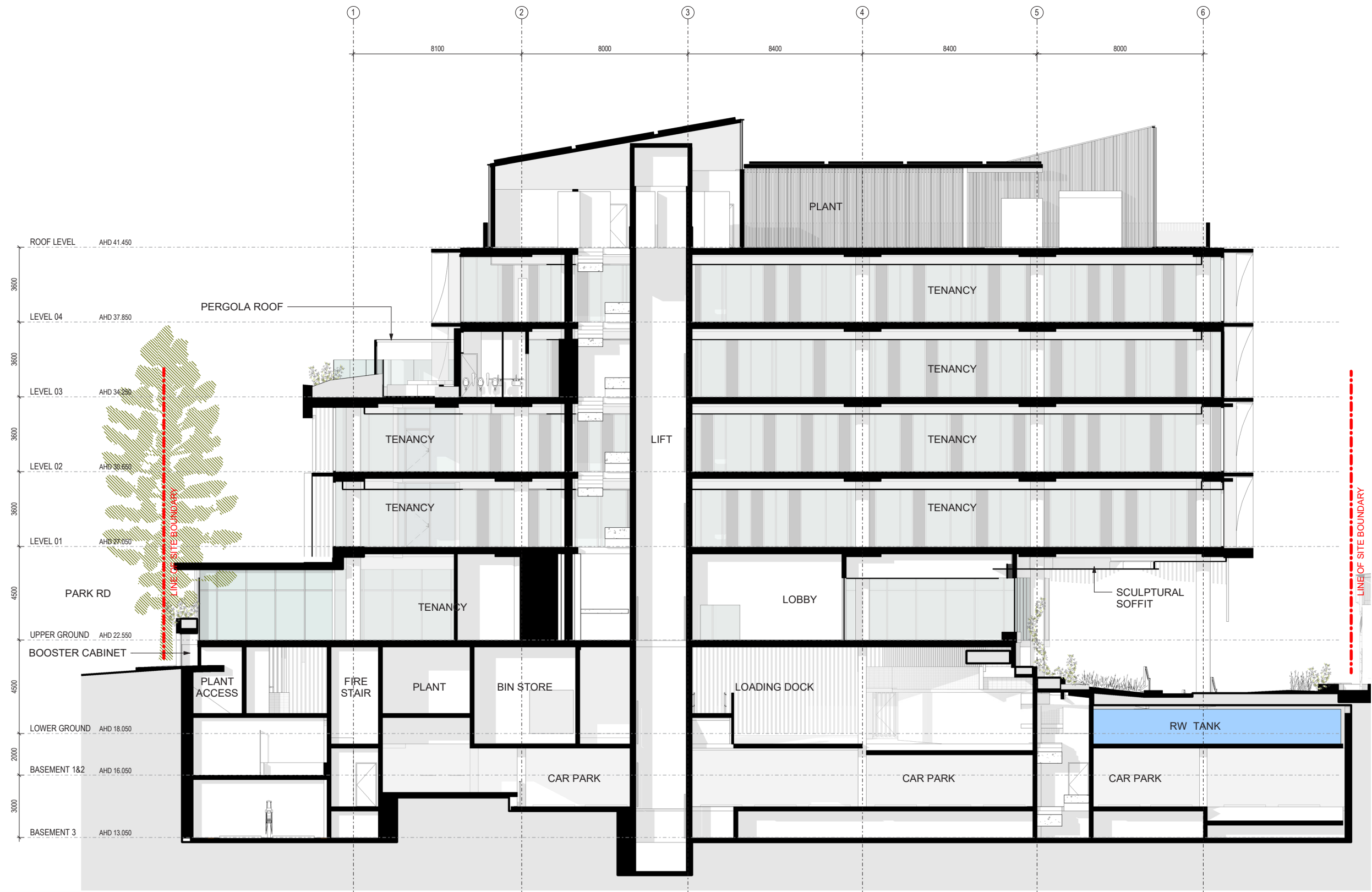
BUILDING SECTION 03



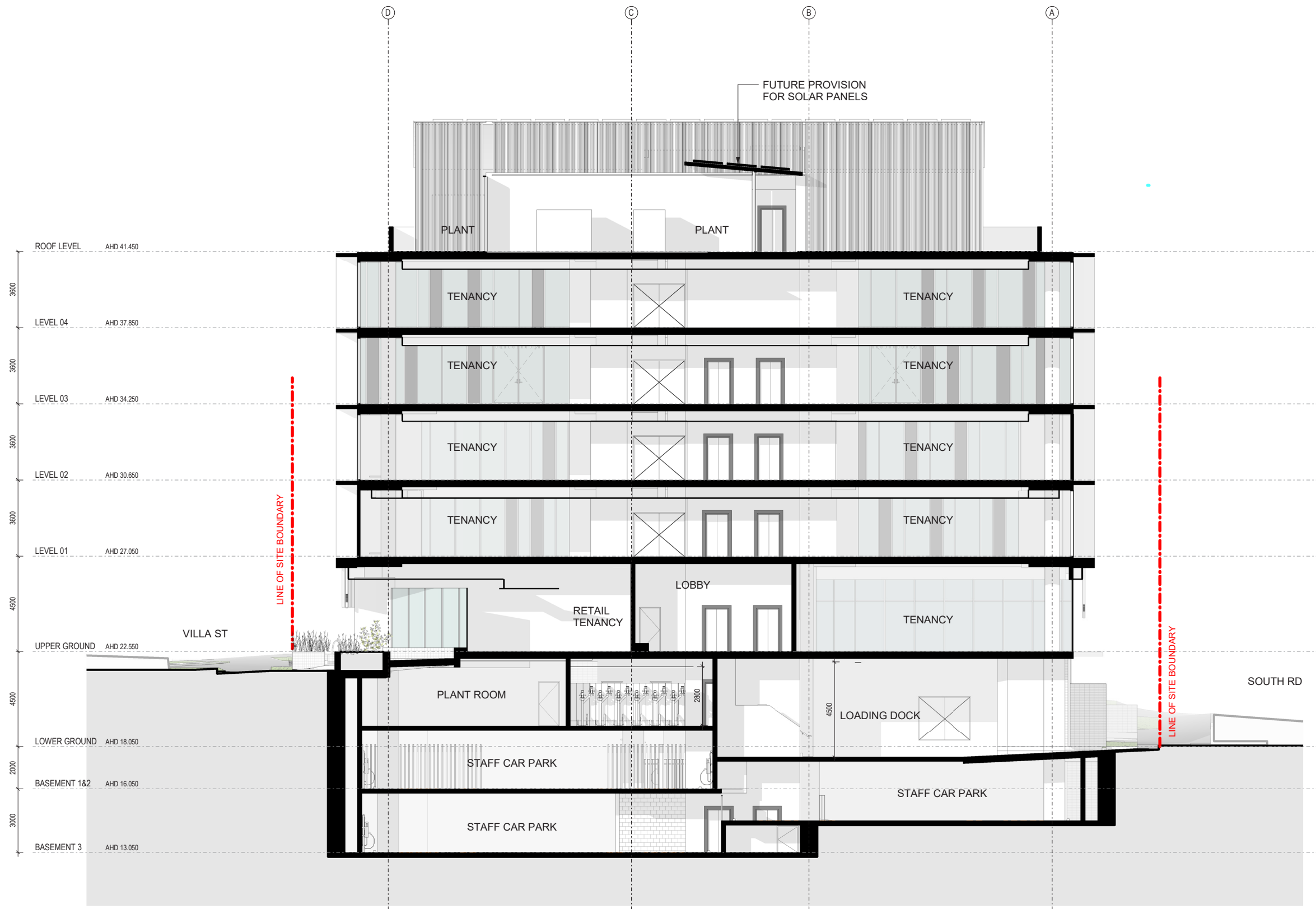
BUILDING SECTION 04



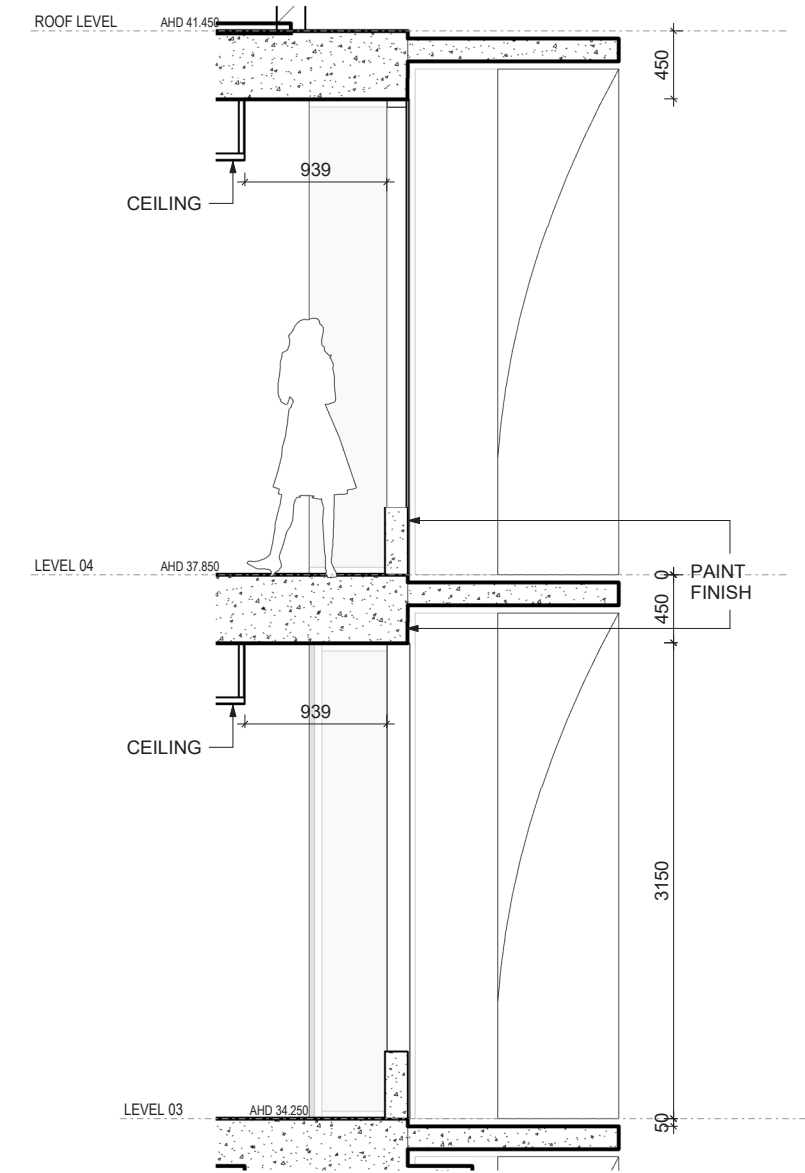
BUILDING SECTION 05



