



lat^{27°}

JUBILEE HOTEL

LANDSCAPE CONCEPT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/891

Date: 19 February 2018



AMENDED IN RED

By: Tom Barker

Date: 12 February 2018



17057.01 • 16/01/18 • Version [E]

Document Transmittal

Drawing reference 17057 - Jubilee Hotel, Landscape DA Concept Report
Date Issued 16-01-2018
Revision E
Contact Andrew Kramer, Lat27 Associate Director
D 07 3236 1086
M 0422 659 065
A Level 5, 300 Ann Street, Brisbane, Qld 4000
W Lat27.com.au
E andrew.kramer@lat27.com.au
Approved NW

Report completed by



for JGL

JGL PROPERTIES



LANDSCAPE CONCEPT REPORT

Qualification

Lat27 has been commissioned to provide the landscape concept package for the Development Application submission to EDQ, for the proposed Commercial development at 470 St Pauls Terrace, Fortitude Valley.

This submission has been prepared with consideration for the requirements detailed within:

- Brisbane City Plan 2014
- Critical Infrastructure and Movement Network overlay Code
- Streetscape Hierarchy Overlay Code

This report provides advice on the public realm, the streetscape and common landscape zones within the proposed development and how they will deliver best practice design that responds to context, climate and function of space.

This report should be read in conjunction with Architectural, Town Planning, Traffic, Civil and Stormwater Management Reports.

Please also refer to the architectural design report for development application by Blight Rayner for more detail related to the building, public plaza spaces and intermediate landscape levels within the building.



IMAGE COURTESY OF GOOGLE STREET MAP

Existing heritage listed Jubilee Hotel to the corner of St Pauls Terrace and Constance Street will form an integral part of the proposed development

SITE CONTEXT AND DESCRIPTION

City Context

470 St Pauls Terrace will sit proudly adjacent the already successful new commercial and entertainment precinct that is centred around the new high street, King Street, and includes the neighbouring K1 building and surrounding buildings of K2, K3 commercial towers, Cardno & Green Square, The Green residential towers, and 454 St Paul's Terrace.

The heritage listed Jubilee Hotel has occupied the corner of St Pauls Terrace and Constance Street since its opening in 1888. This beautiful building will form an integral part of the proposed development and will be positively connected, via an expansive open air plaza, with the new commercial building.

The site itself is situated within a mixed use and commercial precinct, with 4min walking distance to Fortitude Valley train station, 12min walk to Exhibition station and 30min walk to the Brisbane CBD centre.

The site is on the edge of the entertainment precinct of Fortitude Valley and the RNA precincts. The site lies within the Bowen Hills Urban Development Area which is under the governance of EDQ (Economic Development Qld).

Heavy traffic movement runs along St Paul's Terrace, and further down onto Brunswick St and Wickham St. Both roads are categorised as Arterial roads by BCC City Plan. The surrounding streets have low traffic impact. The M7 Clem Jones Tunnel also runs underneath the site.

Secondary cycle routes can be found on St Pauls Terrace, Brunswick St and Wickham St. with Gregory Terrace and Alfred St classed as local cycle routes by the BCC City Plan.

Site Description

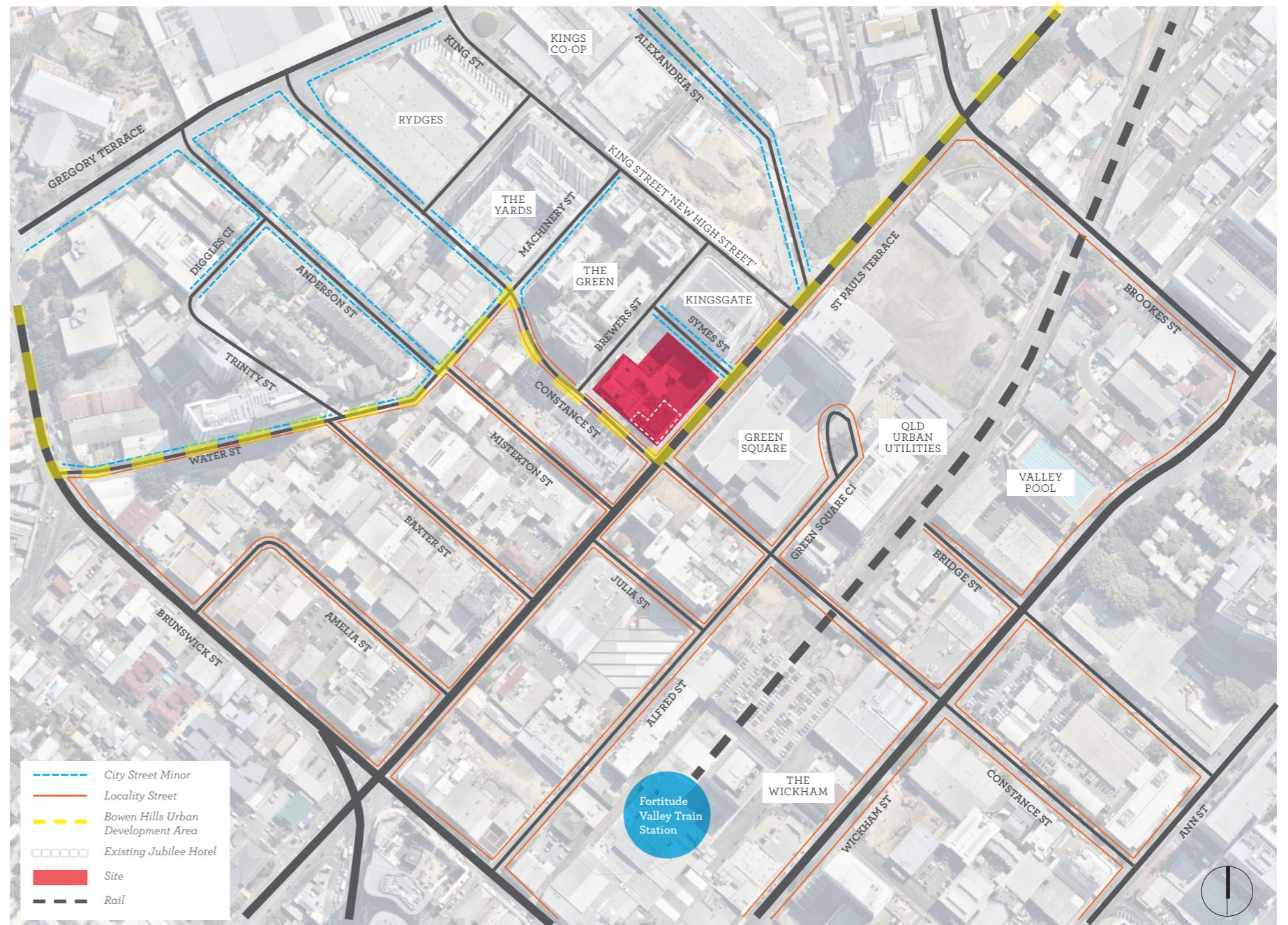
The project site is shared with the existing heritage listed Jubilee Hotel, with the main pedestrian movement and site frontage running along St Paul's Terrace. The site is also currently being used as a car park for hotel and bottle shop. Existing vegetation on site includes a handful of palms and bamboo and two Magnolia trees. These trees are not significant in terms of value or aesthetics and are not proposed for retention due to the building footprint.

