

# YERONGA COMMUNITY CENTRE LANDSCAPE DATA REPORT

Archipelago<sup>o</sup>

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1264

Date: 10 June 2022



WORK IN PROGRESS - FOR DISCUSSION PURPOSES ONLY  
NOT FOR PUBLIC DISTRIBUTION

OVERVIEW AND VISION

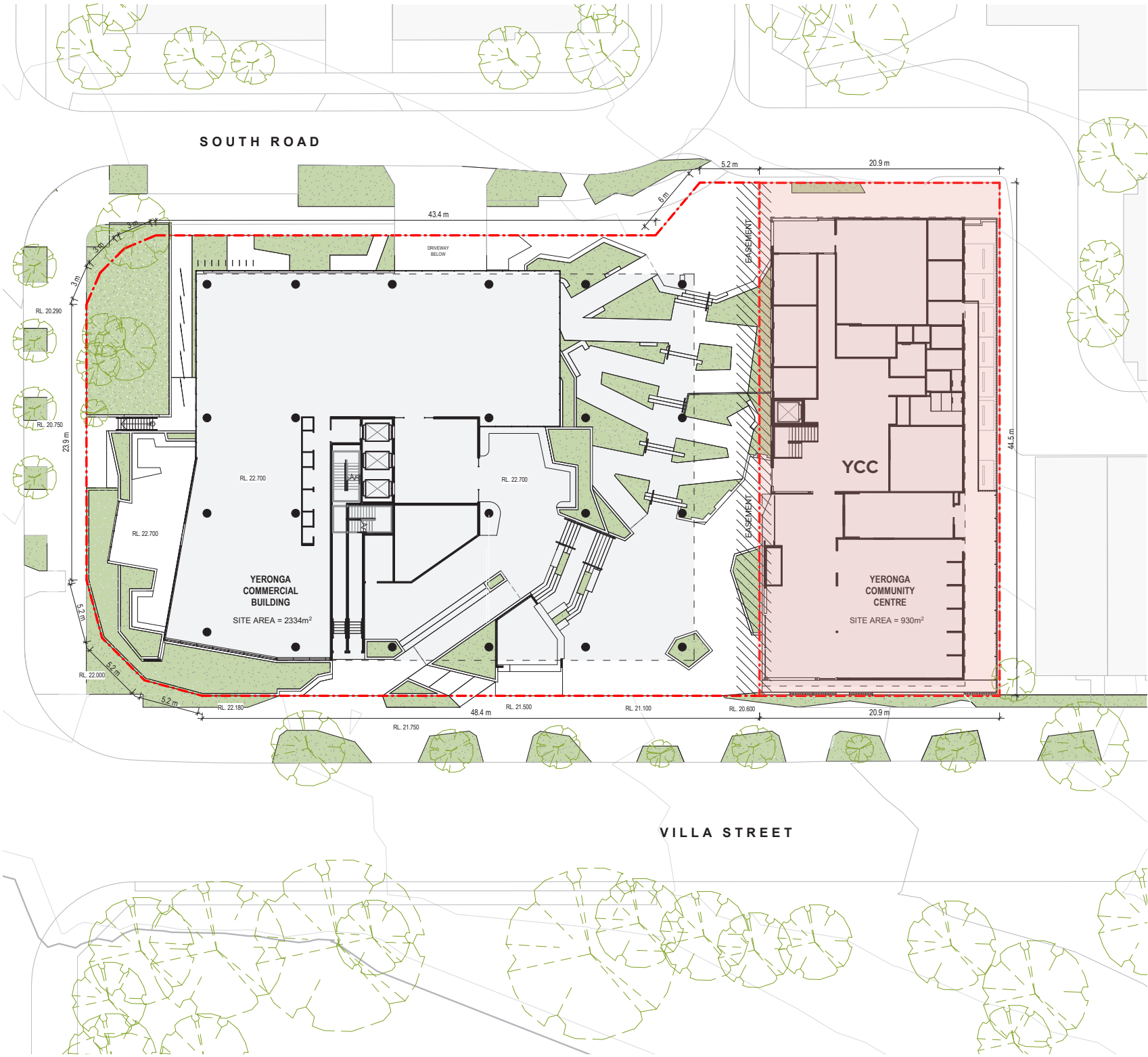
Economic Development Queensland (EDQ) is proposing to deliver a new home for the Yeronga Community Centre for the Department of Communities, Housing and Digital Economy. Community Plus will occupy the head lease and sub-let part of the building to the Annerley-Stephens History Group and the All Gauge Model Railway Club.

A civic plaza will be delivered between the Yeronga Community Centre and the new commercial building on the corner of Park Road and Villa Street.

The community building and its public realm curtelage will contribute to a significant public realm connection between Memorial Park to the south and the newly created Green Spine to the north. The Community centre forms the eastern flank to an axial visual connection to the CBD skyline and a physical connection to the broader development.