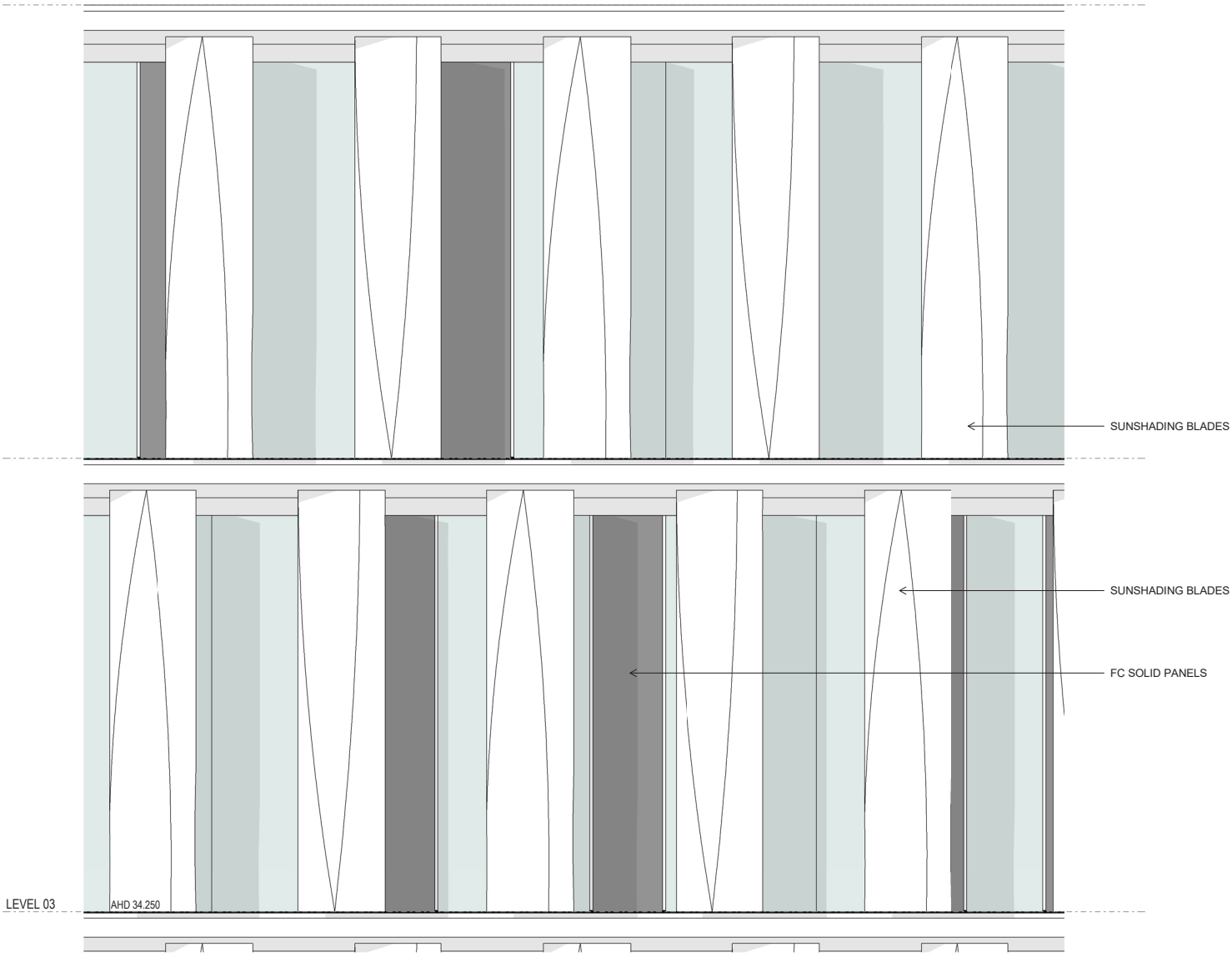
BUILDING SECTION 06



FACADE DETAILS 01



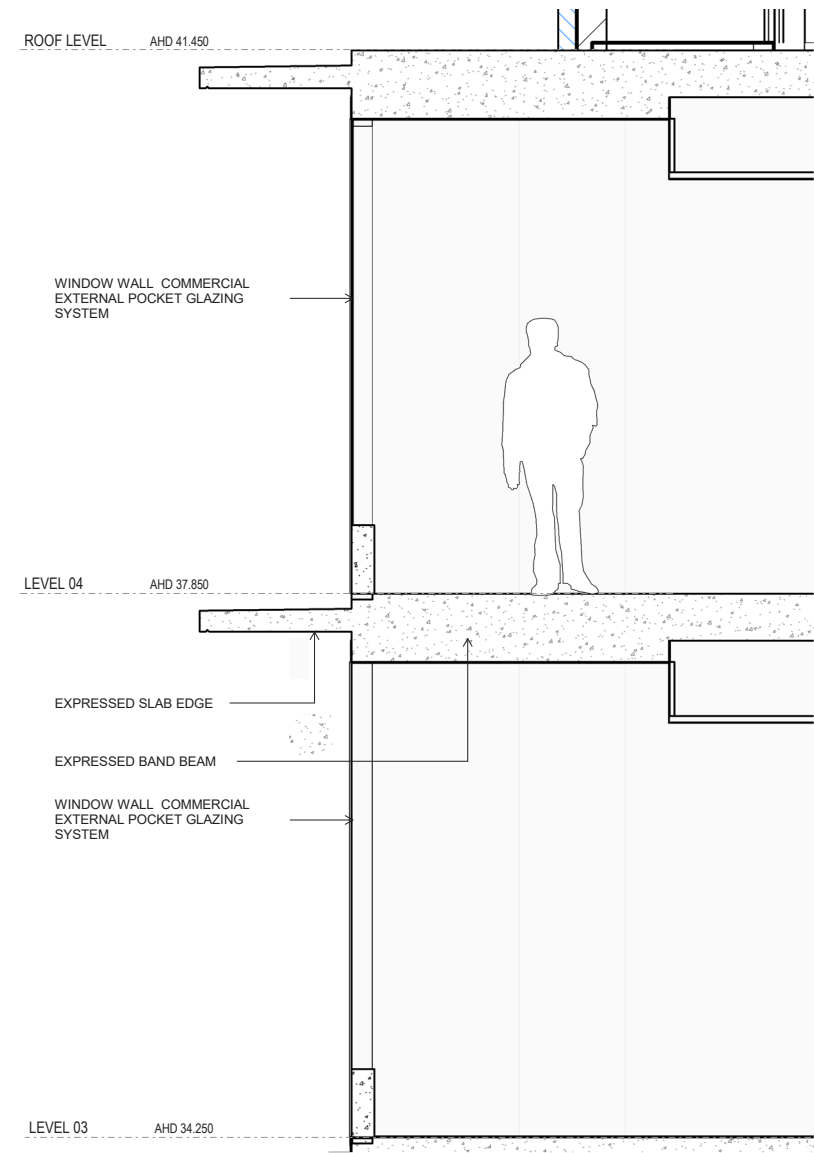
EAST & WEST TOWER FACADE - DETAIL SECTION



