

9 June 2026

ARCHITECTURAL DESIGN STATEMENT - ALTERATIONS TO STORAGE KING – 179 LOGAN RD. WOOLLOONGABBA

We have incorporated the following changes to the Architectural treatment of the building on the southern and western facades in response to the concerns raised by BCC in their letter of 7 April 2026:

Height Transition

- Along the south and west facades varying heights of the walls have been introduced to reduce visual dominance. This is most evident from Buranda Street at the western end where the building form is most evident to the adjacent suburban residential area.

Building Bulk & Scale

- Increased setback to the western boundary by removing the angled western wall resulting in increased setback to the western boundary
- The western façade is stepped to break down the scale along with changes in materials and colours. The colour scheme on the western façade is completely different to the front of the building to be more in sympathy with the adjoining suburban area.
- Smaller scale openings and timber batten treatments acknowledge the traditional architectural vernacular of this area and assist with providing 3 dimensional effects & shadowing to the façade.
- There is a glazing component which also assists with breaking down the scale and adds interest to the façade.

Building Articulation

- The south and west facades also now have multiple materials and colours of the cladding. There are now recesses and projected portions of walls to create articulation and modulation.
- The previously expansive facades have been visually broken down to a more suburban scale and this is further enhanced with additional Landscaping in the larger setback space.


Evan Pickering | Architect | Director