The public realm will largely be delivered as part of the commercial building and will form a richly layered and carefully undulating landscape that will be accessible and enjoyable for all ages, abilities and cultures through day, night, weekday and weekend. Equitable access that is enjoyable, shallow in gradient and that achieves high amenity, engaging resting spaces is a key and deliberate intention of the design.

The landscape design vision for the Yeronga Community centre is to integrate cultural design opportunities within the public realm and planting design to abstractly reflect the Yerongpa inspiration and the collective, distinctive and interwoven storied histories of first nations and immigrant cultures. This will be achieved through the use of a predominantly native planting palette and the incorporation of interpretive signage that shares important stories of the place to enable people from all walks of life to feel connected to the place.



CONTENTS

01  
CONTEXT

Overview and vision	2
Location	3
Master plan	4

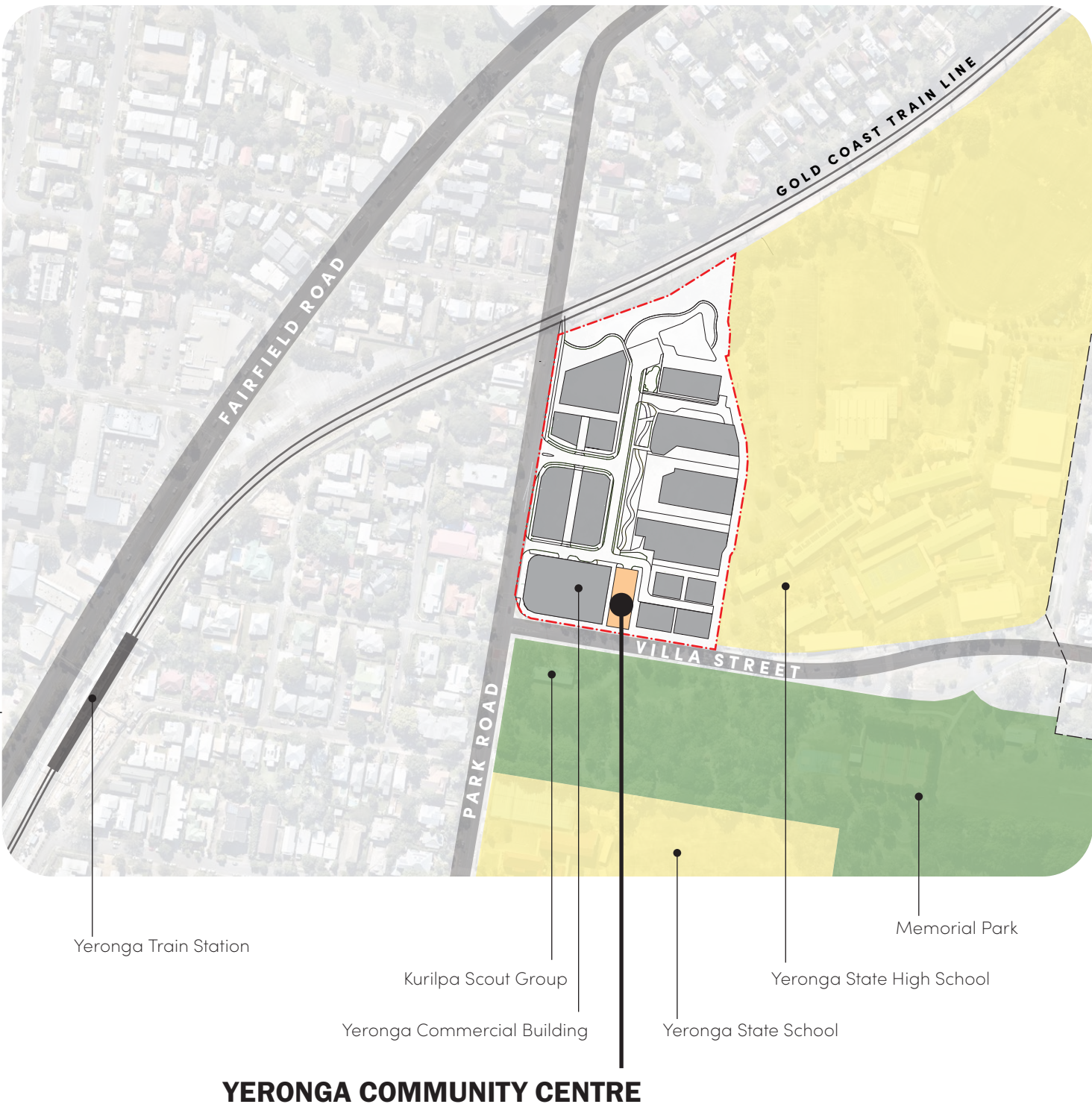
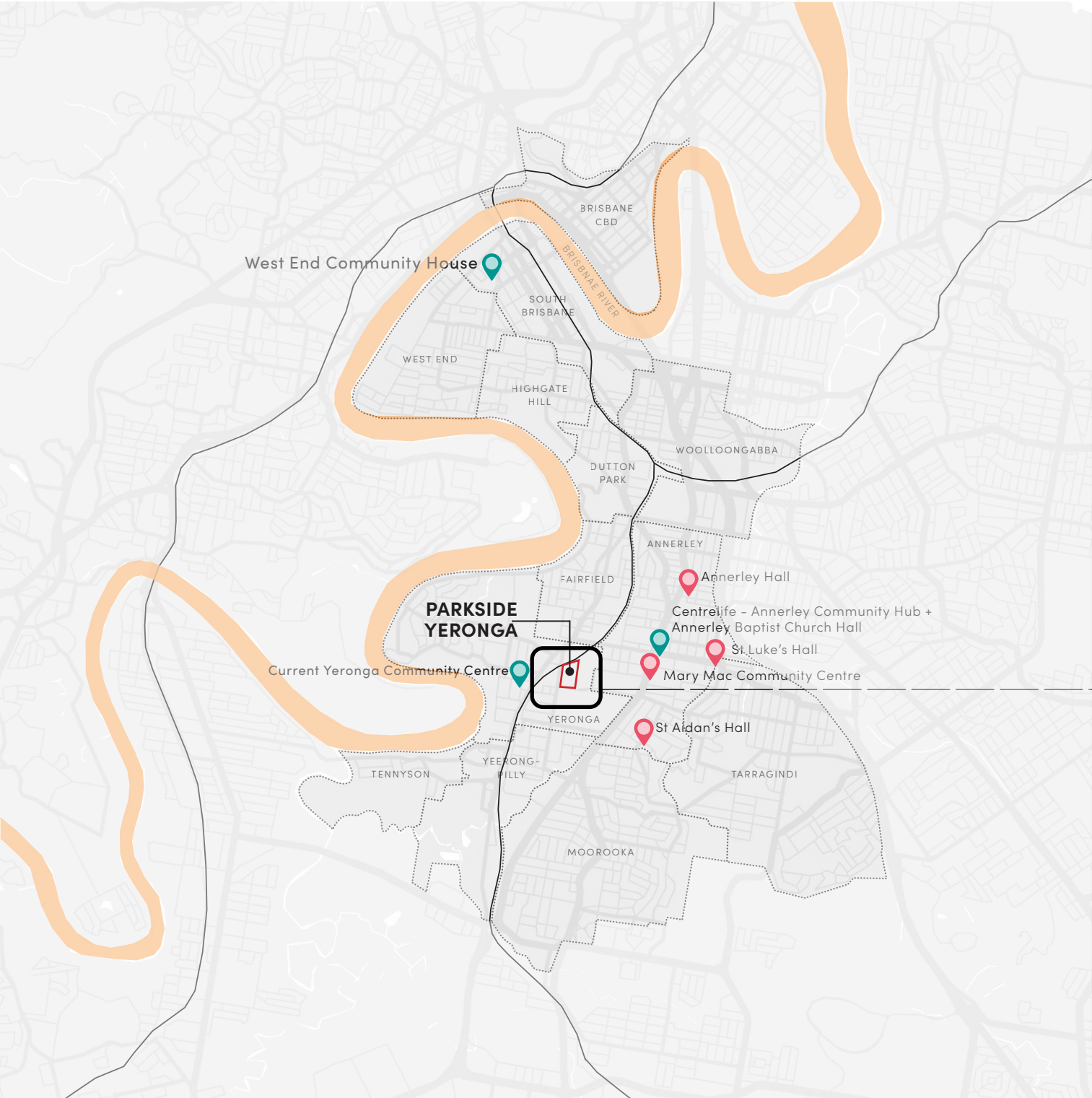
02  
LANDSCAPE



