
APPENDIX D – URBAN DESIGN REPORT



Urban Design Report Project Waters

May 2012

Client

This Urban Design Report has been prepared on behalf of Metro Properties



Issue

Post DA - Issue G

Team

Deicke Richards and Bureau Proberts



Landscape by Lat27



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Introduction

Purpose

The Project Waters site, on the corner of Brunswick and Water Street, Fortitude Valley, is a strategic site in the Valley within the Bowen Hills UDA. It is a site of around 1.285ha and houses the Endeavour College of Natural Health. Metro Properties have acquired the site for development. Metro have engaged firms, Bureau^Proberts and Deicke Richards to undertake master planning on the site and develop concepts for Stages 1 and 2. Lat27 have been engaged to advise on public realm and landscape.

This Urban Design report provides the urban design objectives and principles for the development. In doing so, it documents the urban design rationale for a superior design outcome for the site. The format of the report is as follows:

The document describes the design process and some of the early design options. A context analysis shows the strategic position of the site within the broader Valley, Spring Hill and Herston areas and identifies the opportunity for development on the site. A more specific analysis focuses on the site and immediate surrounds.

The urban design vision and key urban design objectives provide the framework for the urban design response for the development. The street and lots layout locates the preferred connections into the existing street network on the site for cars, service vehicles, pedestrians and cyclists and how these networks define a number of development sites. Public Realm describes the public and semi-public plazas, streets and landscapes on the site and the desired design detail sought.

The built form demonstrates the proposed development heights in different locations. The heights are shown as three dimensional envelopes. An indicative massing response demonstrates how development can fit within these envelopes. The character indicates the design principles sought to create an appropriate urban response as well as individual distinctive buildings. A shadow analysis using the indicative massing shows the extent of impacts on surrounding areas.



Context

Site Context

The site is located in Fortitude Valley between the Valley centre and the RNA Showgrounds along Brunswick Street towards Spring Hill and the Old Museum. It is less than 800 metres from the centre of the Valley. This precinct acts as a gateway into the Valley from the north in a similar way that Ann Street does from the north-east. This is an interesting part of the city with a wide range of urban uses, services, facilities and community infrastructure.

In addition to the major traffic routes, there are major rail corridors and bus routes in the area. The Fortitude Valley Station and Exhibition Station (future Cross River Rail Station) are within 400m of the site. Bus services run frequently along Brunswick Street and the site is less than 700m to the Inner Northern Busway Stations RBWH and RCH in Herston. The site is at the nexus of two primary pedestrian routes in the area. Brunswick Street connects the site to the Valley Centre and to the Royal Brisbane Hospital and Herston to the north. Water Street is the east-west cross street link from the site to Spring Hill, and ultimately the City, and to the north-east to the RNA and future marketplace.

The land ownership pattern is predominantly in small multiple ownerships, typical of historic areas of cities and this contributes to the urban grain and character of the area. There are some significant exceptions. The RNA is a very large land parcel to the east and north of the site. It has recently undergone a major master planning exercise and has a comprehensive design incorporating streets and public places with clusters of very tall buildings in certain locations. The Cromwell Office Park on the corner of Brunswick Street and Gregory Terrace is a relatively large site, close to 1ha in size. It contains two large footprint commercial buildings. The adjacent Bells Square development is on a site of almost 1ha and has a large number of apartments and businesses, strata titled in many ownerships. The study site, at around 1.3ha in area, is one of the largest under developed landholdings in the area and presents an opportunity for a comprehensive urban design response.

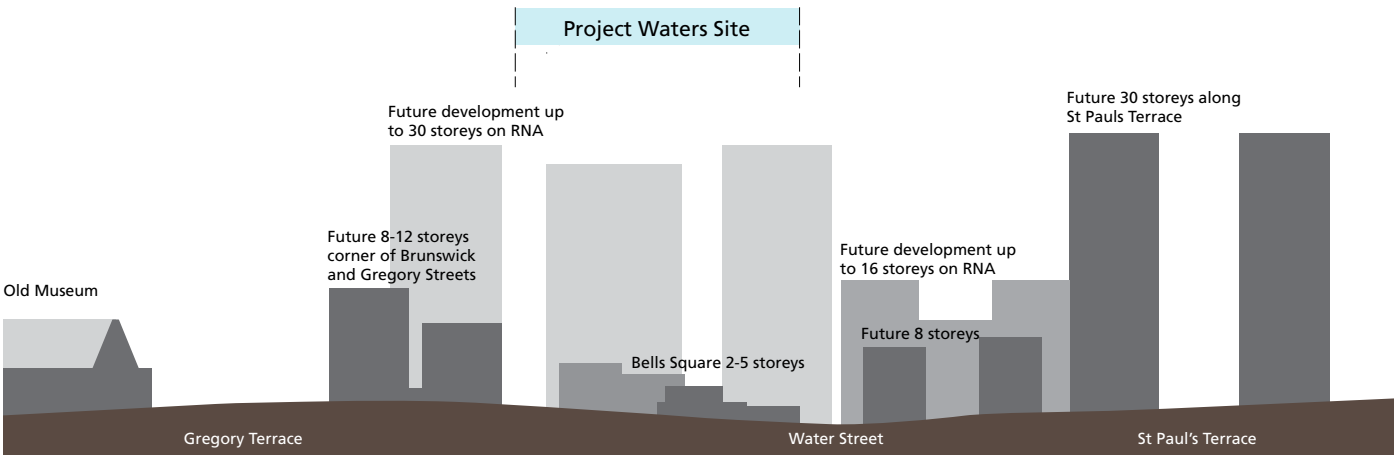
The building heights in this area are relatively low at present. While historic residential area of Spring Hill across Brunswick Street will remain at this scale, development in the area is intensifying which is reflected in recent planning documents and developments. The Project Waters site is well located within this intensifying area. The Fortitude Valley Neighbourhood Plan, adopted after the Bowen Hills Development Plan, has heights of up to 30 storeys in the

Valley Heart Precinct which extends to St Pauls Terrace, 150m from the site. The recently completed Green Square development on St Pauls Terrace is 14 storeys. The RNA Master Plan has building heights of 12-30 storeys with one precinct of 30 storeys. The Water Street precinct immediately adjacent to the site has lower scale development opportunity of 4 to 8 storeys. This area is small in area with predominantly small scale sites and multiple ownerships. There seems to be no explicit rationale for this lower scale response compared to other areas in the Valley. In general, areas preserved of low intensity development comprise older residential areas. The Valley Gateway precinct north of the Valley Heart has low rise buildings in multiple ownerships and is in similar proximity to the Valley Heart as the Project Waters Precinct. The Valley Gateway has proposed heights of 20 storeys, depending on site area. Sites above 1500m² can develop as 15 storeys and above 5000m² can have heights of 20 storeys. The Project Waters site is significantly larger at 1.3ha and therefore has capacity for more intense development with higher buildings.

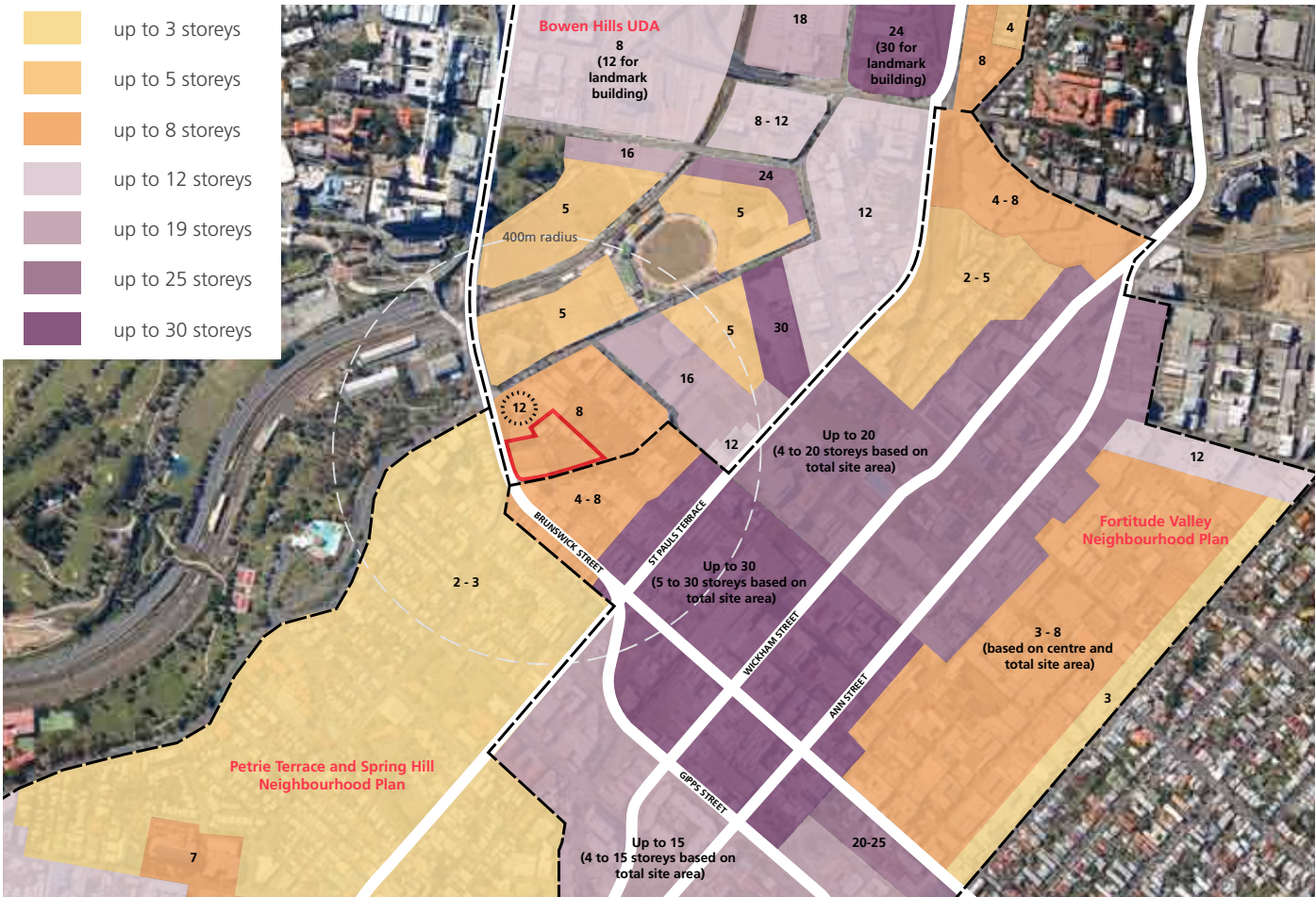
Fortitude Valley is a rich urban area characterised by a diverse number of activity nodes both existing and proposed. The Valley and Chinatown Malls define the heart for the Valley with retail, commercial and entertainment uses all in close proximity to the Fortitude Valley Railway Station. The RNA redevelopment includes a large market and supermarket which will form a significant node for the local residents and workers. Green Square is a recent addition to this precinct with good urban activity and plaza spaces. Emporium and James Street Markets are two recent precincts which act as urban destinations with a mixture of employment, residential, retail and restaurants.

The Royal Brisbane Womens Hospital campus is located 800m to the north. This is a major community destination and employer in the area. To the west is the historic and predominantly residential areas of Spring Hill which has a number of major parks, pools, public and private schools, but have no real neighbourhood focus or centre. When 5 minute walkable catchments are drawn around these key nodes, there is generally considerable overlap demonstrating a rich range of choices of activities within a small area.

The Project Waters site is on the edge of these catchments and has the opportunity, due to its location and size, to act as another local node for this part of the Valley as high density mixed-use precinct.