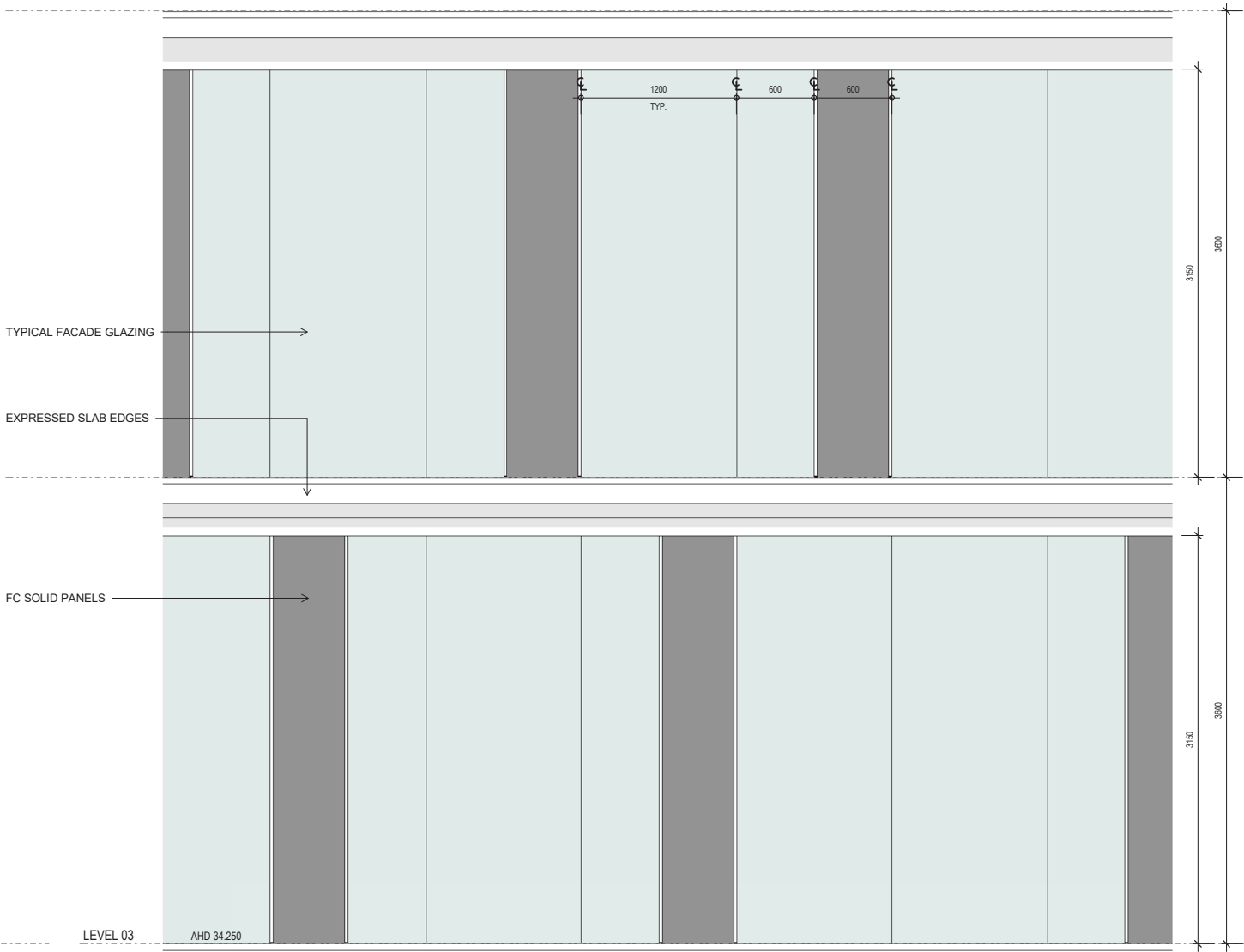
EAST & WEST TOWER FACADE - DETAIL ELEVATION



FACADE DETAILS 02



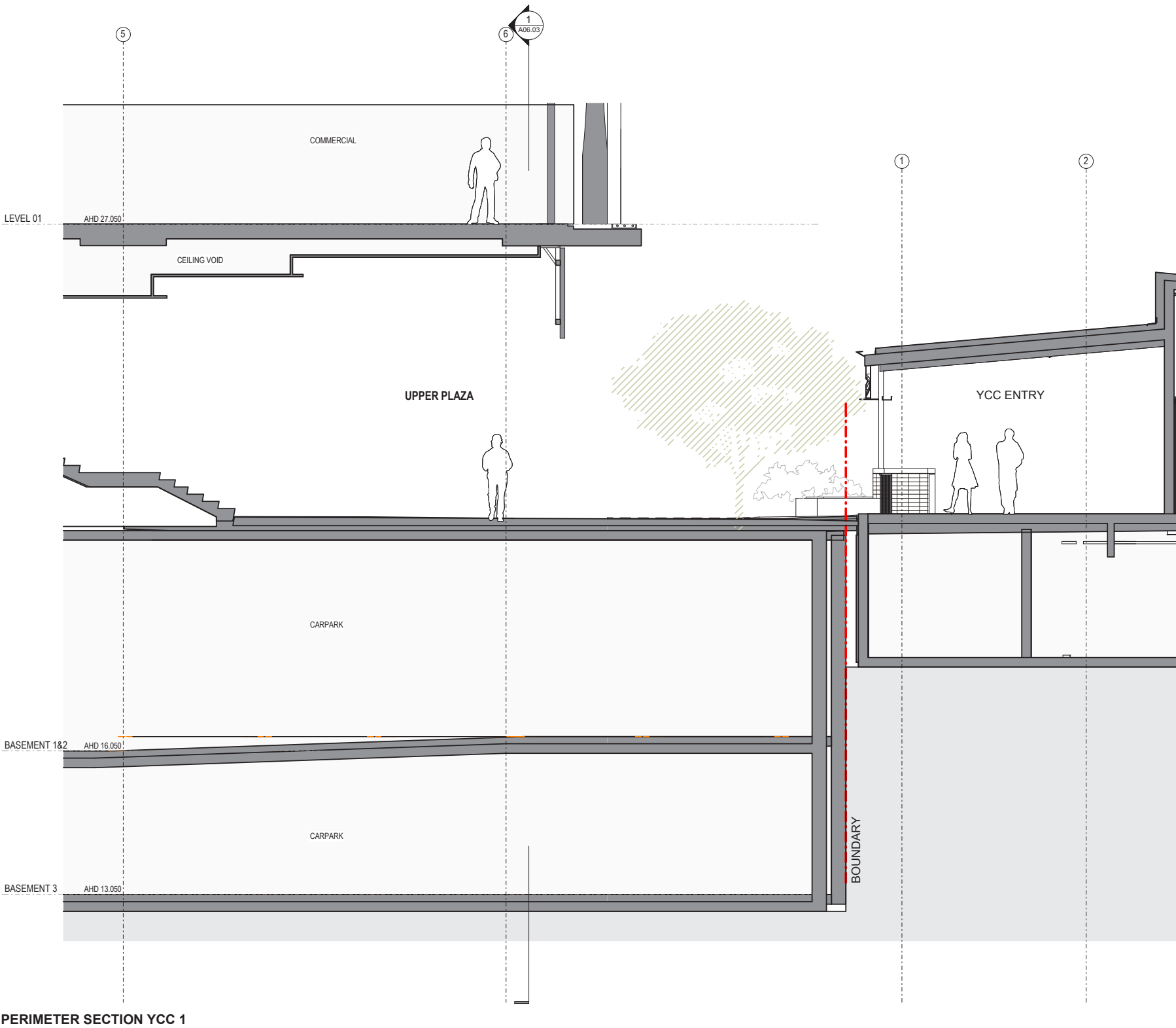
SOUTH & NORTH TOWER FACADE - DETAIL SECTION