Landscape site plan	5
Sections	6
Planting media depth	7
Wayfinding	8
Planting palette	9
Hardscape Palette	11
Interpretive signage	12



# LOCATION

# LOCATION



 Parkside Yeronga - New Yeronga Community Centre Location  
 Community Plus Service Location



# MASTER PLAN

**Parkside Yeronga** is an important inner city redevelopment showcasing how infill development can deliver diversity in form, use, and tenure.

It will be a place that is sensitive to its context and respectful to its neighbours whilst providing an engaging new public realm and parkland offer expanding on the valued green space amenity of Memorial Park.

As part of the built form strategy for Parkside Yeronga, Economic Development Queensland (EDQ) will develop a new commercial building on the corner of Park Road and Villa Street to deliver ‘front-line’ community-based child health and development, mental health services, and support functions. The A-Grade office building is designed and will be delivered to achieve a 5-Star Green Star Rating.

To the east of the commercial building and located at the head of the Parkside Yeronga Green Spine on Villa Street, EDQ will also deliver a new home for the Yeronga Community Centre for the Department of Communities, Housing and Digital Economy. Community Plus will occupy the head lease and sub-let part of the building to the Annerley-Stephens History Group and the All Gauge Model Railway Club.

A key element of the master plan will be the construction of these two new civic style buildings along Villa Street. These buildings will establish some of the key principles and fabric of the master plan. These two buildings, a five storey commercial building and a two storey community centre, will be engagingly bifurcated by a new public plaza connecting Memorial Park and Villa Street. Activated by and activating the buildings to the east and west, the lush green urban public plaza provides an gentle, all hours, equitable access community connection between Villa Street and the Parkside Yeronga street network and Green Spine approximately 3.25m lower.

This new accessible space between the buildings will create a plaza that provides break out space for the community centre and places for the general community to sit and relax with a coffee and take in the view to the Brisbane CBD. A rich diversity of spaces composed within the plaza will provide opportunities for large and small gatherings whilst enabling the public of all abilities to connect through an active lush sub tropical landscape.

The opportunity for this key civic space is uniquely afforded to this project given that both buildings will be delivered by the same developer. It will result in a high quality urban space that will create a positive addition to the wider Yeronga neighbourhood and create a new and memorable place for all.



Note: All design arrangements are subject to ongoing design development.



SITE PLAN

02 LANDSCAPE



- Legend
- 1 Community Centre

2 Streetscape planting

3 Pavement type 1 to match adjacent development finishes

4 Car park access

5 3 X bicycle parking hoops parallel with pavement edge.

6 Podium planting, to be delivered as part of adjacent works. Garden beds adjoining the public plaza will adopt a common planting palette.

7 Car Park planting

8 Raised planters, discreet planters inside project boundary

9 Raised planters with productive plant species and climbing species for arbor above

10 Boundary planting to complement adjacent streetscape planting
- Landscape works assessed in separate Development Approval

11 Commercial Health Care

12 Public Plaza (Villa Street)

13 Public Plaza (South street)

14 Cascading Stair

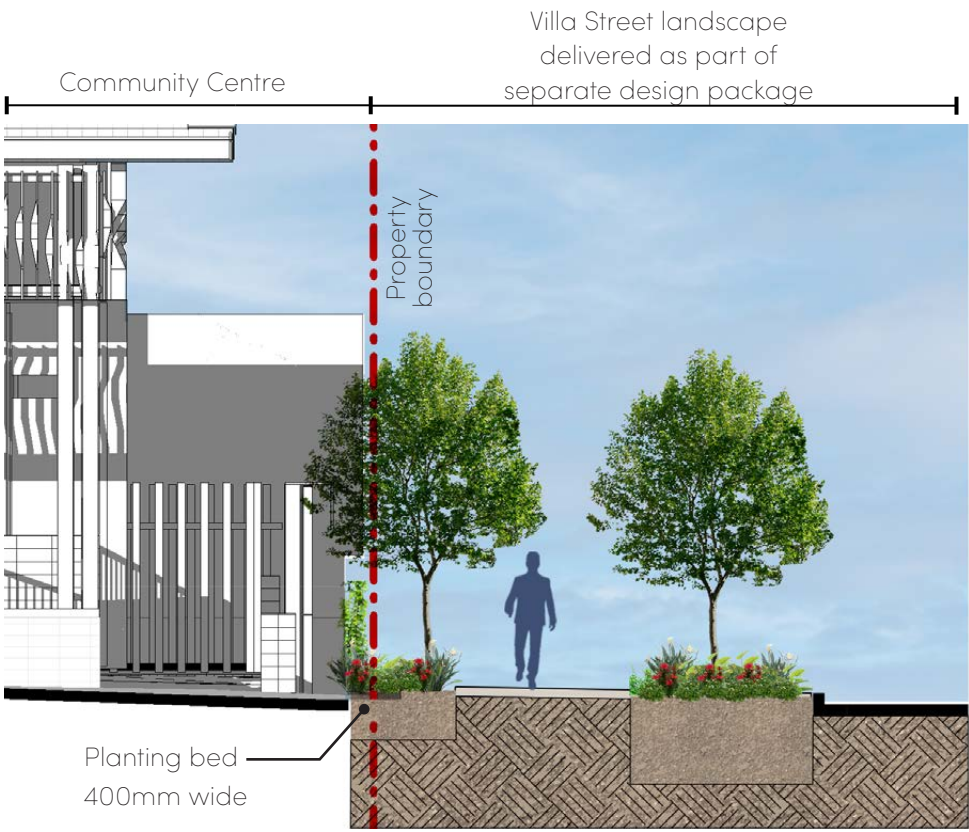
15 Footpath minimum width 1.8m to allow for pedestrian and cycle use



