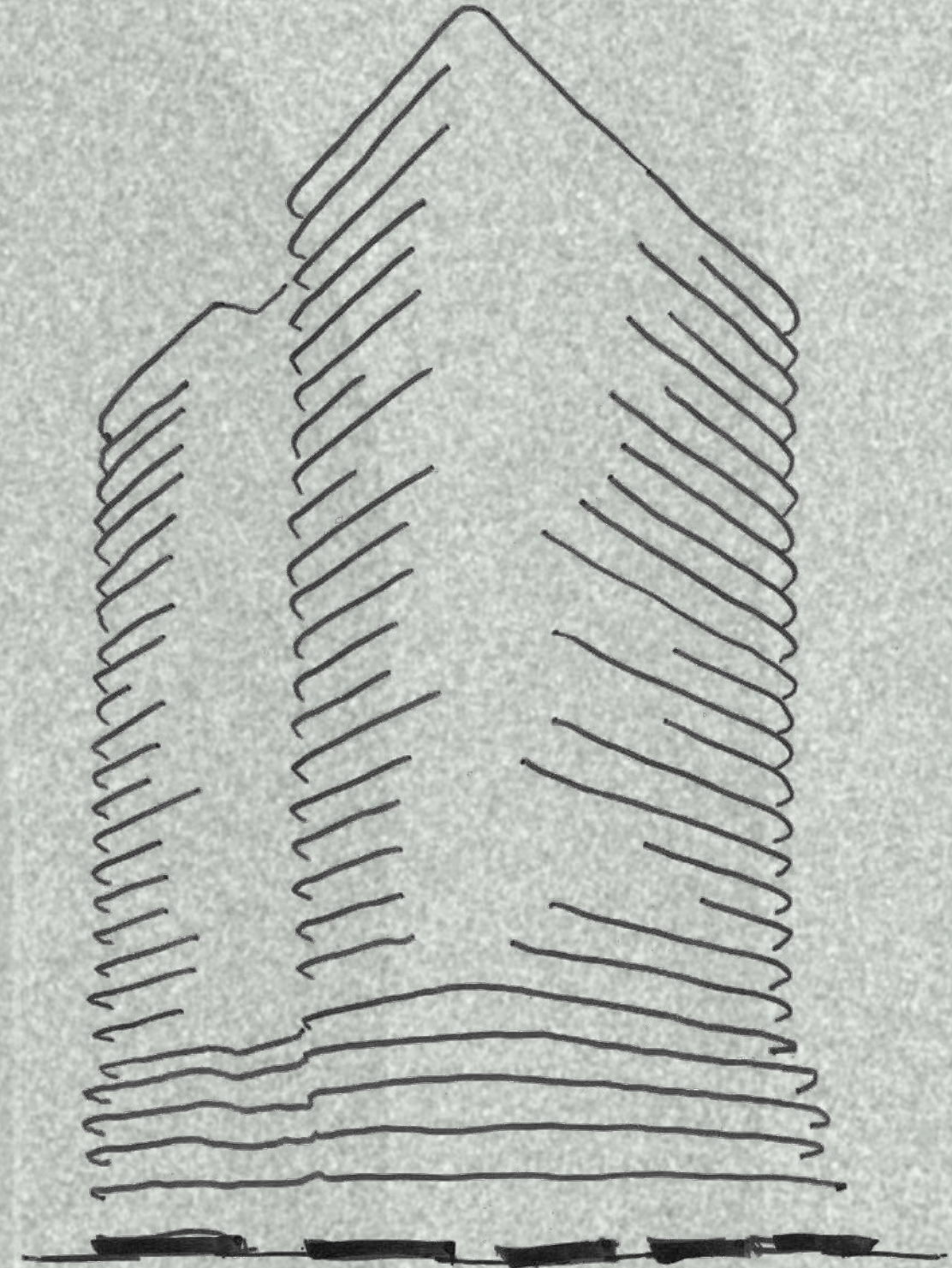


APPENDIX B

Proposal Plans

Prepared by:

Telha Clarke Architects



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

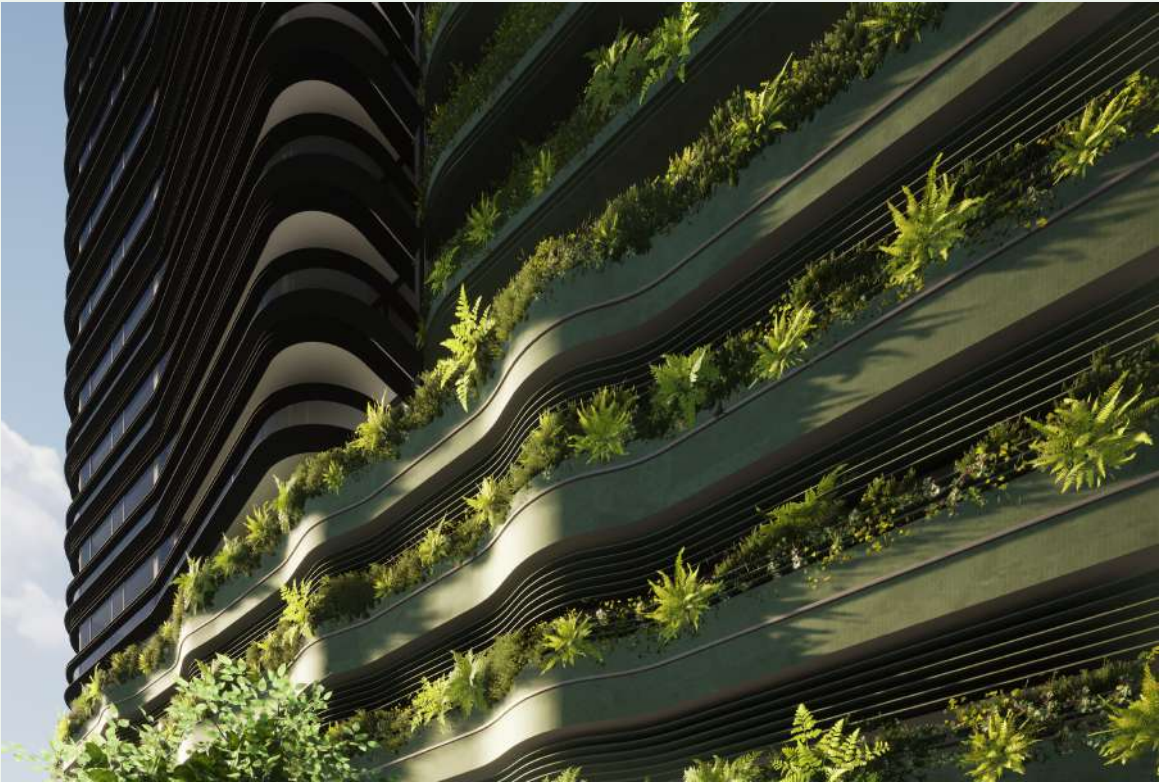
**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN

15 ANDERSON STREET
DEVELOPMENT APPLICATION

JOB #	DATE	REVISION
21026	16/8/2022	DA.01



DRAWING LIST	
SHEET NO.	SHEET NAME
TP0.00	COVER
TP0.01	CONTENTS
TP1.00	CONTEXT ANALYSIS
TP1.01	INTRODUCTION
TP1.02	URBAN CONTEXT
TP1.03	SITE CONTEXT
TP1.04	SURROUNDING DEVELOPMENTS
TP1.05	SITE SURVEY
TP1.06	SITE VIEWS
TP1.07	SUN PATH
TP1.08	WIND ANALYSIS
TP2.00	DESIGN RESPONSE
TP2.01	DESIGN ASPIRATIONS
TP2.02	DESIGN STATEMENT
TP2.03	FORM & MASSING
TP2.04	SOUTH ELEVATION
TP2.05	EAST CORNER ELEVATION
TP2.06	CORNER WATER & COSTIN ST
TP2.07	WATER ST - GROUND PLANE
TP2.08	NESTED TOWERS - EAST
TP2.09	NESTED TOWERS - SOUTH
TP2.10	MATERIAL PALETTE
TP2.11	MATERIAL APPLICATION
TP3.00	DEVELOPMENT SUMMARY
TP099	BASEMENT 01
TP100	GROUND FLOOR
TP101	LEVEL 01
TP102	LEVEL 02
TP103	LEVEL 03
TP104	LEVEL 04
TP105	LEVEL 05 - LEVEL 14
TP106	LEVEL 15 - LEVEL 23
TP124	ROOF TERRACE
TP125	ROOF
TP200	SOUTH ELEVATION
TP201	EAST ELEVATION
TP202	NORTH ELEVATION
TP203	WEST ELEVATION
TP220	SECTION A
TP221	SECTION B
TP300	ACCESSIBLE UNITS

CONTEXT ANALYSIS

15 ANDERSON STREET

INTRODUCTION

URBAN CONTEXT

SITE CONTEXT

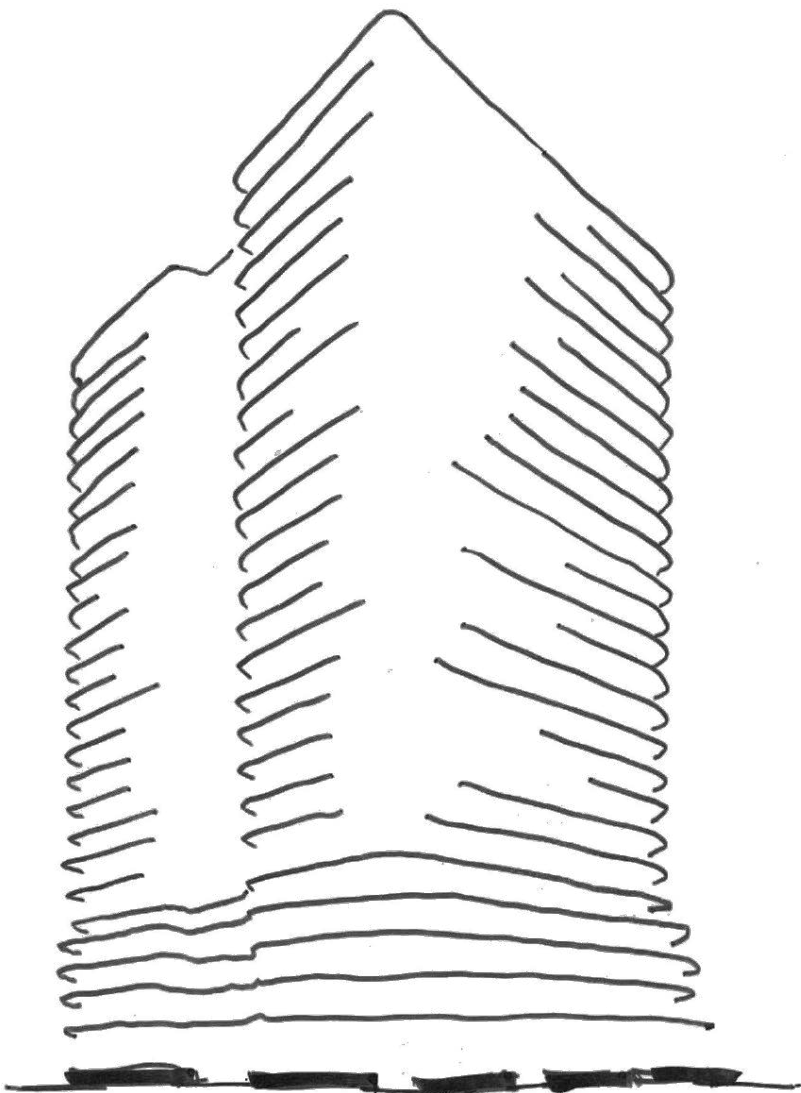
SURROUNDING DEVELOPMENTS

SITE SURVEY

SITE VIEWS

SUN PATH

WIND ANALYSIS



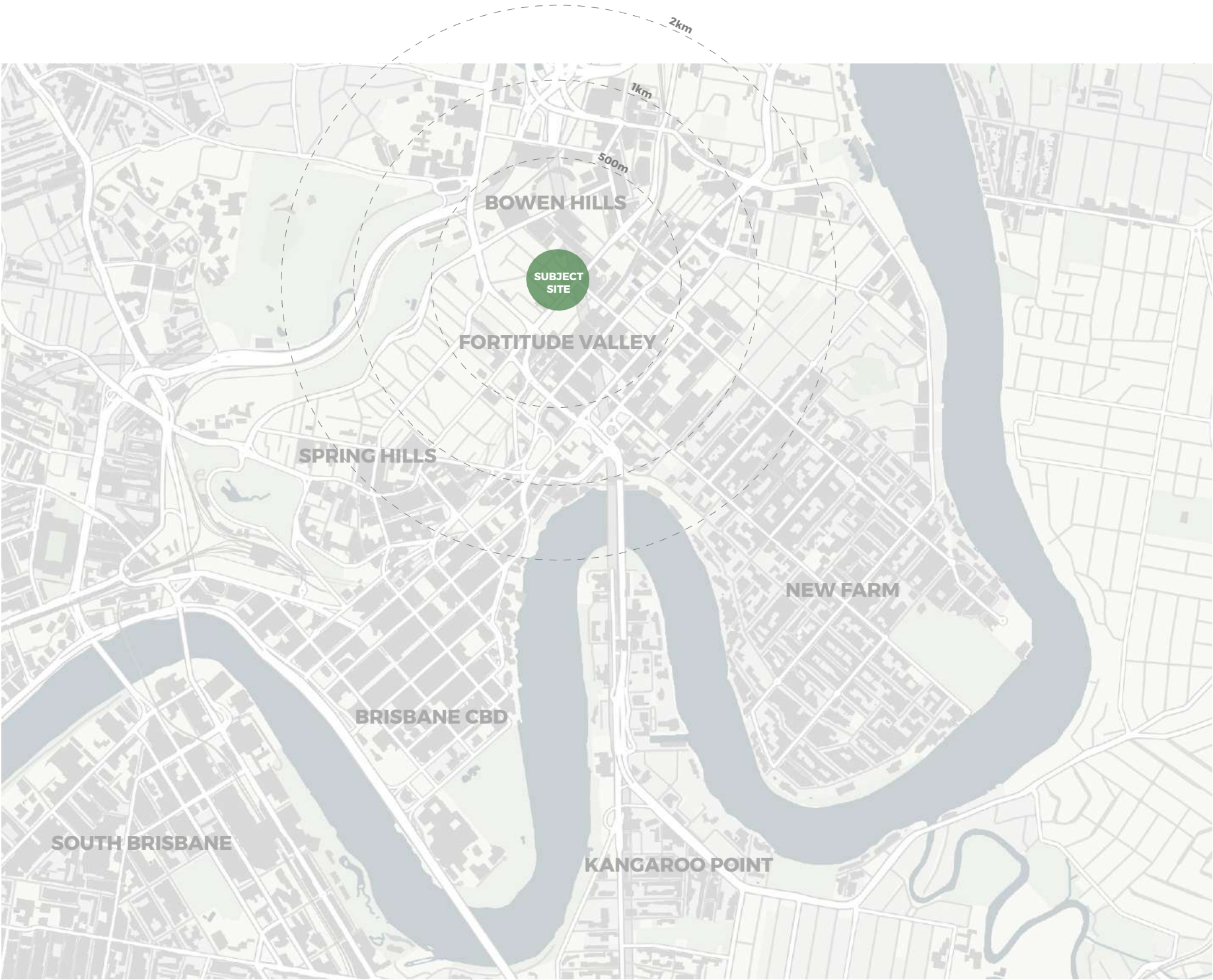
INTRODUCTION

The subject site is situated within Fortitude Valley - a growing suburb and entertainment precinct within Brisbane's inner city, approximately 12km from Brisbane CBD.

15 Anderson Street is located in a well-connected corner position, between the King Street precinct and Brisbane Showgrounds. The location of the site allows for close proximity to various train-lines, such as King Street (120m), the new Cross River Rail Exhibition Station (300m) and Fortitude Valley Train Station (500m) - catering for its' growing population.

Building heights surrounding the subject site consist of primarily low-rise and mid-rise buildings with up to 15 storeys, increasing in height along the South-West, Costin & Constance Street.

The popular suburb offers a rich nightlife with various public amenities nearby, such as cocktail lounges, bars, music venues, restaurants, art galleries and dance clubs.



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

URBAN CONTEXT

Fortitude Valley is an inner suburb of the City of Brisbane, and is located 1.6 km North East of Brisbane CBD. In the 2021 census, Fortitude Valley had a population of 9,708 people.

For the past three decades, Fortitude Valley has developed a thriving live music scene and nightclub district. The Brunswick Street pedestrian shopping mall was established in 1991 and soon after Brisbane City Council has led an urban renewal campaign, which encourages high density residential development around the suburb.

The surrounding suburbs of Fortitude Valley offer residential neighbourhoods, public transport locations, retails areas and natural landmarks, including the Brisbane River, Norman Creek and Victoria Park.

- 1

Suncorp Stadium
- 2

Roma Street Station
- 3

Roma Street Park
- 4

Victoria Park / Barrambin
- 5

Brisbane CBD
- 6

Brisbane Botanic Gardens
- 7

Story Bridge
- 8

Norman Creek
- 9

Brisbane River
- 10

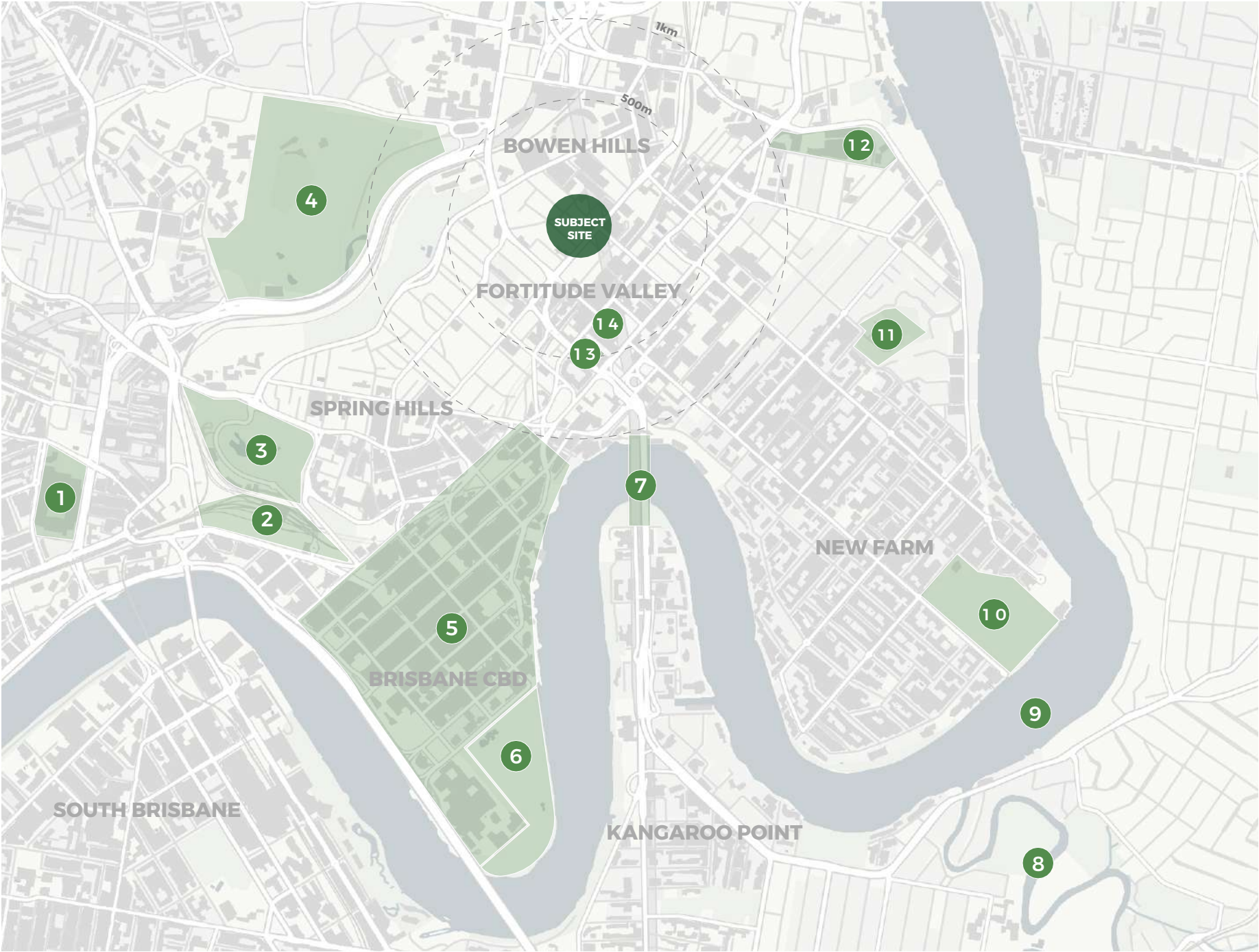
New Farm Park
- 11

Teneriffe Hill
- 12

Gasworks Precinct
- 13

China Town
- 14

Brunswick Street Mall



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SITE CONTEXT

The site is located within a mix of residential and commercial typologies. Water Street, located along its Southern boundary connects six streets, making 15 Anderson Street a place of meeting and connection.

Given both Anderson Street & Costin Street are both one way access, the site offers opportunity to create additional through site access points, inspiring the creation of new public laneways.

15 Anderson Street offers a new point of meeting and an opportunity to create a public area on the ground plane which interacts closely with the street context and offers new ways of circulation.



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006



DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SURROUNDING DEVELOPMENTS

- 1

Baxter St Apartments
398 St Pauls Terrace,
Fortitude Valley - Mid-rise
(10 Storeys)
Complete
Residential
- 2

The Greens
9 Machinery St
Bowen Hills
16 Storeys
Residential
Complete
- 3

426 - 442 St Pauls Terrace
Fortitude Valley
(2 Buildings - 30 Storeys)
Approved by Council
Mixed Use
- 4

470 St Pauls Terrace
Fortitude Valley - High Rise
(14 Storeys)
Under Construction
Commercial
- 5

527 Gregory Terrace (Stage 1)
Fortitude Valley - High Rise
(27 Storeys)
Approved by Council
Mixed Use
- 6

527 Gregory Terracece (Stage 2)
Fortitude Valley - High Rise
(32 Storeys)
Approved by Council
Mixed Use
- 7

Central Village (Stage 1 - 3)
Fortitude Valley - High Rise
(17 Storeys)
Complete
Residential
- 8

Central Village (Stage 4)
Fortitude Valley - High Rise
(2 Buildings - 31 Storeys)
Approved by Council
Residential
- 9

Central Village (Stage 5)
Fortitude Valley - High Rise
(22 Storeys)
Approved by Council
Residential
- 10

28 Baxter St
Fortitude Valley - High Rise
(15 Storeys)
Approved by Council
Residential
- 11

The Yards
36 King Street
Bowen Hills - High Rise
(15 Storeys)
Residential
Complete
- 12

K1
2 King Street
Fortitude Valley - Mid-Rise
(9 Storeys)
Office
Complete



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006



DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SITE VIEWS

- 1

Metro North Hospital & Health Service
750m
- 2

Enoggera Creek
5.9km
- 3

Mount Glorious
89km
- 4

Mount Coot-tha Botanic Gardens
8.7km
- 5

Victoria Park
1.3km
- 6

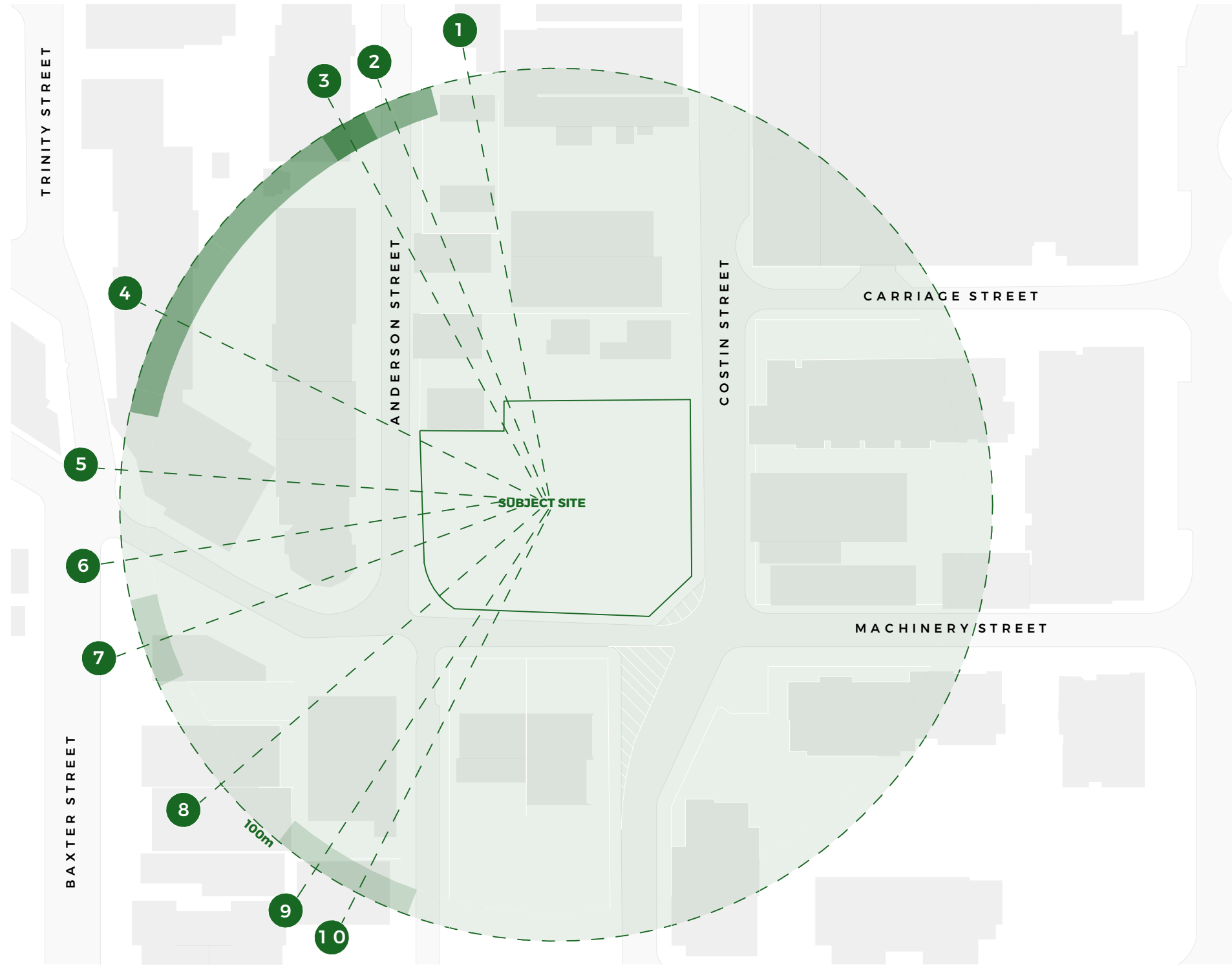
Roma Street Parkland
2.1km
- 7

Brisbane CBD
4.6km
- 8

Brisbane River
2.0km
- 9

City Botanic Gardens
3.1km
- 10

Kangaroo Point Cliffs
3.2km



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006



DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SUN PATH

The multiple street frontages allow for maximum solar access across the site, through considered portions of glazing along the North, East and Western facades. Habitable rooms have been located along the facade with the wet areas & non-habitable spaces located internally to maximise the use of daylight access.

Eaves and horizontal louvres surround the proposal, allowing for diffused natural daylight to penetrate into the building whilst protecting against harsh direct sunlight. The location of the balconies consider solar orientation and sun exposure while providing shade to the glazing to reduce heat load in the sub-tropical environment.