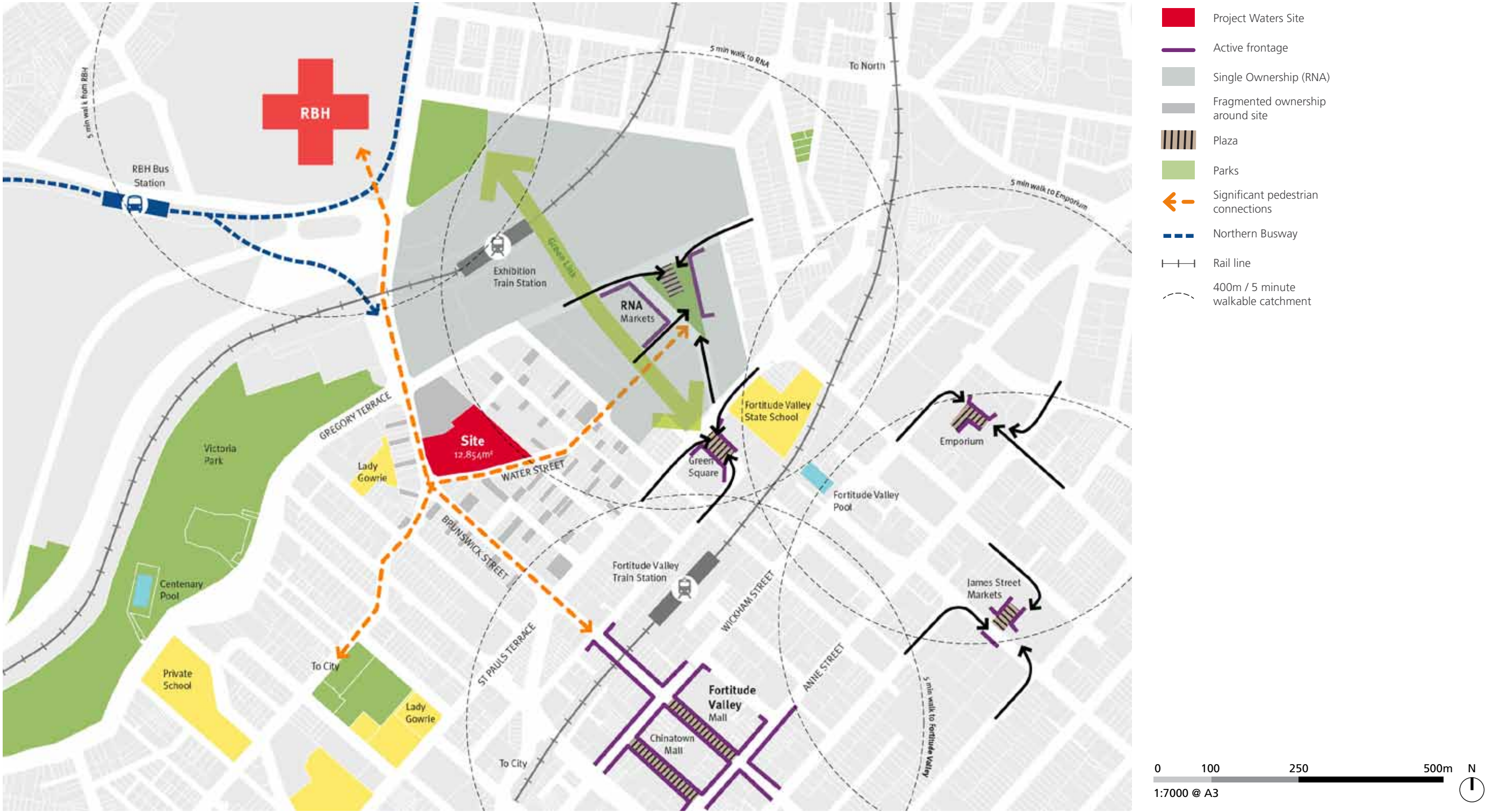


Surrounding Heights Section



Surrounding Heights Analysis Plan

Broader Context Plan



Immediate Context

The immediate context is varied with surrounding uses of housing and commercial buildings from quite historic to newer developments. To the north is Cromwell Office Park, comprising of two 5 storey commercial buildings setback from the street in a campus garden form. A tennis court occupies the south-eastern corner. These buildings are very close to the site boundary. The interface with the site is poor with two levels of parking exposed.

To the south are a number of low density older and newer developments of offices and housing including heritage buildings that will redevelop over time to 8 or so storey buildings. Across Brunswick Street are a number of older Queenslander houses and apartments that are unlikely to change.

To the east is 'Bells Square' a 20 year old strata titled residential development between 1 and 4-5 storeys. This development has both smaller and more generous setbacks of 5.2m and 12m from the site side boundary. The wider setback has planting. One part of the development with the 5m setback overlooks the site from balconies towards Diggles Close. The Bells Square development also overlooks the close, with a 'side on' relationship to the Project Waters boundary.

There is a public street dedication on the extension of Baxter Street which has a 2 storey commercial building fronting onto it as part of the Bells Square development. The buildings within Bells Square both side on and look towards the Project Waters site. This development formed Diggles Close which is a series of garages on the ground level. Diggles Close provides access to the site from the north-east and has good views to the historic buildings in this part of the site.

There are a number of significant corners on the site. The Brunswick / Water Street corner is a key corner from the west and Spring Hill, as well as from the Valley. There is an older building, RJackson Furniture Depository on the corner. Its facade contributes to the streetscape of the corner which has a number of older buildings in the vicinity. Baxter Street is a key corner from the south east and the Valley. Views exist down Baxter Street to the site and continue to the towers of the Old Museum beyond.

There is a bus stop along Brunswick Street which may require indentation and the footpaths are particularly narrow in part in this area and may need widening. A 3.75m verge width would be considered appropriate for the precinct. This will create a need for road widening and a new boundary alignment that will have an impact on the existing facade with heritage character. The preference is to retain the facade in its current location and to integrate it into the public realm of the street.

Water Street is the original water course through the area and falls from 15m at Brunswick Street to 10.5m at its lowest point. Water Street is effected by local flooding which has an impact on the street interface with raised ground floors required in some locations.

The site has a reasonable cross fall and rises to 18m in the north-east corner near Diggles Close, 19m at the north-western corner of Brunswick Street. The gradient continues further north to the Gregory Terrace / Brunswick Street corner to a level of around 24m. This is almost a 5 storey difference from the Baxter Street corner of the site. Baxter Street rises up from Water Street to a level of around 18m, a rise of more than 2.5 storeys. Water Street is an overland flowpath. The 50 year flood event has a minor impact on the Water Street frontage and floor levels need to be set above these flood levels.

The Drill Hall is a heritage building in the northern section of the site and has been on the site for 80 years or so. It is a significant building that can contribute to the urban quality of the site and be integrated into the development.

The Urban Development Plan indicates a street along the north-eastern boundary of the site and not through the centre of the site.



1. Commercial development to the north



1a. Commercial development to the north



2. Commercial development to the south



3. Commercial development across Brunswick Street, Bell Bros.



4. Baxter Lane with Bells Square commercial fronting uses



5. Development bounding Diggles Close



6. Diggles Close with Bells Square on the left



7. View of the Water and Brunswick Streets intersection



8. Brunswick Street / Gregory Terrace corner



9. View down Baxter Street to site and old museum



10. The Drill Hall

Site Analysis Plan



Site History

The Project Waters site contains the former Water Street Army Depot. The former Water Street Army Depot site is entered in the Brisbane City Council Heritage Register of the Brisbane City Plan 2000 (the City Plan Heritage Register) as a local heritage place. The site has been nominated to the Queensland Heritage Register.

As a result of the listing of this site in the City Plan Heritage Register the former Water Street Army Depot site is included in Map 4 – List of Heritage Places – in the Development Scheme for the Bowen Hills Urban Development Area. The ULDA has simply recognised and adopted the existing state and council heritage listings in the Bowen Hills UDA area.

The site contains a late nineteenth century drill hall (ca 1884) which was relocated to this site from a site in Boundary Street Spring Hill in the mid 1920s, when this Water Street site was established by the Commonwealth government as a site for volunteer military training. The Water Street drill hall was the focal point of this military training, where volunteer recruits were taught aspects of military drill, weapons training and other related military exercises. The drill hall at this location is one of the earliest surviving drill halls in Queensland.

Over time a series of other military buildings were constructed on this site for the purposes of military training, particular during World War II and in the post war period. Plans of this and other periods show a range of buildings scattered across the site. Some of these buildings have been demolished or relocated.

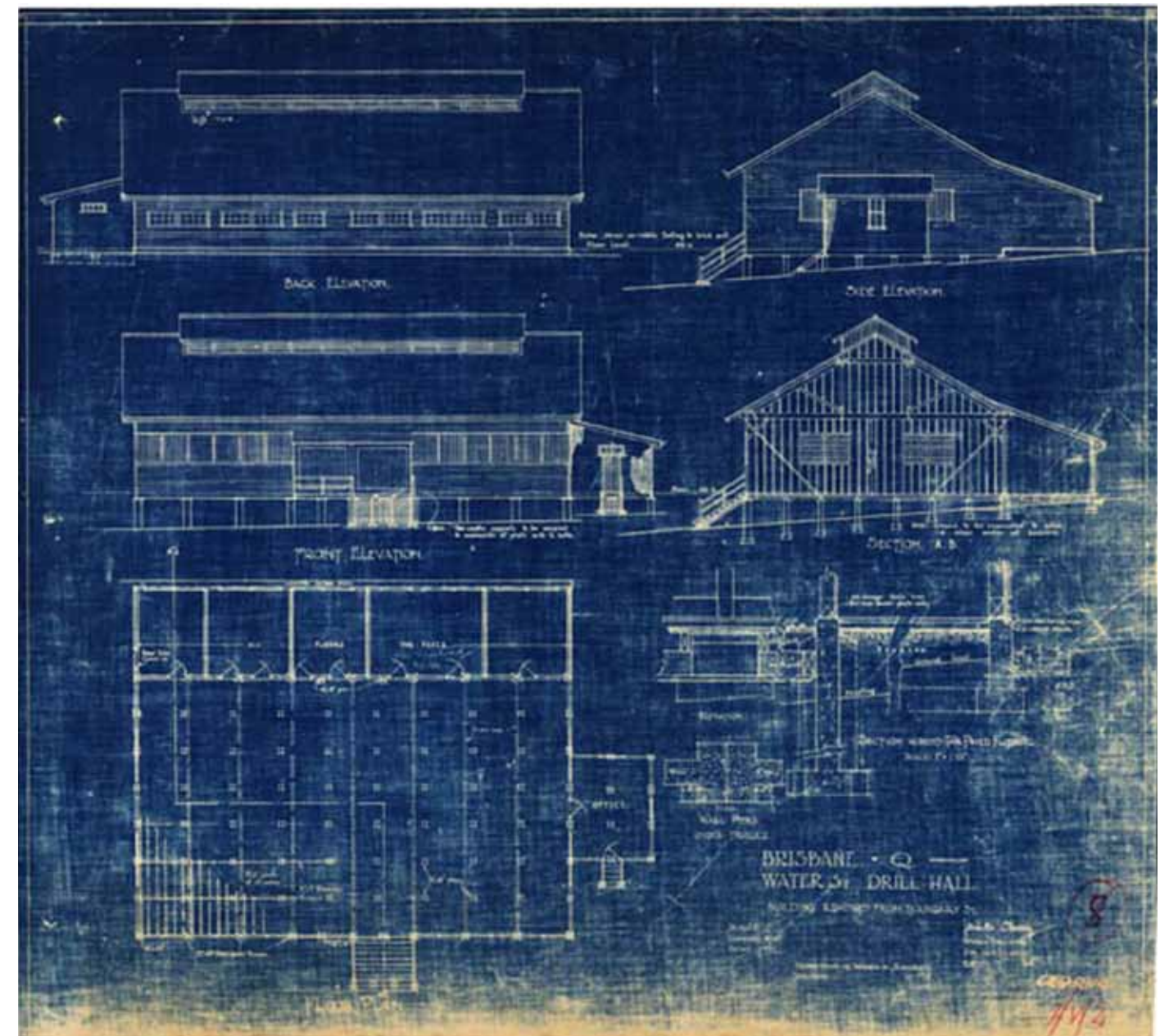
The site closed as a military facility in the late 1980s, and it became part of the Australian College of Natural Medicine together with the adjacent site towards the corner of Brunswick Street.

The proposed redevelopment of the Project Waters site, in accordance with the development provisions of the Bowen Hills UDA Development Scheme, will retain the drill hall in-situ.

The drill hall building is a large open space internally that provides flexibility in an adaptation/conservation sense for a range of alternative and new uses.

An adaptive reuse is proposed for the drill hall building to be modified as part of the wider residential development across the site, for a recreational and/or community use. An area of open space is proposed around the drill hall to give the building a sufficient curtilage and breathing space within the wider redevelopment of the Project Waters site. Other buildings within the site will be recorded and documented prior to removal from the site.

The former caretaker's cottage and store are of some cultural heritage significance, as a nineteenth century residence and as a supporting building to the activities that took place at the drill hall both in this location and at Boundary Street. This significance is not as strong as that of the drill hall.



