

527 Gregory Terrace, Fortitude Valley

Landscape Design Intent

AMENDED IN RED

By: Tom Barker

Date: 25 January 2017



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017



Issue	Date	Description	Checked
DA00	20 / 06 / 2016	Preliminary Issue	MF
DA01	21 / 06 / 2016	Preliminary Issue	MF
DA02	19 / 07 / 2016	Preliminary Issue	MF
DA03	03 / 08 / 2016	Preliminary Issue	MF
DA04	05 / 08 / 2016	Preliminary Issue	MF
DA05	16 / 09 / 2016	Issue for Lodgement	MF
DA06	14 / 12 / 2016	Response to EDQ Further Issues	MF
DA07	16 / 01 / 2017	Response to EDQ Further Issues	RH

0.0 Landscape Design Intent

Contents

1.0	Introduction	4	8.0	Landscape Elevations & Sections	25
2.0	Context	5		Elevation 1 – Brunswick Street	25
	Site Location	5		Elevation 2 – Gregory Terrace	26
	RNA Masterplan	6		Section 1 – Promenade, Tower 2	27
3.0	Existing Landscape Character	7		Section 2 – Brunswick Street Frontage	28
	Built Form	7		Section 3 – Promenade	29
	Soft Landscape	8		Section 4 – Tower 1 Rooftop Terrace	30
4.0	Site Analysis	9	9.0	Section 5 – Tower 2 Rooftop Terrace	31
	Climatic Conditions	9		Section 6 – Southern Boundary	32
	Access & Connection	10		Section 7 – Southern Boundary	33
5.0	Design Principles	11		Landscape Structure	34
	Landscape Vision	11		Connectivity	34
	Design Structure	12		Plaza Connectivity	35
6.0	Concept Design	17		Visual Permeability	36
	Reinforcing Local Heritage	18		Deep Planting Zone	37
	Reinforcing Site Identity	19		Soft & Hard Landscape	38
7.0	Landscape Masterplan	20	10.0	Shade Analysis – Ground Level	39
	Ground Floor	20		Shade Analysis – Podium	40
	Podium	21		Shade Analysis – Rooftop	41
	Basement 01	22	11.0	Superior Design Outcomes	42
	Tower 2 Roof Terrace	23		Landscape Character	43
	Tower 1 Roof Terrace	24		Design Palette	47
				Materials	47
				Planting	48

1.0 Introduction



527 Gregory Terrace is a highly prominent development site and gateway to the Bowen Hills Urban Development Area and RNA Showgrounds redevelopment.

Surrounded by a wealth of history and continued urban renewal, 527 Gregory is well positioned to become synonymous with events, lifestyle and culture.

The mixed use development will provide a permeable and responsive outcome integrating retail and restaurants with a series of plazas, promenades, and outdoor rooms in a subtropical landscape setting. Residents will be provided with a podium level oasis featuring a swimming pool and abundant lounge space. Rooftop gardens provide additional entertaining spaces and places for quiet refuge.

527 Gregory Terrace will raise the bar architecturally, socially, and environmentally, setting a new standard for mixed use development in Brisbane City and Australia. Form

Landscape Architects has a strong appreciation for high quality public space and engaging urban city environments. We will ensure the landscape and urban design outcomes for this prestigious and exciting project support the vision of becoming one of Brisbane's most successful mixed-use developments.

The site's landscape concepts have been carefully created around four key visionary cornerstones:

- Entertainment & Activation
- Dining & Gathering
- Gardens & Refuge
- Health & Wellbeing



Entertainment & Activation

The creation of an engaging and activated public realm became a fundamental objective for the landscape design of 527 Gregory Terrace. The design celebrates generous and flexible plazas, promenades and outdoor dining opportunities. The opportunity to entertain and be entertained on both ground and podium levels is considered an important lifestyle benefit for both residents and the larger community. Whether through the provision of facilities for socialising, events, cooking, dining, playing, or exercising, the numerous opportunities that exist for residents ensure that a fun, vibrant experience will be enjoyed by all.

Street edges are activated through outdoor dining and informal gathering spaces while a series of public art and points of interest entice the user to move inquisitively between interconnected and engaging spaces.

Dining & Gathering

Providing a variety of opportunities that encourage and celebrate social interaction during the day and night has been embraced within this landscape design proposal. Generous plazas, and elegant promenades are surrounded by outdoor dining opportunities and passive gathering spaces.

These flexible spaces provide the opportunity for potential festivals and events or spill out space for adjoining functions.

Garden rooms provide space for informal gatherings, while podium and roof terraces provide entertainment areas for extended families and gatherings.

Gardens & Refuge

The creation of a tranquil garden space that provides an escape from the hustle and bustle of inner city living is an important factor for residents and users of the site.

The design celebrates generous garden spaces existing within a high density urban environment where residents can retreat within a tropical oasis, escaping the confines of apartment living – where there is space to move, space to

breathe, and space to interact. A contemporary composition of raised planter beds, large shade trees, recreational lawn and common recreational spaces define a series of "garden rooms" where the senses are enticed through niche garden pockets, perfumed flowering trees and shrubs, and lush, colourful and vibrant foliage. A combination of cascading water, shade and light provides an evocative experience throughout the site. A generous green canopy is promoted within the landscape further defining spaces and adding to Brisbane's urban forest.

Native subtropical plantings are used to encourage native fauna, while shade and cross-ventilation is promoted to regulate climate.

A small kitchen garden is proposed for both roof gardens, focusing on practical and sustainable productive plantings such as common herbs that can be nurtured and shared by the residents.

Health & Wellbeing

The desire to feel healthy is important for everyday wellbeing and having the opportunity to exercise or reenergise in a tranquil, enjoyable setting is essential to the whole experience of life at 527 Gregory Terrace.

The landscape design caters for intimate individual and larger group exercise spaces such as yoga, pilates, and meditation through the provision of enclosed garden rooms and larger lawn areas.

A gym within the building supports these uses as does the surrounding network of cycle and walking paths.

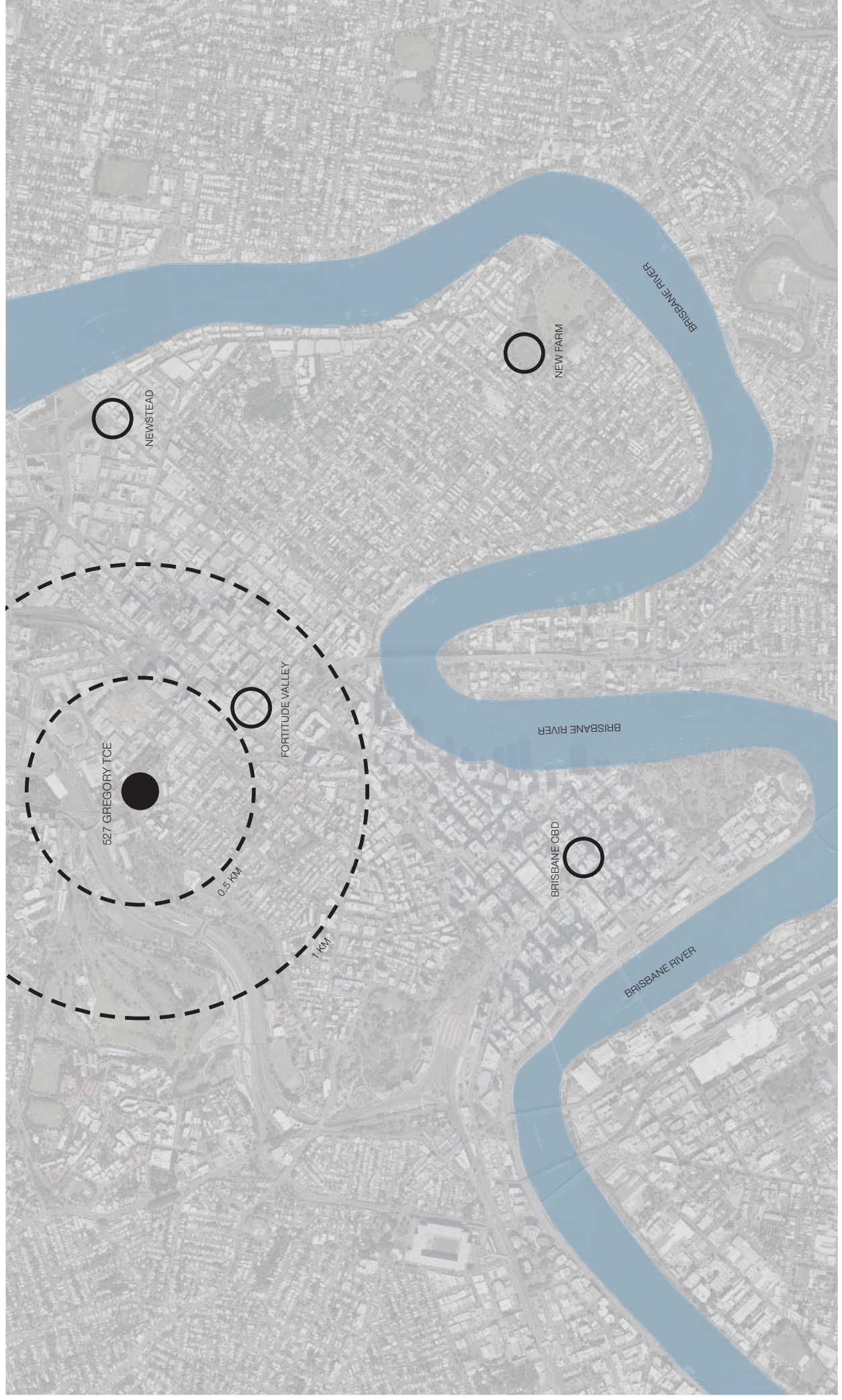
The swimming pool while not specifically designed as a lap pool facilitates short lap swimming, water aerobics, and other water based exercise for slightly larger groups.

Inclusive design has been provided so that all members of society can engage and use the space.

Sustainable design has been considered through various initiatives such as recycled, reused or sustainably sourced materials, native plantings and native bee hives, passive climate control and water sensitive urban design.

2.1 Context

Site Location



2.2 Context

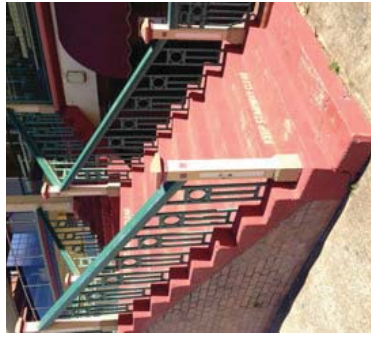
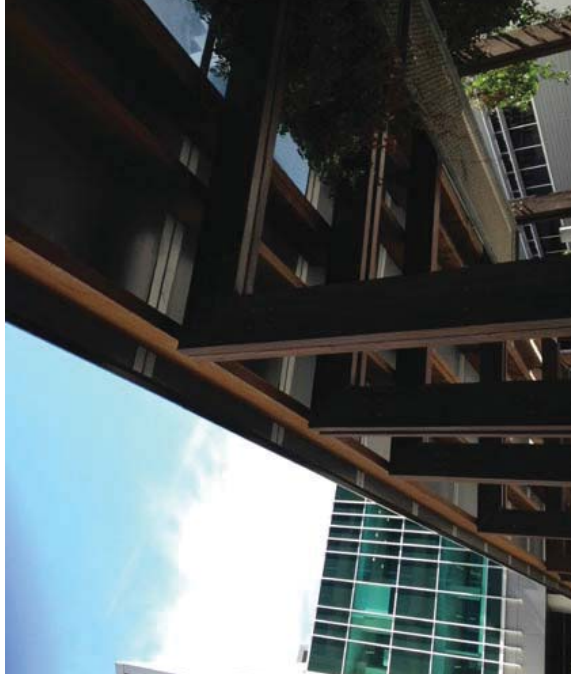
RNA Masterplan