SOUTH & NORTH TOWER FACADE - DETAIL ELEVATION

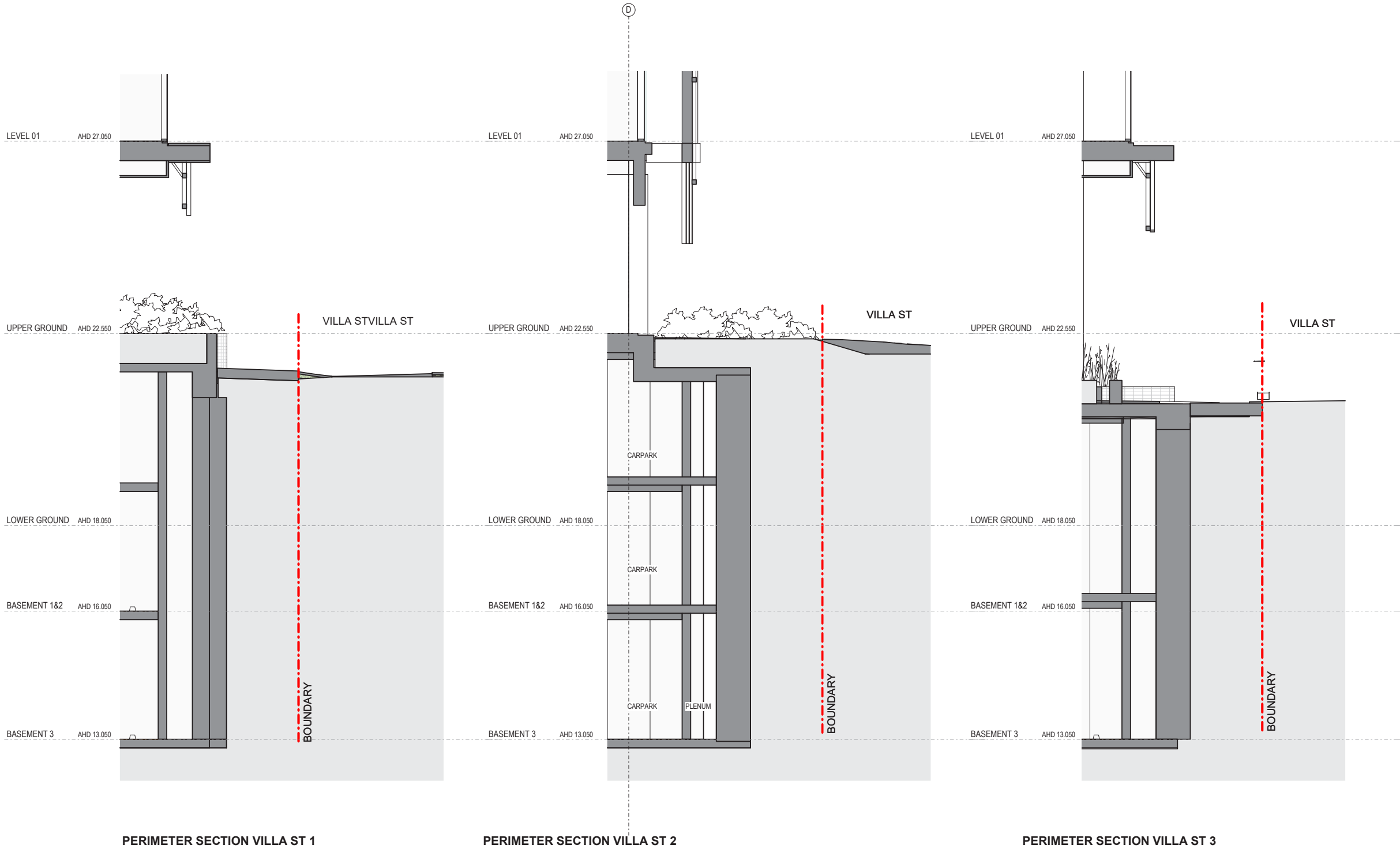


PERIMETER SECTIONS 01

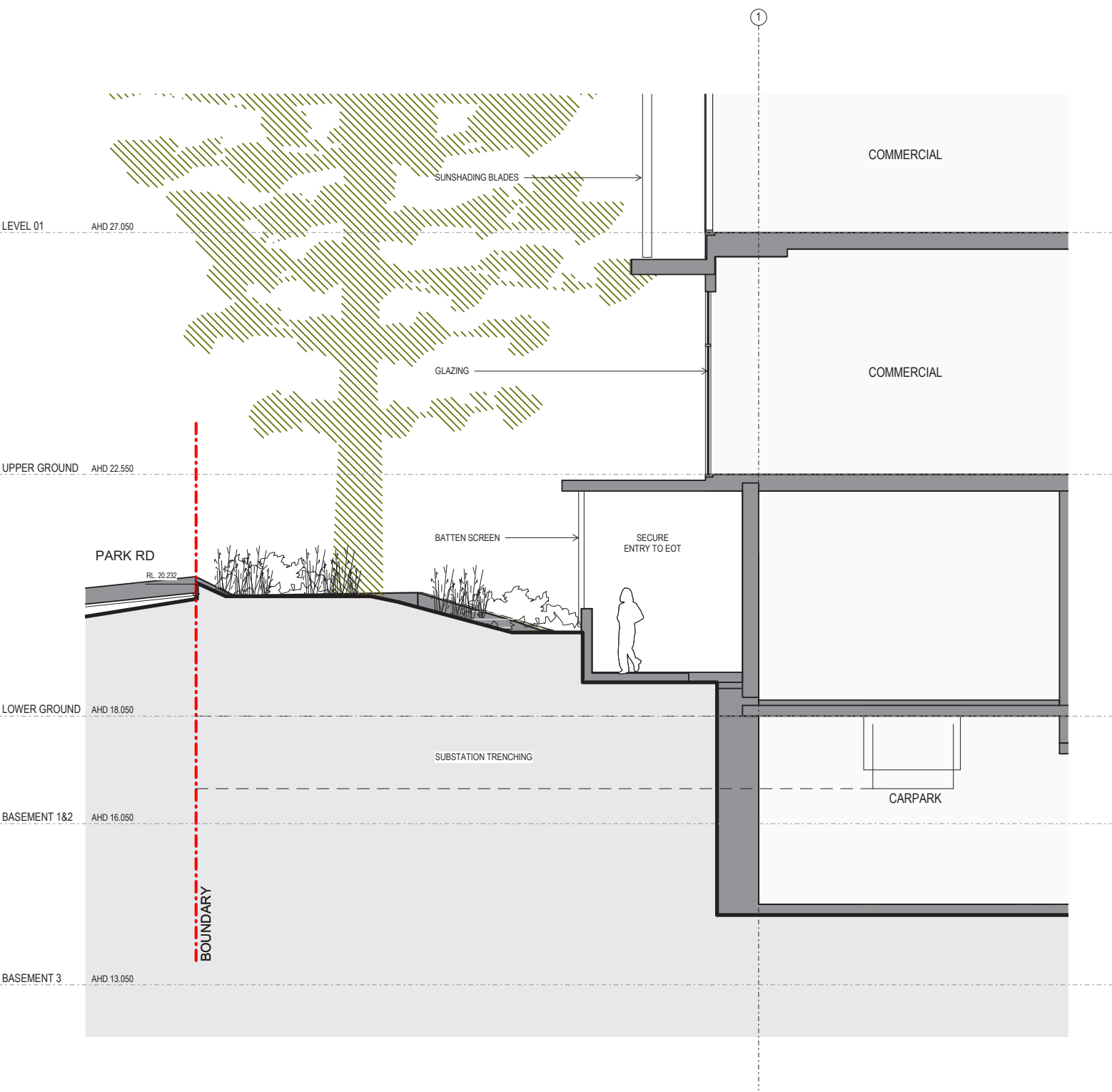
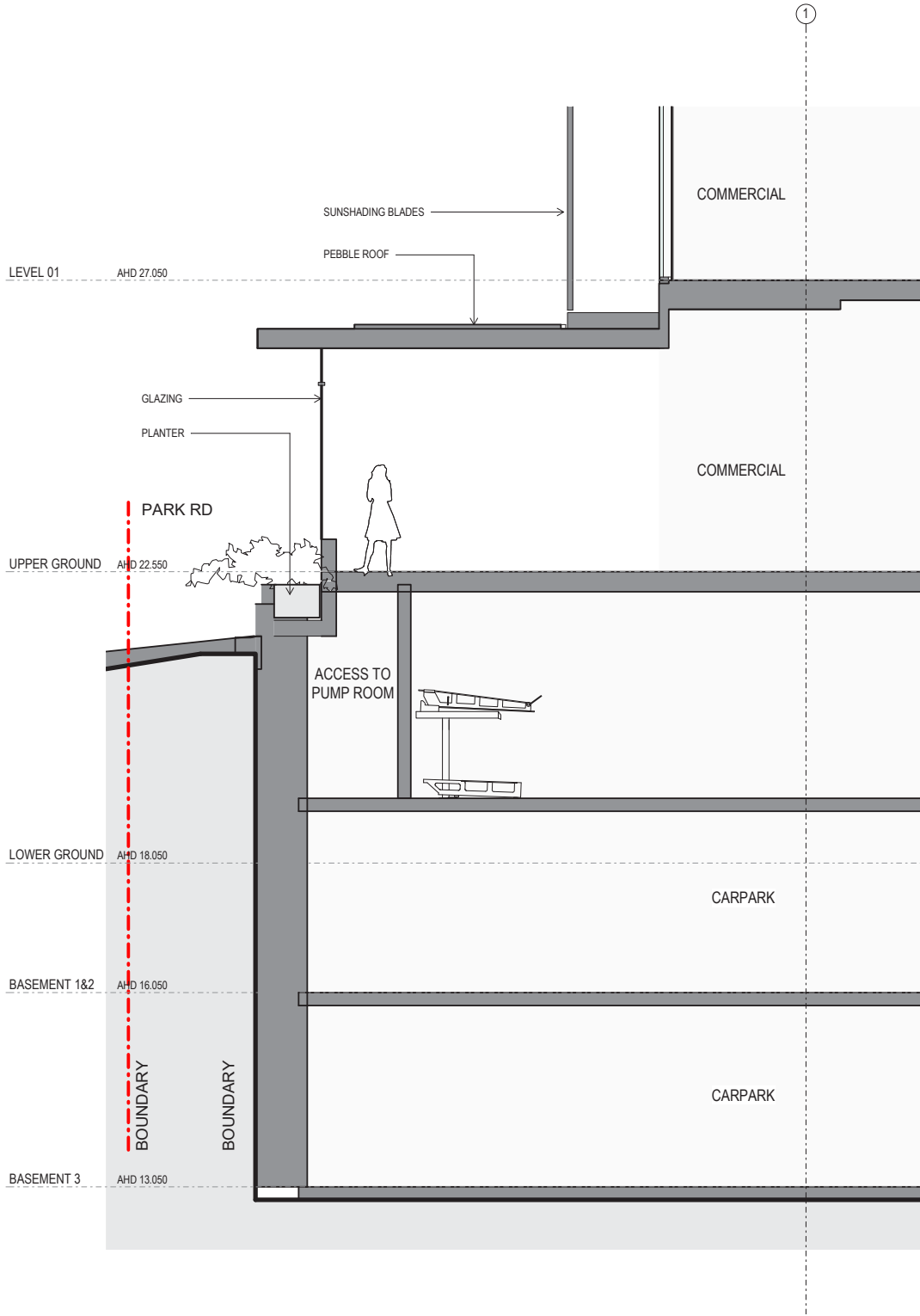


