



place
design
group.

AMENDED IN RED

By: BRIANNA FYFFE

Date: 21 JUNE 2018



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2015/726

Date: 11 JULY 2018



Central Village - Phase 2

Cnr Water + Brunswick St

Landscape Concept
Prepared for Metro Property Development

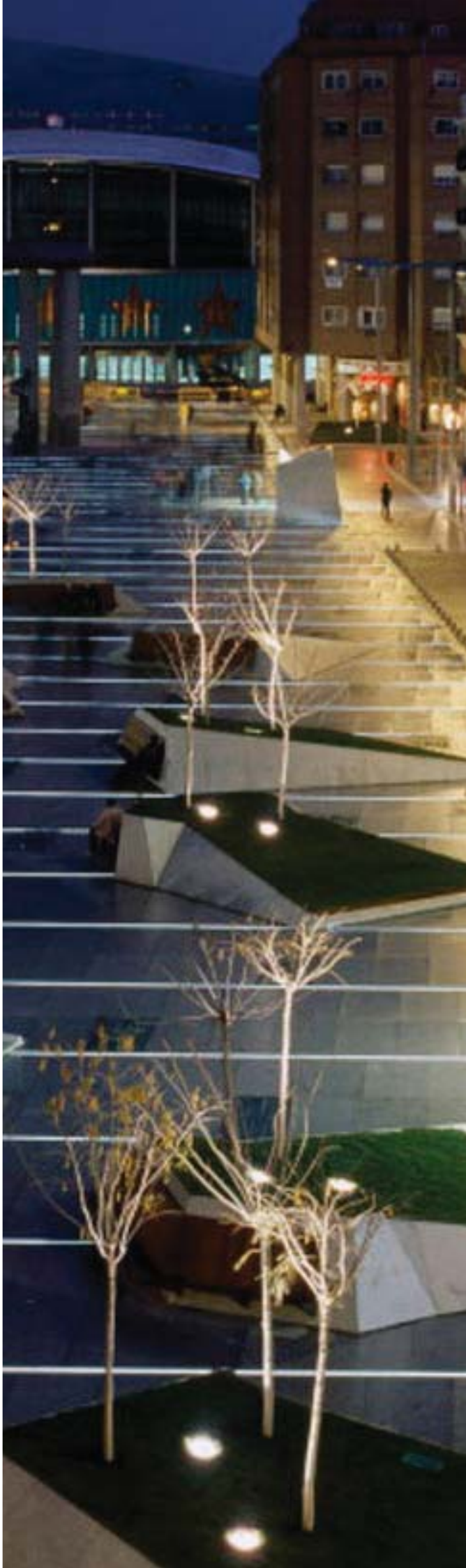
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PROPERTY DEVELOPMENT
bureau  **proberts**



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Vision and Design Philosophy

The design and planning for the public and private realm of Central Village is based on the critical integration of the site within its urban context, reinforced by specific public benefit opportunities.

The urban design and landscape architectural approach maintains the Central Village vision of an inner city refuge in an area that is undergoing significant change. The public and private realm of Phase 2 extends this offering of refuge and subtropical living, through a series of interconnected urban subtropical places.

Interstitial zones

Public and private realm within the development has been considered as a series of key interstitial zones both in their immediate context within the Central Village development and the greater surrounds of Fortitude Valley. The public realm stands as an important inclusionary meeting place for people, providing real public benefit for the wider community.

Site, place and movement

The site design, considering both the built form and external space, has responded to key site specific issues such as solar access, topography, and context. It has also responded to more intangible issues such as historical and cultural aspects, the need to provide pedestrian refuge and permeability, physical separation from key transport corridors, and activated places for formal and informal social gatherings.

The public realm offers pedestrian permeability through generous and appealing connections from east to west and north to south.

Connections

The journey along these connections offers both physical and visual links in three-dimensions to extensive urban ecology, reinforcing the notions of sub tropical living, refuge, safety, and the slower pace of active transport.

The harshest connection through the site is currently the Brunswick Street pedestrian footpath which offers little amenity. The landscape response will address this connection and provide a number of improvements benefiting the wider community who pass by and through the site. Street movements and corridors will be shaded and greened through a series of soft landscape interventions.

The urban realm will also incorporate unique opportunities for commercial or retail. The landscape response provides key areas of deep planting, raised planters, green catenary structures, and vertical green walls to support and reinforce the notion of a comfortable, relaxing meeting place.

Landscape history

The concept of water has been maintained as a primary concept running through the Central Village development. In earlier phases of the development, the water theme has been investigated and expressed throughout the built form facades and private realm recreation zones.

As a geographical reference, Water Street is thought to have been named based on its historical path over a natural waterway, which was fed by the spring from Spring Hill. The historical reference, providing connection to the site's physical and cultural history, will be expressed in the form of ground plane treatments, both as a landscape architectural element and a public art offering. A "Swell motif" in the ground plane references water movement through the site from the northern Brunswick Street entry, inviting and leading users into the site, before cascading down the lane towards Water Street.

The notion of water, and its associated calmate and relaxing effects, is further proposed throughout the private realm recreation deck, with extensive water bodies and water features. A combination of swimming pool and integrated water features provide movement and sound for the internal space.



Subtropical living

Brisbane's subtropical climate provides an environment that is conducive to walking between and through places, however in order to be comfortable the design of these spaces and corridors must respond climatically. As a point of refuge within its urban context, Central Village provides the integration of extensive urban ecology, both on the horizontal and vertical planes. The soft landscape defines and frames the public realm spaces, offering shade, vista termination points, and potentially "green ceilings" at key nodes. The extensive soft landscape further reinforces the notion of refuge and respite from Brunswick Street.

the pedestrian experience, in terms of scale, walkability, navigability, sense of place, and connectivity, is the ultimate driver behind the urban design principles for water and brunswick. the outcome is a series of interwoven, exciting and rewarding places within a destination

Context and Opportunities



CONTEXT MAP - PEDESTRIAN CONNECTIONS TO SURROUNDING AMENITIES

Site context

The site sits centrally within comfortable walking distance of a number of established and future amenities and facilities. The strategic location of Central Village establishes it as a gateway and resting point in the city's inner North.

The current nature of Brunswick Street's pedestrian experience at this point is hot, congested and feels unprotected. There is an opportunity then to provide a place for urban refuge, social activation and a community hub. The development will provide a bookend for Brunswick Street from the recently upgraded Brunswick Street Mall, and aims to establish a design language and quality of space that will inspire future developments to contribute to the area's pedestrian experience in an exemplary way.



Microclimatic response to site

A key driver behind the landscape architectural design for the site is microclimatic improvement. The aim of this driver is to provide a far superior pedestrian experience for residents and visitors.

1. Brunswick Street is a wide, high traffic street with little pedestrian amenity. Council requirements for asphalt footpaths further erode the pedestrian experience, by extending the road treatment to the edge of the built form. As a result, the pedestrian experience currently along the western end of Brunswick Street is hot, unpleasant, and unwelcoming. The development master plan aims to provide an alternative route of access through the area, in a protected, pleasant, activated urban environment.
2. Living green barriers providing protection to heat, traffic and noise are introduced along Brunswick Street in the form of street trees and planting to the western facing built form. Deep planting at entry zones, key nodes and walking routes provides shade and refuge.
3. The introduction of green installations and art works further reinforce the notion of a cool, protected and inviting place.
4. The urban ecology proposed for the development, combined with protection from the built form, provides a cooler, more pleasant experience.



The public and private realms, while being connected within one development, will be characteristically defined by their users and their uses. Strong, unifying characteristics of providing an urban refuge, high quality places and fostering community development run parallel through the aims of the design. Keywords below describe both aims and inclusions for the zones.

public
realm

accessible urban refuge sculpture art
movement place
sit community welcoming
social commute meeting
watch eat + drink

private
realm

green refuge swim talk
neighbours sunbake cook share listen
watch water cocoon play relax
retreat shade meet
read sit



Character



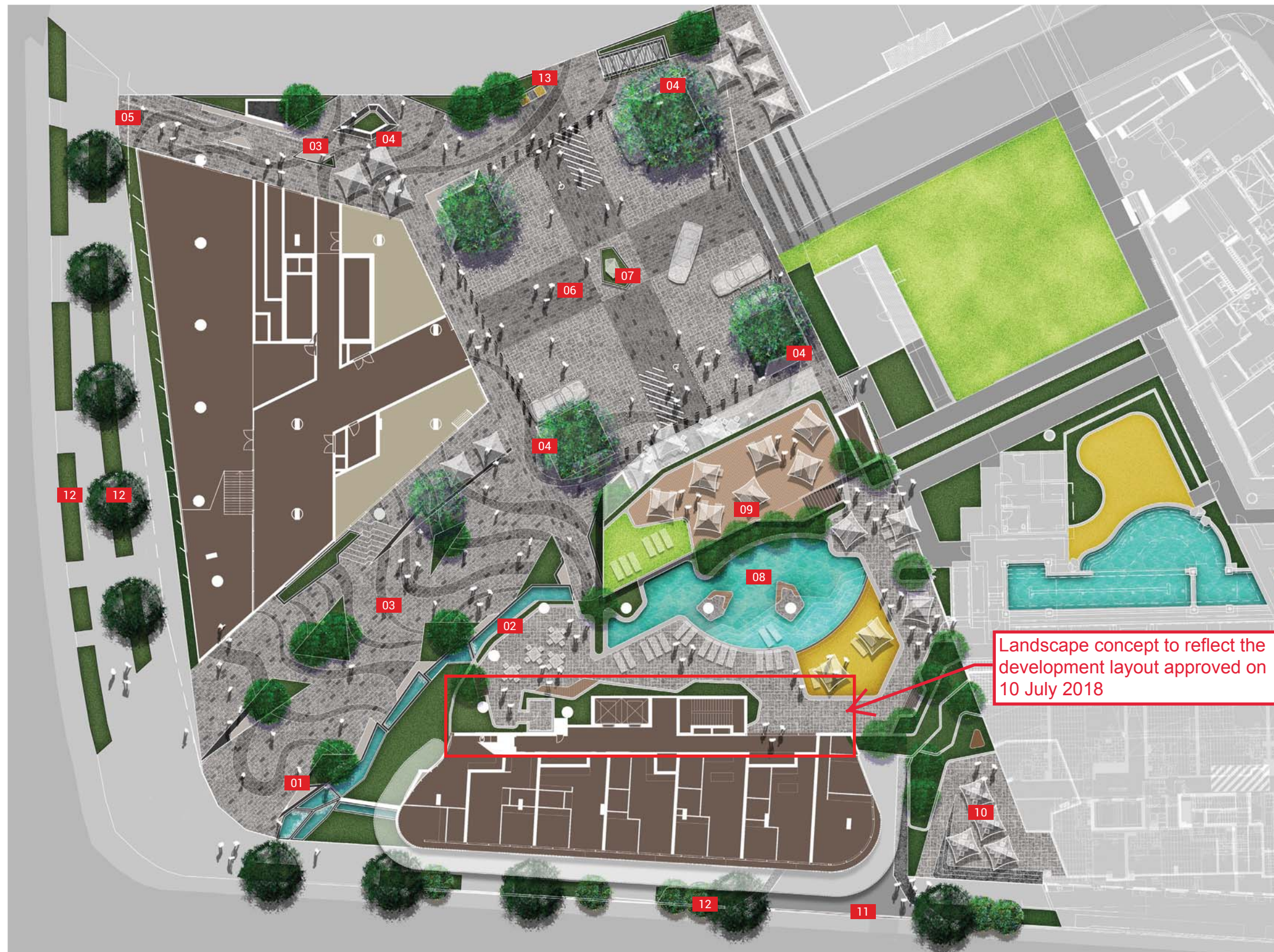
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Landscape Master Plan



Landscape concept to reflect the development layout approved on 10 July 2018

Legend

- 01 Pedestrian entry at corner of Brunswick and Water Streets.
- 02 A cascading water feature referencing the geological history of the site. The cascading water feature calms the space through ambient sound and passive cooling. Seating integrated within the water feature and terraced planting walls invite people to sit within the landscape.
- 03 A "Swell" motif in the ground plane references Water Street and Spring Hill, and provides a graphic response to the topography of the site. The billow and swell of the motif is read in different ways depending on the user's position in the site. The motif also references the form of the building facades, continuing the curvilinear forms from the vertical plane to the horizontal plane.
- 04 Sculptural planter walls provide seating options.
- 05 Pedestrian entry from Brunswick Street.
- 06 Urban Common. A shared space with a highly detailed ground plane. The space is designed primarily as a pedestrian priority space with a number of parking spaces for retail visitors.
- 07 Central sculptural art piece.
- 08 Residents' pool and recreation deck. A lagoon style pool with beach entry and subtropical soft landscaping. The recreation deck includes an integrated outdoor kitchen, seating spaces, lounge areas, and access up to the Sun Deck (See 09). Direct access from the Phase 1 residents' facilities.
- 09 Sun Deck elevated above the recreation deck, with a prominent northerly aspect. Incorporates astro turf and paved spaces for seating, lounging and gatherings.
- 10 Water Court. A courtyard space for external dining, positioned at the based of a terraced planter.
- 11 Vehicular entry from Water Street.
- 12 Street Tree and under storey planting to future kerb line as per BCC standards
- 13 Bike Parking (possibly Brisbane City Cycle)

1 0 5 10 15 20M/ 1:400@A3

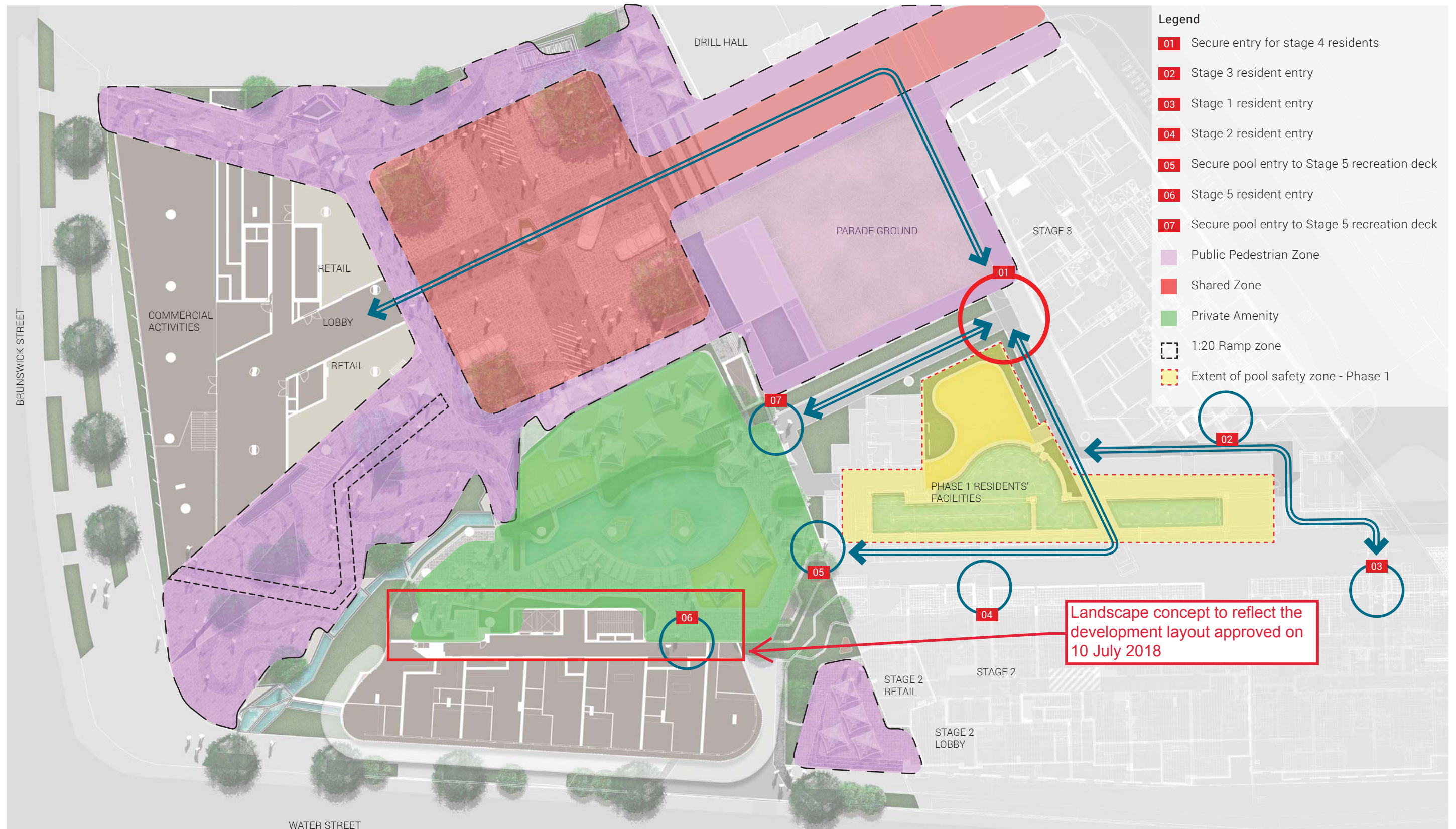
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Connectivity



