

61 Brookes St, Fortitude Valley

Revision B

Client: Brookes JV Pty Ltd

The Brookes Street Landscape Design Intent:

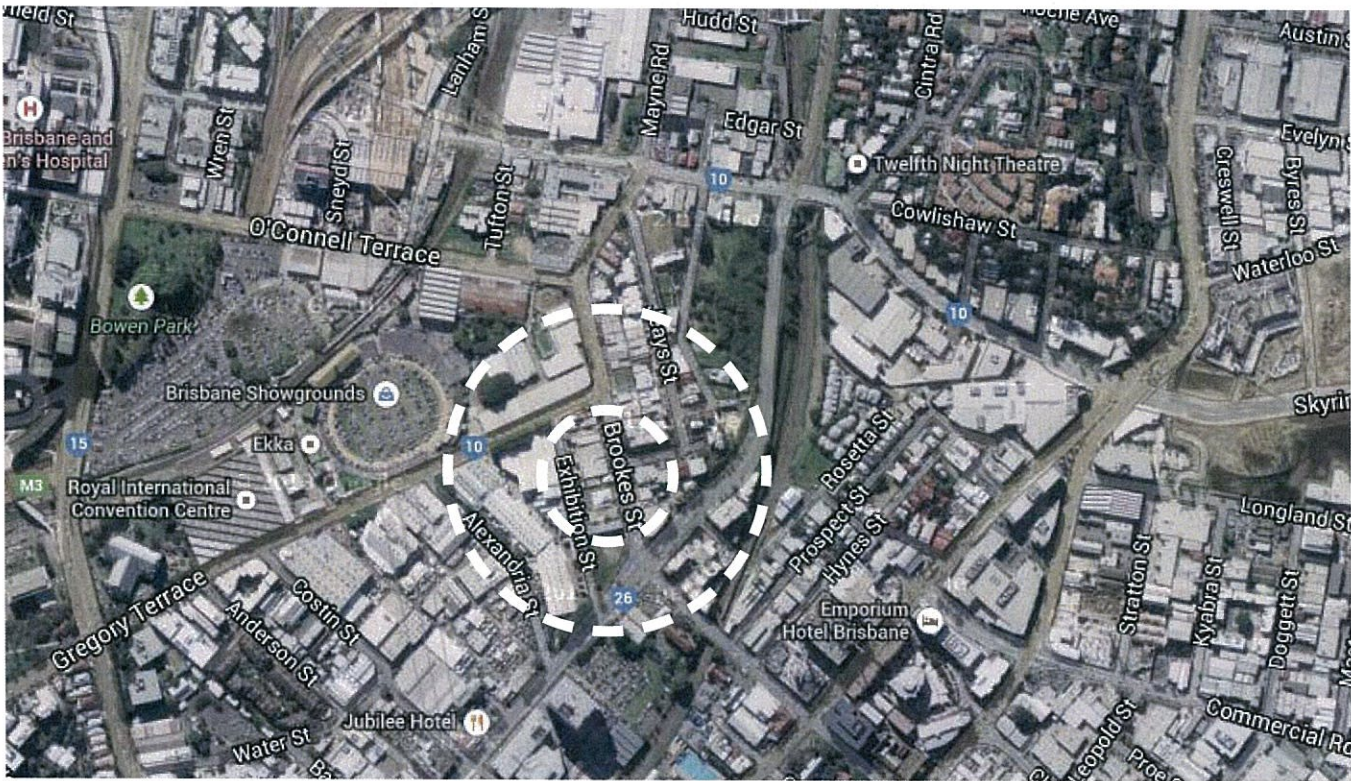
The proposed residential development will embrace the surrounding urbanised environment, adding a contextural layer to 61 Brookes St. Subtropical plantings and hardstand materials will introduce the new building at street level and provide residents with a pleasant environment to live and recreate. The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

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

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

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

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



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



Simple yet considered material statements



Contemporary hard wearing external finishes



Subtropical and native plant species





Legend:

- | | | |
|--|---|--|
| 1 street trees and pavement treatments to BCC standards | 4 building signage wall integrated into planting elements | 8 commercial tenancy |
| 2 modular planter forming seating with statement tree to define building entry | 5 wire trellis above entry to create green ceiling | 9 vehicle access driveway from Exhibition St: treatment to BCC standards |
| 3 green wall and stepped planters with planting wrapping up walls and column to Level 01 and facade beyond: building signage and address | 6 internal green wall | 10 rain gardens to street frontage |
| | 7 active commercial street frontage | |

Landscape Concept Plan - Ground Floor

scale 1:200 @ A3

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active and vibrant frontages



strong forms and statements to building entry



staggered gardens for vertical coverage



defined entry statement planter



REF: 1511061 Brookes St v2-L3

Revision B



Perspective

Legend:

- ① street trees and pavement treatments to BCC standards
- ② modular planter forming seating with statement tree to define building entry
- ③ green wall and planters with planting wrapping up walls and column to Level 01 and facade beyond: building signage and address
- ④ building signage wall integrated into planting elements
- ⑤ wire trellis above entry to create green ceiling
- ⑥ green wall behind
- ⑦ sculptural facade with vertical green curtain; plant growth from planters on carpark levels 02-04
- ⑧ commercial tenancy
- ⑨ art wall to street frontage



Detailed Landscape Concept Plan - Ground Floor

NTS

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REF: 15110 61 Brookes St v2-L4

