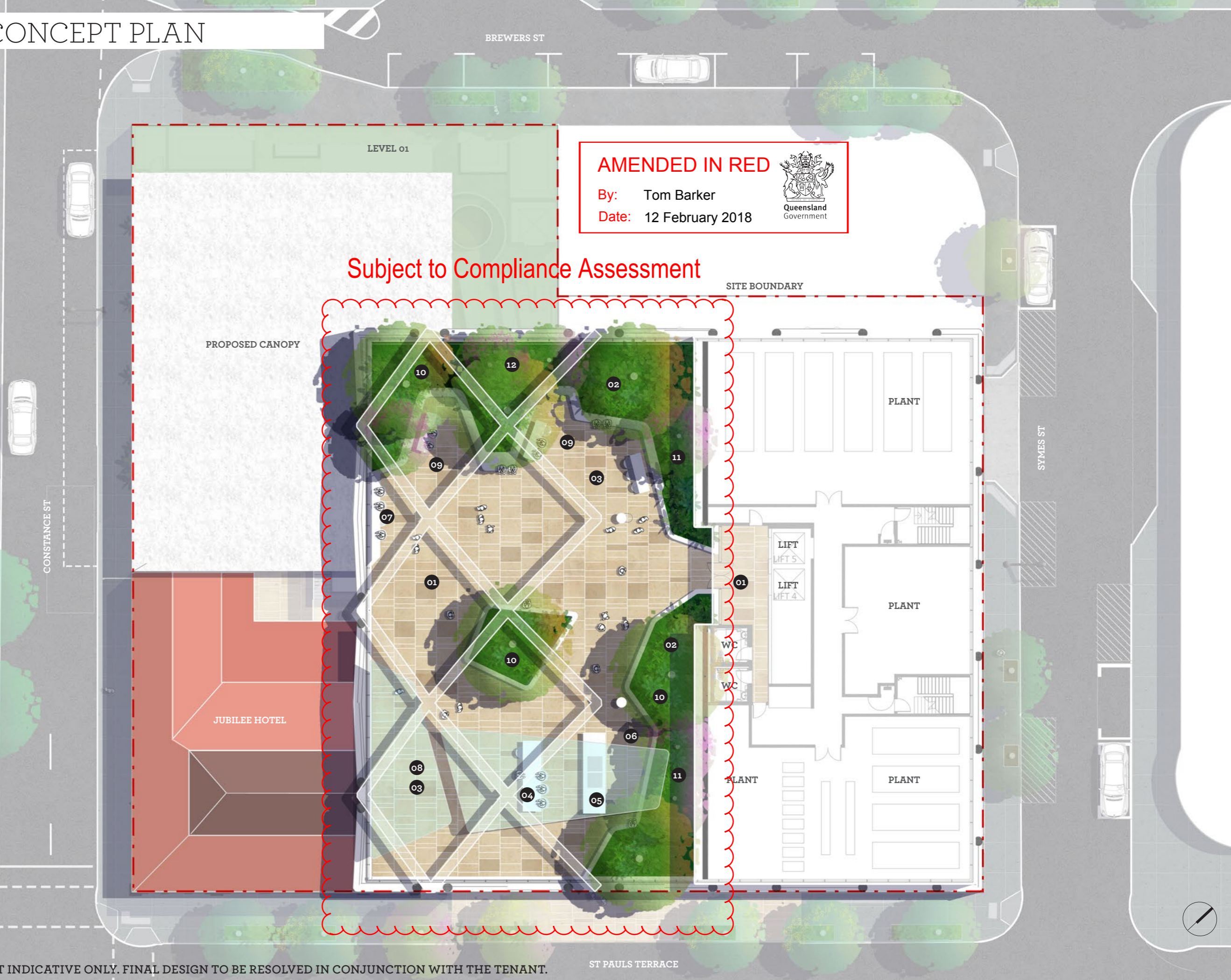
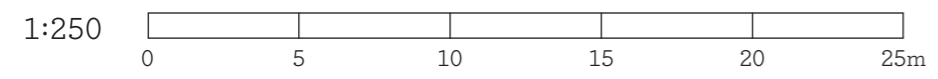


ROOF GARDEN CONCEPT PLAN

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.