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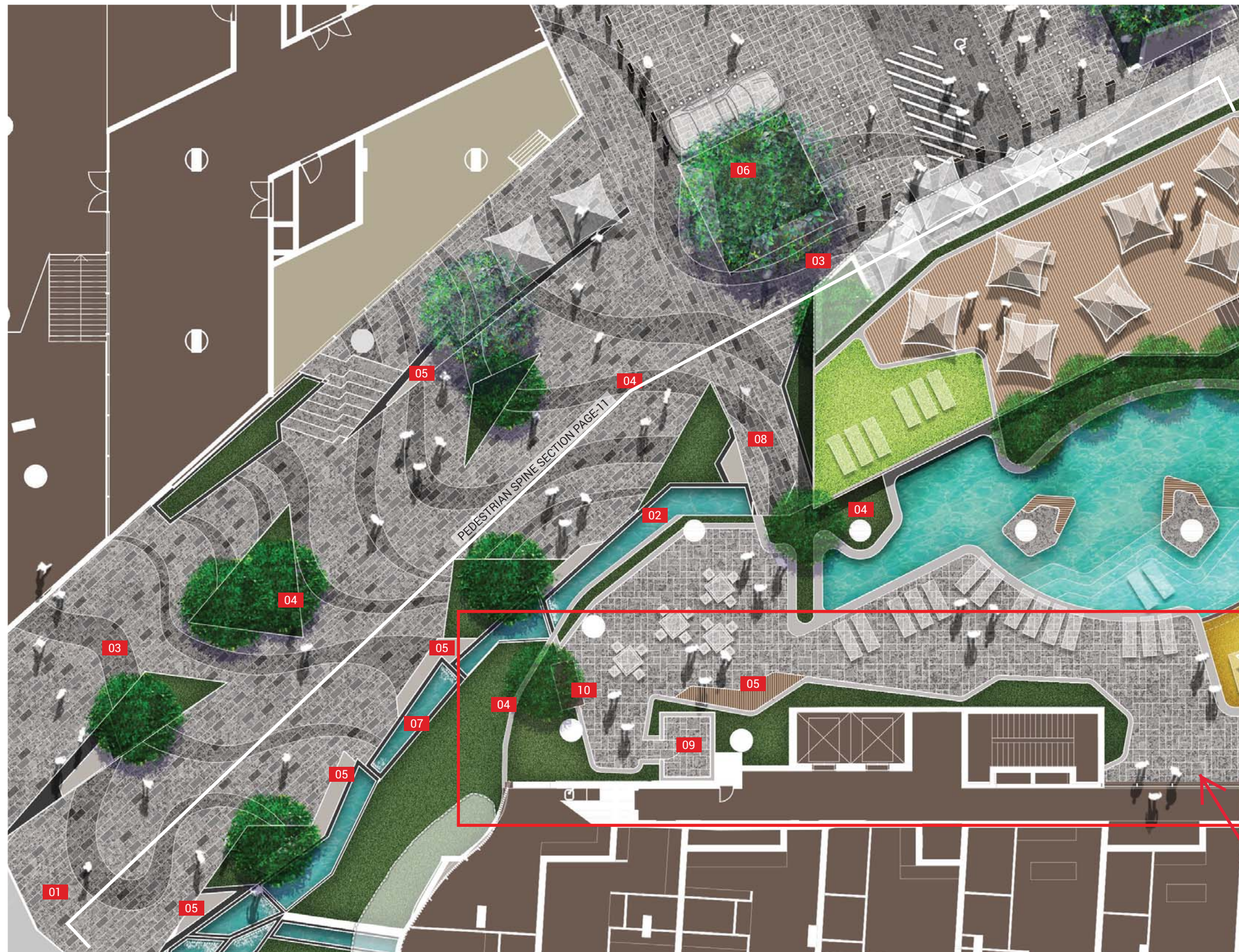
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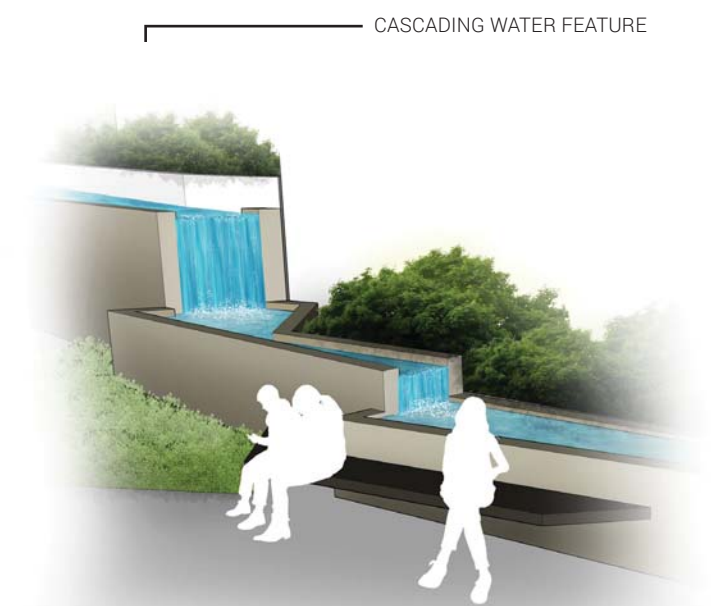


Main Pedestrian Spine



Legend

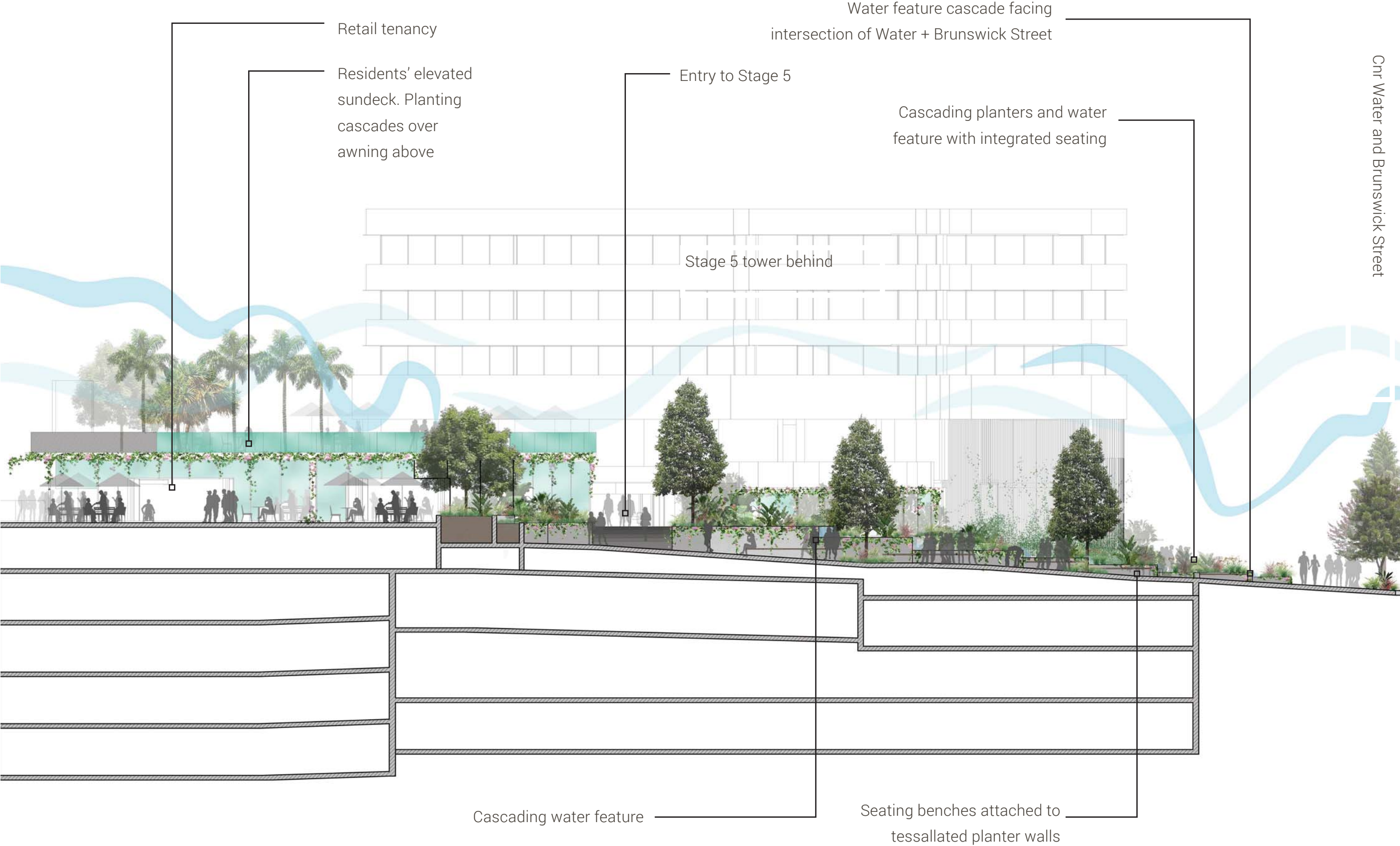
- 01 Main pedestrian entry
- 02 Cascading water feature
- 03 Wayfinding pavement accent
- 04 Planters with cascading and climbing species
- 05 Rest stop seating benches (see sketch below)
- 06 Planting breaks in plaza
- 07 Meandering layered water feature
- 08 Stage 5 building lobby access
- 09 PWD toilet + change
- 10 BBQ facility



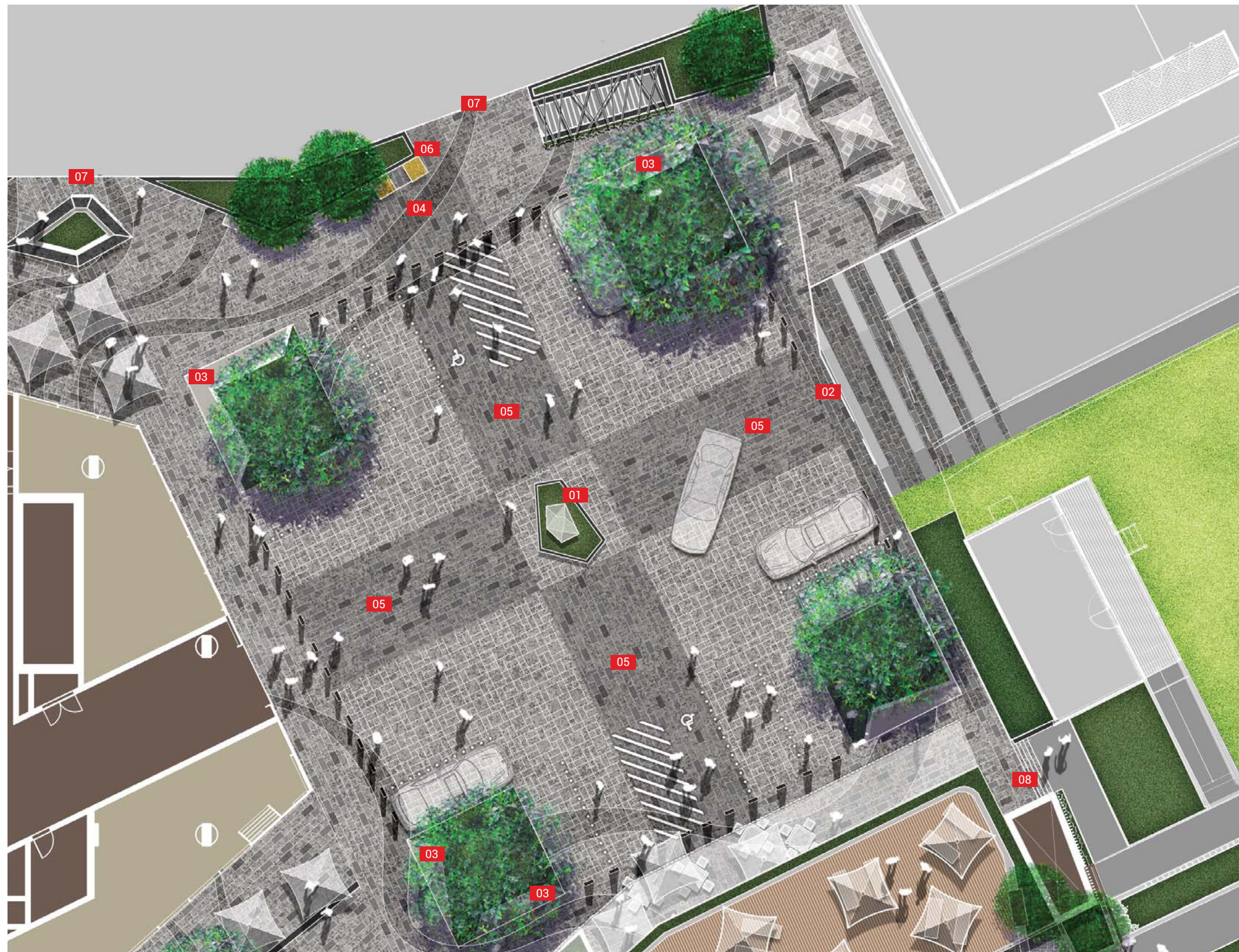
Landscape concept to reflect the development layout approved on 10 July 2018