Plan courtesy of Lat27

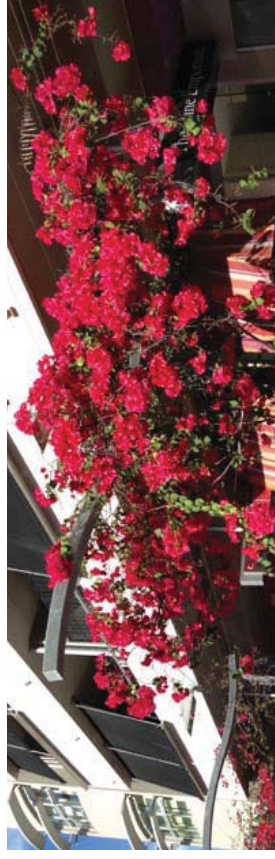
3.1 Existing Landscape Character

Built Form



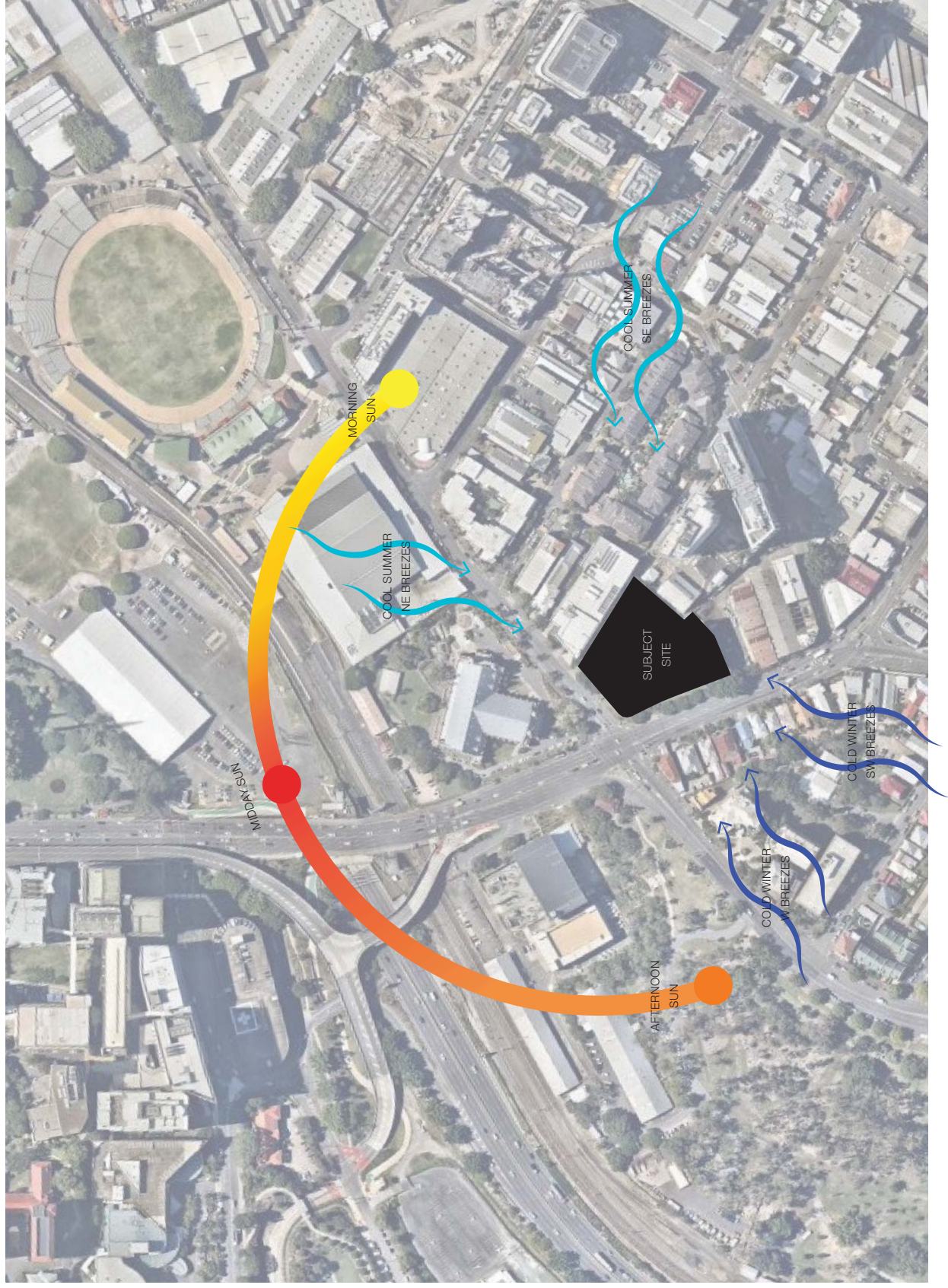
3.2 Existing Landscape Character

Soft Landscape



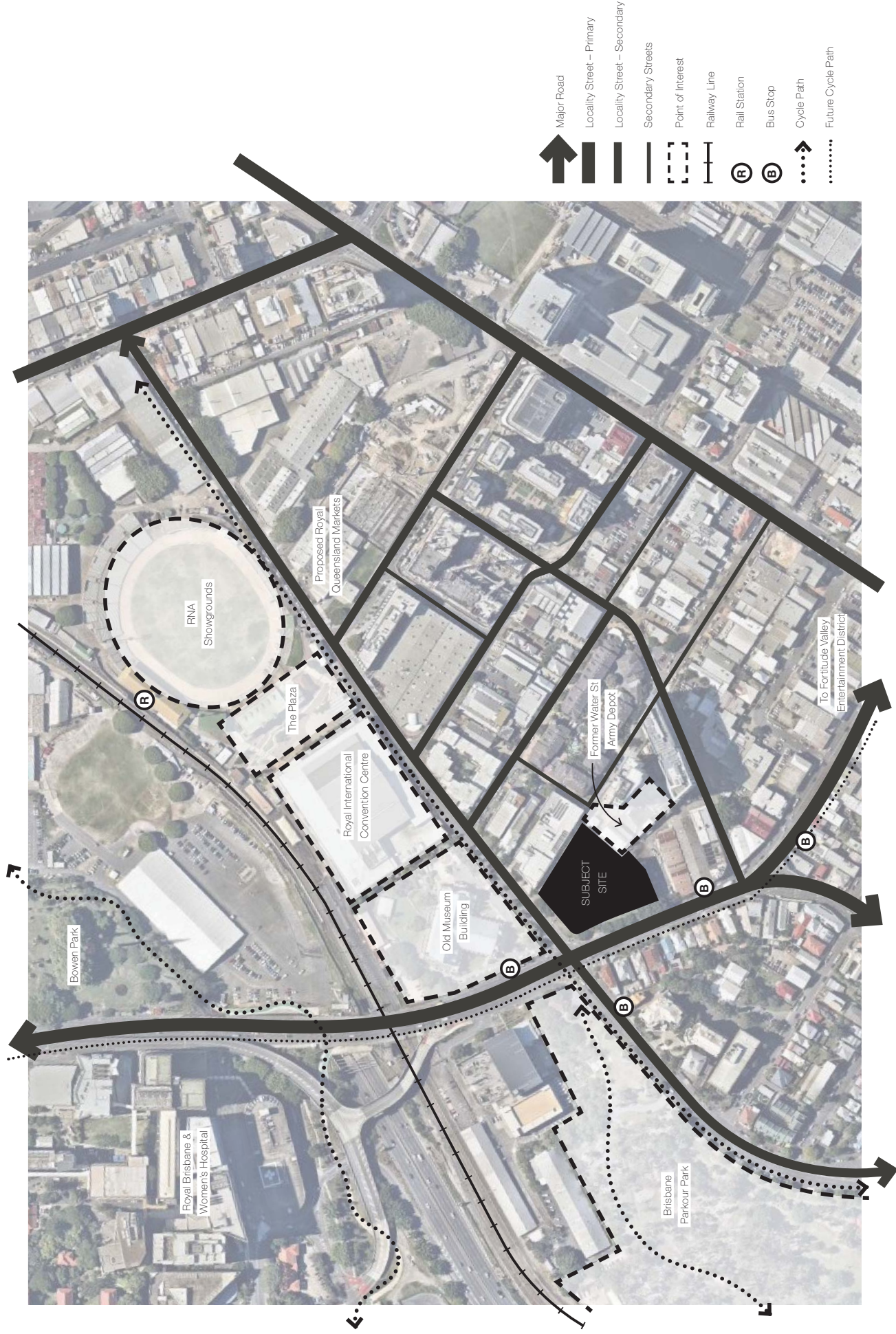
4.1 Site Analysis

Climatic Conditions



4.2 Site Analysis

Access & Connection



5.1 Design Principles

Landscape Vision



Entertainment & Activation

- Desire for entertainment and fun
- Escape from the daily routine
- interconnected engaging spaces
- Activated street edges from private to public realms
- Indoor to outdoor integration

Dining & Gathering

- Desire to socialise and dine
- Participate in festivals and events
- Opportunities for formal and informal gatherings
- Public art to entice further discovery

Gardens & Refuge

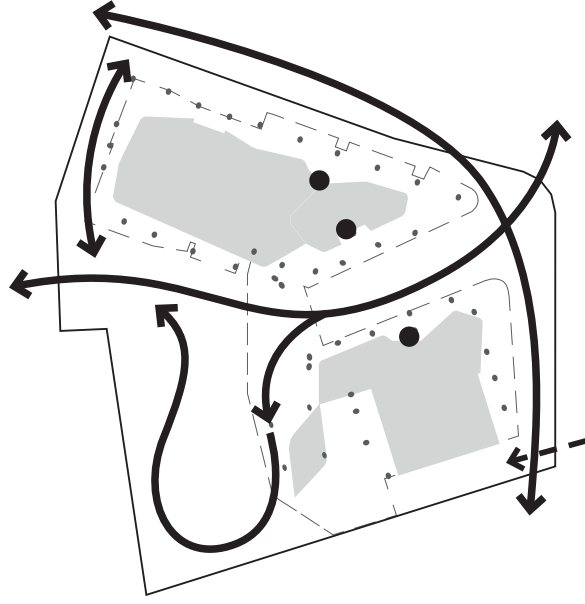
- Tranquility and escape from the hustle and bustle of city living
- Sub-tropical responsive design
- Desire for nature and an urban forest
- Excitement through the interplay of water and light

Health & Wellbeing

- Desire for fitness and healthy living
- Reduce stress
- Opportunity for a rich variety of activities and uses
- A public realm that is inclusive, accessible and safe

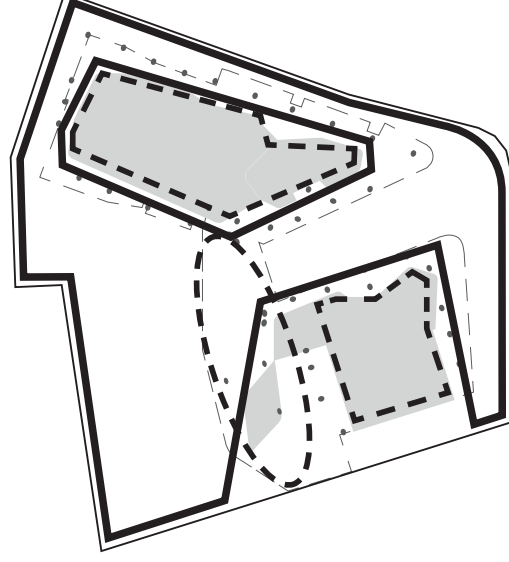
5.2 Design Principles

Design Structure



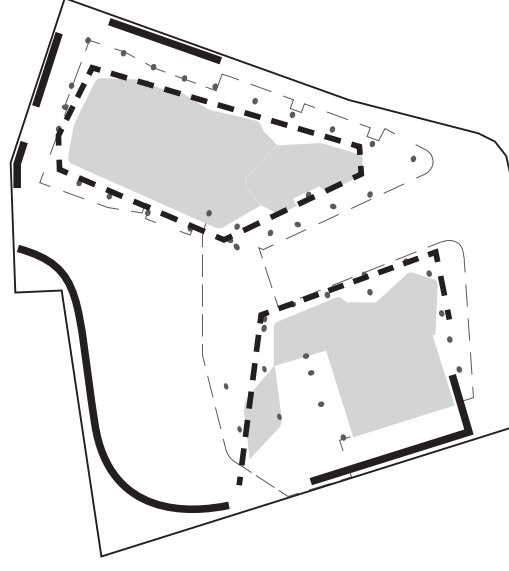
Connections

- ↑ Pedestrian Connection
- Pedestrian Entry to Residential Towers
- - - Vehicular Entry