- Winter Solstice
- Summer Solstice



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006



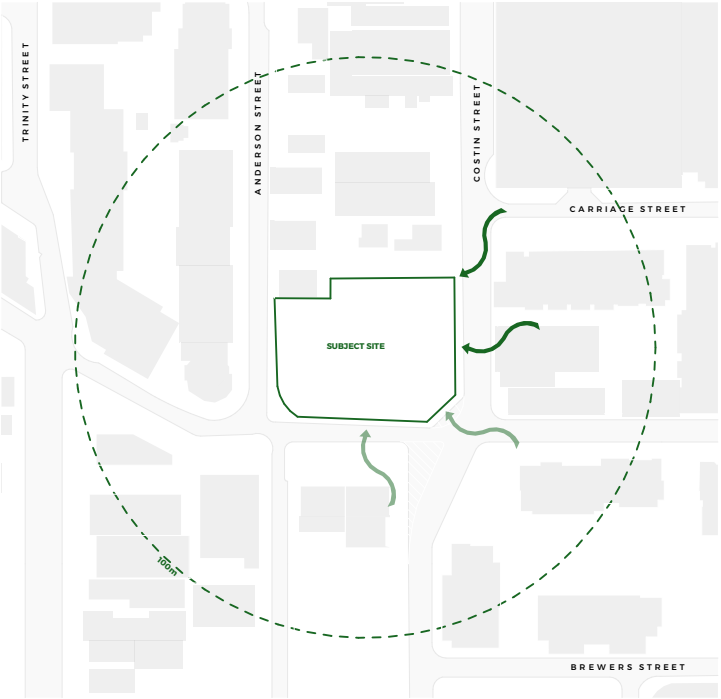
DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

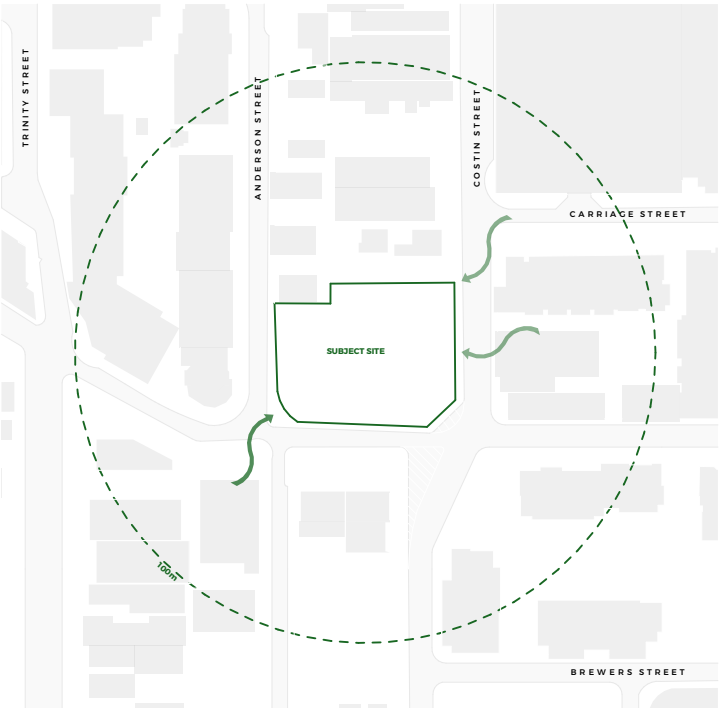
TELHA
CLARKE
ARCHITECTURE & DESIGN

WIND ANALYSIS

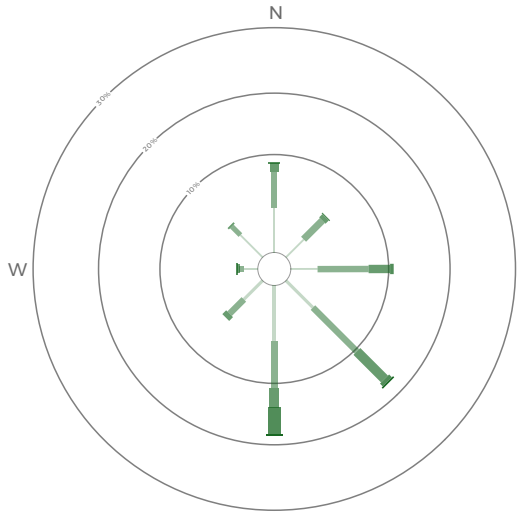
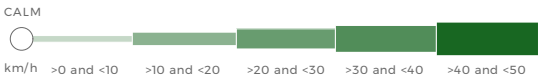
The predominant wind strength and direction in relation to the site is coming from the North-East at 3pm in Summer. The North-Eastern corner of the building incorporates double sliding doors to capture the cooling summer breezes assisting in passively cool down the apartments.



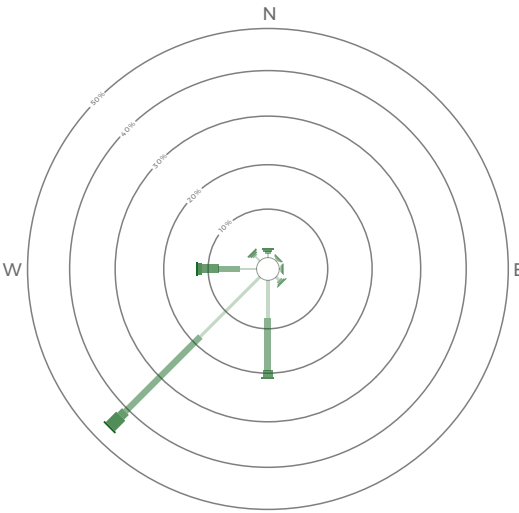
SUMMER 9AM & 3PM



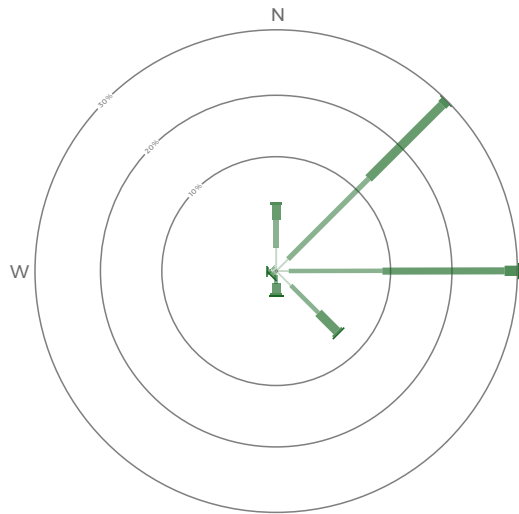
WINTER 9AM & 3PM



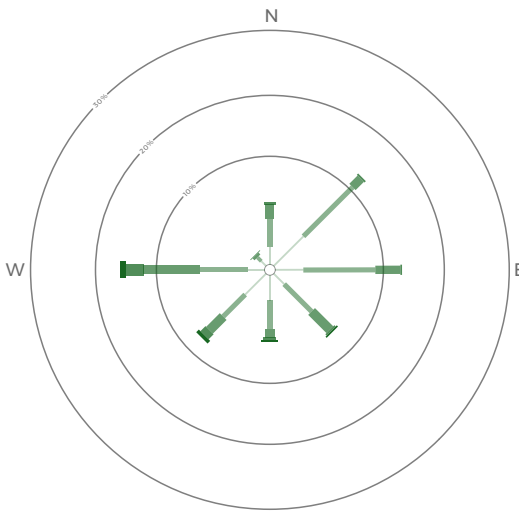
SUMMER 9AM



WINTER 9AM



SUMMER 3PM



WINTER 3PM

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006



DEVELOPMENT
APPLICATION

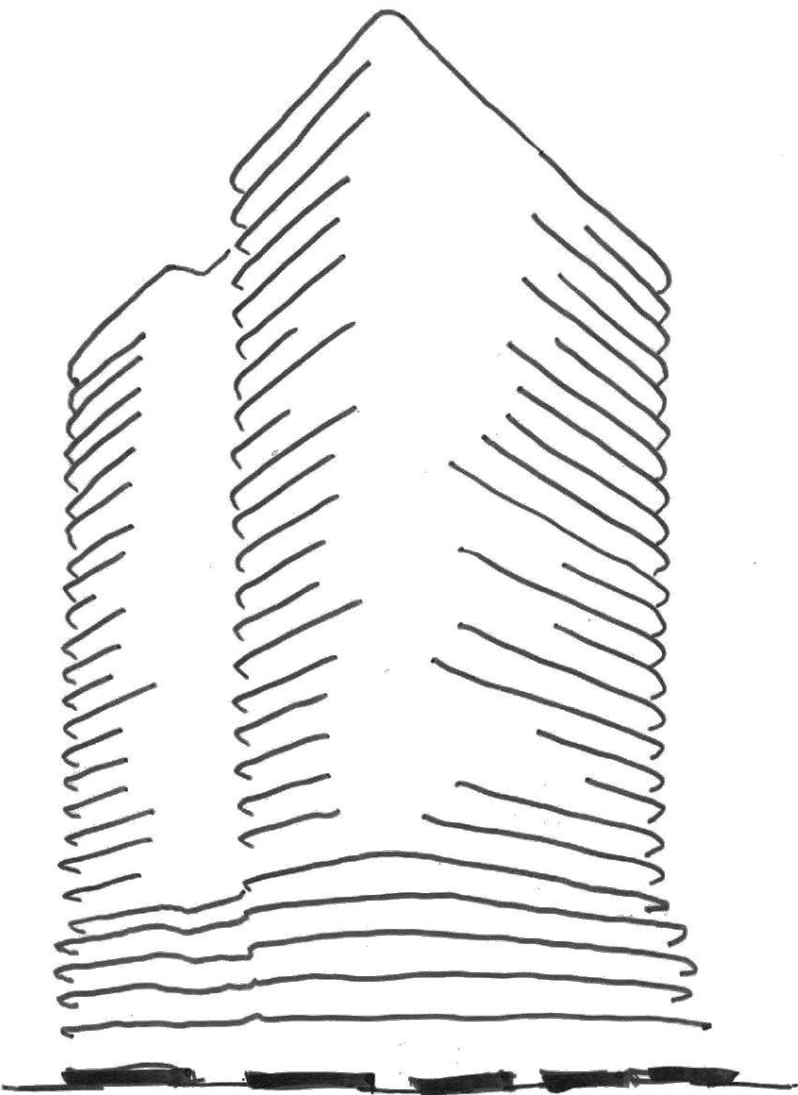
59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

DESIGN RESPONSE

15 ANDERSON STREET

- DESIGN ASPIRATIONS
- DESIGN STATEMENT
- FORM & MASSING
- VISULISATIONS
- MATERIALS
- DEVELOPMENT SUMMERY



DESIGN ASPIRATIONS

- 1 Responsible extent of landscaping, ensuring manageable maintenance
- 2 Consider glazing to solid proportions for environmental performance
- 3 Maximum outlook and sun shading
- 4 Considered public space, offering opportunity for activation



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

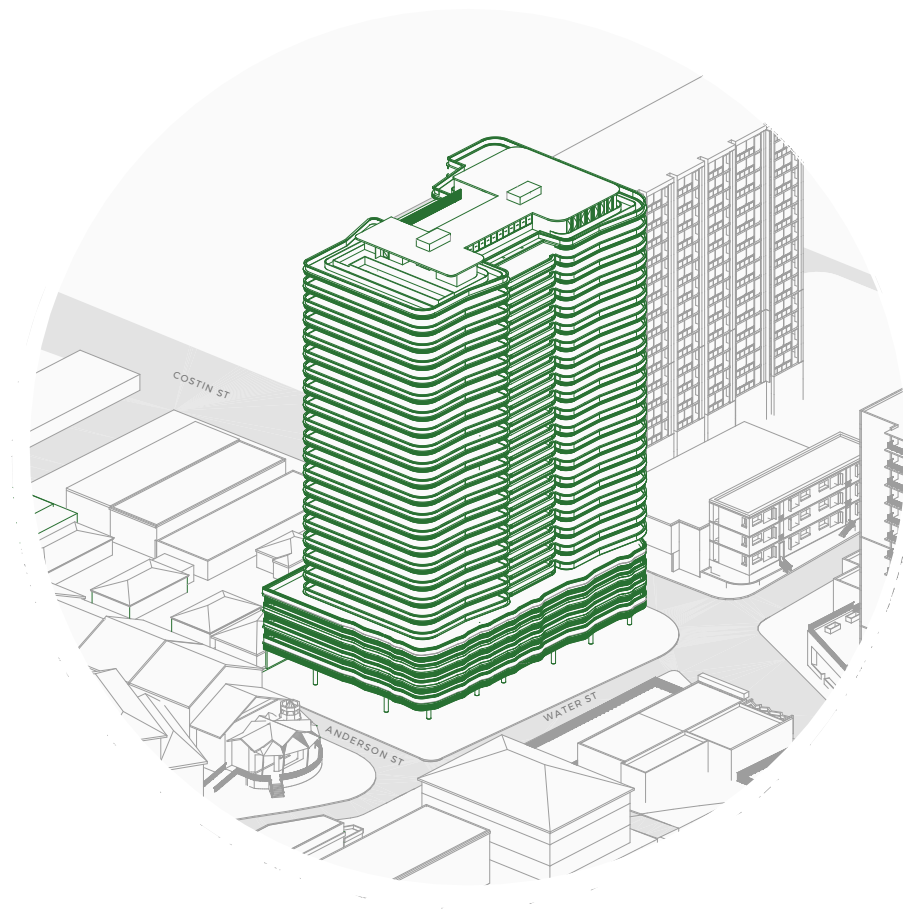
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

DESIGN STATEMENT



15 Anderson Street sits on the intersection of Anderson, Water and Costin Street, in a well-connected corner position in Fortitude Valley. The driving focus was to reduce the overall volume of the site. This was achieved through breaking the tower into two volumes nested either side of the recessive vertical garden spine, and further distinguishing the two volumes through the use of colour and materiality.

The podium, in contrast, aims to create a solid base, which embeds the towers in the landscape. The soft curves and horizontal lines reference the flow of water and the erosion of time, linking the architecture and the landscape. These horizontal lines continue up the towers. The glazing line is set back from the building edge creating sun protection & external shading, as well as balcony spaces for outdoor living. The ground level is set back further still, creating the opportunity for street activation & areas for public occupation. Given the footprint of the site, through site access was imperative to allow for ease of circulation. The ground plane is also separated though areas of considered planting & gardens, which offer visual interest and variation to the street.

This language of garden and greenery continues up the building in the form of vertical greenery. Its placement has been considered both aesthetically and practically. The planters to the podium, reference the vegetation of a riverbank, whilst offering ease of maintenance from within the car park. The garden spine of vertical planting separates the two towers and can be accessed via a maintenance platform from the roof as well as from within the building.

The proposal for 15 Anderson Street aims to offer a building which both acknowledges and strengthens the architectural language of the Fortitude Valley area, creating varied spaces for living, interacting, and connecting for residents and the public alike.

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN

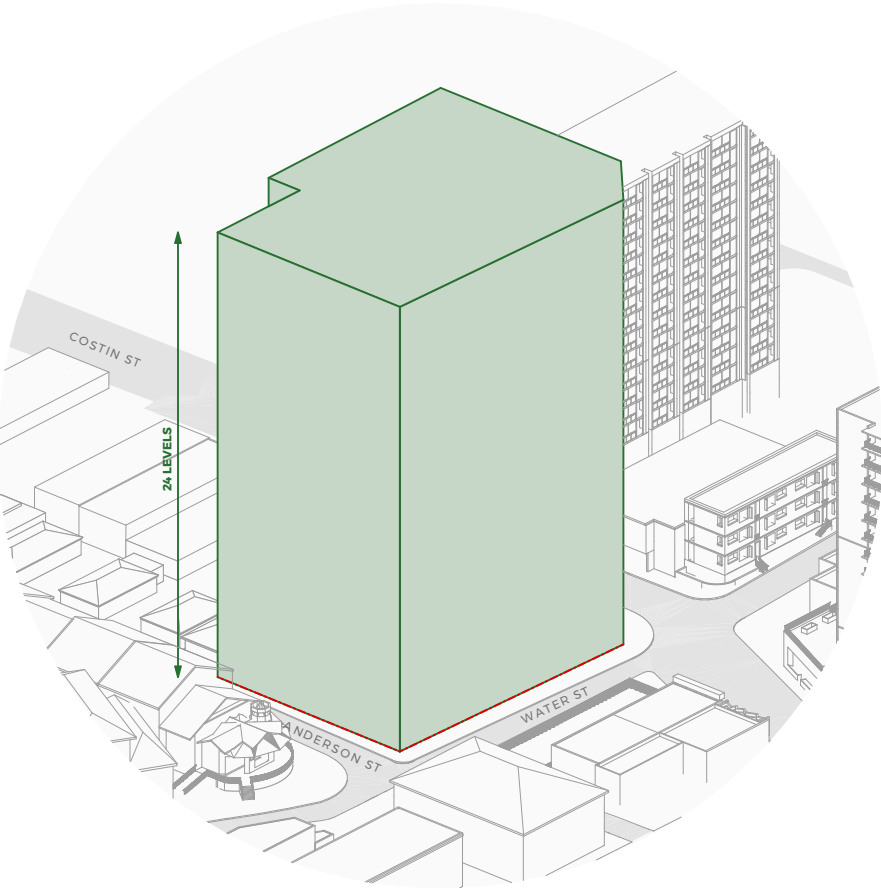
FORM & MASSING

Through the use of setbacks the large footprint of the site is manipulated to ensure daylight access into the centre of the proposal, maximising habitable spaces. Additional to the setbacks the ground plane built form has been further setback, to create opportunity to maximise public circulation and street activation.

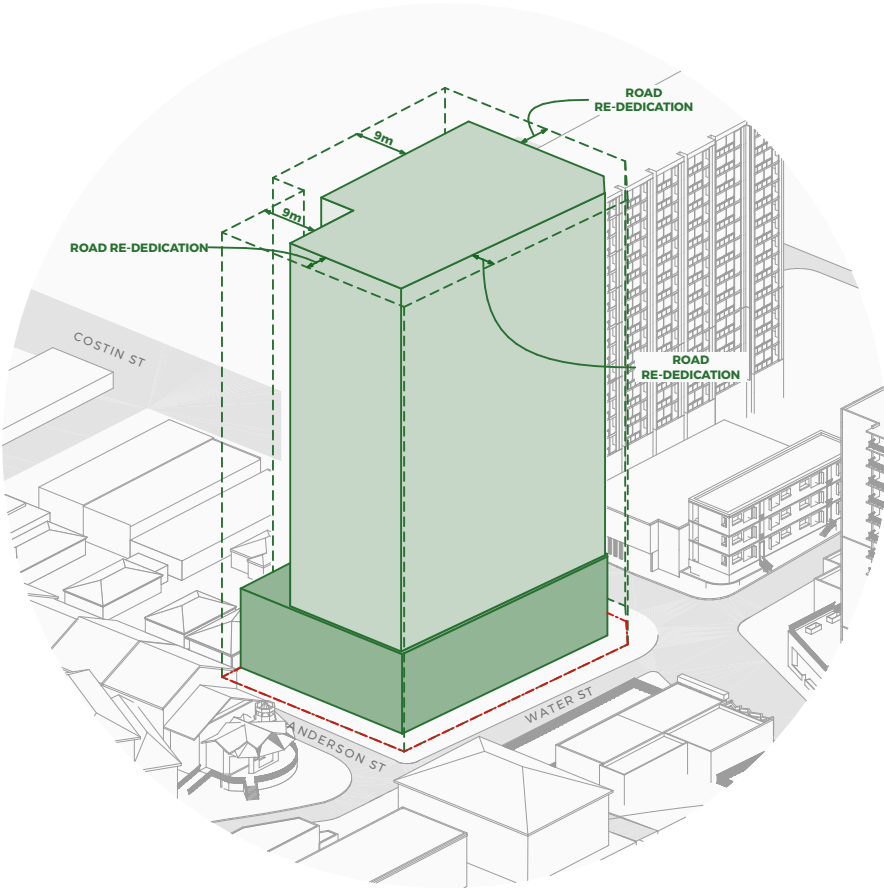
The building volume consists of two main components, the podium and the tower. The podium offers a solid base, which grounds the proposal in the urban and natural landscape and offers protection to the ground plane below.

The tower form above is broken into three elements, which aim to reduce the building volume further through the creation of two towers, which are nested either side of a vertical garden spine. These three elements are distinct from each other through the use of varying colour and materiality.

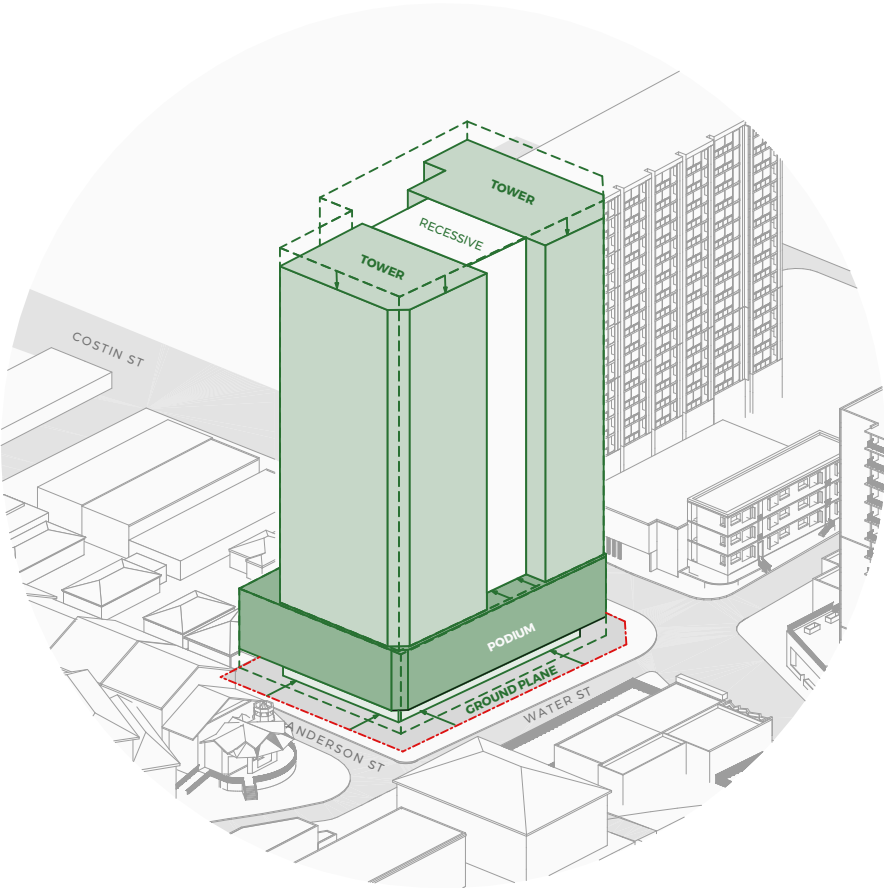
The towers are further softened through the use of curved edges and a recessed facade line, which offers interest to the surrounding area and site lines along neighbouring streets.



SITE VOLUME



SETBACKS



BUILDING VOLUME

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN



ARTISTS IMPRESSION ONLY
FOR FURTHER DETAILS ON
LANDSCAPING REFER TO LANDSCAPE
ARCHITECTS DRAWINGS.

15 ANDERSON STREET

SOUTH ELEVATION

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN



ARTISTS IMPRESSION ONLY
FOR FURTHER DETAILS ON
LANDSCAPING REFER TO LANDSCAPE
ARCHITECTS DRAWINGS.

15 ANDERSON STREET

EAST CORNER ELEVATION

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN



ARTISTS IMPRESSION ONLY
FOR FURTHER DETAILS ON
LANDSCAPING REFER TO LANDSCAPE
ARCHITECTS DRAWINGS.

15 ANDERSON STREET

CORNER WATER & COSTIN ST

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN



ARTIST'S IMPRESSION ONLY
FOR FURTHER DETAILS ON
LANDSCAPING REFER TO LANDSCAPE
ARCHITECTS DRAWINGS.

15 ANDERSON STREET

WATER ST - GROUND PLANE

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN



ARTISTS IMPRESSION ONLY
FOR FURTHER DETAILS ON
LANDSCAPING REFER TO LANDSCAPE
ARCHITECTS DRAWINGS.

15 ANDERSON STREET

NESTED TOWERS - EAST

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN



ARTISTS IMPRESSION ONLY.

FOR FURTHER DETAILS ON
LANDSCAPING REFER TO LANDSCAPE
ARCHITECTS DRAWINGS.

15 ANDERSON STREET

NESTED TOWERS - SOUTH

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

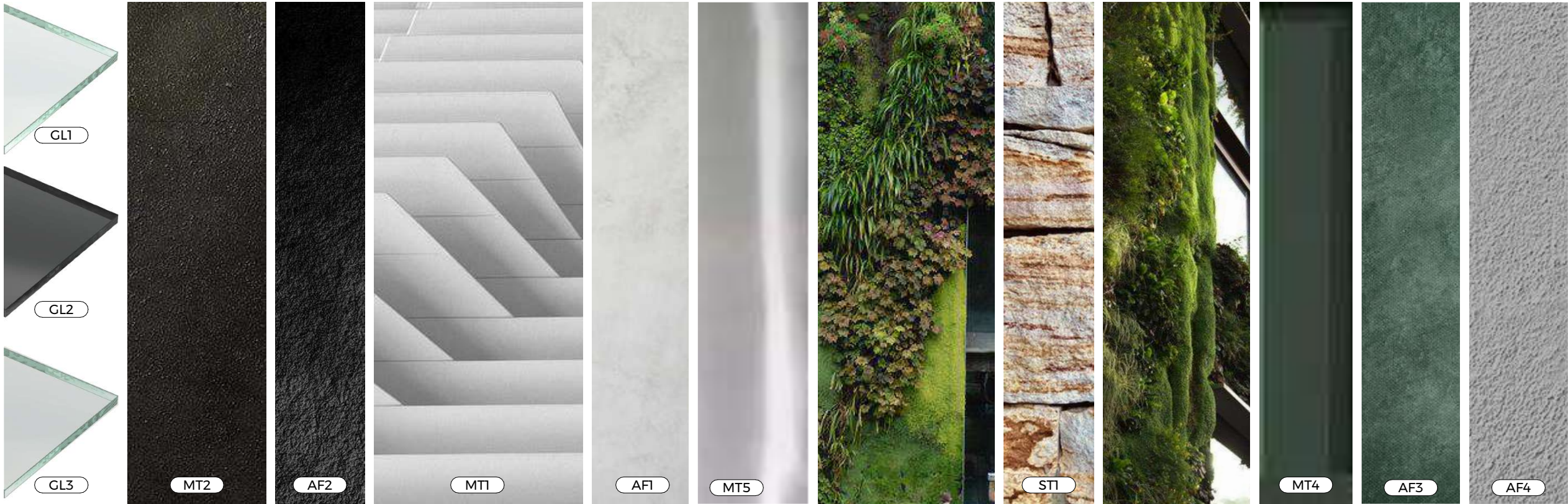
15 ANDERSON ST
FORTITUDE VALLEY
4006

**DEVELOPMENT
APPLICATION**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN

MATERIAL PALETTE



GL1
CLEAR GLASS [LOW IRON]
FACADE GLAZING &
BALUSTRADE

GL2
DARK TINTED GLASS
FACADE GLAZING &
BALUSTRADE

GL3
LIGHTLY TINTED GLASS
FACADE

MT1
LIGHT MATT METAL
METAL LOUVERS & BALUSTRADE

MT2
DARK MATT METAL
METAL LOUVERS & BALUSTRADE

MT5
BRUSHED STAINLESS STEEL
GROUND COLUMNS

MT4
COLOURED METAL
METAL LOUVERS &
BALUSTRADE

AF1
LIGHT APPLIED FINISH
SLAB EDGES

AF2
DARK APPLIED FINISH
SLAB EDGES

AF3
COLOURED APPLIED FINISH
SLAB EDGES & PLANTERS

AF4
GREY APPLIED FINISH
PODIUM WALLS

ST1
STONE
LIGHT STONE WITH COLOUR
VARIATION. [SIMILAR TO
BRISBANE TUFF OR
SANDSTONE]

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 14/8/2022

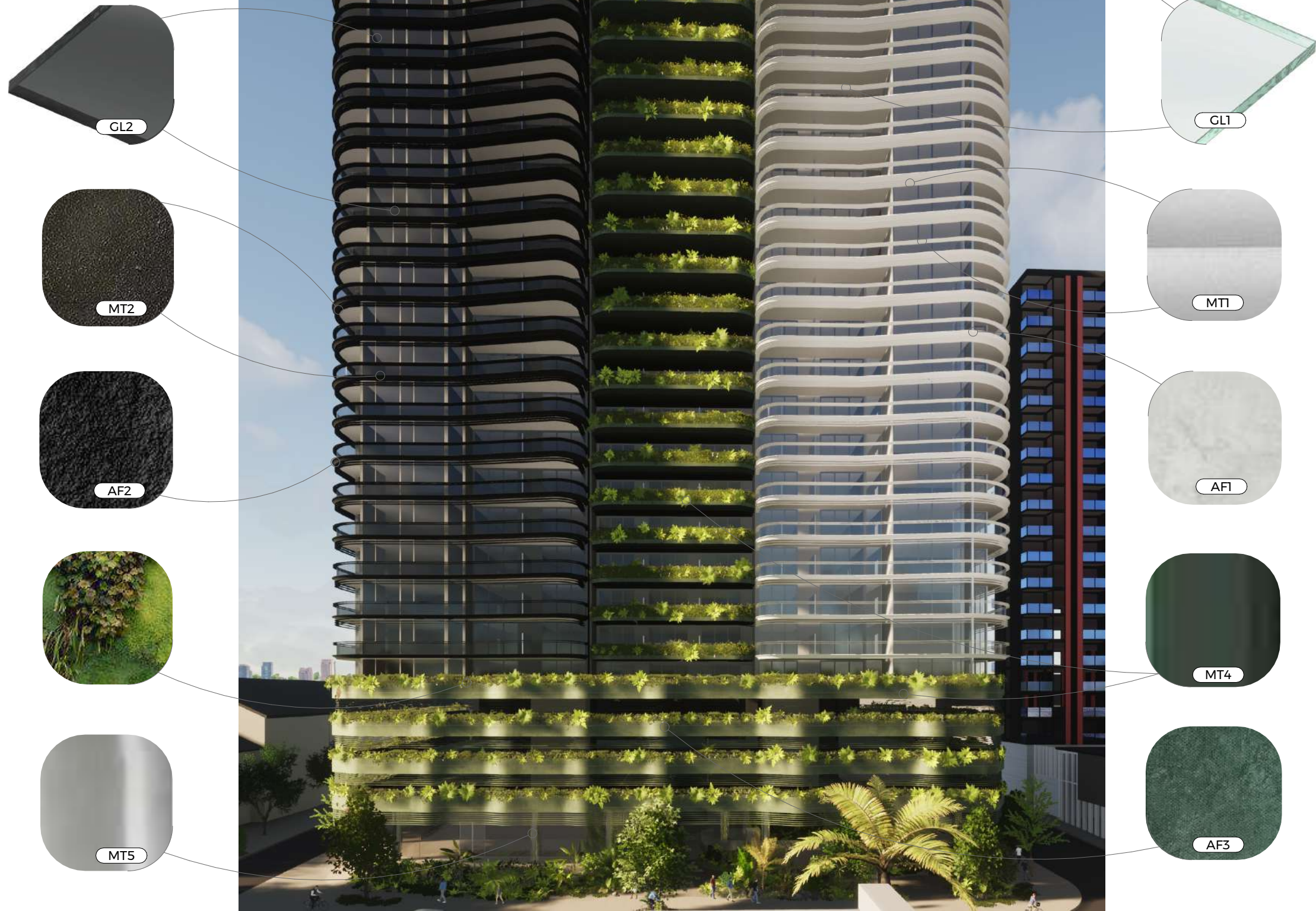
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