WILDSTUDIO

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2017/891/12

Date: 28 May 2021

The Jubilee Hotel

470 St Pauls Terrace,
Fortitude Valley

Landscape Concept

Contents

- 1 Context
- 2 Nature-Based Behaviour
- 3 Biophyllia
- 4 Design Response
- 5 Planting Strategy
- 6 Maintenance

Document	Issue	Purpose	Date	Approved
20146 LC-01	A	Draft	05/02/21	AG
20146 LC-01	B	For Information	15/02/21	AG
20146 LC-01	C	For Information	19/02/21	AG

For: JGL Properties + Tony Burnett Hotels

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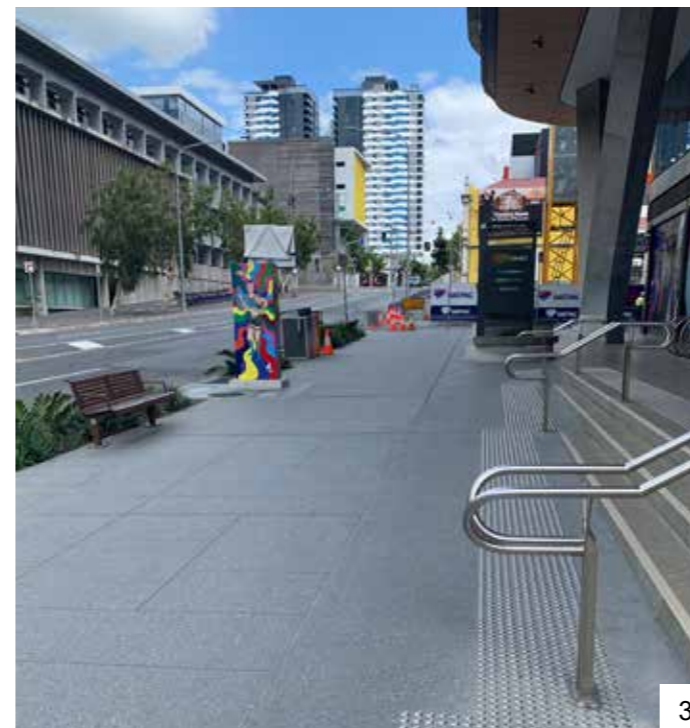
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1.0 Context

“Fortitude Valley is a contradiction in itself – raw, yet sophisticated. It is where elegance and style meet grungy and offbeat, and heritage-listed properties proudly stand among contemporary buildings. From the cranking of a coffee grinder to the final closing doors of nightclubs – Fortitude Valley is the suburb that never sleeps.

The Valley, as it is affectionately known, was Australia’s first dedicated entertainment district and continues to be a hive of activity. Live music pumps and international DJs are drawn to the clubs and chic bars. From local acts at the tiniest dive bar, through to big names at The Fortitude Music Hall –Brisbane’s live music scene was born, raised and continues to thrive on these streets.”



- 1. Aerial
- 2. Jubilee Hotel
- 3. St Pauls Terrace



2.0 Nature-Based Behaviour

Plants generate happiness. Designing a space with a carefully considered planting strategy can have a positive impact on people's mood and behaviour. Incorporating this into a public venue which serves alcohol is a great way to encourage positive social behaviours and generates a vibrant atmosphere.

"Research shows that people who spend extended lengths of time around plants tend to have better relationships with others. This is due to measurable increases in feelings of compassion; another effect of exposure to ornamental plants."