Public and Private

- Public Realm
- - - Private Realm (Podium & Rooftop)

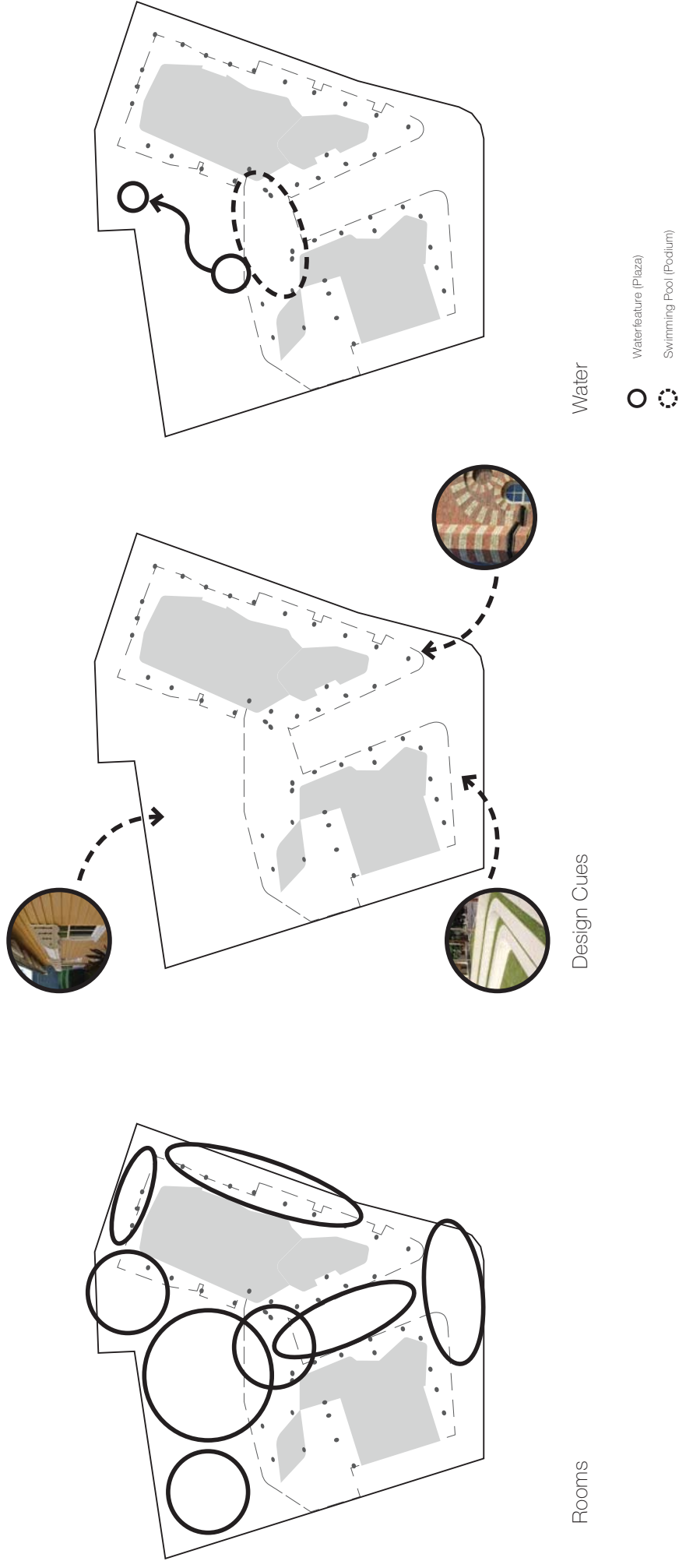


Activation & Edges

- - - Activation
- - - Edges

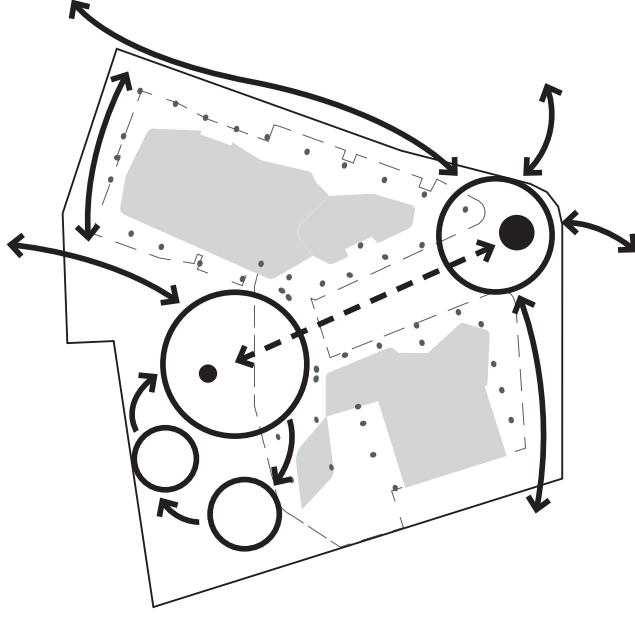
5.3 Design Principles

Design Structure



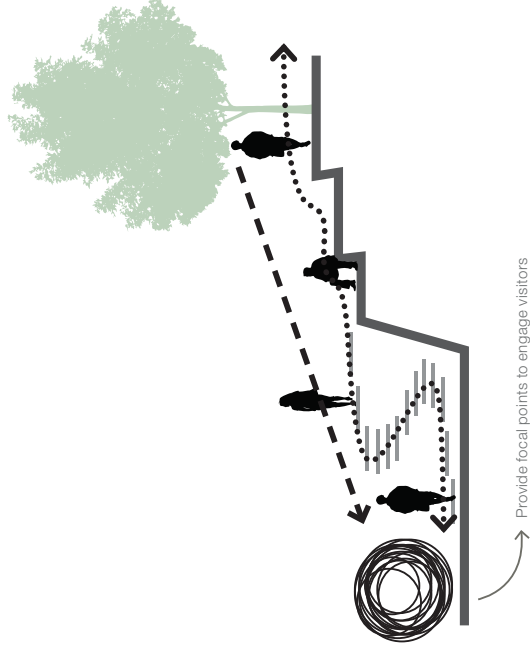
5.4 Design Principles

Design Structure

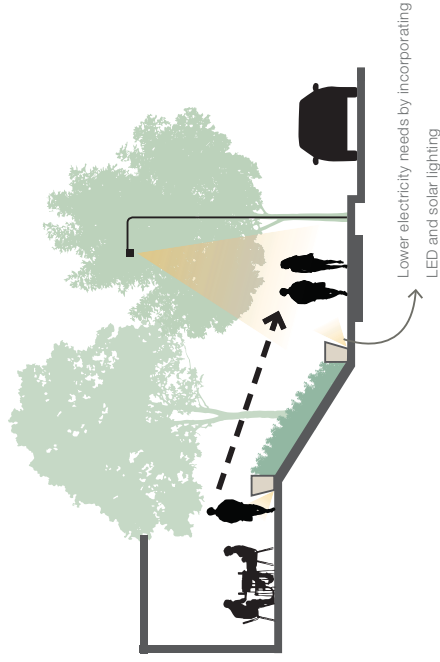


Sequence & Connections

- Feature Zones
- Connections
- Focal Points
- Sight Lines



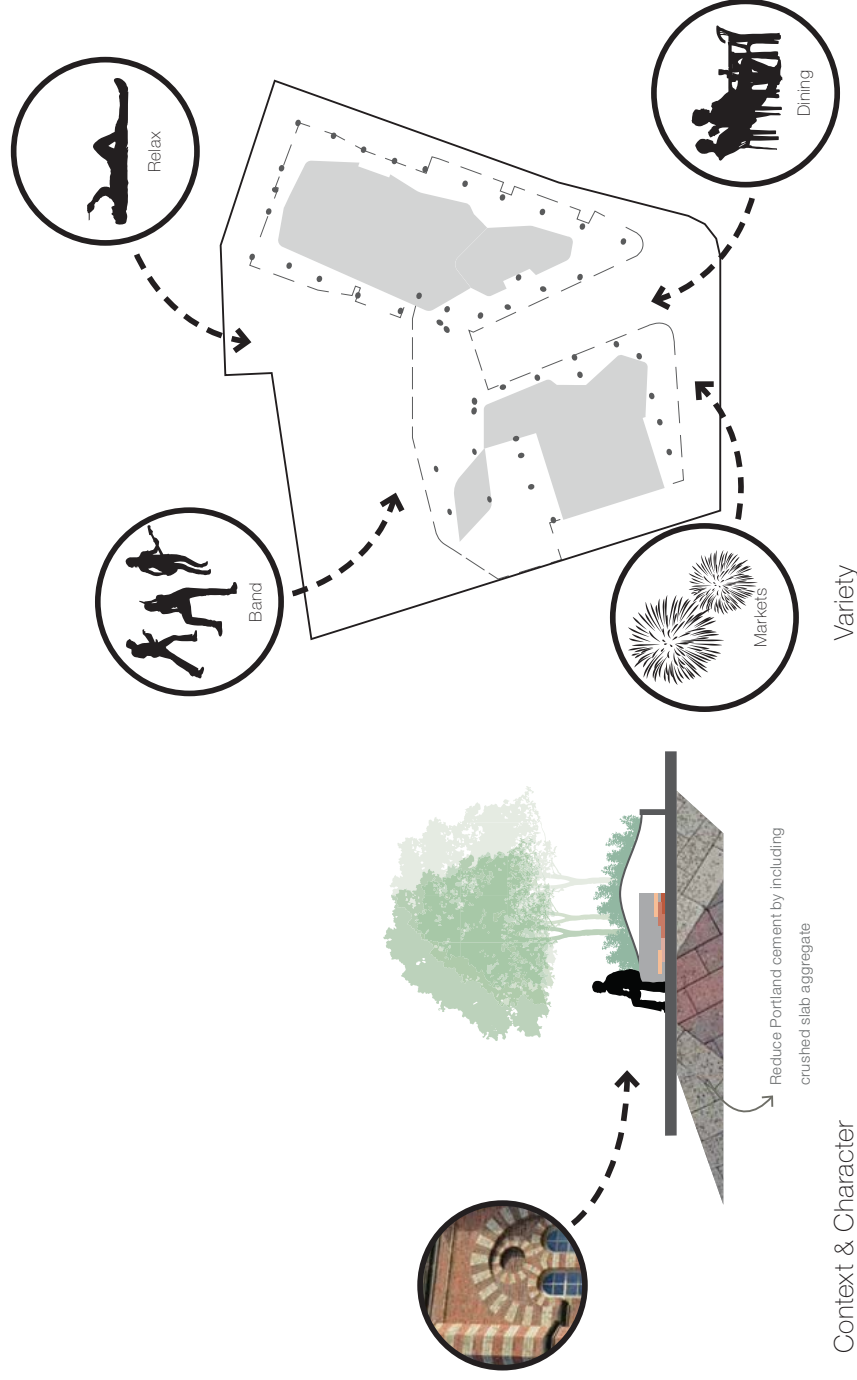
Engaging Spaces



Activation & Surveillance

5.5 Design Principles

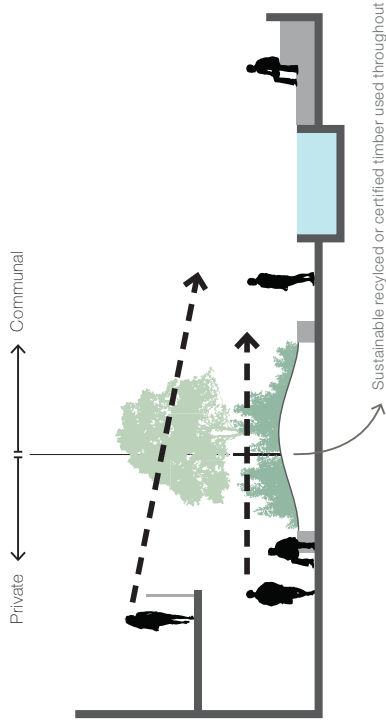
Design Structure



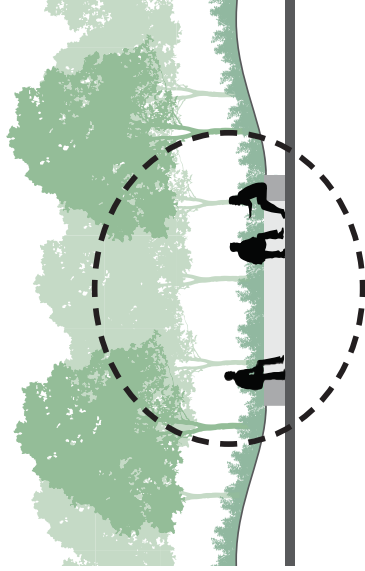
Subtropical Design

5.6 Design Principles

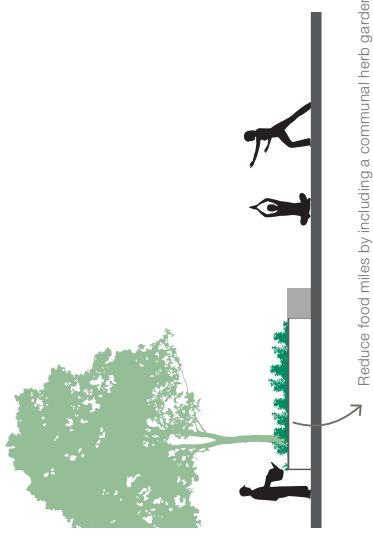
Design Structure



Private & Communal Spaces

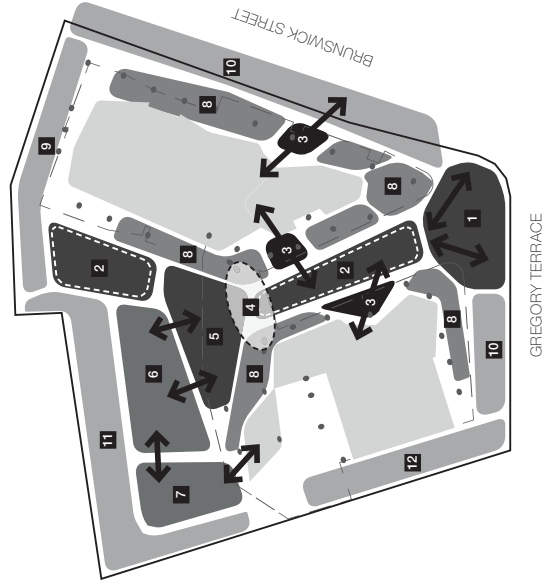


Garden Rooms



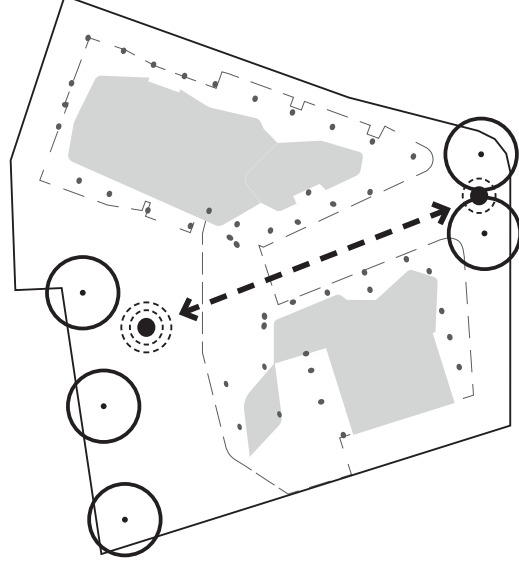
Healthy Lifestyle

6.1 Concept Design



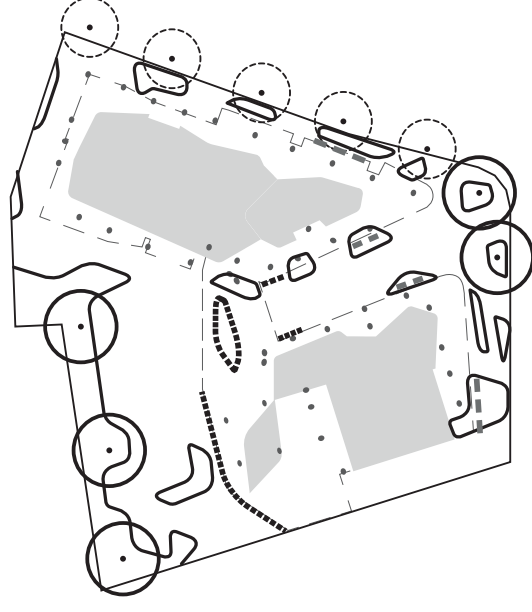
Outdoor Rooms

- 1 Gateway Corner Plaza
- 2 Promenade & Plaza
- 3 Tower Entries
- 4 Urban Green Gateway
- 5 Urban Green Arrival Plaza
- 6 Urban Green
- 7 Garden Court
- 8 Outdoor Dining and Activation
- 9 Laneway
- 10 Street Edge
- 11 Buffer Garden
- 12 Vehicular Entry



Urban Design Anchors

- Landmark Shade Trees / Anchor Trees
 - *Ficus hilli*
 - *Harpullia pendula*
- Visual Spine & Link
- Major Interactive Sculpture
- Minor Sculpture



Subtropical Integration

- Landmark Shade Trees / Anchor Trees
- Existing Street Trees to be retained and protected
- Planting to cascade from above
- Trellis planting
- Low brick planters at seating height

6.2 Concept Design

Reinforcing Local Heritage