MATERIAL APPLICATION



15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

DEVELOPMENT SUMMARY

TELHA CLARKE				DEVELOPMENT SCHEDULE																	
				PROJECT:		15 ANDERSON ST BTR		JOB NO:		21026				Net Sellable Area (NSA) and Gross Floor Area (GFA) excludes balconies. Efficiency is calculated by taking the GFA and dividing it by the services/circulation. Gross Floor Area Brisbane City Council (GFA BCC) excludes services & access between levels (Lifts & Stairs). Areas are calculated using the property council method of measurement.							
				ADDRESS:		15 ANDERSON ST, FORTITUDE VALLEY, QLD		DATE:		03.08.2022											
				CLIENT:				REVISION:		DA01											
Level		BIKE PARKS	MOTORBIKE PARKS	CAR PARKING no.	CAR PARK m2	CIRCULATION m2	SERVICES m2	RETAIL m2	RESIDENTIAL m2 (NSA)	APARTMENTS					BALCONY/ COMMUNAL m2	NSA* m2	GFA* m2	EFFICIENCY* %	GFA BCC* m2		
										1B- COMPACT	1B1B	2B1B	2B2B	3B1B	3B2B						
Basement 1		82	8	69	2079	27	288								0		2394	0%	0		
Ground Floor		35	0	0	490	65	422	342							1225		342	1319	26%	342	
Level 1		129	5	57	2022	24	291								0		2337	0%	24		
Level 2		21	2	66	2137	24	175								0		2336	0%	24		
Level 3		21	5	68	2114	24	175								0		2313	0%	24		
Level 4						140	102		1121	8	4	5	2	0	1	414	1121	1363	82%	1261	
Level 5						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 6						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 7						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 8						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 9						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 10						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 11						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 12						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 13						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 14						140	102		1121	8	4	5	2	0	1	293	1121	1363	82%	1261	
Level 15						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 16						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 17						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 18						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 19						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 20						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 21						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 22						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Level 23						140	102		1119	8	5	3	2	0	2	293	1119	1361	82%	1259	
Roof Terrace						143	246		0						616		0	389	0%	0	
TOTAL		288	20	260	8842	3107	3637	342	22402	160	89	82	40	0	29	7822	22744	38330	59%	25616	
												TOTAL APARTMENTS =				400					
												40%	22%	21%	10%	0%	7%	Site Area		2896	

APARTMENT MIX m2						APARTMENTS m2
1B- COMPACT	1B1B	2B1B	2B2B	3B1B	3B2B	
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	201	325	160	0	89	1121
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
346	252	189	160	0	172	1119
6920	4479	5276	3200	0	2527	
27%	17%	21%	12%	0%	10%	Apt Mix to EDQ GFA (%)

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 16/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA

PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

ARCHITECTURALS

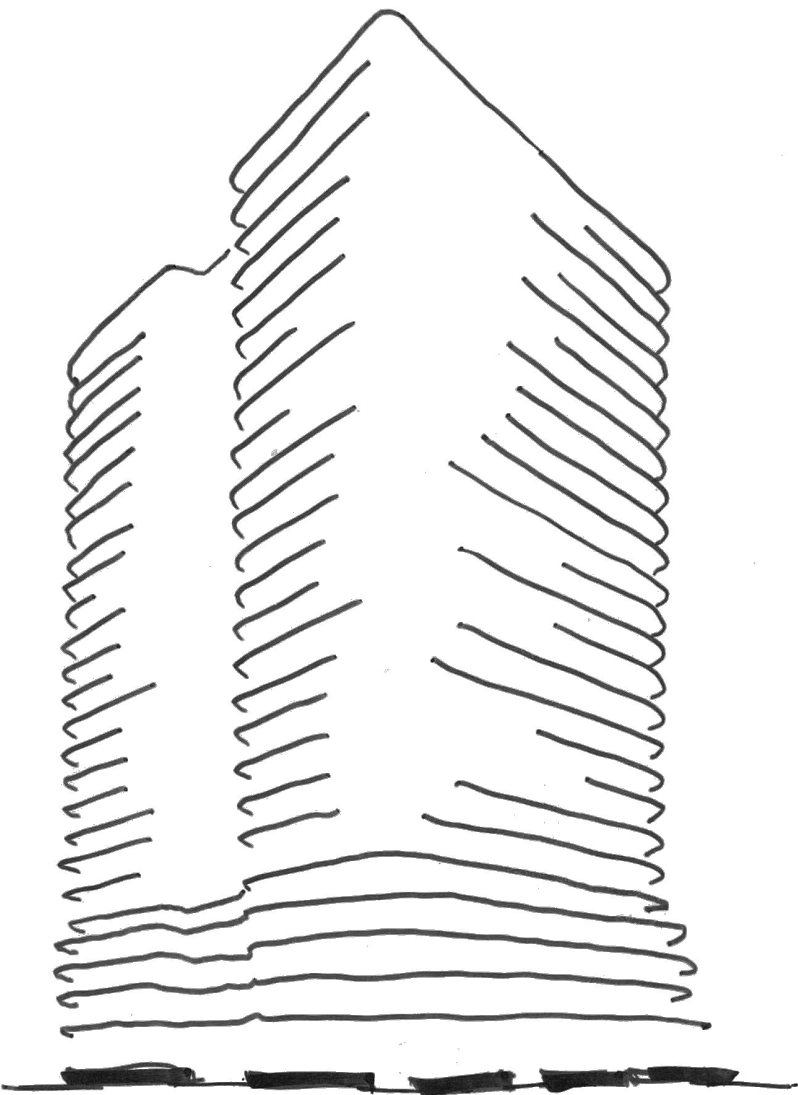
15 ANDERSON STREET

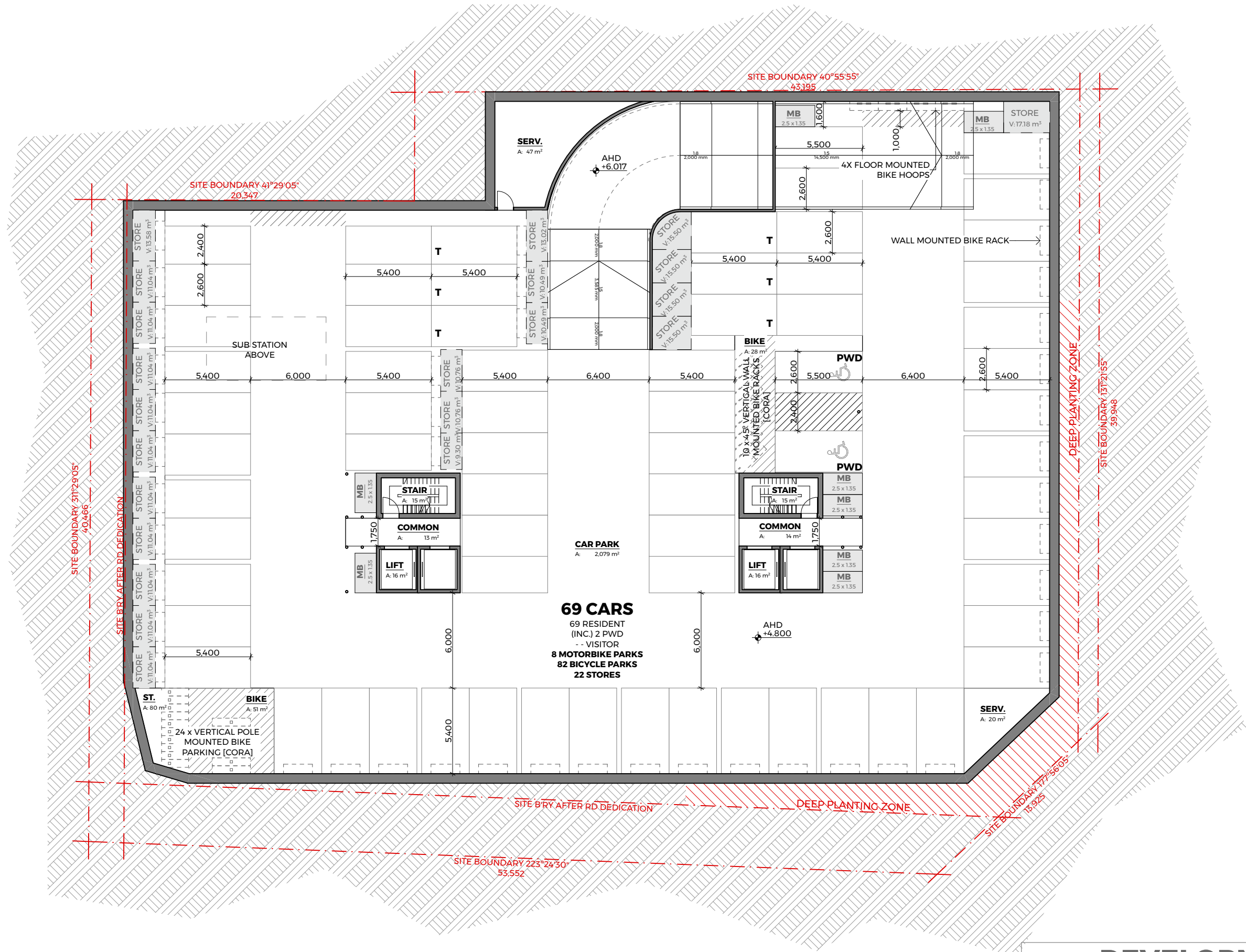
FLOOR PLANS

ELEVATIONS

SECTIONS

ACCESSIBLE UNITS





DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
15 ANDERSON STREET
VALLEY QLD 4006

DRAWING TITLE
BASEMENT 01

SCALE
1:250 @A3

DATE
17/02/16
DRAWN
CB

JOB NO.
21026

PLOT DATE
4/8/2022
CHECKED
TC

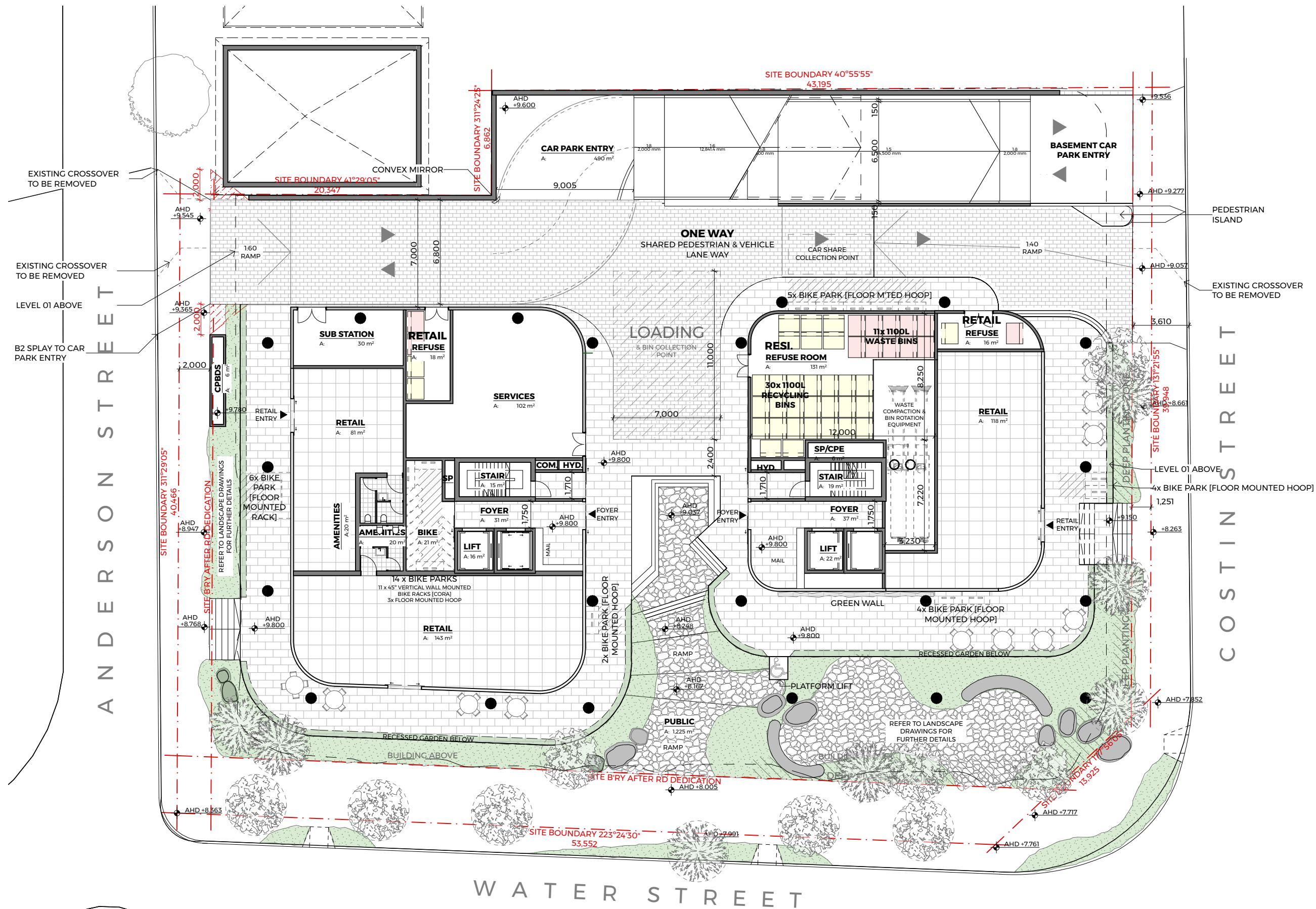
DRAWING NO.
TP099



REVISION
DA.01

**TELHA
CLARKE**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au



DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
15 ANDERSON ST FORTITUDE
VALLEY QLD 4006

DRAWING TITLE
GROUND FLOOR

SCALE
1:250 @A3

DATE
17/02/16
DRAWN
CB

JOB NO.
21026

PLOT DATE
4/8/2022
CHECKED
TC

DRAWING NO.
TP100

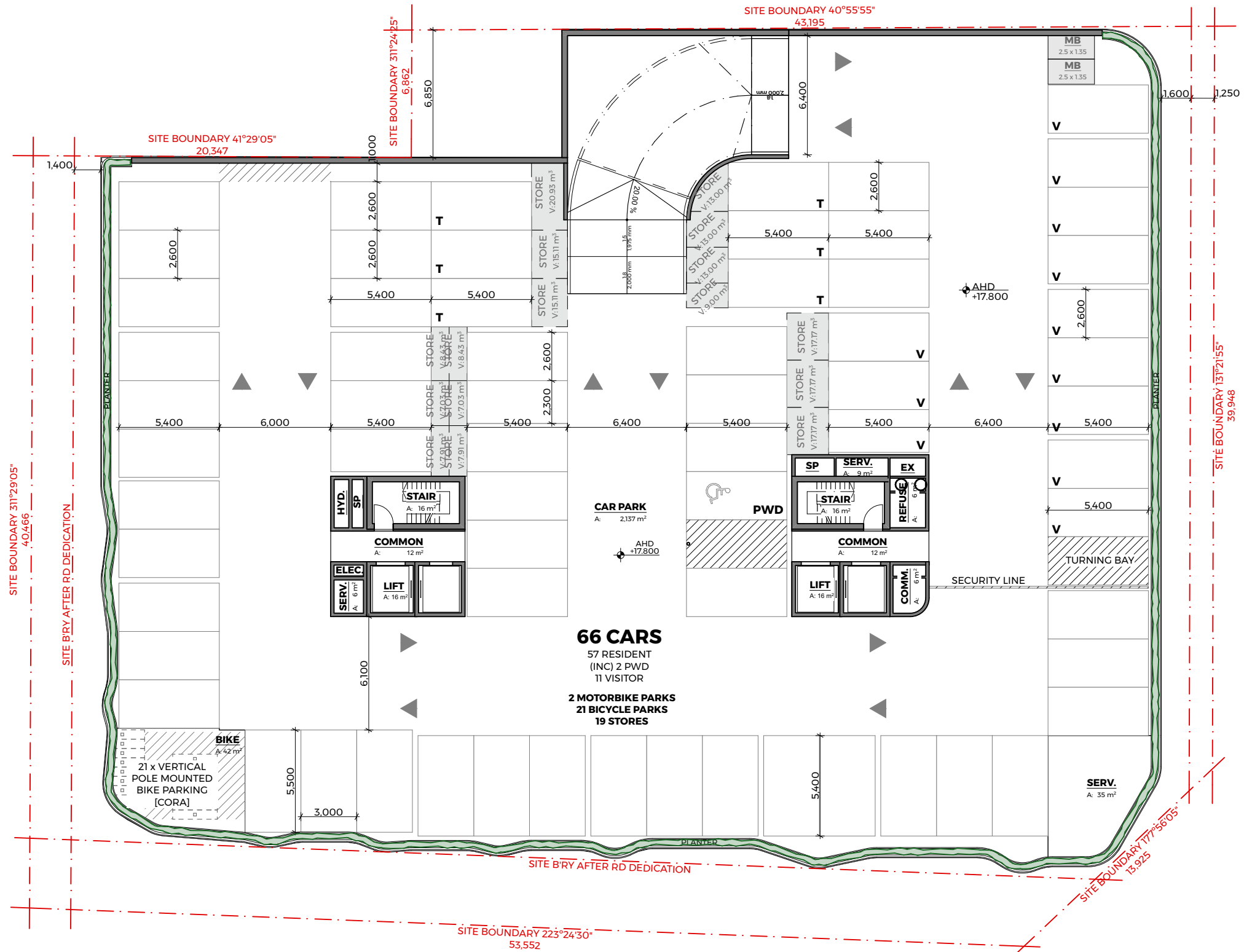


REVISION
DA.01

REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au



DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
15 ANDERSON ST FORTITUDE
VALLEY QLD 4006

DRAWING TITLE
LEVEL 02

SCALE
1:250 @A3

DATE
17/02/16
DRAWN
CB

DATE
4/8/2022
CHECKED
TC
JOB NO.
21026

PLOT DATE
4/8/2022
CHECKED
TC
DRAWING NO.
TP102

REVISION
DA.01

**TELHA
CLARKE**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE

DRAWING NO.	REVISION
TP103	DA.01





DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
15 ANDERSON ST FORTITUDE
VALLEY QLD 4006

DRAWING TITLE
LEVEL 04

SCALE
1:250 @A3

DATE
17/02/16
DRAWN
CB

JOB NO.
21026

PLOT DATE
4/8/2022
CHECKED
TC

DRAWING NO.
TP104



REVISION
DA.01

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC



DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
SOUTH YARRA
VALLEY QLD 4006

DRAWING TITLE
LEVEL 05 - LEVEL 14

SCALE
1:250 @A3

DATE
17/02/16

DRAWN
CB

JOB NO.
21026

PLOT DATE
4/8/2022

CHECKED
TC

DRAWING NO.
TP105

REVISION
DA.01

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au



DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
SOUTH YARRA
VALLEY QLD 4006

DRAWING TITLE
LEVEL 15 - LEVEL 23

SCALE
1:250 @A3

DATE
17/02/16

DRAWN
CB

JOB NO.
21026

PLOT DATE
4/8/2022

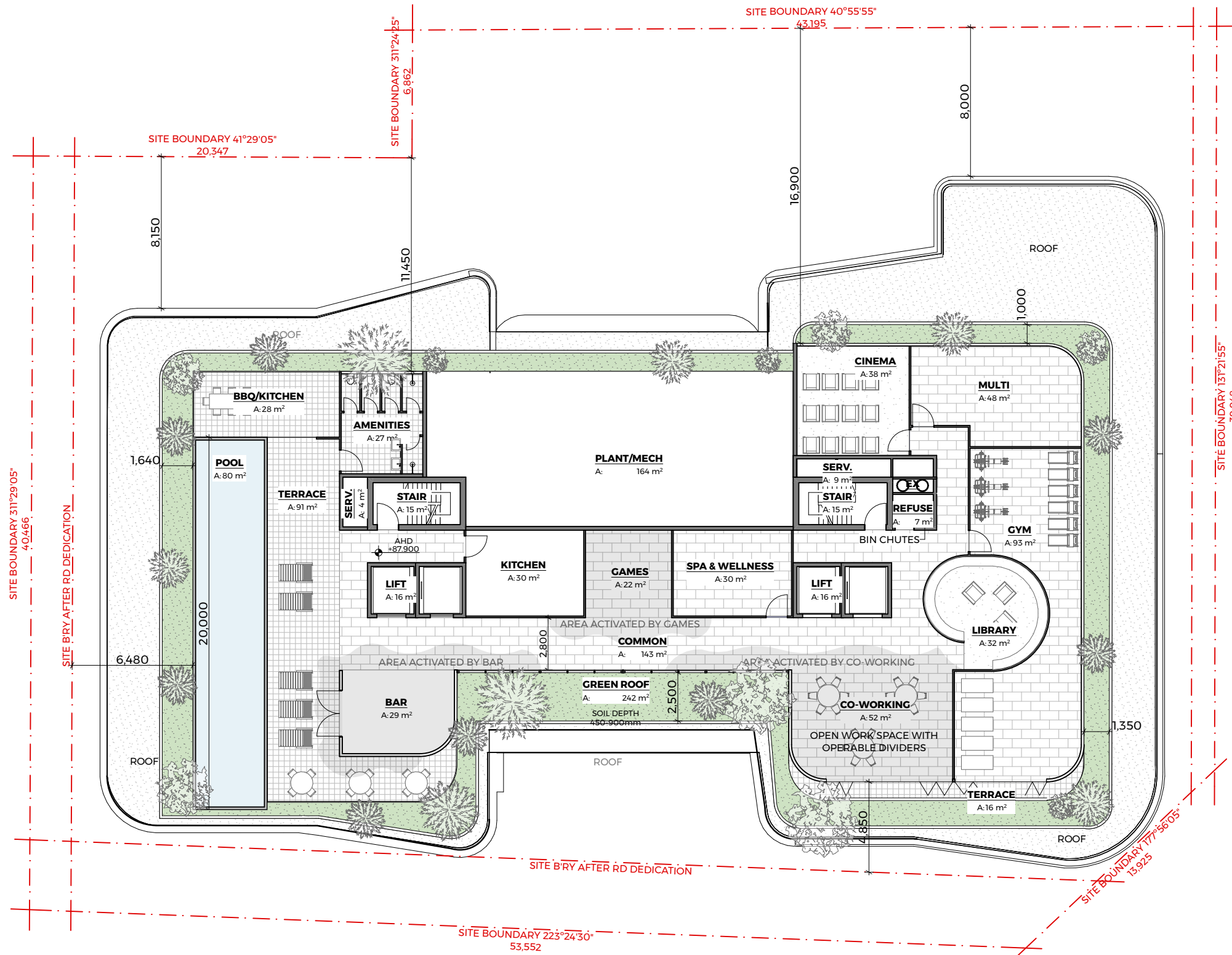
CHECKED
TC

DRAWING NO.
TP106

REVISION
DA.01

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au



DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
15 ANDERSON ST FORTITUDE
VALLEY QLD 4006