1 0 2 4 6 8 10M/ 1:200@A3

Pedestrian Spine Section



0 2 4 6 8 10M/ 1:200@A3

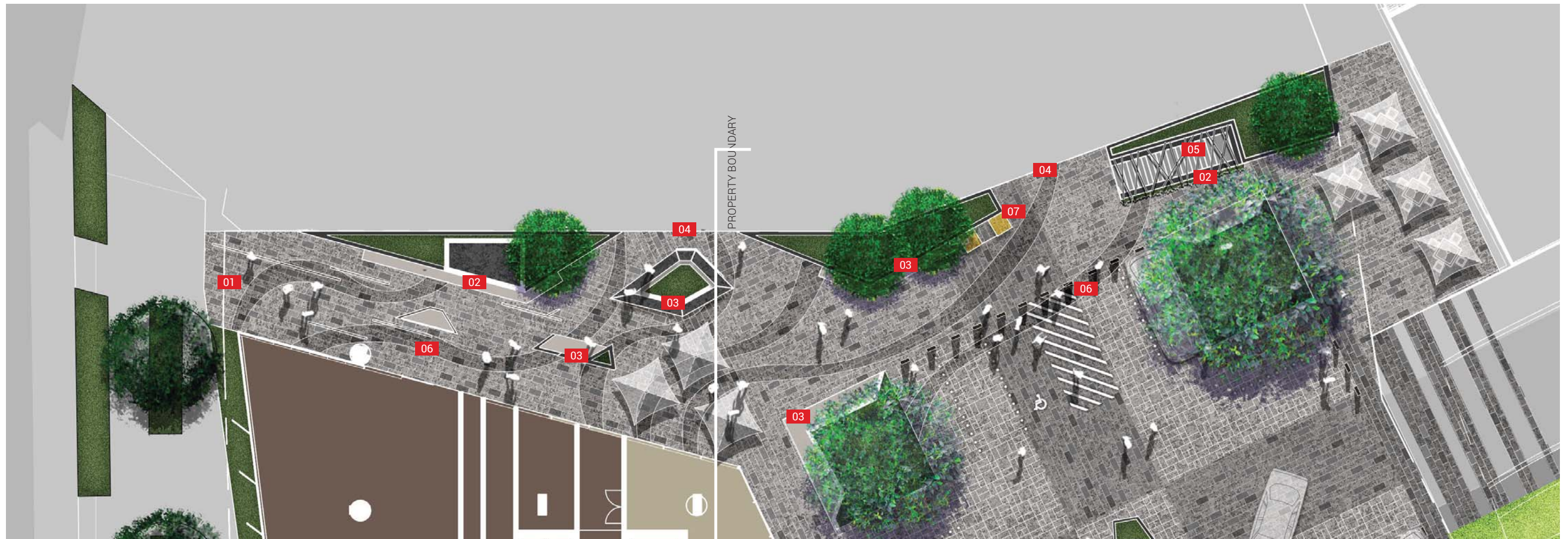


Legend

- 01 Public art feature
- 02 Shared zone connection
- 03 Integrated seating
- 04 Swell motif in pavement
- 05 Directional pavements
- 06 Bike Parking (possibly Brisbane City Cycle)
- 07 Future Access to neighbouring sites
- 08 Link to Stage 1

1 0 2 4 6 8 10M/ 1:200@A3
N | | | | |

Laneway



Legend

- 01 Entry from Brunswick Street
- 02 Art based trellis planting screening risers
- 03 Planter and integrated seating
- 04 Future access to neighbouring site
- 05 Roof with trellis (Refer section)
- 06 Swell pavement motif
- 07 Bike parking

SUBTROPICAL PLANTING
AND SHADE TREES FRAME
NORTHERN SIDE OF THE
LANEWAY

SEATING INTEGRATED WITH
PLANTERS



Laneway Section

1:100

1 0 2 4 6 8 10M/ 1:200@A3

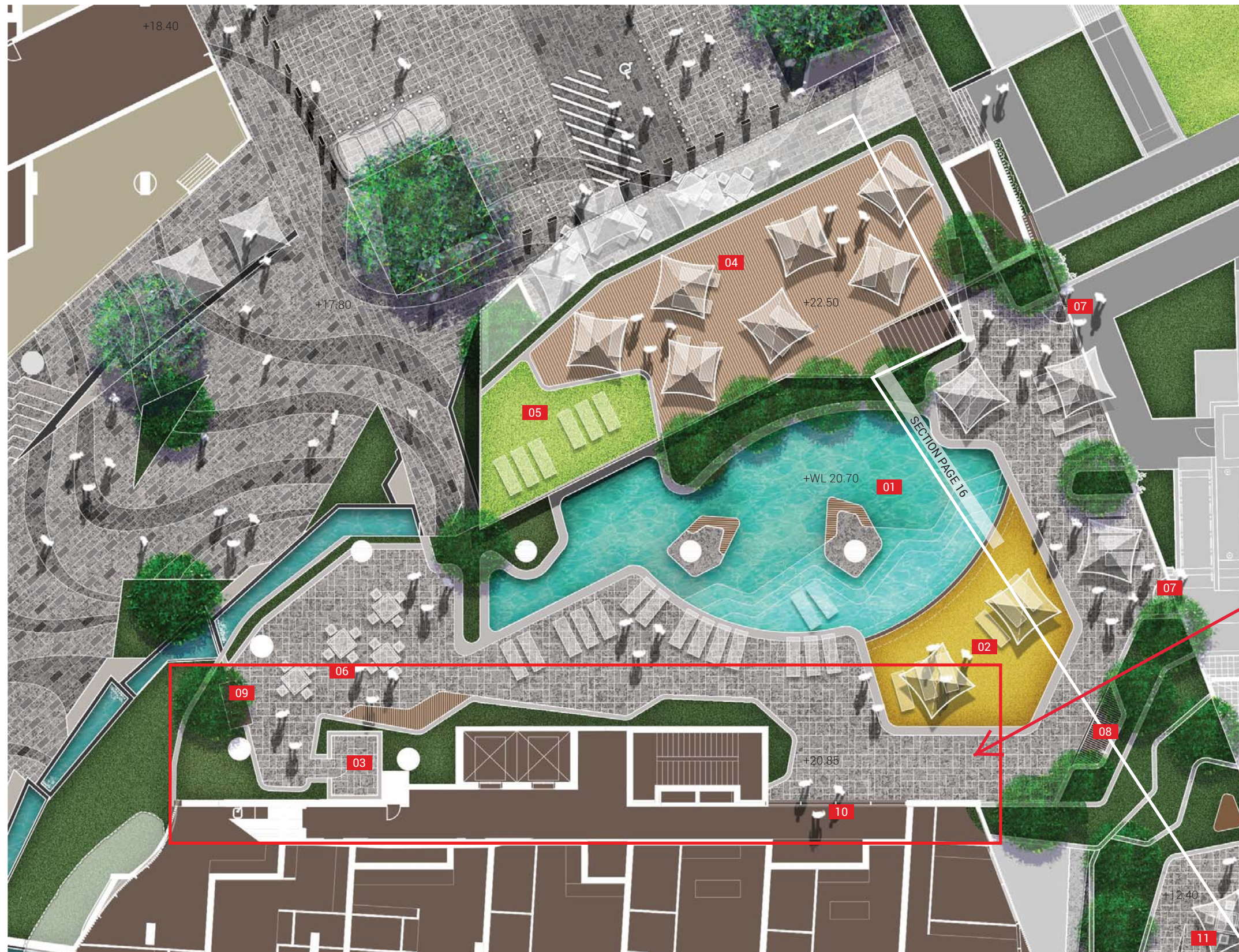
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Recreation Deck



Legend

- 01** Lagoon pool with wading areas, large format steps and integrated planters.
- 02** Beach entry
- 03** PWD Toilet and change
- 04** Sun deck
- 05** Sun lawn
- 06** Residents outdoor lounge
- 07** Access from Phase 1
- 08** Outdoor shower
- 09** BBQ facilities
- 10** Entry to Stage 5
- 11** Water Court below

Landscape concept to reflect the development layout approved on 10 July 2018

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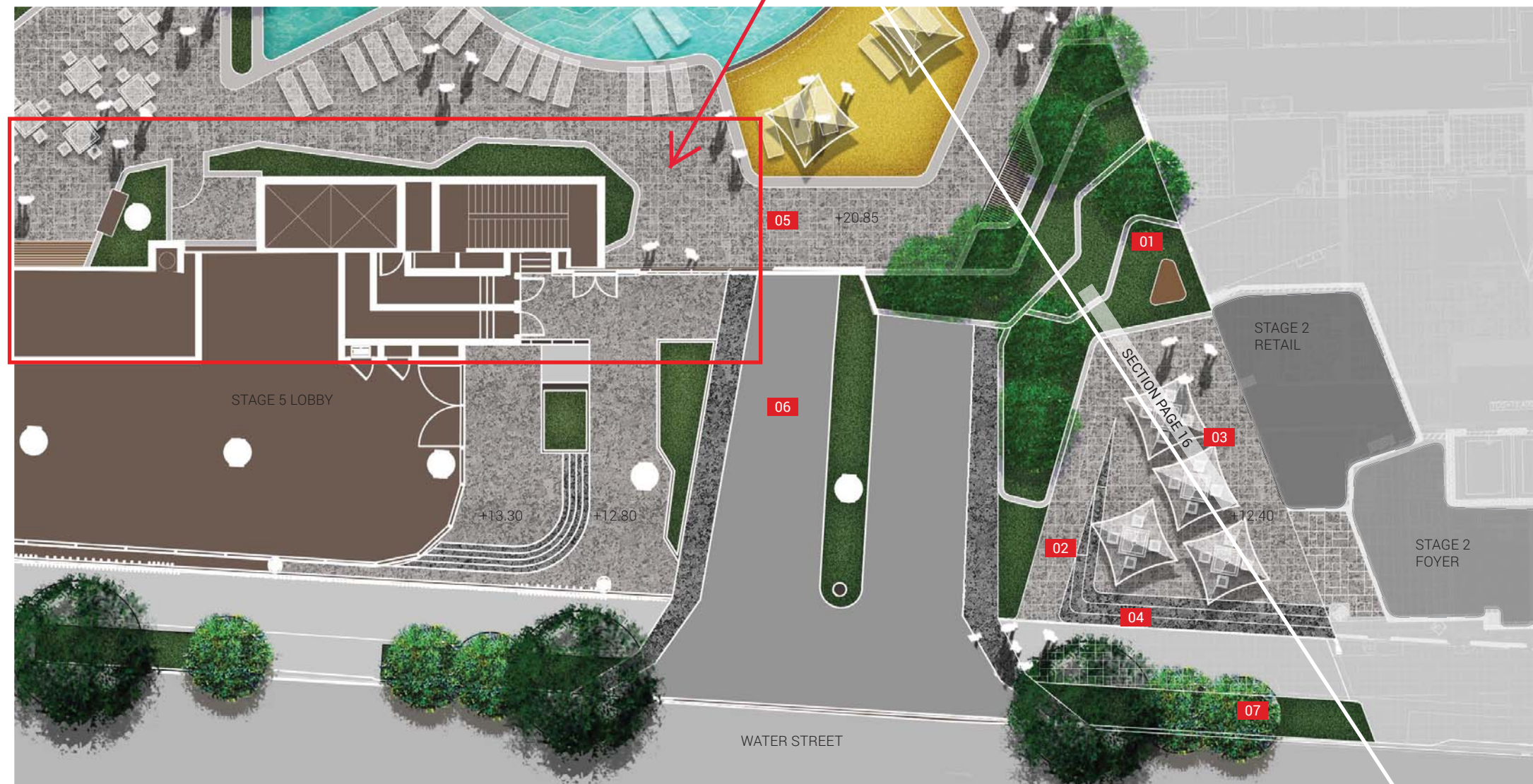
By: BRIANNA FYFFE

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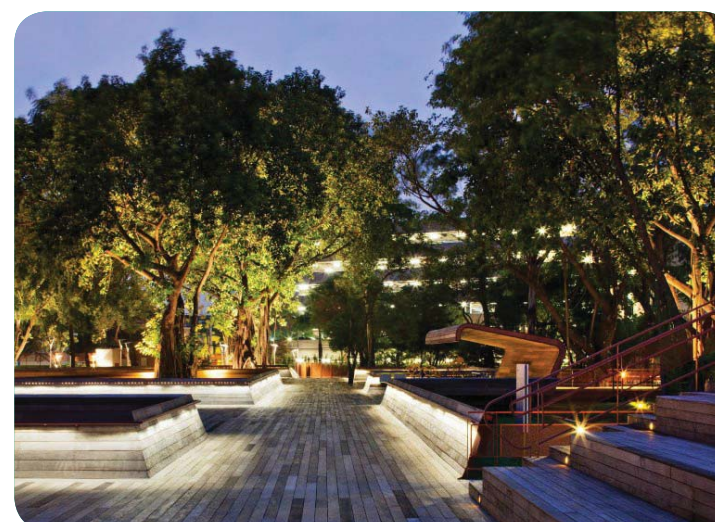
Water Court

