

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2015/682

Date: 16/04/2020



61 Brookes St, Fortitude Valley

Revision D

Client: Brookes JV Pty Ltd

The Brookes Street Landscape Design Intent:

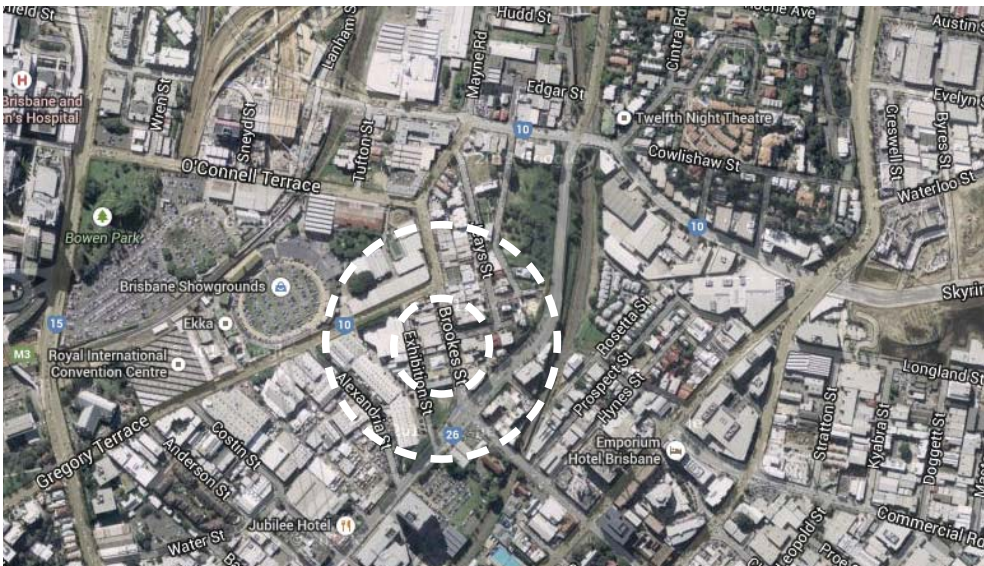
The proposed residential development will embrace the surrounding urbanised environment, adding a contextural layer to 61 Brookes St. Subtropical plantings and hardstand materials will introduce the new building at street level and provide residents with a pleasant environment to live and recreate. The landscape will present as a sculptural mass, unifying the styles of building facades and architectural elements to form an integrated design response. The design seeks to reconnect the built environment with nature through specific strategies and attempts to incorporate the environmental forces of the site. Specific interventions including a naturally ventilated carpark and facade structure. The building will be sustainable in terms of its carbon footprint, but goes further by incorporating the fabric of the building and its landcape to create not just an energy efficient building but also happy and efficient residents.

THE INTENT FOR THE GROUND FLOOR DESIGN: to showcase a resilient, subtropical collection of materials and planting species that will assist in softening, screening and greening the site. Trellis planting will dress the vertical face of the buildings entry facades, enveloping the street frontage and defining a green entry sequence. Planting along the flanks of the entry wall will create unique opportunities for architectural expression; defining the character and design intent of the building collectively. The design allures the public from Brookes St with visual and physical connections, defining public accessibility into the space. It is intended cascading and creeping foliage will soften the building, assisting in greening the site and promoting a health landmark development.

THE INTENT FOR THE BUILDING FACADE: to create a sculputral form and green curtain that wraps the southern and northern faces of the building from the ground level to the Level 05 podium. The facade will be extended in part at the 5th level wth plantings to the residential terraces. Permanent planters from the ground level to level 04 carpark will allow for the healthy and vigorous growth of appropriate plant species. The facade will passively add to the functionings of the building and increase the general health and well being of its residents through employing the theory of BIOPHILIC ARCHITECTURE. The ESD principle of Biophilia states benefits of natural daylight, ventilation and green foliage is proven to reduce sick days, ameliorate urban heat island effect and reduce the buildings carbon footprint.

THE INTENT FOR THE PODIUM LEVEL PRIVATE TERRACES: to be a robust and complimentary collection of of materials and planting species that will provide adequet flexible use spaces, and assist in softening, screening and greening the building edges. Small shade trees and screen planting will be appropriately located to maintain views out, but screen views in The edge of each terrace will have a 900mm high, 1200mm wide planter to ensure healthy growth of plants. Artificial turf and paved hardstand areas will make up the remaining terrace areas.