DRAWING TITLE
ROOF TERRACE

SCALE
1:250 @A3

DATE
17/02/16
DRAWN
CB

JOB NO.
21026

PLOT DATE
4/8/2022
CHECKED
TC

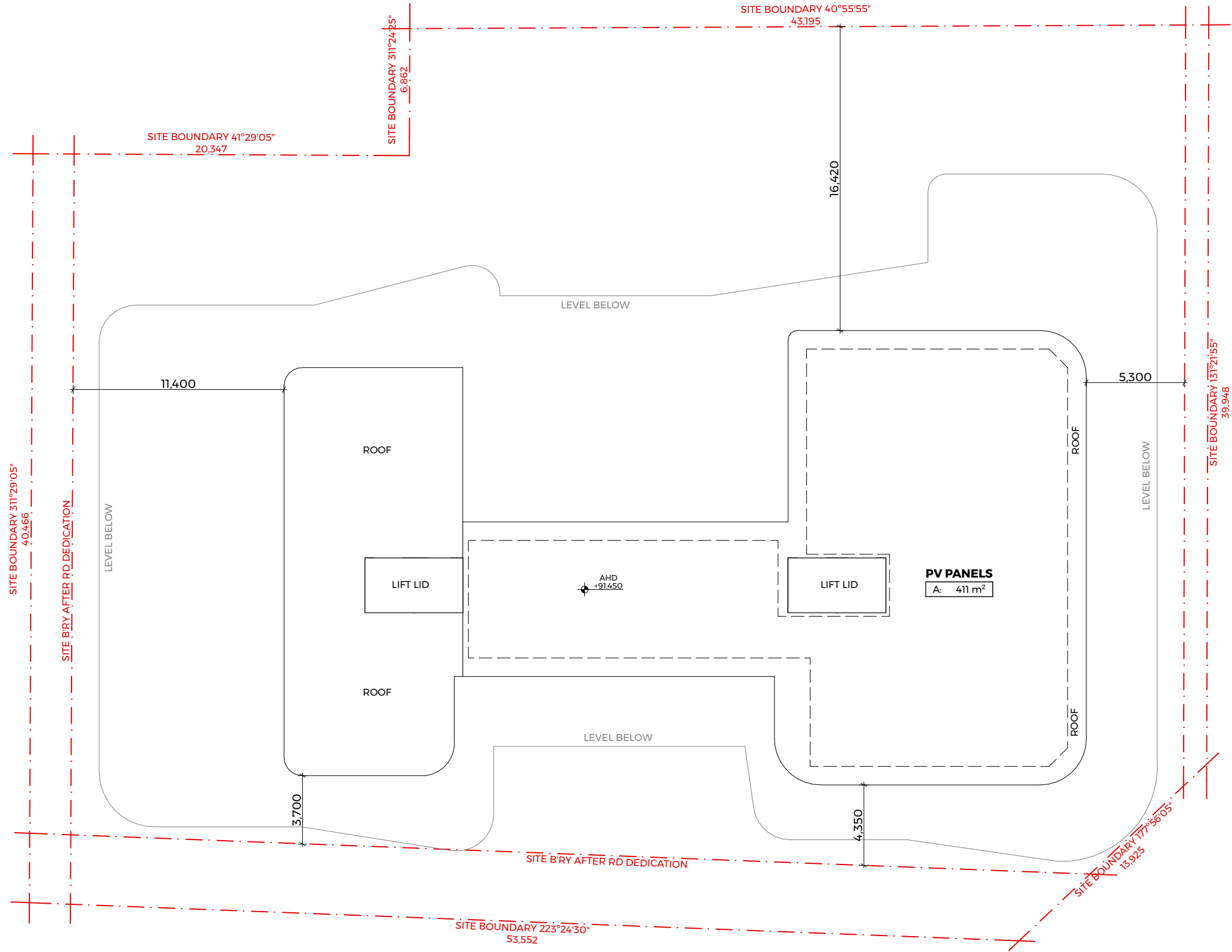
DRAWING NO.
TP124



REVISION
DA.01

**TELHA
CLARKE**

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au



REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

DEVELOPMENT
APPLICATION

PROJECT
15 ANDERSON STREET

15 ANDERSON ST FORTITUDE
VALLEY QLD 4006

DRAWING TITLE
ROOF

SCALE
1:250 @A3

DATE
17/02/16

DRAWN
CB

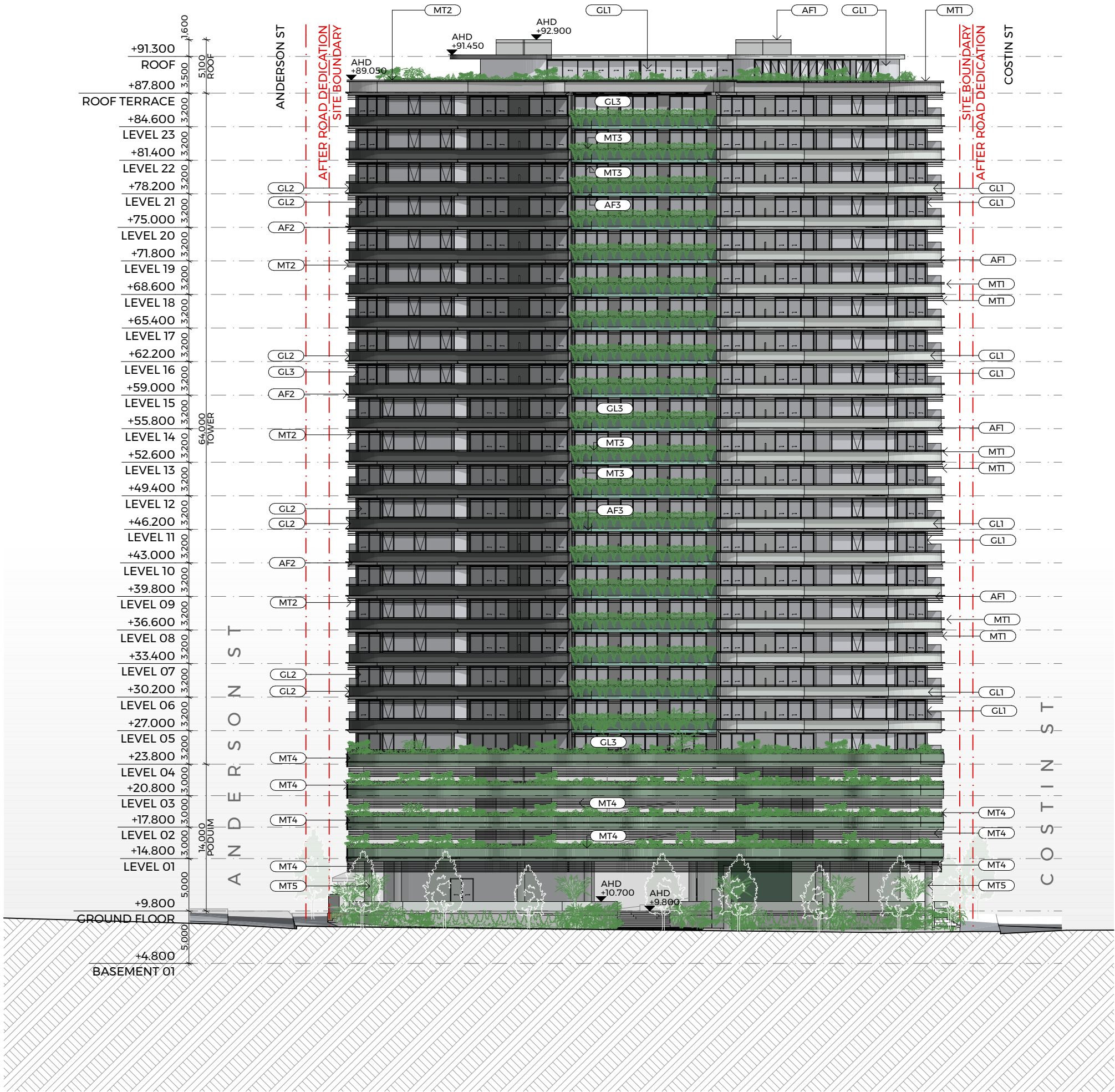
JOB NO.
21026

PLOT DATE
4/8/2022

CHECKED
TC

DRAWING NO.
TP125

REVISION
DA.01



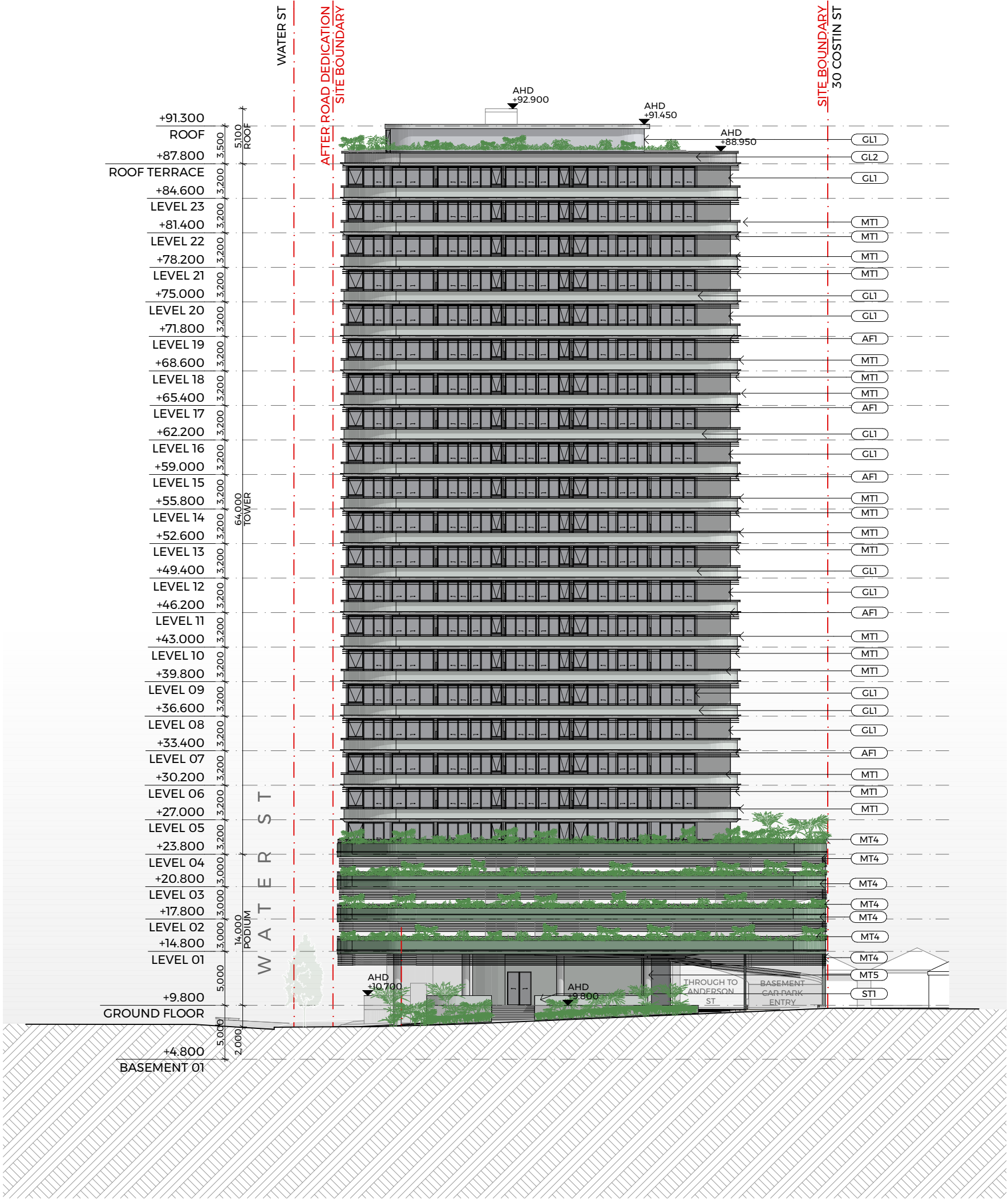
REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

PROJECT
15 ANDERSON STREET

ADDRESS
15 ANDERSON ST
FORTITUDE VALLEY QLD
4006

DRAWING TITLE SOUTH ELEVATION			DRAWING NO. TP200	
SCALE 1:400 @A3	PLOT DATE 01/03/22	DATE 4/8/2022	TELHA CLARKE 59 GARDEN STREET, SOUTH YARRA PH: 03 8672 5999 E: contact@telhaclarke.com.au	
DRAWN CB	CHECKED TC			
JOB NO. 21026		REVISION DA.01		

DEVELOPMENT APPLICATION



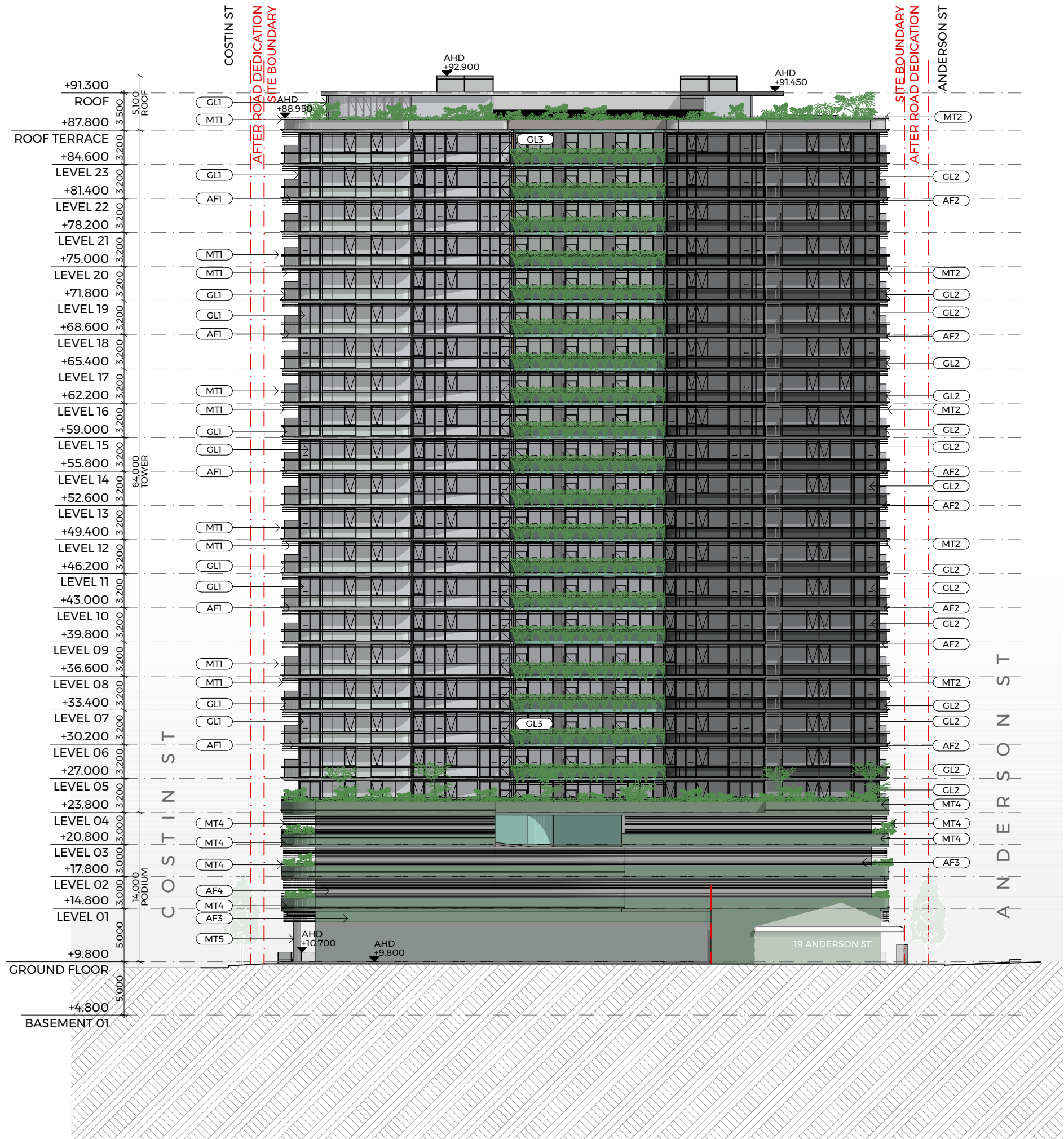
REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

PROJECT
15 ANDERSON STREET

ADDRESS
15 ANDERSON ST
FORTITUDE VALLEY QLD
4006

DRAWING TITLE			DRAWING NO.	
EAST ELEVATION			TP201	
SCALE 1:400 @A3	PLOT DATE 01/03/22	DATE 4/8/2022	TELHA CLARKE	
DRAWN CB	CHECKED TC			
JOB NO. 21026		REVISION DA.01	59 GARDEN STREET, SOUTH YARRA PH: 03 8672 5999 E: contact@telhaclarke.com.au	

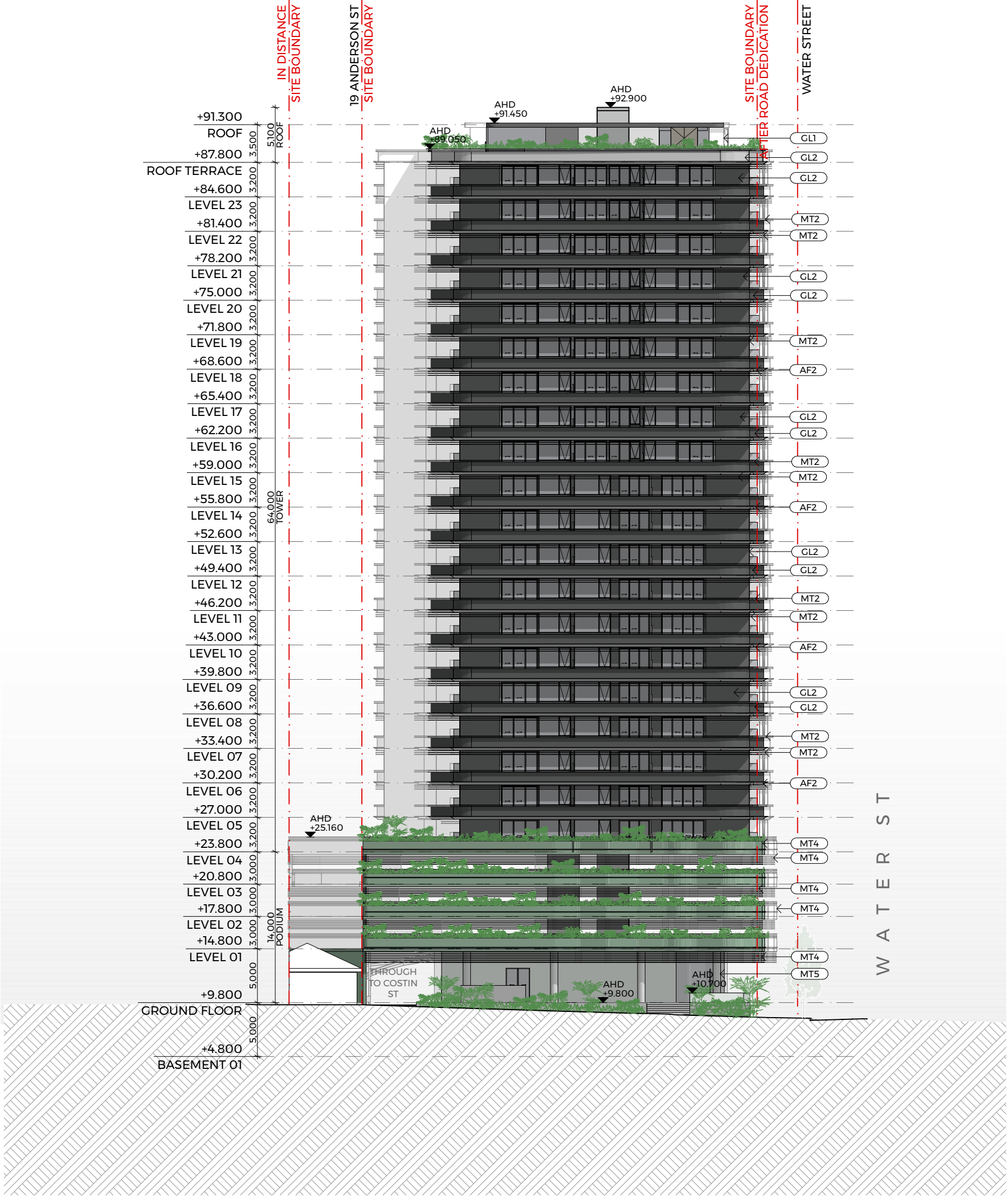
DEVELOPMENT APPLICATION



REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

PROJECT 15 ANDERSON STREET			DRAWING NO. TP202
ADDRESS 15 ANDERSON ST FORTITUDE VALLEY QLD 4006			
DRAWING TITLE NORTH ELEVATION			
SCALE 1:400 @A3	PLOT DATE 01/03/22	DATE 4/8/2022	TELHA CLARKE
DRAWN CB	CHECKED TC		
JOB NO. 21026		REVISION DA.01	
59 GARDEN STREET, SOUTH YARRA PH. 03 8672 5999 E: contact@telhaclarke.com.au			

DEVELOPMENT APPLICATION



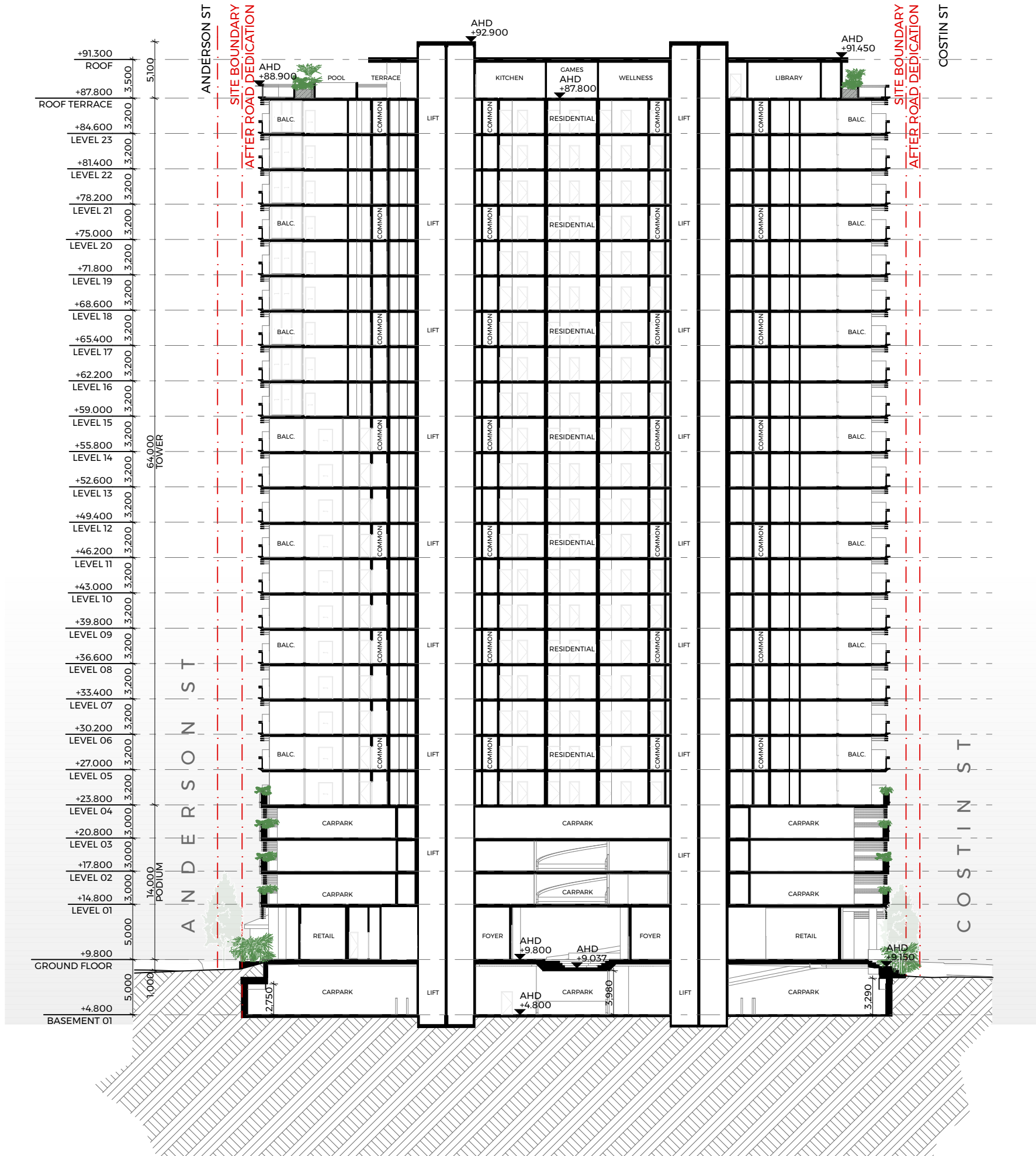
REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

PROJECT
15 ANDERSON STREET

ADDRESS
15 ANDERSON ST
FORTITUDE VALLEY QLD
4006

DRAWING TITLE			DRAWING NO.	
WEST ELEVATION			TP203	
SCALE 1:400 @A3	PLOT DATE 01/03/22	DATE 4/8/2022	TELHA CLARKE	
DRAWN CB	CHECKED TC			
JOB NO. 21026		REVISION DA.01	59 GARDEN STREET, SOUTH YARRA PH: 03 8672 5999 E: contact@telhaclarke.com.au	

DEVELOPMENT APPLICATION



REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

PROJECT
15 ANDERSON STREET

ADDRESS
15 ANDERSON ST
FORTITUDE VALLEY QLD
4006

DRAWING TITLE
SECTION A

SCALE
1:400 @A3

DRAWN
CB

JOB NO.
21026

PLOT DATE
01/03/22

CHECKED
TC

DATE
4/8/2022

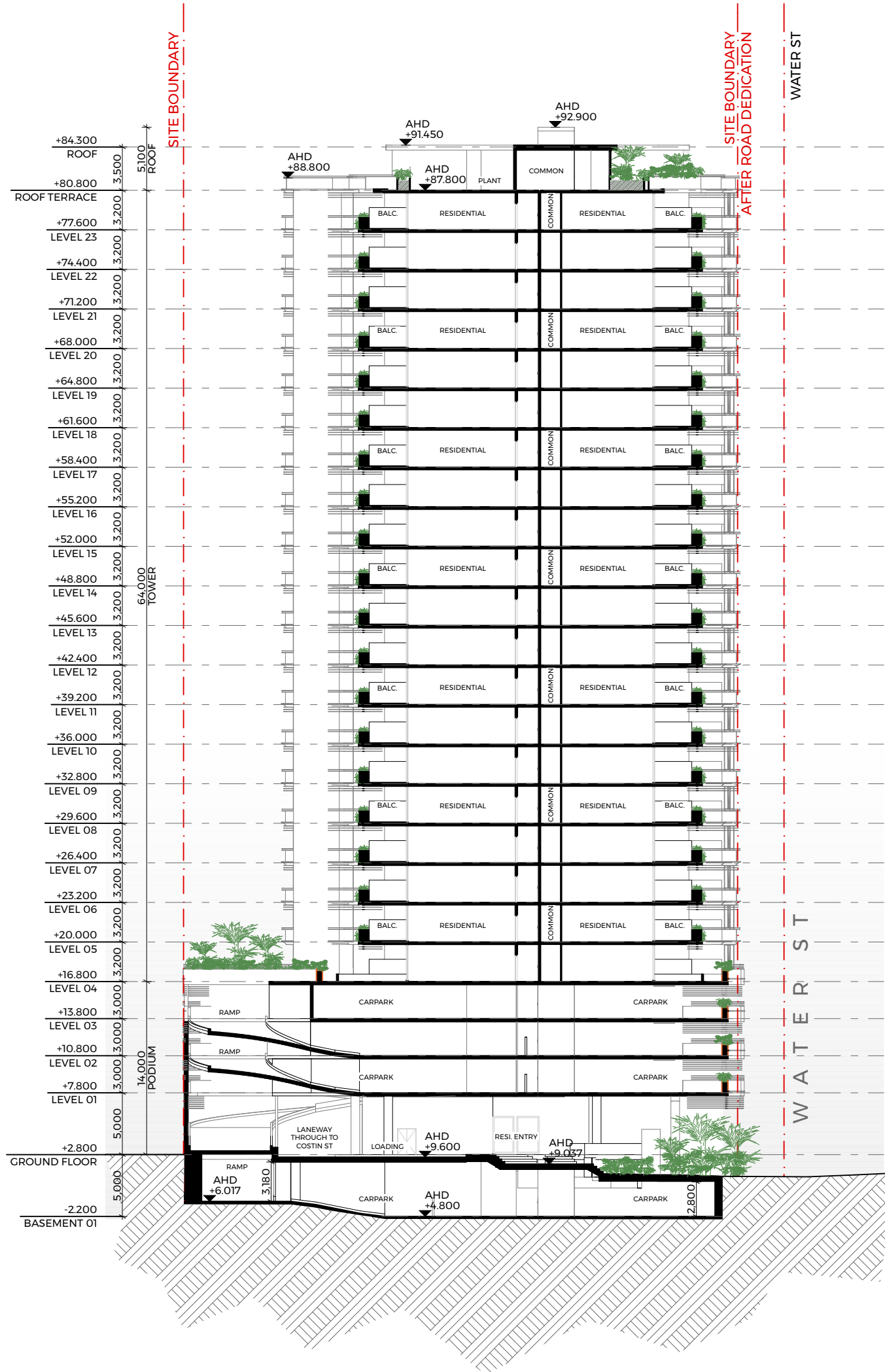
REVISION
DA.01

DRAWING NO.
TP220

TELHA
CLARKE

59 GARDEN STREET, SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

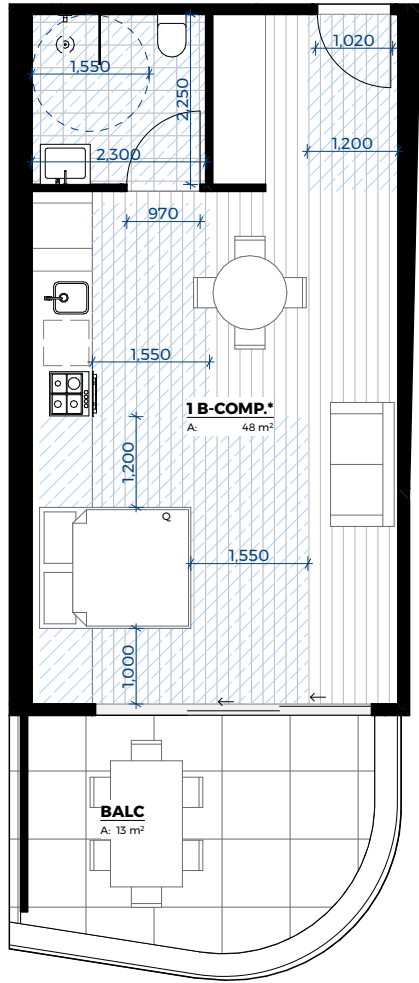
DEVELOPMENT APPLICATION



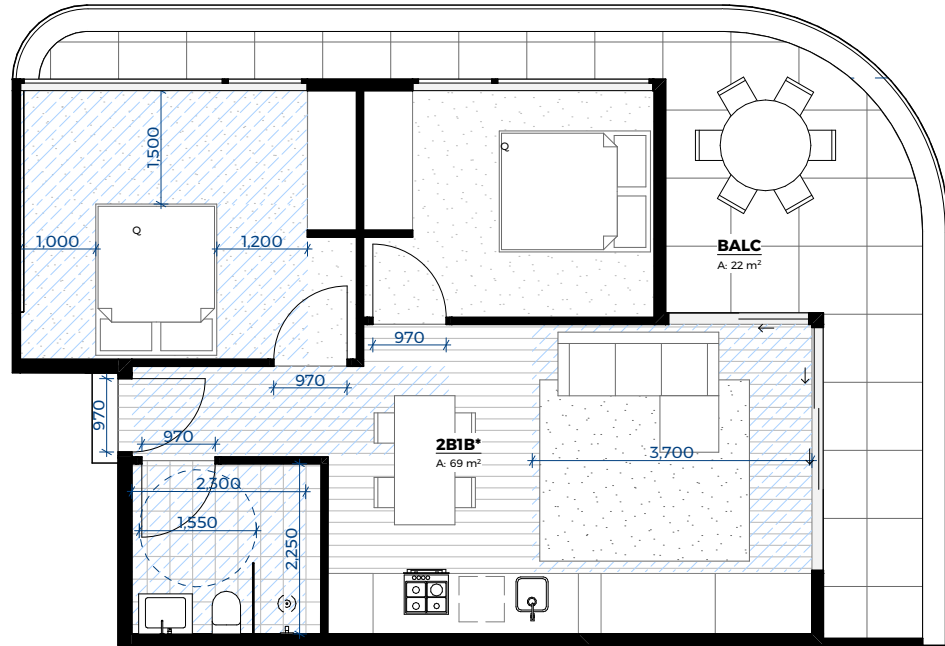
REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

PROJECT 15 ANDERSON STREET			DRAWING NO. TP221
ADDRESS 15 ANDERSON ST FORTITUDE VALLEY QLD 4006			
DRAWING TITLE SECTION B			TELHA CLARKE
SCALE 1:400 @A3	PLOT DATE 01/03/22	DATE 4/8/2022	
DRAWN CB	CHECKED TC		
JOB NO. 21026		REVISION DA.01	
59 GARDEN STREET, SOUTH YARRA PH. 03 8672 5999 E: contact@telhaclarke.com.au			

