

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

26 JUN 2015

MEDQ

AMENDED IN RED

26 JUN 2015

By: BRIANNA FYFFE (name)
MEDQ

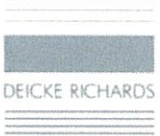
LANDSCAPE DESIGN INTENT

Phase 2, Water + Brunswick Street

place
design
group.

METRO 
PROPERTY DEVELOPMENT

bureau[^]proberts


DEICKE RICHARDS

UAP
URBANARTPROJECTS

May 2015

ISSUE: D - FOR APPROVAL

ADDRESS: Water + Brunswick St
FORTITUDE VALLEY, QLD 4001

FOR: METRO PROPERTY DEVELOPMENT



Contents

VISION + PHILOSOPHY	4
CONTEXT + OPPORTUNITIES	5
CHARACTER	6
LANDSCAPE MASTERPLAN	8
OPEN SPACE CONTEXT	9
PUBLIC REALM	10
PUBLIC REALM SECTIONS	14
PRIVATE REALM	16
PRIVATE REALM SECTIONS	18
FINISHES AND MATERIALS	20
TYPICAL PLANTING SCHEDULE	22

VISION + DESIGN PHILOSOPHY

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

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

INTERSTITIAL ZONES

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

SITE, PLACE AND MOVEMENT

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

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

CONNECTIONS

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

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

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

WATER

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

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

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



SUBTROPICAL LIVING

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

THE PEDESTRIAN
EXPERIENCE, IN TERMS
OF SCALE,
WALKABILITY,
NAVIGABILITY,
SENSE OF PLACE, AND
CONNECTIVITY, IS THE
ULTIMATE DRIVER
BEHIND THE
URBAN DESIGN
PRINCIPLES FOR
CENTRAL VILLAGE. THE
OUTCOME IS A SERIES
OF INTERWOVEN,
EXCITING AND
REWARDING
PLACES WITHIN A
DESTINATION.

CONTEXT + OPPORTUNITIES

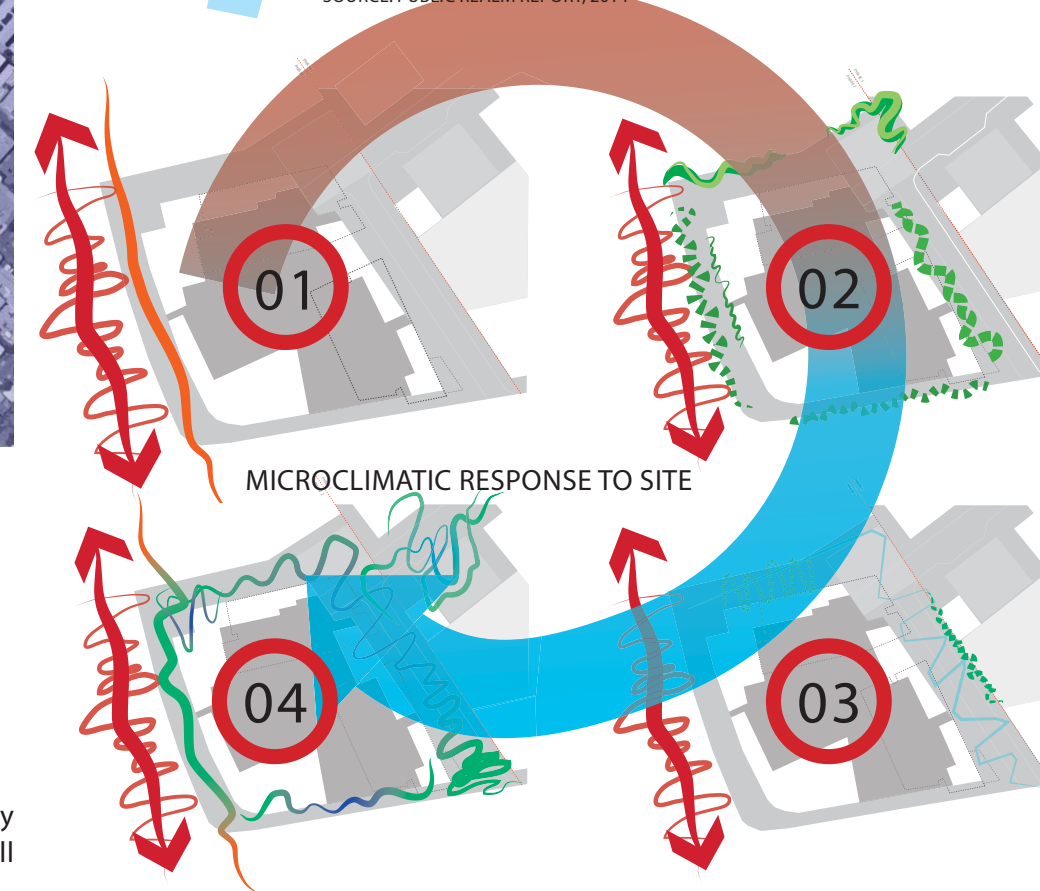
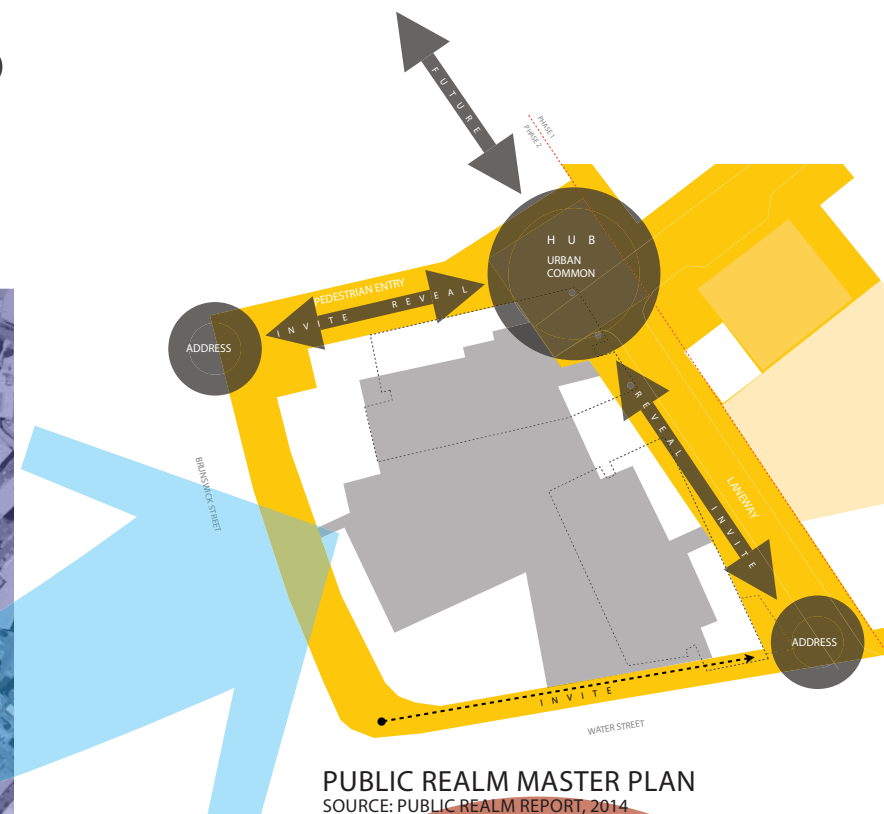


CONTEXT MAP - PEDESTRIAN CONNECTIONS TO SURROUNDING AMENITIES

SITE CONTEXT

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

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



MICROCLIMATIC RESPONSE TO SITE

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

1. Brunswick Street is a wide, high traffic street with little pedestrian amenity. Council requirements for asphalt footpaths further erode the pedestrian experience, by extending the road treatment to the edge of the built form. As a result, the pedestrian experience currently along the western end of Brunswick Street is hot, unpleasant, and unwelcoming. The development master plan aims to provide an alternative route of access through the area, in a protected, pleasant, activated urban environment.

2. Living green barriers providing protection to heat, traffic and noise are introduced along Brunswick Street in the form of street trees and green facade treatments to the western facing built form. Deep planting at entry zones, key nodes and walking routes provides shade and refuge.

3. The introduction of green installations and art works further reinforce the notion of a cool, protected and inviting place.

4. The urban ecology proposed for the development, combined with protection from the built form, provides a cooler, more pleasant experience.

CHARACTER

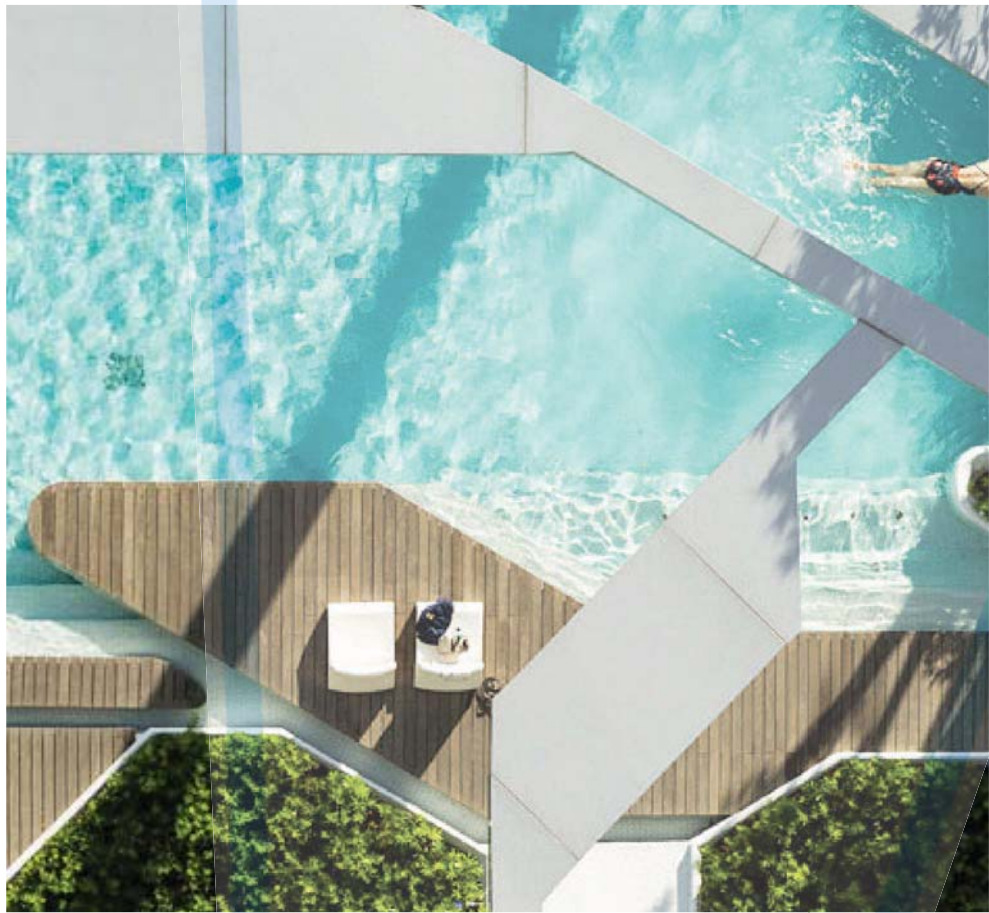
The public and private realms, while being connected within one development, will be characteristically defined by their users and their uses. Strong, unifying characteristics of providing an urban refuge, high quality places and fostering community development run parallel through the aims of the design.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