Landscape concept to reflect the development layout approved on 10 July 2018

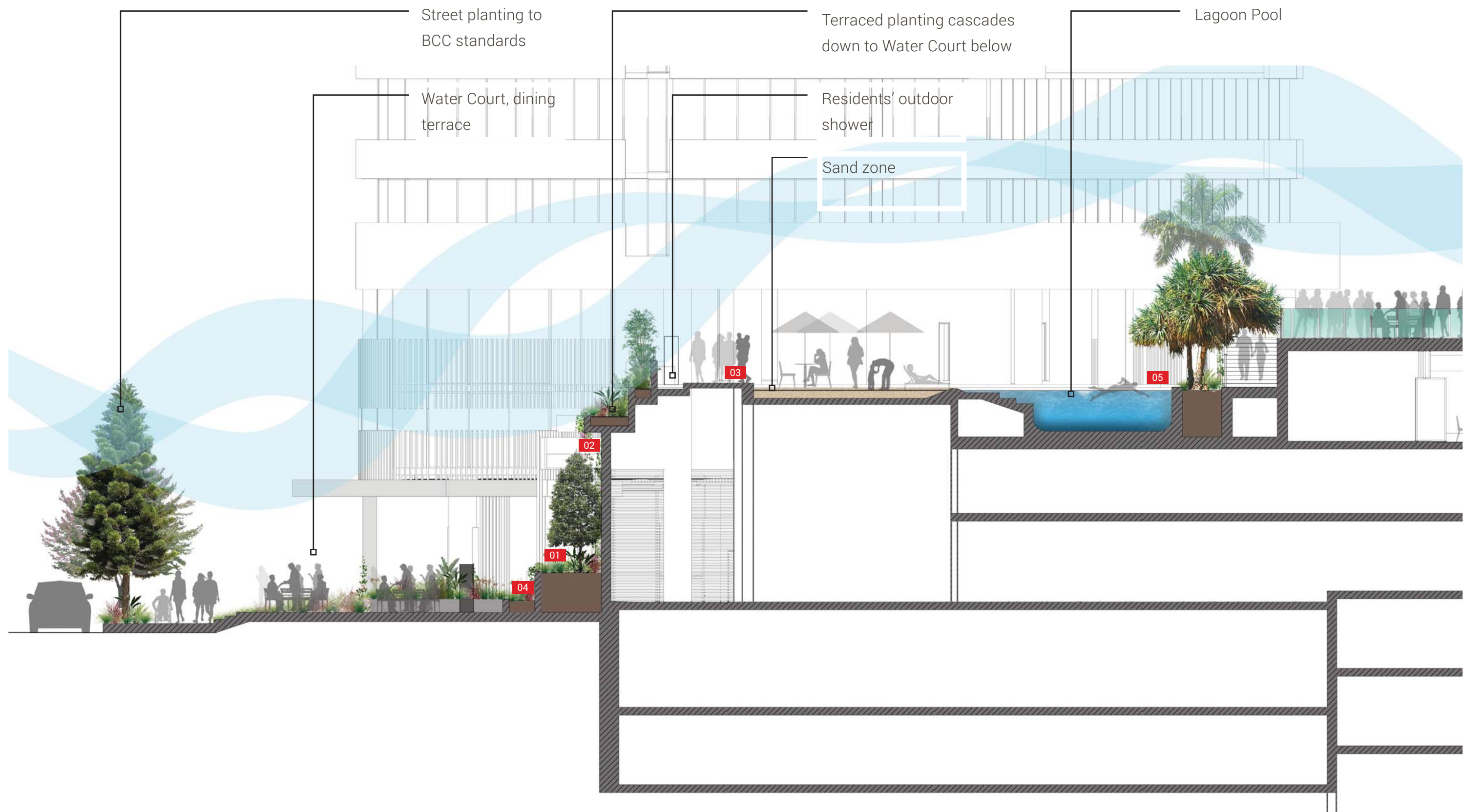


Legend

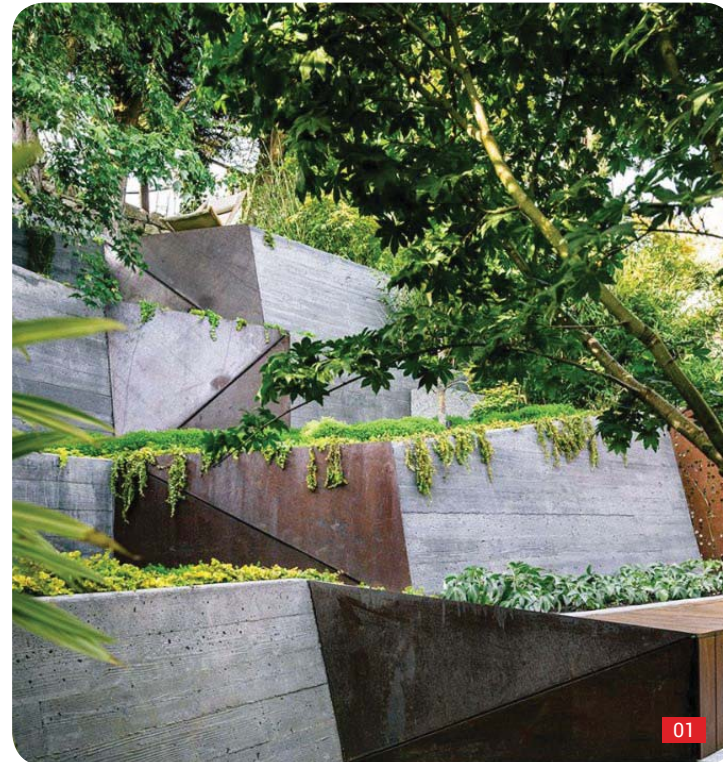
- 01 Terraced cascading planter
- 02 Ramp and stairs up to alfresco dining
- 03 Alfresco dining area for Stage 2 building
- 04 Seating steps to alfresco area
- 05 Residents' recreation deck above
- 06 Driveway access to Phase 2
- 07 Streetscape planting as per BCC standards



1 N 0 2 4 6 8 10M/ 1:200@A3

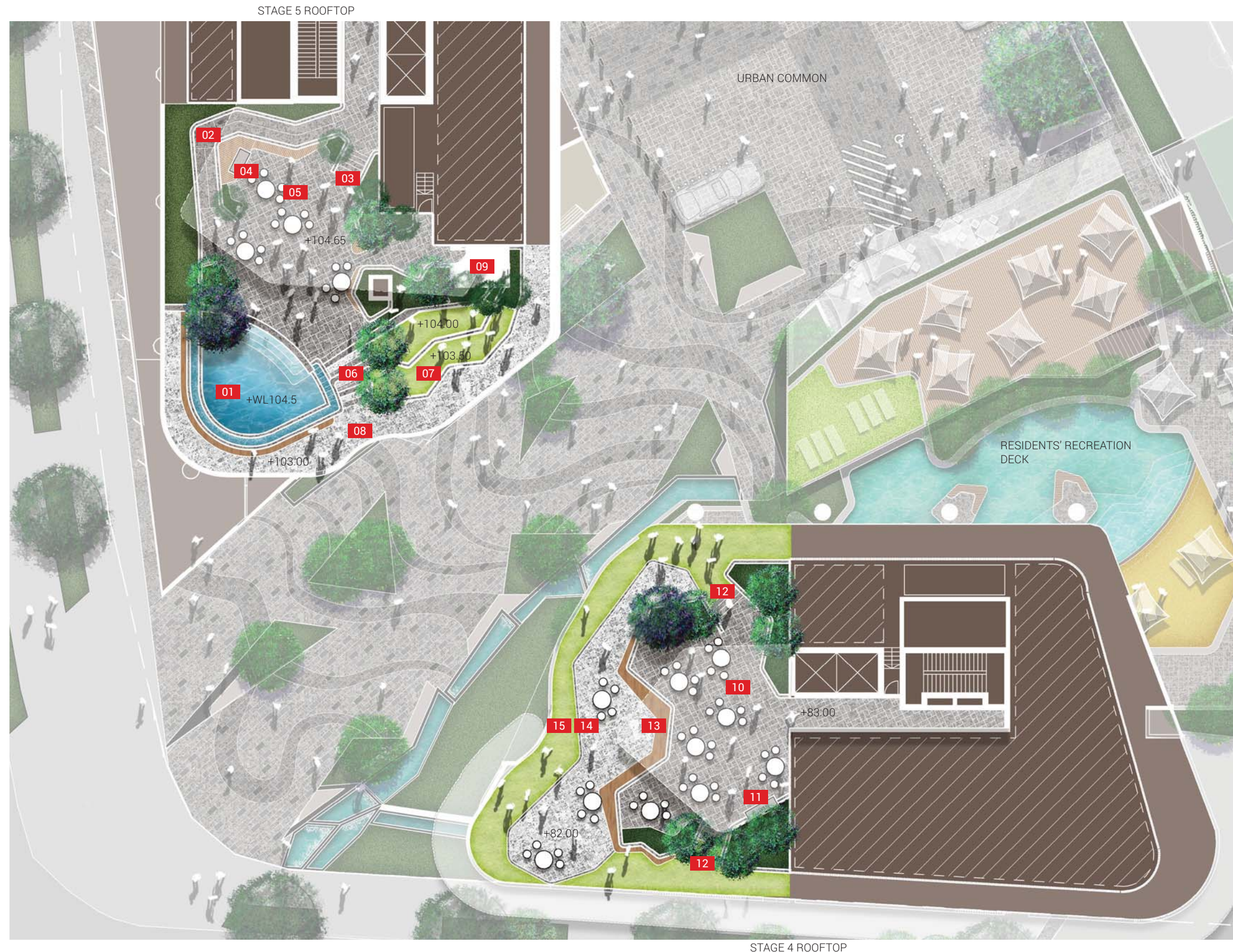


Recreation Deck Section



0 1 2 3 4 5M/ 1:75@A3

Rooftop Terraces



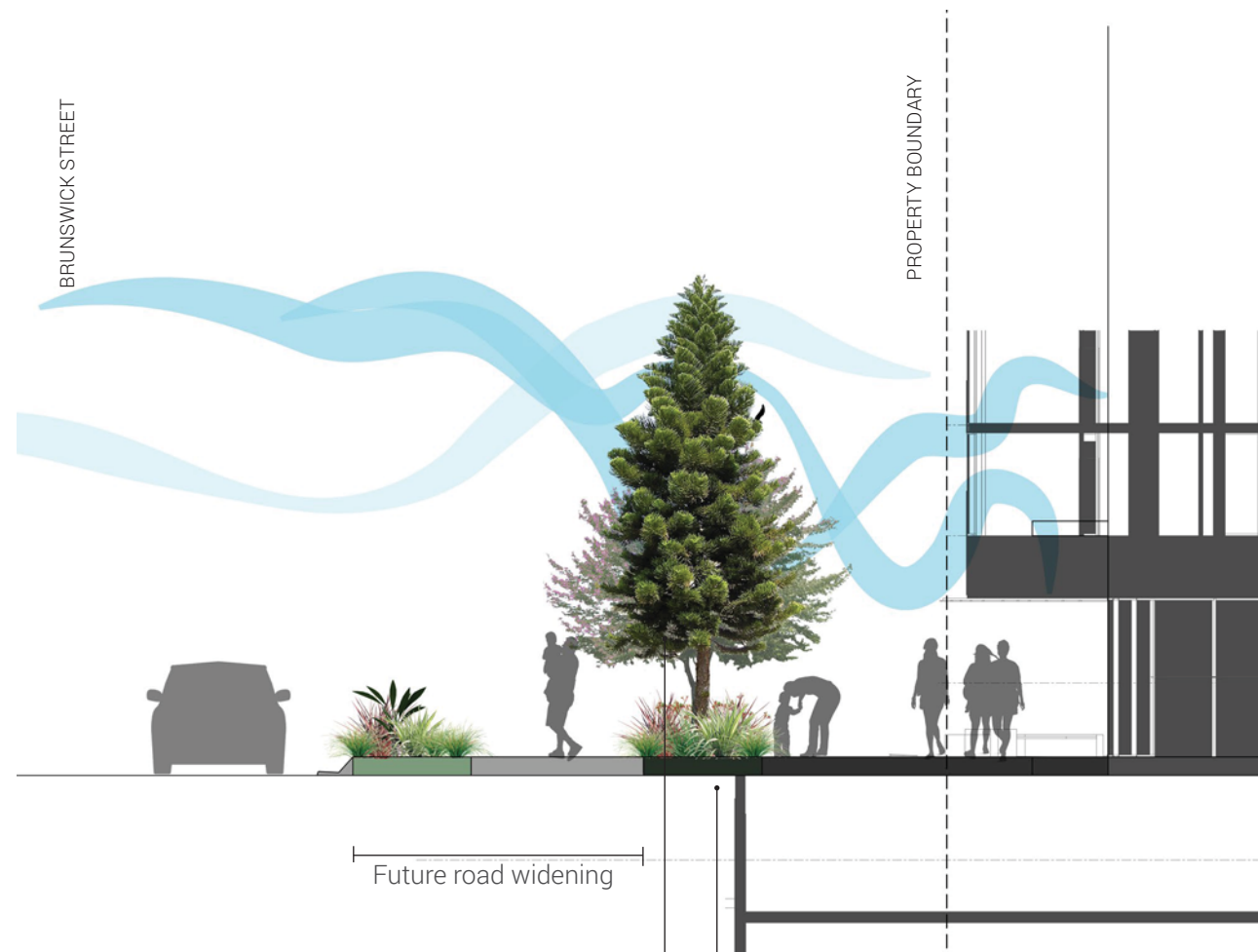
Legend - Stage 5 Rooftop

- 01 Swimming pool with horizon edge. Seating integrated into horizon overflow. Views to city over pool.
- 02 Ramp to upper recreation area
- 03 Stair to upper recreation area
- 04 BBQ / Outdoor kitchen
- 05 Upper recreation area. Emphasis on southern and western long range views. Direct access to swimming pool
- 06 Stairs to lower recreation area
- 07 Seating on terraced grass areas
- 08 Lower recreation area
- 09 PWD toilet facilities

Legend - Stage 4 Rooftop

- 10 Upper recreation area
- 11 BBQ / Outdoor kitchen
- 12 Stairs to lower recreation area
- 13 Seating integrated in to wall frames lower recreation area
- 14 Lower recreation area with space for tables and lounges
- 15 Astro turf perimeter walkway

Typical Streetscape Sections



1.1 Section 1



Mixed species understorey planting as per BCC standards
Street tree Agathis robusta and small canopy tree, Tabebuia at spacings as per BCC standards



1.2 Section 2

Mixed species understorey planting as per BCC standards
Street tree Agathis robusta and small canopy tree, Tabebuia at spacings as per BCC standards



0 1 2 3 4 5M/ 1:100@A3

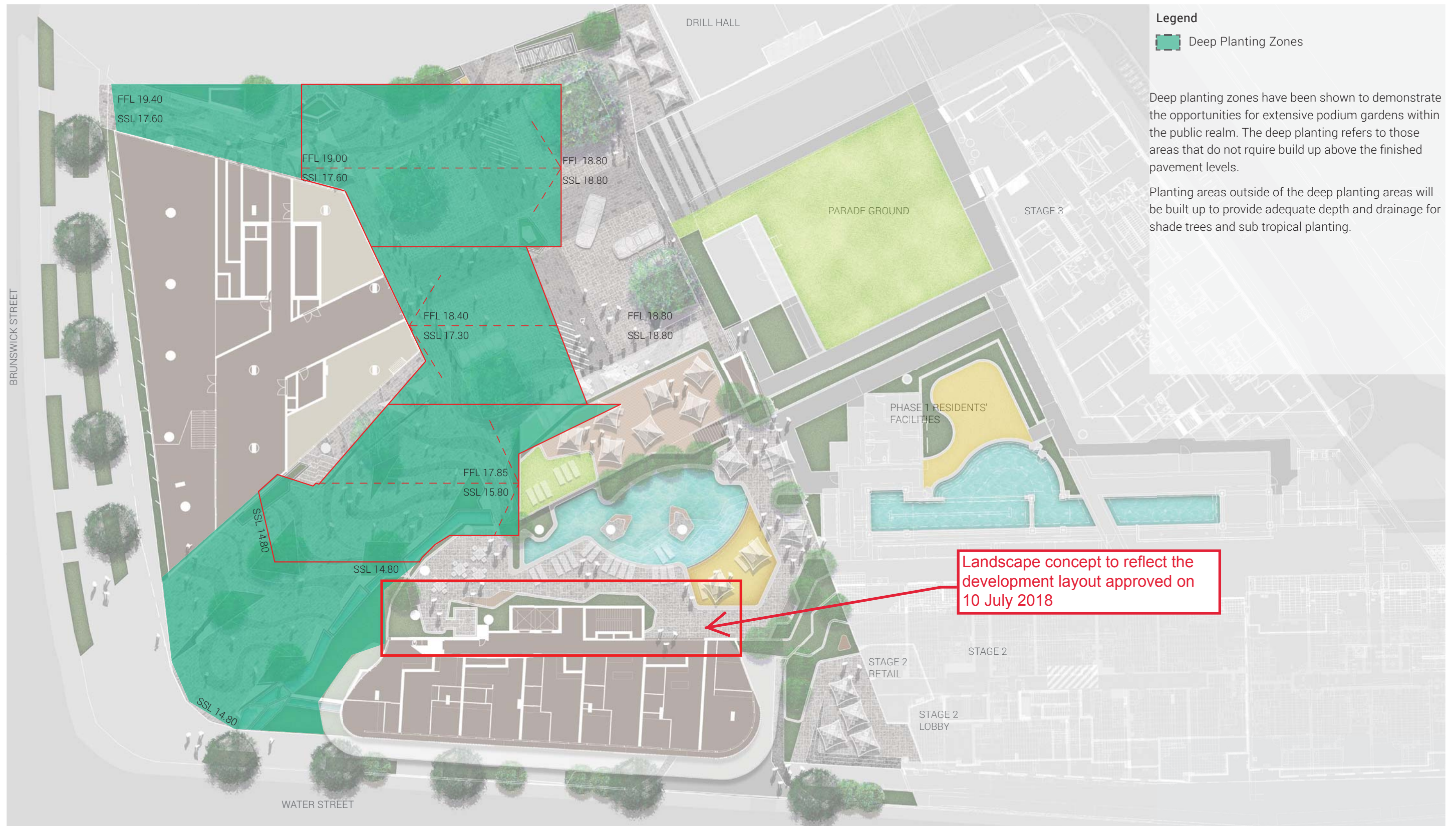
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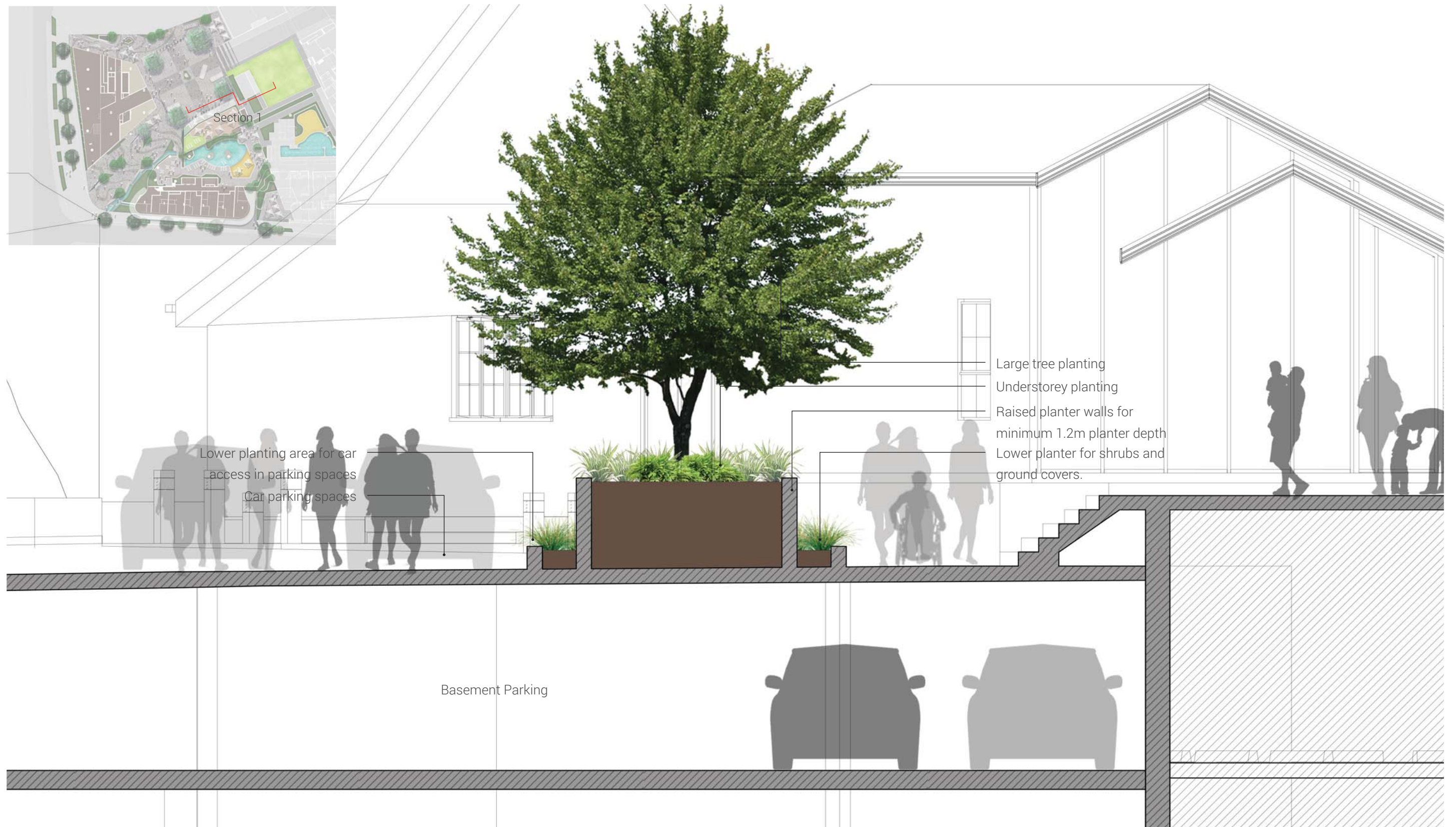