SECTIONS



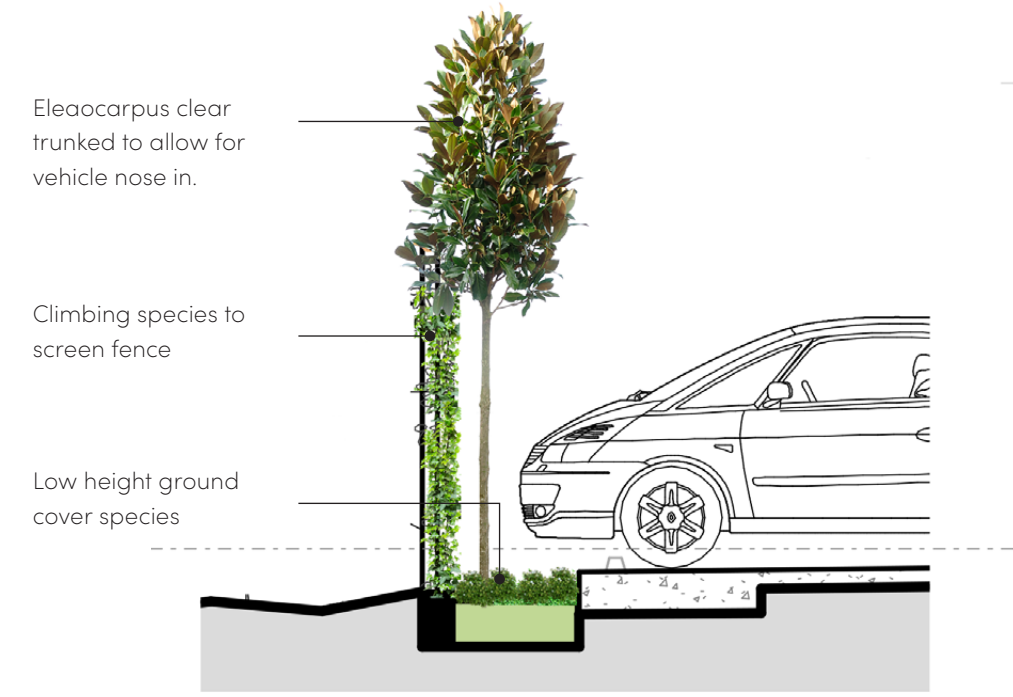
Section A-A\_ North Elevation



Section C-C\_ Villa street interface



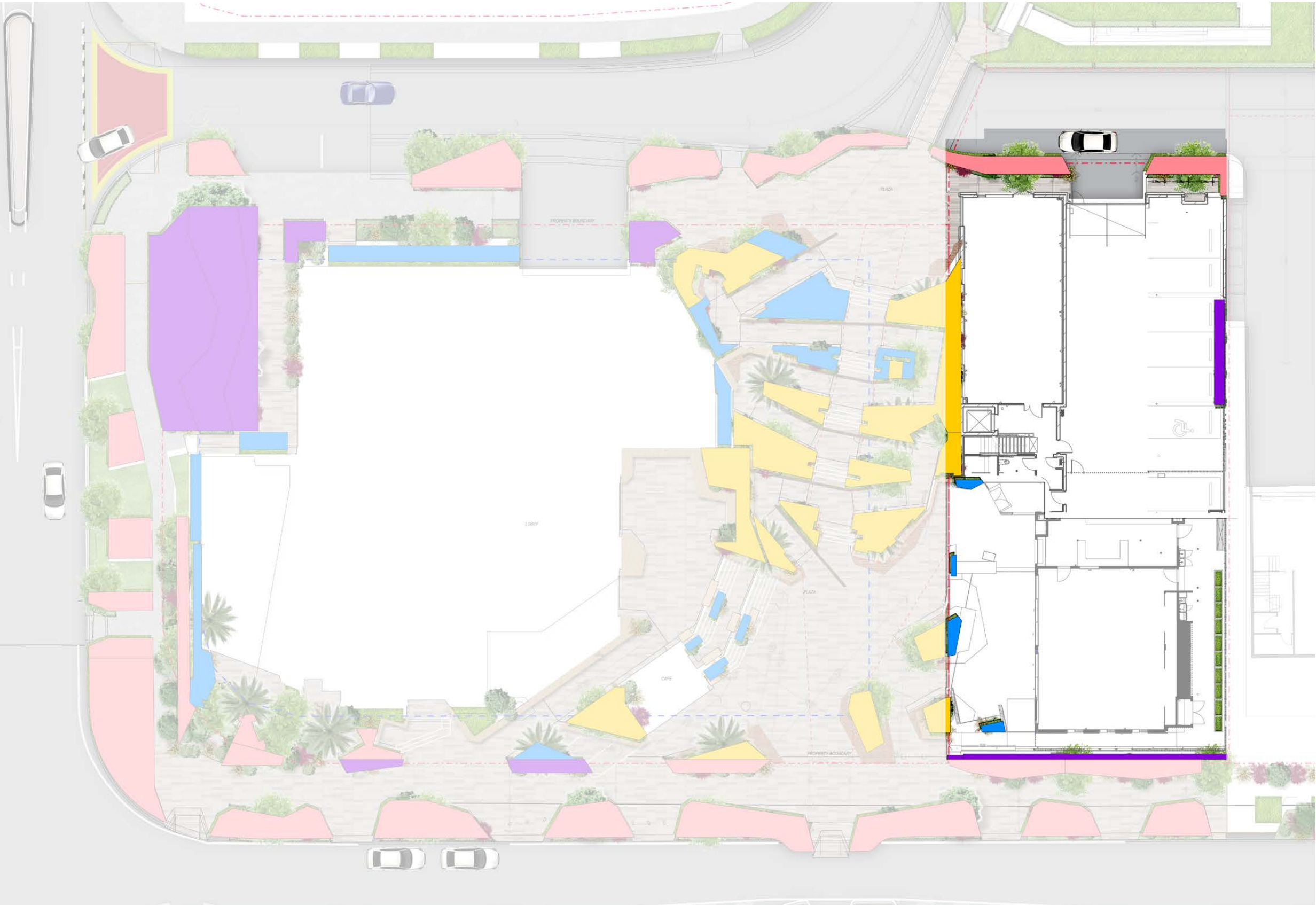
Section B-B\_ South Elevation



Section D-D\_ Car park planting



# PLANTING MEDIA DEPTH



## PLANTING MEDIA

All planting media is to be installed in accordance with Brisbane City Council Standard drawings with an emphasis on achieving soil volume at appropriate depths on both natural ground and on podium.

### Deep planting

Areas of planting that are in natural ground and 100% open to the sky with no underground development or infrastructure that is encased in concrete have been prioritised at the building interfaces with the streetscape and the western boundary to ensure a vigorous green interface.