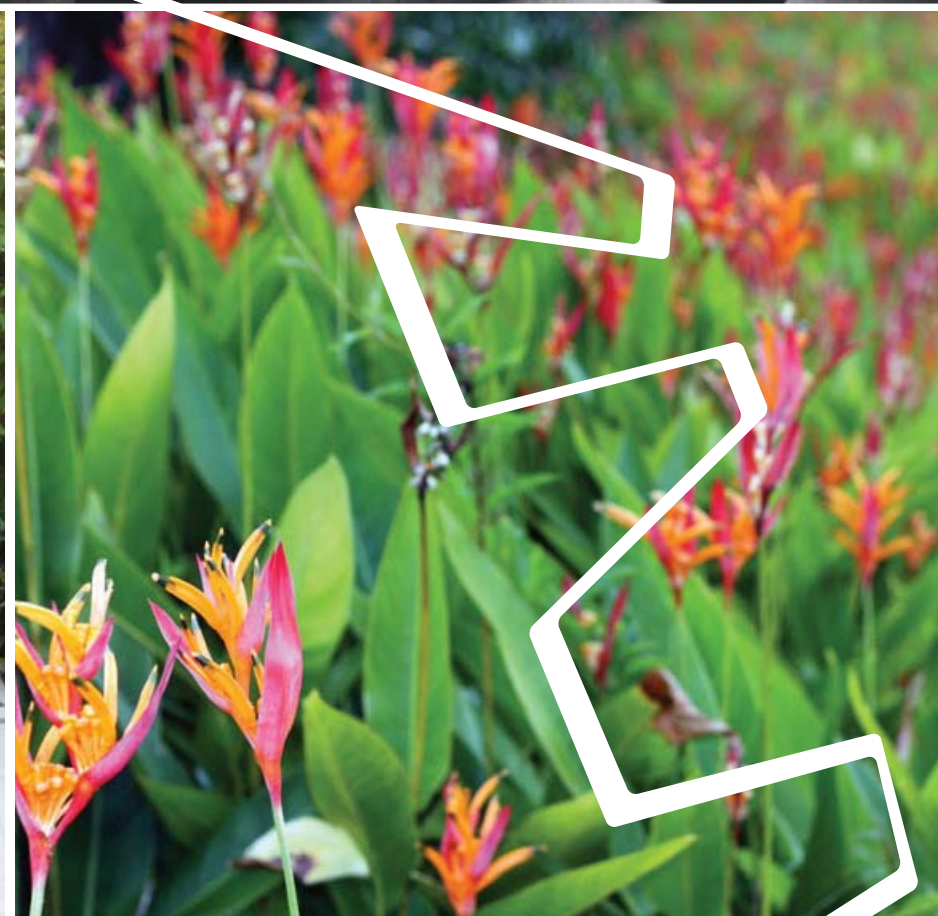
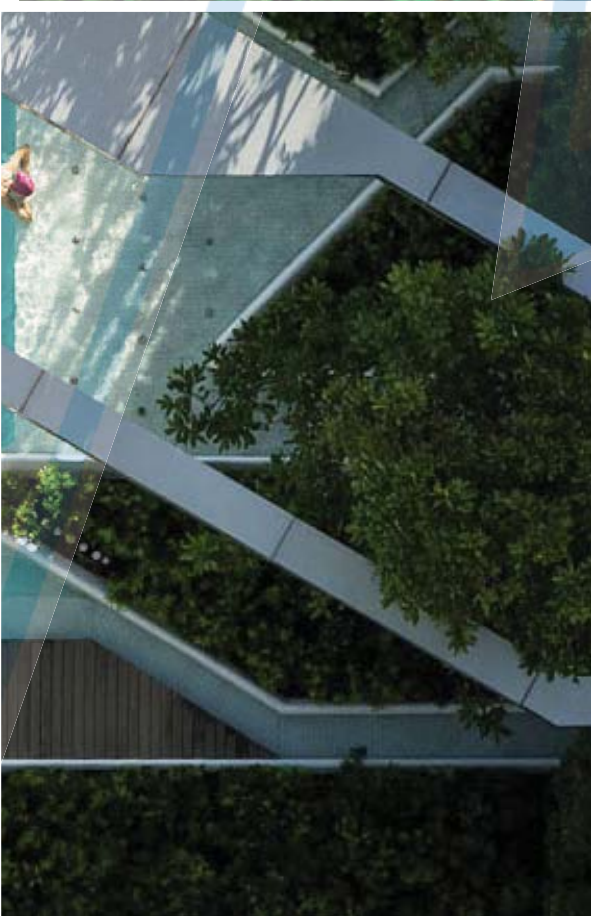
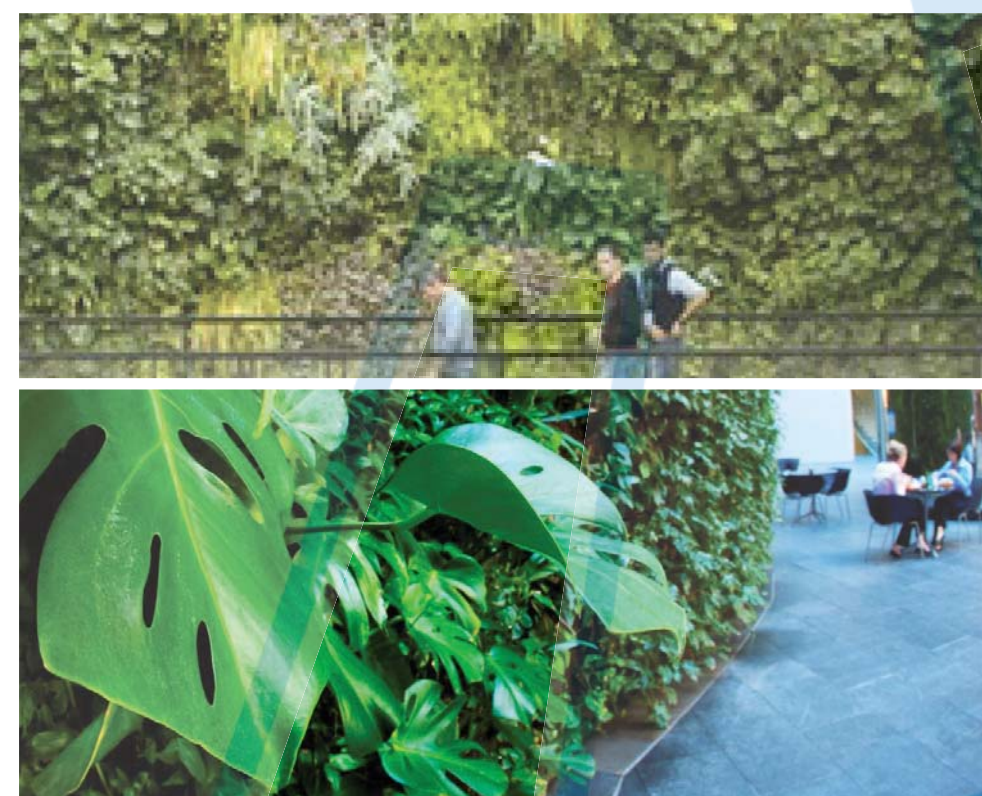
PUBLIC
REALM

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

PRIVATE
REALM

green refuge swim
neighbours sunbake
watch water cocoon
retreat shade play sit read
meet





LANDSCAPE MASTER PLAN



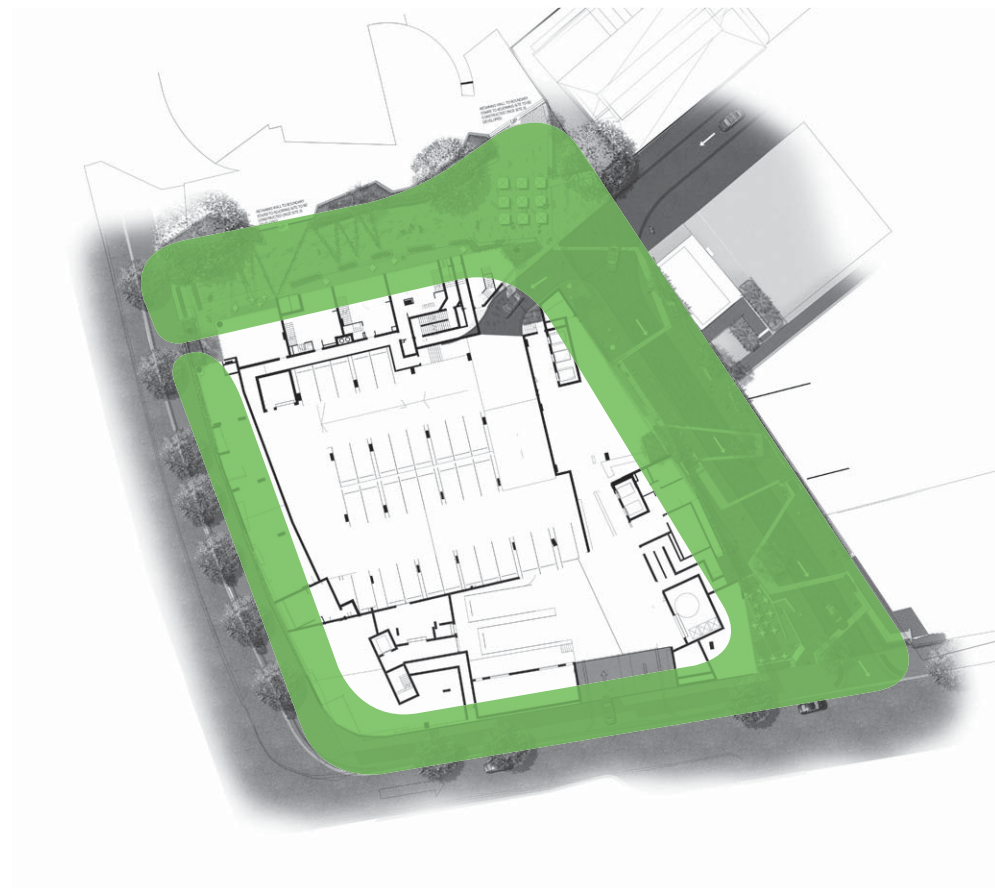
SOURCE: PUBLIC REALM REPORT

OPEN SPACE CONTEXT

PUBLIC REALM (LEVEL 1)

The public realm connects Brunswick and Water Streets through an internal public laneway. The laneway is a combination of pedestrian and shared zones, with the emphasis on active transport.