THE INTENT FOR THE ROOF LEVEL PRIVATE TERRACES: Residential common spaces will be multi functional and adaptable, promoting different uses and activiites. The layered approach to materials and planting; foliage, texture, colour and form will provide depth, height, shade and soft screening to create intimate spaces to increase use, promote ownership and maximise social interaction.. The space will facilitate active and passive recreational uses with a POOL TERRACE, BBQ areas, YOGA LAWN, COMMUNAL HERB GARDENS, private and shared seating alcoves and LOUNGES all combining to ensure that the terrace is functional and relatable.The multi level terracing and change in materials strengthens the division of large spaces to create private areas for both group or private interactions. The northern orientation and open air nature of the terrace will provide a pleasant microclimate that will encourage year round use and enjoyment.



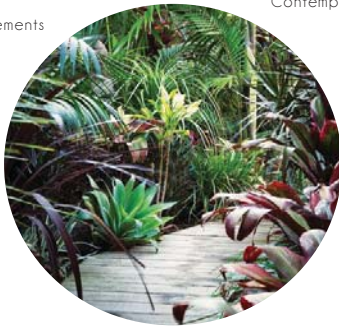
Location Plan : 61 Brookes St, Fortitude Valley(not to scale) [Imagery (c)2015 Google, Sinclair Knight Merz & Furgo]



Simple yet considered material statements

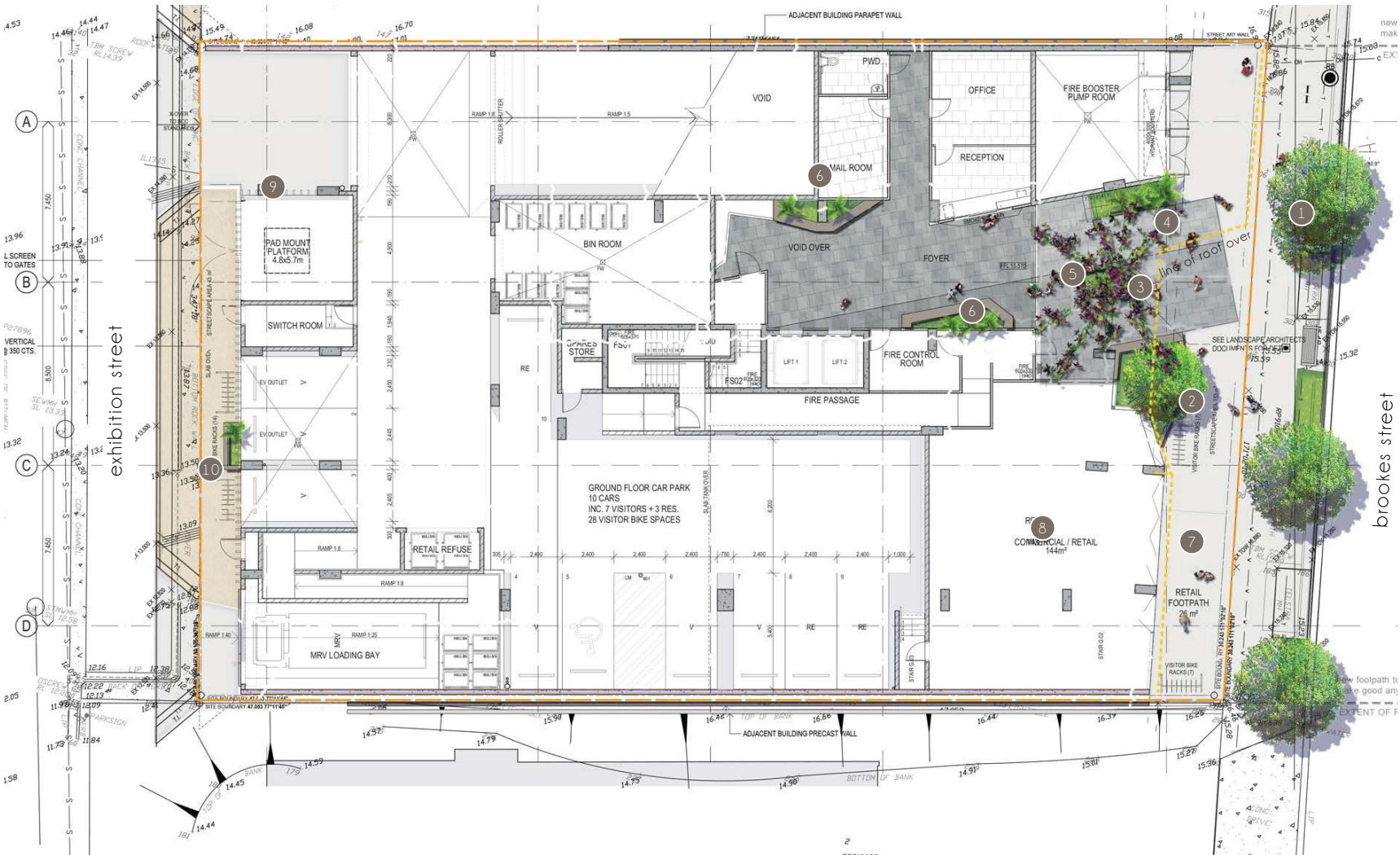


Contemporary hard wearing external finishes



Subtropical and native plant species





Legend:

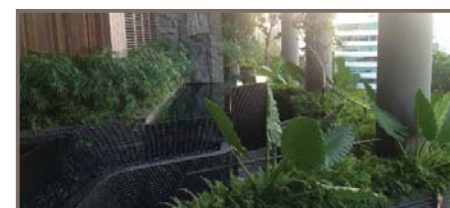
- 1 street trees and pavement treatments to BCC standards
- 2 statement tree and garden to define building entry
- 3 central planter with planting wrapping up walls and column to Level 01 and facade beyond:
- 4 planter under stairs
- 5 wire trellis above entry to create green ceiling
- 6 internal, shade tolerant planters
- 7 active commercial street frontage
- 8 commercial tenancy
- 9 vehicle access driveway from Exhibition St: treatment to BCC standards
- 10 gardens to street frontage



active and vibrant frontages



strong forms and statements to building entry

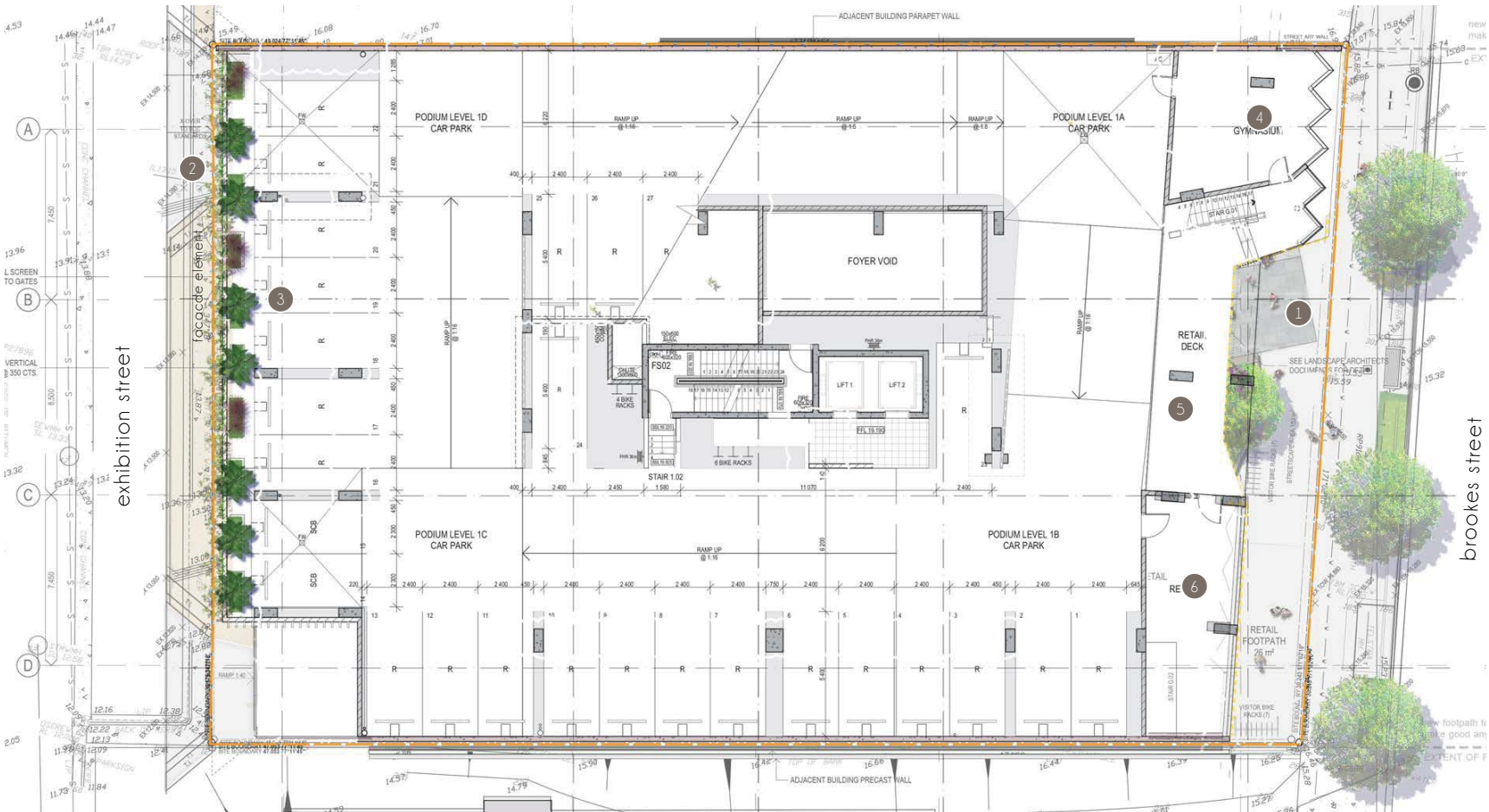


staggered gardens for vertical coverage



defined entry statement planter





Legend:

- 1 lobby entry below
- 2 trellis growth green facade
- 3 carpark level planter tubs and base of green facade to WESTERN aspect
- 4 commercial tenancy
- 5 retail deck
- 6 retail tenancy

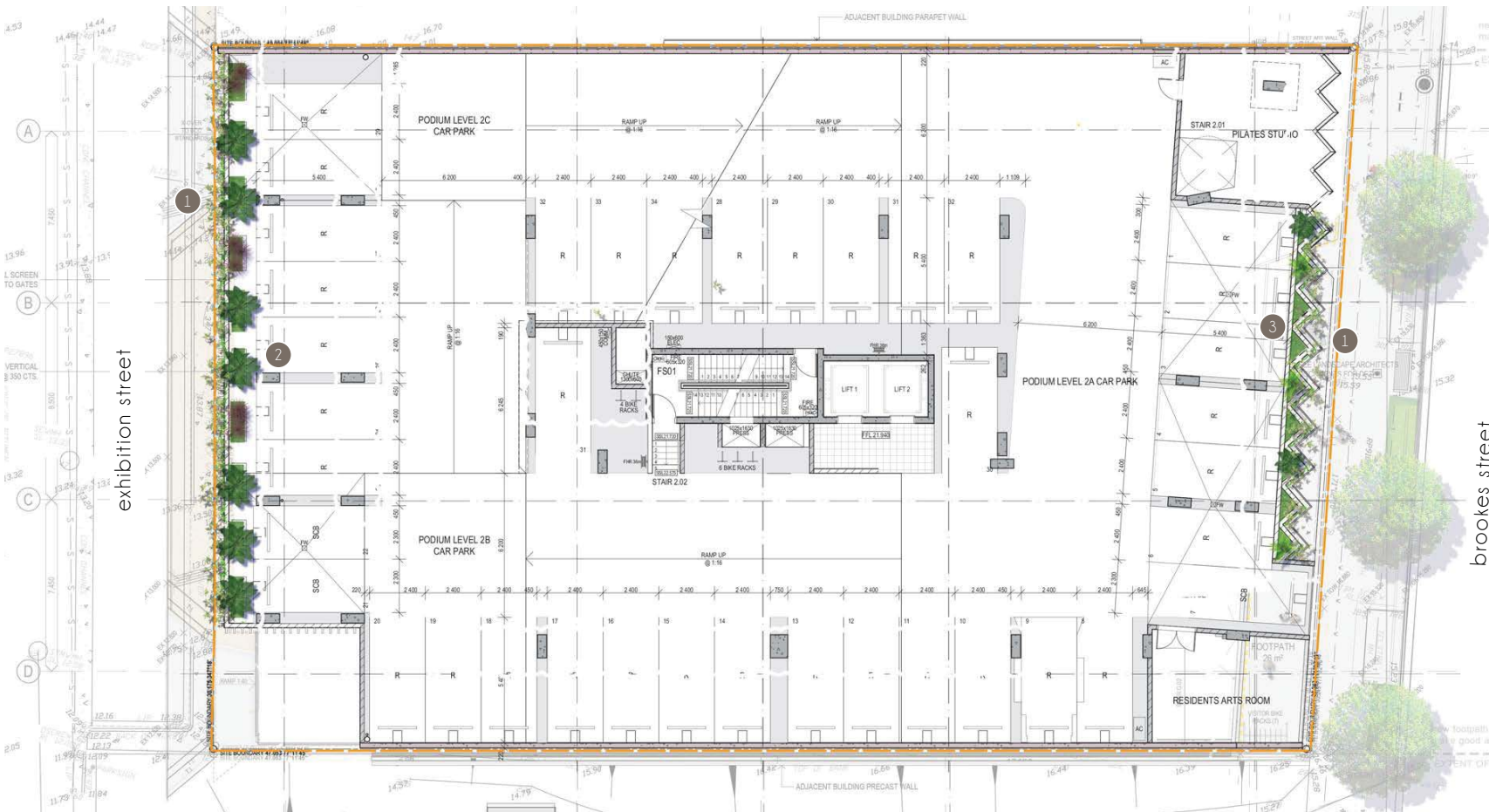


planter and trellis growth



green curtain trellis





Legend:

- 1 architectural facade to facilitate plant growth
- 2 carpark level tub planters, to facilitate vine/trellis growth for green facade plants
- 3 built in planters, blockwork

NOTE:
Level 02 + 03 reflect the same layout. ALL will provide planters for plant growth for facade treatments



extruded planting elements to vertical faced



patterned facade via planting intervention



vertical growth across building facade



REF: 15110 61 Brookes St v3-L5

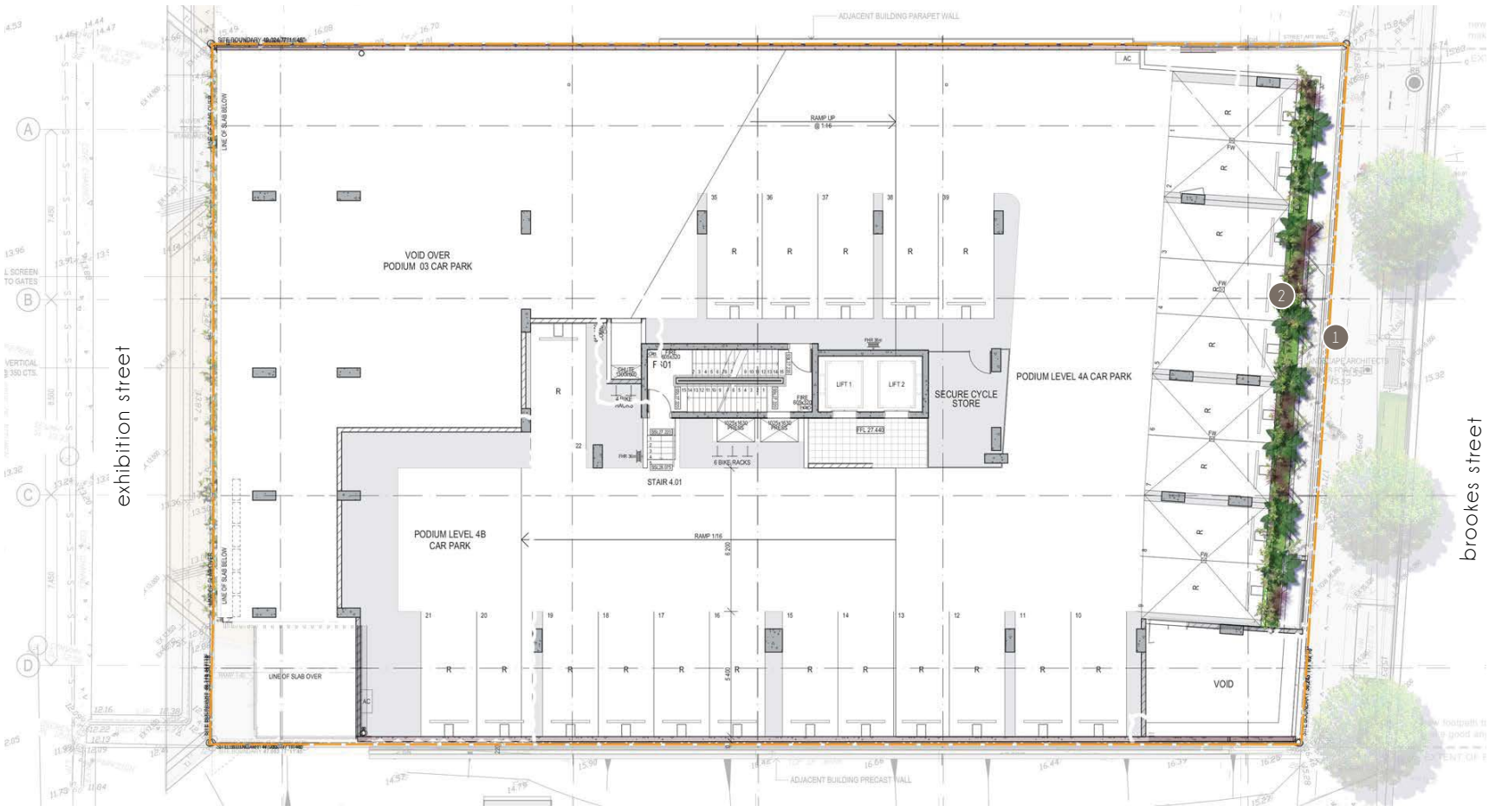
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Landscape Concept Plan - Level 02 and 03

scale 1:200 @ A3

61 Brookes St, Landscape DA Package

Feb 2020



Legend:

- 1 architectural facade to facilitate plant growth
- 2 carpark level tub planters, to facilitate vine/trellis growth for green facade plants

Landscape Concept Plan - Level 04

scale 1:200 @ A3

61 Brookes St, Landscape DA Package

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REF: 15110 61 Brookes St v3-L6

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Legend:

- 1 paved terrace
- 2 PLANTERS: lush-subtropical species appropriate for screening min 1200mm wide 900mm deep
- 3 small shade tree

Landscape Concept Plan - Level 05

scale 1:200 @ A3

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private urban gardens



robust and complimentary collective of finishes



canopy planting for shade and privacy



REF: 15110 61 Brookes St v3-L7

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61 Brookes St, Landscape DA Package

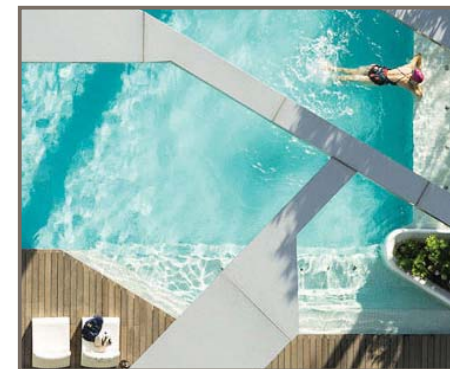
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flexible use outdoor rooms and garden spaces