The St Pauls Terrace verge, approximately 3.5m wide, contains five existing street trees (Agathis robusta *Kauri Pine*), BCC standard asphalt pavement finish with concrete kerb with the pavement falling North Easterly towards the neighbouring building K1 Commercial Tower.

The Constance Street verge, approximately 2.5m wide, contains no street trees with a pavement of asphalt and porphyry kerbing. Critical underground services, including fibre optic and energex lines, lay under the pavement and will not permit the installation of street trees.

The Brewers Street verge, approximately 2.5m wide, contains existing street trees and planting with a pavement of asphalt and concrete kerbing. This scheme intends to retain this new streetscape, delivered by the RNA precinct, in its current form.

The Symes Street verge, approximately 2.5m wide, contains no street trees with a pavement of asphalt and concrete kerbing.



Aerial plans courtesy of Nearmap

SITE CONTEXT AND DESCRIPTION

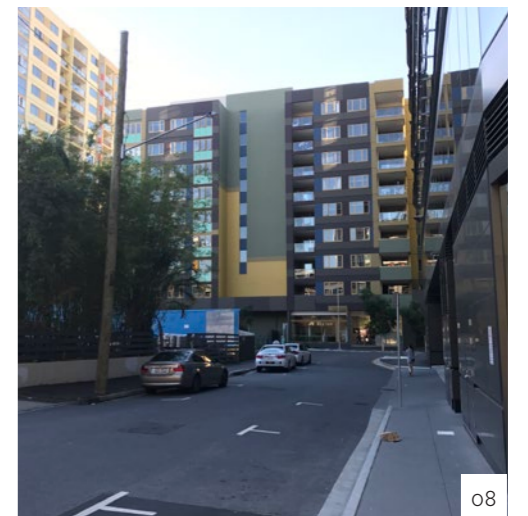
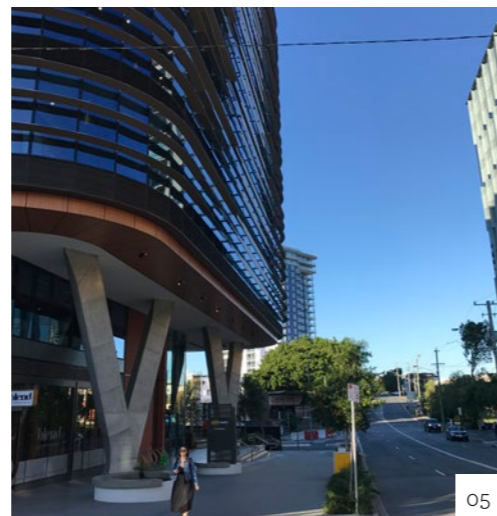
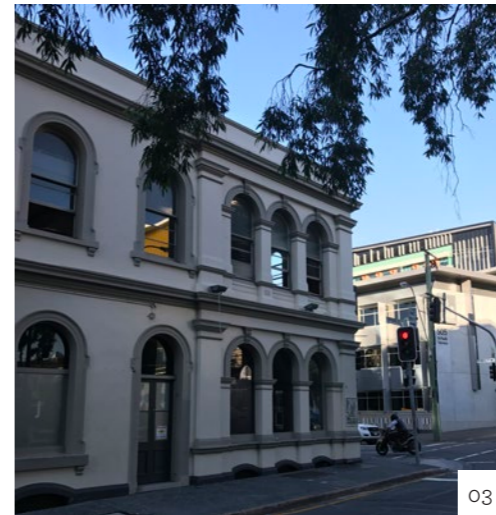
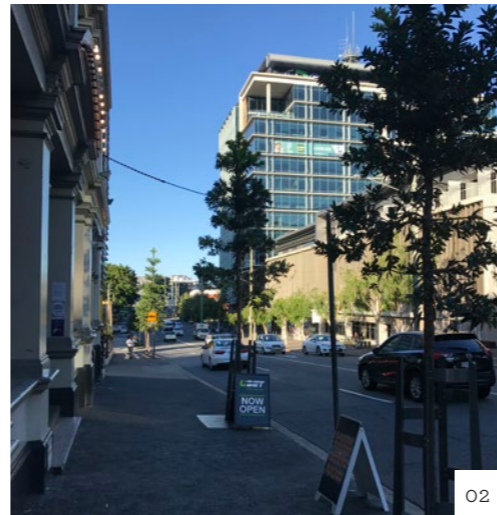
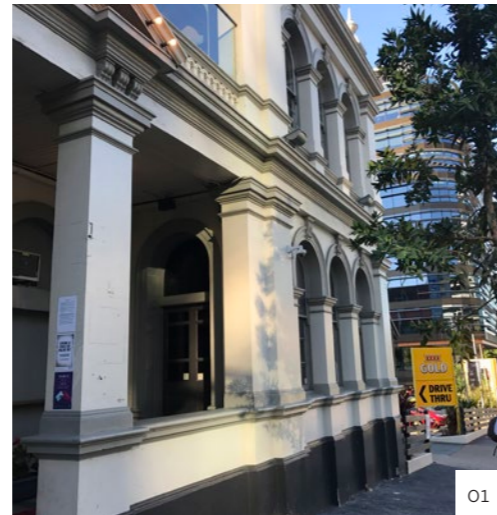