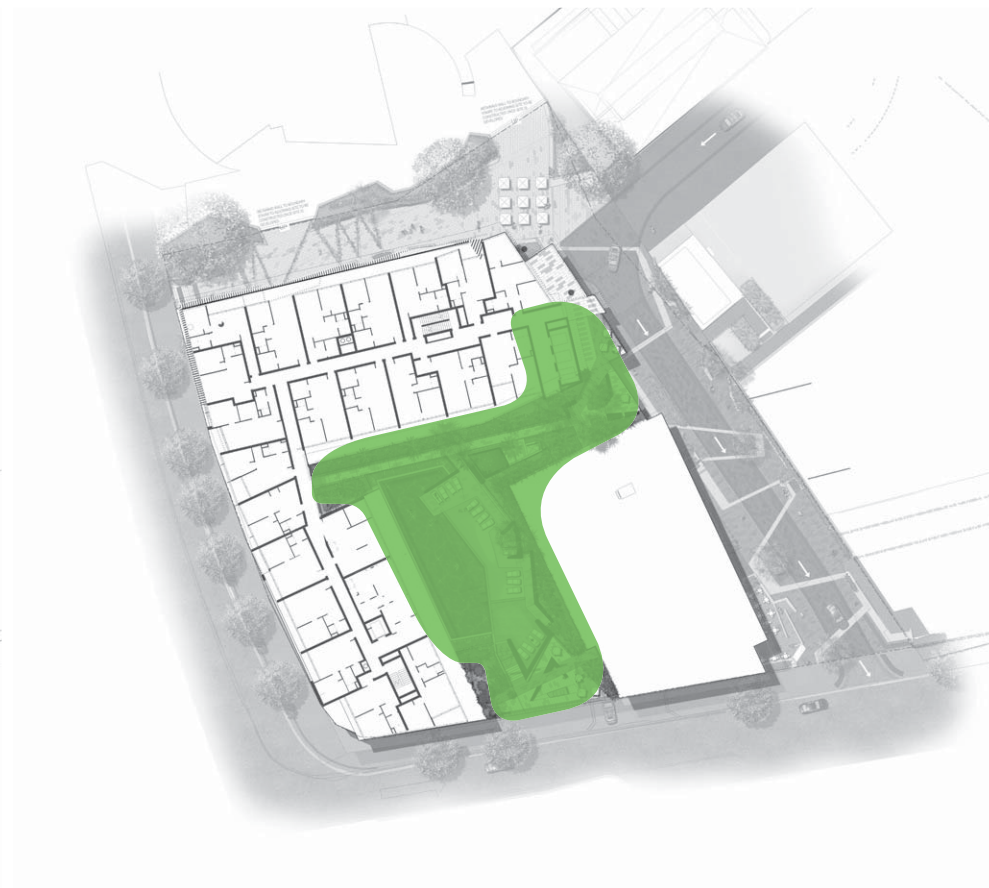
The laneway connects with Phase 1 of the Central Village development, providing integrated destination points and connections through the site.



PRIVATE REALM (LEVEL 3)

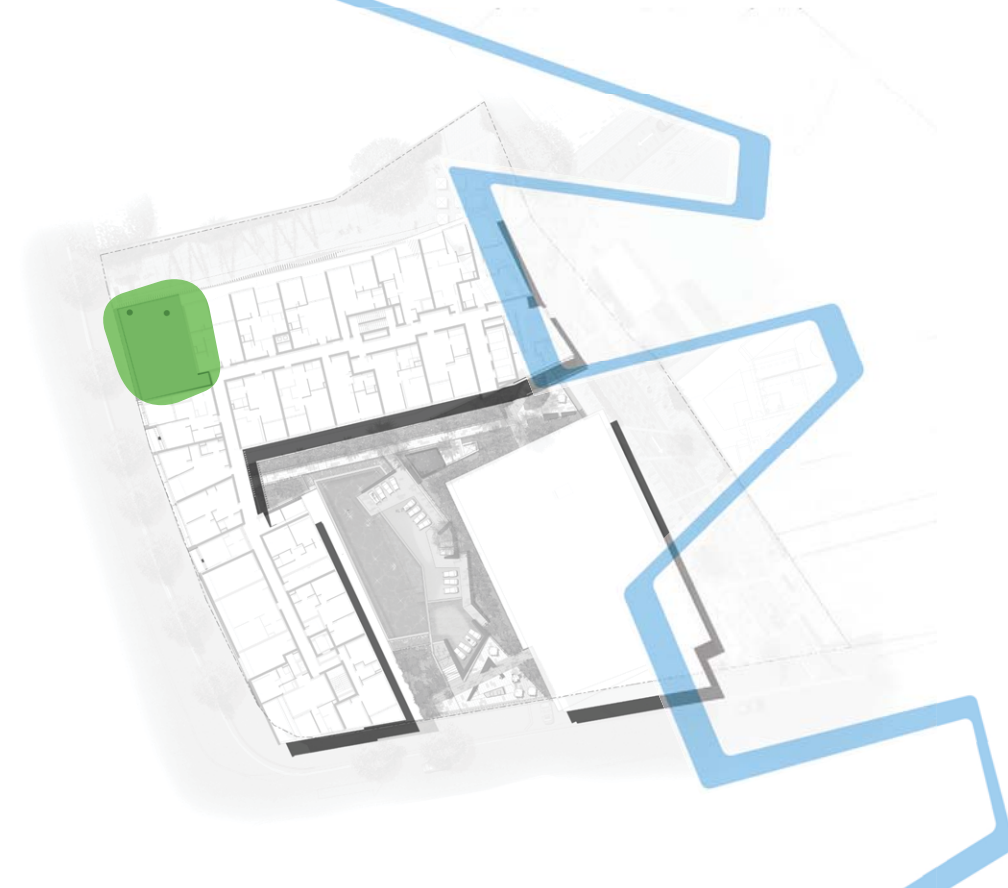
The private realm space within Phase 2 of Central Village is predominantly located on Level 3. The Level 3 recreation deck provides an extensive water experience, outdoor cooking facilities, seating and toilet and change facilities.

A second residents common space is located on Level 24 of the Stage 4 building.



PRIVATE REALM (LEVEL 6)

A second residents common space is located on Level 6 of the Stage 4 building. Facilities include an outdoor terrace with BBQ facilities, seating + dining areas.



PUBLIC REALM

The proposed public realm interface connects users through to the Heritage Lawn and provides refuge from the harsh urban edge of Brunswick Street.

“The ground plane will build on the intended outcomes for the public space through a strong continuous element uniting the various building typologies integrated with the built form. The ground plane will soften the urban space and will provide a considered canvas appropriate for the bespoke artwork opportunities throughout the site.

The ground plane will cascade into the laneway forming seats, and benches along the way. This surface is a ‘canvas’ for public art to be integrated with the built form. The ground plane will soften the urban space, adding visual texture and provide an invitational distinctly public address for the development.

The design incorporates numerous fixed sitting opportunities throughout the laneway and urban common with bench style seats integrated into walls, long seating platforms as well as various places to perch against low walls.”

SOURCE: PUBLIC REALM REPORT, 2014



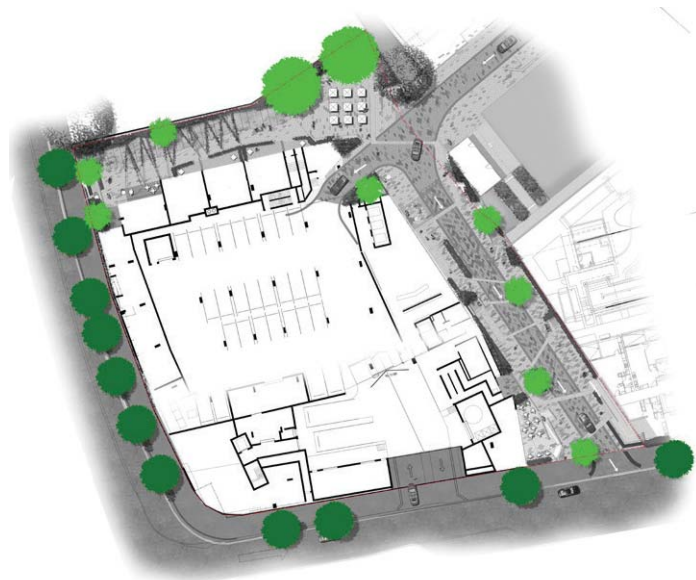
This zone of urban refuge responds to Brisbane’s subtropical climate with shade from trees and integrated overhead structures.

The planting palette provides colour, form and texture to the ground plane and serves to soften edges and define spaces.

Seating within the space is positioned to define zones of use, and guide the user through to the Heritage Lawn, which becomes the focal point and a position from which to plan the next movement through the site. Seating within the site is designed to become a part of the public art initiative, with sculptural forms being used.

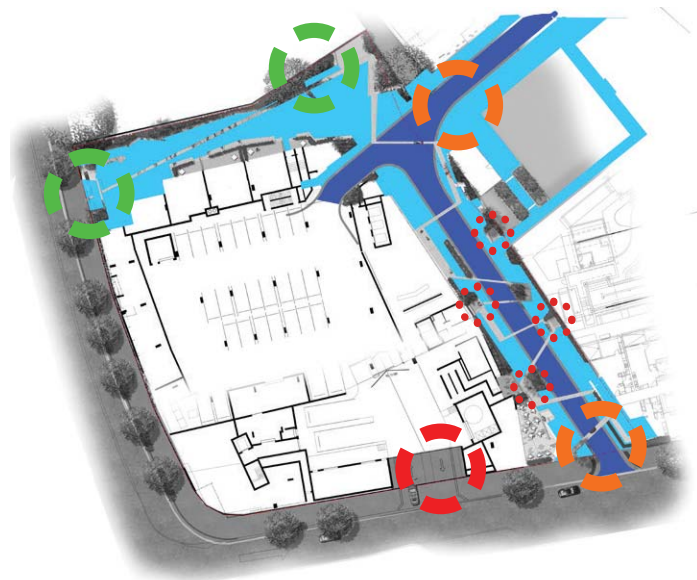
Safety on the laneways is provided through passive surveillance from residents. Equally, the privacy of residents at the ground floor is considered with screen planting.

Drainage on the site is proposed to be addressed with a series of strip drains which will be designed in to the geometry of the landscape features.