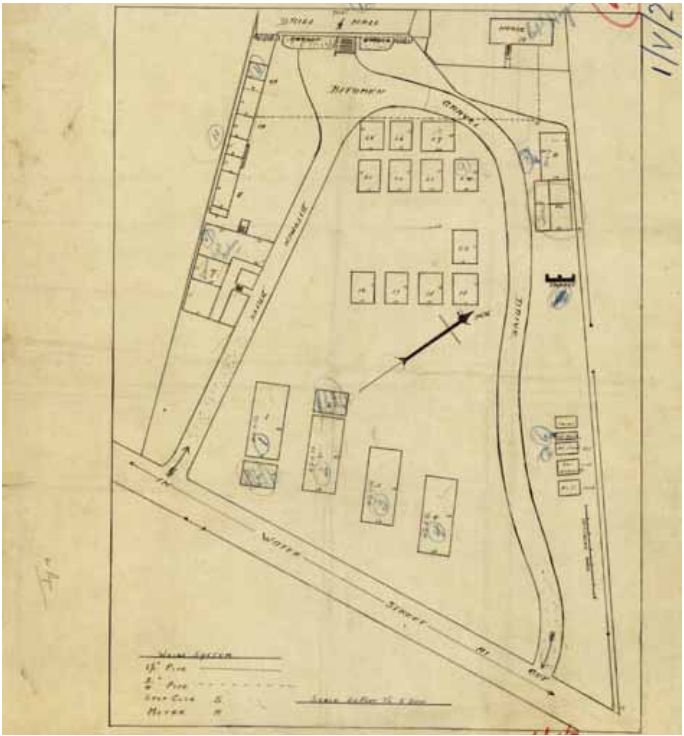
Blueprint 1925



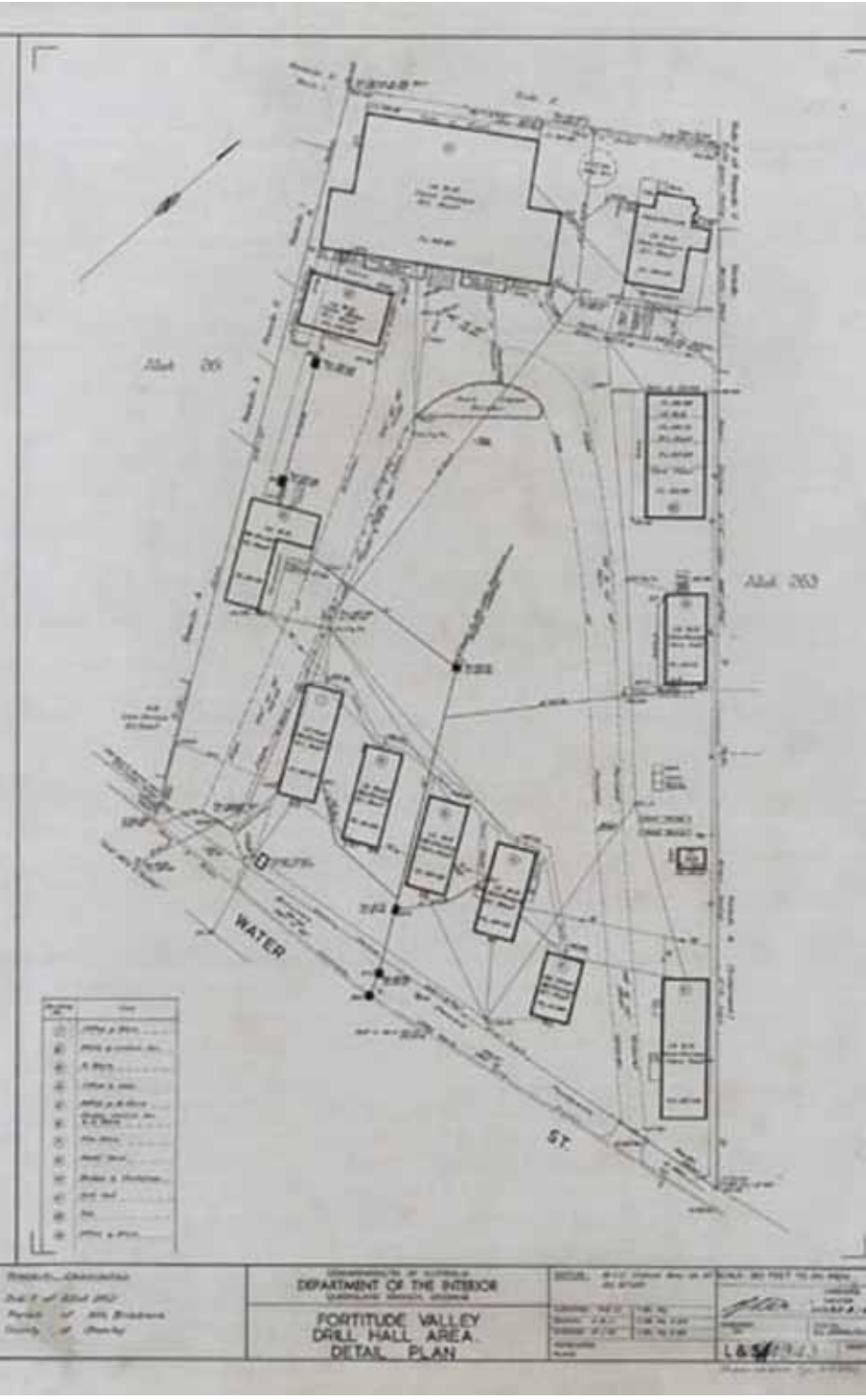
Existing Drill Hall



Site plan 1926-1950



Site plan 1948



Site plan 1962.

Key Objectives for Superior Design Outcomes: Urban Design

Principles

The following represent key urban design principles for the development of the site which contribute to a superior urban design outcome:

- A precinct integrated with surrounding areas
- An urban node that respects the history of the site
- A high quality public realm
- A high density precinct
- A rich and fine grained urbanism
- A respectful neighbour

This commentary section provide an explanation of the urban design principles.

A precinct integrated with surrounding areas



Project Waters strongly integrates with surrounding areas. A new street along the eastern boundary of the site and additional pedestrian walkways connect the site with the surrounding areas providing a variety of routes and movement experiences.

The through street connects Diggles Close to Baxter Street. New pedestrian routes connect the through street to Brunswick and Water Streets with opportunities for future pedestrian connections northwards to Gregory Terrace.

An urban node that respects the history of the site



Project Waters creates a new local hub and focal place for the residents and workers on the site and surrounding areas. The Drill Hall and associated care takers cottage and orderly room have heritage significance and are retained and integrated into the development.

All streets and walkways lead to the heritage precinct. An urban green is located adjacent to the Drill Hall to enhance the setting of the heritage precinct and reinforce the project waters site as an urban node.

A number of routes are available to access the site from the surrounding areas; RNA, Fortitude Valley, Spring Hill and Herston.

Commentary

The context analysis shows that the site is strategically located in the Valley and is beyond the catchment of these existing nodes in the Valley. There is an opportunity for development on this site to become a local focal place for the surrounding community.

The site is on of the largest single land holdings in the local area outside of the RNA. This offers opportunity to create a special urban design response. The master plan emphasizes the site as another important local node for the adjacent area and Valley.

A high quality public realm



Project Waters has a clearly defined network of streets, public spaces and pedestrian laneways.

The buildings placement, façade treatments and uses define and activate the streets, public spaces and pedestrian walkways, including Water Street, Brunswick Street and Baxter Street extension.

The heritage buildings are set within a plaza in the north east corner of the site as the primary focal point for the precinct.

A plaza on Water Street forms a welcoming entrance place to the precinct. This place is visible from the corner of Brunswick and Water Streets as well as the corner of Baxter and Water Streets.

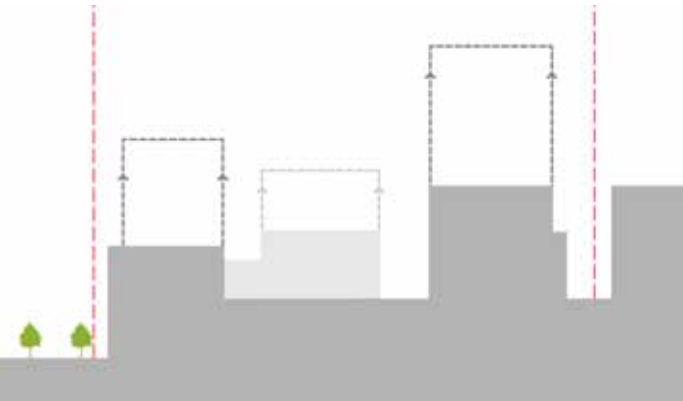
A plaza / shared zone on the Baxter / Water Street corner terminates the vista down Baxter Street. The Drill Hall is set in a plaza at the end of Diggles Close

Commentary

The pedestrian connection through the site has been located towards the centre of the site, creating two parcels of relatively equal size. This thoroughfare is located across the lot boundary to enable easier phasing of the project.

This enables the urban quality and experience to be created by the redevelopment ie. there is not a reliance on neighbouring developments that do not present a good interface to the site.

A higher density precinct



Project Waters is a high-density precinct. Additional height and density ‘grows’ out of this urban fabric and is not imposed upon it.

Any additional height demonstrates minimal additional impacts. Taller elements over 12 storeys of buildings are setback 9m from side and rear boundaries and 3m from street alignments.

The taller tower forms are a response to the urban form and do not drive the urban form. Tower footprints and facades align with site geometry, boundaries or surrounding streets and reinforce the geometry of the public realm.

Commentary

The initial design controls on the site were written for a medium rise development form of 8 storeys. There has been a change in thinking about height in the broader precinct as noted in the context section of this report.

The Valley plan allows 30 storeys on St Pauls Terrace about 150m from the site. The Valley Gateway Precinct with a similar relationship to the Valley Heart as the Project Waters site allows 20 storeys. The heights in certain parts of the RNA site are now 30 storeys.

A study of the visual impact of taller buildings suggests tat the impacts are not significant a broader scale. Taller buildings commensurate with the recent design controls for surrounding areas should be allowed on this site.

A rich and fine grained urbanism



Project Waters is formed as fine grained urbanism of the surrounding area and the Valley.

The through walk creates a number of development sites with individual addresses. This enables the development to be staged with a number of discreet developments.

A diverse range of architectural expression from a number of design teams will ensure a more diverse urban response that will reinforce the character of the Valley.

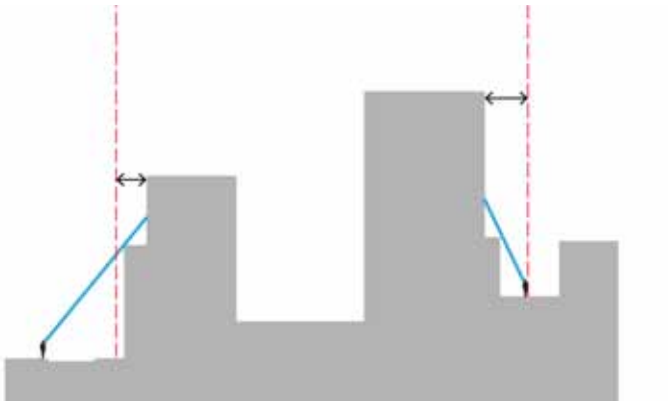
Commentary

The Valley itself is an eclectic mix of uses and buildings of a variety of ages. There are multiple ownerships and a fine urban grain of buildings, particularly across Water Street and Brunswick Street.

This suggests that a scale and ‘grain’ that fits within the existing context is an important urban design quality sought. This suggests a more aggregated collection of buildings than larger more monolithic larger scaled buildings.

The built form and character ideas are flexible to allow create and attaining design responses from a range of designers that can add valued to the urban design framework.

A respectful neighbour



Project Waters is respectful of its context and neighbours.

Taller buildings are respectful neighbours, located in positions that do not create significant additional impacts on surrounding development. This includes the careful placement of the tallest buildings on the site.

As the site is large, taller elements are possible and are located to enhance the urban form and placemaking outcomes. Building scale on boundaries is varied but commensurate with recommended heights in the development plan

Commentary

There are existing developments on all sides of the site with side and rear boundary relationships to the east and north. To the north there are established commercial buildings of 5-7 storeys.