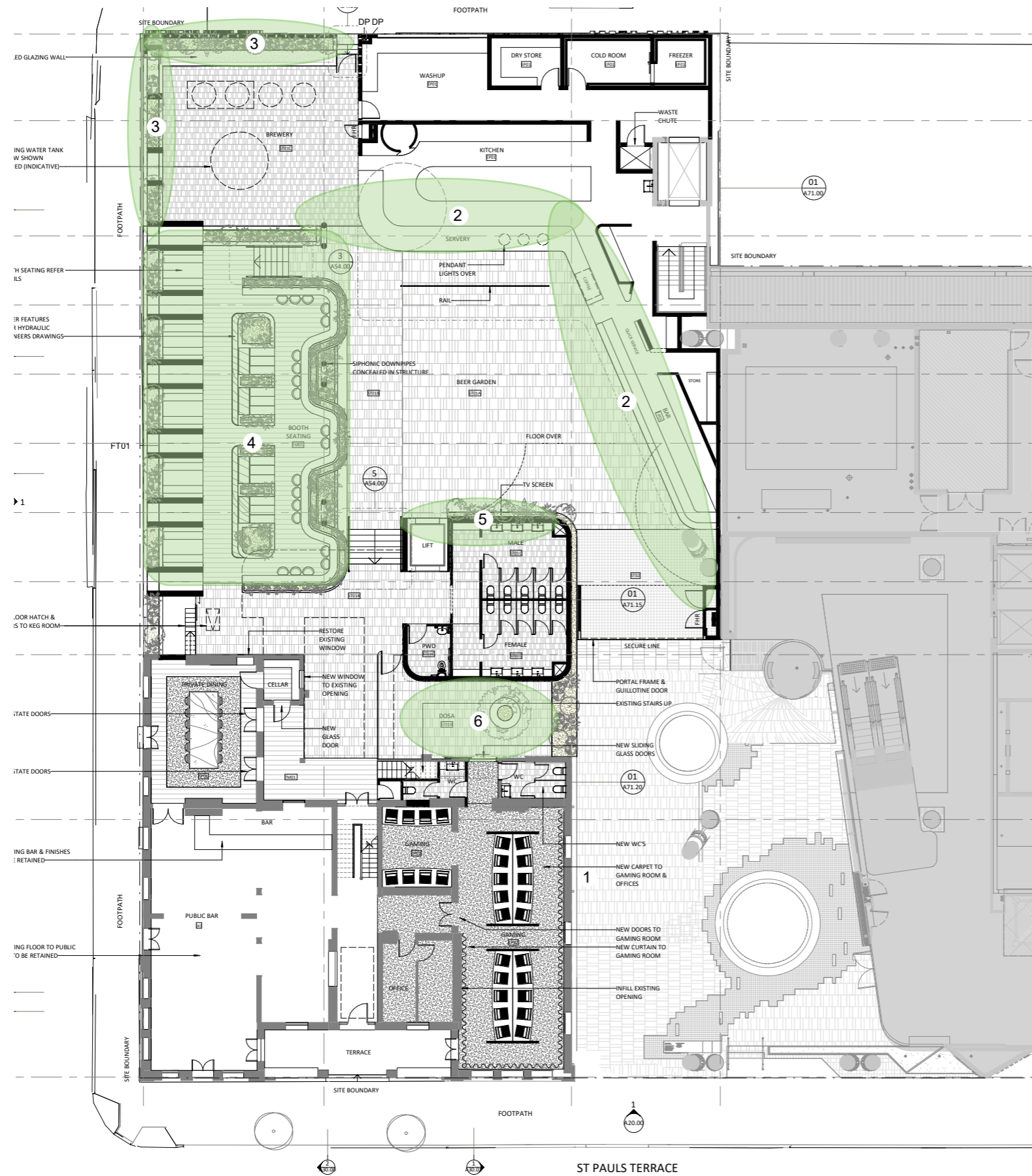
3.0 Biophyllia

Exploring Biophilia in the public realm

"Biophilia hypothesis, idea that humans possess an innate tendency to seek connections with nature and other forms of life."

The movement towards nature-based urban environments is growing awareness of the health and wellness benefits from contact with nature, a concept known as biophilia. Exposure to nature has been shown to lower levels of cortisol, the human stress hormone, as well as stimulate creativity. Employers competing for the best workers are using outdoor amenities to show they care about their staff's well-being."

Water is believed to induce nurturing energies, it pulls out negativity and balances emotions resulting with a calm and focused state. It provokes creative thoughts and new ideas whilst also aiding restoration of health.



4.0 Design Response

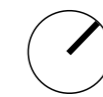
- 1 Celebration of heritage wall
- 2 Cascading bar planting + fig tree forest
- 3 Street planters + climbers (Hops garden)
- 4 Water garden
- 5 Low planters
- 6 Courtyard feature tree (Fiddle Leaf Fig)