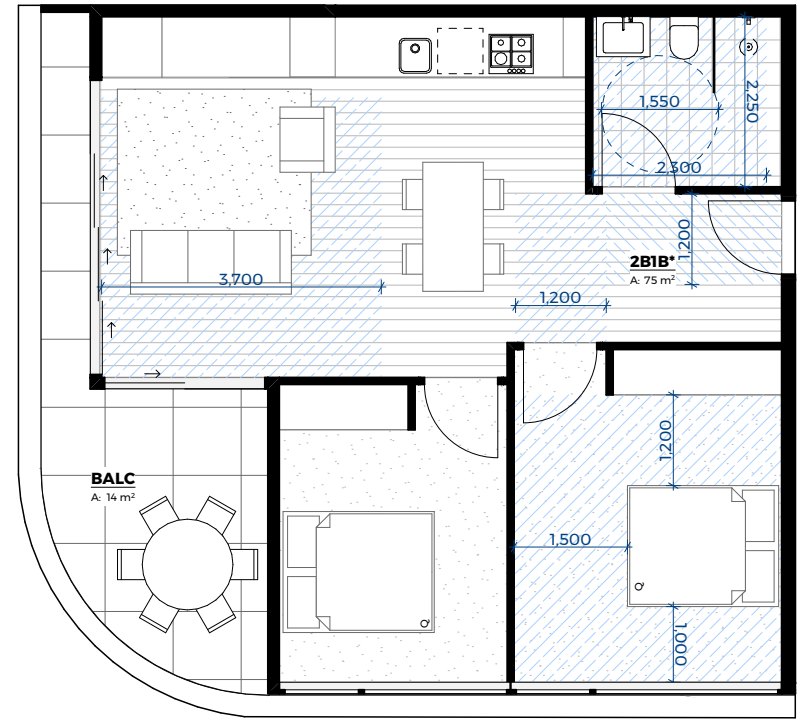
DEVELOPMENT APPLICATION



1 BED COMPACT
SCALE: 1:100@A1



2 BED + 1 BATH
SCALE: 1:100@A1



2 BED + 1 BATH
SCALE: 1:100@A1

REV	DATE	ISSUED FOR	DRAWN	CHECKED
DA.01	4/8/2022	DEVELOPMENT APPLICATION	CB	TC

TELHA
CLARKE

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

DEVELOPMENT APPLICATION

PROJECT
15 ANDERSON STREET
15 ANDERSON ST FORTITUDE
VALLEY QLD 4006

DRAWING TITLE
ACCESSIBLE UNITS

SCALE
1:100 @A3

DATE
17/02/16

DRAWN
CB

CHECKED
TC

JOB NO.
21026

PLOT DATE
4/8/2022

CHECKED
TC

DRAWING NO.
TP300

REVISION
DA.01



BUILDING THAT BREATHE

CONTENTS

1.0 ORIENTATE YOURSELF

- 1.1 LOCATION & ORIENTATION
- 1.2 MASSING & INTERNAL LAYOUT
- 1.3 VIEWS
- 1.4 STREET ACTIVATION

2.0 OCCUPY OUTDOOR SPACES

- 2.1 CITY ROOMS
- 2.2 SKY TERRACE
- 2.3 BALCONIES
- 2.4 LANEWAYS & CROSS BLOCK LINKS

3.0 ILLUMINATE WITH DAYLIGHT

- 3.1 BUILDING SETBACKS
- 3.2 GLAZING
- 3.3 LIGHT WELLS & SKYLIGHTS

4.0 NATURAL AIR & VENTILATION

- 4.1 OPERABLE WINDOWS
- 4.2 DOORS & OPENINGS
- 4.3 NATURAL VENTILATION
- 4.4 DOUBLE SKIN FACADES

5.0 SHADE & PROTECT

- 5.1 AWNINGS & COLONNADES
- 5.2 EXTERNAL SHADING DEVICES
- 5.3 SHADE STRUCTURES

6.0 LIVING GREENERY

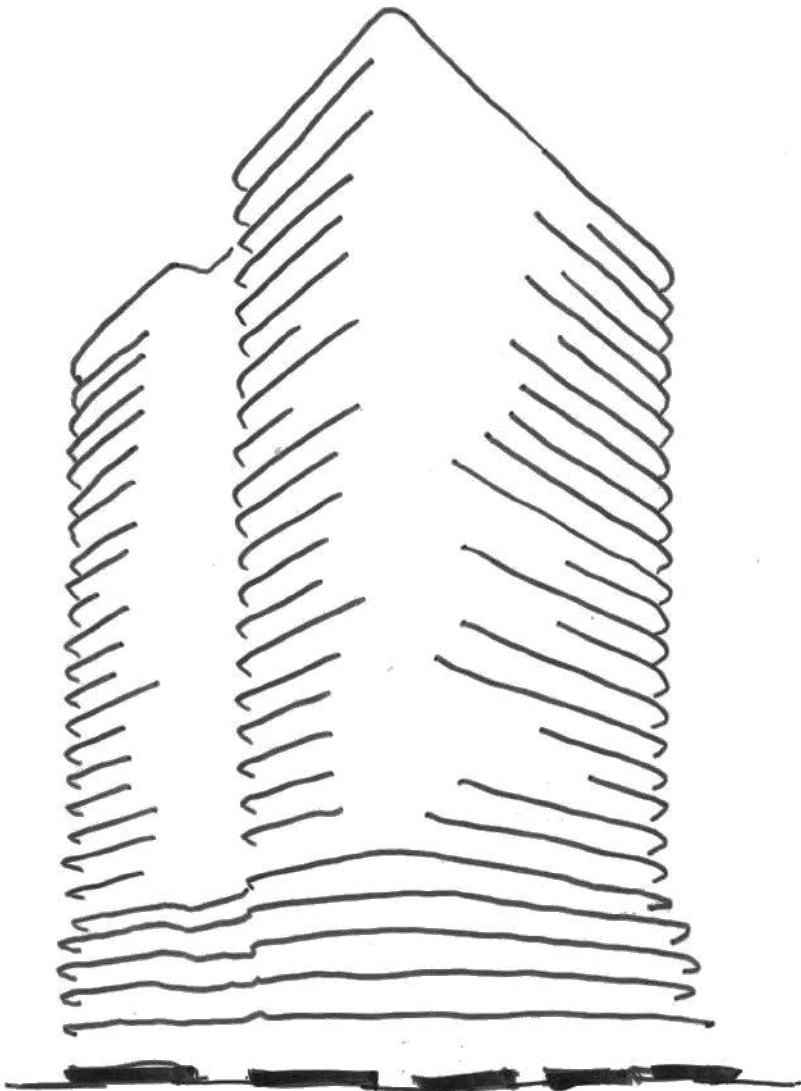
- 6.1 GREEN ROOF
- 6.2 VERTICAL GREENERY
- 6.3 ELEVATED GARDENS
- 6.4 INTERNAL PLANTING
- 6.5 MAINTAIN THE GREENERY

7.0 IDENTITY MATTERS

- 7.1 CHOICE OF MATERIALS
- 7.2 LONGEVITY
- 7.3 PUBLIC ART
- 7.4 CREATIVE LIGHTING

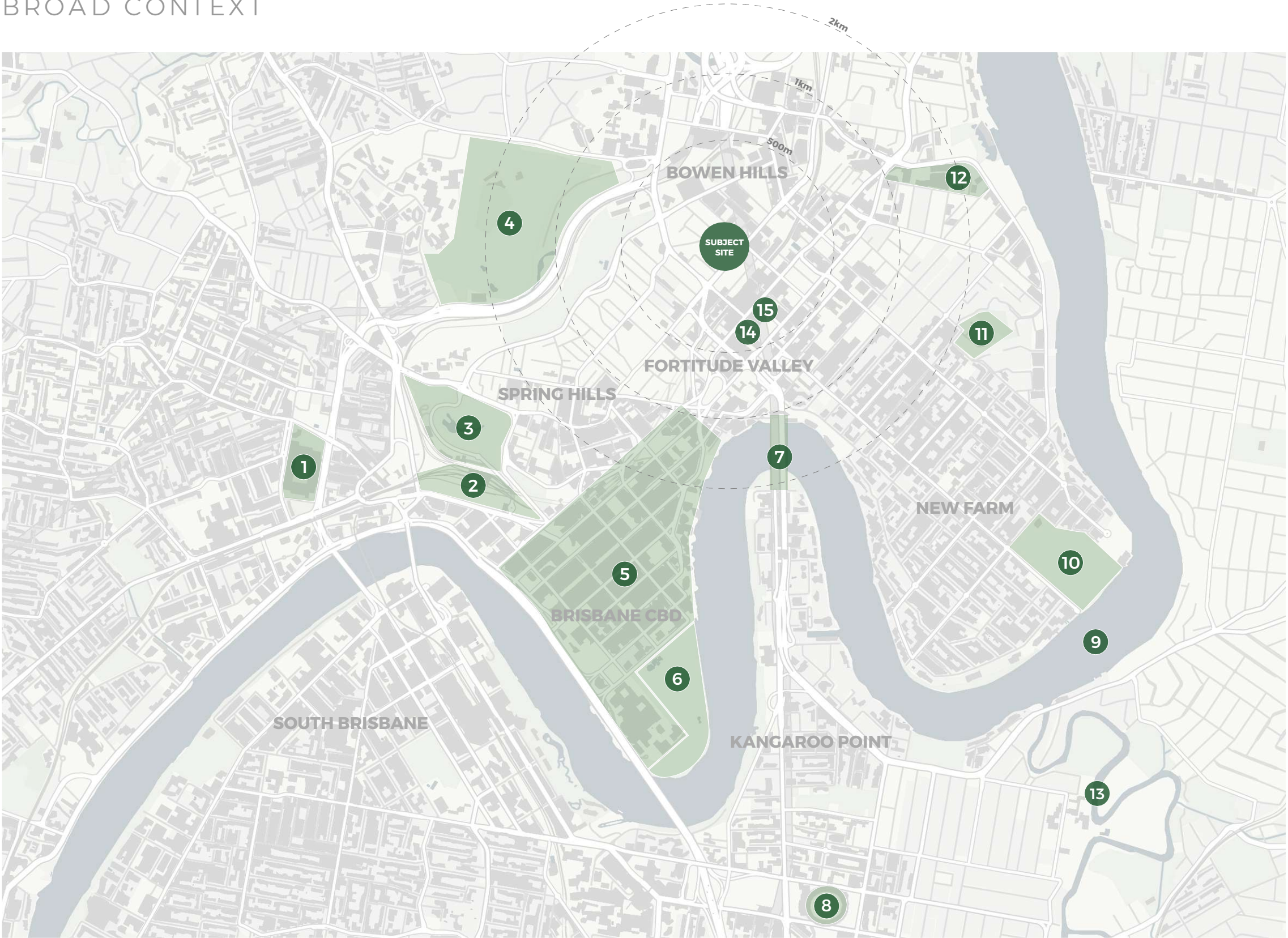
8.0 REDUCE ENERGY & WASTE

- 8.1 ENERGY & TECHNOLOGY
- 8.2 WASTE & WATER
- 8.3 ACTIVE TRANSPORT
- 8.4 CERTIFICATION



ORIENTATE YOURSELF

BROAD CONTEXT



- 1 Suncorp Stadium
- 2 Roma Street Station
- 3 Roma Street Park
- 4 Victoria Park / Barrambin
- 5 Brisbane CBD
- 6 Brisbane Botanic Gardens
- 7 Story Bridge
- 8 The Gabba
- 9 Brisbane River
- 10 New Farm Park
- 11 Teneriffe Hill
- 12 Gasworks Precinct
- 13 Norman Creek
- 14 China Town
- 15 Brunswick Street Mall

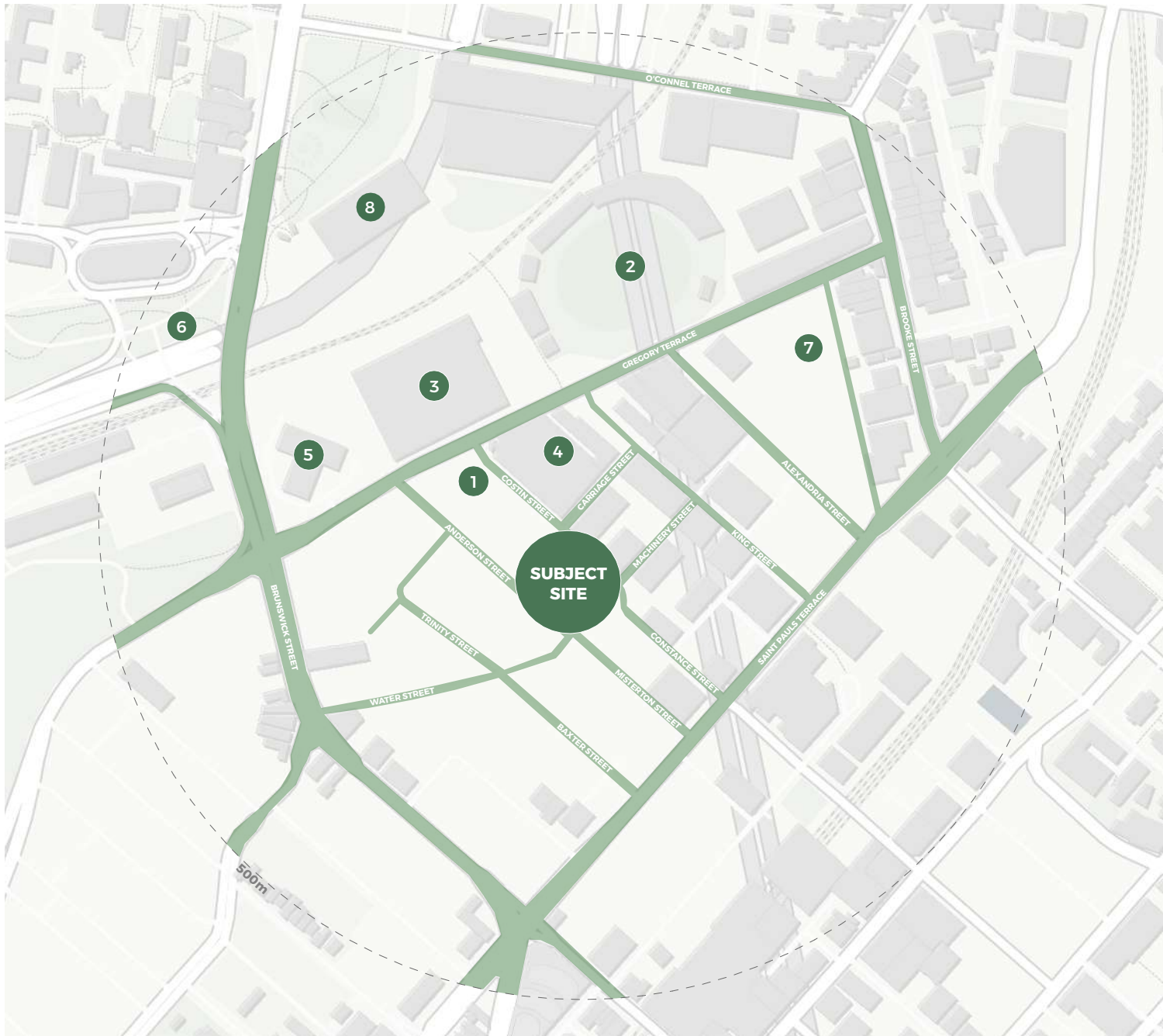
ORIENTATE YOURSELF

LOCAL CONTEXT

Fortitude Valley is an inner suburb of the City of Brisbane, and is located 1.6 km North East of Brisbane CBD. In the 2021 census, Fortitude Valley had a population of 9,708 people.

For the past three decades, Fortitude Valley has developed a thriving live music scene and nightclub district. The Brunswick Street pedestrian shopping mall was established in 1991 and soon after Brisbane City Council has led an urban renewal campaign, which encourages high density residential development around the suburb.

The surrounding suburbs of Fortitude Valley offer residential neighbourhoods, public transport locations, retails areas and natural landmarks, including the Brisbane River, Norman Creek and Victoria Park.



1 The Tivoli
Event Space & Music
Venue
350m



5 The Old Museum
Heritage Listed
Performance Venue
500m



2 Royal Queensland
Showgrounds
Outdoor Venue
500m



6 Brisbane Parkour
Park
Outdoor Gym
450m



3 Royal International
Convention Centre
Indoor Venue
350m



7 Alexandria Park
Green Space
300m



4 Rydges Fortitude
Valley
4 Star Hotel
250m



8 Exhibition Station
Train Station
750m



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

**TELHA
CLARKE**
ARCHITECTURE & DESIGN

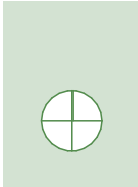
ORIENTATE YOURSELF

STREET CONTEXT

The site is located within a mix of residential and commercial typologies. Water Street, located along its Southern boundary connects six streets, making 15 Anderson Street a place of meeting and connection.

Given both Anderson Street & Costin Street are both one way access, the site offers opportunity to create additional through site access points, inspiring the creation of new public laneways.

15 Anderson Street offers a new point of meeting and an opportunity to create a public area on the ground plane which interacts closely with the street context and offers new ways of circulation.



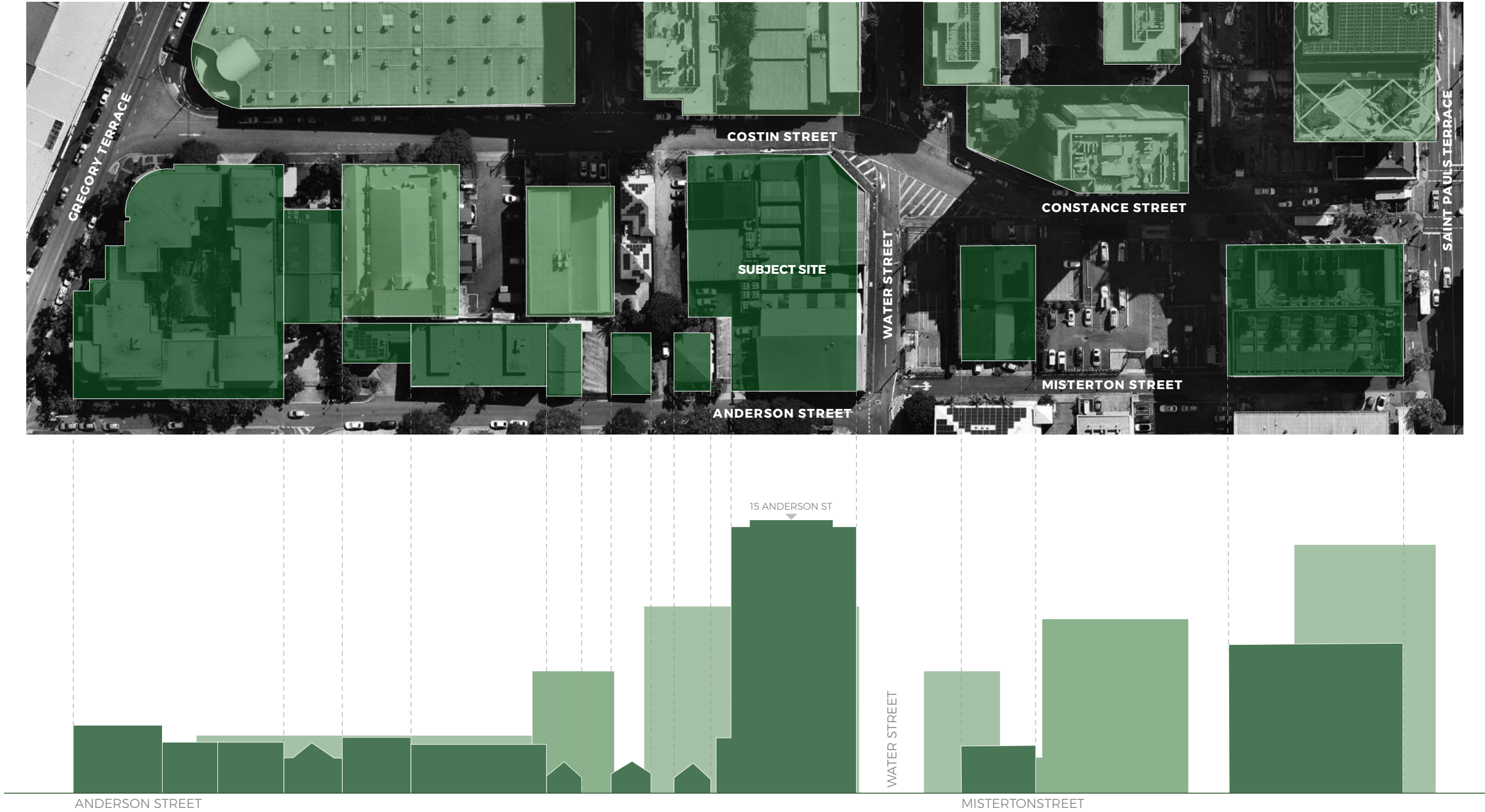
15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

ORIENTATE YOURSELF

STREET ELEVATION



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

ORIENTATE YOURSELF

MASSING & INTERNAL

FLOOR PLATE

The 9m setbacks to the northern boundary maximise usable space within the building, ensuring daylight access is maximised across the floor plate.

The internal layout has been optimised to ensure habitable rooms are located to the facade, with non-habitable spaces located towards the centre of the floor plate.

TOWER

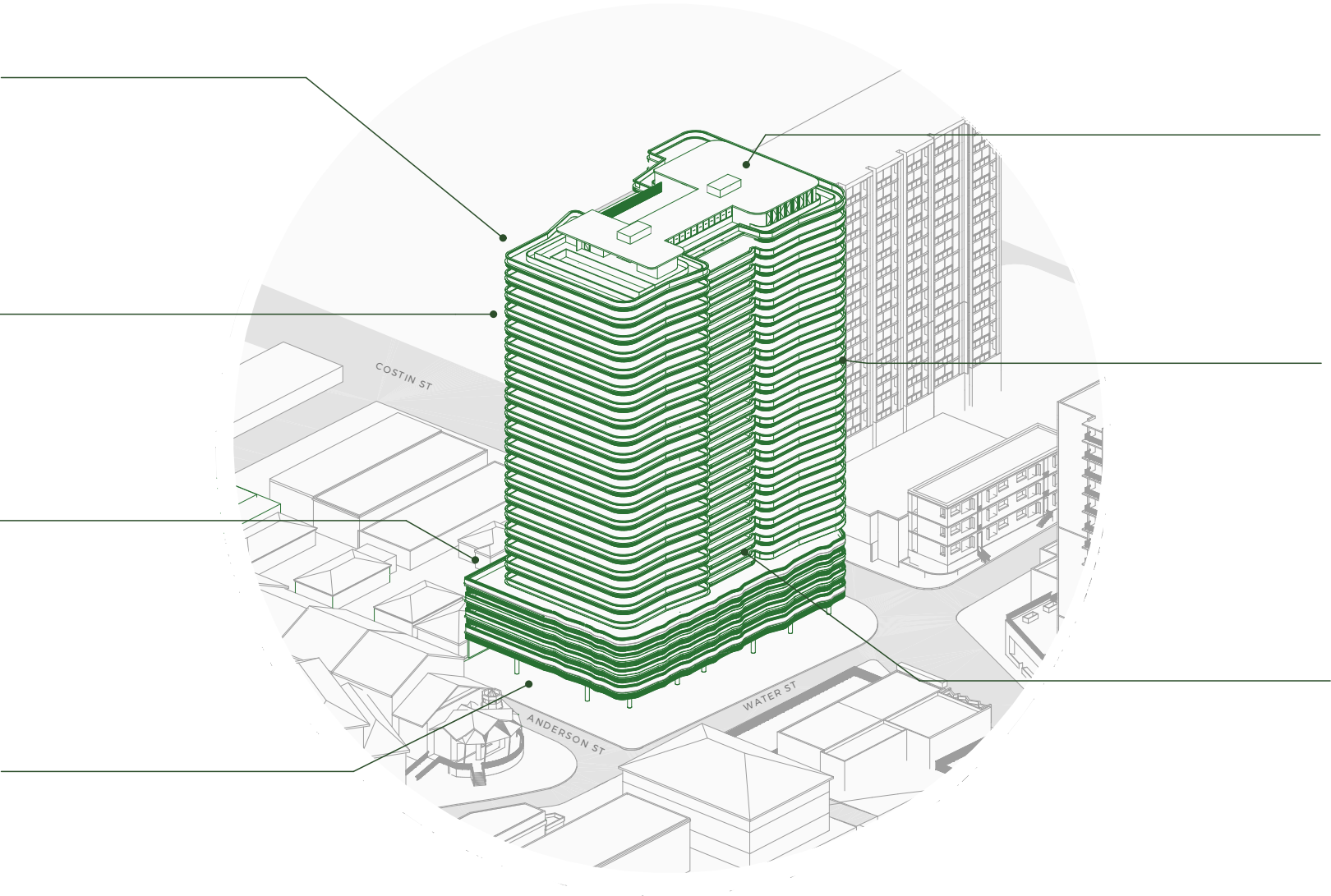
The driving focus for the tower was to reduce the overall bulk of the proposal. This was achieved through breaking the tower into two volumes nested either side of the recessive vertical garden spine.

PODIUM

The podium responds to the history of Water Street, which was once a 'major creek-line and place for respite'. The soft curves and horizontal lines reference the flow of water and the erosion of time, linking the architecture to the natural surrounds.

GROUND PLANE

The ground plane is set back further from the tower and podium above, creating the opportunity for street activation & areas for public occupation. Given the footprint of the site, through-site access is imperative to allow for ease of circulation. The ground plane is also distinguished through areas of planting and gardens, which offer visual interest and variation to the street.



CIRCULATION SPACES

Given the depth of the floor plate, the lifts and circulation areas are located centrally to maximise glazing and solar access to all apartments.

These corridors although internal are provided with daylight access and natural ventilation where they have been extended to the facade line.

DEFINITION

The glazing line is set back from the building edge creating both eaves and balcony spaces for outdoor living.

This creates visual interest across the facade and further reduces the building bulk.

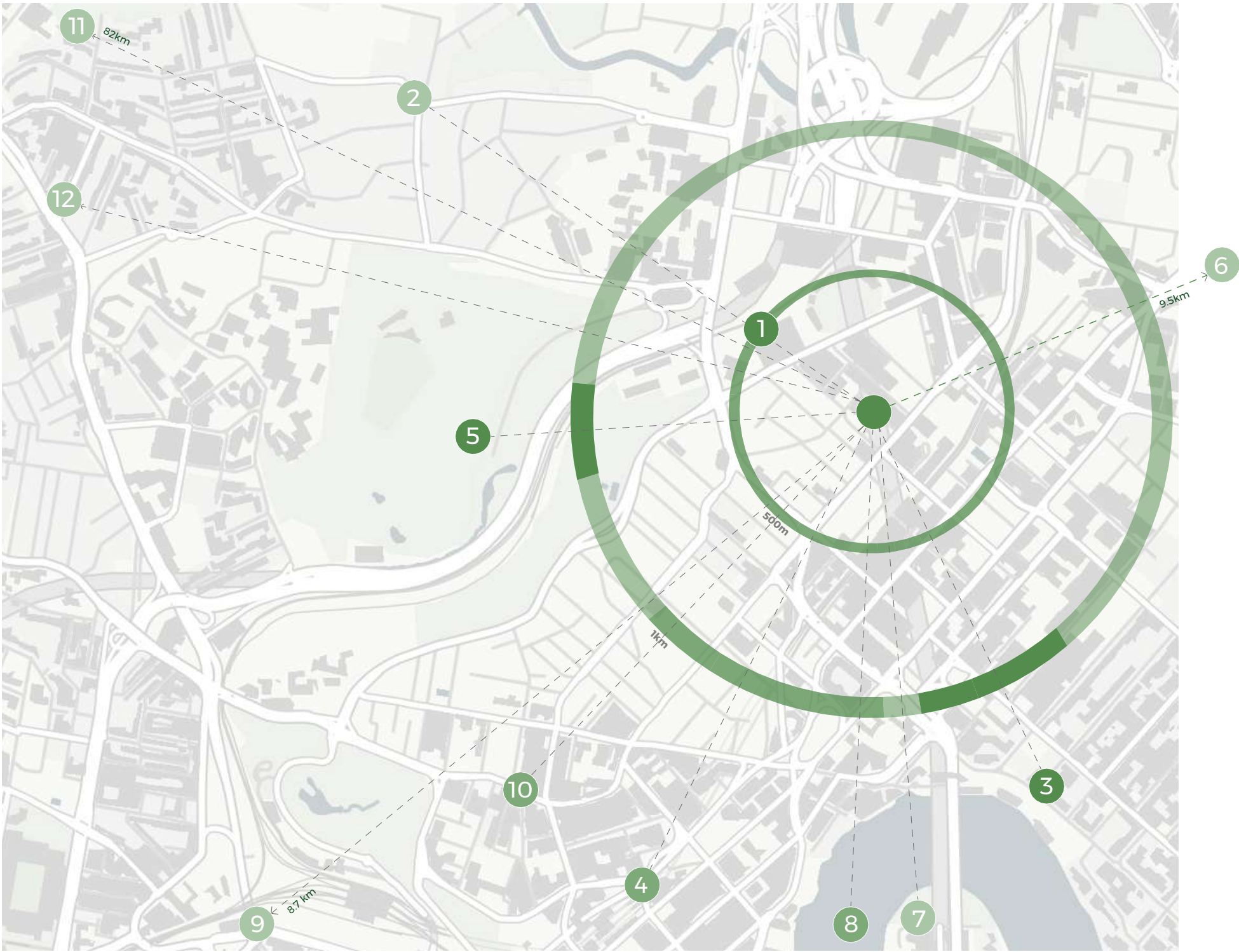
MATERIALITY

The proposal is defined by three distinct colours which break up the building mass and reduce overall bulk. The addition of greenery on the podium and the central spine further articulate the building.

The proposed tower is broken into three distinct elements, with the western tower provided with darker glazing and materiality to maximise protection from the harsh afternoon sun. This is in contrast to the lighter east tower.