The area of deep planting with a minimum dimension of 5m is not achievable given the spatial requirements of the community centre functions. That said the landscape of the commercial building offers a significant green presence for the community centre in the absence of it being able to be accommodated within the community centre site.

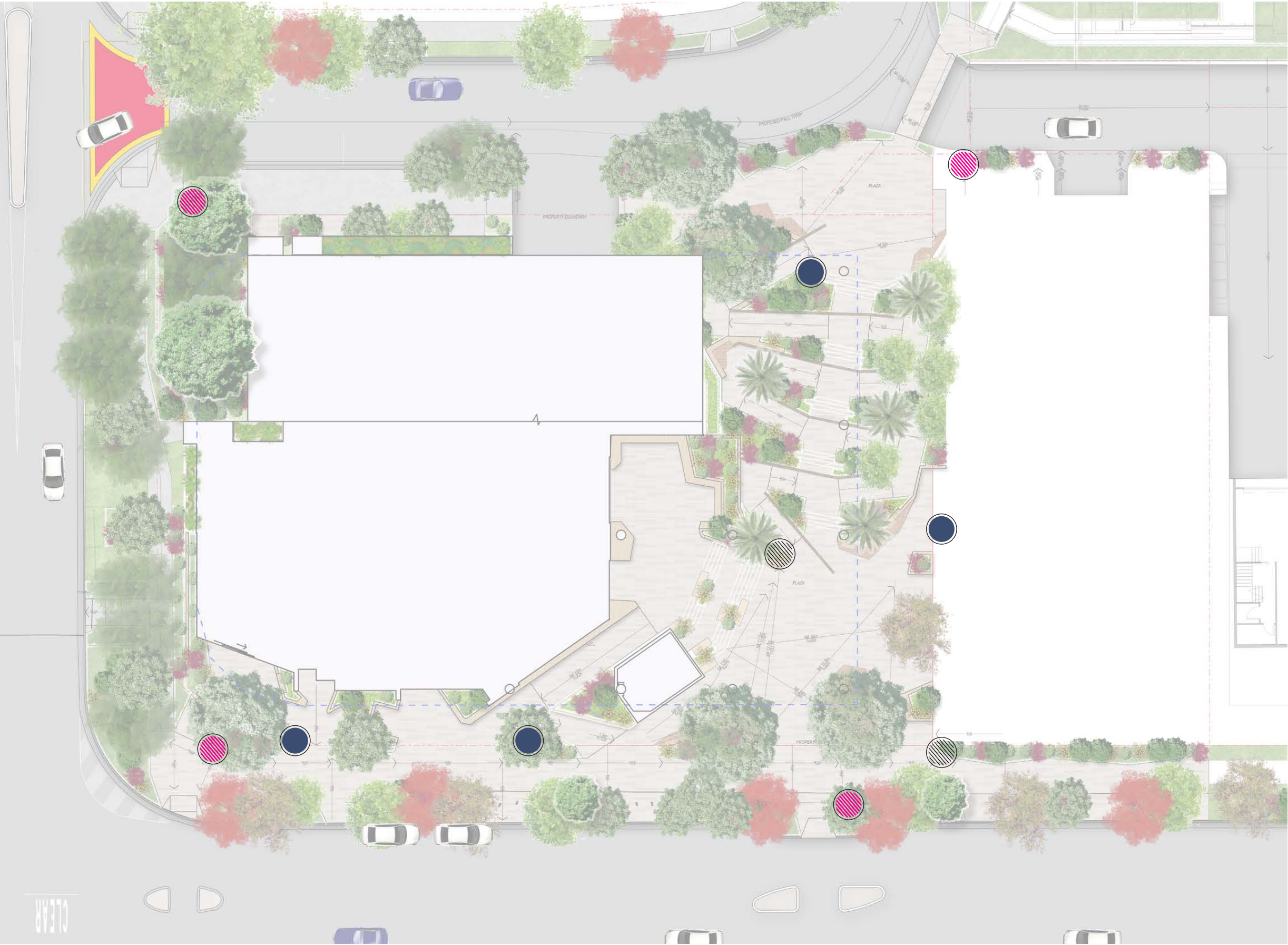
Broadly the overall media strategy is to provide generous media volumes across the site that will facilitate vigorous and enduring legacy planting outcomes delivering a lush subtropical urban landscape. A key investigation moving forward in design development will be establishing areas of the building that may be able to be articulated to increase planting availability and / or elements of the built structure that can quantum of media volume.