To the east is strata titled residential development between 2 and 4 storeys. To the south, across Water Street are residential and commercial buildings 2 - 4 storeys high of varying ages although this area is earmarked for 8 storey redevelopment over time.

Water street is a primary urban interface and the longest street frontage in the site. The site is on the northern side of Water Street.

Street and Lot Layout

Movement Network

The site is configured with streets, lanes and walkways that allow movement for cars, service vehicles, pedestrians and cyclists. The streets and public spaces define a number of development sites suitable for high density mixed-use development.

The primary design strategy for movement on the site is to create a new connecting street within the site from Baxter Street to Diggles Close. The connection into Diggles Close is one way out only. The street configuration near the Drill Hall is conceived as a plaza / shared zone providing access and egress from the Phase 2 carpark.

A new pedestrian route bisects the site, running north to south from Water Street in the centre of the site to the Drill Hall. This route needs to rise from the street to the podium level (about a 6m rise) with urban stairs and a lift for equitable access.

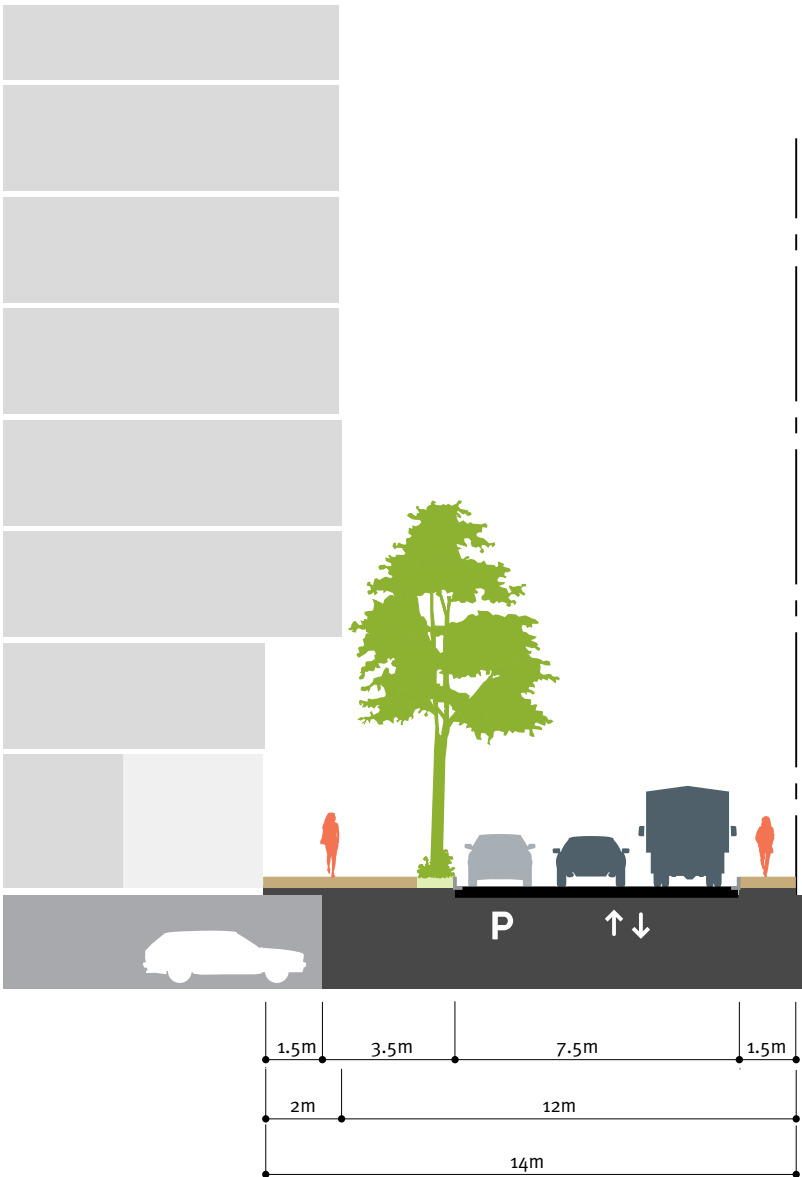
An additional pedestrian route is proposed, an east-west walkway from Brunswick Street to the heritage precinct along the northern boundary. This walkway is open to the air, but could also be built over in part by buildings, especially where the urban edge to the Brunswick Street.

Each lot has its own vehicle and service access from within the site. Indicative access point to each site are shown. While access from Water Street is not preferred, a minor left in / left out access point may be needed to access the corner site. No vehicular access is anticipated from Brunswick Street. An indented bay bus stop is located on Brunswick Street.

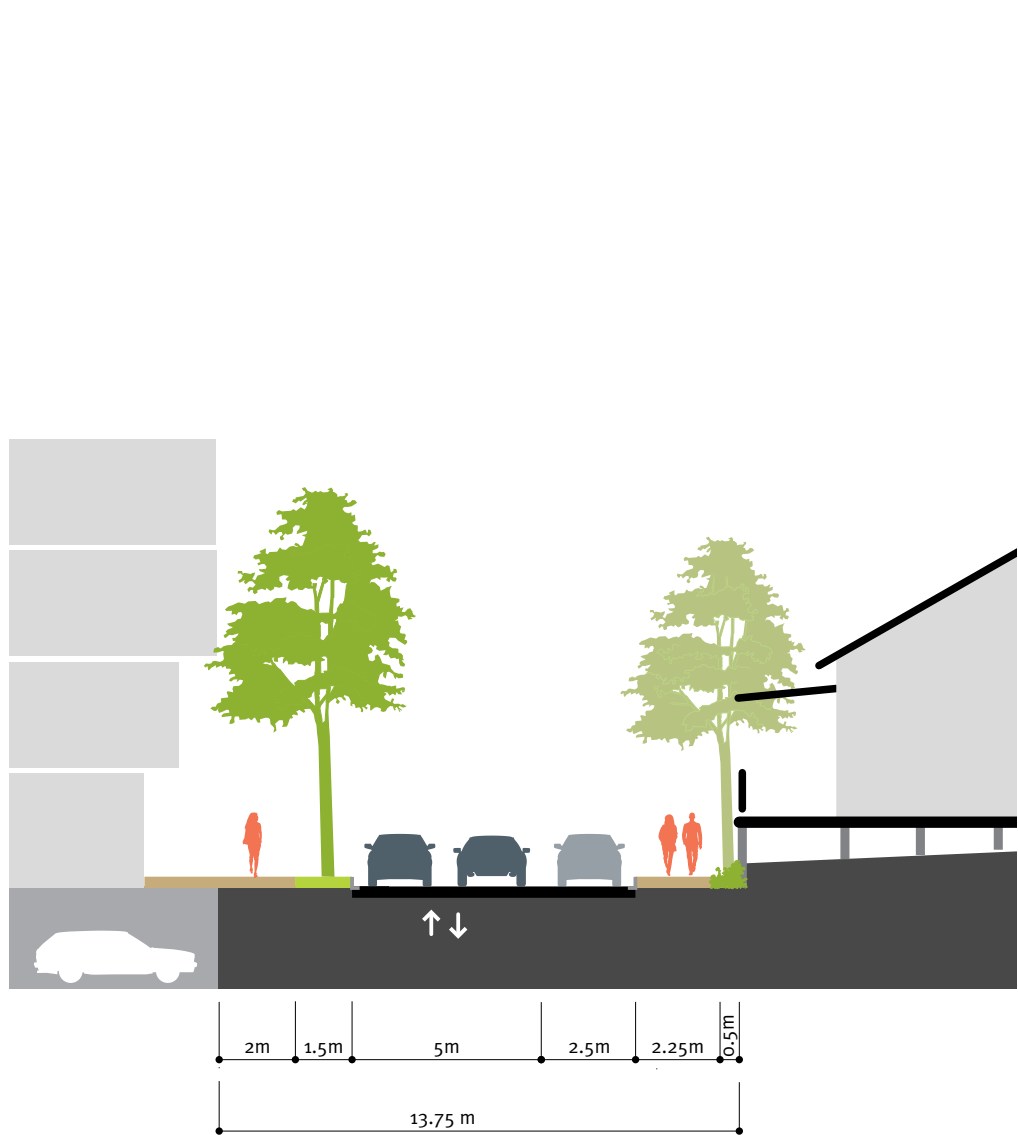
- The movement network establishes two main lots:
- Phase 1 to the south and east of the through pedestrian link, including the heritage precinct and open space.
 - Phase 2 is to the west of the through pedestrian link to Brunswick Street.

Street Sections

The Baxter Street extension has a 14m reserve, a posted vehicle speed of 20km/hr.

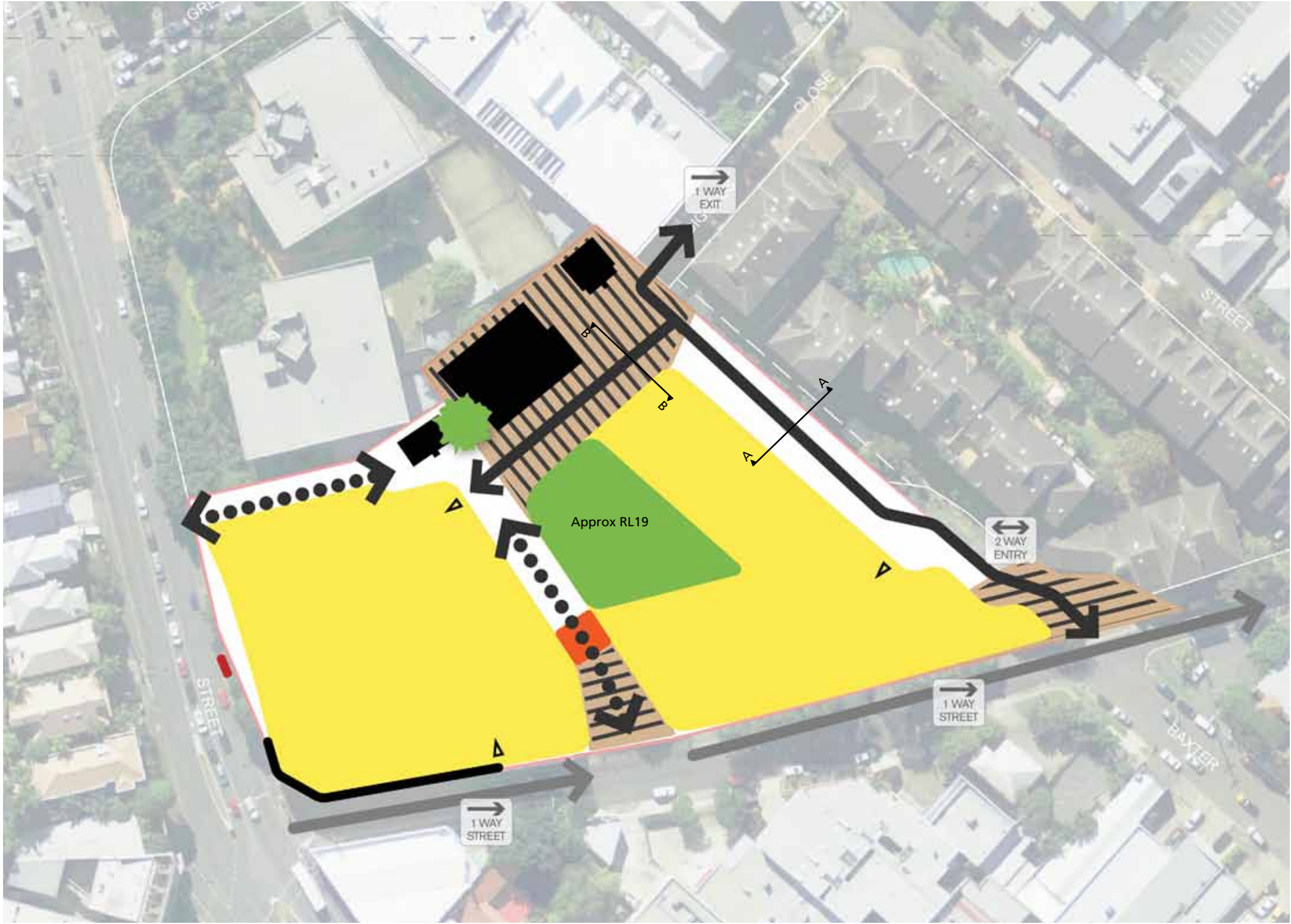


Section A-A New Through Street (14m)



Section B-B New Through Street past the Drill Hall (13.75m)

Movement Network



- ● ● Pedestrian Link
- ▨ Plaza
- Urban Green
- One-way Street
- ↔ Two-way Street
- ▲ Proposed vehicle entry point
- Proposed bus stop
- Stairs and Lift

0 10 25 50m
1:1000 @ A3



Public Realm

Public Realm Concept

Water Street sits at the intersection of Fortitude Valley's urban street grid and the Spring Hill ridgeline. At this location the street network reacts to the local topography by changing alignment away from the grid into a seemingly more haphazard arrangement. The public realm character shifts here as well, with changing street widths, setbacks and building types distorting the relative order of the valley grid. It is this 'disturbance' to the grid that shapes local spaces and view-lines in a unique manner – a quality that we are looking to amplify within this public realm concept.