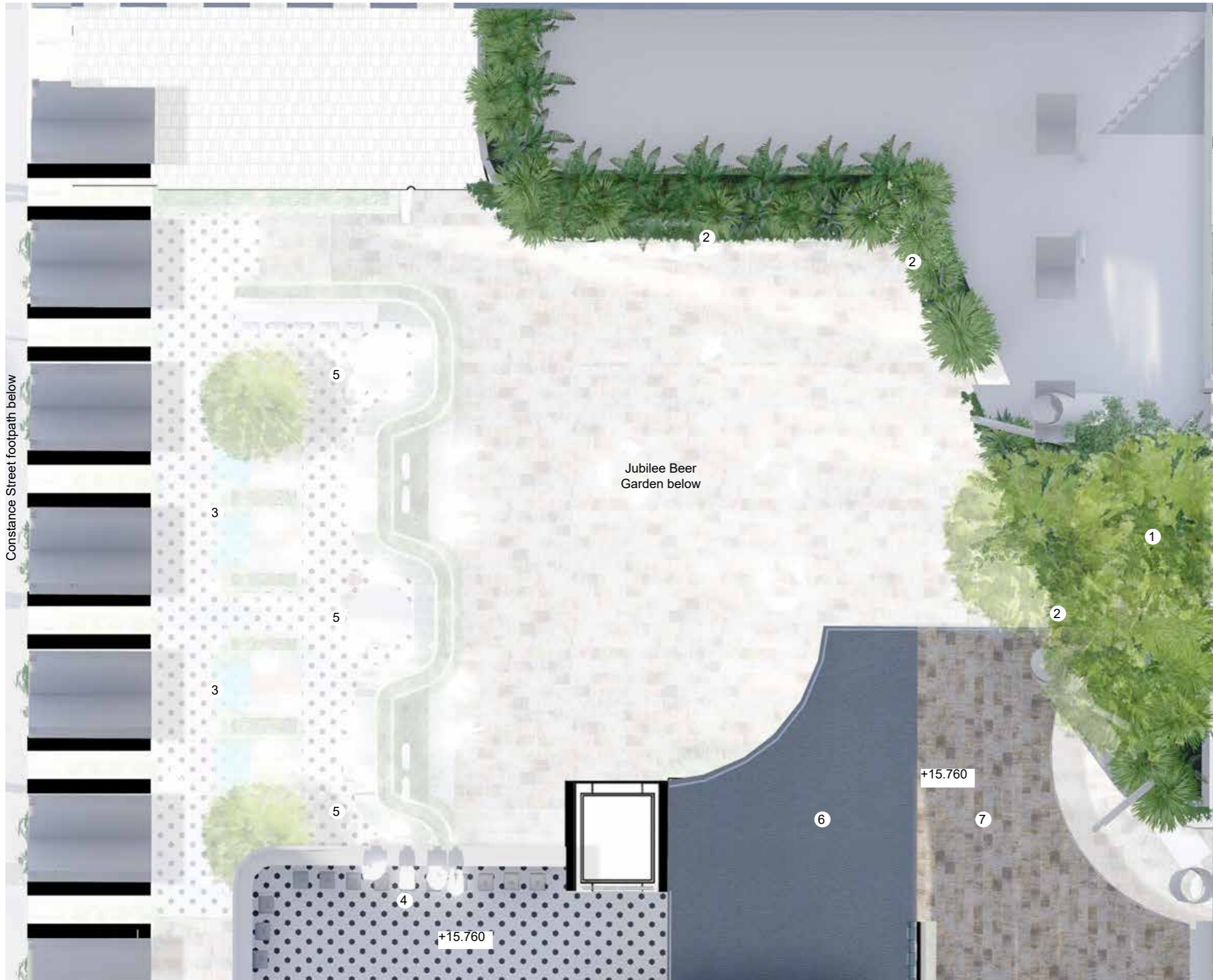
Concept Plan
1:250@A3



- 1 Beer garden entry + bar - feature paving
- 2 Cascading plants over bar
- 3 Street planters + climbers (Hops)
- 4 Water garden
- 5 Low planters
- 6 Stool seating
- 7 Bench seats
- 8 Booth seating (8-10 people)
- 9 Booth seating (6-8 people)
- 10 Booth seating (4-6 people)
- 11 Lift
- 12 Restrooms
- 13 Planting threshold
- 14 Booth planters
- 15 Feature tree



Plan - Upper Ground
1:100@A3



- 1 Fig tree forest
- 2 Cascading plants over bar
- 3 Water garden below
- 4 Balcony stool seating
- 5 Booth seating below
- 6 Function area
- 7 Terrace