ORIENTATE YOURSELF

VIEW LINES



1 Metro North
Hospital &
Health Service
4.0km



2 Enoggera Creek
6.7km



3 Brisbane River
2.0km



4 Brisbane CBD
4.6km



5 Victoria Park
1.3km



6 Port of
Brisbane
9.5km



7 Kangaroo Point
Cliffs
3.2km



8 City Botanic
Gardens
3.1km



9 Mount Coot-tha
Botanic
Gardens
8.7km



10 Roma Street
Parkland
2.1km



11 Mount
Glorious
83km



12 D'Aguilar
National Park
12km



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

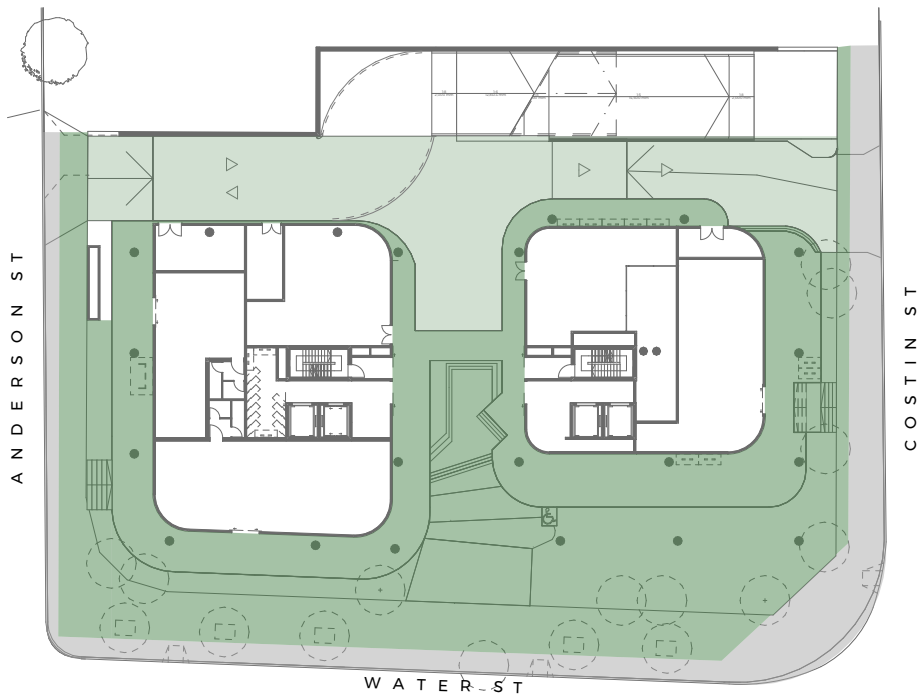
ORIENTATE YOURSELF

STREET ACTIVATION

The site is located within a mix of residential and commercial typologies. Water Street, located along its Southern boundary connects six streets, making 15 Anderson Street a place of meeting and connection.

Given both Anderson Street & Costin Street are both one way access, the site offers opportunity to create additional through site access points, inspiring the creation of new public laneways.

15 Anderson Street offers a new point of meeting and an opportunity to create a public area on the ground plane which interacts closely with the street context and offers new ways of circulation.

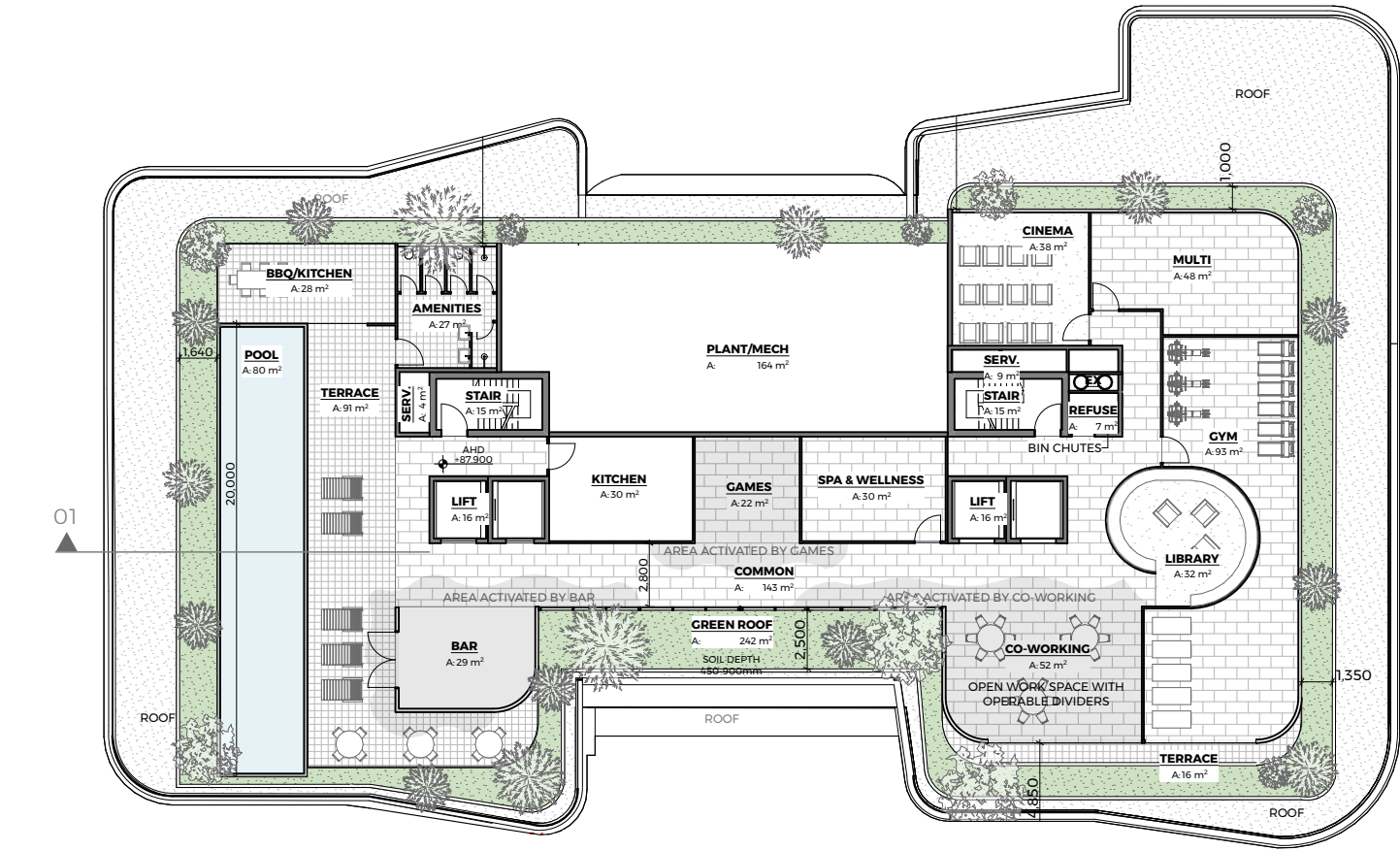
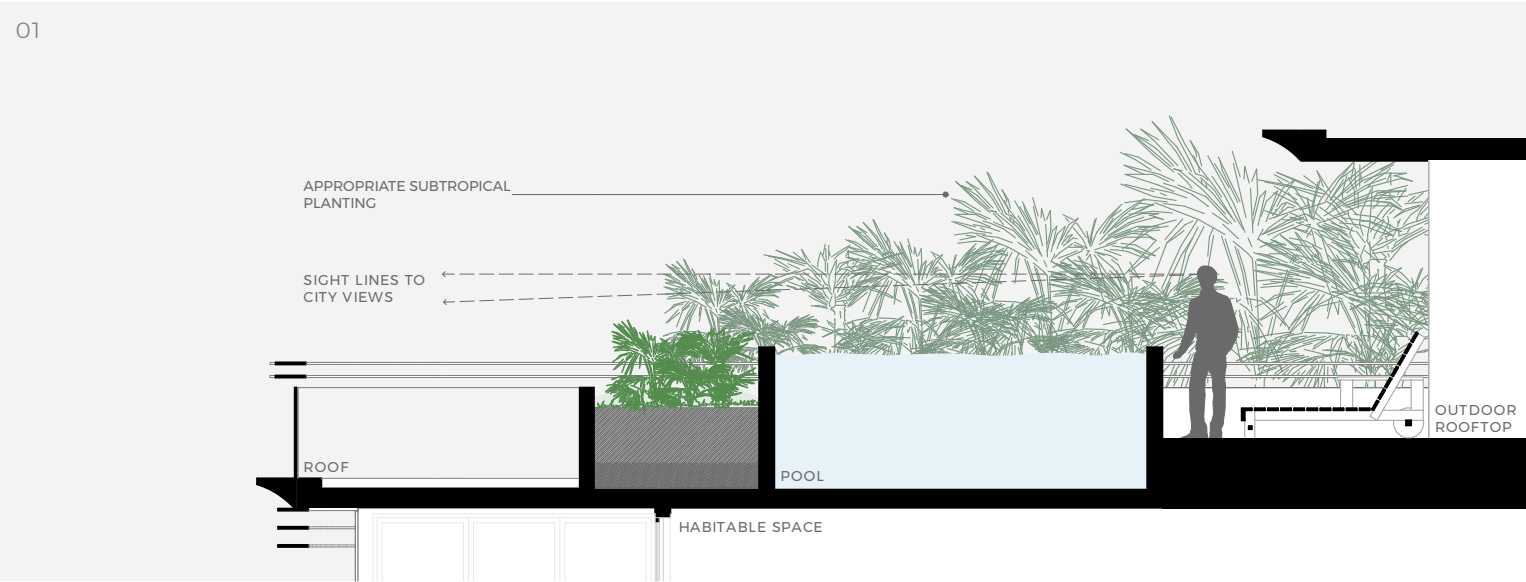


OCCUPY OUT DOOR SPACES

SKY TERRACE

The Sky Terrace is an offering to residents which expands their outdoor space and provides additional recreational spaces and activities. The spaces are enveloped by greenery, providing shading and framing views of the Brisbane River and city skyline.

Operable sliding doors and windows open onto the terrace and garden spaces, allowing for seamless transitions between the indoor and outdoor. These openings expand the recreational spaces and provide ample natural airflow and circulation.



OCCUPY OUT DOOR SPACES

PRIVATE OUTDOOR SPACES

BALCONIES

The private outdoor spaces are intended for indoor/outdoor living whilst providing access to city views and the surrounding landscape for residents to enjoy. The balconies are generous in size and provide residents with space for outdoor dining and recreational activities.

The location of each balcony considers the solar orientation and sun exposure while providing shade to building facades reducing heat load.

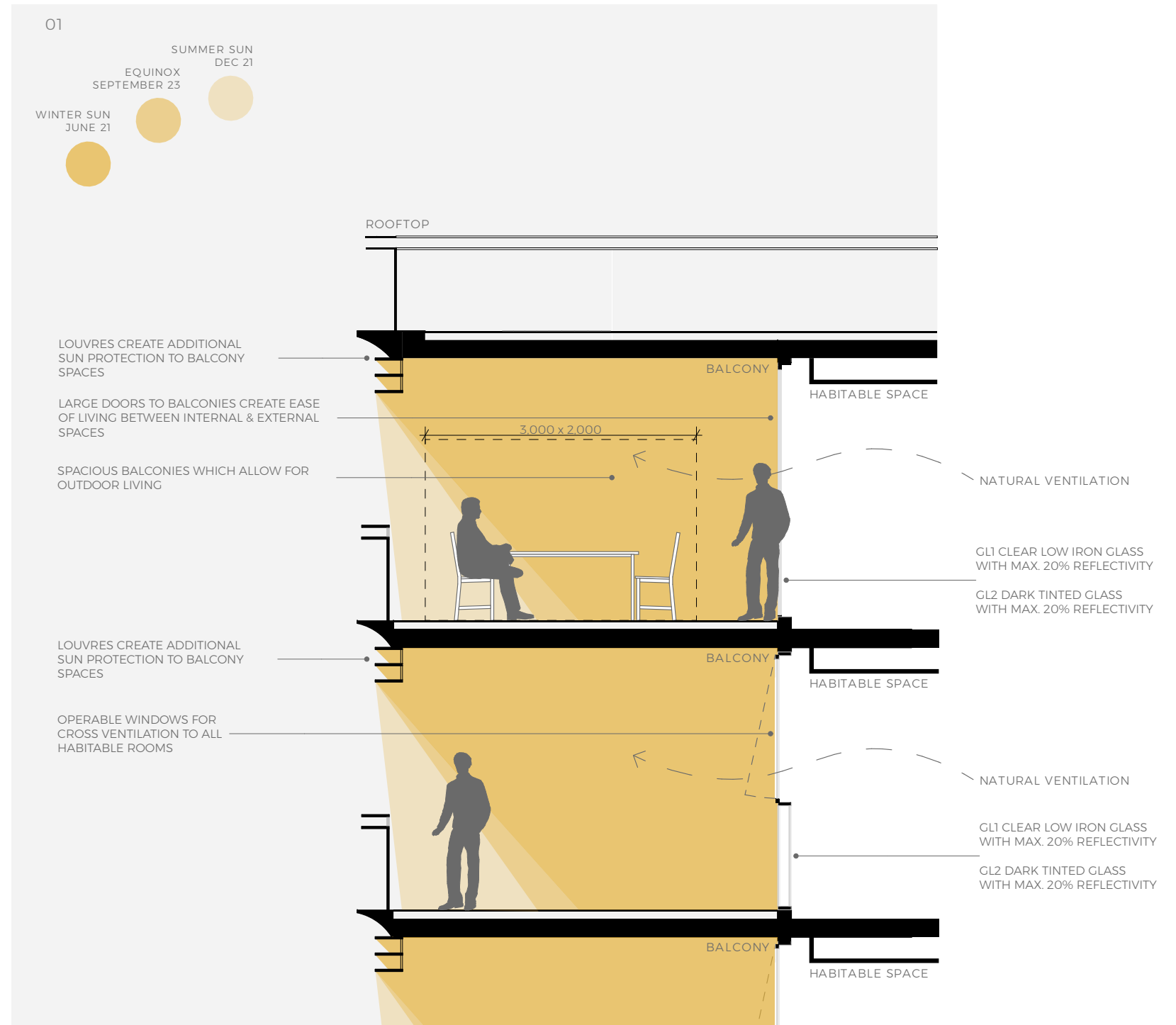
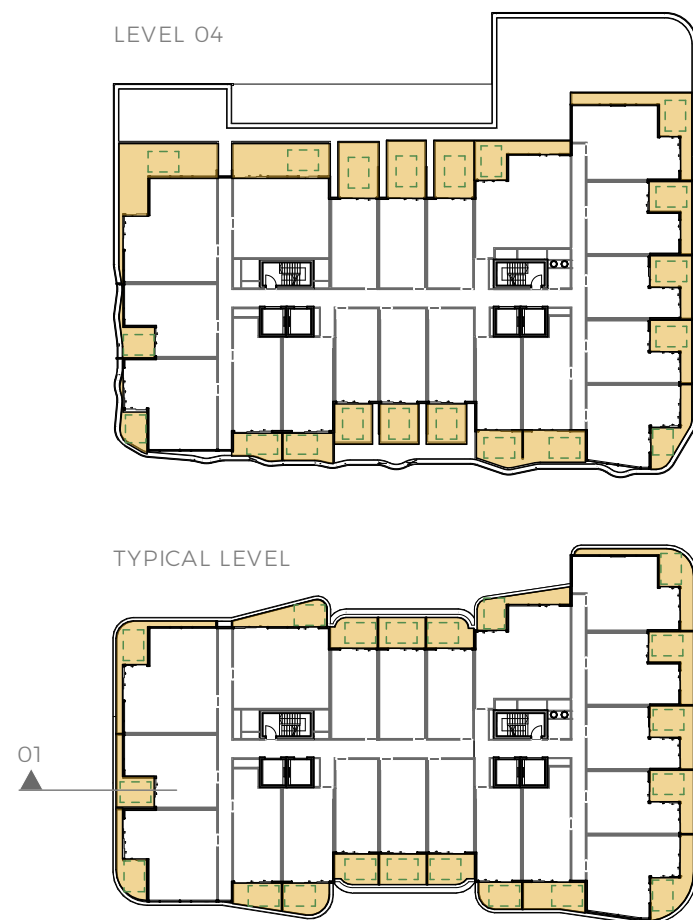
DOORS & OPENINGS

Operable doors are key features in creating a smooth transition indoor to outdoor spaces. These spaces further expand the living areas, whilst providing occupants with access to natural air flow.

The large openings of both windows and doors give the occupant access to views of the city and surrounding areas. They encourage the eye to see further outwards, while also making the interior appear larger.

 BALCONY

 DINING AREA



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

OCCUPY OUT DOOR SPACES

LANEWAYS & CROSS-BLOCK LINKS

Located at the confluence of Anderson Street, Water Street and Costin Street, it was imperative to create laneways to encourage interaction between the architecture and pedestrians. The laneways are an important element of the ground floor condition and encourage interconnectivity.

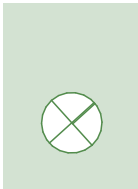
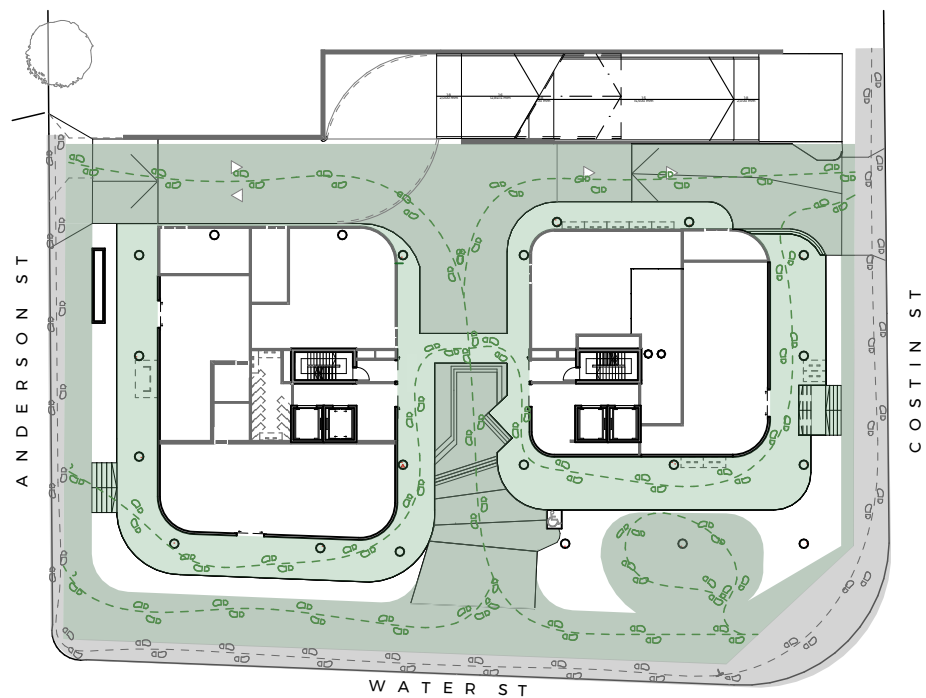
The site in its current condition has narrow sidewalks, which restrict pedestrian activity in the precinct. With the development of the site, the proposal gives back to the footpath whilst allowing for a large forecourt that creates areas for passive surveillance and activity.

A cross-block link has been implemented to connect Anderson Street and Costin Street for convenient access for both vehicles and pedestrians. Incorporating new laneways and cross-block links to the public space on the ground plane contributes to the permeability and vibrancy of the area, providing a valuable urban space for a fast-growing precinct.

GROUND FLOOR LANEWAY CREATION

Existing Public Circulation Condition

Proposed Public Circulation Condition



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

DAYLIGHT ACCESS

BUILDING SETBACKS & GLAZING

SETBACKS

The setback distances on the ground floor and on the tower respond to the scale and context of the site. The 9m setbacks to the northern boundary respond to the surrounding fast-growing built environment while maximising usable space within the building, ensuring that daylight can penetrate deep into the site.

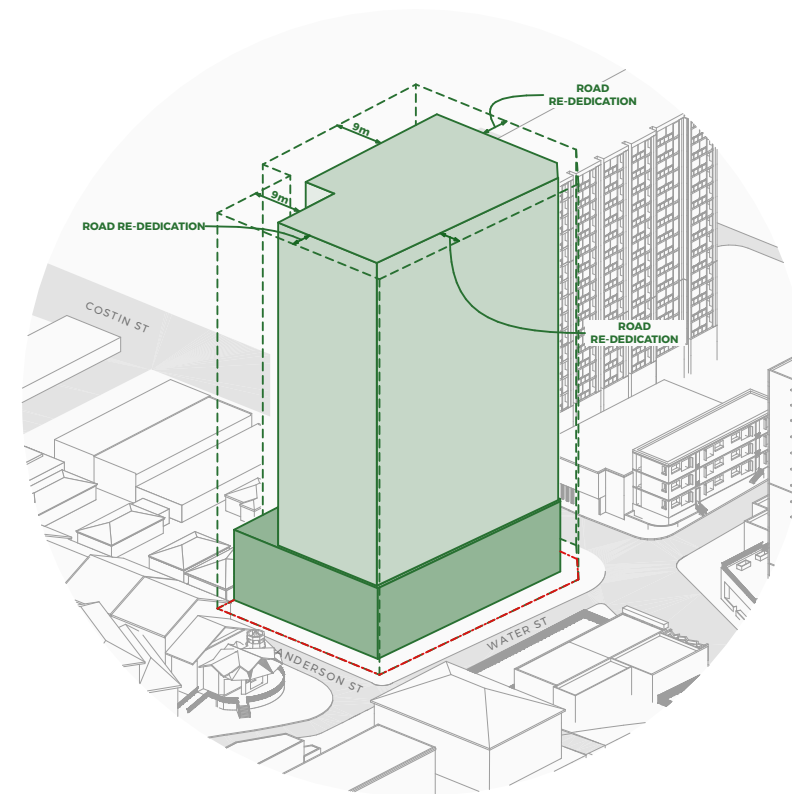
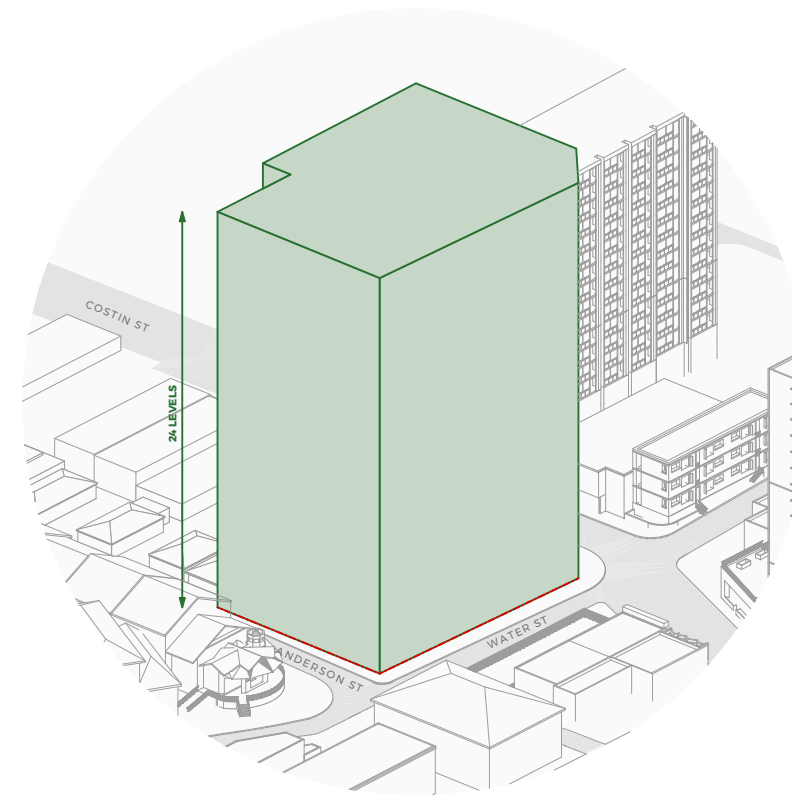
The road rededication setbacks have allowed for increased circulation around the site. The tower reaches the road rededication, and the ground floor has been further setback to encourage pedestrians to access the public facilities.

GLAZING

The glazing location and type across the building are designed to optimise light penetration while minimising heatload.

The glazing varies on the two towers, the western tower has darker glazing and materials to protect the interior from the more extreme afternoon sun, contrastingly, the eastern tower has lighter glazing materials.

Thermally broken aluminium framing is to be used throughout the proposal to help control heat load and reduce temperature transfer between the indoors and outdoors.



GL1
CLEAR GLASS [LOW IRON]
FACADE GLAZING &
BALUSTRADE



GL2
DARK TINTED GLASS
FACADE GLAZING &
BALUSTRADE



GL3
LIGHTLY TINTED GLASS
FACADE

AIR & VENTILATION

LIGHT & VENTILATION

OPERABLE WINDOWS

Operable windows implemented throughout the proposal ensure the capture of cooling breezes and also facilitate cross ventilation.

Additionally by providing expansive glazing to balcony areas a smooth transition can be made between indoor and outdoor spaces. It also further encourages natural air movement and passive air conditioning in the sub-tropical environment.

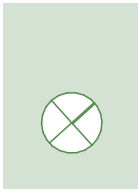
NATURAL VENTILATION

Each apartment considers the location of the operable windows and doors, which control the amount of passive ventilation providing fresh air and increases thermal comfort, within the apartments and reduces reliability on mechanical systems.



TYPICAL CROSS VENTILATION

 NATURAL VENTILATION PATH



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

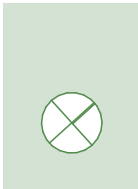
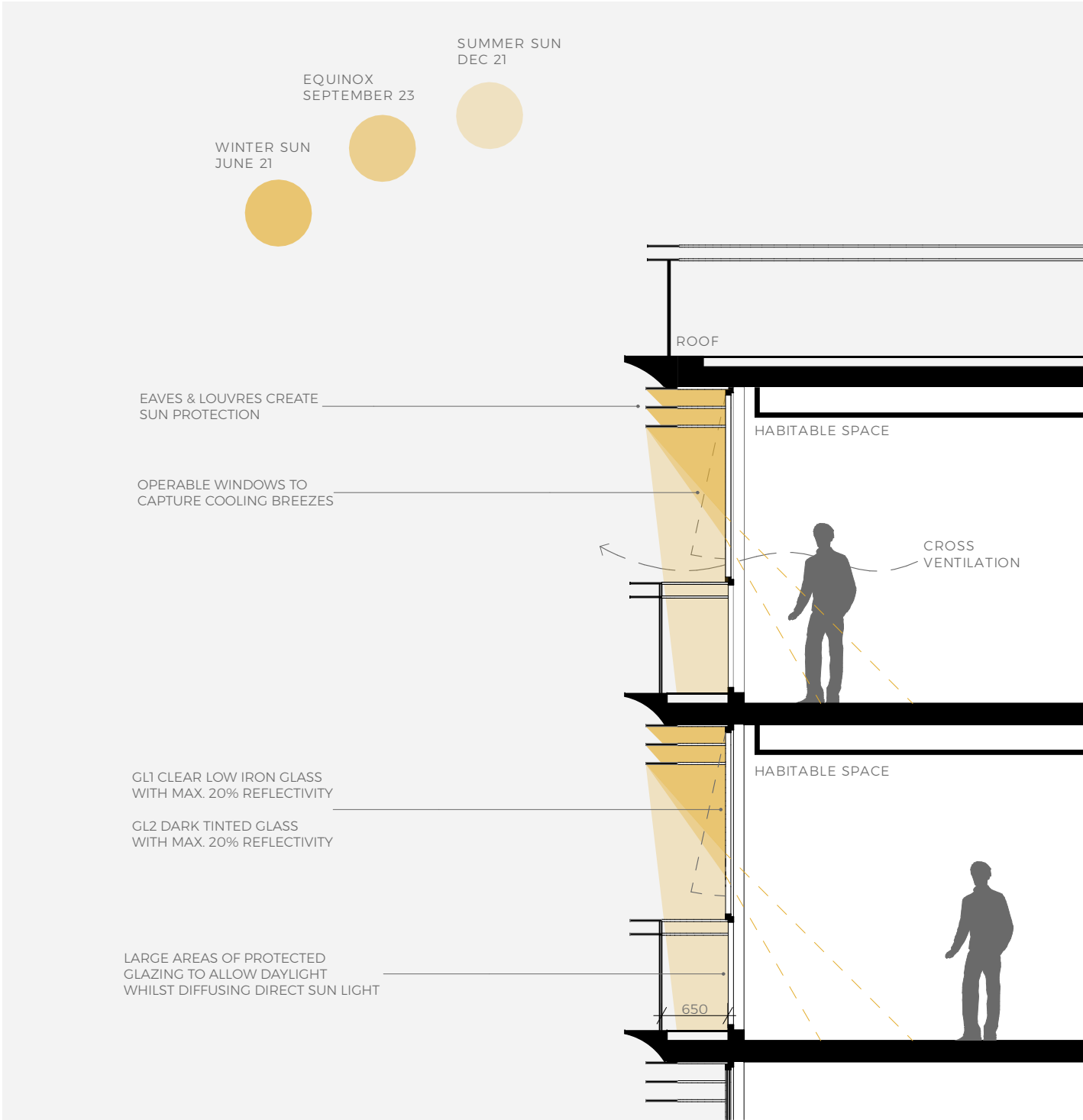
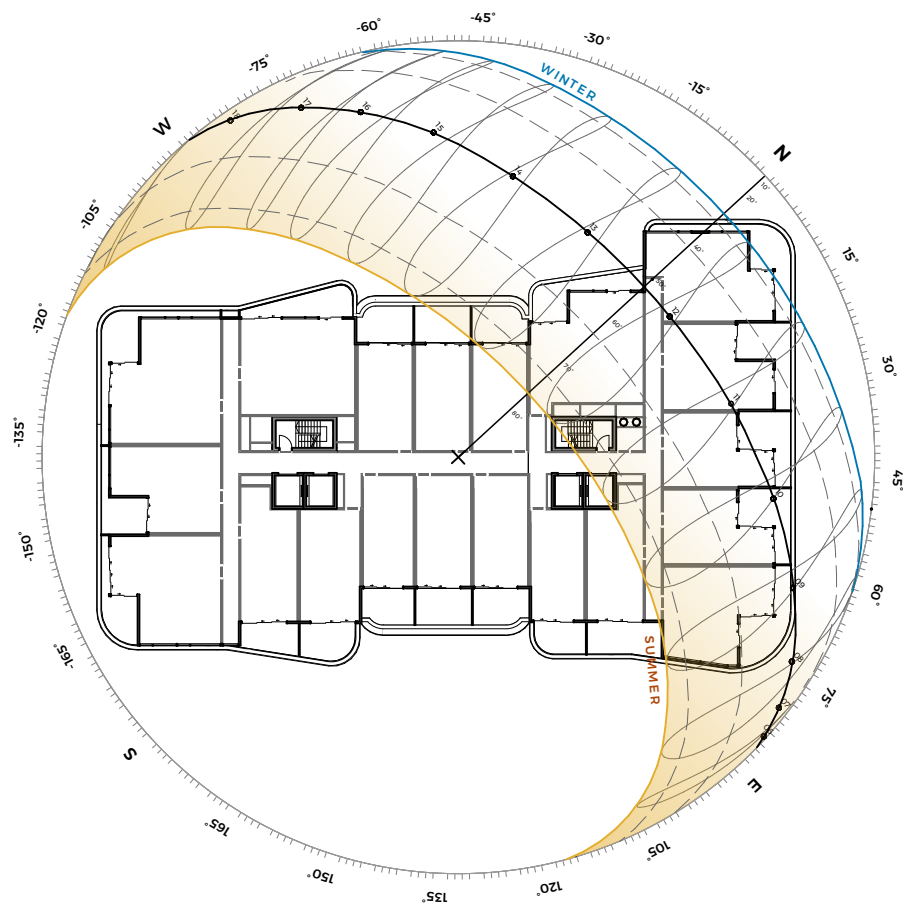
TELHA
CLARKE
ARCHITECTURE & DESIGN

SHADE & PROTECTION

EXTERNAL SHADING DEVICES

The multiple street frontages allow for maximum solar access across to the site, with considered portions of glazing across the facades. Habitable rooms have been located along the facade with the wet areas and non-habitable spaces located internally to maximise the use of daylight access.