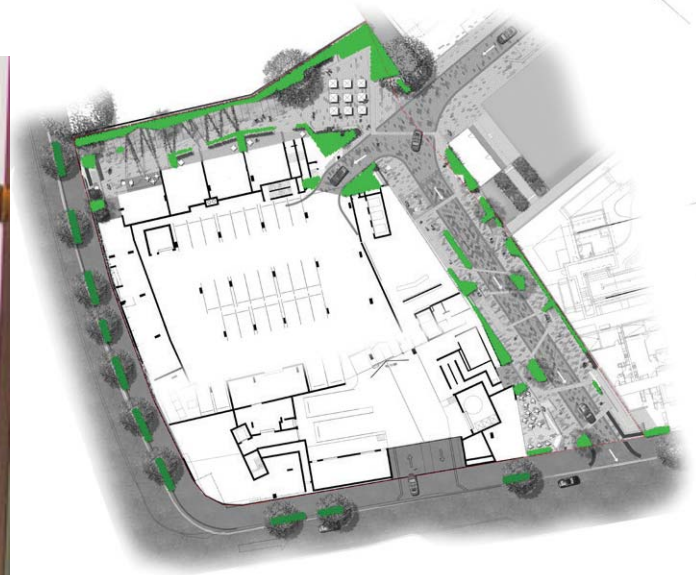
TREE PLANTING

- Street trees
- Public realm trees



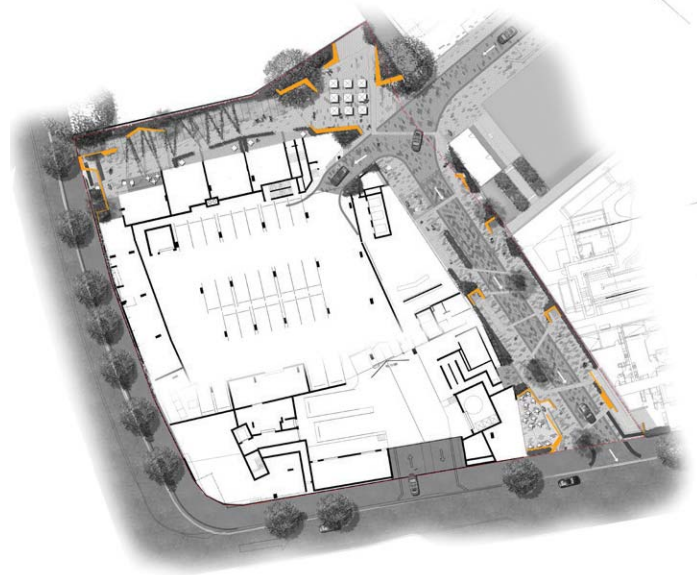
MOVEMENTS + ENTRIES

- Pedestrian only
- Shared zone
- Rest stops on laneway
- Pedestrian only entry
- Shared entry
- Vehicular only entry



GROUND PLANE PLANTING

- Street planting
- Public realm planting



GROUND PLANE FEATURE ELEMENTS

- Seating and seat height walls
- Banding “Water St Ribbon”

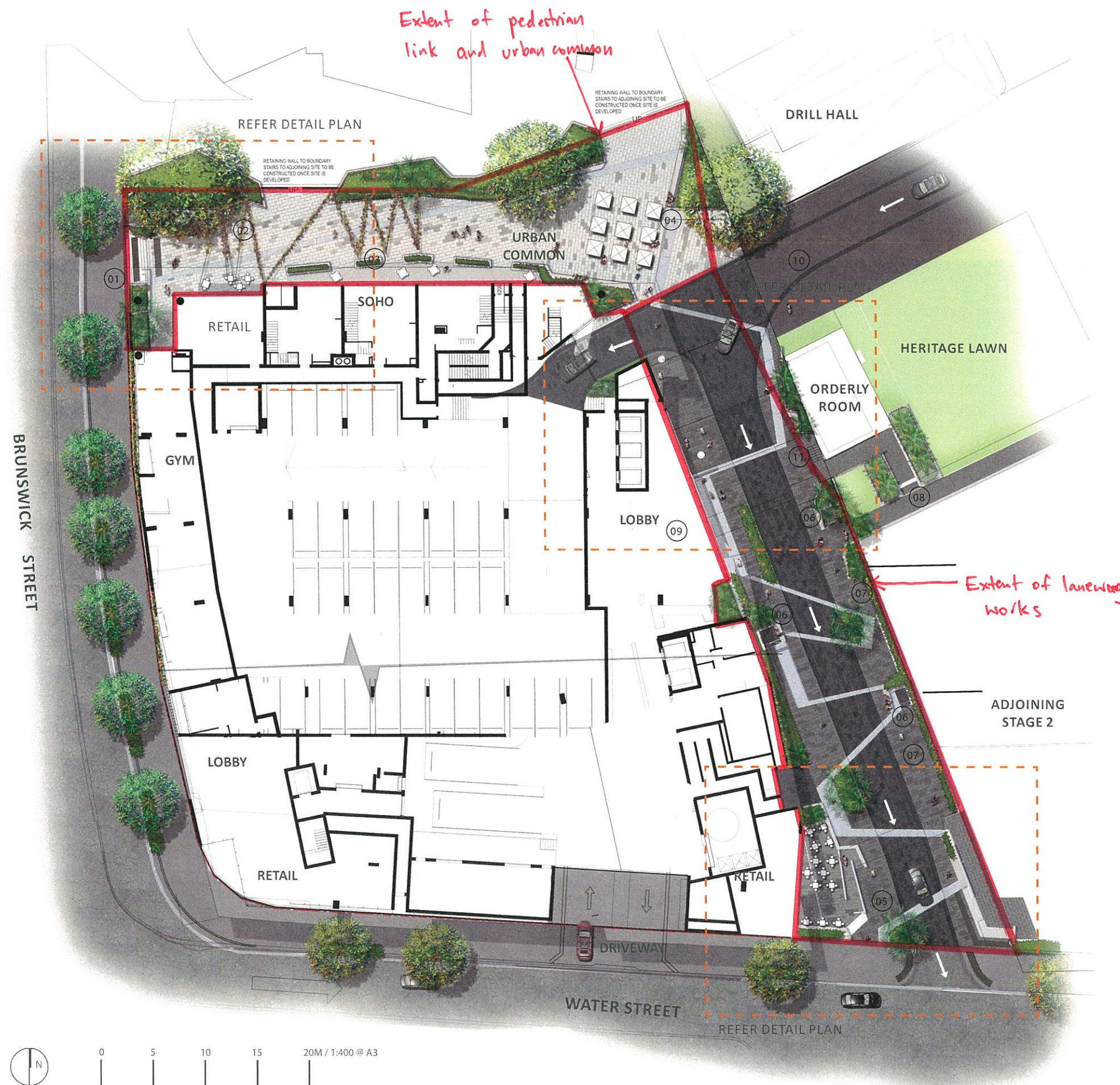
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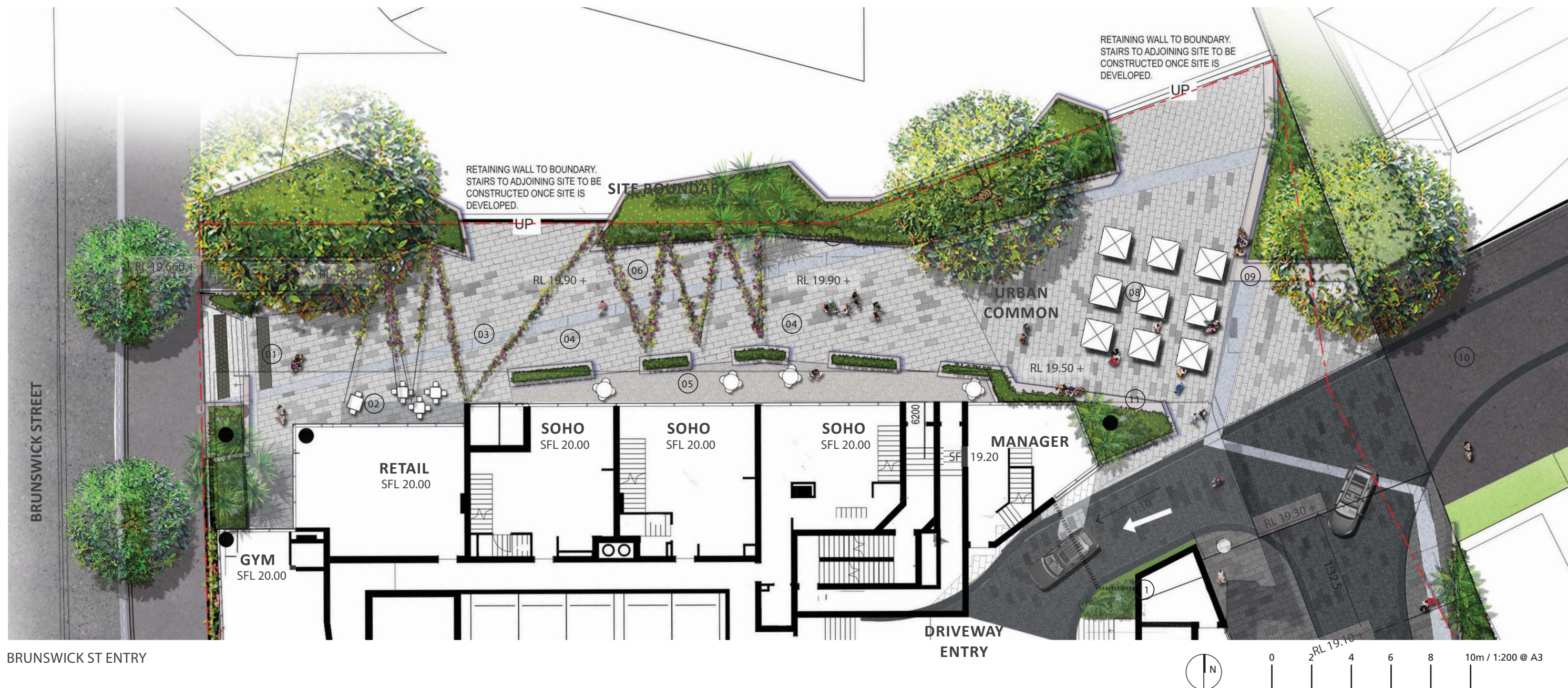
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LEGEND

- ① Pedestrian entry from Brunswick St., incorporating sculptural public seating and high density sub tropical planting. Pandanus frame the entry stair, providing shade while allowing views through to the Drill Hall.
- ② Public walkway incorporating informal sculptural seating for retail and events. Minimum 5-6m clear space provided. A catenary structure supports a green ceiling, providing shade and defining the human scale through the laneway.
- ③ Privacy planting to SOHO courtyards provides visual separation from the laneway and contributes to the laneway "streetscape".
- ④ Sculptural seating folds up out of the ground plane and defines the edges of the urban common. Large shade trees provide a termination point for the vistas from Brunswick St and Water St, and shade the plaza from northern sun.
- ⑤ Shared entry from Water St. Laneway levels are designed to allow unimpeded access to the retail terrace, activating the Water St entry.
- ⑥ Sculptural walls act as seating opportunities providing rest spaces along the laneway.
- ⑦ A History Wall, defined within the Public Realm report, incorporates interpretive art panels and vertical planting.
- ⑧ Access to Orderley Room + Heritage Lawn (at upper level - Phase 1)
- ⑨ Lobby Entry. Vertical planting to walls between lobby floor level and laneway.
- ⑩ Connection to Phase 1
- ⑪ Stair Access - Phase 1 to Laneway