Local example



Red Brickwork
Old Museum, Gregory Terrace



Formed Concrete and Weathered Steel Planters
RNA Showgrounds



Formed Concrete Seating Element
RNA Showgrounds



Distinct Colour Variation
RNA Showgrounds



Historical Reference
RNA Showgrounds

Proposed



A strong banding pattern is reinforced by introducing red brick into large expanses of paving, specifically near focal points



Formed Concrete and Weathered Steel Planters
Example: RNA Showgrounds



Formed Concrete Seating Element
Example: RNA Showgrounds



Distinct Material and Colour Variation



Historical references to be laid into bands of paving
Examples:
Engraved bricks – Ken Fletcher Park, Brisbane (top)
Feature Banding – Alatala Park, Bizkaia, Spain (bottom)

6.3 Concept Design Reinforcing Site Identity



1 Red brick banding



2 Timber seating elements



3 Terracotta seat back element



4 Inscribed messages

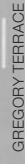


5 Fig trees to frame the corner



6 Cobblestones provide a defining element to the plaza

Ground Floor



- Relief artwork to underside of pool shell makes reference to the Old Museum

7.2 Landscape Masterplan

Podium

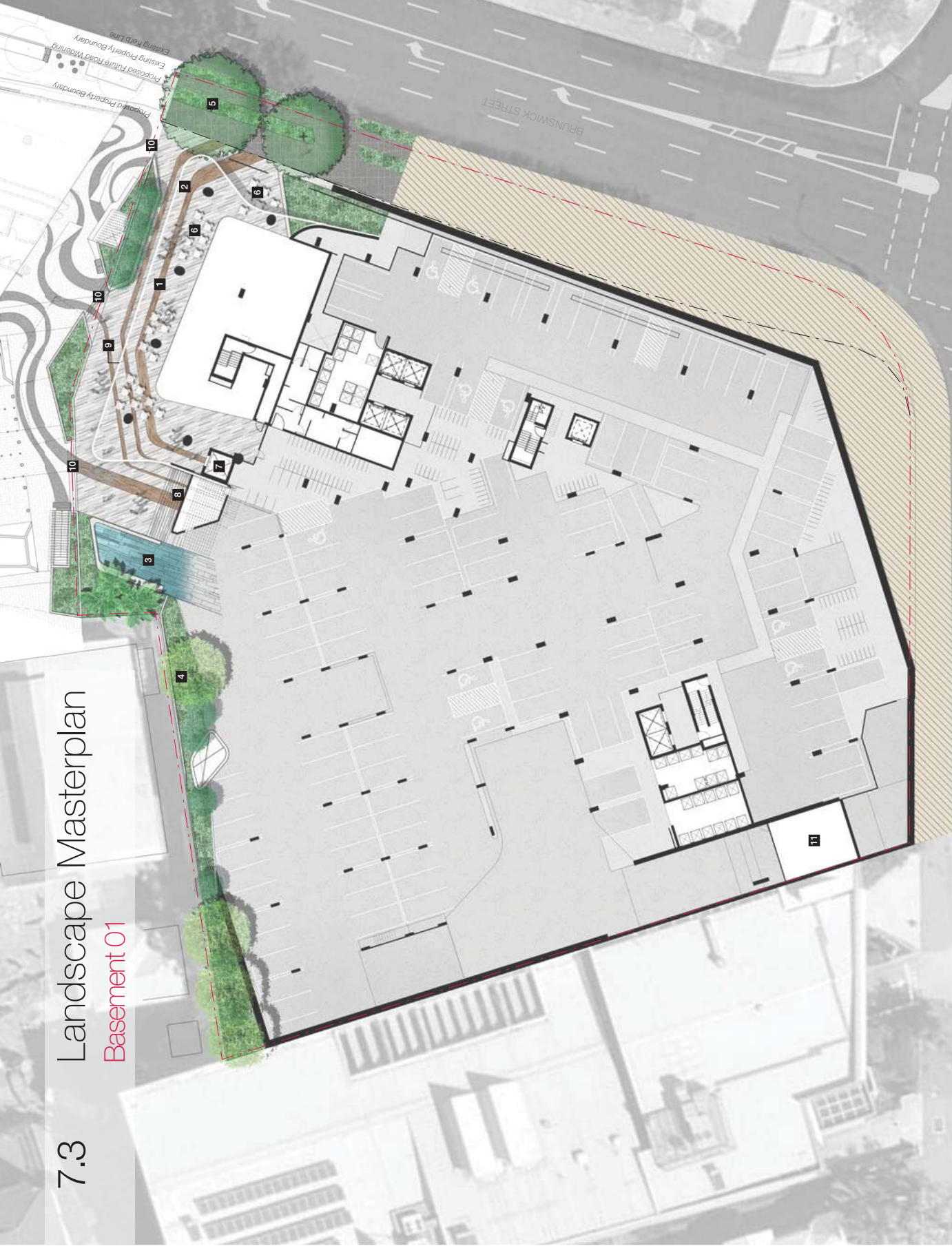
- 1 Lap Pool with feature glass windows
- 2 Shallow Recreation Pool
- 3 Glass bridge between decks
- 4 Timber recreation deck
- 5 Lounge pavilion
- 6 Suspended river rocks form a cascading waterfeature to the Urban Green below
- 7 Small projected lookout
- 8 Planting to cascade through to Urban Green and Promenade below
- 9 1200 high glass pool fence
- 10 'Floating' sun lounges
- 11 Shade structure with climbing plants
- 12 Green roof with cascading plants over outdoor dining terrace