### Legend

- 500mm on Podium
- 1700mm on Podium
- 400mm on Natural ground
- 700mm on Natural ground
- 1200mm on Natural ground



# WAYFINDING



A wayfinding strategy has been designed to aid navigation and orientation for all users of both the commercial building and the community centre.

The strategy has been designed to minimise signage clutter so to not overwhelm the user with information.

The Wayfinding signage will be integrated within the design, contain clear and concise messaging that is inclusive and allows people with visual or physical impairment to comfortably read the signage.

Signage will be located on the main routes of travel where key decision points are made.

- Legend
- Primary Site Entrance Sign with integrated directional signage and DDA access information
  - Directional signage with DDA compliant route
  - Precinct directional signage



# PLANTING PALETTE

New planting throughout the community centre will seek to contribute to the subtropical landscape character of Brisbane. The planting palette for the community centre will include native species drawn from locally endemic plantings that are uniquely appropriate to Brisbane’s climate and the character of the site.

Street tree species will be selected in accordance with the Brisbane City Council street tree palette to ensure they are species that are good performers, have low maintenance needs and are climate resilient.



**TREE TYPE 1**  
**T1**

**SPECIES**  
Elaeocarpus eumundii - Eumundi Quandong

SIZE	MATURE SIZE
200Ltr	8m H x 3m W.

**DESCRIPTION**  
Native foliage tree with bronzed red new growth and deep green glossy leaves arranged in a fan. Flowers late spring to early summer with clusters of sweetly scented cream flowers.



**TREE TYPE 5**  
**T2**

**SPECIES**  
Backhousia citriodora - Lemon scented Myrtle

SIZE	MATURE SIZE
200Ltr	15m H x 4m W

**DESCRIPTION**  
Hardy, native, fluffy white flowers, lemon-scented foliage. Lemon Myrtle is sometimes referred to as the “Queen of the Lemon Herbs”. It boasts an intensely citrus fragrance and flavour, and has long been used in Aboriginal cuisine and medicine



**FEATURE PLANTING TYPE 1**  
**FP1**

**SPECIES**  
Melaleuca thymifolia - honey myrtle

SIZE	MATURE SIZE
200mm	1.5 m H x 1.5 m W

**DESCRIPTION**  
Fine-leaved bushy native shrub with purple-pink feathery flowers in summer-autumn.



**FEATURE PLANTING TYPE 1**  
**FP2**

**SPECIES**  
PANDOREA PANDORANA ‘LEMON GLITTERS’

SIZE	MATURE SIZE
200mm	1.5 m H x 1.5 m W

**DESCRIPTION**  
Pandorea is an evergreen native climber with tubular or funnel-shaped flowers. Foliage is either dark green and glossy or bright green and growth is vigorous.



**FEATURE PLANTING TYPE 2**  
**FP3**

**SPECIES**  
HARDENBERGIA VIOLACEA ‘SNOW WHITE’

SIZE	MATURE SIZE
300mm	0.3 m H x 1.0 m W

**DESCRIPTION**  
Pretty native scrambling vine, excellent for growing among other plants as it doesn’t dominate or get too thuggish like some creepers can. Beautiful pure white flowers.