Design Strategies

Three key design strategies have been developed to inform public realm concepts for this site:

1. SUSTAINABLE DESIGN

The opportunity exists here to establish a benchmark for sustainable urban development. Key concepts include:

- Successful, vibrant places: are memorable, social experiences where visitors and locals mix freely. An adaptive, well serviced public realm designed to support the local area's economic viability can benefit a variety of commercial offerings such as the proposed soho sites and the rejuvenated Drill Hall. Project for Public Spaces (PPS) New York defines great public places as those that are easily accessible, are full of activities, are comfortable, have a strong identity and are sociable.
- Energy + materials efficiency: is to be maximised through the recapture of site material and the evaluation of material production processes and life-cycle costs.
- Integrated ecological processes: can be addressed on tight, urban sites such as this by introducing water sensitive urban design concepts to maximise on-site stormwater infiltration. Shade tree planting will also improve the local area's avian habitat offering linking through to the mature planting around the old museum and along Gregory Terrace.

2. LEGIBILITY + CONNECTIVITY

The current proposal maximises opportunities for access into, and circulation around, the site with pedestrian connections that focus on the proposed public space around the Drill Hall:

- Upper level link from Brunswick Street to the west (bus stop connection) across the high side of the site, linking to the Drill Hall and across to Diggles Close to the east, and
- Connections to the site's lower, southern boundary on Water Street at a mid-block location (pedestrian link) and the proposed Baxter Street extension along the site's eastern boundary, linking with Diggles Close.

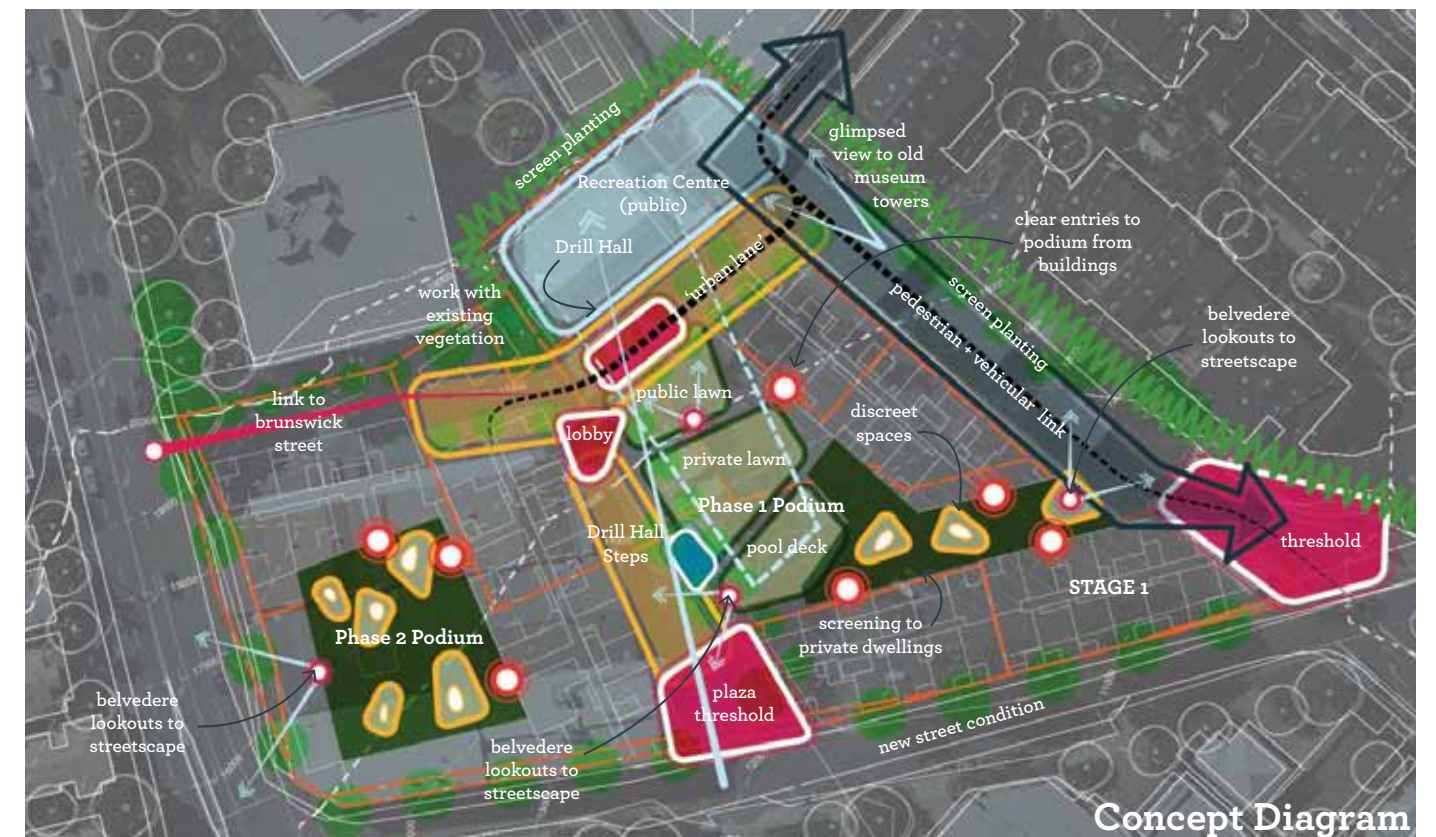
Each of these links offers views into the site from the surrounding street network, greatly assisting internal public realm legibility, with sight lines retained to the Drill Hall from Water Street. The current podium design also incorporates a number of 'belvedere' balconies at key locations, visually linking the internal and external public realm.

3. AUTHENTICITY

A distinctive public realm approach to the site involves embracing the local area's eclecticism and history. This is proposed in the following ways:

- Drill Hall Curtilage: one distinctive space (containing both public and private open space) has been established directly south of the Drill Hall to ensure that this heritage building is retained in a dignified setting.
- An established heritage precinct: each of the retained structures have been located together as an identifiable precinct to maximise adaptive re-use and interpretive opportunities. This arrangement not only gives the project a unique internal setting but also reinforces the local area's emerging character as a place where old and new combine such as is happening on the RNA site.
- Walkability: With many local venues such as the Tivoli nearby, and a concentration of busy roads, this part of the Valley has always been a walking neighbourhood. This site needs to feel like it is an integral part of this vibrant entertainment precinct by providing intuitive, through-site links.

Public Realm Concept Diagram



Note: For further landscape detail please refer Public Realm Design Report prepared by Lat27.

Design Concepts

A detailed explanation of each of the site's key spaces is described as follows:

The Drill Hall

- The Hall itself is a key element of the development, acting as a revitalised connection to the site's former activity – and importantly occupying the high, flat ground to the site's northern boundary. As the most important public location within the site the following components are proposed:
- The refurbished building is proposed to become the heart of the project, containing a range of leisure and recreation activities including a pool, gym and retail/ cafe.
 - The treatment of the extension of Diggles Close in this location reflects the desire to establish a dignified curtilage to the Drill Hall – and a flexible, shared zone linking across to Phase 2.
 - Continuous pavement treatments (to be determined) across the entire street cross-section are proposed as a linear plaza, reinforcing this location as the prime public space on site.
 - A ramped lawn to the south of this plaza offers a flexible event and overflow zone for passive recreation, small events and potentially as a place for group exercise activities based out of the Hall.

Baxter Street Extension

- This new, through-street connection passes through the Stage 1 entry threshold on Water Street, linking up to the core of the site and Diggles Close. A 2-way vehicular traffic movement is proposed up to the shared link between Phases 1 + 2. Key elements include:
- Street parking for bicycles,
 - access into both Stage 1 + 3 car park entries en-route to Diggles Close,
 - Street furniture to reinforce the public nature of this link,
 - Staggered, mixed (local) species shade trees for maximum privacy, and
 - Materials selection to follow BCC Streetscape Guidelines (CS2)

Drill Hall Link

- Phase 1's western boundary linking Water Street up to the Drill Hall Plaza.
- Broad, public pedestrian link ranging from 16 – 8m wide,
- 7m level difference is navigated via a generous, planted series of terraces and steps, and also including a public lift.
- Mid-level bicycle parking station accessed via ramps and lift.
- Water Street Plaza: Welcoming, street level plaza will become a local meeting place, dimensioned and detailed to allow for commercial activity to augment proposed building lobbies
- Street furniture, including bike parking and pedestrian lighting, reinforces the public nature of this link,
- Staggered, mixed (local) species shade trees for maximum privacy between lower building levels, and
- Materials selection to follow BCC Streetscape Guidelines (CS2)

Brunswick Street Pedestrian Link

- Connects across the site's upper contours to a bus stop on Brunswick St and the Drill Hall.
- Designed as a laneway to follow BCC Streetscape Guidelines
- Street furniture, including seating, bike parking and pedestrian lighting,
- Mixed (local) shade tree species are proposed to combine with mature vegetation on the adjoining site.

Podium Landscape

- Each Phase has at its core a large communal recreation podium. The Phase 1 podium Concept looks to create one, large 'Parade Ground' to the south of the Hall:
- Levels have been manipulated atop the podium deck to visually extend the public zone into the communal, private zone. This is achieved by keeping the dividing fence at a level (RL 19.2) below that of two raking lawns on either side. Looking south from the Hall it is envisaged that the two spaces will visually connect, ending at the pool deck level (approx. RL 21.0).
 - The 'ha-ha' strategy also ensures adequate soil depths for tree planting to the edges of the lawn.
 - Lush, subtropical planting defines the edges of the central lawns and create privacy,
 - Formally aligned hoop pines visually define the 'Parade Ground' extents,
 - All access design principles have been included, ensuring convenient links back to Stages 1 + 2 down at RL 19.6,
 - Views to the surrounding streetscape are also provided to ensure a sense of context

- The Phase 2 podium is a more enclosed space close to busy Brunswick Street. The concept here is to create a green sanctuary of secluded internal spaces that offer a range of landscape experiences (in stark contrast to the surrounding, more urban setting:
- Lush, subtropical planting defines human scale, garden spaces and creates privacy,
 - Paths are made of a mix of hardstand and inorganic mulch to suggest a more informal tone,
 - A covered BBQ area and pool (to be confirmed) is the focal element of the space and the main meeting area,
 - Several picnic lawn areas are proposed adjoining the BBQ area, and
 - All access design principles have been included, ensuring convenient links back to building entries.

Brunswick and Water Street

- The site's western and southern boundaries are to be established as shady, subtropical streets linking into the Valley LAP area. Water Street will potentially have activated soho frontages alongside lobby spaces bringing additional life to the street. Key elements include:
- Materials to follow BCC Streetscape Guidelines (CS2)
 - Subtropical shade trees (species to match LAP)
 - Street furniture, including seating, bins and bike parking.

Built Form

Frontages

Development within Project Waters defines and activates a network of streets and public spaces. Both primary and secondary frontages are proposed on development edges.

Primary Frontages

- Located along Water Street and the Water Street Plaza and wrapping around the Brunswick and Baxter Streets corners
- Commercial uses on corners
- Live-work that can convert to commercial on ground floors between corners
- Continuous awnings over footpaths.

Secondary Frontages

- All other frontages within the site and along Brunswick Street and live-work generally
- Live/Work or residential uses only, no more than 1.5m above street level taking into account slope where dwellings directly overlook the street or walkway. Individual entrances to each dwelling required
- Awnings only above key entries to ground floor uses and apartment buildings.

Important Corners and Vistas

Landmark corners are proposed along Water Street, Brunswick Street and the Water Street Plaza.