Deep Planting Zone



1 0 5 10 15 20M/ 1:400@A3

Large Tree Podium Planting

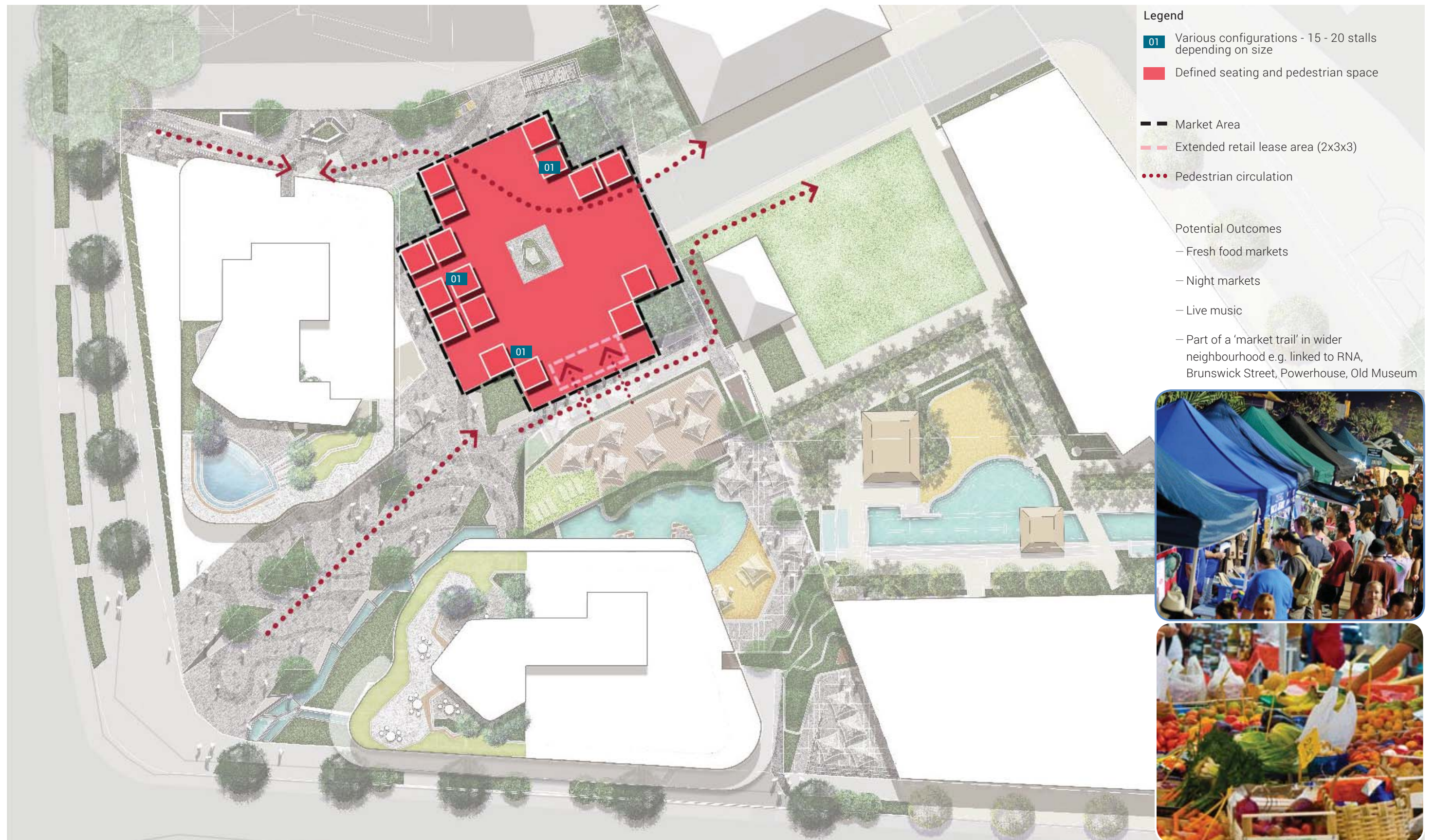


0 0.5 1 1.5 2 2.5M/ 1:50@A3

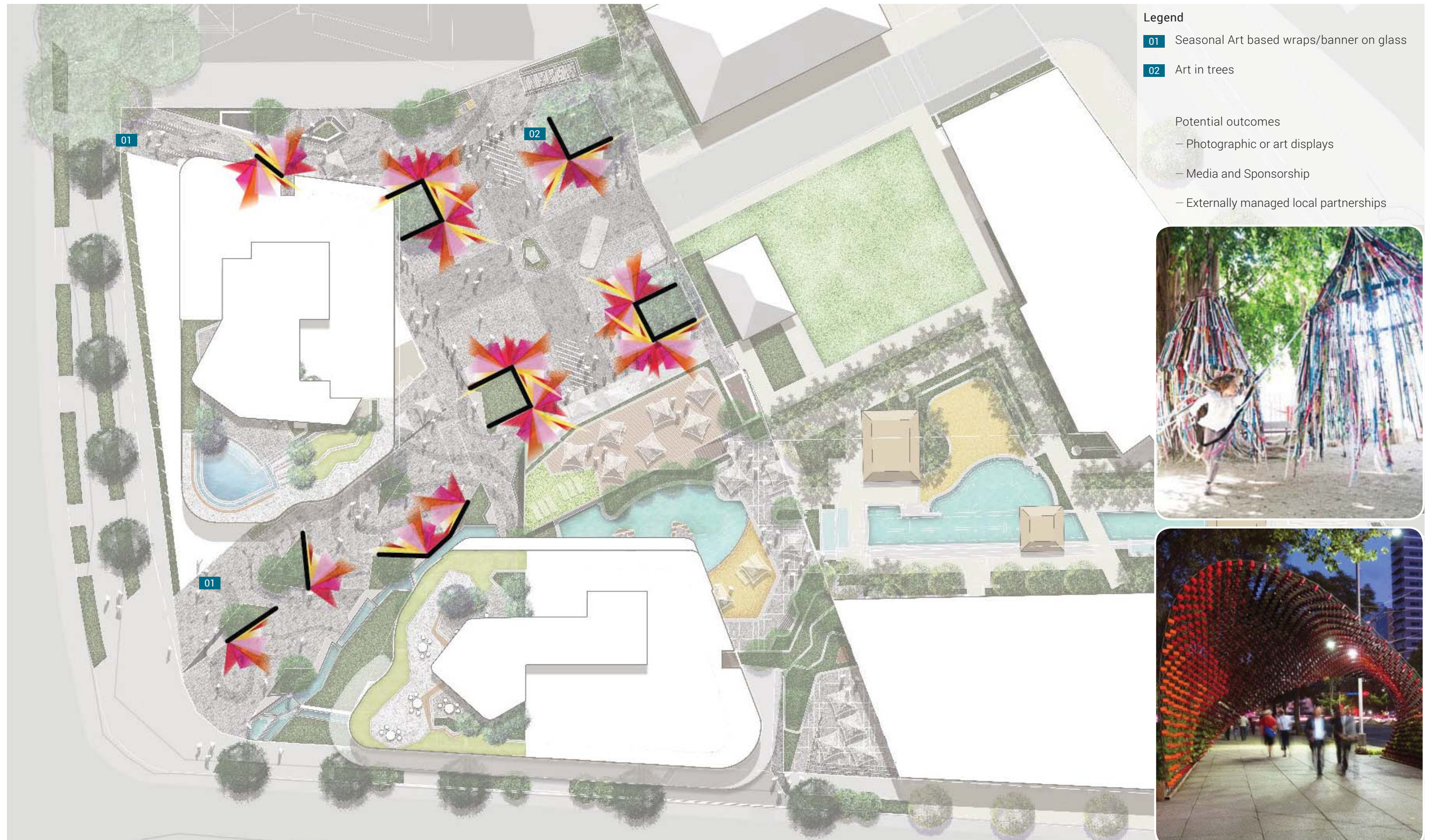
Superior Design Outcomes



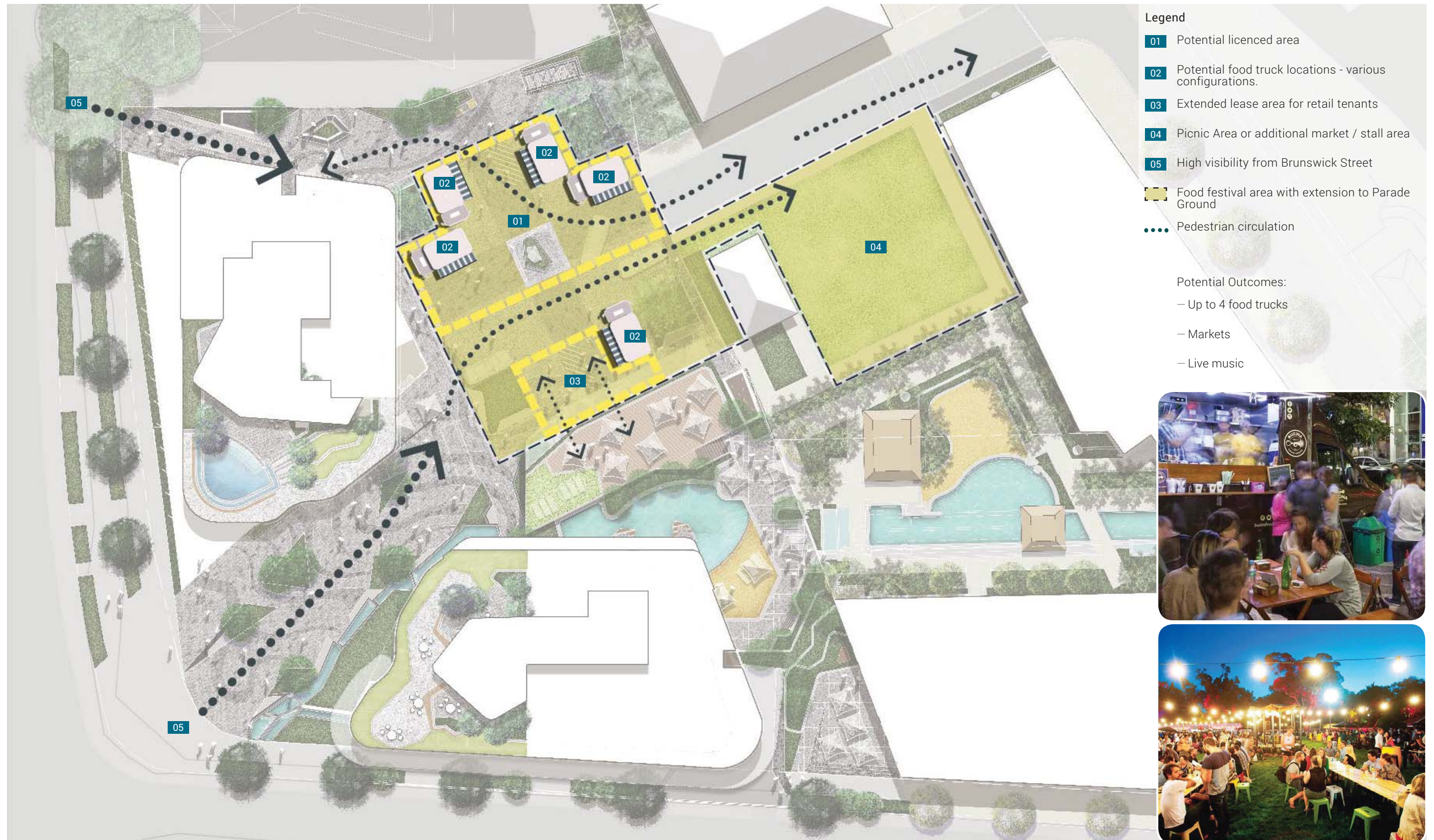
Adaptable Use Studies: Markets



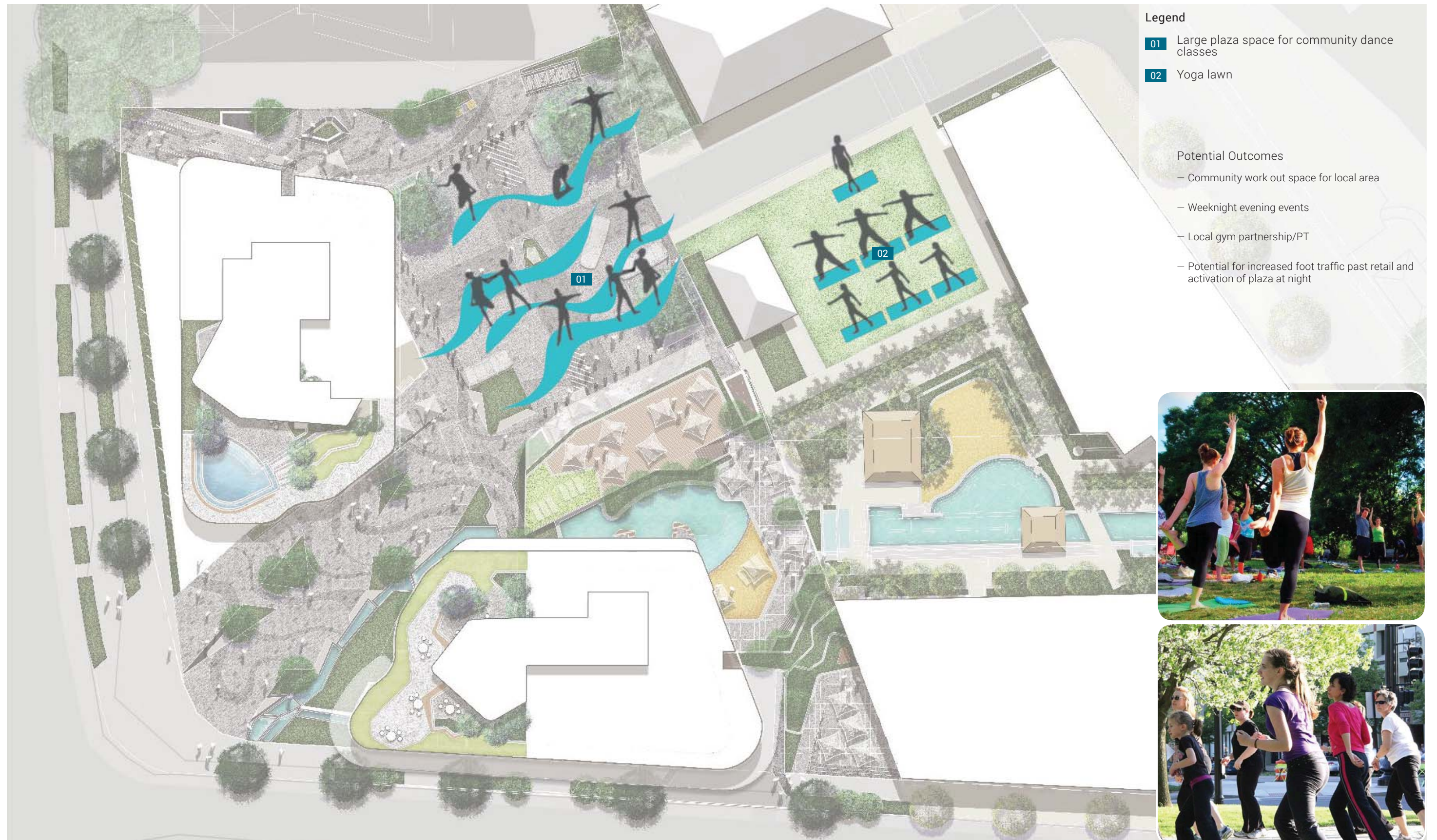
Adaptable Use Studies: Semi permanent outdoor gallery



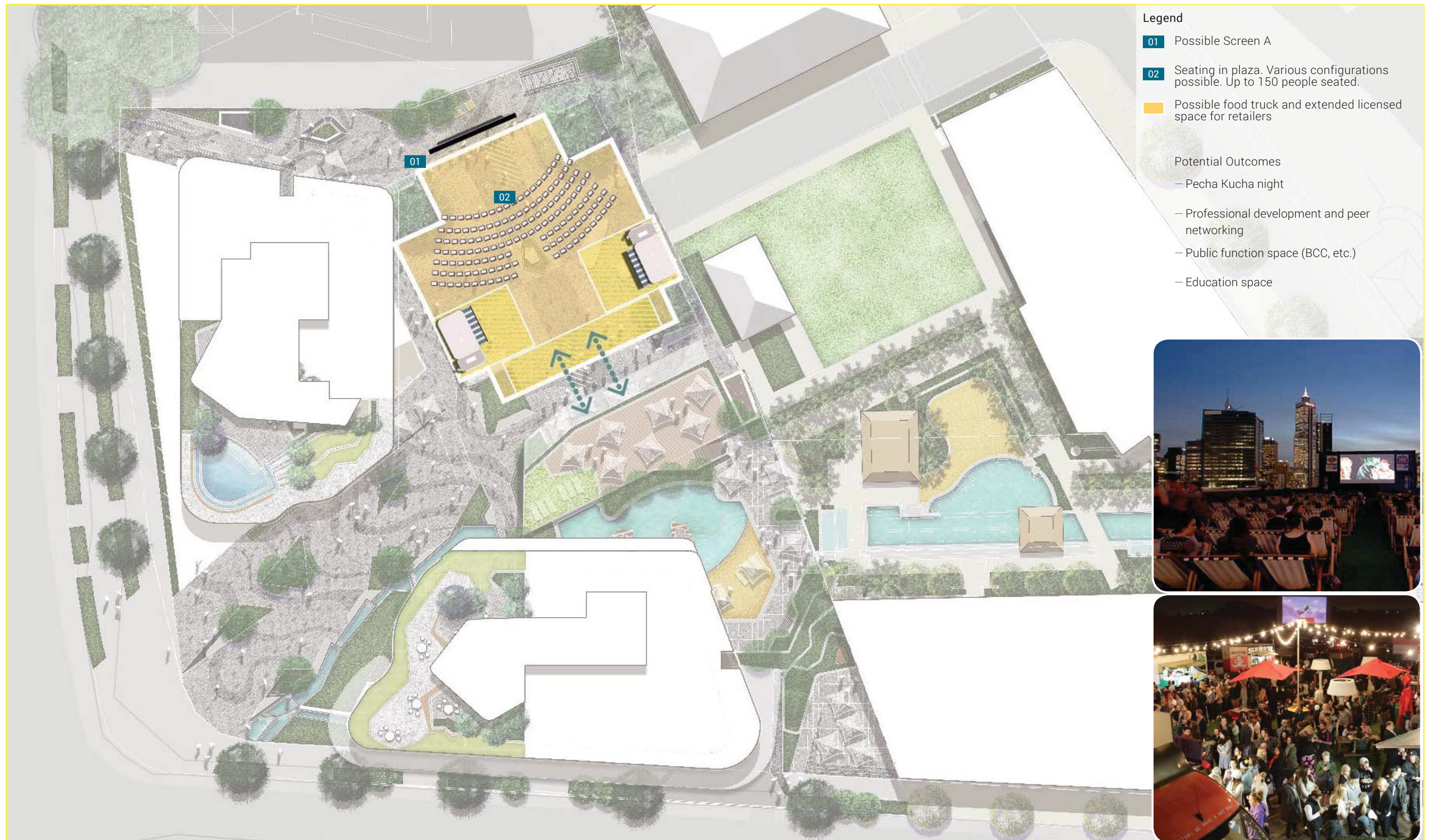
Adaptable Use Studies: Neighbourhood food festival



Adaptable Use Studies: Pop-up exercise/health club



Adaptable Use Studies: Outdoor



Signage and way-finding elements



Indicative rendering



End elevation

Side elevation

Legend

- 01 Opportunity for interpretive panel, or for further information
- 02 Wayfinding installation points in the direction of the destination

Way-finding elements are design as sculptural installation pieces, referencing the military heritage of the site.

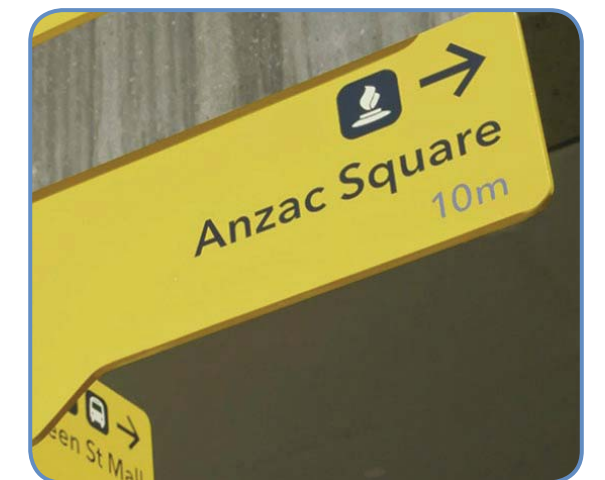
Military rank insignia are used in this instance to develop a series of way-finding elements that point in the direction of the desired location.

The elements also provide the opportunity to incorporate interpretive signage, explaining particular aspects of the public realm design. These could include references to the "Swell" motif, the cascade water feature, or Heritage Lawn.

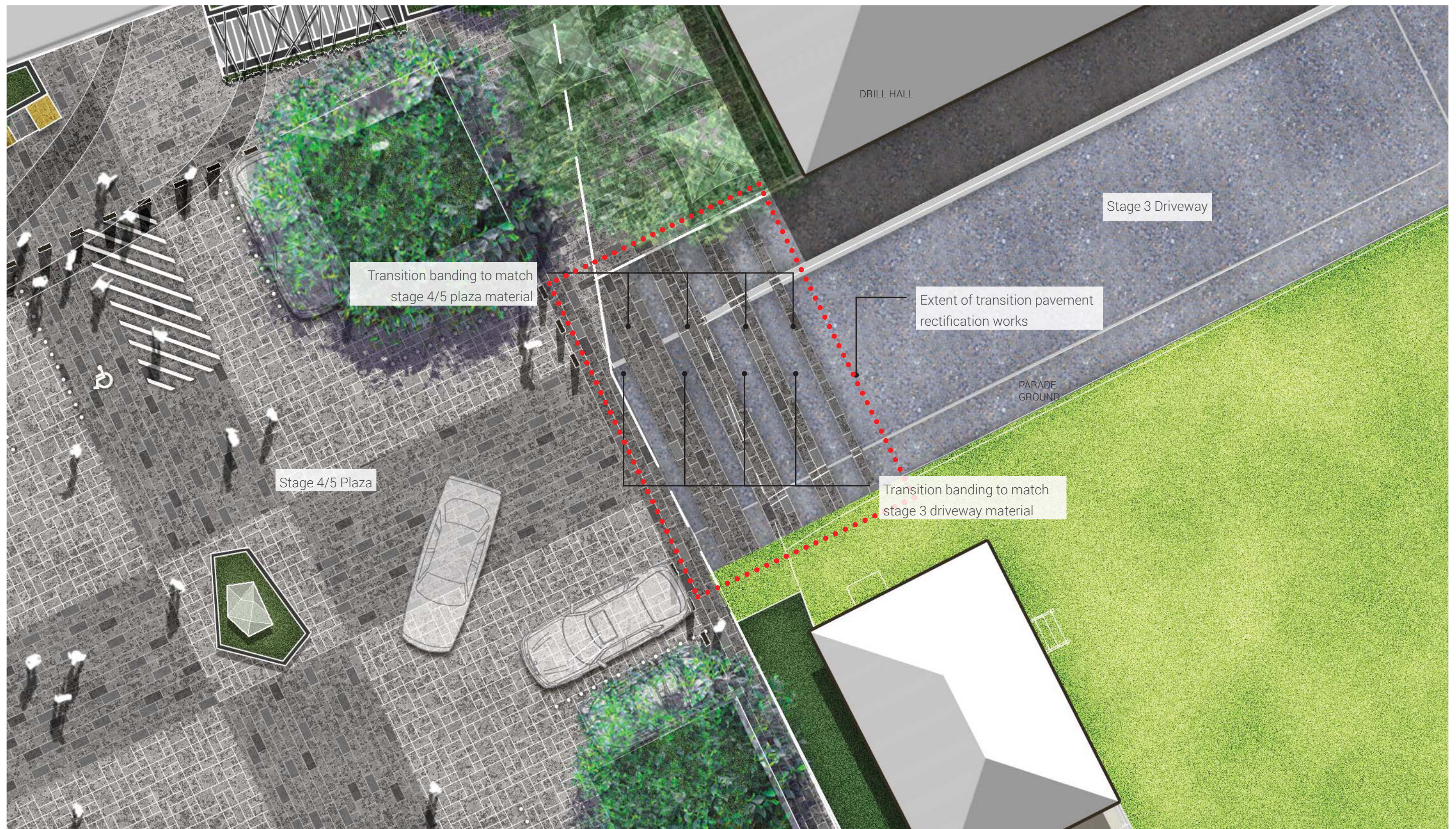
The way-finding elements become beacons within the public realm. They provide a point of reference, a point of interest, and an element that encourages people to interact. The elements could incorporate lighting for evening navigation through the development.

The way-finding elements would be fabricated metal with a powdercoated external finish and expressed lettering.

