

01 Tiered terraces deliver resort-style living.



Reaching for the Sky in Kelvin Grove

The SkyView apartment building is the third of three buildings comprising the Urban Edge development, created by developer and builder Pradella on an island site in Kelvin Grove, west of Brisbane's CBD.

All three buildings were designed by Rothe Lowman, and taken overall they represent a bespoke, and highly site-specific, development shaped to take advantage of environmental conditions and picturesque views.



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02 Taubmans Easycoat paint coats interiors in three different colour schemes.



SkyView in particular, as distinct from 'Vista' and 'Horizons', the two earlier buildings, comprises the highest building on the site at fifteen levels, and as such the apartments created possess exceptional views over the Victoria Park Golf Course, towards Brisbane City.

Like Brisbane in general, Kelvin Grove is booming. The Urban Edge development is located in close proximity to the Kelvin Grove Urban Village, QUT, the Golf Course, the Royal Brisbane Hospital Medical Precinct, Suncorp Stadium and the Barracks, amongst other facilities. SkyView responds to this nearby amenity by offering a mix of one, two and three bedroom dwellings.

The design of the development overall needed to consider a significant existing level change. Over the length of the site the ground falls three levels, a major constraint for the design. Rothe Lowman responded with a series of tiered terraces, all containing a new tropical garden landscape (both on ground and on podium), creating the ideal conditions for resort-style living, with a swimming pool and other facilities provided.

SkyView sits at the highest point of the site at the top of the hill, and counter-intuitively, its plan was orientated away from street edges.



03 SkyView offers 1, 2 and 3 bedroom dwellings in a booming neighbourhood.

The reoriented plan stretches a long elevation towards the Brisbane CBD views, with the Golf Course creating a lush green belt in the foreground. The planning also encourages crossflow ventilation, with its single-loaded corridor.

The materiality of the SkyView tower's construction was understood early in the design process, and it consists of painted precast concrete and blockwork, with some timber batten screens and structures at the lower levels. As such, the expression of the architecture is about bold moves within this simple palette of materials, rather than fine materials and detailing, and the designers responded accordingly.

As a result of the robustness of the material palette, the specification of the right paint and coatings was essential as it would go on to have a large impact on the appearance of the building. Extending their prior successful relationship with Pradella, Taubmans was able to provide the highest level of service and the right products to meet the required specification.

Taubmans Armawall™ system was chosen for the exterior paintwork, and was applied with a texture similar to a light render. The environmental conditions experienced by the building in its subtropical location demanded a product with the right credentials, and one that was able to offer a usable life exceeding ten years. This was important as expressed in the body corporate's maintenance budget. Armawall™ meets all these requirements, and is capable of withstanding subtropical conditions, resisting fading, peeling, cracking, and mould development for many years.

The building was painted with a base palette of a simple white and grey scheme, with highlight colours selected for feature elements - in the case of SkyView, yellows and oranges were chosen. Horizons' feature colours were green, and Vista's feature colours were blue, thus differentiating the three tiered building forms.

"With SkyView we took a particular approach to form-making, with buildings primarily addressing views and engaging with the street through low level terraces and communal spaces. We originally orientated the building north, but we 'flipped' it to allow more units to view the city."

Jeff Brown, Designer, Rothe Lowman

In some instances on SkyView's façades, a pixelated feature pattern was cast into the formwork for the precast panels. Paint and colour was applied to this feature to highlight the pattern on the façade, providing visual interest.

Moving inside the building, the interiors were offered with one of three different colour schemes - characterised broadly as a dark scheme, a light scheme and a neutral scheme. Wall colours, combined with joinery, floor finishes and selected stone, timbers and laminates, composed each scheme. For the interior paintwork, Taubmans Easycoat™ was specified, as an ideal product for the ambient environmental conditions.

SkyView is a welcome development, providing new residents with exceptional amenity and views in a thriving community setting. To ensure that the development would age and weather well, developer Pradella relied on their long-time project partner Taubmans to provide the right paints and coatings for the application. More than just providing the product, Taubmans also provided the exceptional service they are known for, conducting regular site visits during construction to ensure that surface preparation and coating application were being executed to the highest standard. The result speaks for itself, and will grace Kelvin Grove with an exceptional appearance for years to come.