Terminated vistas to landmarks are located:

1. Down Baxter Street to the Baxter / Water Street corner continuing to the tower of the Old Museum
2. Along Water Street to the Brunswick / Water Street corner
3. From the Brunswick / Water Street corner to the Water Street Plaza and from corner of Baxter and Water Streets to the Water Street plaza
4. Along Diggles Close to the Drill Hall
5. In the north-west corner of the site from the Gregory Terrace / Brunswick Street corner to the heritage precinct

A landmark feature is a taller element and can have a greater vertical expression. Building entries would be placed in these locations.

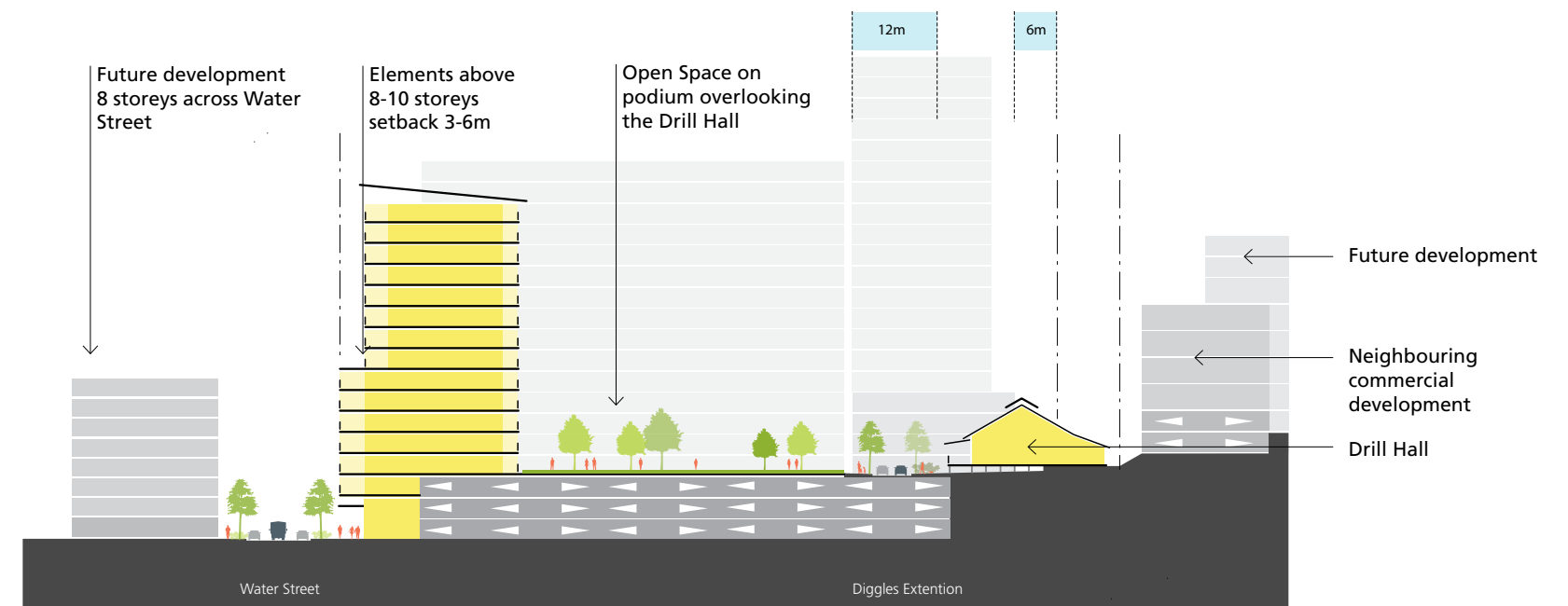
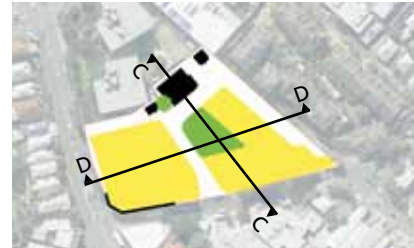
Frontages, landmarks and views



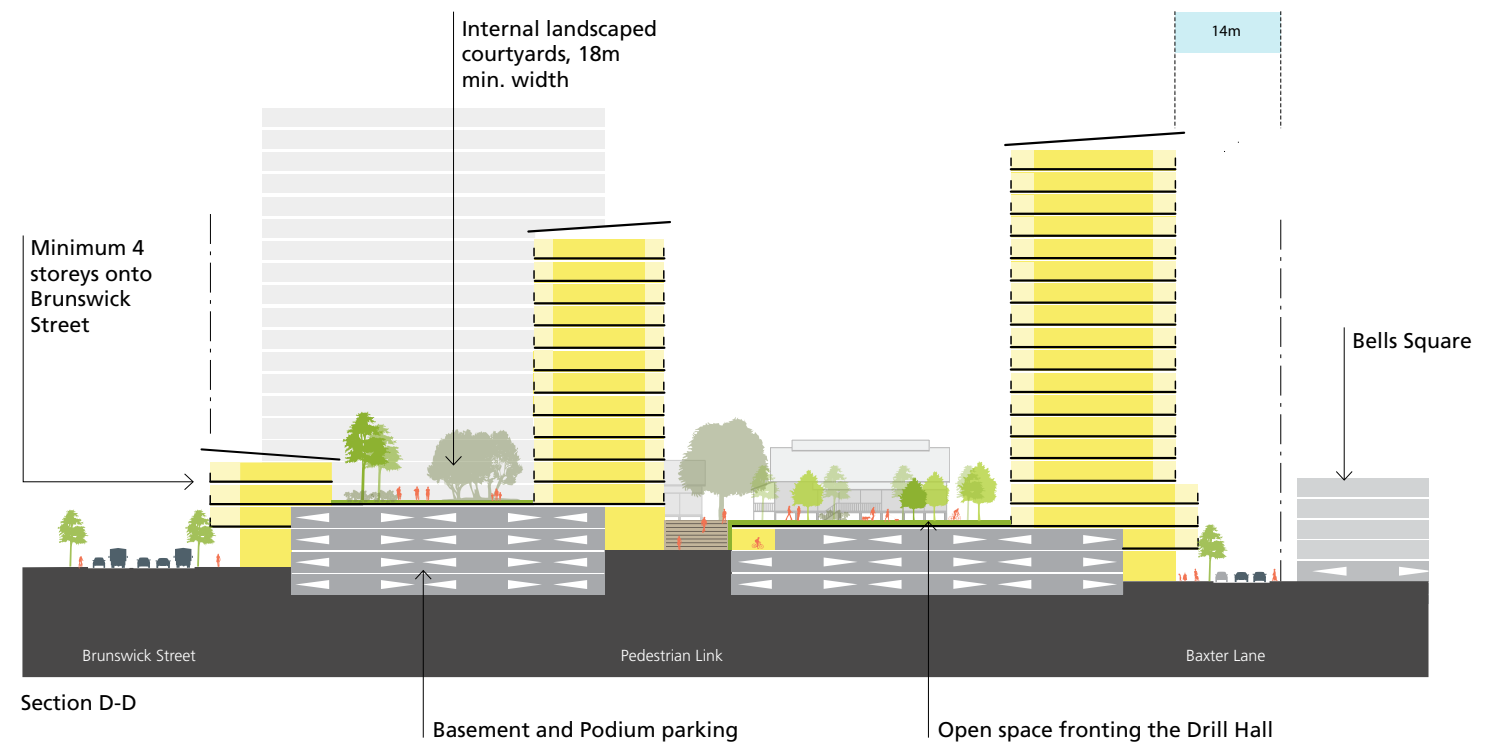
Built Form

The desired built form comprises a collection of different developments of varying heights and character. Parking is generally provided above ground in a podium and dug into the site towards the rear where there is a change of level from 7-9m.

- Buildings define and activate the streets, including existing streets and public spaces
- Buildings step lower in form towards the edges of the site. This includes existing streets and side and rear boundaries.
- Podium parking is sleeved by street facing development
- Above ground podium parking to internal pedestrian walkways are sleeved by landscaping and activated with cycle storage areas.



Section C-C



Section D-D

Building Heights

A wide range of building heights are recommended. In general terms, heights towards neighbours and boundaries are lower with higher buildings towards the centre of the site. Two locations for taller tower forms are identified.

A specific framework is proposed to encourage a variety of heights:

- 3-4 storeys with a 12m setback along the Baxter Street extension and residential interface with Bells Square
- 4-8 storeys along the northern boundary to the commercial development setback 6 m from the boundary and extending along Brunswick Street to the corner of Water Street, then along the length of the R. Jackson facade being retained.
- 8-10 storeys along Water Street from the end of R. Jackson facade to Baxter Street.
- 12-16 storeys is the height for the bulk of the site away from boundaries, generally setback an additional 3-6m for lower built elements
- 18-20 storeys in two locations at least 9m from boundaries located to preserve views to the Valley and City. These footprints may shift within the 12-16 storey height limit zone.

The diagrammatic representation of building footprint and massing is indicative only and will be subject to refinement within the Stage by Stage detailed design.

The storey levels represented are based on the external presentation of the building and relate to heights above podium or street level. Internally sleeved car park levels may increase these stated figures in accordance with the UDA development scheme definitions.



Building Character

Each stage will have a different architecture to the other stages. The following design principles will inform these different design responses.

Ground to Level 3

- Generally masonry or concrete in scale with the surrounding Valley buildings with more solid balustrades or punched openings for balconies.

Podiums

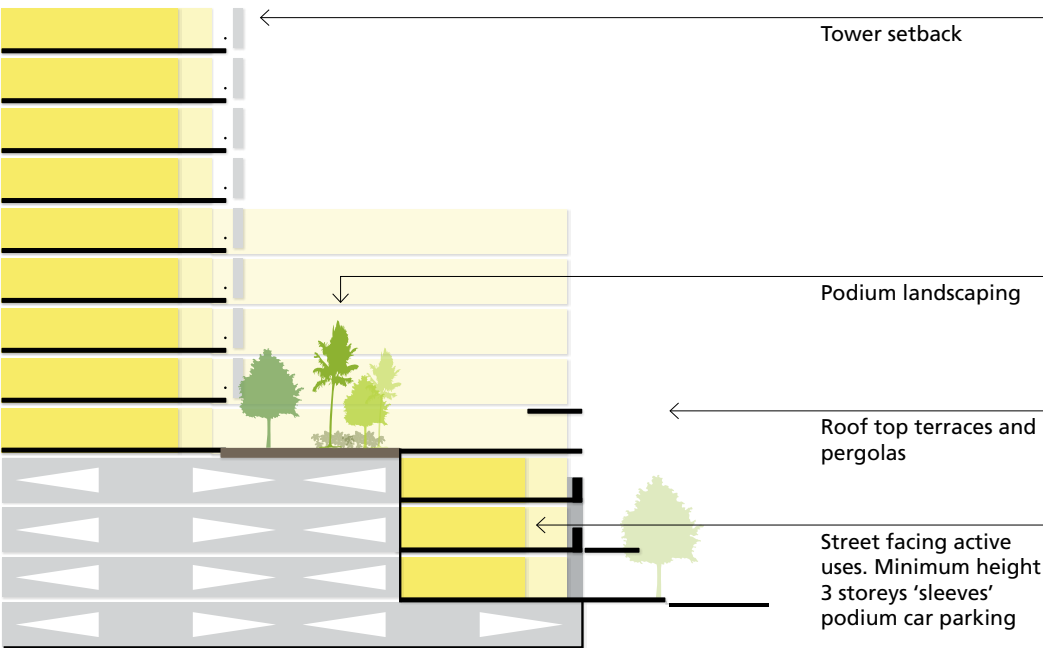
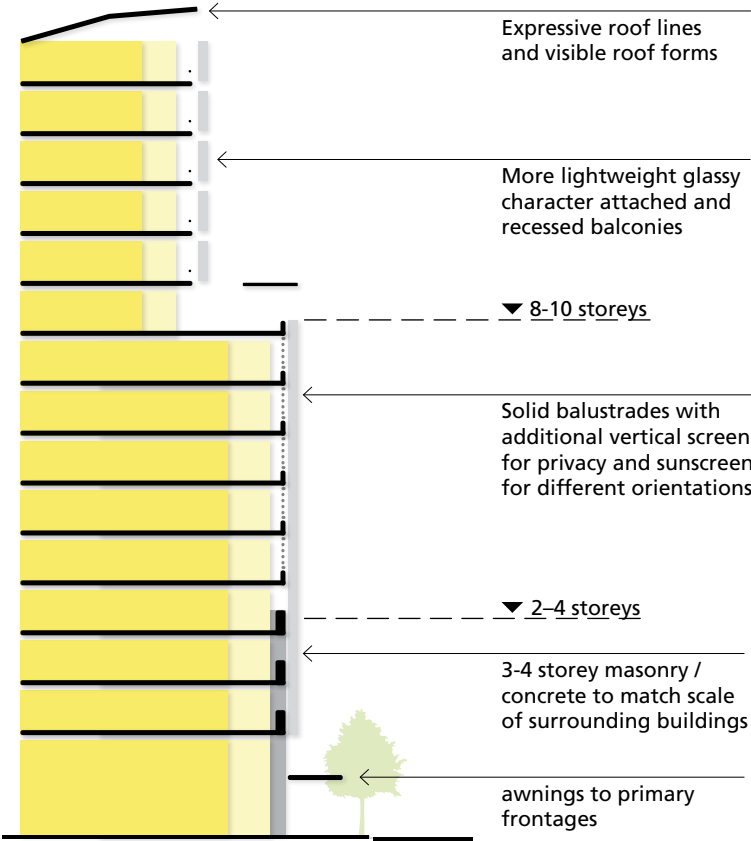
- Partly solid balustrades with additional vertical screening for privacy and sunscreening for different orientations and outlooks
- Predominantly glazed facades behind

Towers

- Tower elements are setback from lower podium levels
- More lightweight / glassy character with attached and recessed balconies

Roof Lines

- Roof lines are varied, visible, expressive and sloping.