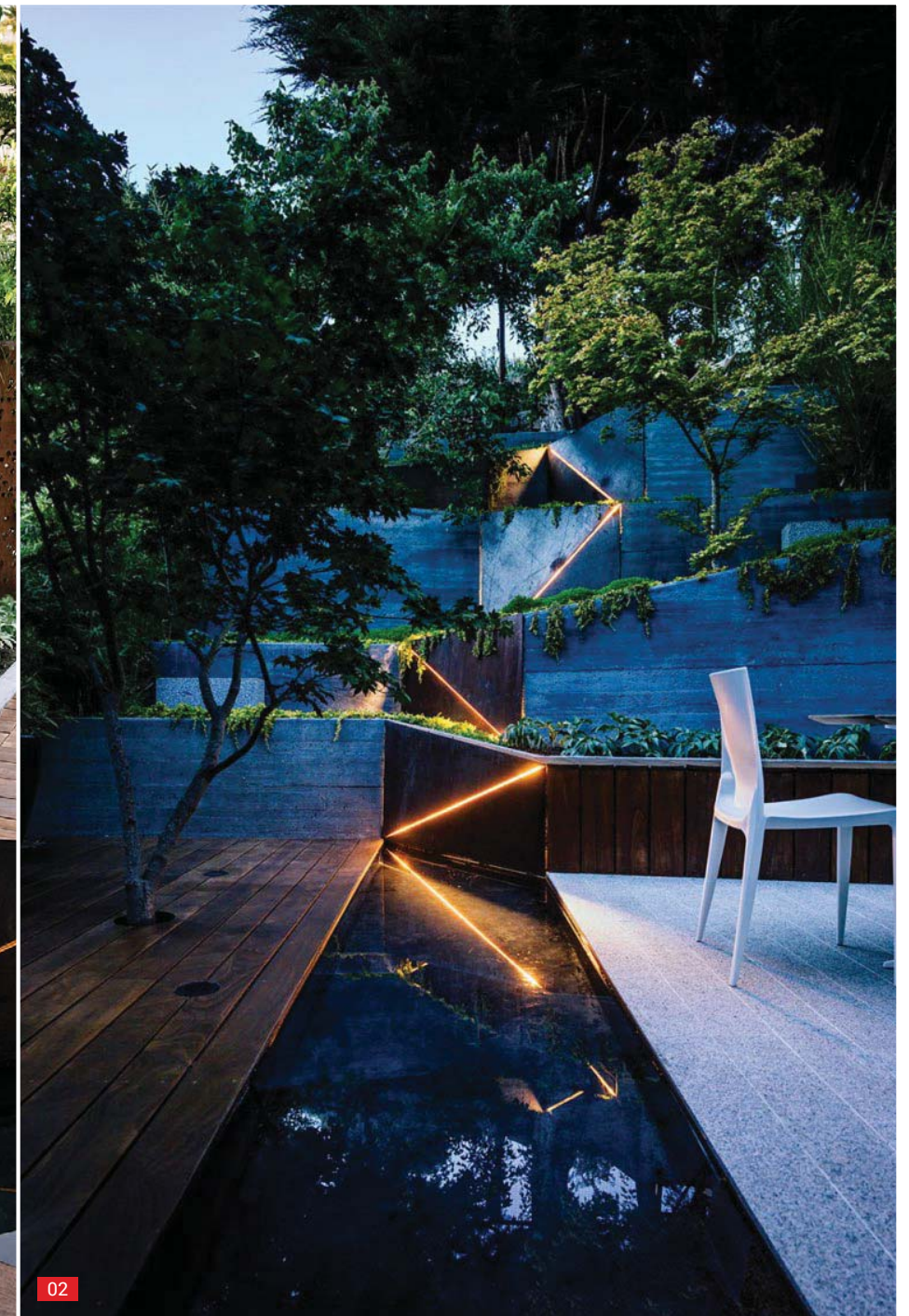
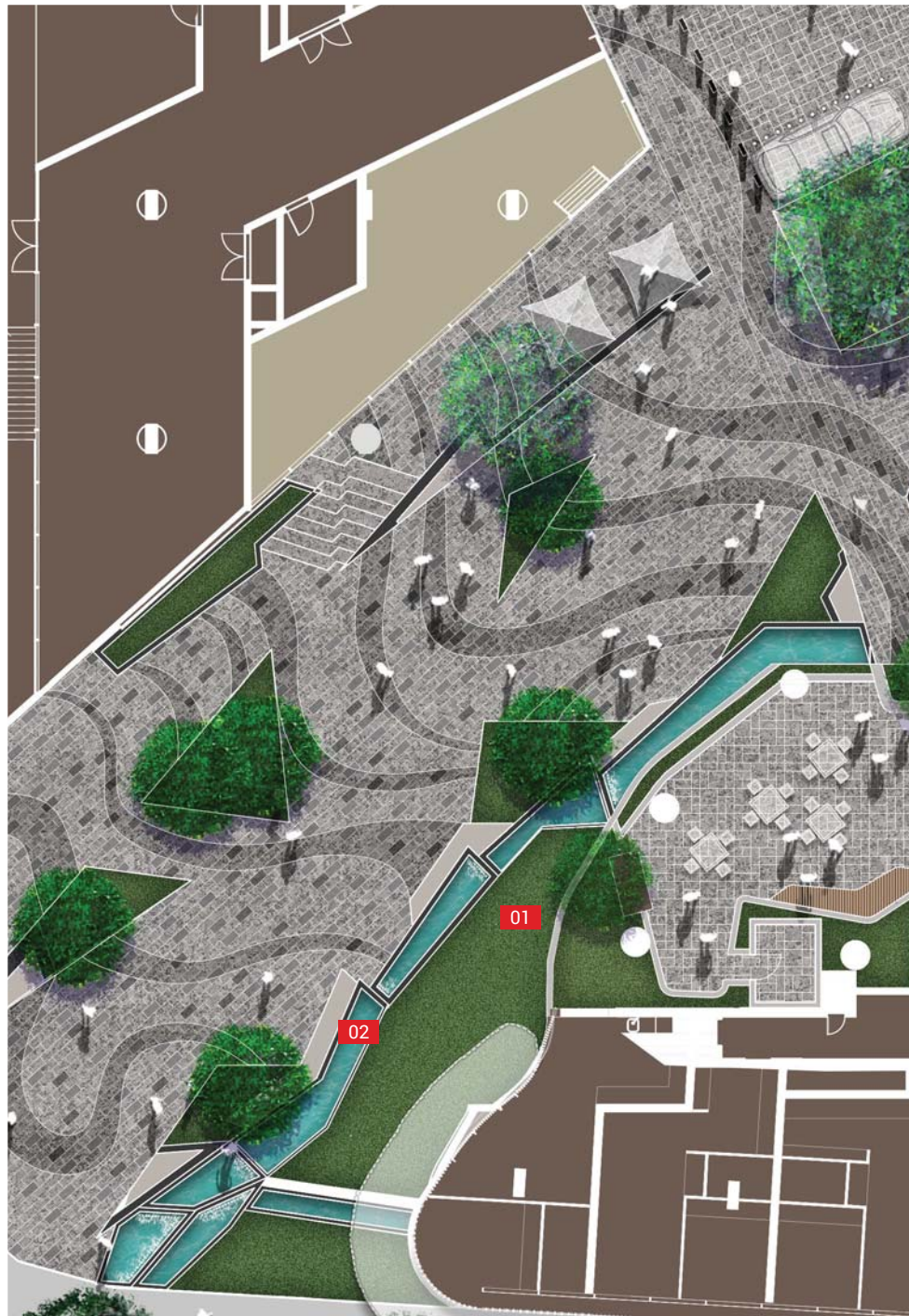
The finish colour could potentially be matched to the wider Brisbane way-finding signage colour scheme.