PERIMETER SECTION YCC 1

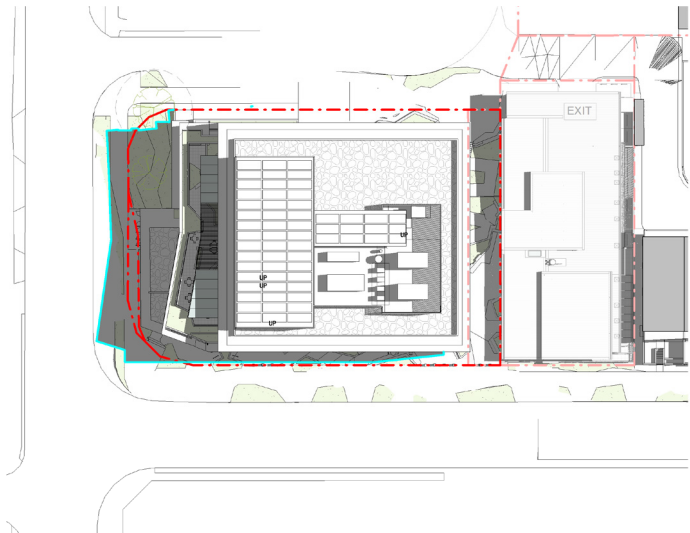
PERIMETER SECTIONS 02



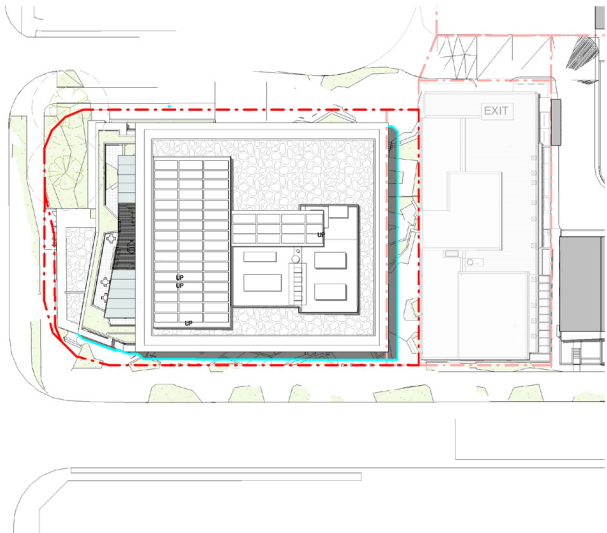
PERIMETER SECTIONS 03



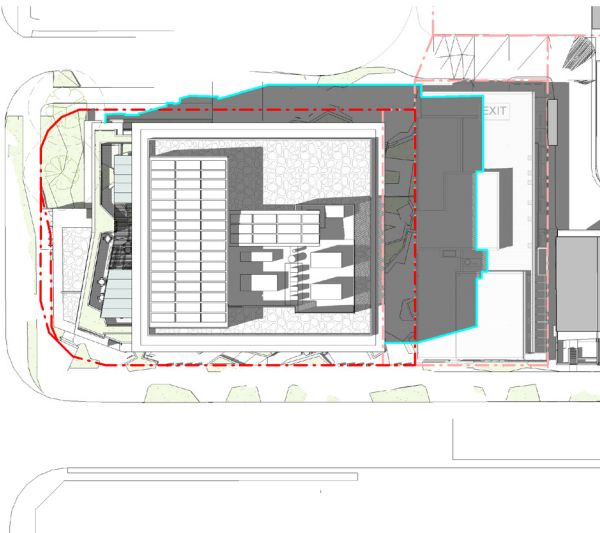
DIAGRAMS - SUN STUDIES



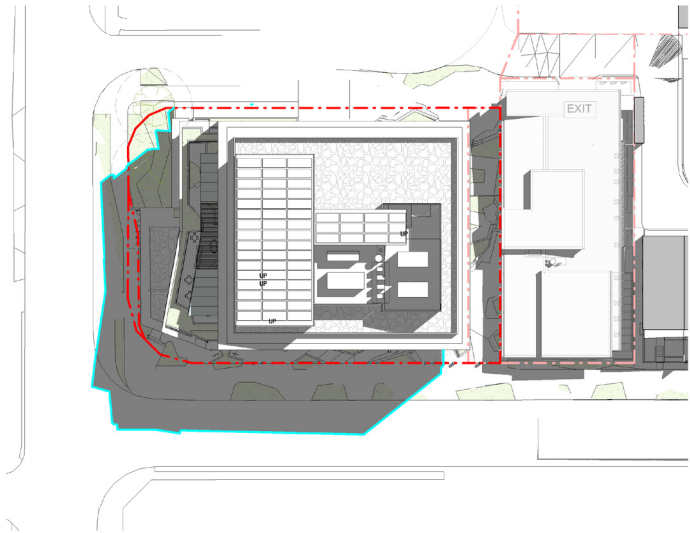
Sun Study Summer 9am



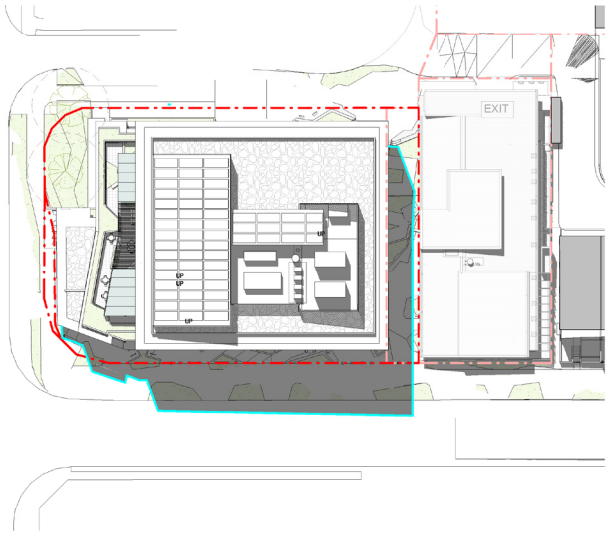
Sun Study Summer 12pm



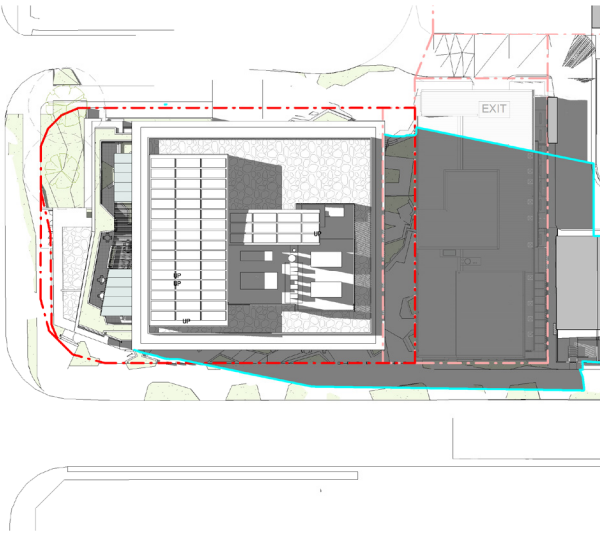
Sun Study Summer 3pm



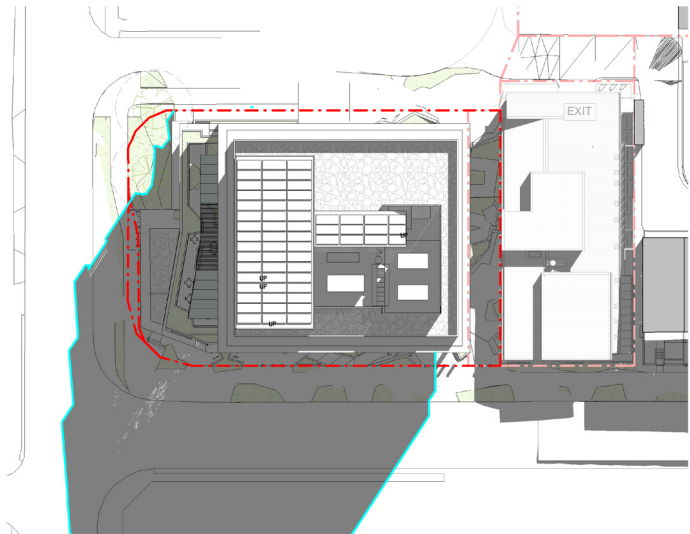
Sun Study Equinox 9am



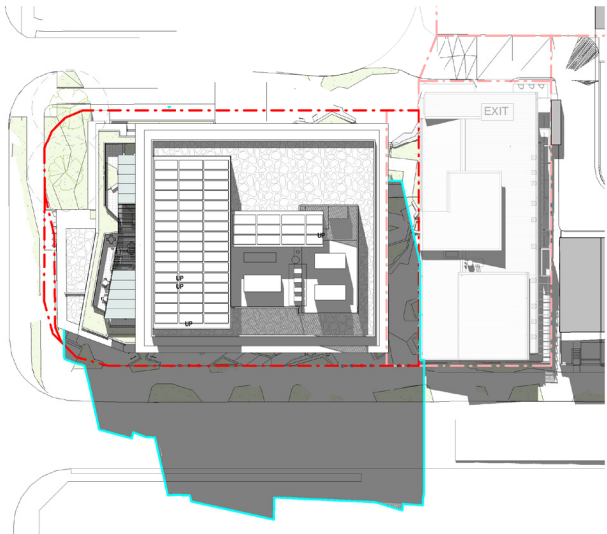
Sun Study Equinox 12pm



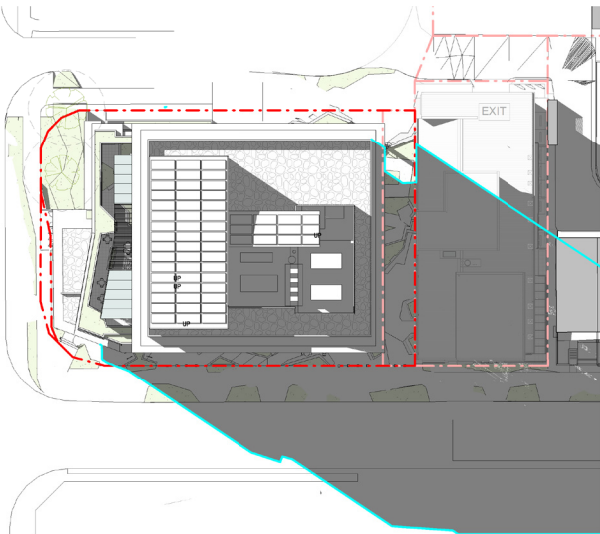
Sun Study Equinox 3pm



Sun Study Winter 9am