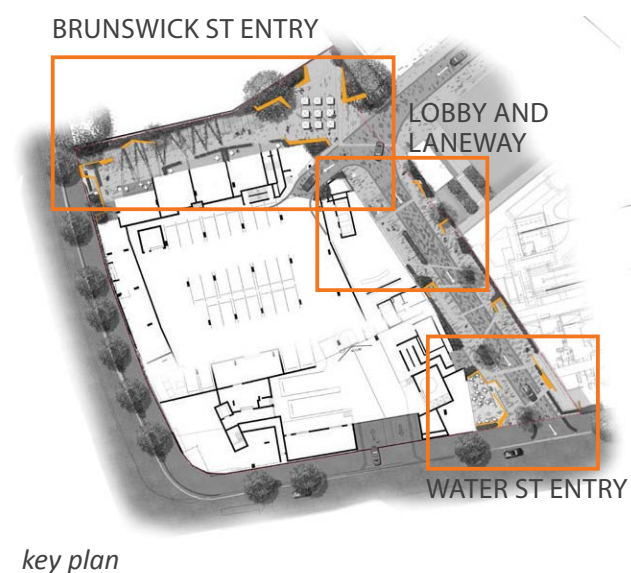




BRUNSWICK ST ENTRY

LEGEND

- | | | |
|--|--|---|
| <p>(01) Pedestrian entry from Brunswick St., incorporating sculptural public seating and high density sub tropical planting. Pandanus frame the entry stair, providing shade while allowing views through to the Drill Hall.</p> <p>(02) Retail terrace.</p> <p>(03) Public walkway incorporating informal sculptural seating for retail and events. Minimum 5-6m clear space provided. A catenary structure supports a green ceiling, providing shade and defining the human scale through the laneway.</p> | <p>(04) Privacy planting to SOHO courtyards provides visual separation from the laneway and contributes to the laneway "streetscape".</p> <p>(05) SOHO Private Courtyard</p> <p>(06) Overhead Catenary Structure</p> <p>(07) Planting to boundary wall</p> <p>(08) URBAN COMMON
Sculptural seating folds up out of the ground plane and defines the edges of the urban common. Large shade trees provide a termination point for the vistas from Brunswick St and Water St, and shade the plaza from northern sun.</p> | <p>(09) Sculptural seating and garden edge.</p> <p>(10) Connection from Phase 1</p> <p>(11) Planting under decorative awning to lobby wall with seating to edge</p> |
|--|--|---|





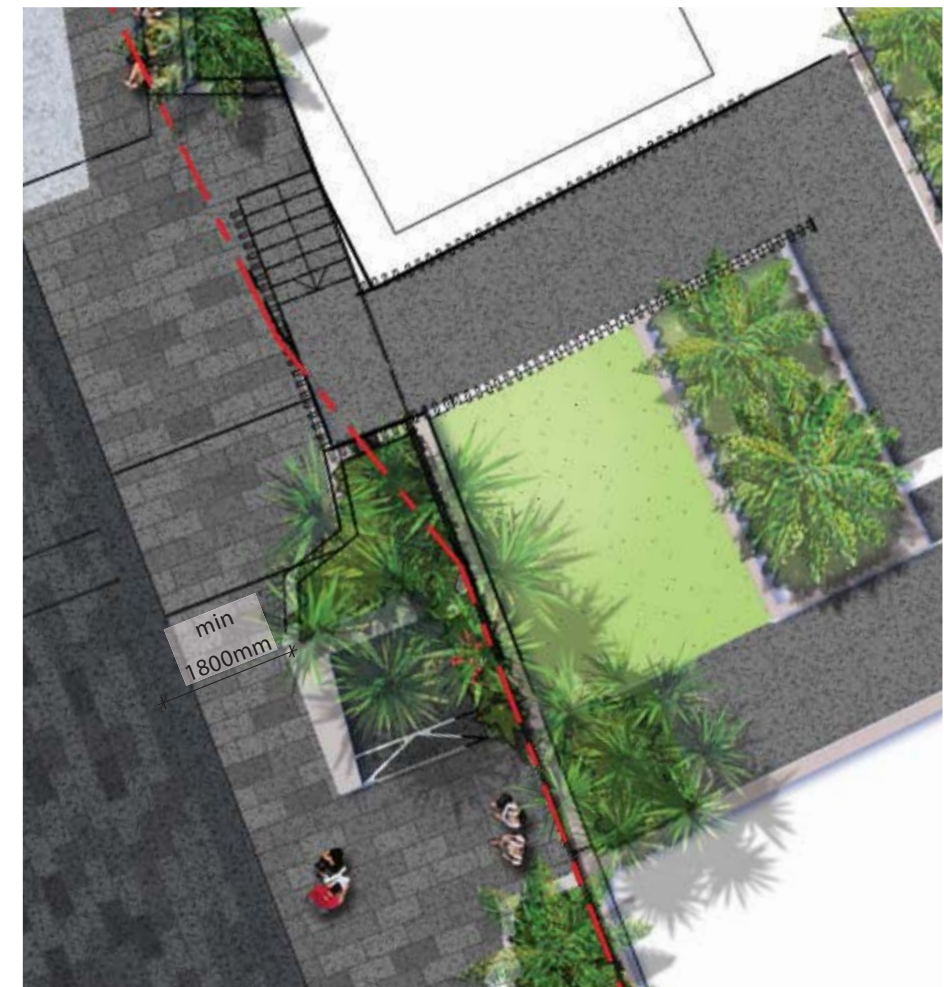
LOBBY AND LANEWAY



WATER ST ENTRY

LEGEND

- ① Connection from Phase 1.
- ② Carpark driveway entry.
- ③ Planting under decorative awning to lobby wall with seating to edge.
- ④ On grade access to lobby.
- ⑤ Sculptural walls act as seating opportunities providing rest spaces along the laneway.
- ⑥ Pedestrian 'Rest Stop'
- ⑦ Adjoining lawn and orderly room, part of Stage 3
- ⑧ Pedestrian access to Stage 2 and 3.
- ⑨ Stair Access - Phase 1 to Laneway

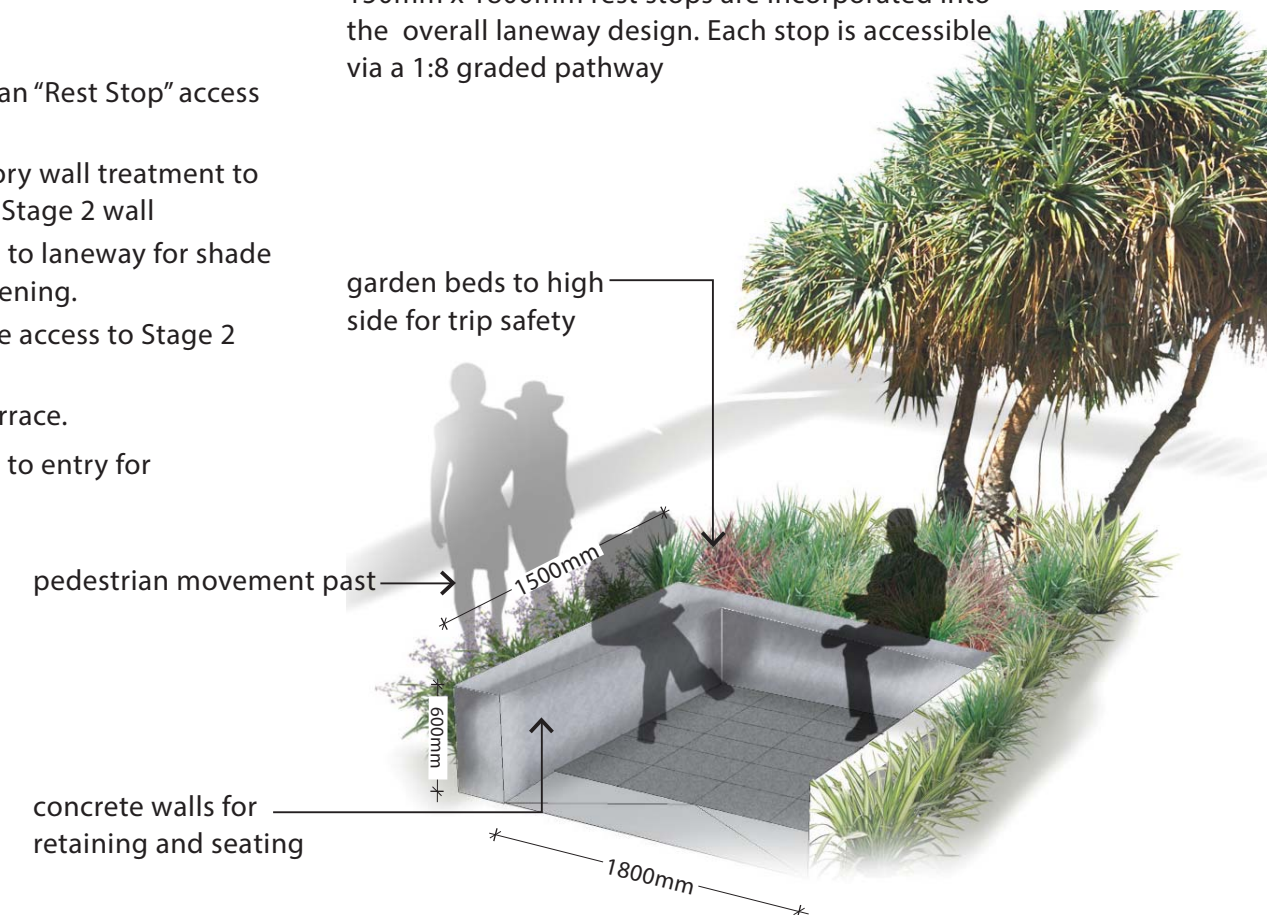


PEDESTRIAN REST STOP PLAN

150mm x 1800mm rest stops are incorporated into the overall laneway design. Each stop is accessible via a 1:8 graded pathway