7.3 Landscape Masterplan

Basement 01

- 1 Laneway**
A semi-enclosed plaza, providing outdoor dining space and connection to Central Village
- 2** Feature directional paving to promote pedestrian movement
- 3 Cascading Water Feature**
To create interest and movement through the changing levels
- 4** Deep planting zone to boundary
- 5** Existing street trees to be retained and protected
- 6 Outdoor Dining**
Opportunities along the Laneway
- 7 PWD Access**
Publicly accessible PWD elevator
- 8** Stairs to Ground Level above
- 9** Line of Verandah over
- 10** Connection to Central Village
- 11** Rainwater tank



GREGORY TERRACE

7.3

Landscape Masterplan

Tower 2 Roof Terrace



7.4 Landscape Masterplan

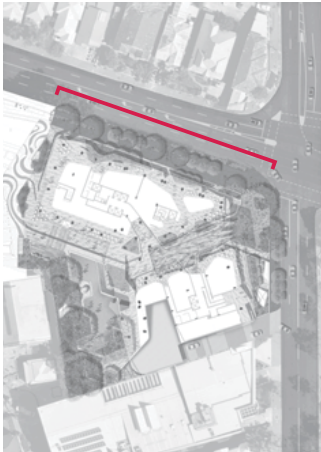
Tower 1 Roof Terrace

- 1 Feature shade trees to podium planters
- 2 Semi-private garden courtyard with lush sub-tropical planting
- 3 Sculptural concrete planter wall seating elements
- 4 BBQ Terrace
- 5 Kitchen Garden
- 6 Gravel maintenance access path



8.1 Landscape Elevations & Sections

Elevation 1 – Brunswick Street



KEY PLAN



- 1

Focal tree to deep planting zone within the Gateway Corner Plaza

2

Street trees and streetscape

3

Feature gateway seating element (current depiction is for illustrative purposes only)

4

Sculptural precast concrete planters incorporating seating
- 5

Low level planting to streetscape to maintain visual access

6

Stair access from Brunswick Street

7

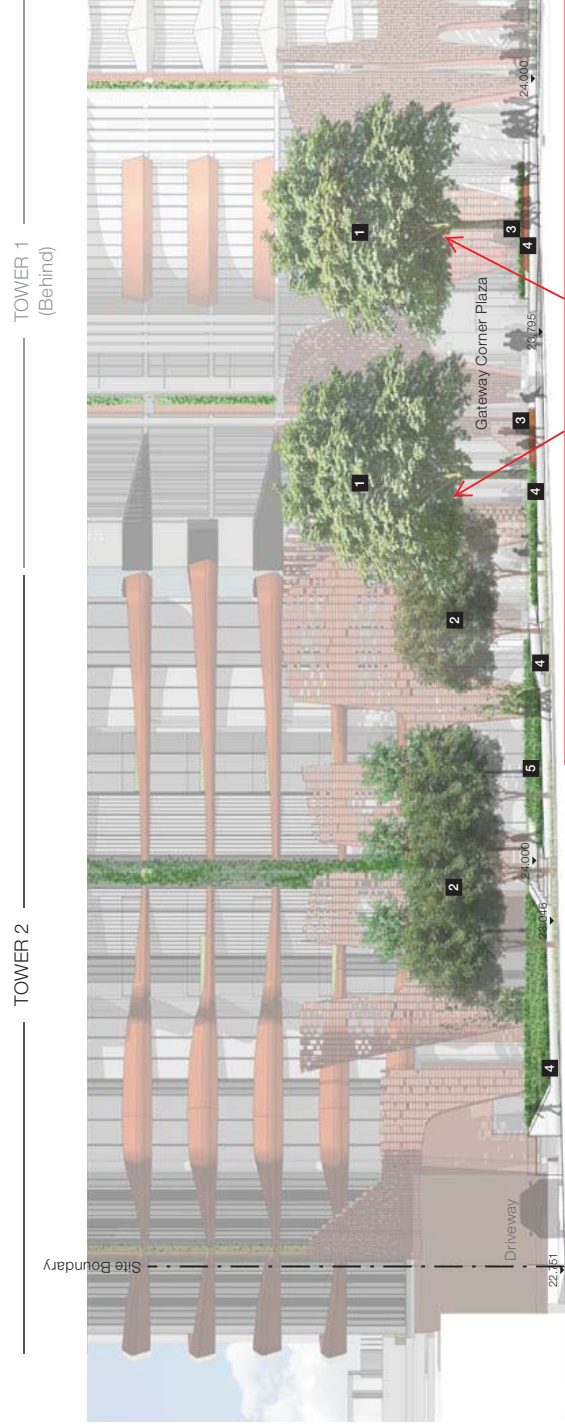
Existing trees to Road Reserve

8

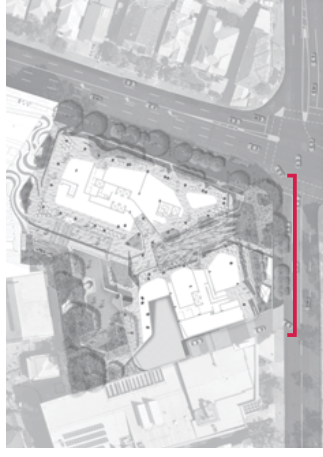
Weathering steel retaining walls to increase planter depth

8.2 Landscape Elevations & Sections

Elevation 2 – Gregory Terrace



Mature Fig Trees (refer 1.) at corner of Gregory Terrace and Brunswick Street are to have a minimum pot size of 400L.



KEY PLAN

- 1 Focal trees to deep planting zone within the Gateway Corner Plaza
- 2 Street trees and streetscape to BOC Guidelines
- 3 Feature gateway seating element (current depiction is for illustrative purposes only)
- 4 Sculptural precast concrete planters incorporating seating
- 5 Low level planting to streetscape to maintain visual access

8.4 Landscape Elevations & Sections

Section 1 – Promenade, Tower 2



KEY PLAN

Significant shade trees at Ground Plane, located at rear of buildings, are to have a minimum pot size of 400L.

TOWER 2

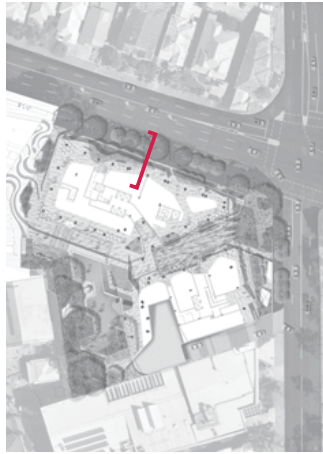


Detail of Trellis Structure and climbers to be provided in detailed plans required by conditions of approval.

- | | | |
|--|---|---|
| 1 Focal tree to deep planting zone within the Gateway Corner Plaza | 7 Climbing plant to soften building facade | 14 Drill Hall services area |
| 2 Street trees and streetscape to BCC Guidelines | 8 Cascading planting from recreation deck above | 15 Property boundary fence with screen planting to minimise impact to neighbours |
| 3 Sculptural precast concrete planters incorporating seating | 9 Minor Sculptural Focal Point (current depiction is for illustrative purposes only) | 16 Timber recreation deck |
| 4 Low level planting to streetscape to maintain visual access | 10 Recreation lawn | 17 Swimming pool with windows |
| 5 Feature gateway seating element (current depiction is for illustrative purposes only) | 11 Low waterfeature cascades through the Urban Green | 18 Trellis structure with climbers to provide shade to the Promenade |
| 6 Dense subtropical planting | 12 Suspended river rocks form a cascading waterfeature from recreation deck above | 19 Relief artwork to underside of pool shell makes reference to Old Mesum |
| | 13 Large shade tree to Urban Green | |

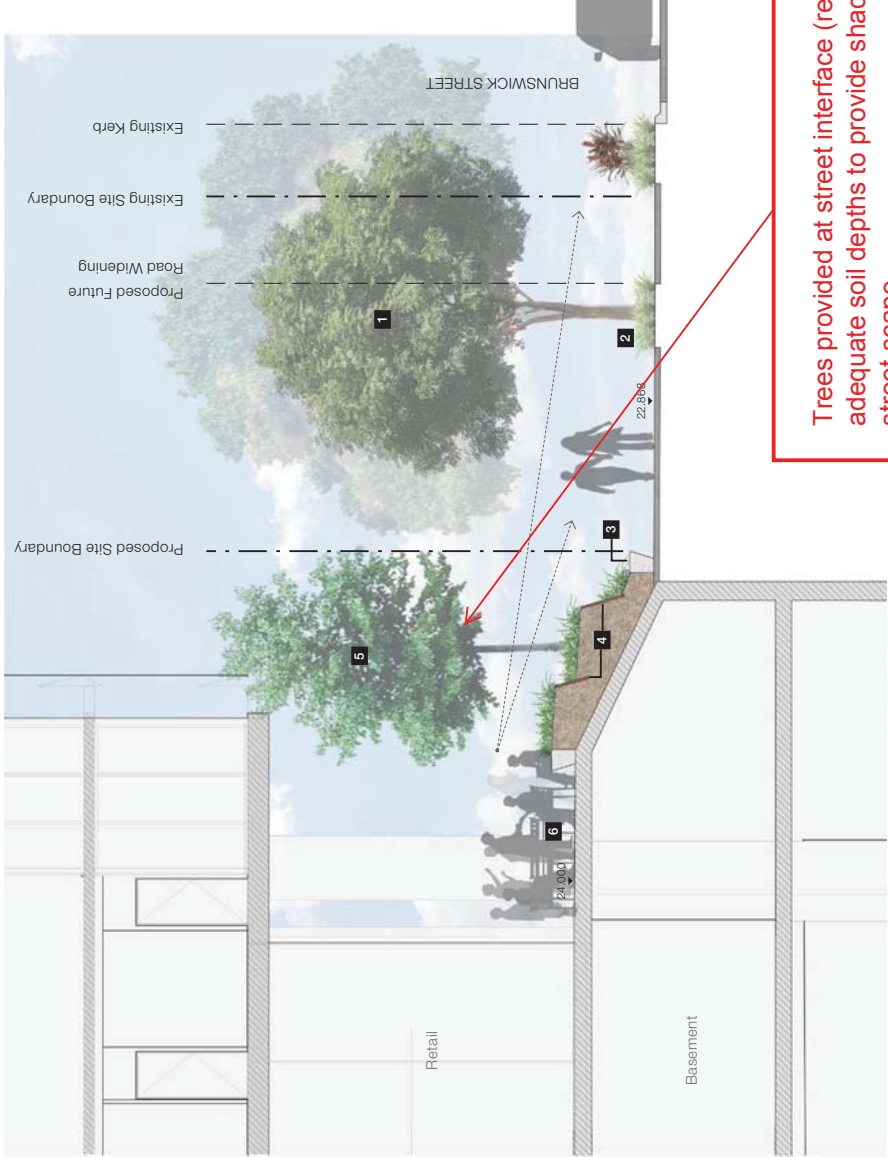
8.5 Landscape Elevations & Sections

Section 2 – Brunswick Street Frontage



KEY PLAN

TOWER 1



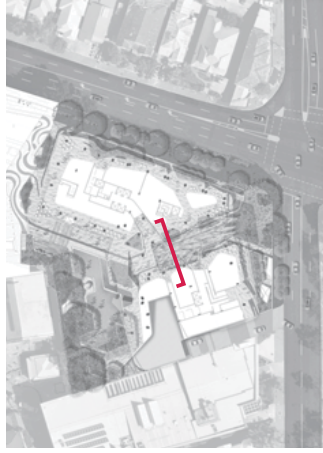
- 1 Street trees planted to back of Future Road Widening kerb
- 2 Street trees and streetscape
- 3 Sculptural concrete seating wall planters with low level planting
- 4 Weathering steel retaining walls to increase planter depth (max height 950mm)
- 5 Small shade trees along Brunswick Street
- 6 Outdoor dining terrace

Areas of structural soil cells as illustrated are the required minimum area to be achieved within detailed plans.