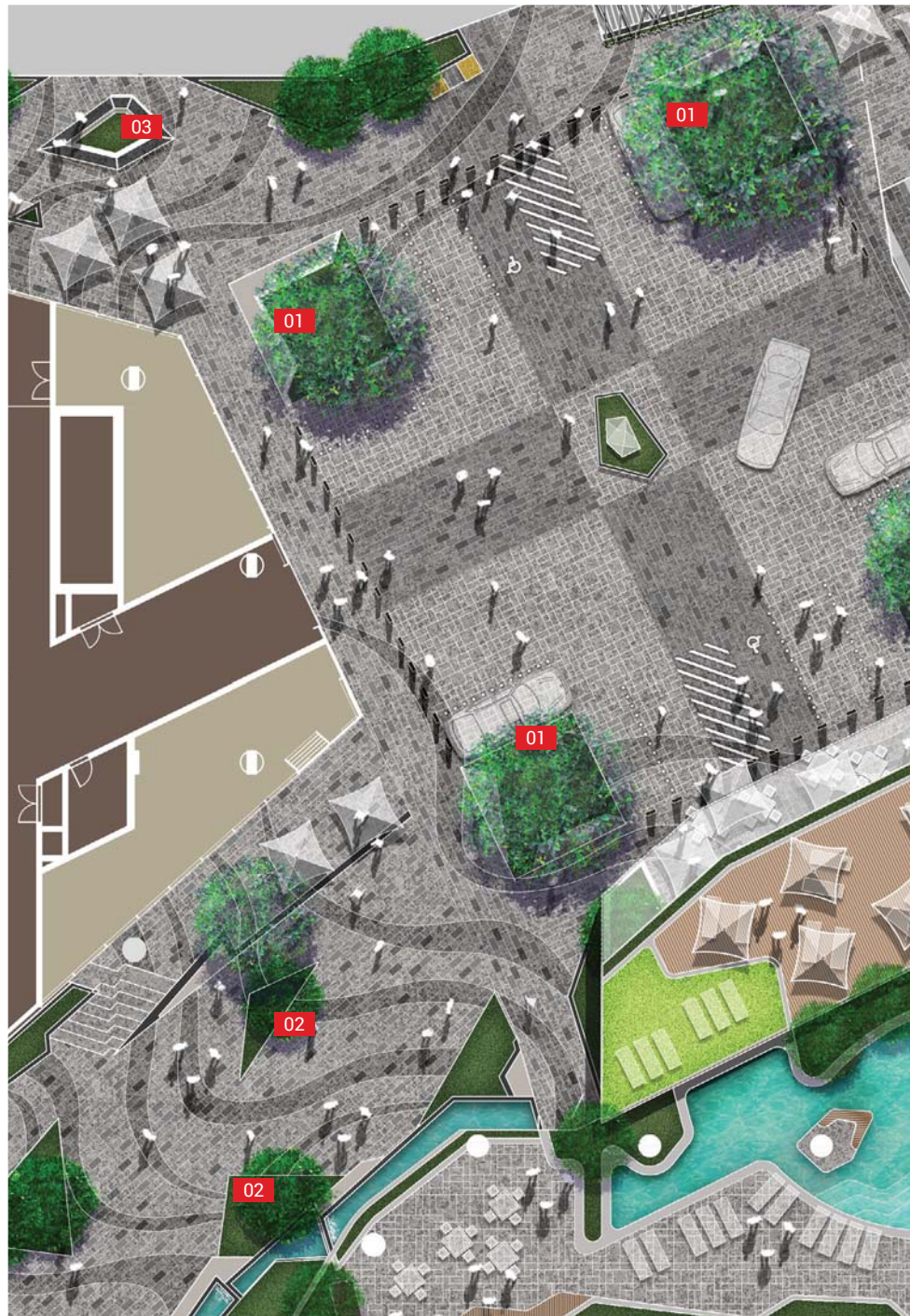


Transition Pavement



1 0 2.5 5 7.5 10 12.5M/ 1:250@A3





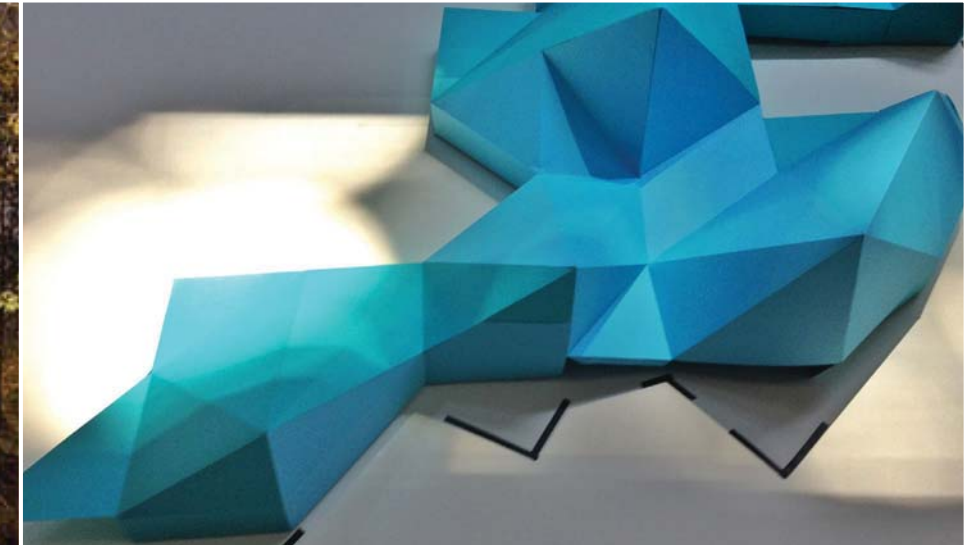
Sculptural Lighting Elements



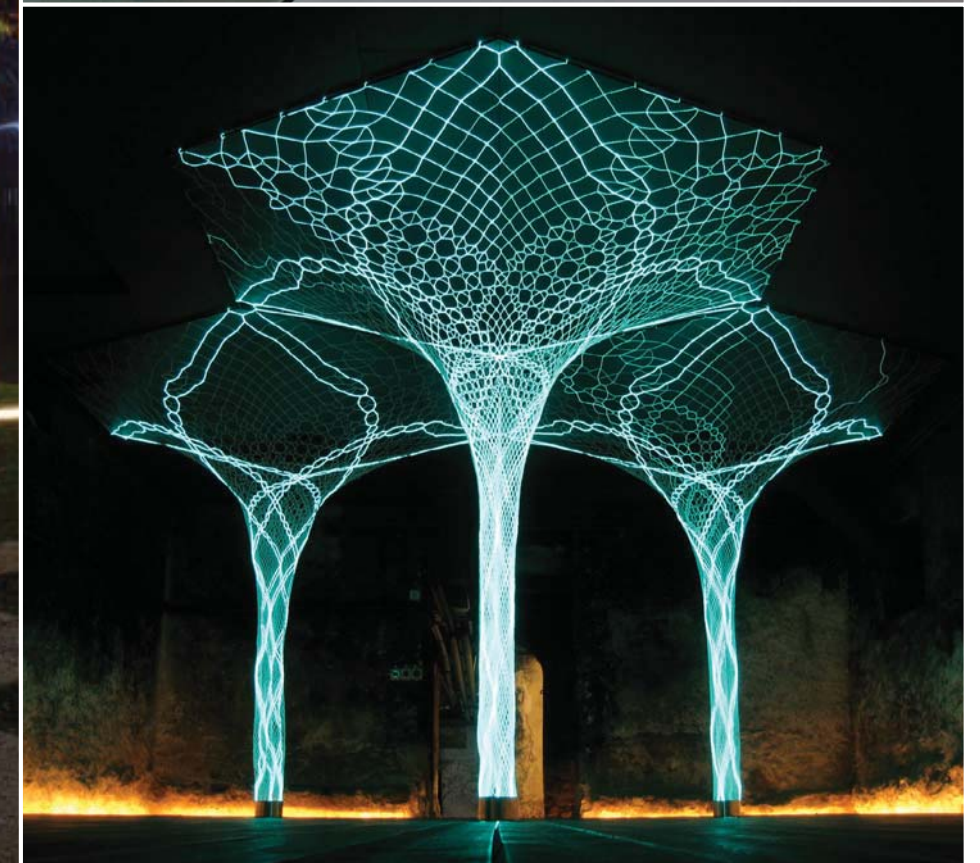
Green Urban Corridor



Wall Mounted Art Installations



Faceted Wall Features



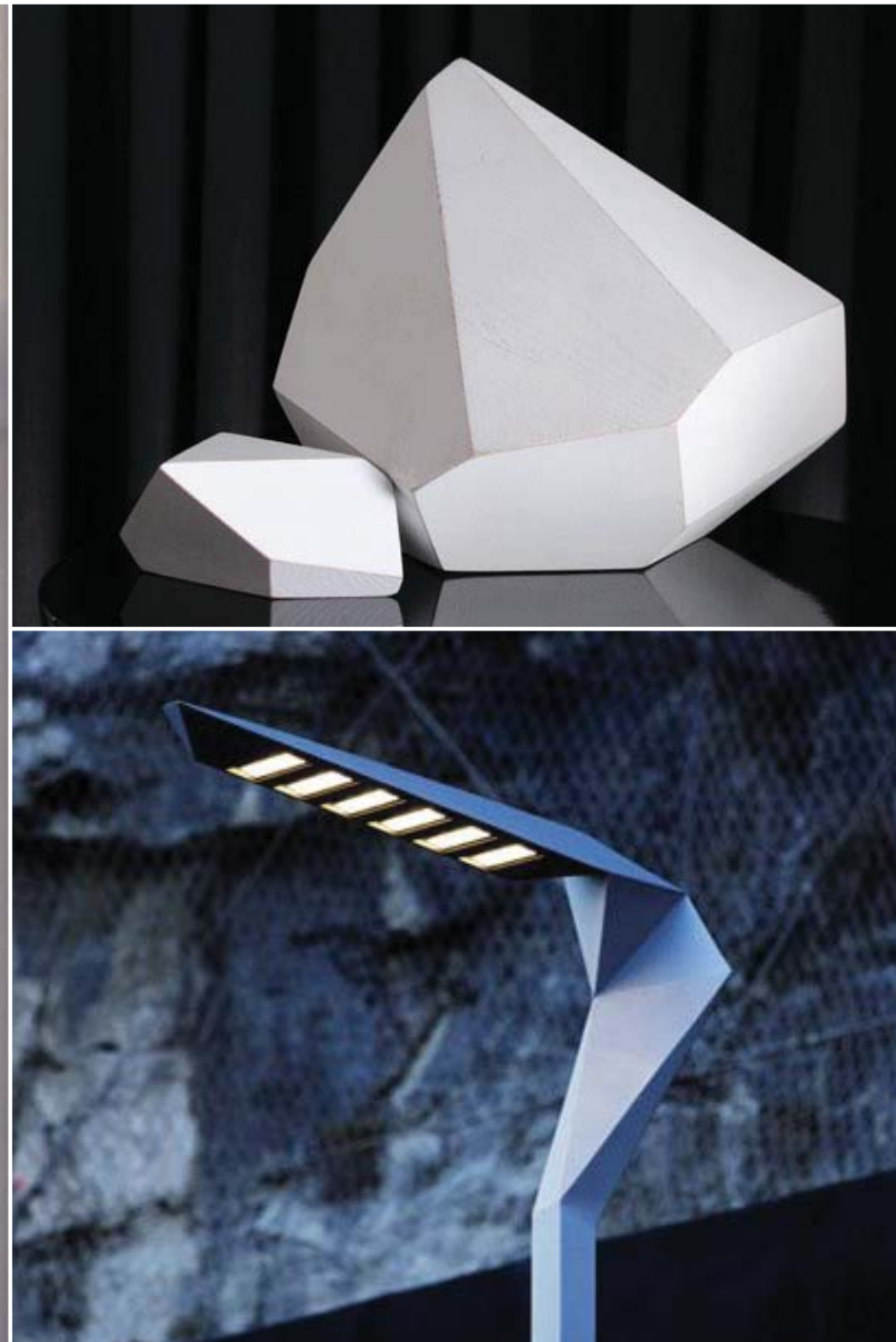
Dynamic Lighting Elements

Photo Imagery

Tessellated Building Facade



Faceted Sculptural Boulders



Geometric Seating + Lighting

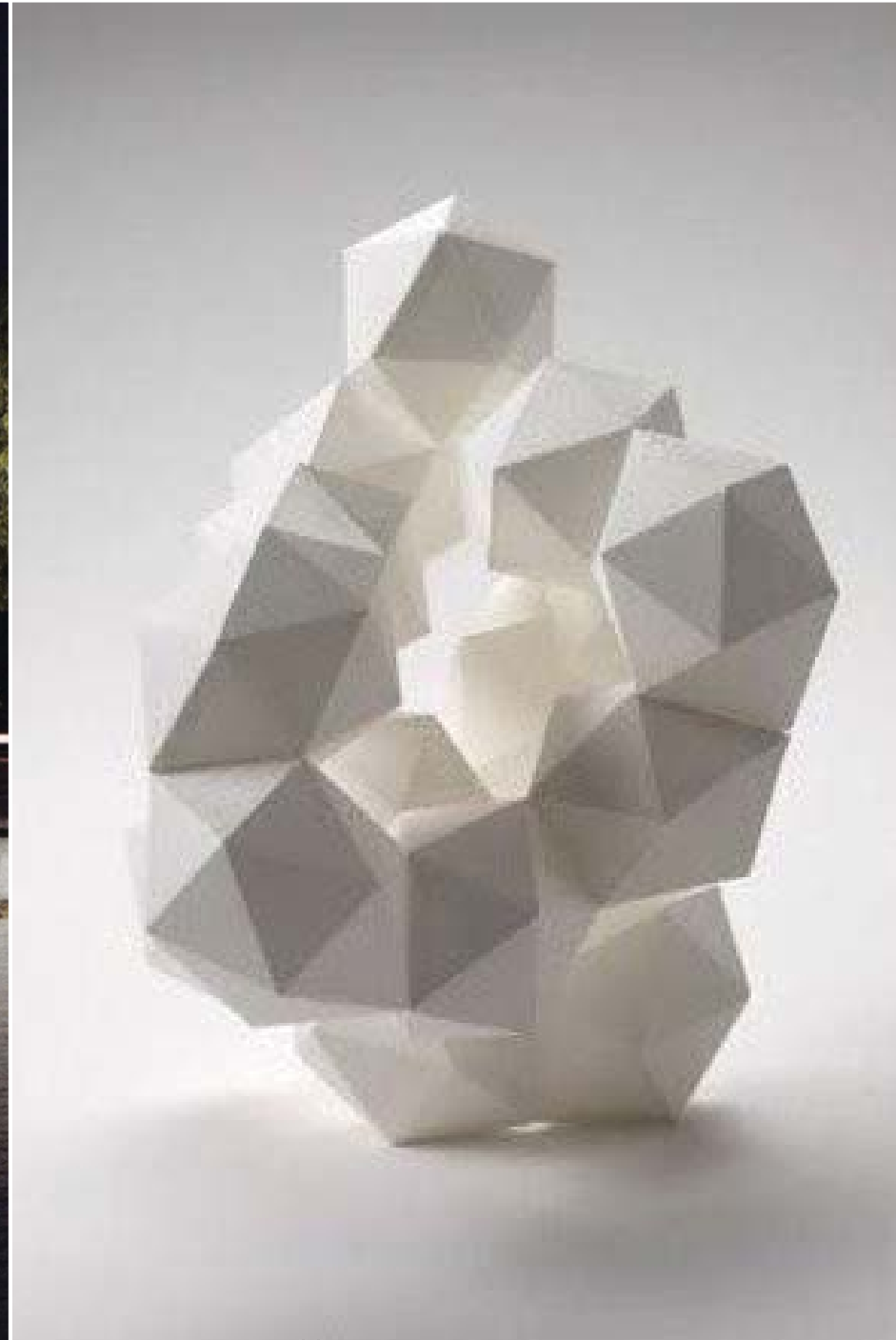


Sculptural Lighting Elements

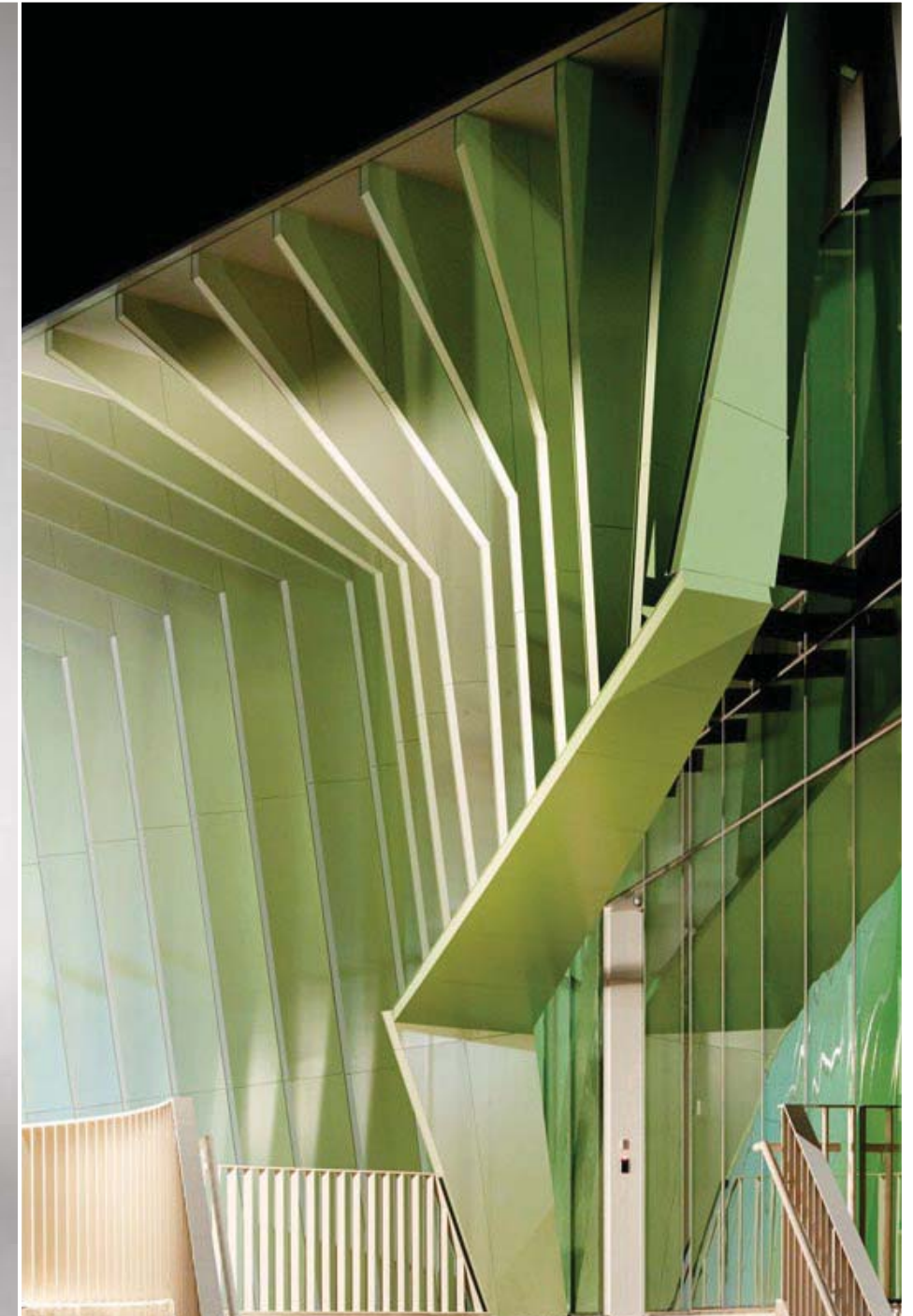
Dynamic Public Space Lighting



Geometric Sculptures



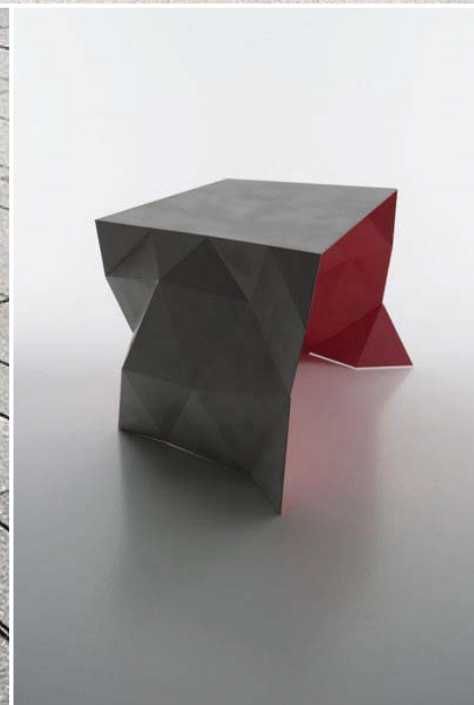
Blending Building Facades



Geometric Seating Walls



Sculptural Bollards



Tessellated Seating



Fragmented Public Plaza + Seating + Planting + Lighting

Materials Palette

public realm



Robust materials for high level of pedestrian traffic



Directional paving



Incorporated greenwall elements

private realm



Podium planting



Green facades



Detailed soft + hard finishes to walls

urban ecology



Trellis planting



Large leafed tropical species

Materials Palette



Sculptural seating



Richly detailed urban refuge



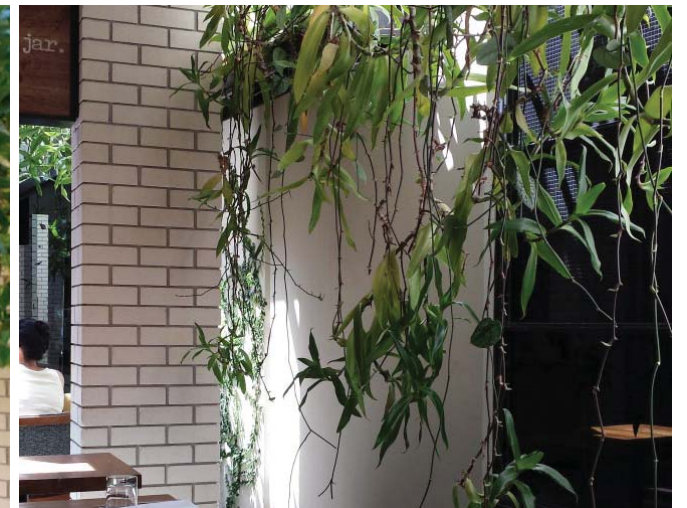
Green Columns



Intimate residential spaces



Cascading planting from rooftops and awnings



Layered and textured planting arrangements



Feature planting specimens



Podium planters with incorporated seating

Planting Palette

STREETSCAPE

BOTANICAL NAME

COMMON NAME

TREES

AGATHIS Robusta

Queensland Kauri

HARPULIA Pendula

Tulipwood

GRASSES

CORDYLINE sp

Palm lily

LIRIOPE evergreen giant

Evergreen giant

LIRIOPE stripey white

Stripey white

TRACHELOSPERMUM jasminoides

Star jasmine

PUBLIC REALM

BOTANICAL NAME

COMMON NAME

FEATURE TREES