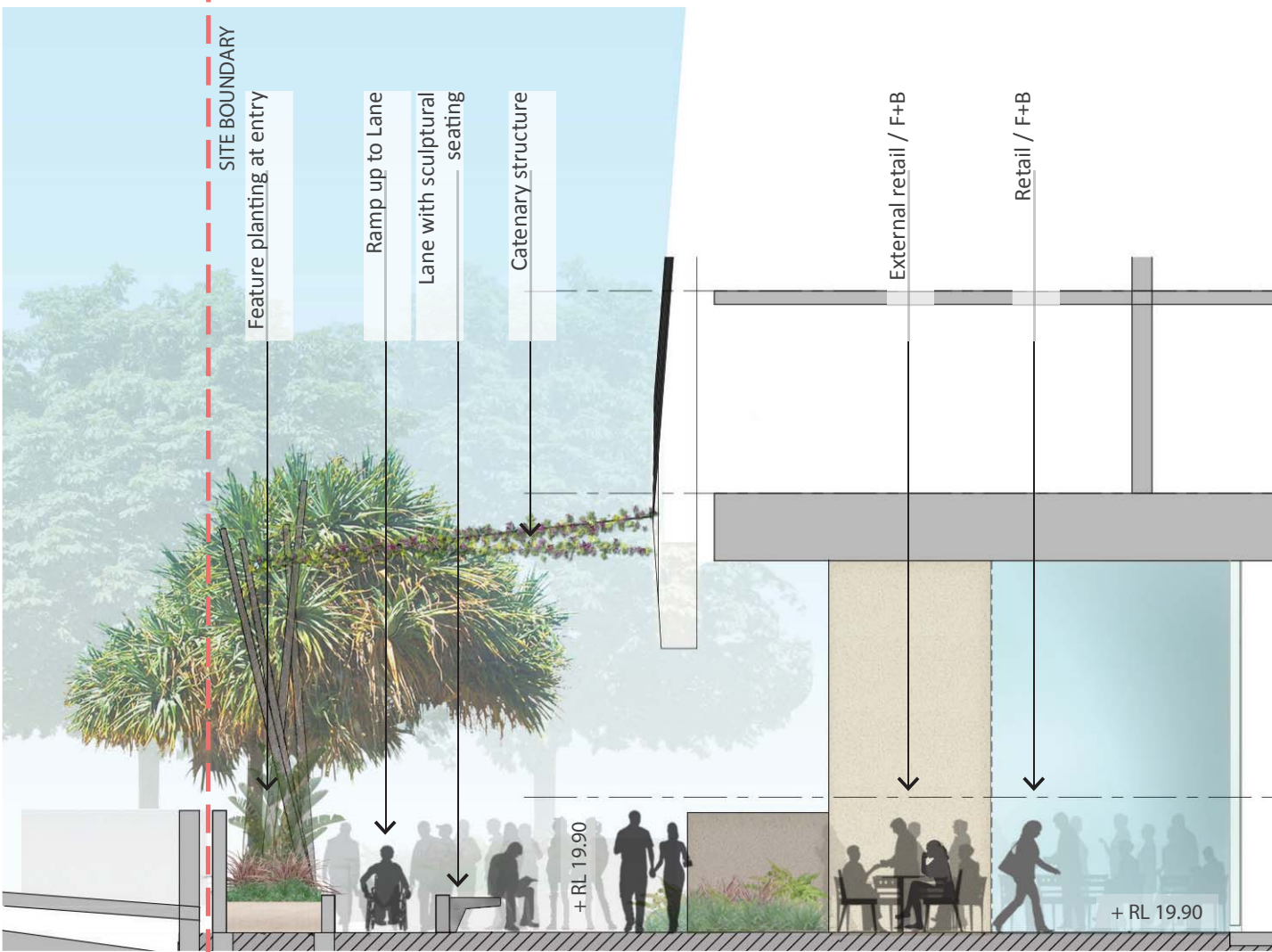
LEGEND

- ① Pedestrian "Rest Stop" access route.
- ② Art History wall treatment to existing Stage 2 wall
- ③ Planting to laneway for shade and softening.
- ④ On grade access to Stage 2 lobby.
- ⑤ Retail terrace.
- ⑥ Planting to entry for