**FEATURE PLANTING TYPE 7**  
**FP4**

**SPECIES**  
Carpobrotus glaucescens - Pig face

SIZE	MATURE SIZE
200mm	0.2m H x 2.0m W

**DESCRIPTION**  
Carpobrotus is a prostrate creeping succulent that has long trailing stems up to 2m. Great for rockeries, mass plantings, a sand dune stabiliser or for any low maintenance gardens in inland and coastal positions.



# PLANTING PALETTE



FEATURE PLANTING TYPE 4  
FP5

**SPECIES**  
Crinum pedunculatum - Brisbane River lily

SIZE	MATURE SIZE
300mm	1.5 m H x 1.2 m W

**DESCRIPTION**  
Tufting plant with strappy leaves up to two metres. Open white flowers on thick stems from November to March. Prefers a damp spot in full sun or part shade



FEATURE PLANTING TYPE 5  
FP6

**SPECIES**  
Casuarina “Cousin It”

SIZE	MATURE SIZE
200mm	0.3m H x 0.4 W

**DESCRIPTION**  
Casuarina glauca also known as Cousin it, Shagpile, She-oak is an evergreen native ground cover. It forms a dense mat of foliage and is great at suppressing the weeds and acts as a living mulch. It is drought hardy and can also tolerate light frost.



FEATURE PLANTING TYPE 6  
FP7

**SPECIES**  
Banksia spinulosa - Birthday candles

SIZE	MATURE SIZE
140mm	0.4m H x 0.4 m W

**DESCRIPTION**  
Low growing and low maintenance Banksia with dense foliage and spreading habit. Flowers from autumn to winter.



EDIBLE PLANTING TYPE 2  
EP1

**SPECIES**  
Mixed herbs and vegetable species

SIZE	MATURE SIZE
50mm	0.5m x 0.5m

**DESCRIPTION**  
Mixed herb species suitable for raised garden beds.



EDIBLE PLANTING TYPE 3  
EP2

**SPECIES**  
Citrus australasica - Australian Finger Lime

SIZE	MATURE SIZE
300mm	3m H x 2.5 W

**DESCRIPTION**  
White Autumn flowers are followed in Winter and Spring by slow-growing finger-shaped fruit containing glistening ‘citrus pearls’.



EDIBLE PLANTING TYPE 4  
EP3

**SPECIES**  
Rubus parvifolius - Australian Native Raspberry

SIZE	MATURE SIZE
140mm	2m H x 1m W

**DESCRIPTION**  
Scrambling shrub with edible fruit



# HARDSCAPE PALETTE

The hardscape palette of materials will largely be delivered as part of the adjoining public realm works. Hardscape elements located within the site boundary are described in the architectural suite.



PAVEMENT TYPE 1  
PT1

MATERIAL

Honed Insitu coloured concrete CCS Paperbark

SIZE

125mm Depth

DESCRIPTION

Honed Insitu coloured concrete with caspian aggregate and penetrative sealant.



PAVEMENT TYPE 4  
PT4

MATERIAL

TGSI - Concrete paver

SIZE

300x 300x 40mm

DESCRIPTION

Chelmstone Precast concrete hazard TGSI (Tactile Ground Surface Indicator).



SEAT TYPE 1  
ST1 - PRECAST CONCRETE WITH STONE / BRICK FACING

MATERIAL

Concrete with stone facing and top

SIZE

Custom length 300mm depth

DESCRIPTION

Precast concrete seat with white sandstone and porphyry stone facing to match surrounding pavement



# INTEGRATED INTERPRETIVE SIGNAGE



Nurri Millen totems – Boondall Wetlands a series of contemporary totem symbolising various aspects of the indigenous culture of the Boondal Wetlands

Interpretive signage will be integrated into the garden design to explain aspects of the place that are special to the Turrbal and Jagera people.

The interpretive signage could take many forms ranging from sculpture, plaques, totems and audio installations and may be developed during detailed design as a collaborative and participatory process that will include engagement with representatives from the Turrbal and Jagera people.



Miriwoong people interpretive signage



—CONTACT

Peter Edwards  
Archipelago Architects Pty Ltd  
The Naval Offices,  
3 Edward Street, Brisbane Qld 4000

T— +61 (07) 3236 4606  
E— mail@archipelago.com.au

—DOCUMENT ISSUE RECORD

Client:	Economic Development Queensland	
Report:	Yeronga Community Centre Landscape DA Report	
File:	21010_YCA Landscape DA Rev D	
Date:	Revision:	Checked:
11/05/2022	D	DP

© ARCHIPELAGO. All Rights Reserved

This work is copyright and cannot be reproduced or copied by any means without written permission of Archipelago Architects Pty Ltd. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Archipelago Architects Pty Ltd and the instructing party.