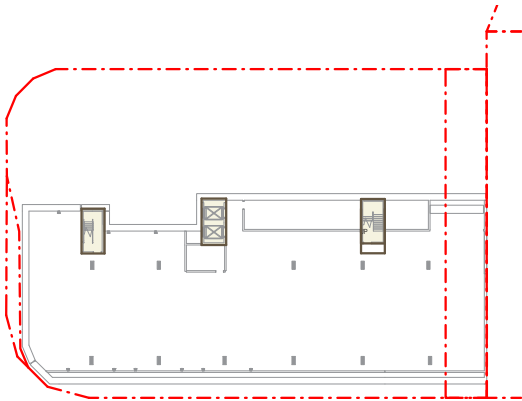


Sun Study Winter 12pm

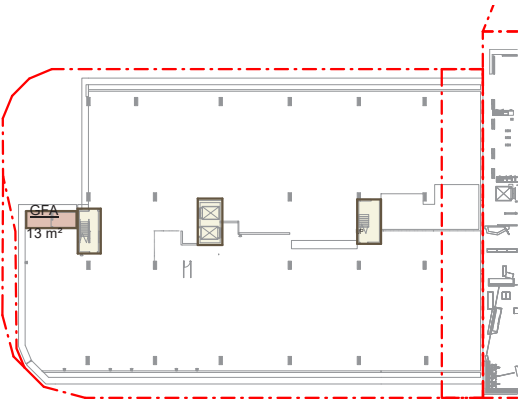


Sun Study Winter 3pm

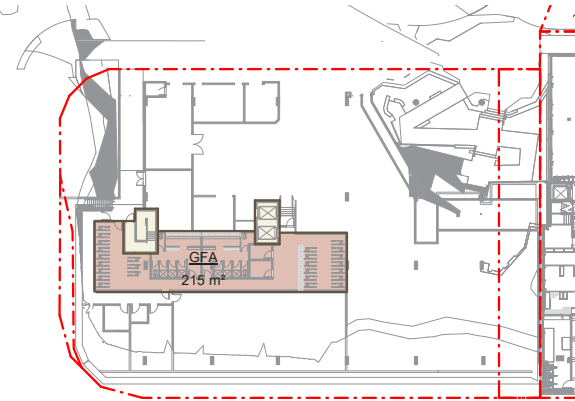
AREA PLANS - GFA



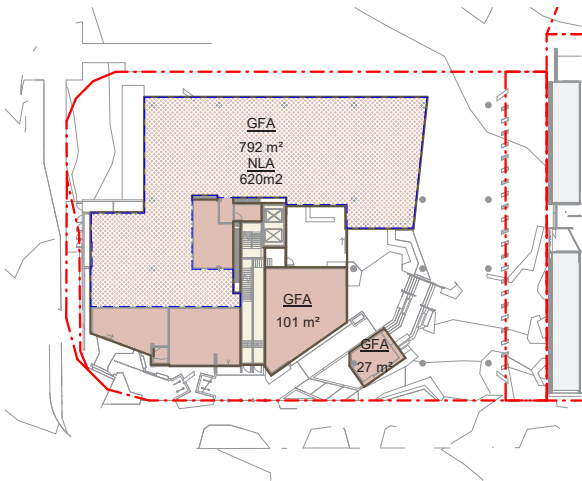
BASEMENT



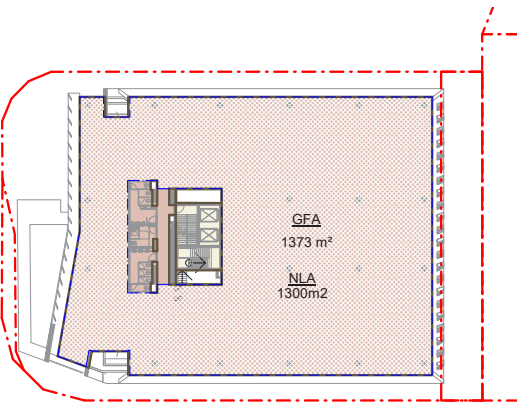
BASEMENT 1&2



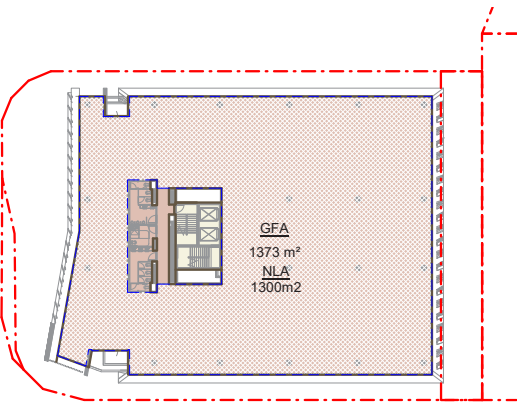
LOWER GROUND



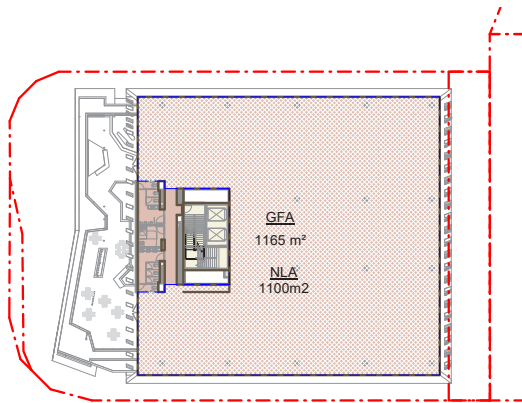
UPPER GROUND



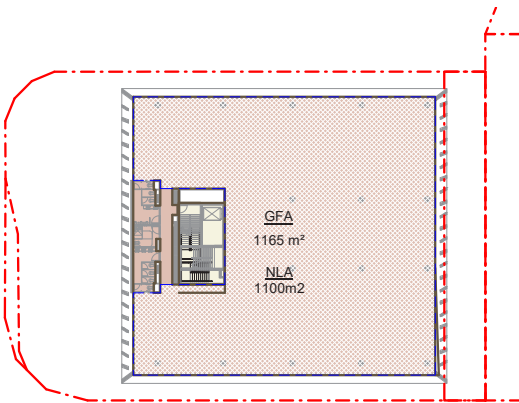
LEVEL 01



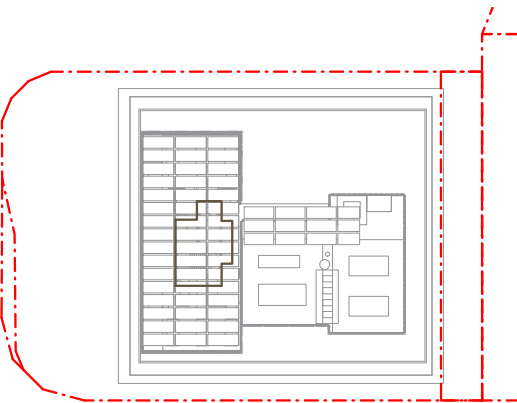
LEVEL 02



LEVEL 03



LEVEL 04



TERRACE

GFA	
BASEMENT 1&2	13 m²
LOWER GROUND	215 m²
UPPER GROUND	920 m²