IMAGE 1: JUBILEE HOTEL FACADE TO ST PAULS TERRACE
 IMAGE 2: JUBILEE HOTEL & EXISTING KAURI PINES TO THE STREET
 IMAGE 3: JUBILEE HOTEL FACADE TO CONSTANCE STREET
 IMAGE 4: EXISTING CONDITION OF CONSTANCE STREET VERGE (NOTE THE NUMBER & SIZE OF SERVICE PIT LIDS)
 IMAGE 5: K1 BUILDING AND STREETScape
 IMAGE 6: PLANTED EDGE TO THE K1 STREETScape
 IMAGE 7: EXISTING PLANTING IN VERGE TO BREWERS STREET
 IMAGE 8: EXISTING CONDITION OF SYMES STREET

LANDSCAPE DESIGN INTENT

The proposed development is very unique and rich in character and opportunity. The architects, Blight Rayner, have beautifully crafted the proposed building to interface with the heritage listed Jubilee Hotel and bring a new life to this antiquated corner of the city. The open air plaza space between the new and the old buildings is generous, filled with light and creates the framework for a energetic and activated public space with opportunities for retail, dining and entertainment. Please read this report in conjunction with the architectural DA package by Blight rayner to understand the full story. We have included imagery from this report to illustrate overall the design intent.

The landscape envisions a contemporary subtropical landscape character starting from the streetscape and plaza up to the roof garden via intermediate levels of landscape to the building facade. Seams of lush and abundant green foliage will emerge from contemporary architectural forms. The built form will be inhabited by 'untamed' vegetation as the levels and layers of a sub-tropical landscape are expressed in the diversity of the vegetation 'occupying' the building, contributing to the vibrancy of the street, plaza and public experience.

Streetscapes

The site is bounded by four streets, each with a different character and set of conditions that require differing responses. The BCC streetscape

guidelines have been used to direct the design outcomes where possible. However, due to the existing constraints we had to adapt the BCC guidelines to suit.

St Pauls Terrace is currently 3.5m wide and it is intended to remain at this width to accommodate the Jubilee Hotel footprint. There are five existing Kauri Pines to this streetscape and it is intended to retain these trees, add two *Flindersia brayleana* trees and install understorey planting to bring a strong vegetated edge to this busy street. This detail has proved successful at the neighbouring K1 property. BCC bench seating and a rubbish bin will be added to furnish the street. It is intended to bring the plaza feature paving out into the streetscape to provide a strong visual connection to this new hub of activity and key building entry point. The remainder of the footpath will be the high quality BCC honed concrete with saw cut pattern to reflect the quality of this development. The planting strips will be 1.1m wide to maintain the required 2.4m clear path.

Constance Street is 2.5m wide and has no existing street trees due to the critical underground services (fibre optic and energex lines). Due to these services it is not proposed to install any new street trees. The kerb is porphyry and will be retained / installed with the new building works. It is proposed to carry through the BCC honed concrete with saw cut pattern to this street for continuity.

Symes Street is 2.5m wide and also provides the main vehicular building basement and service area access. It is proposed to add street tree in tree grates to this street to improve shade and amenity. The trees will locally reduce the clear path but this will sit with the acceptable range of width as per the BCC streetscape guidelines related to non-standard verge widths. The BCC honed concrete with saw cut pattern will continue along this street up to the driveway where it will change to asphalt to tie into the existing condition on Brewers Street.

Brewers Street is typically 2.5m wide and has generous street tree and understorey planting that is intended to be retained. The pavement will remain as asphalt with the exception of the BCC honed concrete which terminates at the corner.