High quality street interface



Solid and screened balconies layer considering privacy and overlooking the glazed facades behind



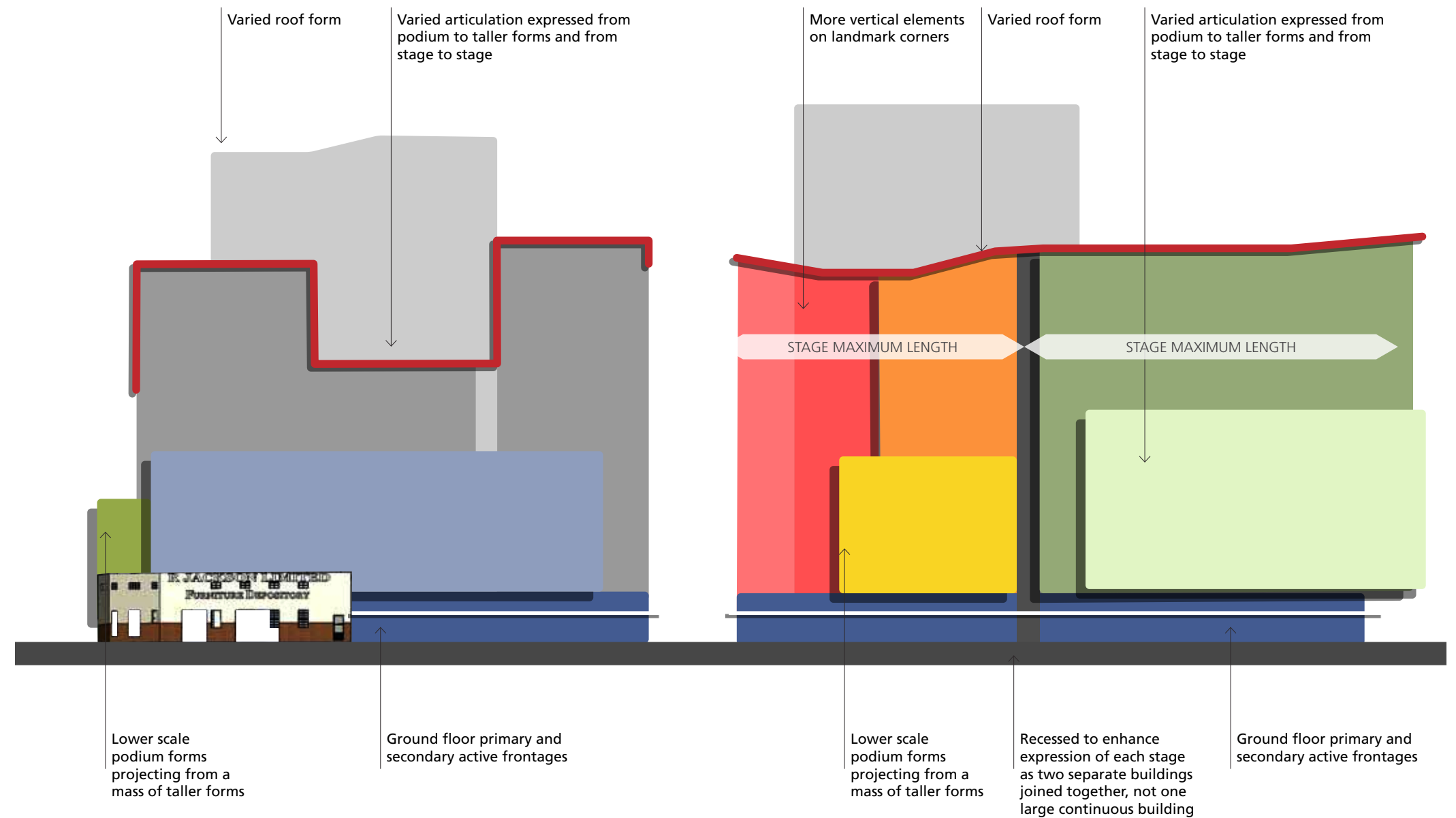
Expressed roof lines and visible roof forms

Massing Principles

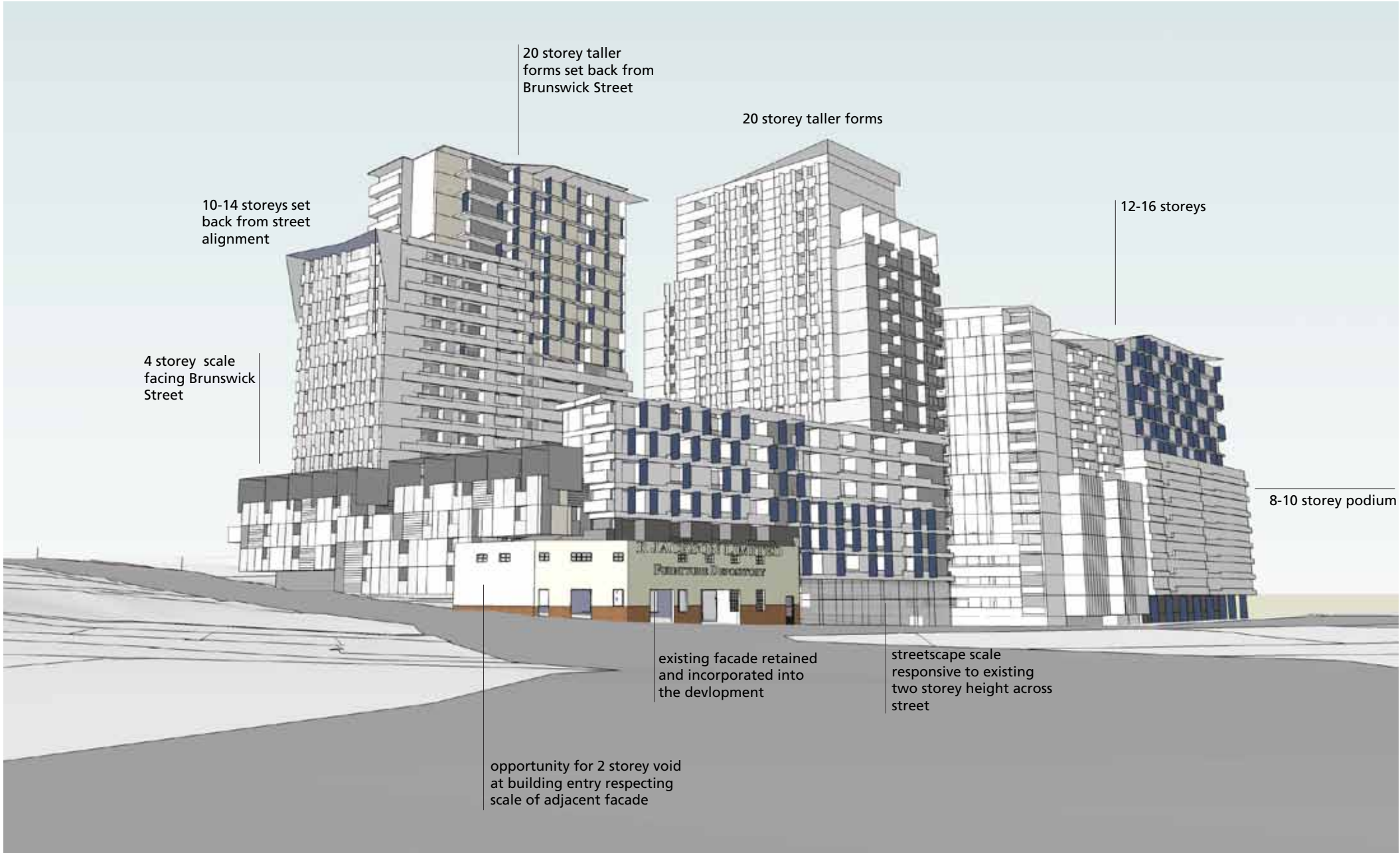
The following principles of massing and articulation inform the design of each stage. These include:

- Varied articulation expressed from podium to taller forms and from stage to stage
- More vertical elements on landmark corners
- Varied roof form
- Lower scale podium forms projecting from a mass of taller forms
- Ground floor primary and secondary active frontages
- Recessed to enhance expression of each stage as two separate buildings joined together, not one large continuous building
- Existing facade retained and incorporated into the development
- 20 storey taller forms set back from the street
- Streetscape scale responsive to existing two storey height across street

Water Street massing principles



Site massing principles



Perspective view of the massing response

Shadow Study

This study identifies shadowing impacts from the proposed building envelopes. Summer and Winter Solstice have been modelled at 9am, 10:30am, 12pm, 1:30pm and 3pm.

Three options are shown. The proposed envelopes have been modelled for summer and winter on the Project Waters site only. An 8 storey overlay has been included in the winter studies as a guide for comparing development scheme compliant heights. The third additional option has been modelled in winter as 8 storey development including future 8 storey redevelopment across Water Street.

As this is an area undergoing considerable change over time, the impacts of redevelopment on neighbouring sites need to be taken into account.

In summer, there are impacts on neighbouring properties early in the morning and later in the afternoon but morning and afternoon sun rises and falls quickly.

Phase 2 has an impact on Spring Hill on winter mornings, but these impacts are predominantly on the commercial uses along Water Street.

The study including some surrounding development south of the site demonstrates some useful analysis. The cumulative shadows from the adjacent development at 8 storeys has a similar impact to the shadowing from the taller buildings in Project Waters. In both schemes, Water Street is shaded in winter.

While the buildings are tall, the shadowing impacts are made in the mornings and afternoon when the sun is rising and setting relatively quickly. This has to do with the size of the site and the placement of built form within the site.



Summer Solstice - December 22, 9am. Proposed



December 22, 10:30am



Winter Solstice - June 22, 9am. Proposed with compliant overlay



June 22, 10:30am



Winter Solstice - June 22, 9am. Compliant with future development



8 storeys - June 22, 10:30am



December 22, 12pm



December 22, 1:30pm



December 22, 3pm



June 22, 12pm



June 22, 1:30pm



June 22, 3pm



8 storeys - June 22, 12pm



8 storeys - June 22, 1:30pm



8 storeys - June 22, 3pm

View Analysis

The visual impact at both a city wide and more local scale is a relevant and important consideration. The Project Waters site is located with the Valley, RNA precincts between the high density nodes of the city and the emerging centre of Bowen Hills. This is a transforming part of the city. In the local area, the site is in a valley between the ridge lines of Gregory Terrace and St Pauls Terrace and the site is usually seen in the context of surrounding developments, except for the views from Spring Hill down Water Street.

Three broad viewing points and four more local views have been chosen to demonstrate the visual contribution and impacts of the site development on the city and immediate precincts.

Three views have been represented, the existing situation, the proposed envelopes of possible development and the third view shows increased heights on the Project Waters site with heights of around twelve to twenty storeys, with two tower locations.