LEVEL 01	1373 m²
LEVEL 02	1373 m²
LEVEL 03	1165 m²
LEVEL 04	1165 m²
TOTAL	6223 m²

VERICAL CIRCULATION	
BASEMENT 3	48 m²
BASEMENT 1&2	48 m²
LOWER GROUND	37 m²
UPPER GROUND	67 m²
LEVEL 01	46 m²
LEVEL 02	46 m²
LEVEL 03	46 m²
LEVEL 04	56 m²
ROOF LEVEL	59 m²
TOTAL	451 m²

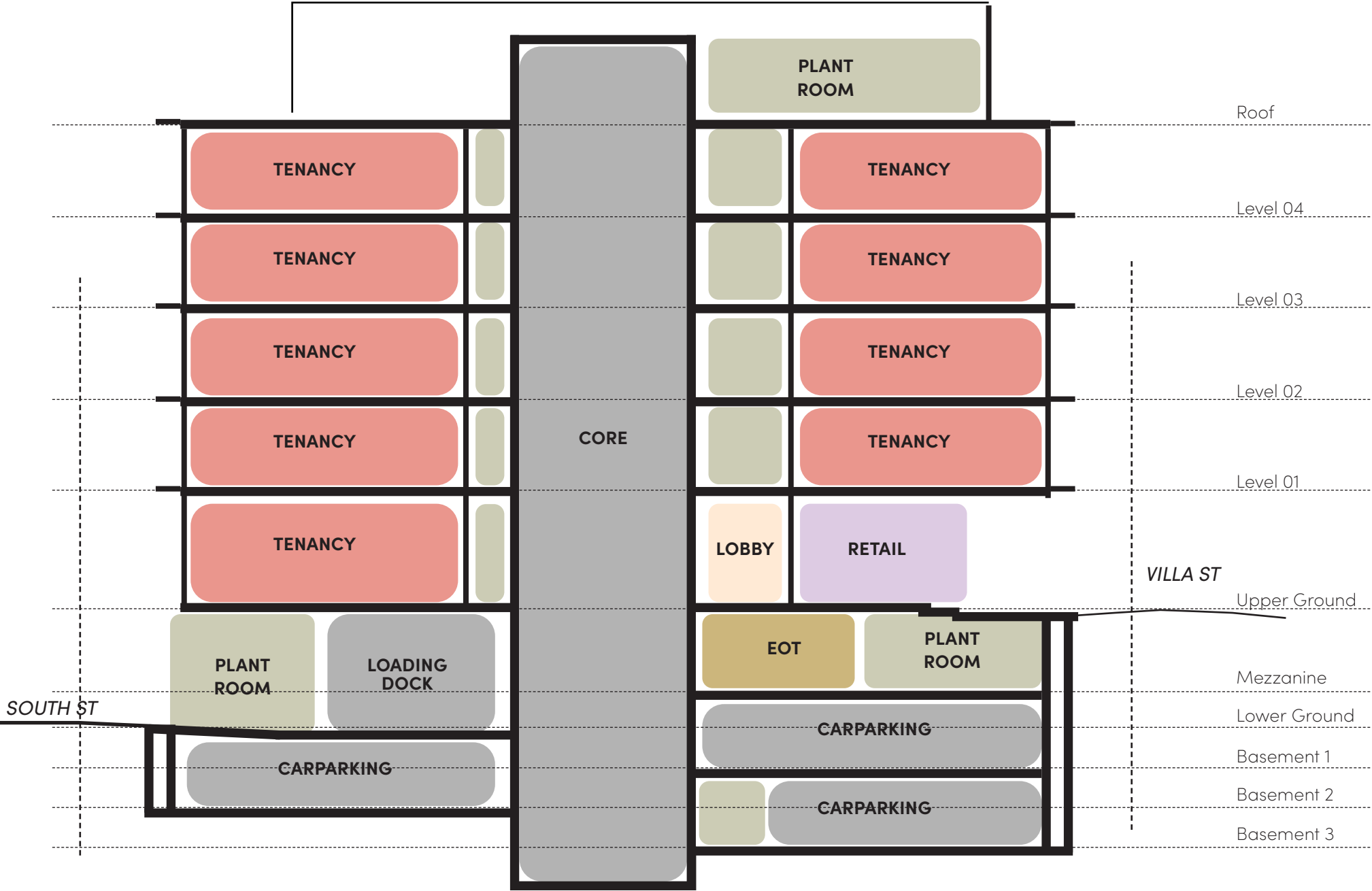
GFA HAS BEEN MEASURE AS PER BCC CITY PLAN 2014:
Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—
a. building services, plant or equipment; or
b. access between levels; or
c. a ground floor public lobby; or
d. a mall; or
e. parking, loading or manoeuvring vehicles; or
f. unenclosed private balconies, whether roofed or not.