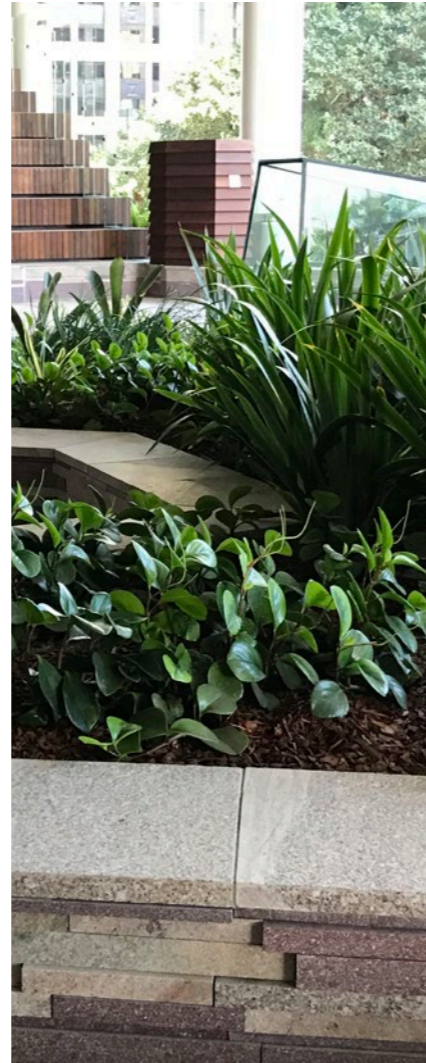
Roof Garden

The roof garden will provide a beautiful inner city function space complete with expansive decks, city views and breezes - the quintessential Brisbane outdoor setting. The space is designed to accommodate a range of activities from large client events, to team BBQs to more intimate small gathering spaces. Shaded seating and BBQ areas will be framed by dense vegetation to bring shade and cooling to the roof. The architecture also cleverly wraps up over this space from the facade to create a unique roof element and tie into the building frame below.



VIEW FROM ST PAULS TERRACE TOWARDS JUBILEE HOTEL & NEW COMMERCIAL DEVELOPMENT / OPEN PLAZA / RETAIL

CHARACTER IMAGERY



PROPOSED RICH, DIVERSE & SUBTROPICAL PLANTING PALETTE TO PLAZA AREA. CANOPY FOR SCALE, UNDERSTOREY FOR TEXTURE & COLOUR.

VIEW FROM THE UPPER LEVEL OF THE PLAZA TOWARDS THE MAIN ATRIUM SPACE

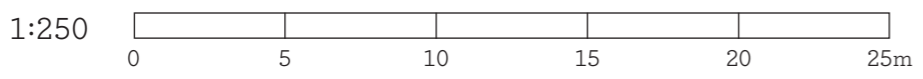
IMAGE COURTESY OF BLIGHT RAYNER

STREETSCAPE & PLAZA CONCEPT PLAN

- 01 Natural feature stone to plaza
- 02 BCC honed feature concrete
- 03 Existing asphalt to Brewers St
- 04 Existing Kauri Pines (5No) retained with understorey planting
- 05 Proposed street trees with understorey planting
- 06 Proposed street trees in grates
- 07 Existing street trees with understorey planting retained
- 08 Driveway honed feature concrete
- 09 On street parking to Constance St adjusted to suit driveway removal
- 10 Existing street lights
- 11 Existing on street parking
- 12 Existing on street parking to Symes St adjusted to suit driveway change
- 13 Porphyry kerb to Constance St
- 14 BCC bench seat & rubbish bin
- 15 Raised brick feature planter with shade tree, seating and u/storey planting
- 16 Escalator to upper lobby level
- 17 Timber bench seating / raised planter
- 18 Compliant ramp for level change
- 19 Existing on street car parking to Symes Street to be removed