View 1 - Water Street

Of all the views of the project, the view from Water Street as one moves closer to Brunswick Street, is the view that reveals the visual impact of the development. The landmark corner is quite prominent. The 4 - 8 storey street edge scale is evident creating a strong urban presence and interface. The taller elements have varying heights, better integrating these forms into the cityscape.

View 2 - Anderson Street intersection

This view is down Water Street from the RNA looking past Bells Square. The 4 storey development is visible above Bells Square ultimately up to 8 storeys on both sides of Water Street. This will strengthen the urban space of the street and reduce the visual prominence of the taller buildings beyond.

View 3 - Brunswick Street

This view shows the visual impact in the gateway journey into the valley along Brunswick Street. The 4-8 storey urban street edge matches the scale on the of the general urban environment. The 77 storey 'Soleil' building is very evident and the area in the middle distance will ultimately infill with up to 25 storeys along Brunswick Street. The taller elements on Project Waters are visible above the tree line and will be less prominent when the Cromwell office park redevelops in time.

Views 4 and 5 - Bowen Bridge Road

Similar to view 3, views 4 and 5 look along Brunswick Street from Bowen Bridge Road looking south toward the Valley and city, over the Gregory Terrace ridge line. The Old Museum is visible on the left hand side followed by a thick row of established vegetation in front of the NEC building in the Cromwell Business Park. The 'Soleil' Tower stands prominent at 77 storeys in the city at the end of this key vista which is the first building that will extend the CBD into the Valley.

The Cromwell Office Park is identified as a landmark site in the Development Plan. 12 storey envelopes are shown, but it is possible of taller development on this corner, which may need to be utilised for redevelopment to occur. The higher buildings are visible over the corner, by a couple of floors, which is not significant.

View 6 - St Pauls Terrace

This view line is from St Paul's Terrace / Alexandria Street intersection looking south-west towards Spring Hill. The Fortitude Valley Neighbourhood Plan and Bowen Hills UDA converge along this street with up to 20 storey buildings proposed on the south-eastern side, and 12 to 30 storeys on the north-west. Eventually, all views to the Project Waters site will be restricted.

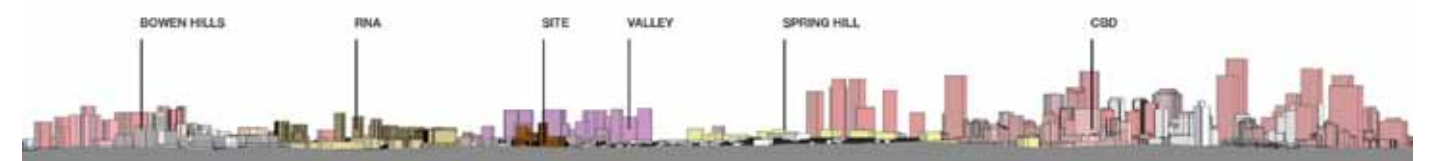
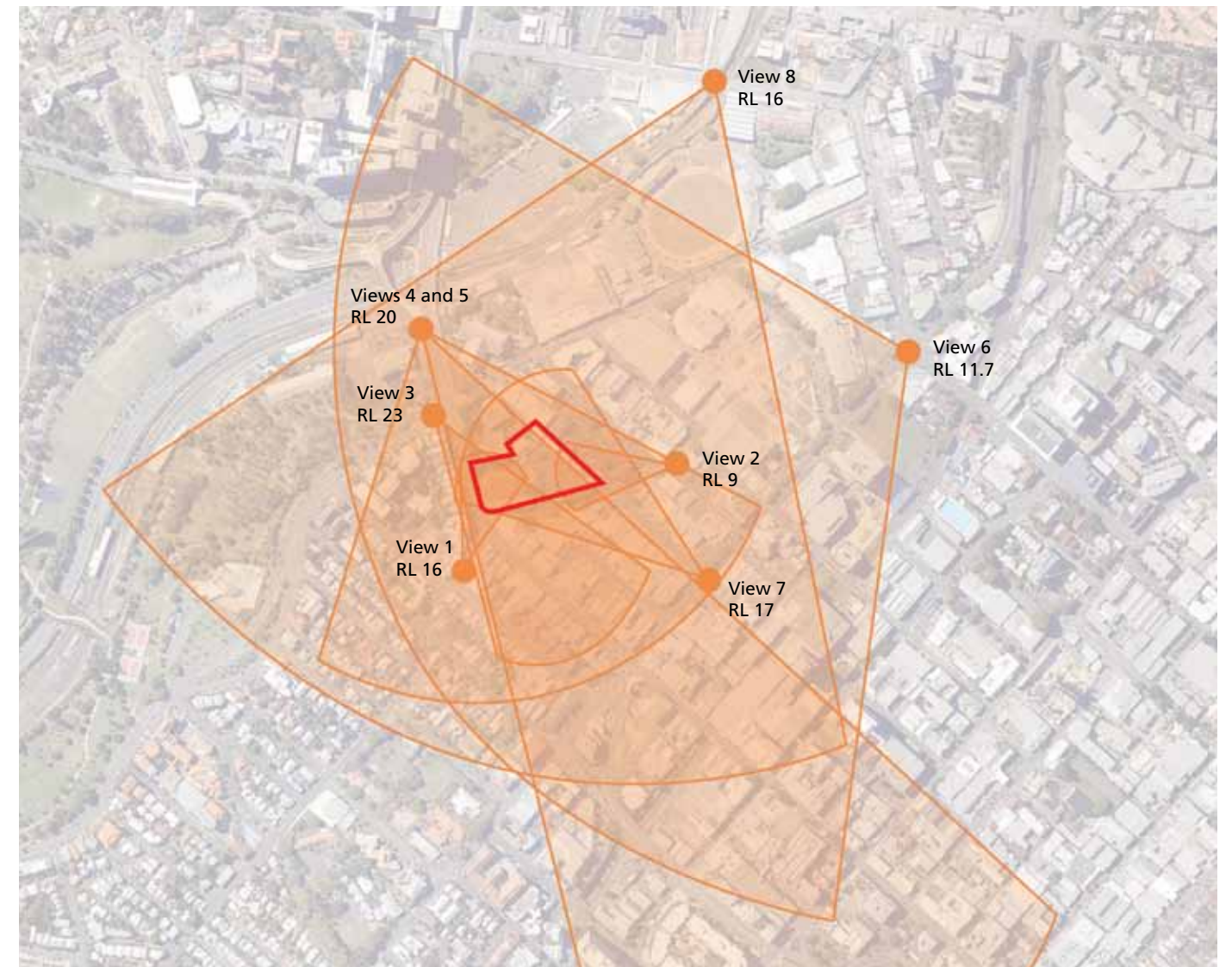
View 7 - Baxter Street

A view corridor looking north-west is created from the St Pauls Terrace intersection. This is an important view corridor when approaching the site as Baxter Street is a prominent access street and the intersection is at least 7m higher.

The Fortitude Valley Neighbourhood Plan permits buildings up to 30 storeys high at the intersection, before stepping down to 4-8 storeys along the remainder of Baxter Street. The view to Project Waters is adjacent to a potentially 30 storey tower. A view currently exists north towards the Old Museum building. The project waters development is prominent from this location, and will visually integrate in time into Baxter Street as the precinct redevelops.

View 8 - O'Connell Terrace

This view is shown from O'Connell Terrace looking south-west over the RNA site, towards the City and Spring Hill. It is taken from a hypothetical view point from an apartment within a future tower.





View 1 - Existing



View 2 - Existing



View 3 - Existing



View 7 - Existing



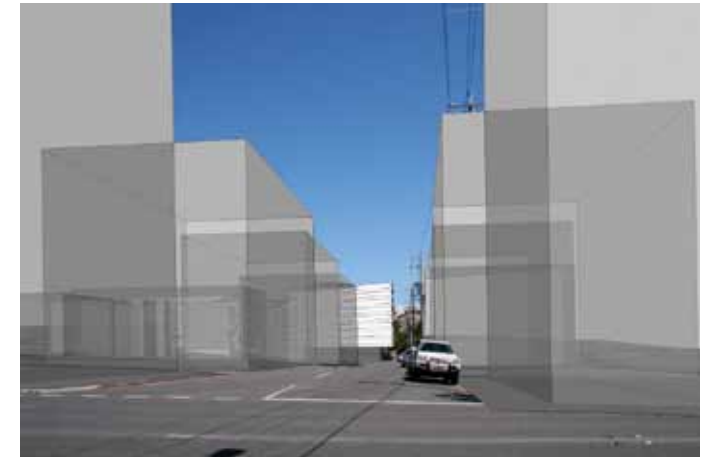
View 1 - Development Scheme compliant



View 2 - Development Scheme compliant



View 3 - Development Scheme compliant



View 7 - Development Scheme Compliant



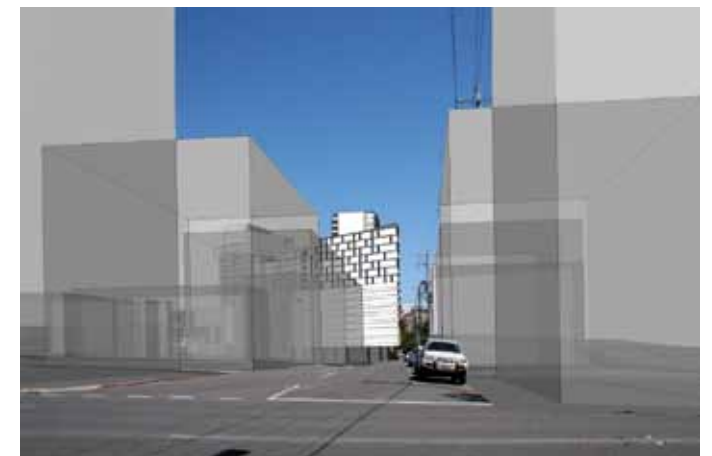
View 1 - Proposed



View 2 - Proposed



View 3 - Proposed



View 7 - Proposed

Staging

Phase 1

Stage 1

Associated Works - prior to completion of 164 apartments:

- Water St road widening and kerb re-alignment to the front of the property
- Baxter lane extension to align with the Stage 1 works where the adjoining lot 2 is converted by BCC to become new road.
- The approval for the adaptive reuse of the heritage listed Drill Hall and associated buildings
- Relocation of the 'Orderly Room' onto existing Lot 1 of RP 81335 (future stage 6)
- Overland flow resolution for Water St
- Removal of ARS to Water St / Baxter St corner of footpath.

Stage 2

Associated Works - prior to the registration of 303 apartments:

- Water St road widening and kerb re-alignment to the front of the property

Stage 3

Associated Works – prior to the registration of 445 apartments:

- Baxter Lane extension from the rear of Stage 1 up to Diggles Close plus associated parking
- Removal of ARS from Diggles Close

Stage 4

Associated Works – required completion prior to registration of 575 apartments:

- Adaptive reuse of Drill Hall and Caretakers Cottage for community benefit completed
- Shared access road and pedestrian plaza to the front of the Drill Hall to be completed

Phase 2 (Indicative Only)

Stage 5

Associated Works – required with DA approval for any part of Phase 2:

- Resolution of the retained brick wall fronting the corner of Water St and Brunswick St
- Sewer upgrade resolution to Water St sewer (if required)
- Bus stop dedication for lane widening to Brunswick St
- Resolution of 'Heritage Walk' pathway along shared boundary

Stage 5

Associated Works – required completion prior to registration of 741 apartments:

- Pedestrian plaza and walkway through the centre of the site
- Completion of the Water St road widening and kerb re-alignment

Stage 6

Associated Works – required completion prior to registration of 885 apartments:

- Completed pedestrian walkway through the centre of the site
- Adaptive re-use of the 'Orderly Room' completed and dedicated surrounding lands

Stage 7

Associated Works – required completion prior to registration of 1,035 apartments:

- Installation of dedicated bus lane
- Completion of Access pedestrian pathway along shared boundary

Indicative Staging



PHASE 1	575 units, 374 cars
PHASE 2	460 units, 305 cars
ROAD	1337m ²
HERITAGE	1064m ²
①	2,060m ² 164 units, 118 cars
②	722m ² 139 units, 75 cars
③	1,000m ² 142 units, 112 cars
④	1,251m ² 133 units, 69 cars
⑤	2,482m ² 166 units, 111 cars
⑥	1,231m ² 144 units, 81 cars
⑦	1,268m ² 150 units, 113 cars