Total Commercial NLA = 5420m2

DEVELOPMENT SUMMARY

GFA: 6223m ²	
NLA (COMMERCIAL): 5420m ²	
Car Parking	
Basement 1:	27
Basement 2:	24
Basement 3:	31
TOTAL:	82

Areas for planning purposes only.



Basement 1/2/3 (totals)	3,081m ²
Core	108m ²
Car Park	2,899m ²
Services	74m ²

Lower Ground + Mezzanine	1,157m ²
Core	16m ²
Loading + Services	926m ²
End of Trip	215m ²
GFA:	215m ²

Upper Ground	1036m ²
Core + Services + Amenities	127m ²
Tenancy	620m ²
Lobby/Circulation	74m ²
Cafe/Retail	215m ²
GFA:	792m ²
NLA:	620m ²

Level 01	1,438m ²
Core (inc. amenities)	121m ²
Tenancy	1,300m ²
Lobby/Circulation	17m ²
GFA:	1,373m ²
NLA:	1,300m ²

Level 02	1,438m ²
Core (inc. amenities)	121m ²
Tenancy	1,300m ²
Lobby/Circulation	17m ²
GFA:	1,373m ²
NLA:	1,300m ²

Level 03	1426m ²
Core (inc. amenities)	121m ²
Tenancy	1100m ²
Lobby/Circulation	17m ²
Terrace	188m ²
GFA:	1165m ²
NLA:	1100m ²

Level 04	1,238m ²
Core (inc. amenities)	121m ²
Tenancy	1,100m ²
Lobby/Circulation	17m ²
GFA:	1,165m ²
NLA:	1,100m ²

Roof	527m ²
Core	43m ²
Services	567m ²
GFA:	0m ²
NLA:	0m ²

INDICATIVE VIEWS 1

Principle Approach – View from Villa Street looking North



INDICATIVE VIEWS 2

Principle Approach - View from corner of Park Road and Villa Street



INDICATIVE VIEWS 3

Principle Approach – View from Park Road looking South-East



INDICATIVE VIEWS 4

Principle Approach - View from Green Spine looking South-West



INDICATIVE VIEWS 5

The attached views illustrate the north-eastern corner of the proposal, showing the public realm connection to the Green Spine.

Points to note

- NW corner looking up green spine.
- 1. Lower public plaza.
 - 2. Public realm connection to upper plaza space and Villa Street.
 - 3. Integrated ramping and stair connection through public realm to provide equal access.
 - 4. Screening into lower ground car parking, allowing for natural light and ventilation.
 - 5. Entry terrace into commercial building.
 - 6. Commercial building ground level tenancy.
 - 7. Sculptural soffit.



NW CORNER LOOKING UP GREEN SPINE

Points to note

- Northern elevation of commercial building corner.
- 1. Lower public plaza and connection up to Villa Street.
 - 2. Connection from public plaza to Green Spine.
 - 3. Vehicle entry to car park and loading dock.
 - 4. Commercial building ground level tenancy.
 - 5. Driveway entry to Community Centre.



NORTHERN ELEVATION OF COMMERCIAL BUILDING CORNER.



NW CORNER VIEW ALONG SOUTH RD.

INDICATIVE VIEWS 6

The attached views illustrate the top of the green spine and the relationship between the commercial building and the public plaza.

Points to note

- South western corner view from Villa Street.
- 1. Plaza connection to Green Spine and urban axis to CBD
 - 2. Upper plaza space.
 - 3. Cafe tenancy.
 - 4. Main entry to commercial building.
 - 5. Commercial building ground level tenancy.
 - 6. Entry into neighbouring Community Centre.

- Entry into Community Centre.
- 1. Entry to Community Centre.
 - 2. Upper plaza space.
 - 3. Visual connection between commercial building and neighbouring Community Centre.
 - 4. Sculptural soffit.



SOUTH WESTERN CORNER VIEW FROM VILLA STREET

Points to note

- SW corner from Villa Street and Memorial Park.
- 1. Plaza connection to Green Spine.
 - 2. Main entry to commercial building.
 - 3. Cafe tenancy – addresses Villa Street and the upper plaza space.
 - 4. Secondary stair entry to Community Centre. Main entry is from upper plaza.
 - 5. Brick elements used across ground plane, unifying the public space between the commercial building and the Community Centre.
 - 6. Angled facade system to eastern facade provides additional protection from morning sun.
 - 7. Minimal screening to southern facade.



SOUTHERN WESTERN CORNER FROM VILLA STREET & MEMORIAL PARK

INDICATIVE VIEWS 7

The attached views illustrate the buildings presence on the corner of Park Road and Villa Street, and the corner of Park Road and South Road.

Points to note

- South western corner.
- 1. Main entry to commercial building.
 - 2. Ground level tenancy, with direct entry off Villa Street.
 - 3. Private ground level terrace attached to tenancy.
 - 4. Two existing hoop pines retained – both trees provide shading to the western elevation.
 - 5. Building articulation/massing to Park Road reduced.
 - 6. Simple/minimal facade system to southern elevation.

- South elevation (western corner).
- 1. Building articulation/massing to Park Road reduced.
 - 2. Direct entry off Villa Street into ground floor tenancy.
 - 3. Level 3 outdoor terrace.



SOUTH WESTERN CORNER



SOUTH ELEVATION (WESTERN CORNER)

Points to note

- North western corner.
- 1. Two existing hoop pines retained – both trees provide shading to the western elevation.
 - 2. Service entries into plant rooms.
 - 3. Entry into end of trip facilities – Secure access via 1:20 grade walkway from South Road.
 - 4. Vehicle entry into car park and loading dock.
 - 5. Horizontal slab extensions to northern facade.

- North elevation (western corner).
- 1. Entry into end of trip facilities – Secure access via 1:20 grade walkway from South Road.
 - 2. Two existing hoop pines retained.
 - 3. Service entries into plant rooms behind secure passageway



NORTH WESTERN CORNER



NORTH ELEVATION (WESTERN CORNER)

INDICATIVE VIEWS 8

The attached view illustrates the proposed typical Northern and Southern facade treatments for the tower form.

Points to note

- 1. Full height window wall facade system - Selected panels to be solid FC
- 2. Expressed slab edges
- 3. Suspended batten screen
- 4. Pre-cast concrete sunshading blades



INDICATIVE VIEWS 9

The attached view illustrates the proposed typical Eastern and Western facade treatments for the tower form.

Points to note

- 1. Full height window wall facade system - Selected panels to be solid FC
- 2. Expressed slab edges
- 3. Suspended batten screen
- 4. Pre-cast concrete sunshading blades



VISULISATIONS



Points to note

- 'Bookend' facade
- 1. Full height window wall facade system
 - 2. Expressed slab edges
 - 3. Suspended batten screen
 - 4. Pre-cast concrete sunshading blades
 - 5. Aluminium sunshading blades
 - 6. FC Cladding



Points to note

- Plaza finishes
- 1. Full height window wall facade system
 - 2. Painted slab edges
 - 3. Suspended batten screen
 - 4. Brick finish to match Community Centre
 - 5. Tiered FC soffit cladding with hi gloss painted sections.



Points to note

- Plaza finishes
- 1. Entry Glazing
 - 2. Battened column shrouds
 - 3. Suspended batten screen
 - 4. Brick finish to match Community Centre
 - 5. Tiered FC soffit cladding with hi gloss painted sections.

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