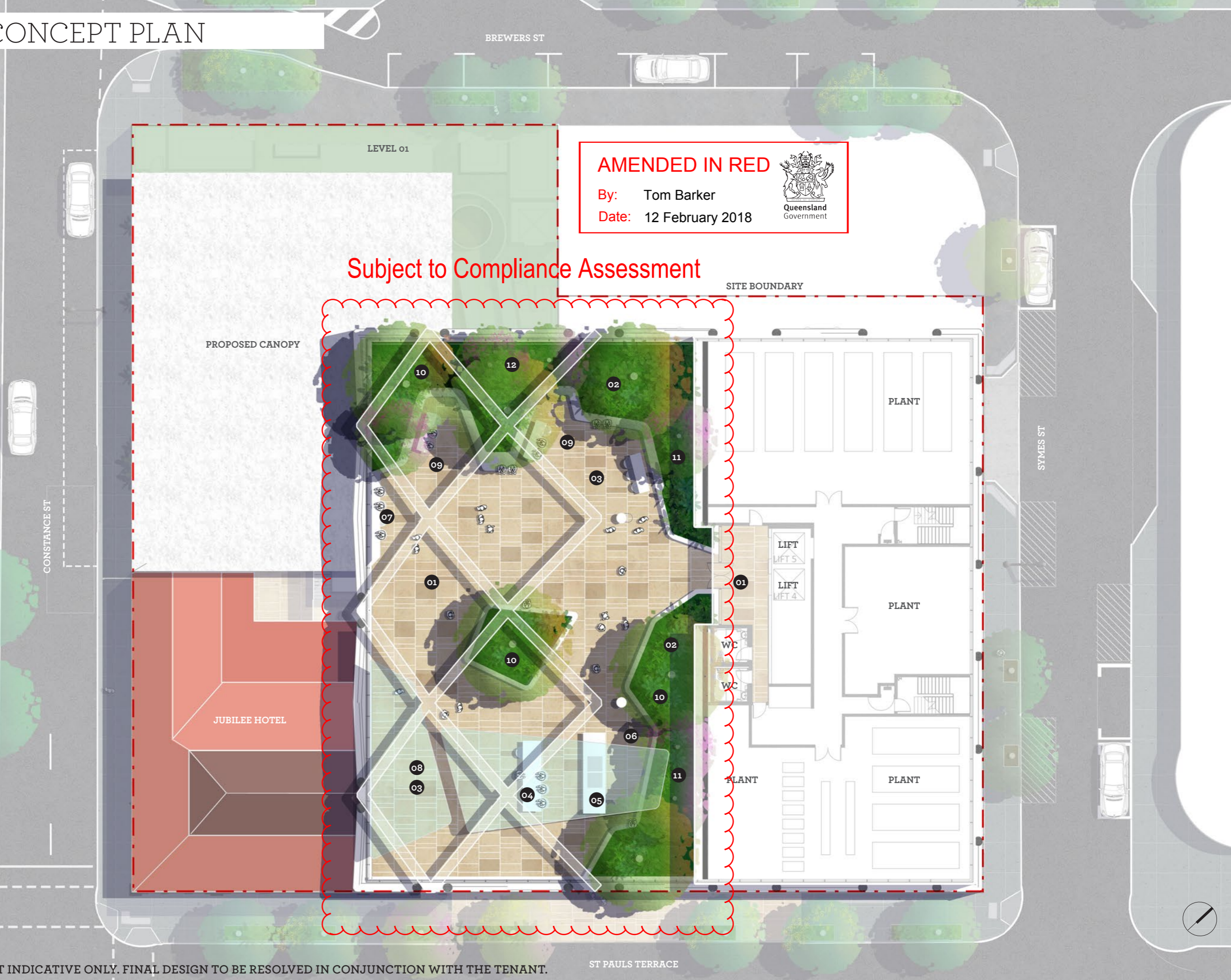


QT
MUTUAL
BANK

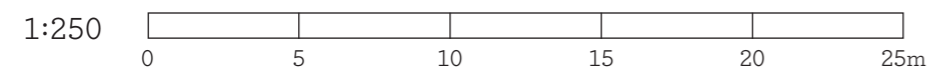


ROOF GARDEN CONCEPT PLAN

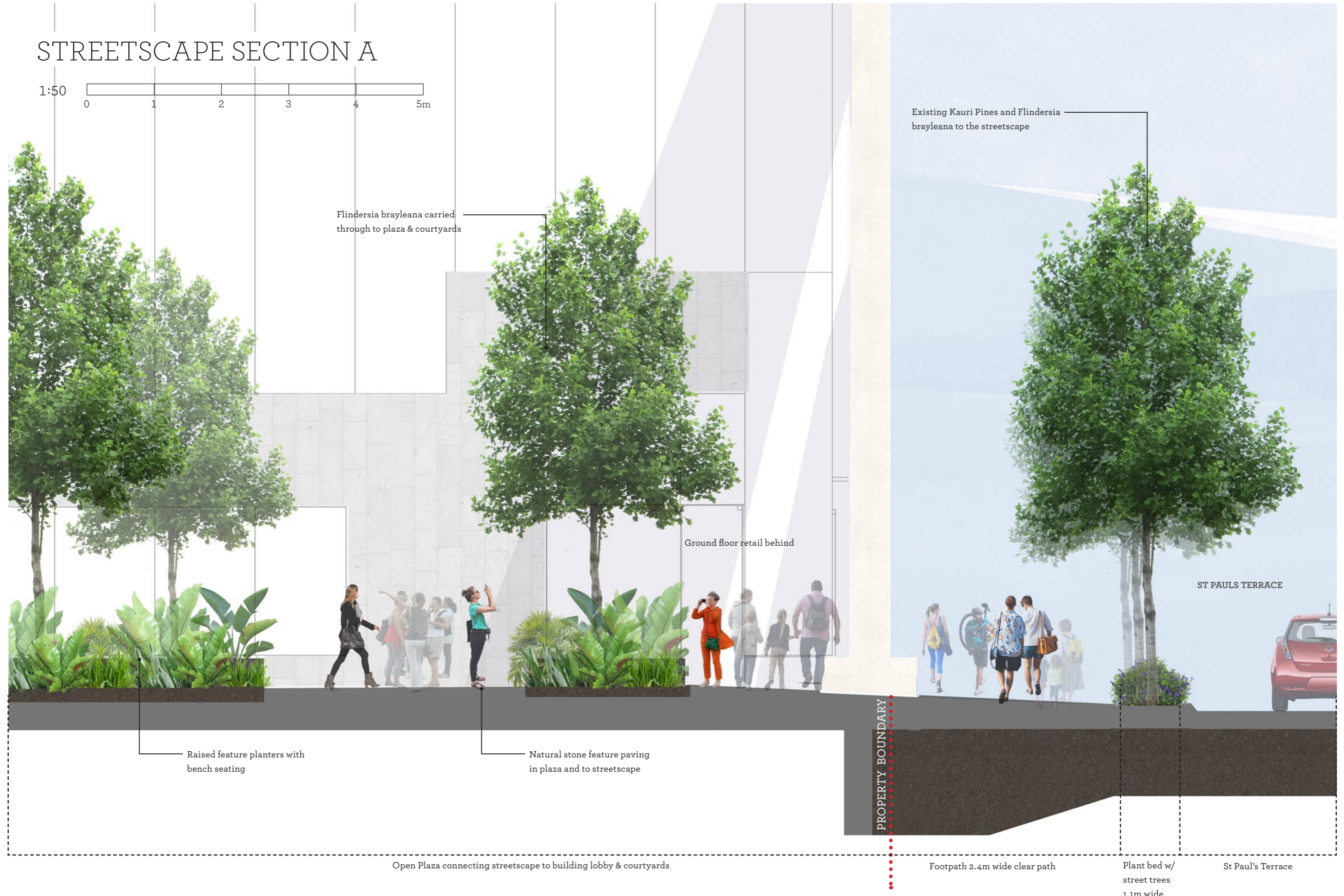
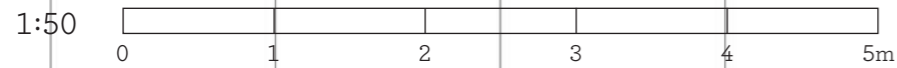
1. Feature paved entry area (to match lobby)
2. Raised planters (+600mm wall height with mounding to achieve approx 1000mm depth for trees)
3. Main gathering/event space, positioned for city views to the SW. Open paved area for flexibility of use, with shade cover over.
4. Bar for informal seating as general use, serving bar for event use with circulation space behind.
5. Kitchen bar with BBQ.
6. Circulation space behind kitchen bar for catering equipment & preparation or events.
7. Bar & stool to the edge of the roof for open views.
8. Shade structures over event/gathering space. Informal seating & table setting may be utilised in general use mode for shaded seating.
9. Linear seat & tables setting integrated with planter walls for small informal gatherings or outdoor meeting/work station.
10. Feature spreading shade trees - larger specimens selected where planter width is greatest.
11. Screen trees to buffer roof plant equipment area.
12. Dense bank of planting to western edge.