passive community use areas



lightweight awning and lighting structure



roof void for light and growth

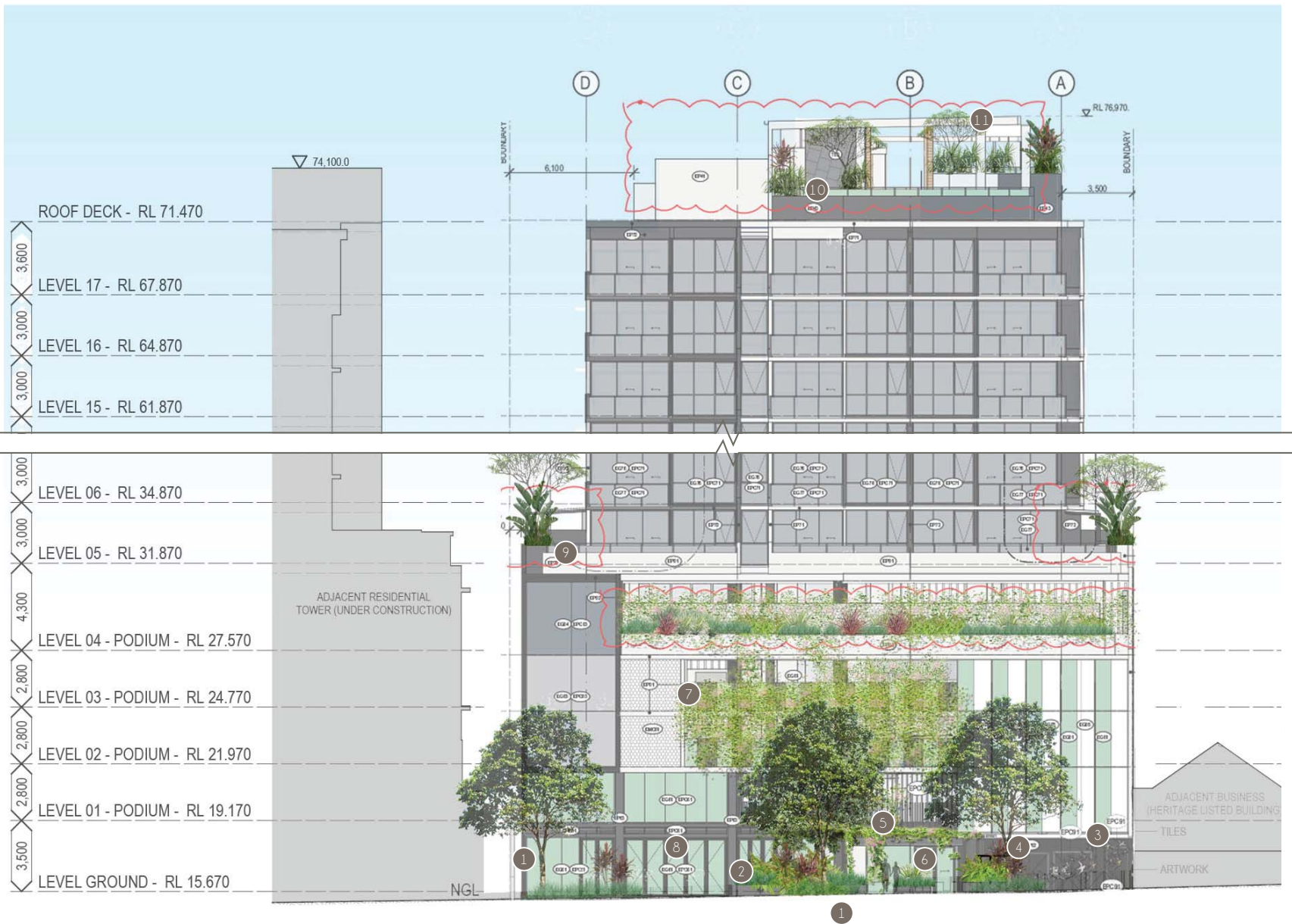


elevated pool deck



REF: 151110 61 Brookes St v3-L8

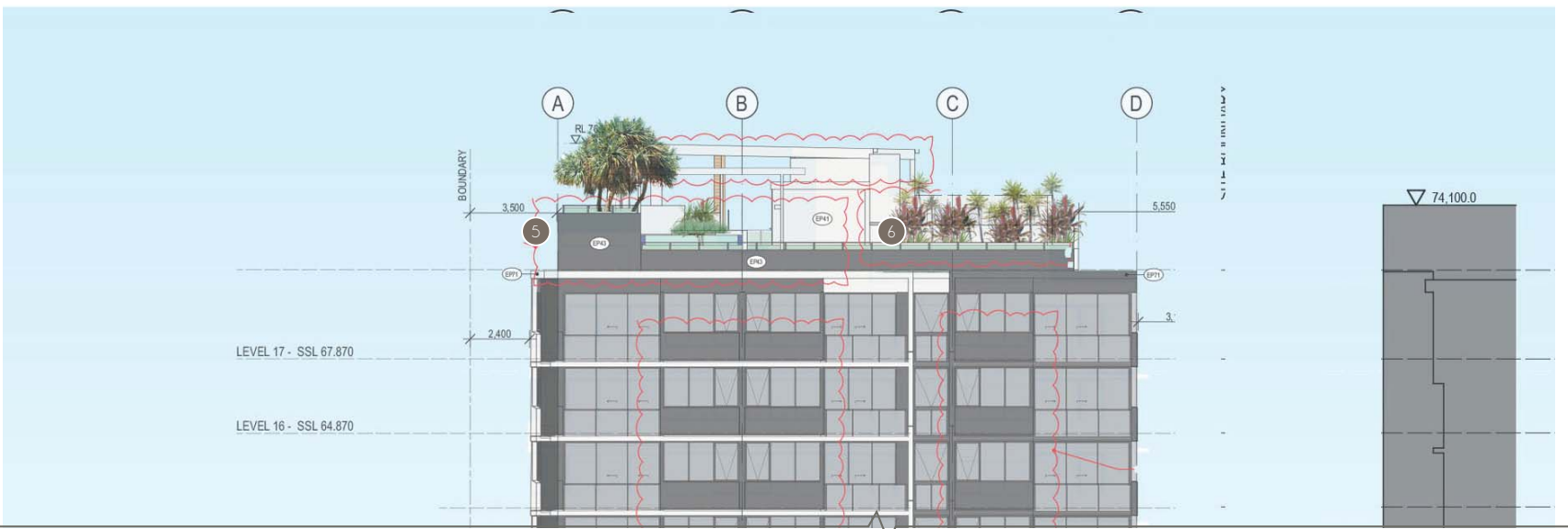
Revision D



Legend:

- 1 street trees and pavement treatments to BCC standards
- 2 planter with statement tree to define building entry
- 3 artwork to wall
- 4 planing under stairs
- 5 wire trellis above entry to create green ceiling
- 6 central signage feature and trellis
- 7 sculptural facade with vertical green curtain; plant growth from planters on carpark levels 02-04
- 8 commercial tenancy
- 9 podium level planting to private residential terraces
- 10 yoga terrace and community gardens to rooftop
- 11 statement trees framing entry to yoga lawn





Legend:

- 1 vehicle entry
- 2 rain gardens to street
- 3 sculptural facade with vertical green curtain; plant growth from planters on carpark levels 02-04
- 4 podium level planting to private residential terraces
- 5 pool deck to rooftop
- 6 city viewing deck