Architecturally, the horizontal louvres contribute to a sense of transparency and texture. They surround the perimeter of the building allowing for diffused natural daylight to penetrate through the facade whilst protecting against harsh direct sunlight. The location of the balconies consider solar orientation and sun exposure while providing shade to the glazing to reduce heat load in the sub-tropical environment.



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

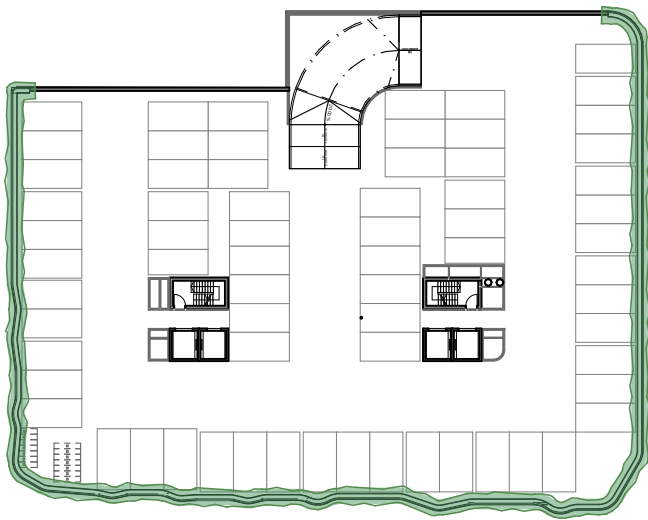
LIVING GREENERY

VERTICAL GREENERY

PODIUM VERTICAL GREENERY

The placement of the vertical greenery has been considered both aesthetically and practically, providing shade, insulation as well as a visual relief. The planters enveloping the podium reference the vegetation of a riverbank, whilst offering ease of maintenance from within the car park.

The greenery concurrently softens the facade and embeds the building to the surrounding landscape. It is a visual offering to both the residents from within the building and to the public viewing the building from street level.

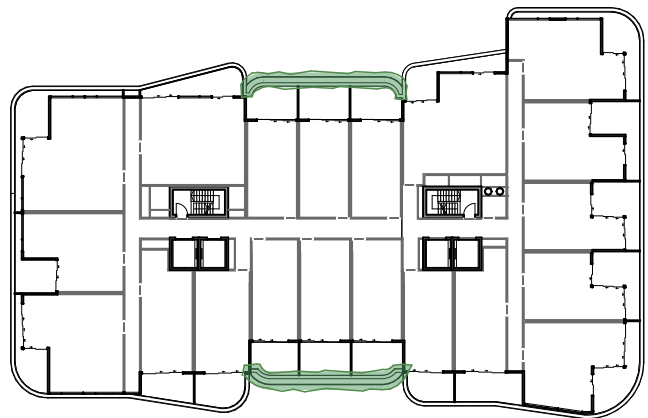


PODIUM CARPARK

TOWER VERTICAL GREENERY

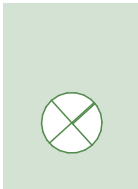
The dense foliage assists with natural ventilation by cooling down the air before it is brought into the apartments through the expansive operable doors and windows. Additionally the vertical greenery acts as insulation in the cooler months to retain heat within the apartments.

The spine of vertical planting visually separates the two towers, and can be easily accessed via a maintenance platform from the roof as well as from within the building.



TYPICAL LEVEL

 GARDEN AREA



15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

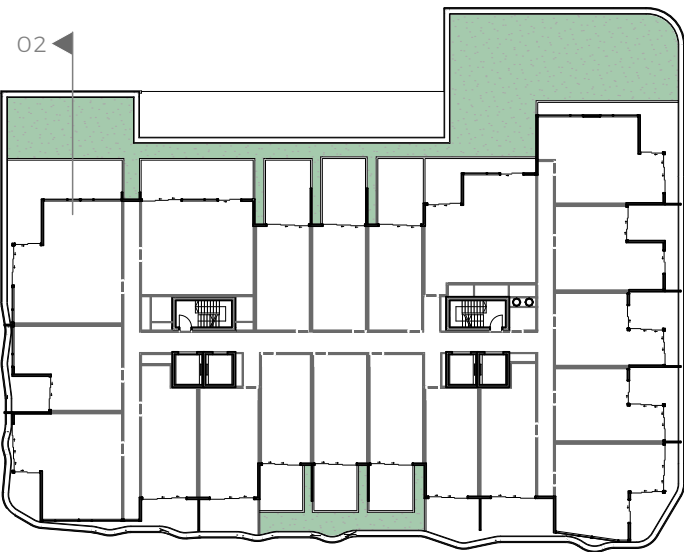
LIVING GREENERY

ELEVATED GARDENS

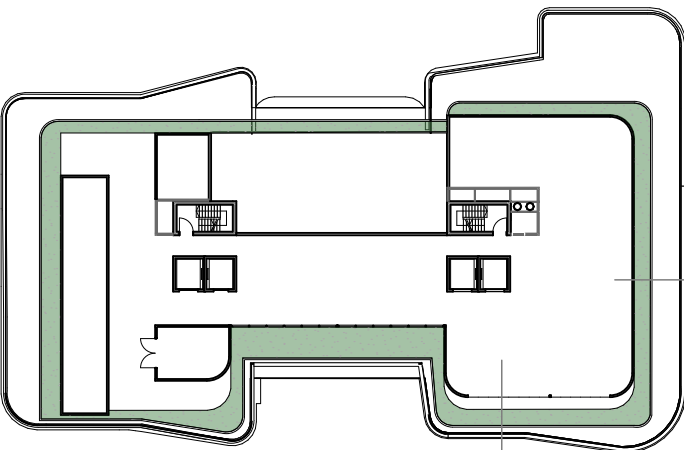
Elevated gardens are located around the perimeter of both the rooftop of the sky terrace and on the podium. These provide opportunities for usable outdoor spaces, absorption of rain water, insulation, and an overall more aesthetically pleasing roofscape.

The lush gardens benefit the city by contributing to biodiversity, and aid in mitigating island heat effect. The varying soil depths cater for multiple scales of plants, allowing for a wide variety of plants suited to the sub-tropical climate

From within the building the gardens have visual impact and from outside of they as a way to embed the building within the surrounding typology.

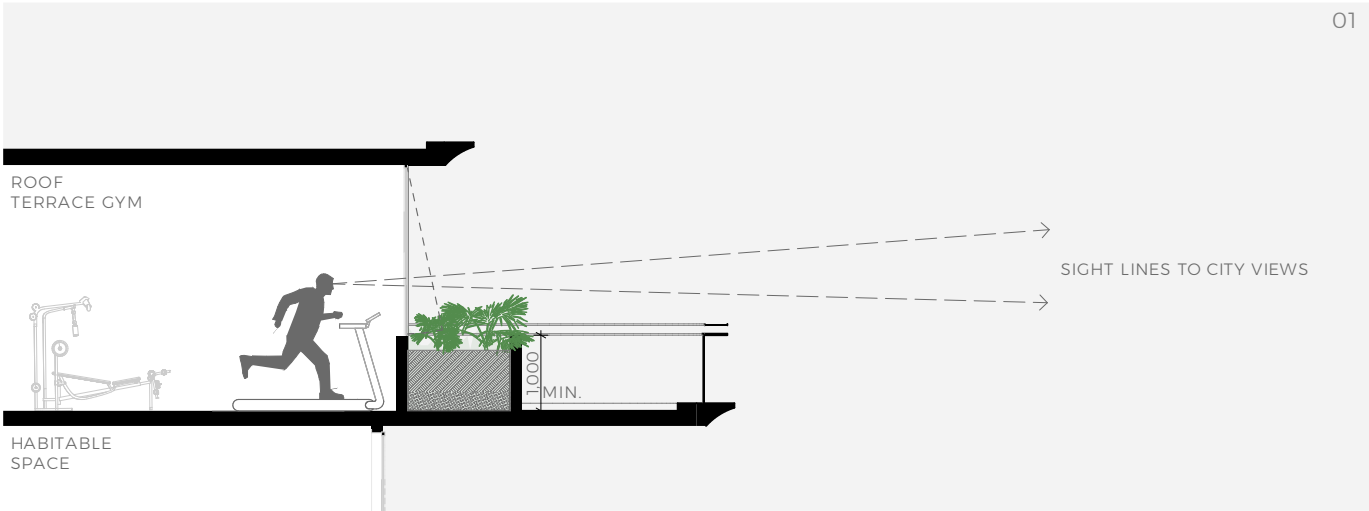


LEVEL 04

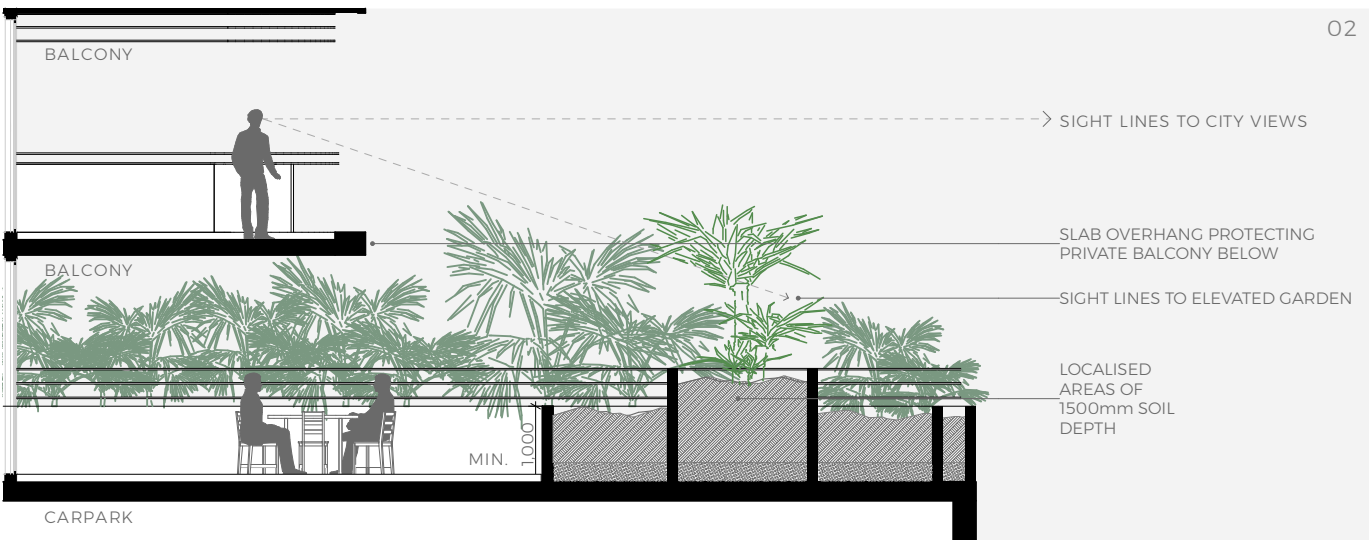


ROOF TERRACE

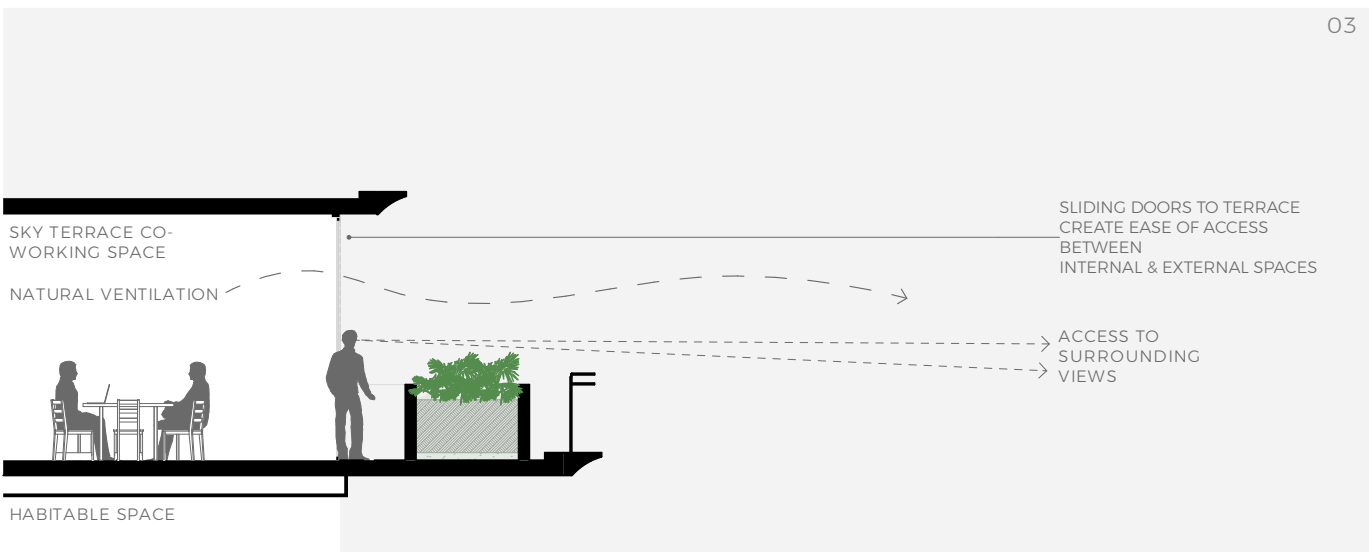
GARDEN AREA



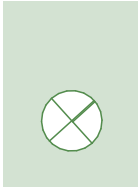
01



02



03



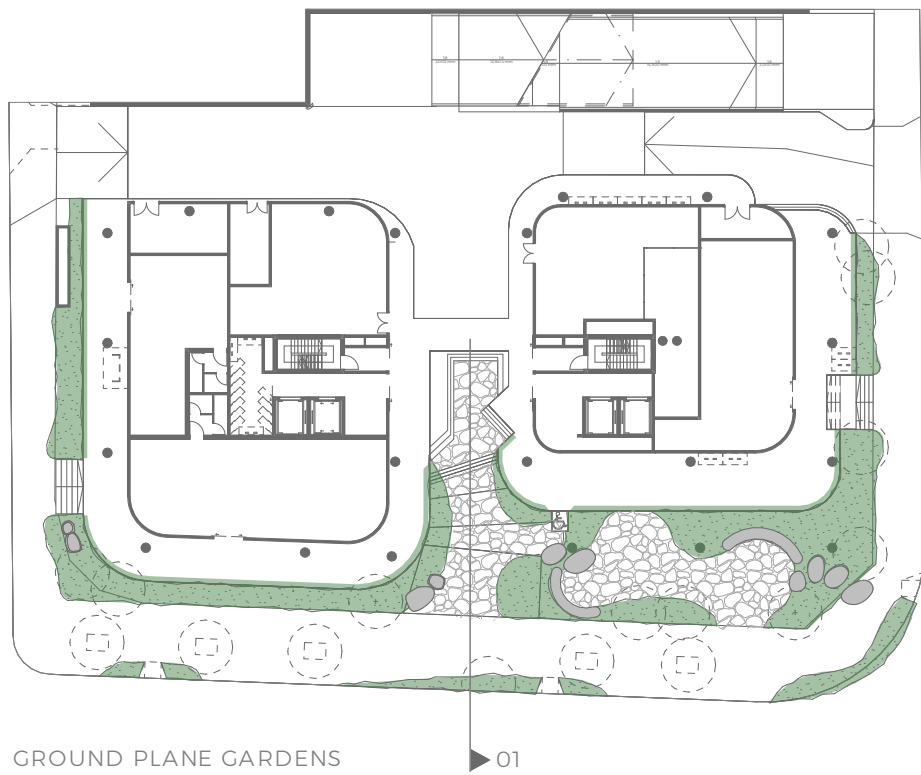
LIVING GREENERY

GROUND PLANE GARDENS

The ground plane gardens reference the historical context of the site whilst contributing to development aesthetics, enhancing the public's experience of the space. They offer a sanctuary for passersby and residents alike by providing shade, reducing the heat-island effect. The garden varies in soil depth allowing for a wide variety of plants suited to the sub-tropical climate.

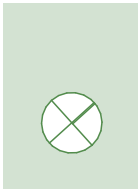
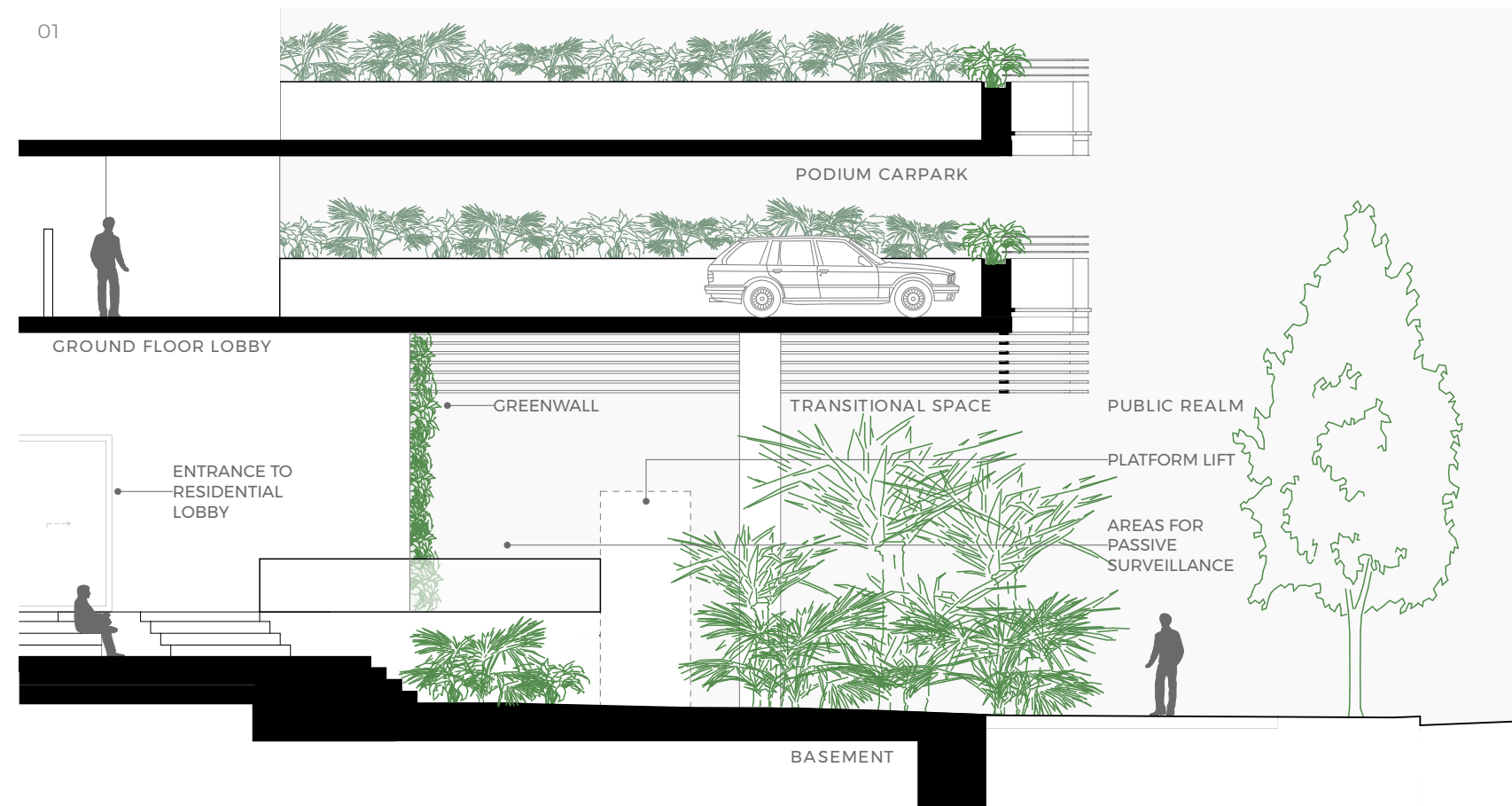
The landscaping and architecture both follow the natural contours of the site, creating recessed and elevated areas giving pedestrians visual access to the surrounds.

The articulation of the footpaths encourage pedestrians to flow through the site with the topography, speaking to the origins of Water Street, once a major creek-line and place for respite.



GROUND PLANE GARDENS

PROPOSED PUBLIC SPACE



IDENTITY MATTERS

MATERIALS

MATERIALITY & LONGEVITY

The proposal uses strong horizontal lines to articulate the form of the tower. These lines assist with breaking up the building mass and reducing the overall bulk. The addition of appropriate greenery within the podium and the central spine further articulate the building.

The areas of planting are further supported and articulated by a textured green finish. This will ensure the proposals vertical and elevated greenery to establish without compromising the aesthetic.

1
GL2 | DARK TINTED GLASS
FACADE GLAZING &
BALUSTRADE

2
MT2 | DARK MATT METAL
METAL LOUVERS &
BALUSTRADE

3
AF2 | DARK APPLIED
FINISH
SLAB EDGES

4
GL1 | CLEAR GLASS [LOW
IRON]
FACADE GLAZING &
BALUSTRADE

5
MT1 | LIGHT MATT METAL
METAL LOUVERS &
BALUSTRADE

6
AF1 | LIGHT APPLIED
FINISH
SLAB EDGES

7
MT5 | BRUSHED
STAINLESS STEEL
GROUND COLUMNS

8
PLANTERS & VERTICAL
GARDENS
PODIUM & TOWER

9
MT4 | COLOURED
METAL
LOUVERS TO PODIUM

10
AF3 | COLOURED APPLIED
FINISH
SLAB EDGES & PLANTERS



ENERGY & WASTE

TRANSPORT INFRASTRUCTURE

The proximity of the site to Brisbane CBD makes it ideally suited for active transport and the use of public transport. Reducing carbon emissions and traffic congestion as well as reliance on car usage.

Brisbane Transport operates buses to, from and through Fortitude Valley. Fortitude Valley railway station serves all suburban and interurban lines, including Airport line service to Brisbane Airport. The station is located in Zone 1 of the TransLink integrated public transport system.

To support the use of car-share vehicles, space has been allocated on the ground floor for pick-up and drop-off.

Bus Stops

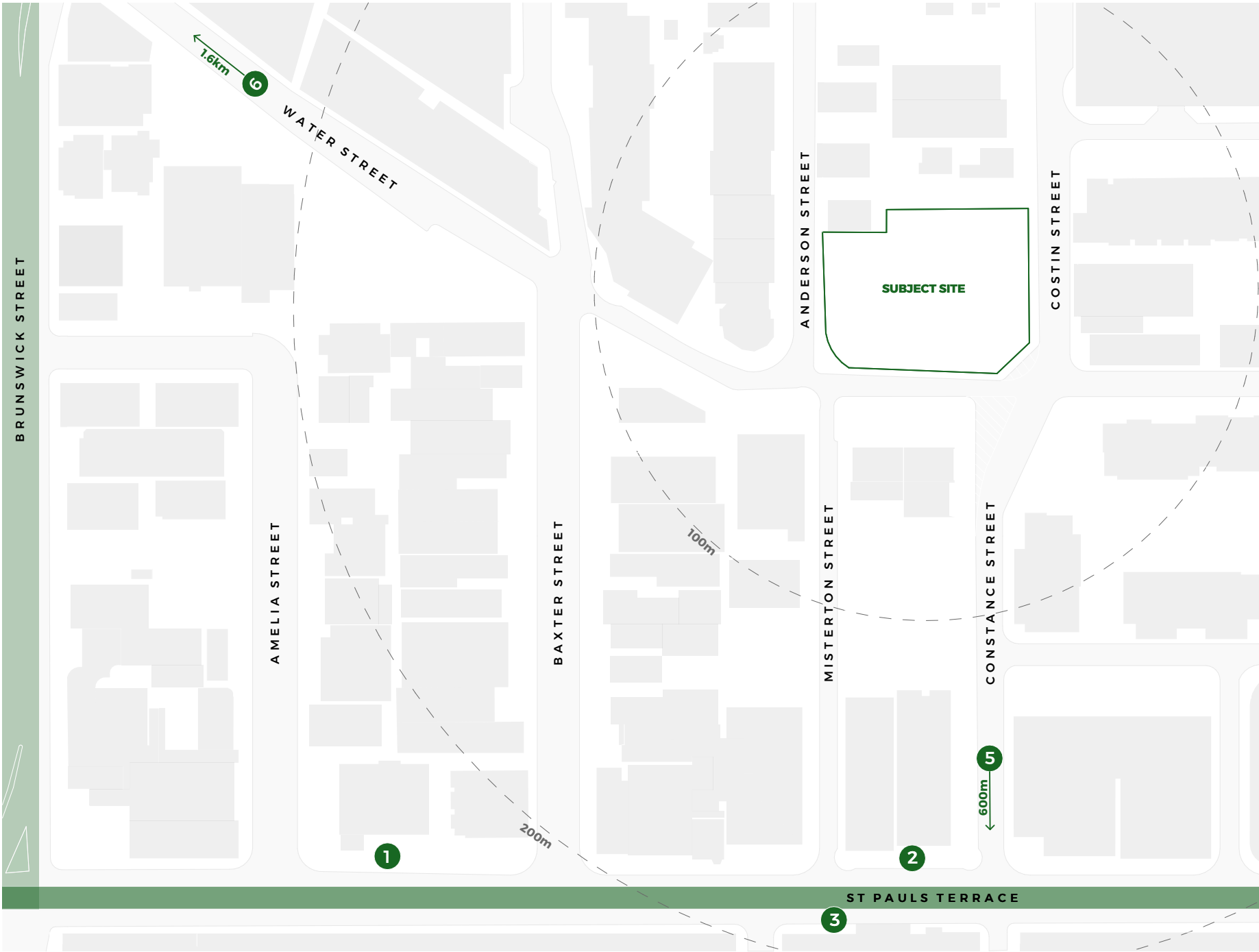
- 1 Bus Stop 232
St Pauls Terrace
at Fortitude Valley
- 2 Bus Stop 6/10
Saint Pauls Terrace
at Roma Street
- 3 Bus Stop 240
St Pauls Terrace
at Fortitude Valley
- 4 Bus Stop 6
Brunswick St
at Water Street

Train Stations

- 5 Fortitude Valley Train
Station
650m South
- 6 Exhibition Train Station
1.6km North West

Main Roads

- State Route 15
- State Route 26



ENERGY & WASTE

ACTIVE TRANSPORT

BIKE PARKING

An expansive variety of bike parking systems are placed throughout the proposal on both ground floor and the podium, for public and private access.

Integrating active transport facilities can positively influence travel behaviour and contribute to an active lifestyle while reducing carbon emissions, reliance on personal cars and traffic congestion.