NOTE: ROOF GARDEN CONCEPT INDICATIVE ONLY. FINAL DESIGN TO BE RESOLVED IN CONJUNCTION WITH THE TENANT.



STREETSCAPE SECTION A



STREETSCAPE SECTION B



Jubilee Hotel

Footpath 2.4m wide clear path

Plant bed w/
street trees
1.1m wide

St Paul's Terrace

MATERIALS & PLANTING PALETTE

Materials

The materials palette represents a simple and robust selection of high quality finishes commensurate to this new architecturally significant development. The composition of finishes will reflect the architectural selections, the heritage building context and respond directly to the site's context where possible through the introduction of natural stone and feature concrete pavements.

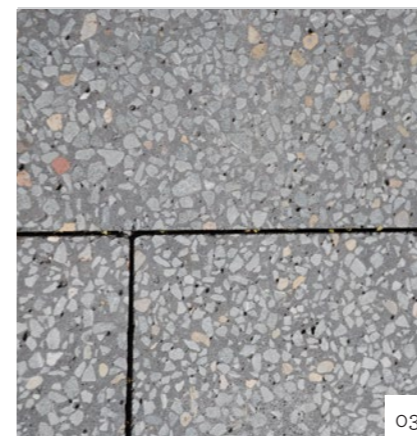
The streetscape will comply with relevant BCC guidelines as described previously in this report. Kerbs will be generally plain concrete as per existing with the exception of Constance Street that will retain its existing porphyry kerbing.



01



02



03



04



01



02



03

IMAGES:

1. Feature brick clad seating / planters
2. Natural stone plaza
3. BCC honed concrete with saw cut pattern to St Pauls Terrace, Constance & Symes Streets (CCS 'Licorice' 90% 'Blue Heeler' + 10% 'Winter Brown'). Tactile indicators colour CCS 'Voodoo'
4. BCC tree grate 1.2 x 1.6m finished in Interpon Sable Bass Texture

TREES:

1. Tristaniopsis laurina 'Luscious' **
2. Flindersia brayleyana *
3. Harpullia pendula **

* Plaza & BCC streetscape to St Pauls Tce

**Symes Street footpath

Planting

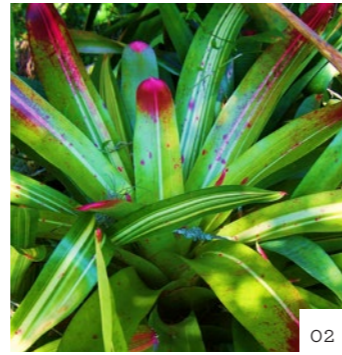
Planting palette and composition will provide a rich, diverse and subtropical setting reflecting Brisbane's outdoor lifestyle and inner city location. The built form, with its open plaza space, intermediate levels of landscape up the facade, and the roof garden, creates a myriad of micro-climates that require specific responses related to species selection, and light / shade availability. A comprehensive palette has been created to ensure an integrated planting scheme is carried throughout the development. Species have been selected for their hardiness, low maintenance, low water requirements, and suitability to Brisbane's subtropical climate.

The site includes internal and external podium planting, balcony planting, 'green walls' and planting to the streetscape. Species have selected to suit the relevant growing conditions. CPTED principles have been considered to ensure clear sightlines to all common areas, the streetscape and entry points. Planting design will be balanced to afford casual surveillance and privacy where required.

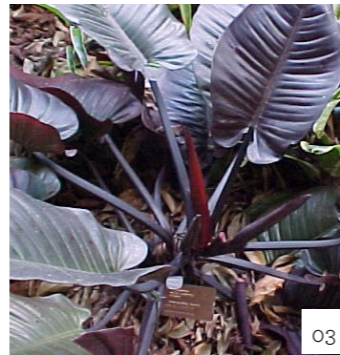
Street trees and understory planting along St Pauls Terrace and Symes Street will be in accordance with the relevant BCC codes.



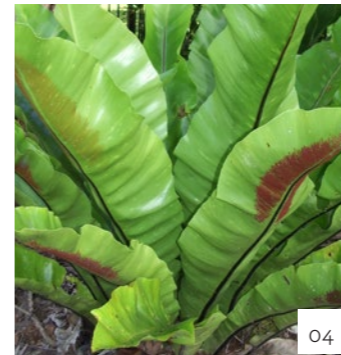
01



02



03



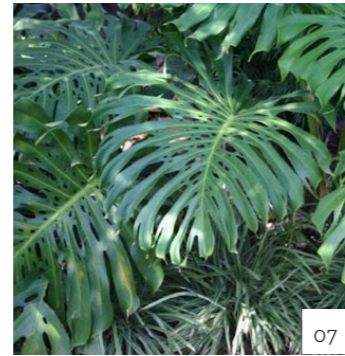
04



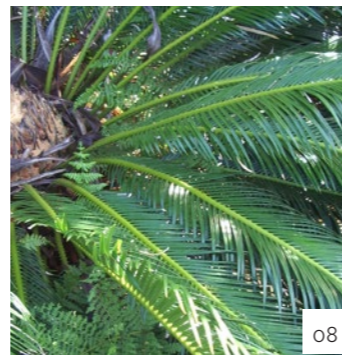
05



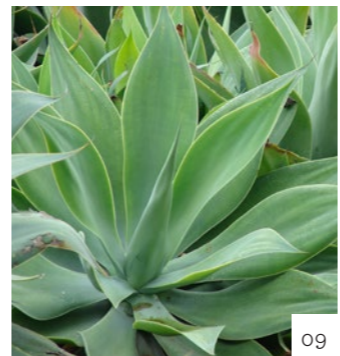
06



07



08



09



10



11



12



13



14



15



16

SHRUBS, GROUNDCOVERS & CLIMBERS:

1. Blechnum gibbum
2. Neoregelia sp (Bromeliads)
3. Philodendron 'Rojo Congo'
4. Asplenium nidus
5. Plectranthus australis
6. Alcantarea extensa
7. Monstera deliciosa
8. Cycas revoluta
9. Agave attenuata
10. Rhaps excelsa
11. Trachelospermum jasminoides *
12. Liriope Evergreen Giant *
13. Rhoec spathacea *
14. Philodendron 'xanadu' *
15. Cissus 'Ellen Danica'
16. Zoysia tenuifolia

* Also used in BCC streetscape

SPECIFICATION NOTES

Planting depths

Landscape works on podium will include containerised planting in 'raised planters' and or recesses in podium construction. Planting on podium will comply to the following minimum depths;

- + Trees - min. 1200mm
- + Large shrubs - 800mm;
- + Small shrubs and ground covers - 600mm
- + Planters will be mounded where possible to reduce the height of adjacent vertical walls.

Irrigation

The landscape works are to include a reticulated drip irrigation system (connected to non-town water source) to all terraced containerised planting raked gardens and balcony planters. Drainage to all raised planters will be connected to the overall storm water system. The final location of the holding tanks will be confirmed through detailed design with the Hydraulic Consultant and Architect.

Specification notes

All plants shall be true to scheduled nomenclature, well formed, and hardened off nursery stock. Form and habit shall be normal for the plant as scheduled.

Standards;

Conform to the following referenced documents:

- + AS 4419-2003 Soils for landscaping and garden use
- + AS 3743-2003 Potting Mixes
- + AS 4454-2003 Composts, soil conditioners and mulches
- + NATSPEC Guide: Specifying Trees - a guide to assessment of tree quality (Clark, R. 2003)
- + AS 4373-2007 Pruning of amenity trees

Maintenance regime

Following the date of the Brisbane City Council approval of the landscape works 'On Maintenance', the contractor shall be responsible to maintain the Landscape for a 12 month period or until 'Off Maintenance' approval is achieved with BCC.

Summary of Work shall include but not limited to:

- + Watering of garden beds and trees
- + Weeding of garden beds, trees and pavements
- + Supply and installation of mulch to maintain minimum depths as specified
- + Monitoring of the raked garden system and replacement of any failed sections
- + Pruning, trimming and tree surgery
- + Pest and disease control of garden beds, planting and trees
- + Replacement of dead, failed or significantly diseased (50%

of foliage) plants and trees

- + Removal of rubbish and debris from garden areas
- + Keeping of log book

Watering: Coordinate the water supply and confirm the watering regime against State and Local Government legislation and restrictions at time of maintenance period. Program of watering shall ensure health and vigour of all vegetation is maintained. Without restrictions the contractor shall provide a minimum water application of 25mm per week to each area of vegetation.

Weeding: Spray or hand removal of all broad leaf plants and grasses considered invasive to the locality. Spray treatment is by non-residual Glyphosate.

Fertilising: Application of the approved slow release fertilisers shall be strictly in accordance to manufacturer's specifications and rates, to ensure health and vigour of all vegetation is maintained.

Beyond the time frame of a standard maintenance period (12 months) the landscape works will require replenishment of planting to maintain its high levels of health and appearance.