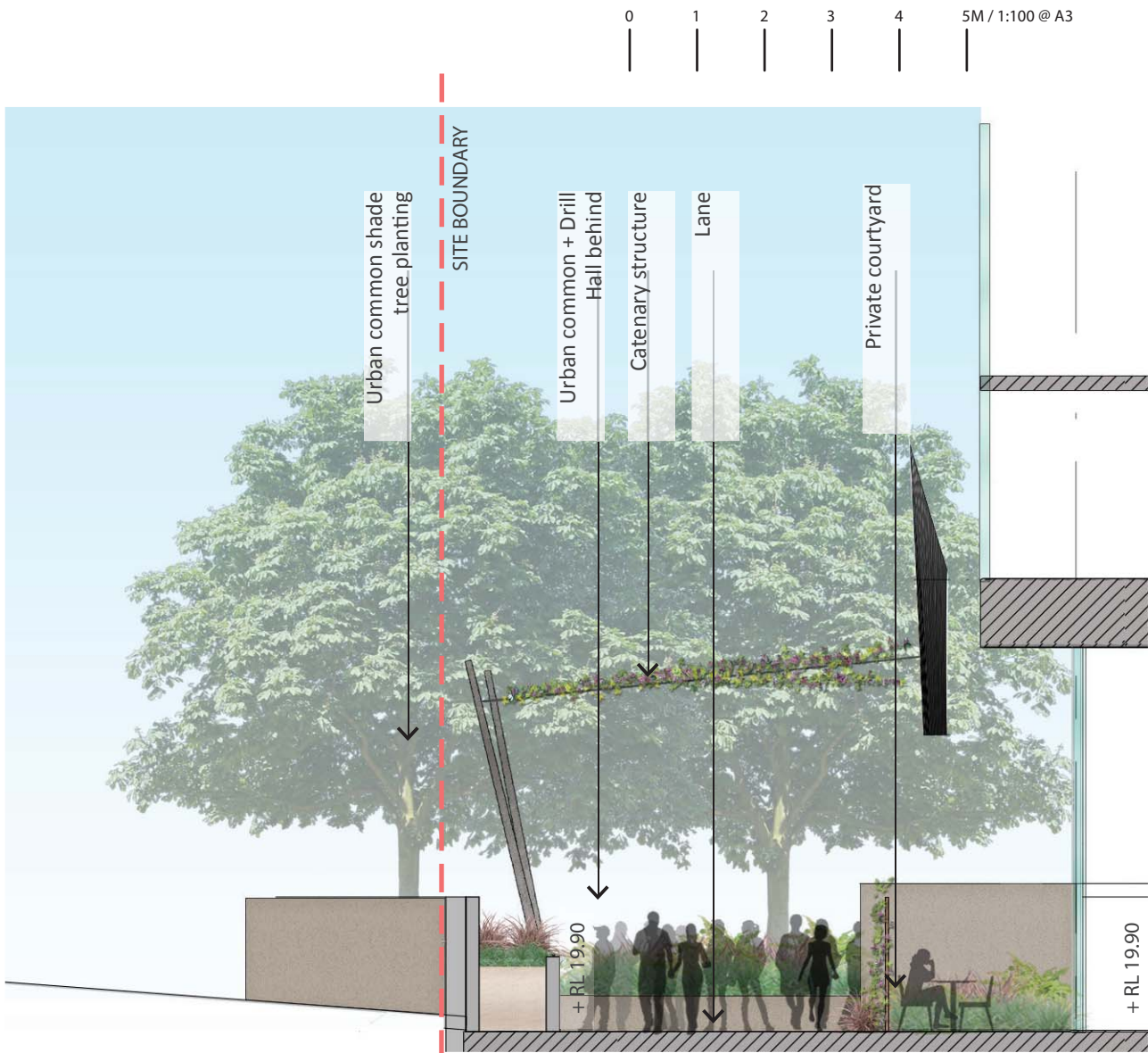


PEDESTRIAN REST STOP PERSPECTIVE

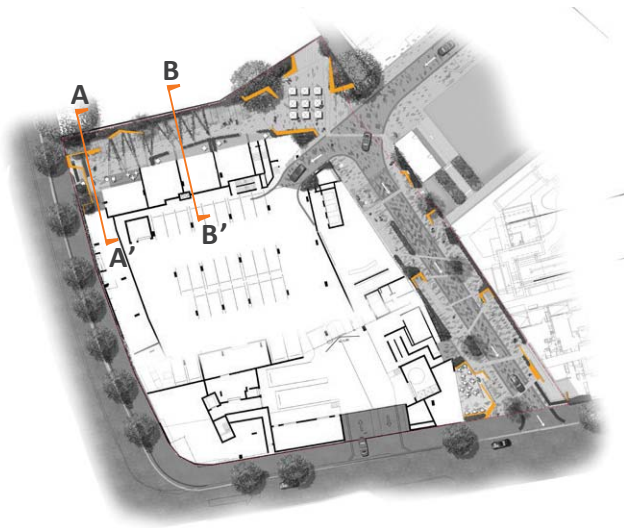
PUBLIC REALM SECTIONS



SECTION A-A': BRUNSWICK ST ENTRY



SECTION B-B': NORTHERN LANE



key plan



accessible vertical green



sculptural seating



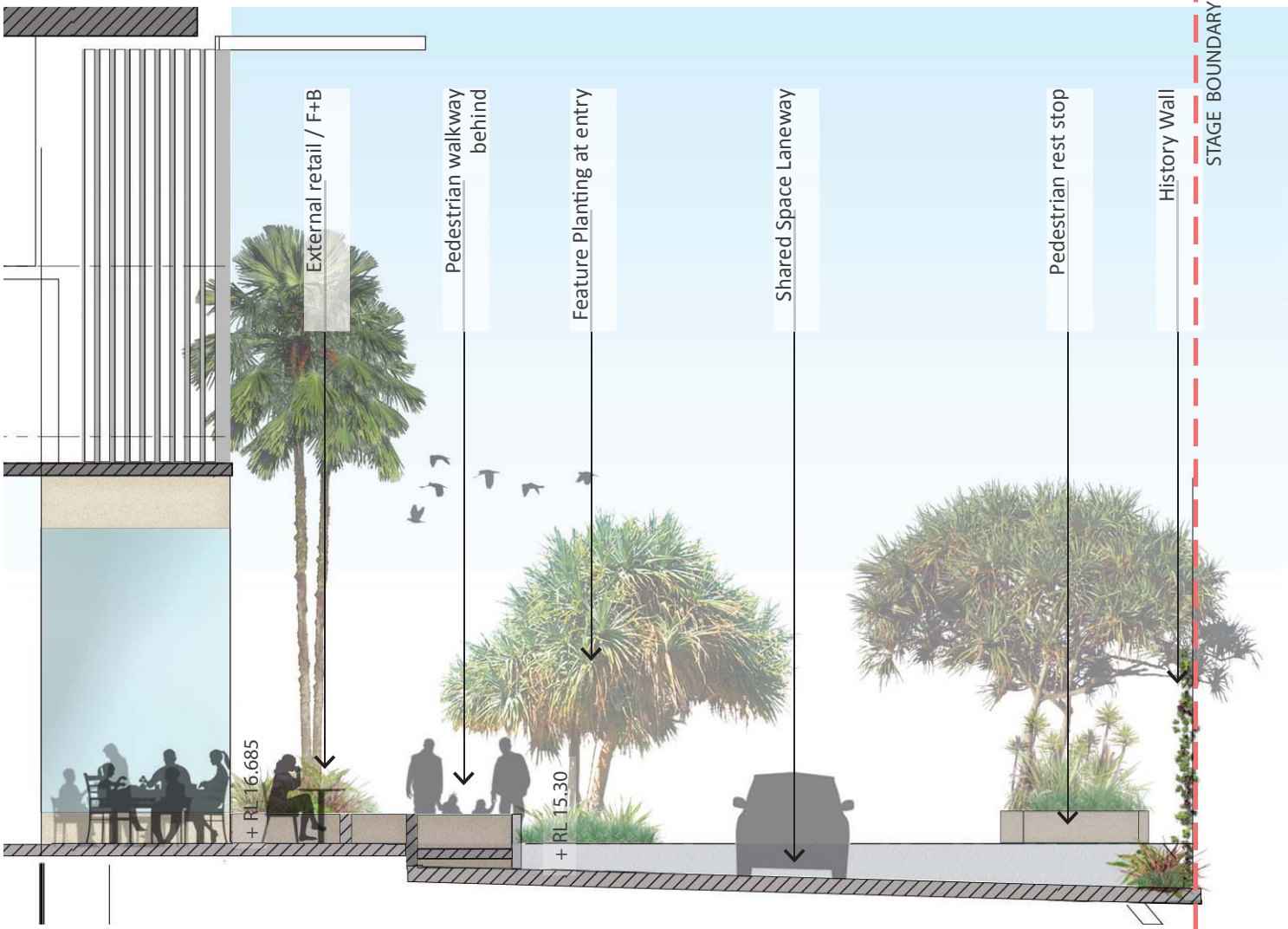
wire trellis catenary

PUBLIC REALM SECTIONS

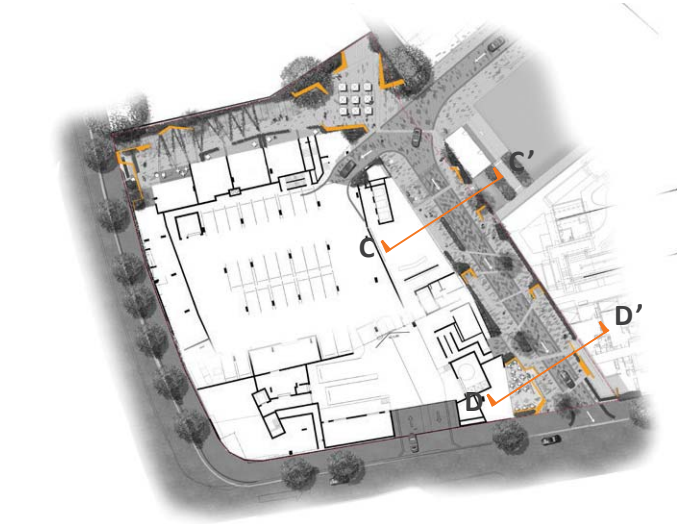
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SECTION C-C': LANEWAY AT LOBBY



SECTION D-D': SHARED ENTRY AT WATER STREET



key plan



rest stop seating



low level lighting

PRIVATE REALM

The Phase 2 recreation deck has been designed to provide residents with a contemporary swimming pool as its centrepiece, complemented by a number of different sunbathing and seating areas. Outside of the pool recreation zone, defined spaces for outdoor cooking and informal gatherings have been developed.

WATER FEATURES

Water features have been incorporated as key features of the design resolution, to create background noise and provide a level of acoustic privacy for those residents facing the pool. The swimming pool wet edge also provides foreground interest for residents.

SOLAR ORIENTATION

The pool deck has been oriented to maximise solar access for seating areas along the perimeter of the pool. The seating and lounge zones provide a number of tactile experiences with sand, astroturf and paving materials for the ground plane.

PLANTING

The specification of the planting palette has taken a number of factors in to consideration, including solar access, privacy for ground floor residents, a subtropical aesthetic, and the requirement for a low maintenance garden.

The planting species are predominantly large leafed subtropical and tropical species, providing colour, texture, and a perception of refuge from the surrounding urban environment. Key locations were chosen for feature trees in the form of Pandanus, which have been used to define vistas, views and the geometry of the design, while also providing a play on light and shade on the ground

plane.

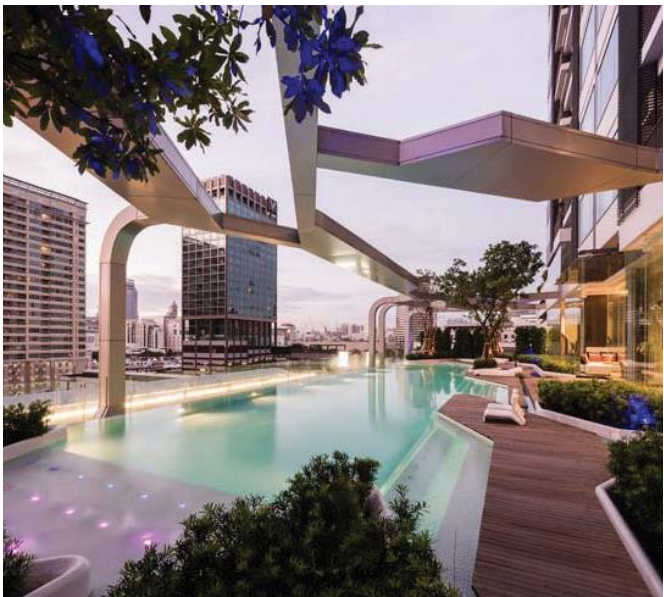
LIGHTING

Lighting is a key consideration for this space, as it provides the main view for many residents. Lighting levels will be designed to be low and warm, reinforcing the notion of a tropical refuge. Pool lighting will be designed to maximise the effect of the water features during the evening.

FACILITIES

Resident's informal gathering zones incorporate suites of sculptural, off-form concrete seating and cooking benches. The cooking benches will provide integrated electric barbecues and preparation space. The northern barbecue space is designed around the skylight to the lobby below. This element is a key sculptural piece of the recreation deck.

A PWD change room and toilet facility is provided with an outdoor shower in the north east of the recreation deck.



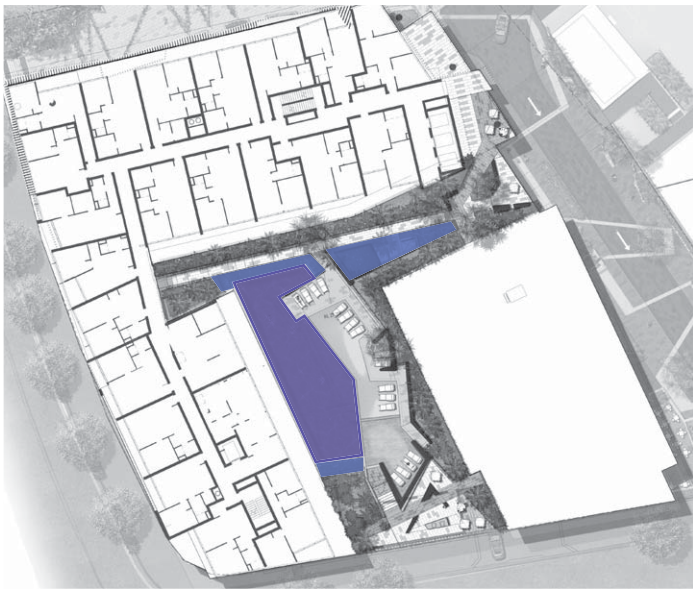
PLANTING

- Podium Planters



MOVEMENT + ENTRIES

- Hard Pavement
- Beach
- Astroturf
- Recreation Deck Access
- Pool Deck Access



WATER

- Swimming Pool
- Water Feature



WALLS, SEATING + FURNITURE

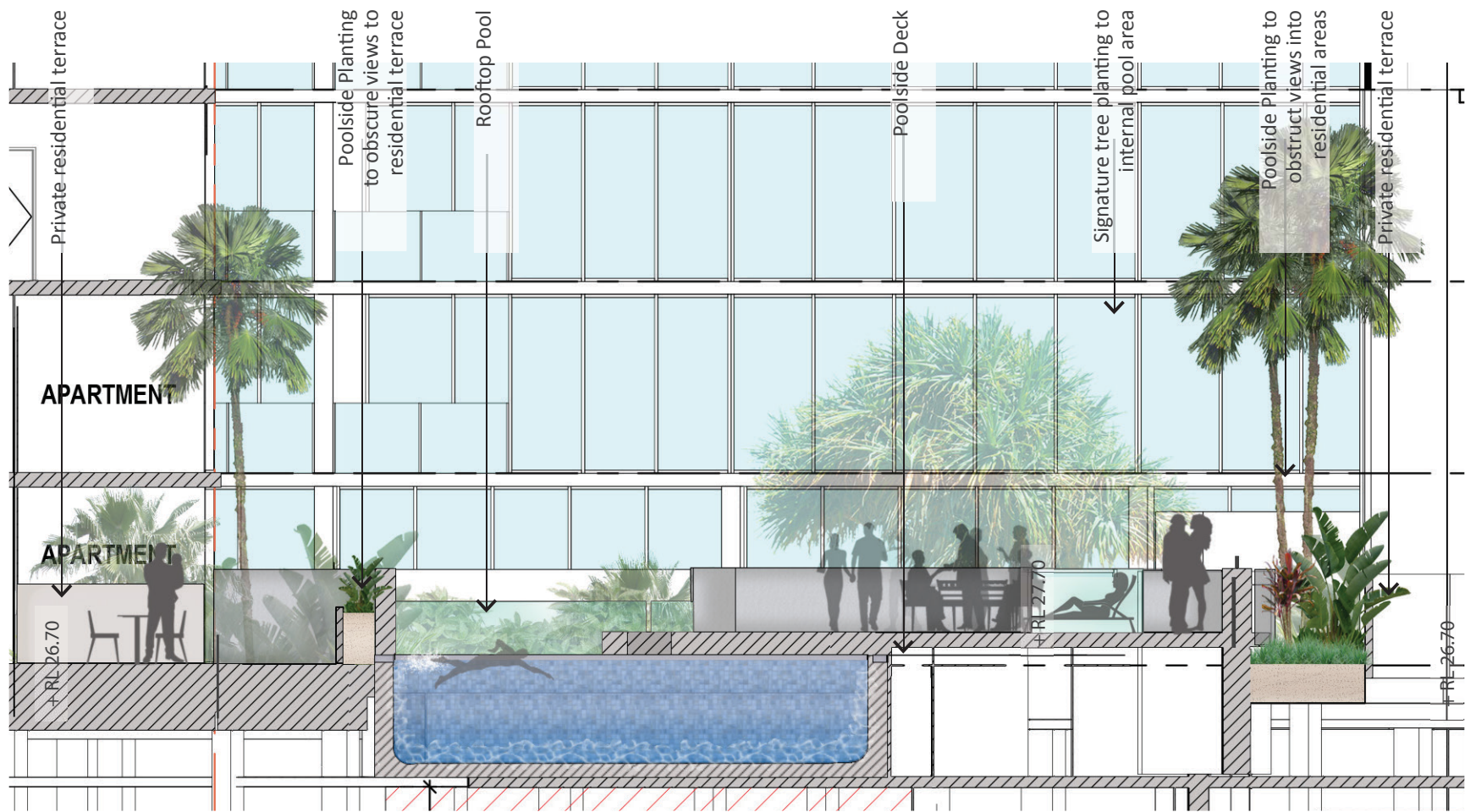
- Privacy walls
- Seating walls
- BBQ benches
- Skylight