Trees provided at street interface (refer 5.) are to have adequate soil depths to provide shade to adjacent street-scape.

8.6 Landscape Elevations & Sections

Section 3 – Promenade



KEY PLAN

TOWER 2 TOWER 1



- 1 Trellis structure with climbers to provide shade to the Promenade
- 2 Lush sub-tropical planting
- 3 Sculptural concrete planter wall seating elements
- 4 Swimming pool with feature view windows
- 5 Cascading planting from Recreation Deck above
- 6 Raised lawn terrace
- 7 Focal tree as the backdrop to the Urban Green
- 8 Minor Sculptural element within the Urban Green acts as a visual link to the Corner Gateway Plaza

Areas of structural soil cells as illustrated are the required minimum area to be achieved within detailed plans.

8.7 Landscape Elevations & Sections

Section 4 – Tower 1 Rooftop Terrace



KEY PLAN

TOWER 1



Areas of structural soil cells as illustrated are the required minimum area to be achieved within detailed plans.

8.8 Landscape Elevations & Sections

Section 5 – Tower 2 Rooftop Terrace



KEY PLAN

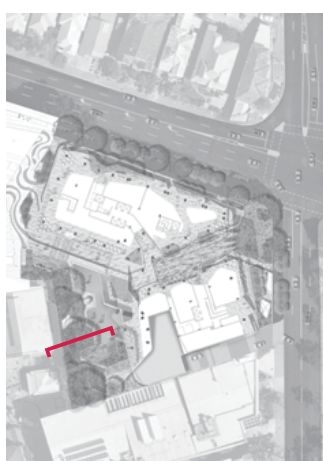
_____ TOWER 2 _____



- 1 Feature shade trees to podium planters (min 10m³ soil volume)
- 2 Semi-private garden courtyard with lush sub-tropical planting
- 3 Sculptural concrete planter wall seating elements
- 4 Day beds with storage
- 5 Lawn terrace
- 6 Screen planting to perimeter

8.9 Landscape Elevations & Sections

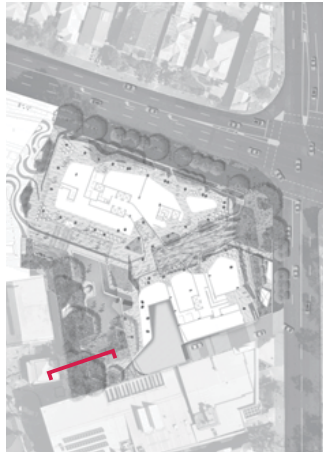
Section 6 – Southern Boundary



KEY PLAN

8.9 Landscape Elevations & Sections

Section 7 – Southern Boundary



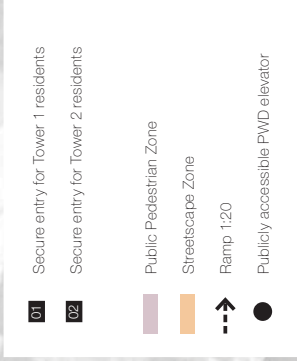
KEY PLAN



- 1 Shade trees to Urban Green (min 28m³ soil volume)
- 2 Drill Hall services area
- 3 Property boundary fence to top of retaining wall incorporating screen planting to minimise impact to neighbours
- 4 Timber recreation deck
- 5 Sculptural precast concrete planters incorporating seating
- 6 Dense subtropical planting
- 7 Natural ground
- 8 Hit and miss support pillar for concrete seat to allow tree root growth under deck area

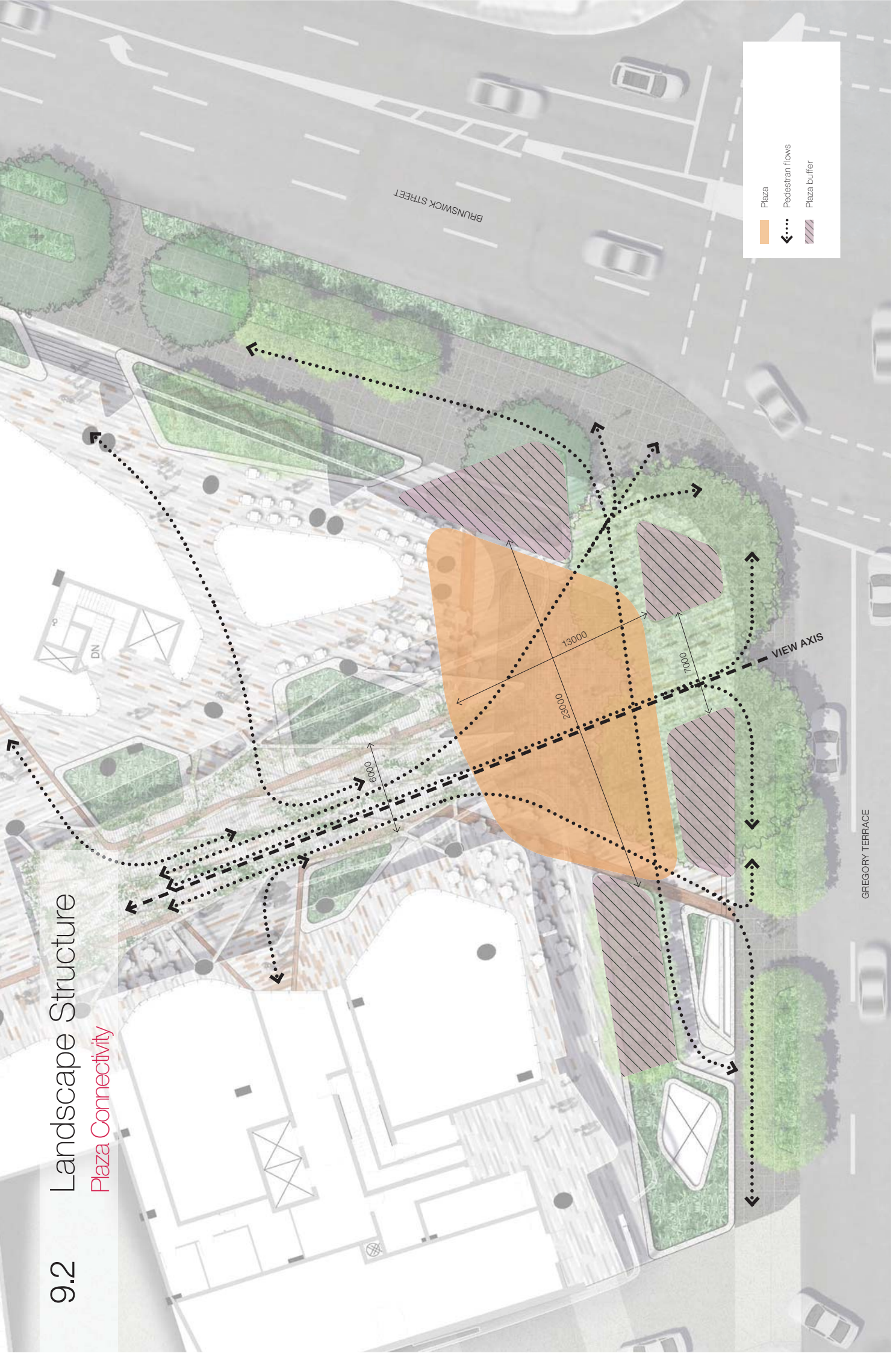
Areas of structural soil cells as illustrated are the required minimum area to be achieved within detailed plans.