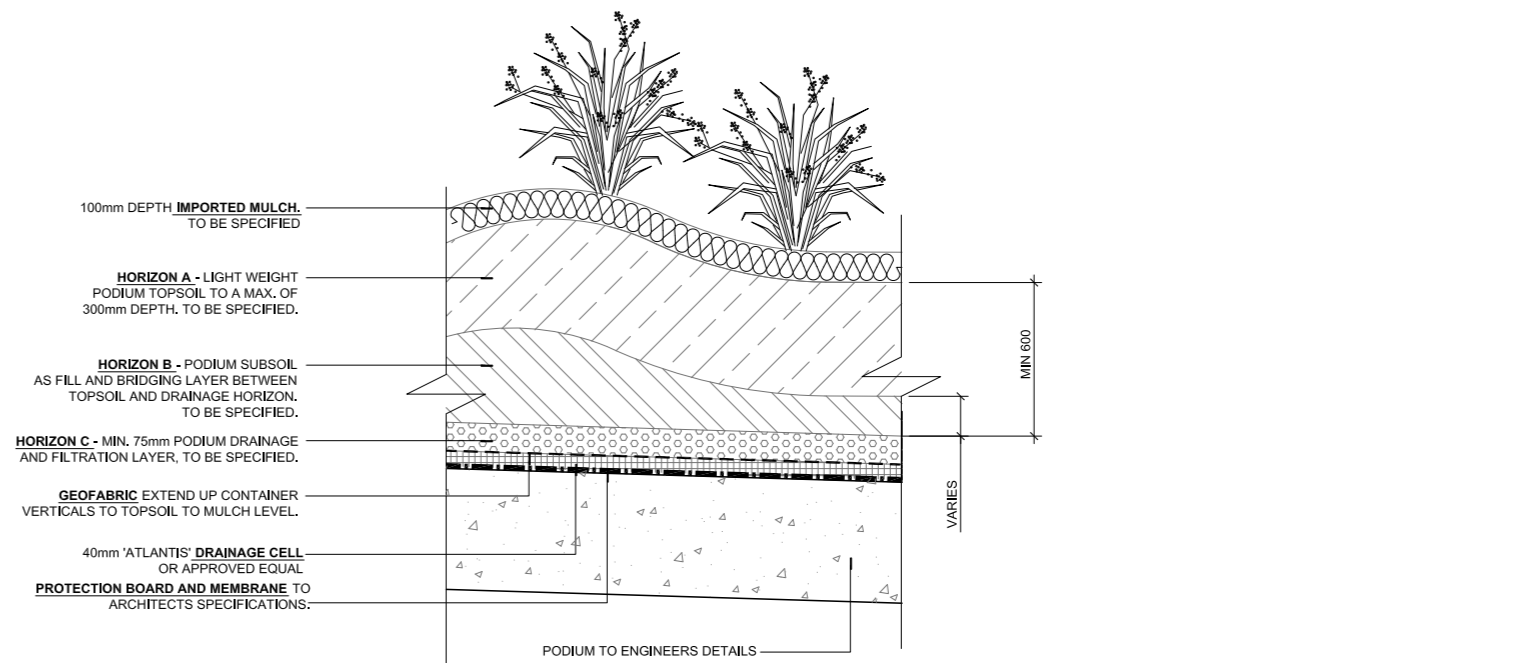
TYPICAL CONSTRUCTION DETAILS

Typical detail

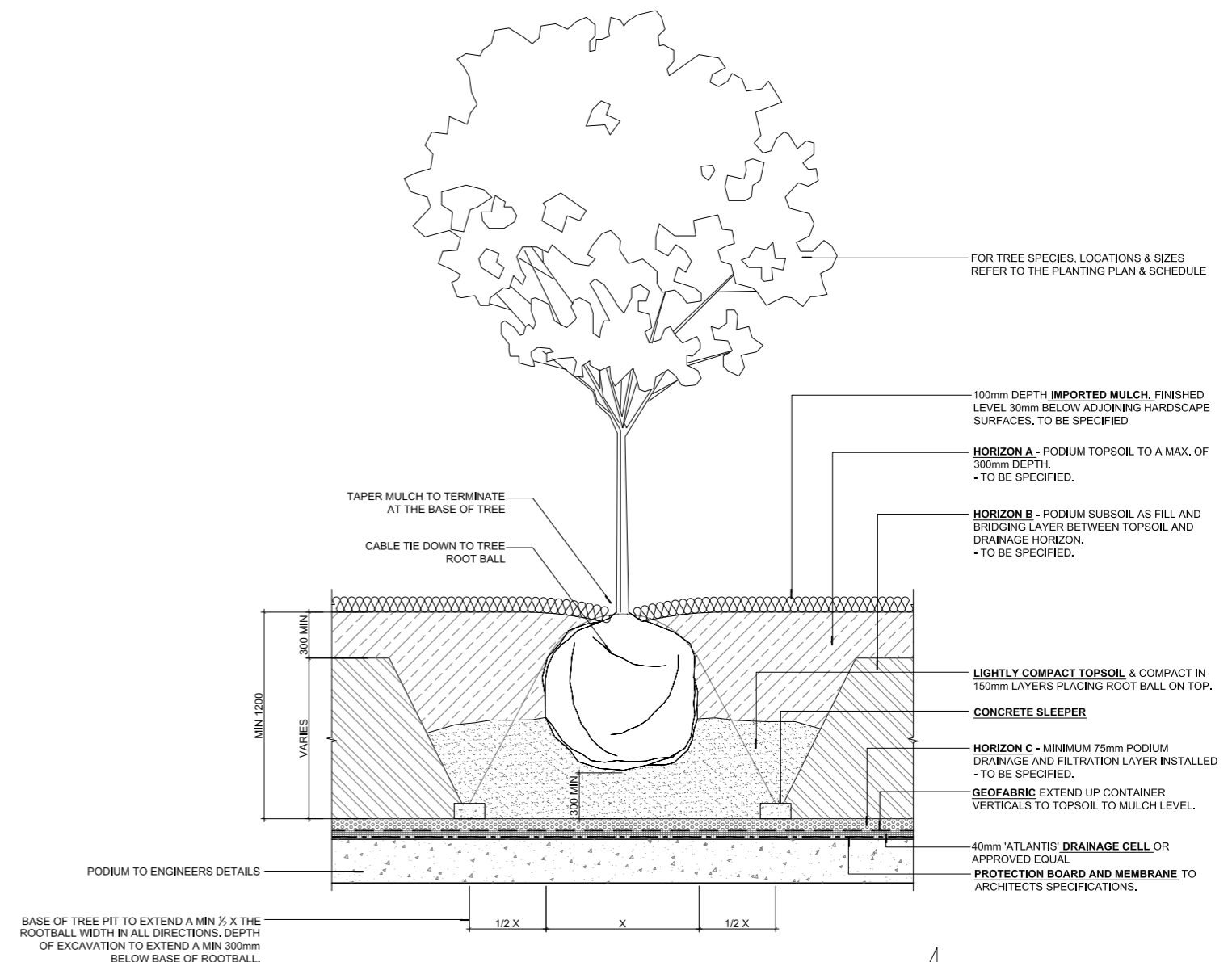
The following typical construction details are to be used where shrub and tree planting occurs on podium.

Note: The height of vertical walls in the landscape will be reduced where possible by the use of mounding where appropriate.

Standard details are in accordance with Brisbane City Council's standard drawings (BSDs).



TYPICAL PODIUM PLANTER DETAIL



TYPICAL TREE DETAIL ON PODIUM