Constance Street footpath below

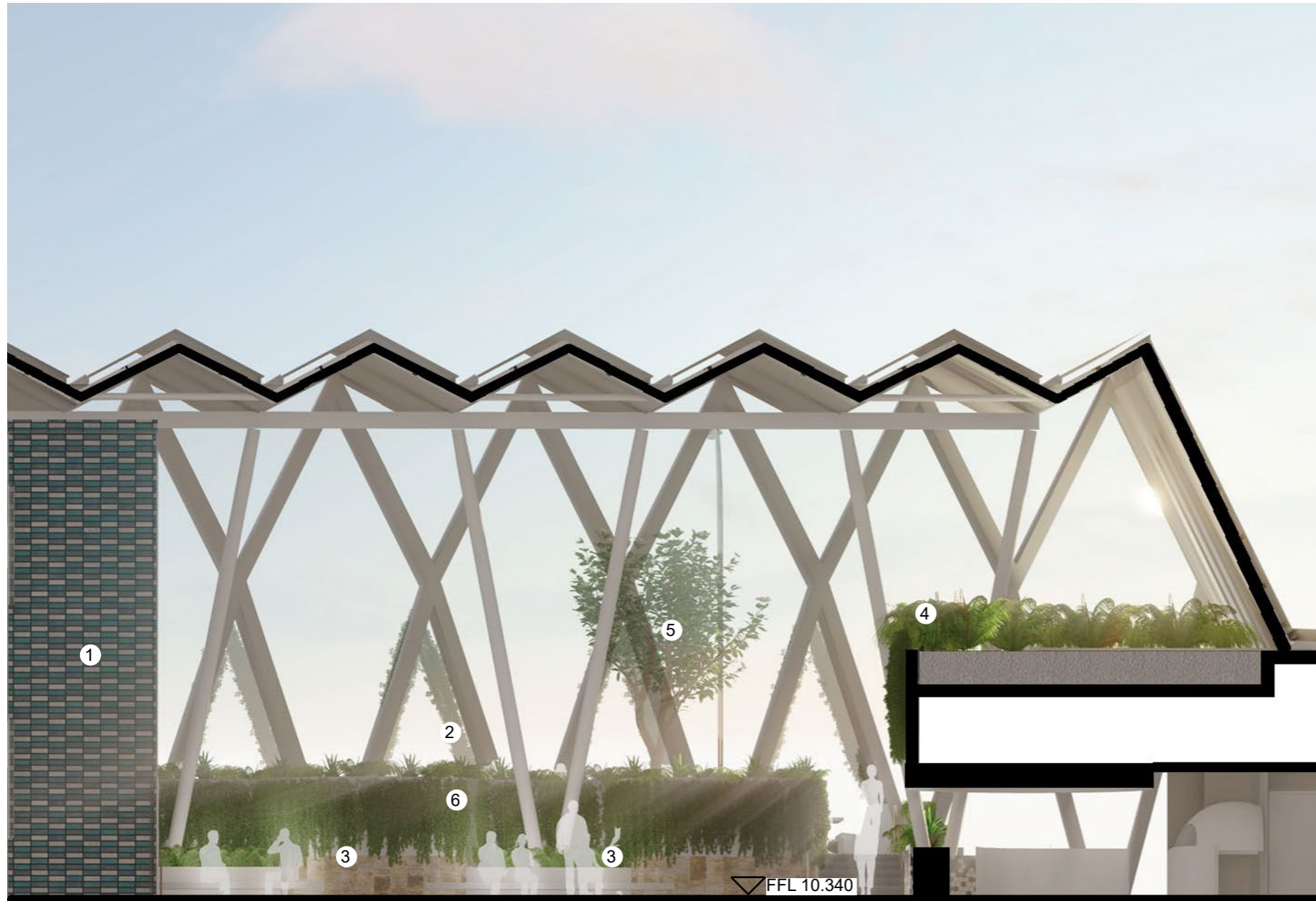
Jubilee Beer Garden below

+15.760

+15.760



Plan - Level 01
1:100@A3



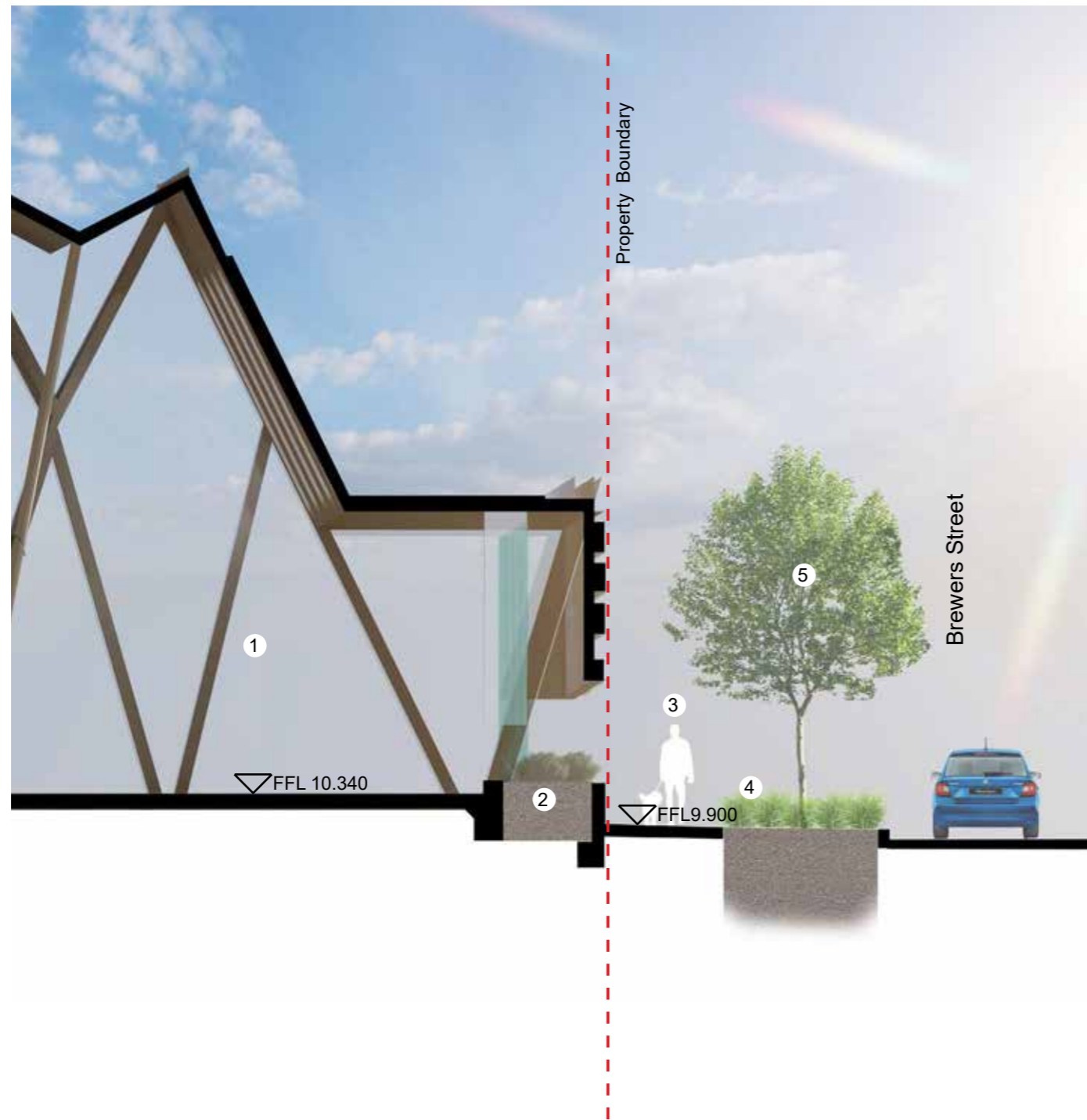
- 1 Feature lift shaft
- 2 Booth seating and water garden behind
- 3 Jubilee beer garden main floor
- 4 Cascading plants over bar
- 5 Feature tree behind
- 6 Cascading planters behind

Section 02
1:100@A3



- 1 Feature wall / main TV screen
- 2 Level 01 function room behind
- 3 Seating niches / planters
- 4 Main floor / low planting behind
- 5 Cascading plants over bar
- 6 Feature tree
- 7 Stool seating
- 8 Booth seating (4-6 people)
- 9 Booth seating (8-10 people)
- 10 Street planters (deep planting) (*Humulus lupulus*) or similar - 300mm pots @ 1m centres
- 11 Water garden
- 12 Fig tree forest (*Ficus lyrata*)
- 13 Bar
- 14 Constance Street footpath
- 15 Existing street light
- 16 Cellar behind

Section 03
1:100@A3



- 1 Brewery (by architect)
- 2 Street planters (deep planting) (*Humulus lupulus*) or similar - 300mm pots @ 1m centres
- 3 Footpath
- 4 Street planting (*Liriope evergreen giant*) (*Dietes grandiflora*) (*Lomatia silifolia*)
- 5 Street tree (*Harpullia hillii*)

Section 04
1:100@A3



Entry - Beer Garden + Bar



Water Garden



Water Garden - Evening



Water Garden



Bar + Fig Tree Forest



Constance Street Hops Garden



5.0 Planting Strategy

The plant palette is dominated by calm and cool species which create breathable semi-indoor spaces and drive a sub-tropical, authentic character of the proposed landscape.

The canopy comprises sculptural species such as the Fiddle Leaf Fig, while structures and trellises are softened by climbers such as the Native Monstera.

A reference to the process of brewing craft beer is given by the Common Hops to the exterior of the building.