Connectivity



9.2 Landscape Structure

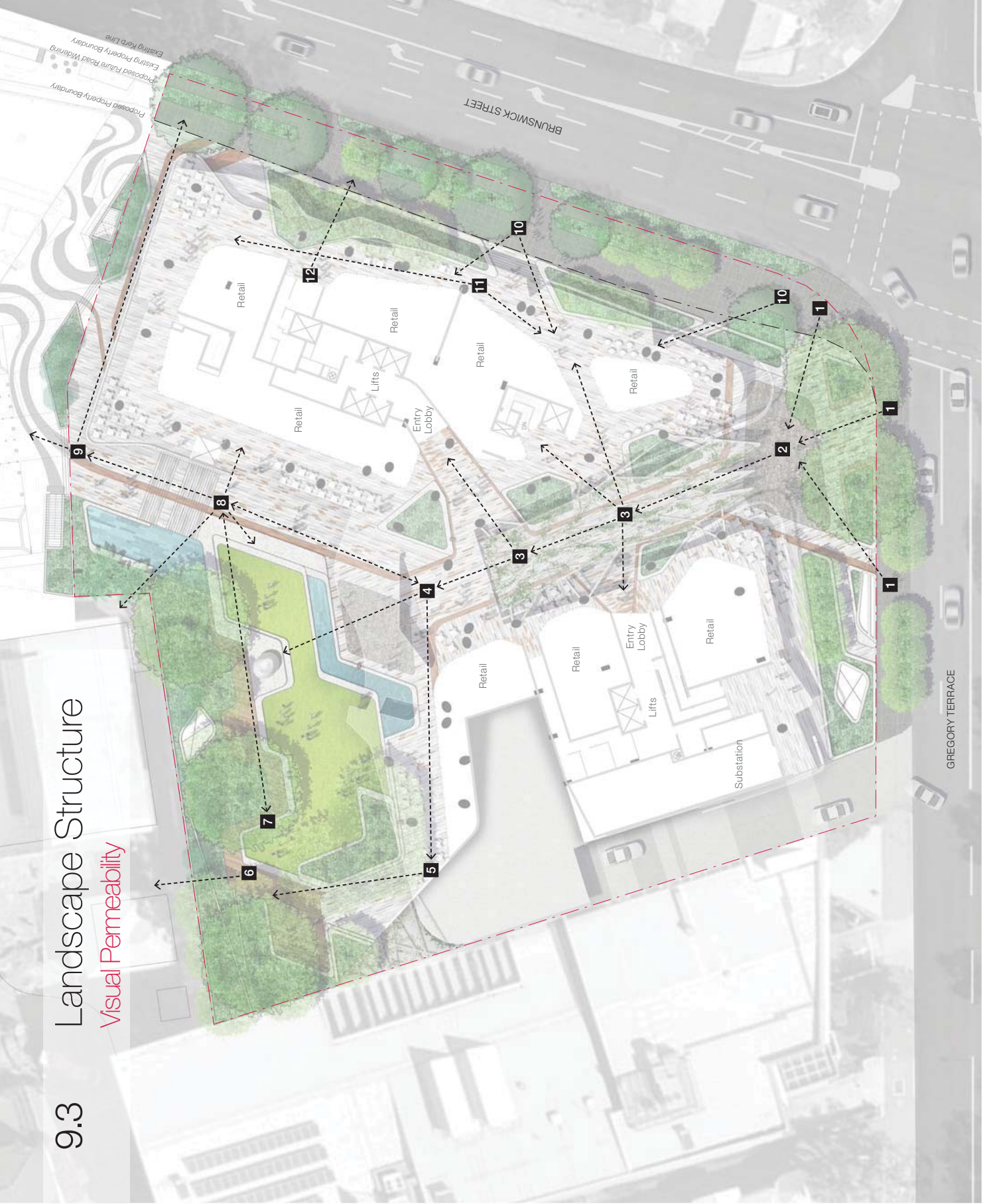
Plaza Connectivity



 Plaza	 Pedestrian flows	 Plaza buffer
--	---	--

9.3 Landscape Structure

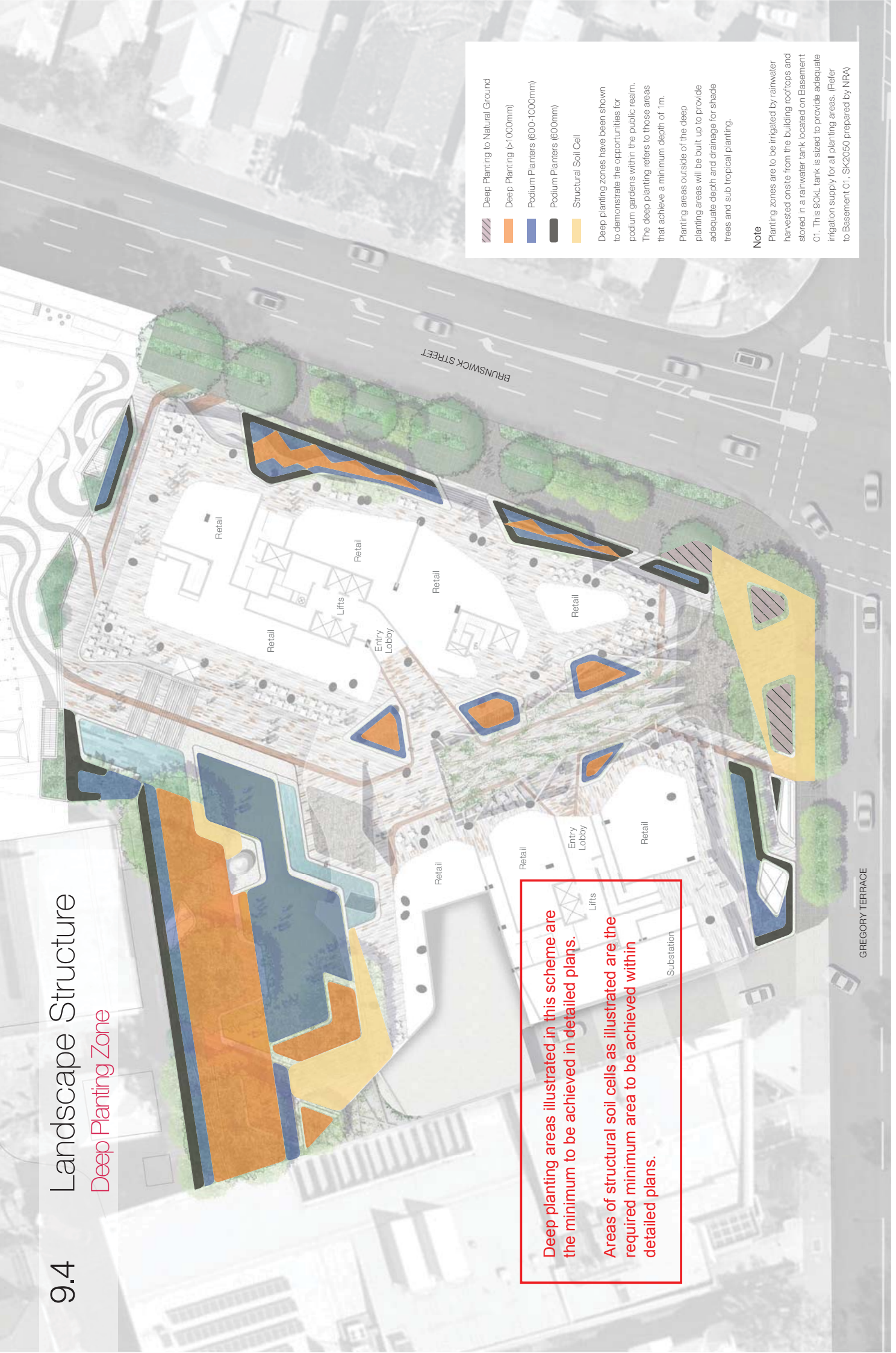
Visual Permeability



- 1** Streetscape viewline into Gateway Plaza
- 2** Gateway Plaza viewline down Central Axis to focal sculpture beyond
- 3** Central Axis viewline to lobby entries and outdoor dining terraces
- 4** Arrival Plaza with viewlines across Urban Green and to adjoining Metro site. Viewline also to Urban Green loop path and to outdoor dining
- 5** Viewline to the Urban Green loop path
- 6** View platform with viewline between Historic Cottage and Hall into adjoining site
- 7** Viewline from Urban Green loop path back to Central Axis
- 8** View from top of stairs to Laneway below and across to the adjoining Metro site. Viewlines across water feature to Historic Hall. Viewlines also back into the site to the Arrival Plaza and across the Urban Green. View to lift and outdoor dining.
- 9** Viewlines to adjoining site, up Laneway to Brunswick St and back up the stairs
- 10** Views from Brunswick St up to building terrace and outdoor dining
- 11** Viewlines along the Brunswick St terrace
- 12** Viewlines to the Brunswick St lobby entrance and through planting to Brunswick St streetscape below

9.4 Landscape Structure

Deep Planting Zone



Deep planting areas illustrated in this scheme are the minimum to be achieved in detailed plans.

Areas of structural soil cells as illustrated are the required minimum area to be achieved within detailed plans.

- Deep Planting to Natural Ground
- Deep Planting (>1000mm)
- Podium Planters (800-1000mm)
- Podium Planters (600mm)
- Structural Soil Cell

Deep planting zones have been shown to demonstrate the opportunities for podium gardens within the public realm. The deep planting refers to those areas that achieve a minimum depth of 1m.

Planting areas outside of the deep planting areas will be built up to provide adequate depth and drainage for shade trees and sub tropical planting.

Note

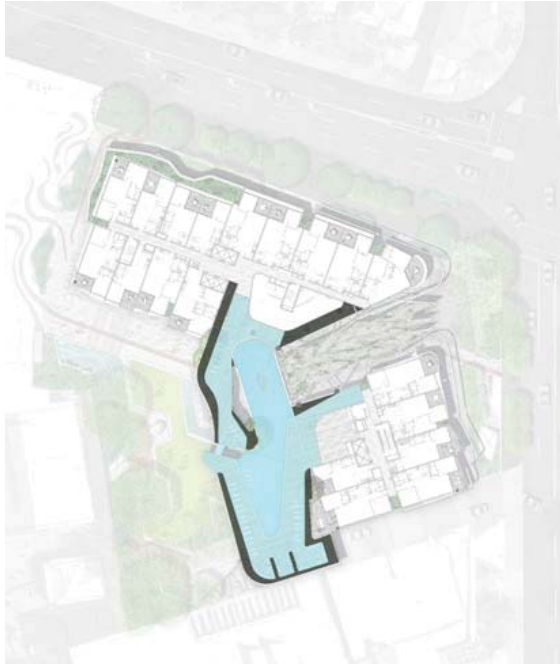
Planting zones are to be irrigated by rainwater harvested onsite from the building rooftops and stored in a rainwater tank located on Basement 01. This 90kL tank is sized to provide adequate irrigation supply for all planting areas. (Refer to Basement 01, SK2050 prepared by NPA)

9.5 Landscape Structure Soft & Hard Landscape



Ground Level

Publicly accessible open space	4,909m ²	
Hard landscape	3,623m ²	74%
Soft landscape	1,286m ²	26%



Level 1

Communal open space	992m ²	
Hard landscape	796m ²	80%
Soft landscape	196m ²	20%



Rooftop

Communal open space – Tower 1	582.5m ²	
Hard landscape	312.5m ²	53%
Soft landscape	270m ²	47%
Communal open space – Tower 2	502m ²	
Hard landscape	189m ²	37%
Soft landscape	313m ²	63%