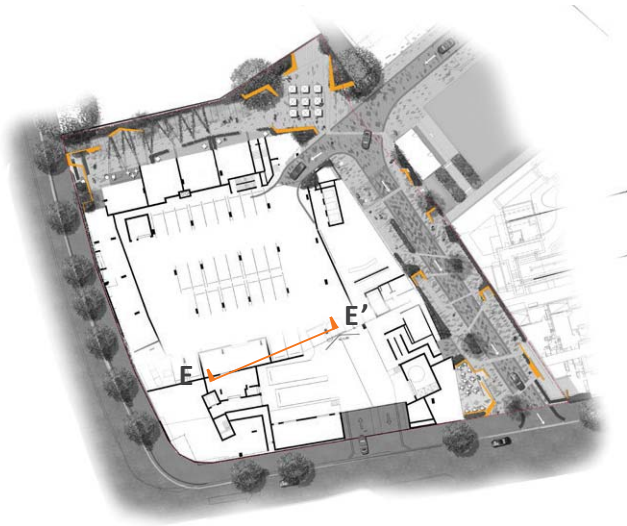
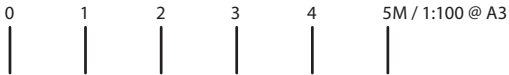
LEGEND

- 01 Swimming Pool with spillover, laps + plunge zone.
- 02 Wading depth entry to pool.
- 03 Pool spillover wall creates white noise and provides a point of interest for lower level apartments.
- 04 Sunbathing beach, positioned and oriented to maximise solar access.
- 05 Accessible pavement through pool deck area.
- 06 Astroturf sunbathing area.
- 07 Frameless glass pool gates.
- 08 Ramps up to pool area.
- 09 Cascading water feature follows slope of ramp, creating white noise and reinforcing notion of water as the central element of the recreation deck.
- 10 Precast concrete sculptural seating walls.
- 11 Precast concrete benches with integrated cooking stations.
- 12 Feature planting and integrated seating.
- 13 PWD toilet and change room, incorporating outdoor shower.
- 14 Vertical gardens to rear of privacy walls.
- 15 Vertical gardens to selected walls in open volume.

PRIVATE REALM SECTIONS



SECTION E-E': POOL AND APARTMENT INTERFACE



key plan



indicative pool finish

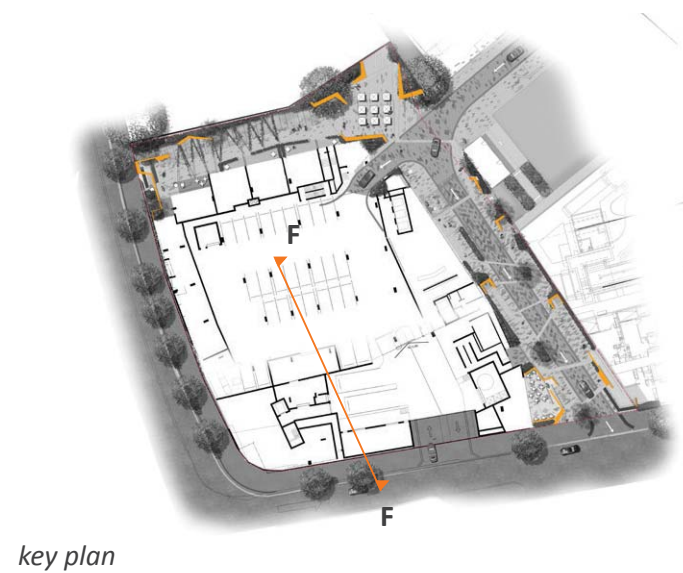
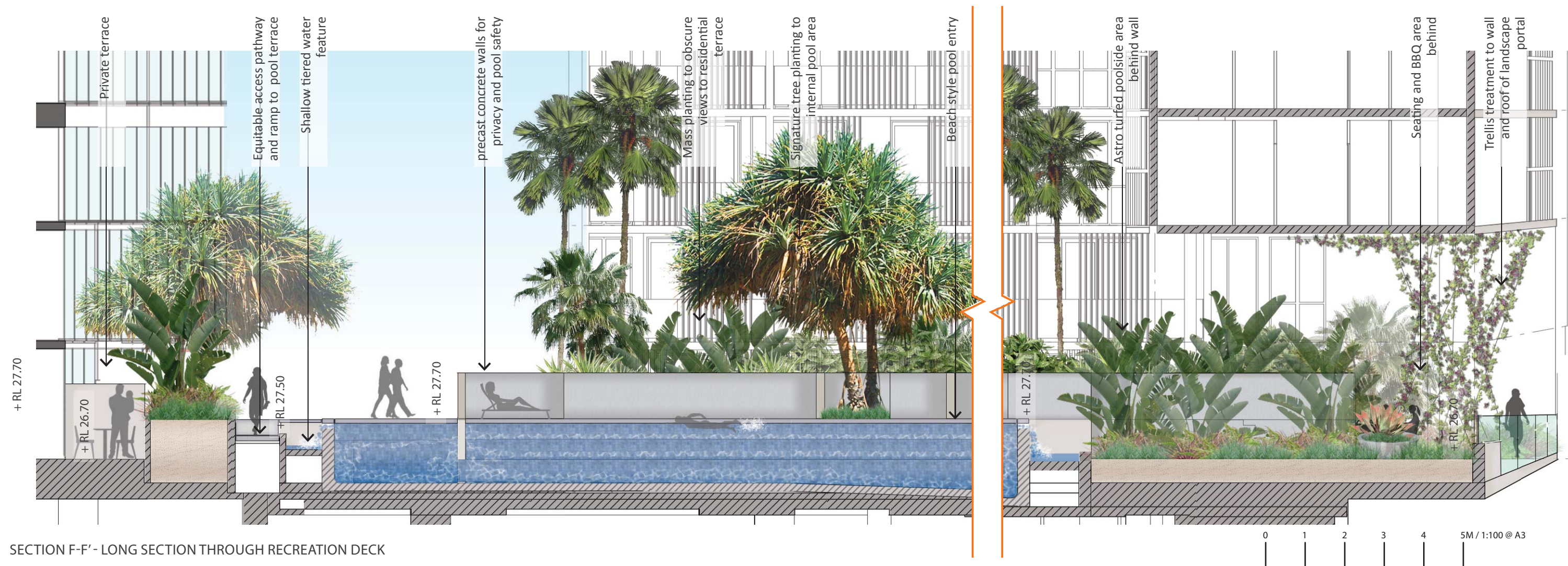


overflow wall



typical pool deck

PRIVATE REALM SECTIONS



FINISHES + MATERIALS

PUBLIC REALM



Flexible shared use areas



Directional paving

PRIVATE REALM



Poolside seating

URBAN ECOLOGY



vertical green



Curated wall art elements



Sculptural seating



Richly detailed urban refuge



Shaded streets



Detailed soft + hard finishes to walls



Stepped water features



Private refuge



Large leafed tropical species



Layered and textured planting arrangements



Feature planting specimens



Vertical green

TYPICAL PLANTING SCHEDULE

STREETSCAPE

BOTANICAL NAME

COMMON NAME

TREES

TABEBUIA palmeri

Pink Trumpet Tree

BUCKINGHAMIA celcissima

Ivory Curl

GRASSES

CORDYLINE sp

Palm Lily

LIRIOPE ‘evergreen giant’

Evergreen Giant

LIROPE ‘stripey white’

Stripey White

PUBLIC REALM

BOTANICAL NAME

COMMON NAME

FEATURE TREES

MAGNOLIA grandiflora

Magnolia

PLUMERIA obtusa

Evergreen Frangipani

SHADE TREES

SYZYGIUM tierneyanum

River Cherry

PALMS

PANDANUS tectorius

Screw Pine

LIVISTONA australis

Australian Fan Palm

SHRUBS

ALCANTAREA imperialis ‘Rubra’

Giant Bromeliad

ALPINIA zerumbet

Variegated Shell Ginger

CODIAEUM variegatum

Croton

CORDYLINE sp.

Cordyline

CYCAS revoluta

Cycad

CYATHEA cooperii

Australian Tree Fern

RHAPHIS excelsa

Lady Palm

SYSZYGIUM spp

Lilly pilly

ZAMIA furfuracea

Cardboard Fern

PRIVATE REALM

BOTANICAL NAME

COMMON NAME

PALMS

PANDANUS tectorius

Screw Pine

LIVISTONA australis

Australian Fan Palm

SHRUBS (CONT'D)

HEDYCHIUM coronarium

Scented Ginger

IXORA chinensis

Prince of Orange

MICHELIA figo

Port Wine Magnolia

RHAPHIS excelsa

Lady Finger Palm

STRELITZIA reginae

Bird of Paradise

STRELITZIA nicolai

Giant Bird of Paradise

ZAMIA furfuracea

Cardboard Fern

GRASSES + GROUNDCOVERS

GARDENIA radicans

Dwarf Gardenia

HYMENOCALLIS littoralis

Spider Lily

JUNIPERUS conferta

Shore Juniper

LIRIOPE ‘evergreen giant’

Evergreen Giant

LIROPE ‘stripey white’

Stripey White

MYOPORUM parvifolium

Myoporum

PHILODENDRON xanadu

Xanadu

RHOEO discolor

Rhoeo

TRACHELOSPERMUM jasminoides

Star Jasmine

CREEPERS + CLIMBERS

PANDOREA jasminoides

Jasmine

TRACHELOSPERMUM jasminoides

Star Jasmine

STREETSCAPE



TABEBUIA palmeri

PUBLIC REALM



PANDANUS tectorius



RHAPHIS excelsa



CORDYLINE sp



LIRIOPE 'evergreen giant'



LIRIOPE 'stripey white'



TRACHELOSPERMUM *jasminoides*



ALCANTAREA *imperialis* 'Rubra'



ALPINIA *zerumbet*



CYCAS *revoluta*



CYATHEA *cooperii*



SYZYGIUM spp.



THYSANOLAENA *maxima*



CORDYLINE sp



PHILODENDRON *xanadu*