Trees and Palms	
7 <i>Ficus lyrata</i>	Fiddle Leaf Fig
Shrubs and Accents	
<i>Alocasia brisbanensis</i>	Cunjevoi
<i>Dietes grandiflora</i>	Wild Iris
<i>Colocasia gigantea</i>	Giant Elephant Ear
<i>Colocasia 'Black Beauty'</i>	Black Beauty Elephant Ears
<i>Liriope Evergreen Giant</i>	Evergreen Giant
6 <i>Macrozamia lucida</i>	Burrawang Palm
<i>Phyllanthus multiflorus</i>	Waterfall Plant
Groundcovers, Ferns + Climbers	
4 <i>Blechnum cartilagineum</i>	Gristle Fern
1 <i>Humulus lupulus</i>	Common hop
8 <i>Epipremnum pinnatum</i>	Native monstera
<i>Microsorium punctatum</i>	Strapleaf Fern
2 <i>Asplenium nidus</i>	Bird's Nest Fern
<i>Pteris umbrosa</i>	Jungle Bracken
5 <i>Blechnum indicum</i>	Swamp Water Fern
3 <i>Nephrolepis exaltata</i>	Sword Fern
<i>Hildewintera Colademononis</i>	Soft Monkey Tail
<i>Cyathea cooperi</i>	Tree Fern



6.0 Maintenance

Maintenance issues are considered an integral part of the landscape design and a sustainable maintenance regime is implemented and re-evaluated over time. It is imperative the landscape thrives after installation with minimal maintenance and on-going cost to owners.

The following are some of the initiatives adopted to help ensure the long-term sustainability of the landscape:

- Choosing plant species which are suitable to the location and differing microclimates on site with long life expectancy and minimal pruning, watering and fertilising requirements.
- Designing all ground level planters to be accessible from pathways and paved areas and any balcony planters, where not accessible from the adjacent balcony, to be accessed using rooftop abseiling or safety lines provided.
- Requiring plant suppliers have an industry accreditation and third-party assessed QA system.
- Certifying that all trees comply with the NATSPEC Guide – Specifying Trees: A Guide to Assessment of Tree Quality (2003) to avoid any long-term structural issues.
- Using a quality, tested and certified, soil blend that complies with Soils for Landscape Development guidelines and AS4419, constructed with a dual-horizon to minimise slumping, maximise plant survival rates, and minimise maintenance.
- Ensuring all planters are adequately drained and drainage is connected to the stormwater system.
- Installing of a fully-automatic, multi-station, reticulated irrigation system to all landscape and recreation areas including podium planters.
- Using a minimum of 75mm of organic mulch to reduce weed growth and water loss in garden areas.
- Providing hose cocks in all outdoor areas (communal and private) to enable additional plant watering and surface washdown when necessary.
- Submitting a Planting Maintenance Program by the Landscape Contractor at the completion of construction.
- Incorporating a minimum 12 week establishment and maintenance period by the Landscape Contractor and a 52 week defects period for advanced tree stock.
- Ensuring a training program is carried out by the Landscape Contractor at handover to ensure that maintenance staff can operate irrigation the system and maintain the landscape.




Legend

- 1 Existing street tree - Kauri Pine
- 2 New street tree - Kauri Pine
- 3 Stone paving - Juperana granite
- 4 Low planting
- 5 Hops garden
- 6 Water garden
- 7 Plaza seating + planters
- 8 Courtyard
- 9 Bar
- 10 Existing street light
- 11 BCC footpath - honed concrete
- 12 BCC footpath - asphalt
- 13 BCC seat
- 14 BCC waste bin
- 15 New street tree in tree grate (Tulipwood)
- 16 Existing street trees and understory planting made good
- 17 Alternate paving as part of public art strategy