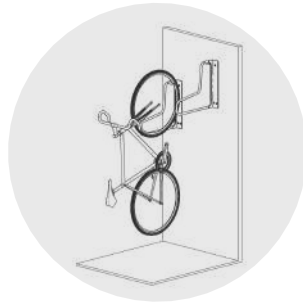
01
Floor Mounted
Bike Hoop



02
Multi Floor
Mounted Bike
Rack



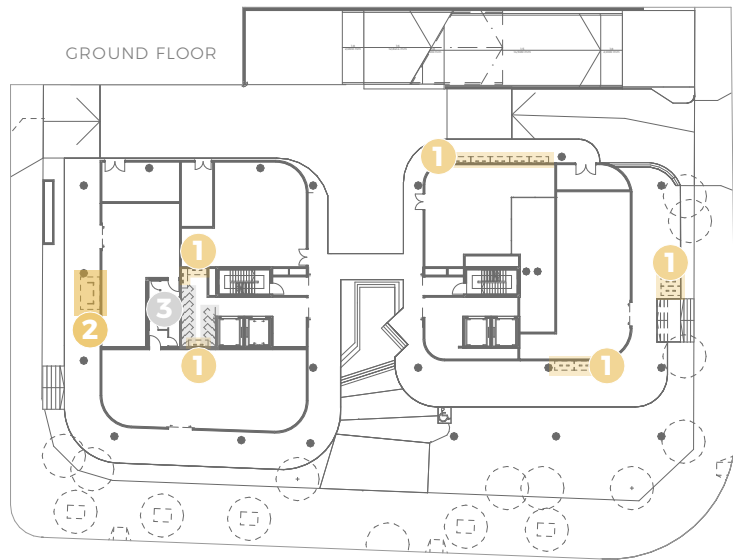
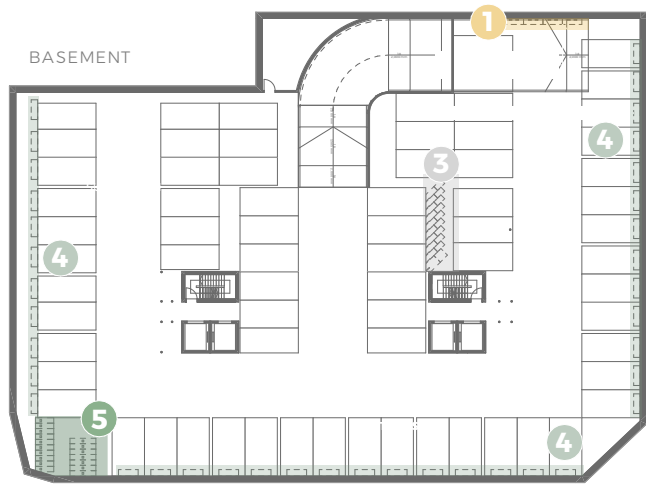
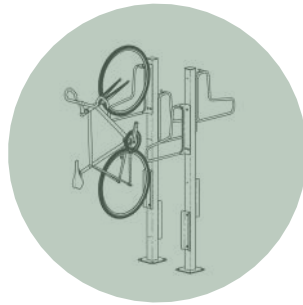
03
Vertical 45° Wall
Mounted Bike
Rack



04
Horizontal Wall
Mounted Bike
Rack

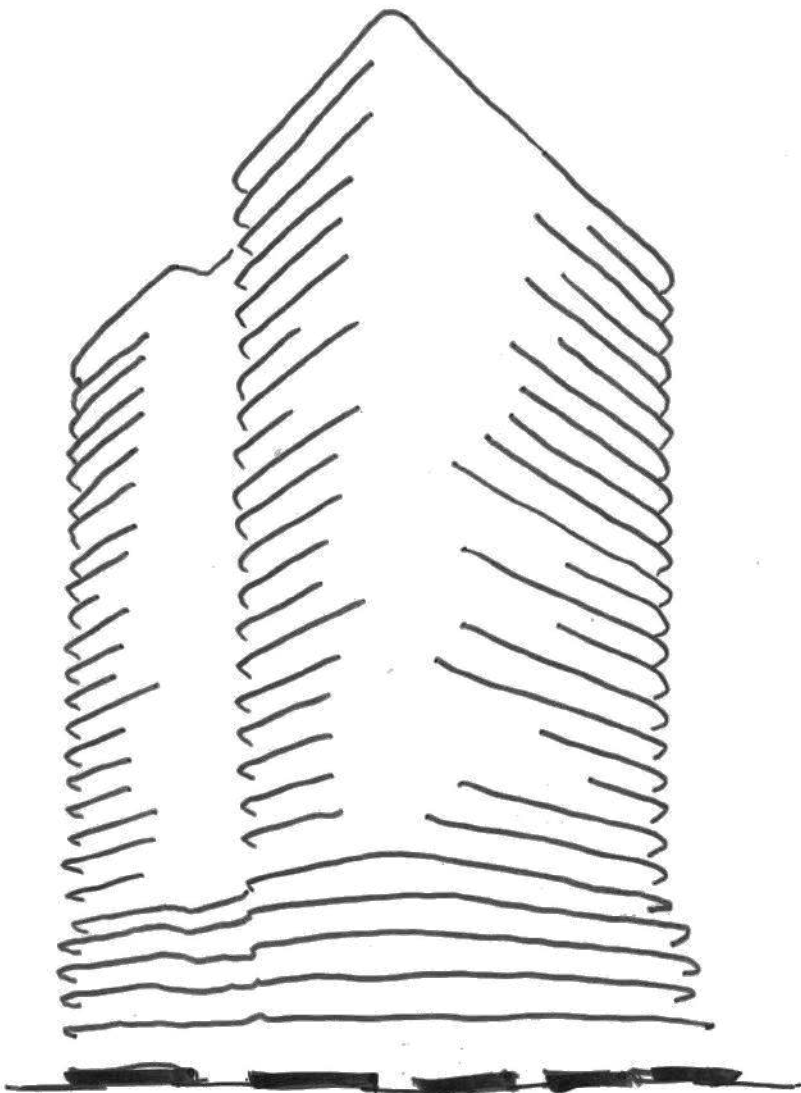


05
Vertical Post
Mounted Bike
Rack



SUN STUDIES

15 ANDERSON STREET

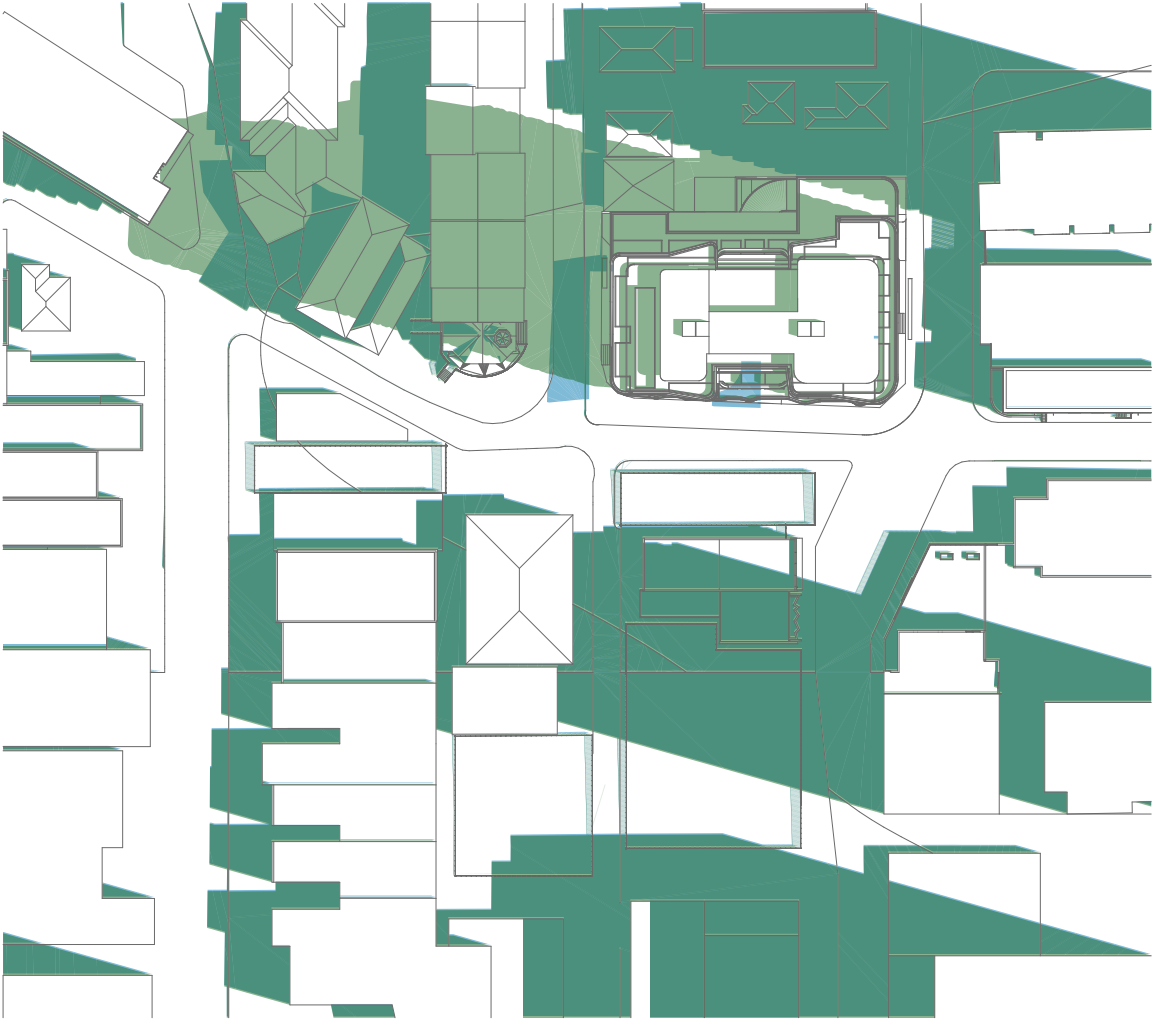


15 ANDERSON ST
FORTITUDE VALLEY
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

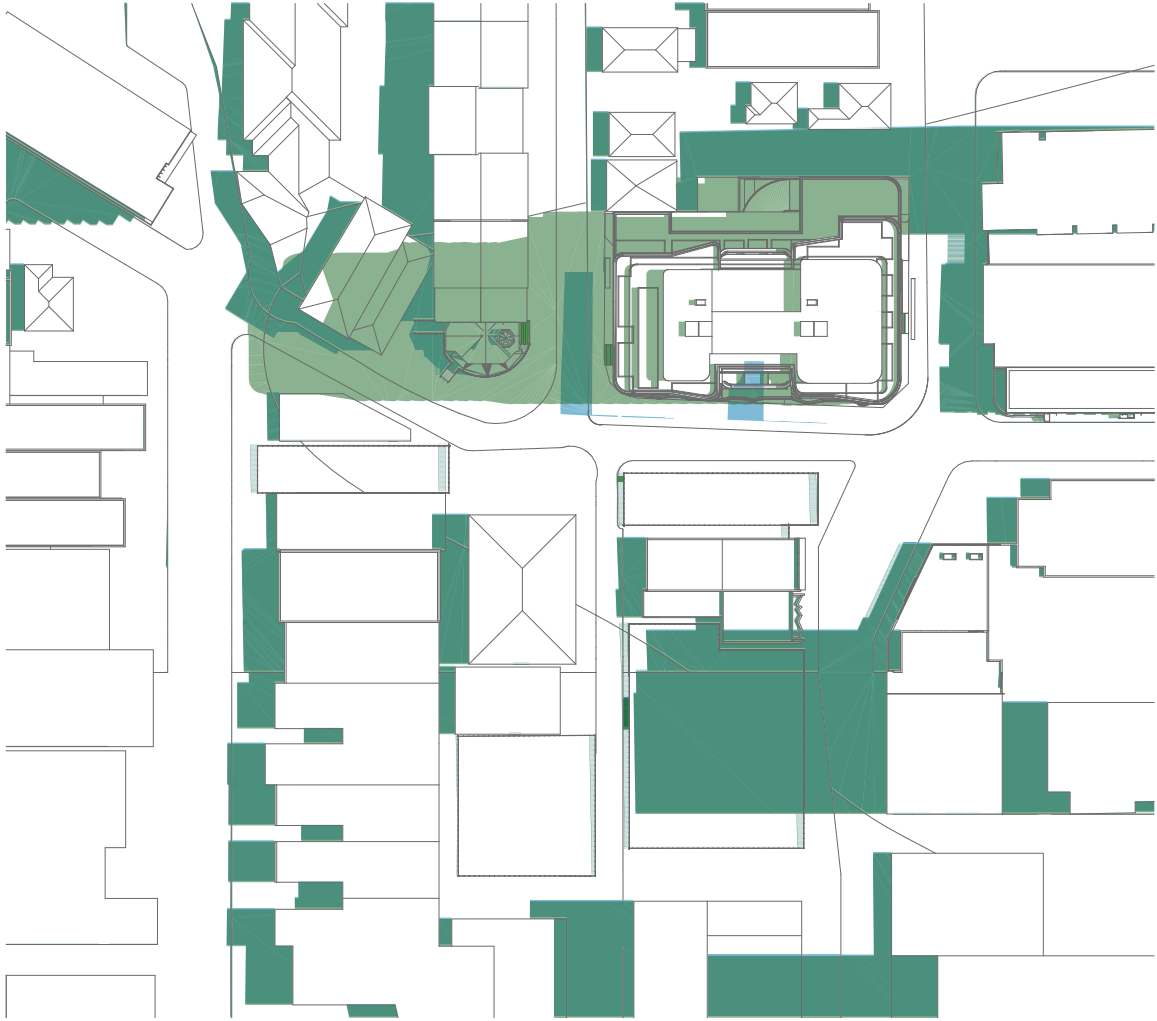
59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SUN STUDIES 9AM & 10AM



9AM 22ND SEPTEMBER



10AM 22ND SEPTEMBER



15 ANDERSON STREET

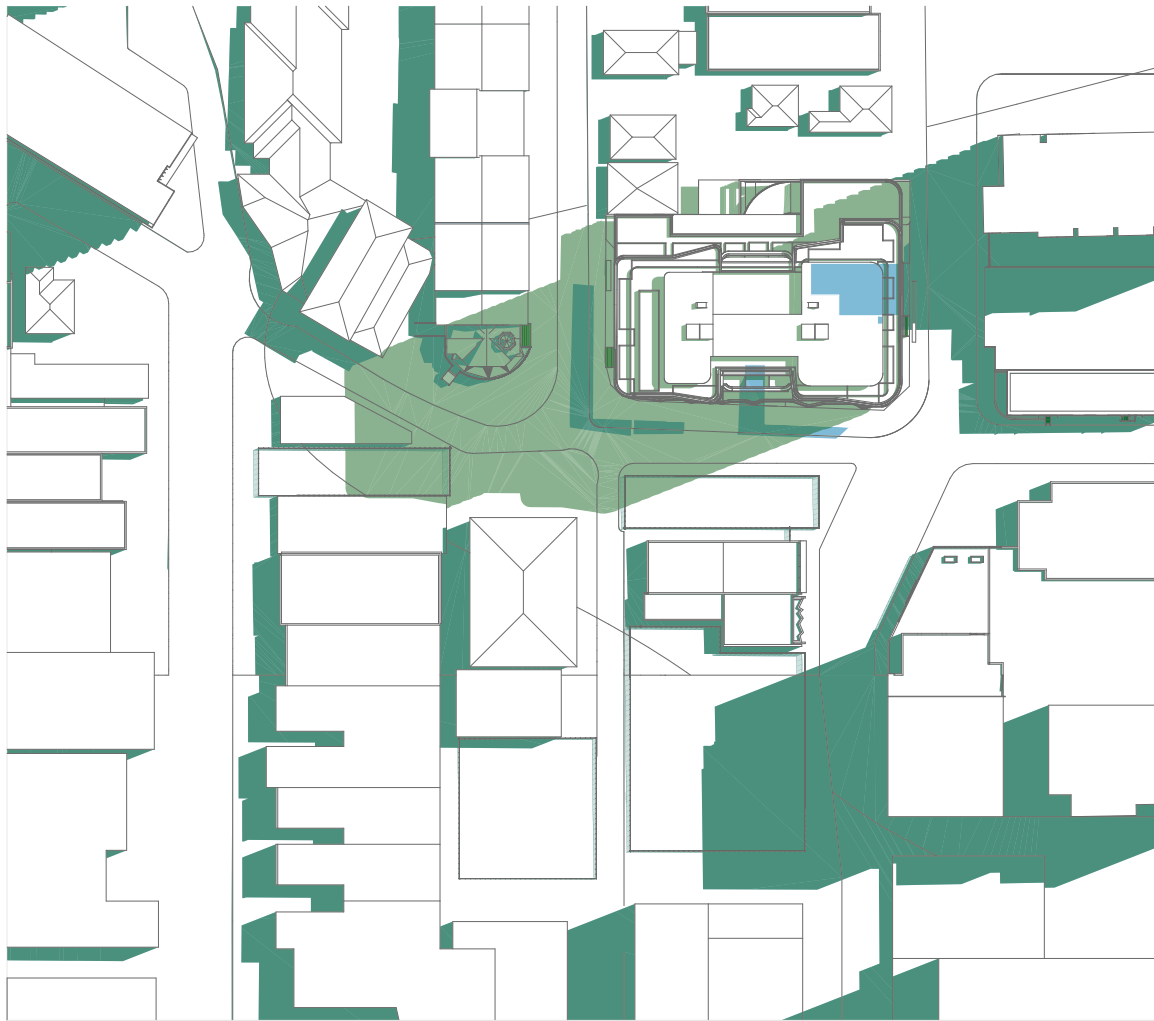
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

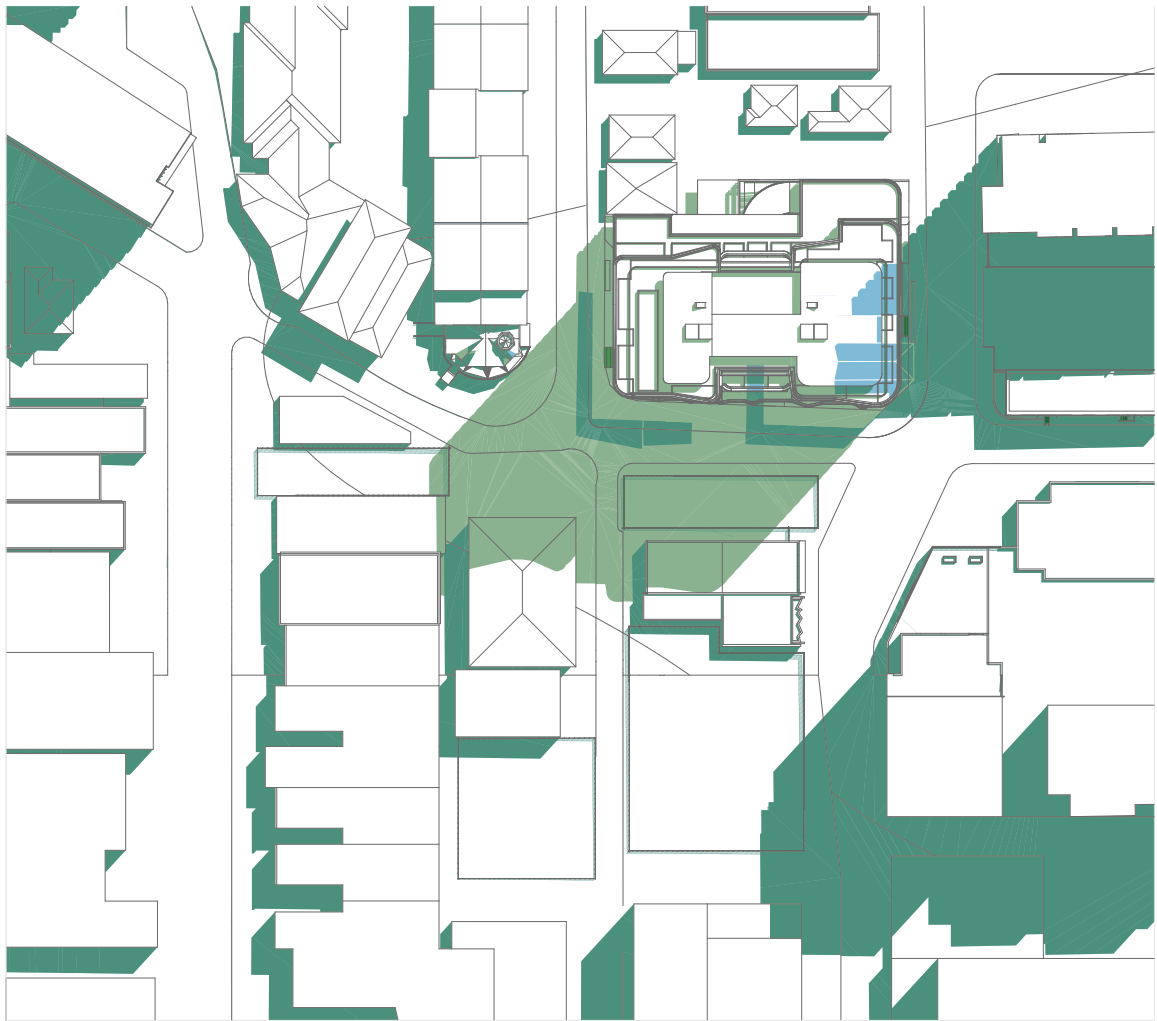
59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SUN STUDIES 11AM & 12PM



11AM 22ND SEPTEMBER



12PM 22ND SEPTEMBER

-  PROPOSED
-  EXISTING

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

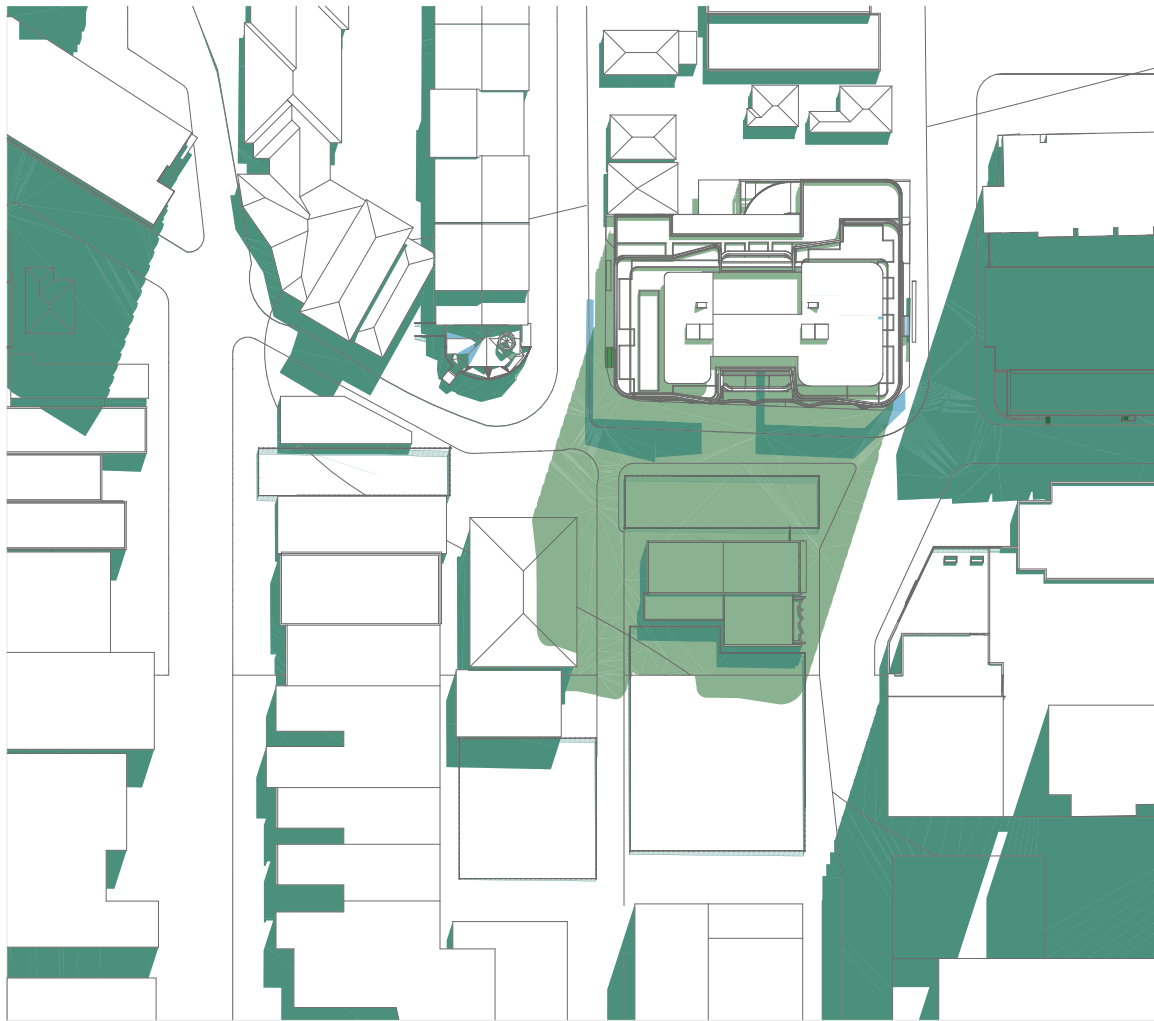
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SUN STUDIES 1PM & 2PM



1PM 22ND SEPTEMBER



2PM 22ND SEPTEMBER

- PROPOSED
- EXISTING

15 ANDERSON STREET

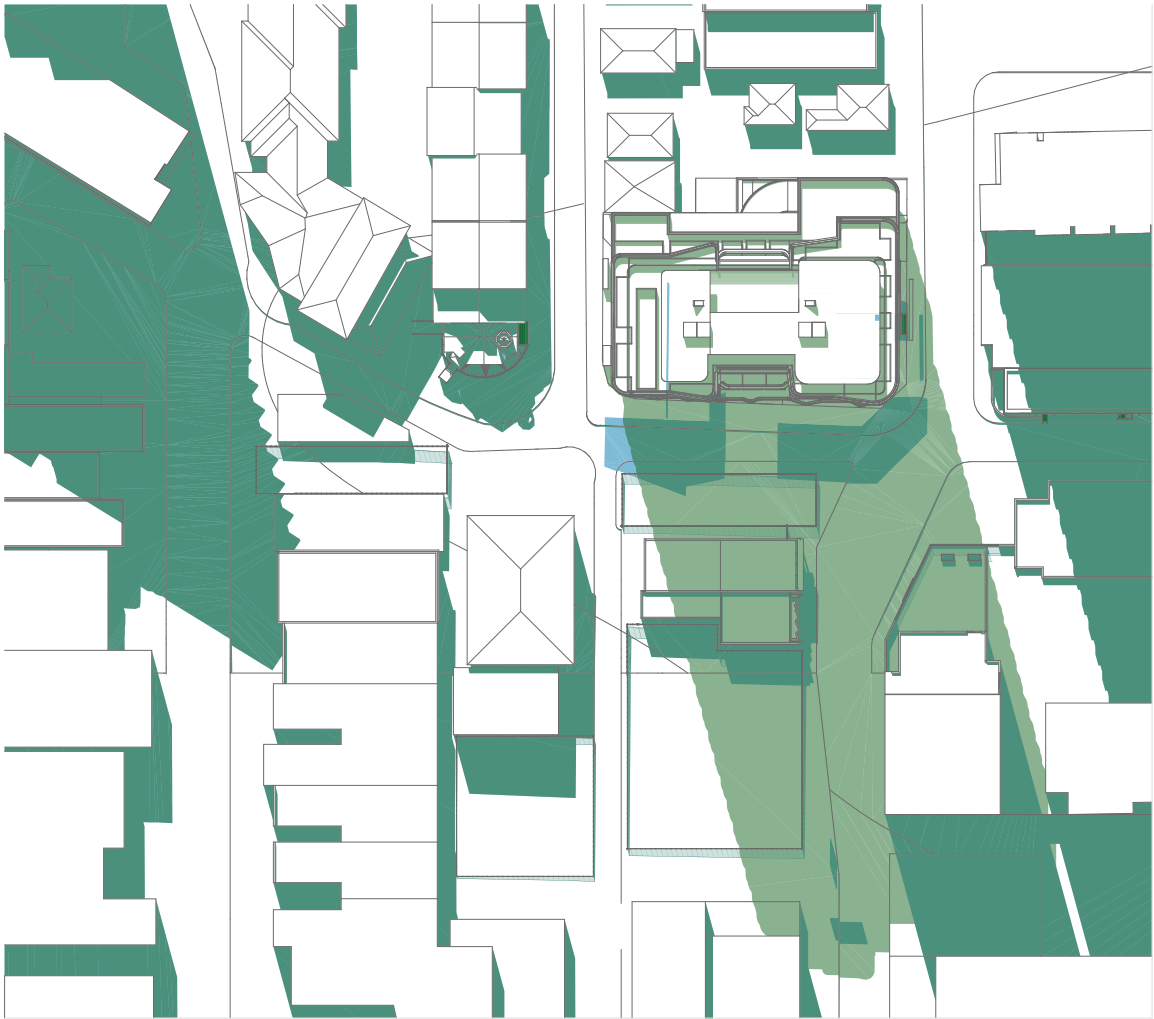
DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022
15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN

SUN STUDIES 3PM



3PM 22ND SEPTEMBER

- PROPOSED
- EXISTING

15 ANDERSON STREET

DEVELOPMENT APPLICATION
Revision: DA.01
Date: 24/8/2022

15 ANDERSON ST
FORTITUDE VALLEY
4006

DEVELOPMENT
APPLICATION

59 GARDEN STREET
SOUTH YARRA
PH: 03 8672 5999
E: contact@telhaclarke.com.au

TELHA
CLARKE
ARCHITECTURE & DESIGN