9.6 Landscape Structure

Shade Analysis – Ground Level



Summer, 9am



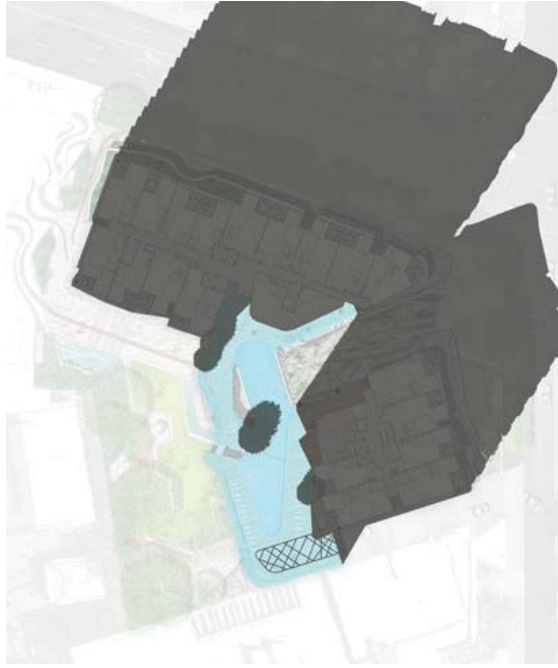
Summer, 12pm



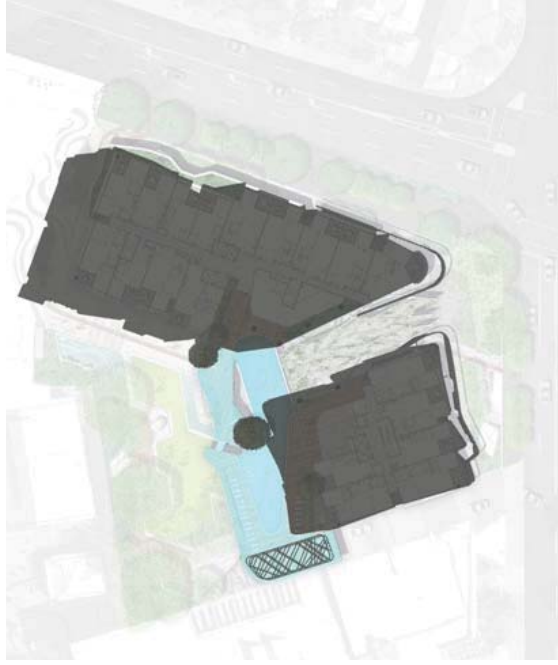
Summer, 3pm

9.7 Landscape Structure

Shade Analysis – Podium



Summer, 9am



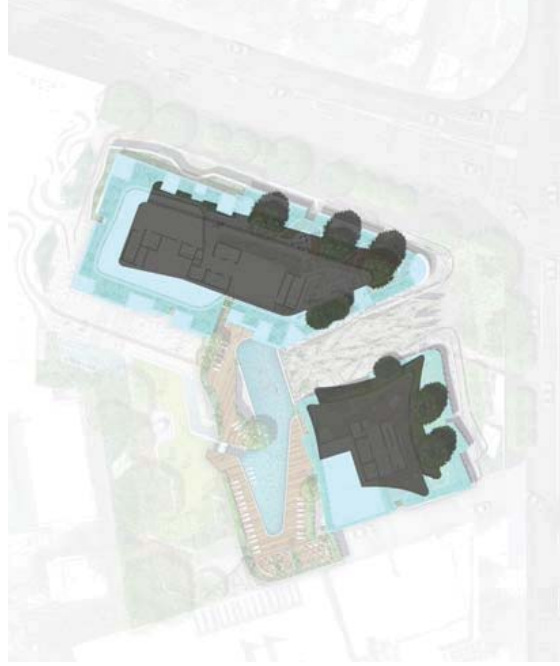
Summer, 12pm



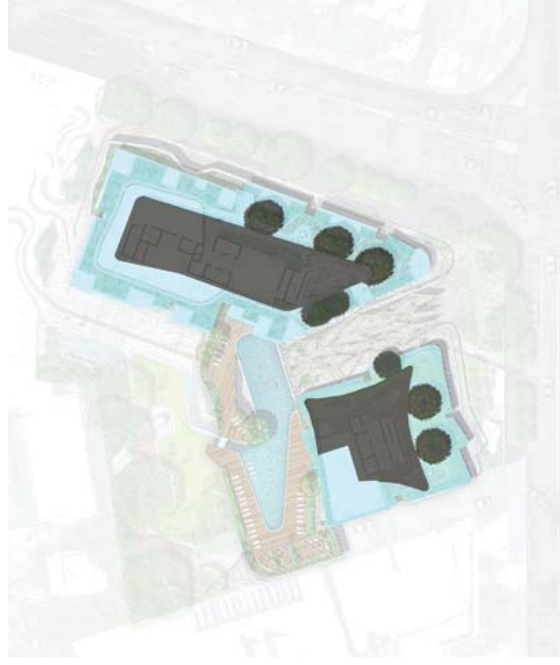
Summer, 3pm

9.8 Landscape Structure

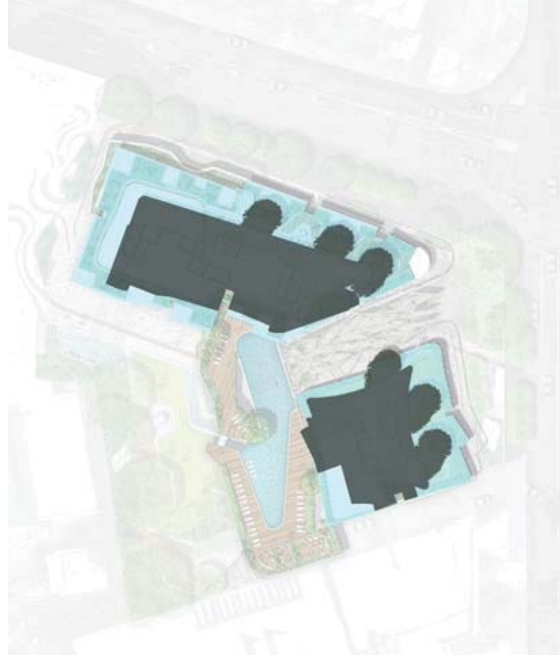
Shade Analysis – Rooftop



Summer, 9am

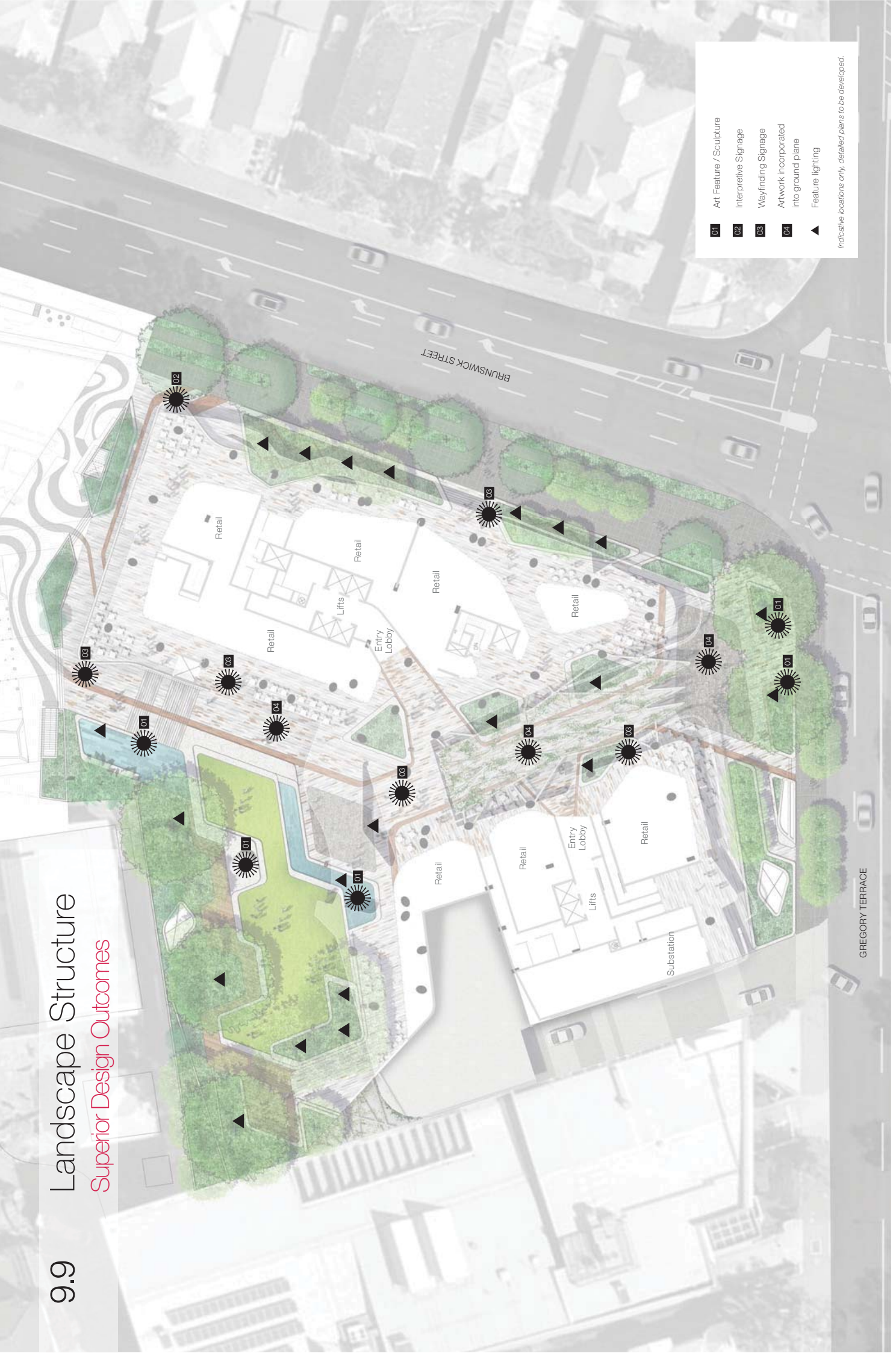


Summer, 12pm



Summer, 3pm

9.9 Landscape Structure *Superior Design Outcomes*



10.1 Landscape Character

Urban Refuge



Decking combined with pavement and lush planting provides visual interest



Lush subtropical planting provides a cool and relaxed setting



Sculptural forms in timber decking



Cascading planting from levels above



Informal seating amongst lush vegetation provides for intimate spaces of refuge



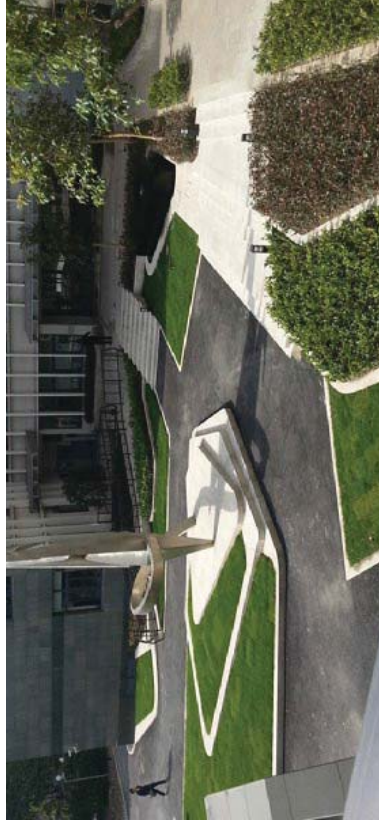
Climbing figs up terracotta screens

10.2 Landscape Character

Sculptural Forms



Sculptural seating and planter walls provide an elegant and clean design language reflective of the surrounding architecture



10.3 Landscape Character

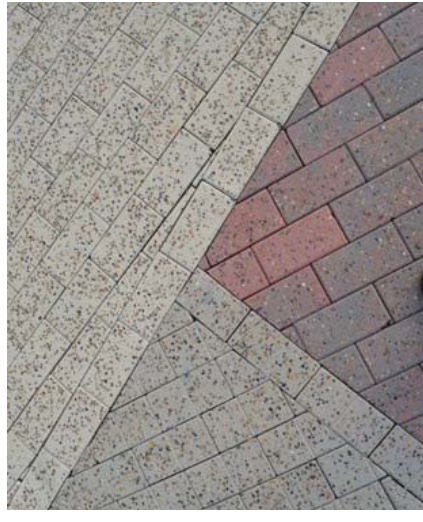
Pavement



Linear pavement patterns draw users through the space



Random pavement arrangements merge into a cohesive pattern



Durable and low maintenance



Linear elements to direct pedestrian flows and provide contextual information

10.4 Landscape Character

Water Feature



Stones suspended on cables trickle water down from pool terrace above to the water feature below



Cascading water integrated with stairs and subtropical planting to bring movement and entice people to explore its source or end point



Natural riverstones form the bottom of the waterfeature

11.1 Design Palette

Materials



Honed aggregate treatment



Timber decking



Varied pavement treatment



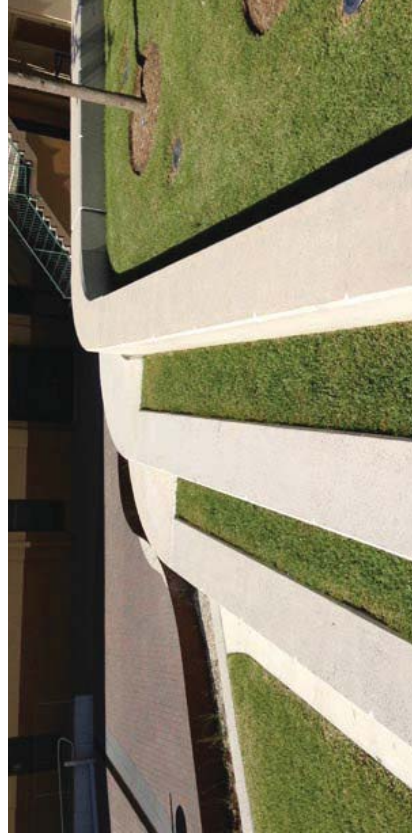
Concrete planter walls



Vertical gardens



Vertical gardens



Cast insitu concrete terraces



Cast insitu concrete seats



Imitation corten steel edges



Imitation corten steel edges

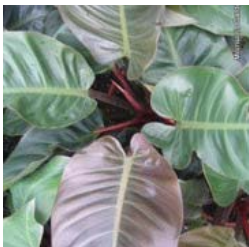
11.2 Design Palette

Planting

Trees					Shrubs				
									
									
									
									

11.2 Design Palette

Planting

Ground Covers & Climbers											
	<i>Agave attenuata</i> AGAVE		<i>Bromeliad matchsticks</i> MATCHSTICKS		<i>Hymenocallis speciosa</i> BROAD LEAVED HYMENOCALLIS		<i>Liriope 'Evergreen Giant'</i> EVERGREEN GIANT		<i>Philodendron 'rojo congo'</i> ROJO CONGO		<i>Ophiopogon japonicus nana</i> DWARF MONDO GRASS
	<i>Alpinia pulchella</i> DWARF GINGER		<i>Plectranthus verticillatus</i> CREEPING CHARLIE		<i>Philodendron xanadu</i> XANADU		<i>Ficus pumila</i> CLIMBING FIG		<i>Neomarica bicolor gracilis</i> BRAZILIAN WALKING IRIS		<i>Crassula ovata</i> JADE PLANT
	<i>Molinieria capitulata</i> PALM GRASS		<i>Asplenium australis</i> BRDS NEST FERN		<i>Casuarina glauca prostrate</i> COUSIN IT		<i>Clivia miniata</i> CLIVIA		<i>Blechnum cartilagineum</i> SOFT WATER FERN		<i>Cissus rhombifolia</i> OAK LEAF IVY
	<i>Trachelospermum jasminoides</i> STAR JASMINE		<i>Pyrostegia venusta</i> ORANGE TRUMPET CREEPER		<i>Ipomoea horsfalliae</i> CARDINAL CREEPER						
							<i>Cissus antarctica</i> KANGAROO VINE		<i>Veronica elliptica</i> CURTAIN CREEPER		<i>Viola hederacea</i> NATIVE VIOLET
							<i>Epidendrum aureum</i> DEVILS IVY		<i>Peperomia obtusifolia</i> BABY RUBBER PLANT		<i>Zoyia tenuifolia</i> KOREAN CARPET GRASS