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/891/12
Date: 28 May 2021



AMENDED IN RED

By: K McGill
Date: 25 May 2021




**Landscape Concept Plan
Ground Level + Streetscape**
1:250@A3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



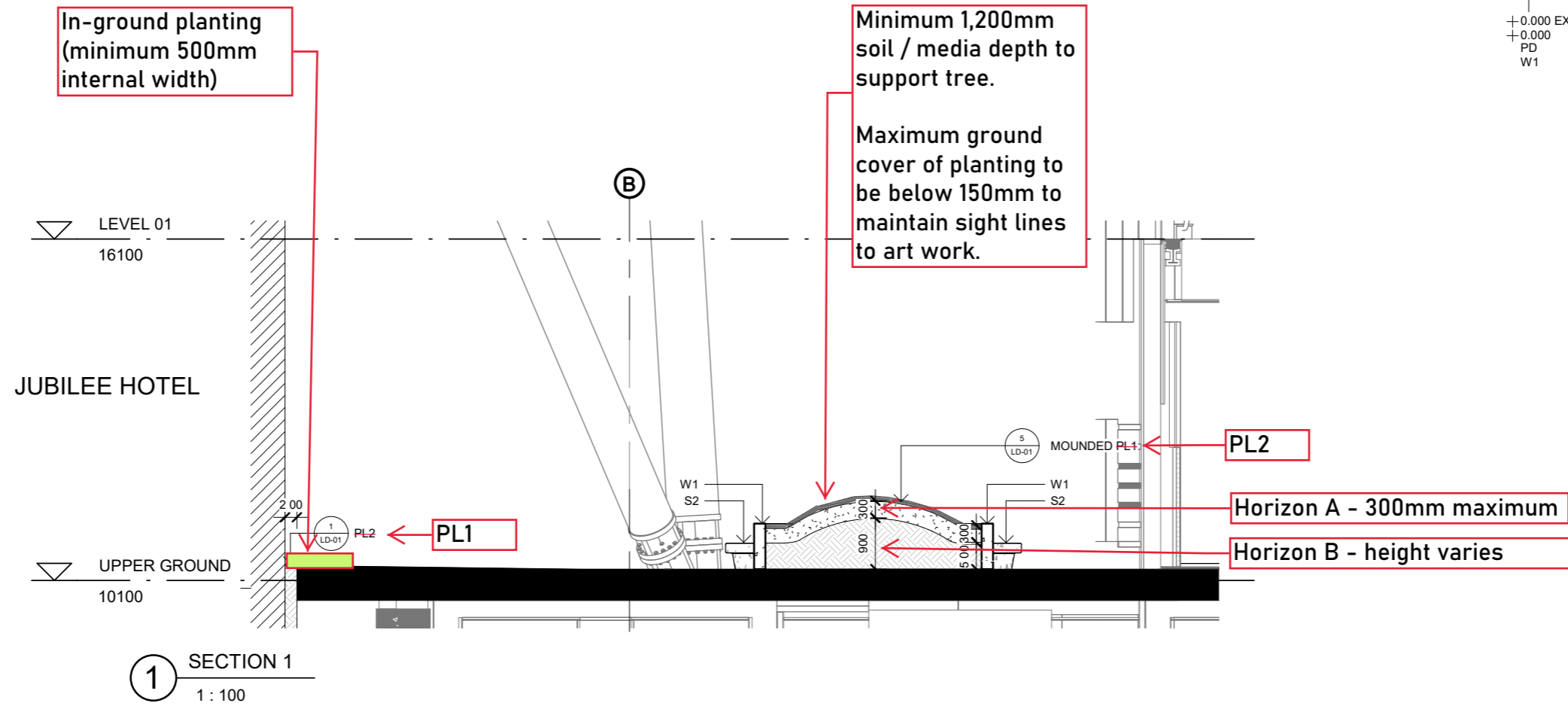
Approval no: DEV2017/891/12
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By: K McGill
Date: 25 May 2021

LEGEND	
B1	STREET BIN
BK	BOTTOM OF KERB
PA1	HONED CONCRETE PAVEMENT
PA2	ASPHALT
PA3	STONE PAVEMENT - REFER ARCHITECT'S DRAWINGS
PA4	STONE PAVEMENT - REFER ARCHITECT'S DRAWINGS
PL1	PLANTING AREA TYPE 1
PL2	PLANTING AREA TYPE 2
S1	BCC STREET BENCH
S2	PRECAST CONCRETE SEAT
TP	TACTILE PAVING
TR1	VERTICAL STEEL WIRE MESH
TR2	OVERHEAD STEEL WIRE MESH
TG1	TREE GRATE 1200 x 1600mm
TG2	TREE GRATE 1200 x 1200mm
TK	TOP OF KERB
+	TREE
+0.000 EX	EXISTING SURFACE LEVEL
+0.000	FINISHED SURFACE LEVEL
PD	PLANTER DRAIN
W1	INSITU CONCRETE WALL



Planter Sections - Upper Ground
1:100@A3

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PL1 Planting Area Type 1 (on-podium)	Mulch: 75mm depth of 25mm Hoop Pine Mulch Imported soil blend: 300mm depth to Soils for Landscape Development Specification D3 and AS4419 Terracottem Universal added at the rate of 5 kg per m3 growing medium. Cultivated Subgrade: 150mm depth
PL2 Planting Area Type 2 (on-ground)	Mulch: 75mm depth of 25mm Hoop Pine Mulch Horizon A: 300mm Imported soil blend: 300mm depth to Soils for Landscape Development Specification D3 and AS4419 Horizon B: Depth varies ^{E1} Imported soil blend: Varying depth to Soils for Landscape Development Specification D3 and AS4419 ^{E2} Terracottem Universal added at the rate of 5 kg per m3 growing medium in Horizon A and Horizon B Geotextile Membrane: Bidim A14G Drainage layer: 'Plazadrain' or equivalent. Connect planter drain to stormwater Waterproofing and protection by Architects.

Soil Specification