Exhibition St Elevation
scale 1:100 @ A3

61 Brookes St, Landscape DA Package
Feb 2020



REF:1511061 Brookes St v3-L10
Revision D



Street Trees



Statement Trees



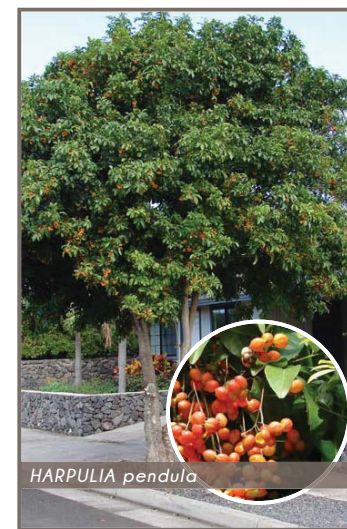
Statement Trees



Statement Trees



Small Shade and Screening Trees



Small Shade and Screening Trees



Shrubs and screening



Shrubs and screening



Shrubs and screening



Colour and Foliage



Colour and Foliage



Colour and Foliage

Planting Palette





MANDEVILLEA species



MONSTERIA deliciosa



PANDOREA species



TRACHLEOSPERMUM jasminoides



ALACANTAREA imperialis



CYCAS revoluta

Vines and climbers

Sculptural



ASPENIUM australasicum



DIANELLA species



HYMENOCALLIS litoralis



LIRIOPE species



PHILODENDRON xanadu



MOLENIRIA capitulata

Groundcover and Infill

Planting Palette





Bluestone unit pavers



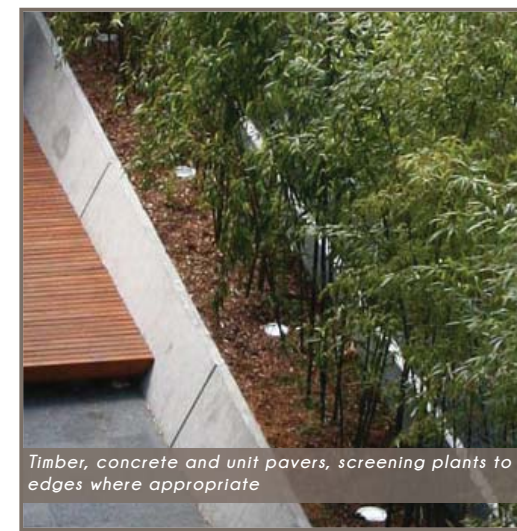
Precast planter walls and seating elements



Australian hardwood walling



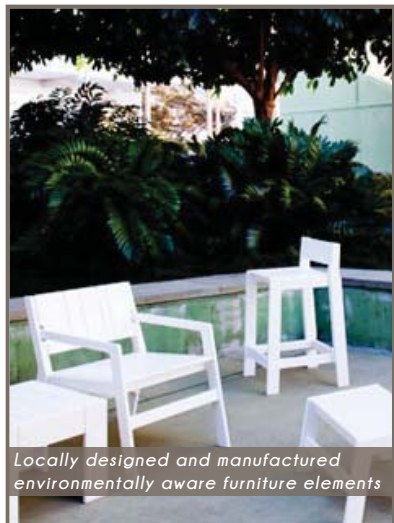
Durable paved surfaces



Timber, concrete and unit pavers, screening plants to edges where appropriate

Brookes Street frontage and building entry

Private terraces



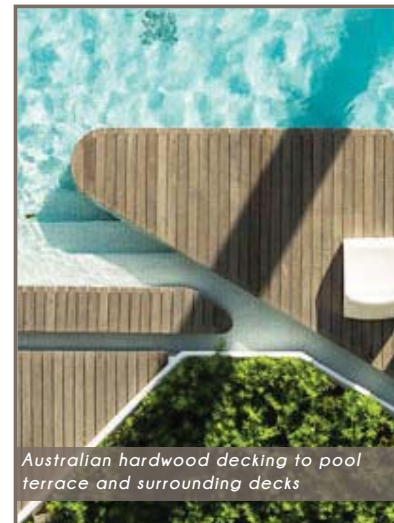
Locally designed and manufactured environmentally aware furniture elements



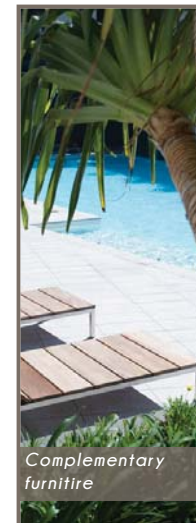
Direction paving units, contrasting in finish and texture



Australian hardwood screening and fencing elements



Australian hardwood decking to pool terrace and surrounding decks



Complementary furniture



Precast furniture elements with ambient lighting

Roof top communal recreation Area

Materials Palette