MAGNOLIA grandiflora

Magnolia

PLUMERIA obtusa

Evergreen Frangipani

SHADE TREES

SYZYGIIUM tierneyanum

River Cherry

PALMS

PANDANUS tectorius

Screw Pine

LIVISTONA australis

Australian Fan Palm

SHRUBS

ALCANTAREA imperialis 'Rubra'

Giant Bromeliad

ALPINIA zerumbet

Variegated Shell Ginger

CODIAEUM variegatum

Croton

CORDYLINE sp.

Cordyline

CYCAS revoluta

Cycad

CYATHEA cooperii

Australian Tree Fern

RHAPHIS excelsa

Lady Palm

SYZYGIIUM spp

Lilly pilly

ZAMIA furfuracea

Cardboard Fern

PRIVATE REALM

BOTANICAL NAME

COMMON NAME

PALMS

PANDANUS tectorius

Screw Pine

LIVISTONA australis

Australian Fan Palm

SHRUBS

HEDYCHIUM coronarium

Scented Ginger

IXORA chinensis

Prince of Orange

MICHELIA figo

Port Wine Magnolia

RHAPHIS excelsa

Lady Finger Palm

STRELITZIA reginae

Bird of Paradise

STRELITZIA nicolai

Giant Bird of Paradise

ZAMIA furfuracea

Cardboard Fern

GRASSES + GROUNDCOVERS

GARDENIA radicans

Dwarf Gardenia

HYMENOCALLIS littoralis

Spider Lily

JUNIPERUS conferta

Shore Juniper

LIRIOPE 'evergreen giant'

Evergreen Giant

LIRIOPE 'stripey white'

Stripey White

MYOPORUM parvifolium

Myoporum

PHILODENDRON xanadu

Xanadu

RHOEO discolor

Rhoeo

TRACHELOSPERMUM jasminoides

Star Jasmine

CREEPERS + CLIMBERS

PANDOREA jasminoides

Jasmine

TRACHELOSPERMUM jasminoides

Star Jasmine

streetscape



HARPULIA pendula

public realm



PANDANUS tectorius

private realm



RHAPHIS excelsa

Planting Palette



CORDYLINE sp



LIRIOPE muscari



LIRIOPE 'stripey white'



TRACHELOSPERMUM jasminoides



ALCANTAREA imperialis 'Rubra'



ALPINIA zerumbet



CYCAS revoluta



CYATHEA cooperii



SYZYGium spp.



THYSANOLAENA maxima



CORDYLINE sp



PHILODENRON xanadu

place
design
group.

Australia
China
South East Asia

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