Revision B



Perspective



Plan

Detailed Landscape Concept Plan - Ground Floor

NTS

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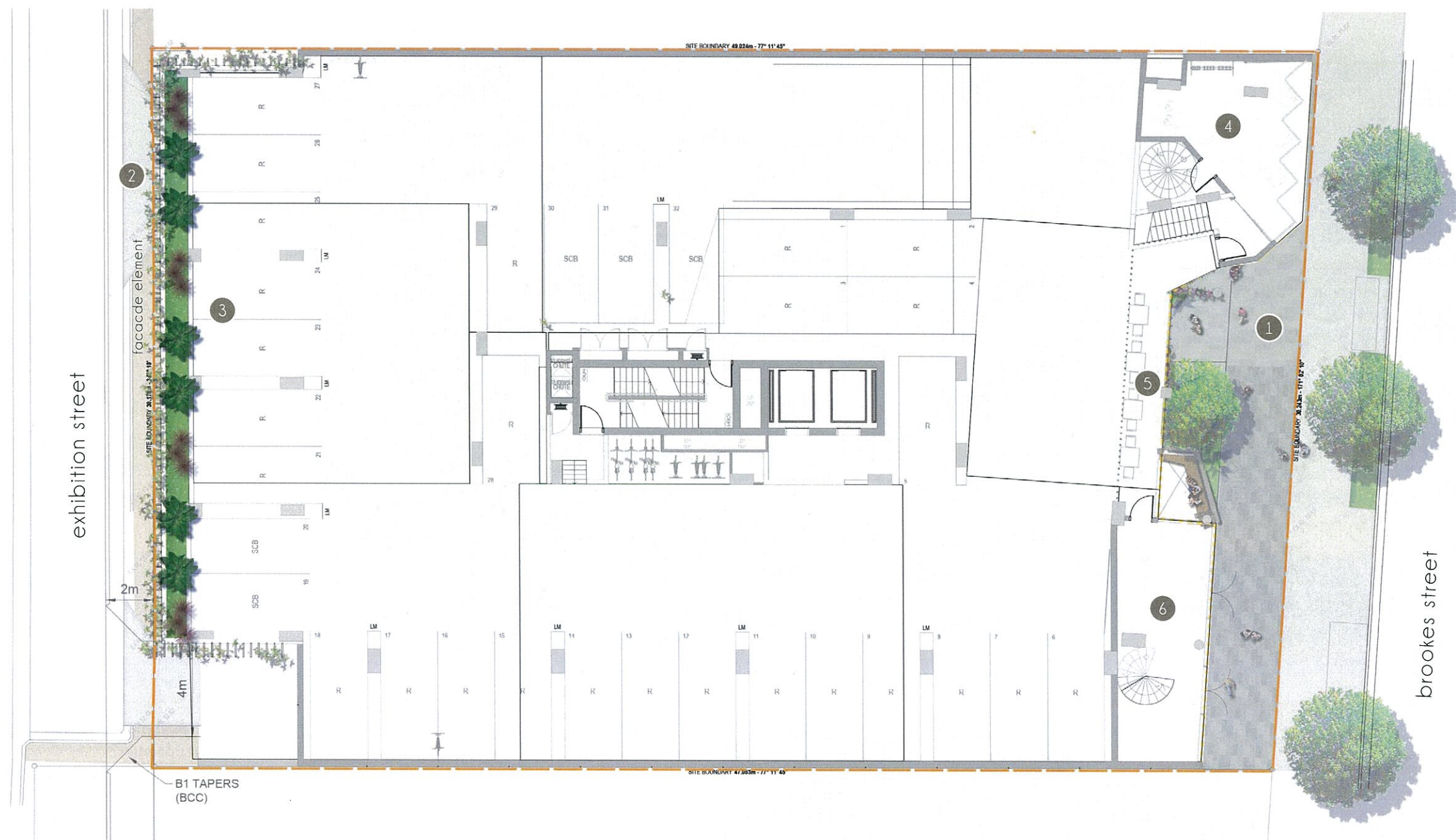
Legend:

- 1 street trees and pavement treatments to BCC standards
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- 4 building signage wall integrated into planting elements
- 5 wire trellis above entry to create green ceiling
- 6 green wall behind
- 7 sculptural facade with vertical green curtain; plant growth from planters on carpark levels 02-04
- 8 commercial tenancy
- 9 art wall to street frontage



REF: 1511061 Brookes St v2-L5

Revision B



Legend:

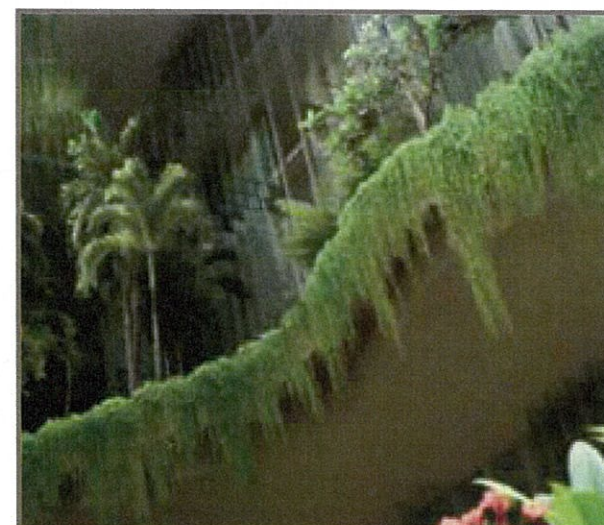
- | | |
|---|------------------|
| 1 lobby entry below | 4 gym tenancy |
| 2 sculptural green facade | 5 retail deck |
| 3 carpark level planter and base of green facade to NORTHERN aspect | 6 retail tenancy |

Landscape Concept Plan - Level 01

scale 1:200 @ A3

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green roof with cascading green



planter and trellis growth

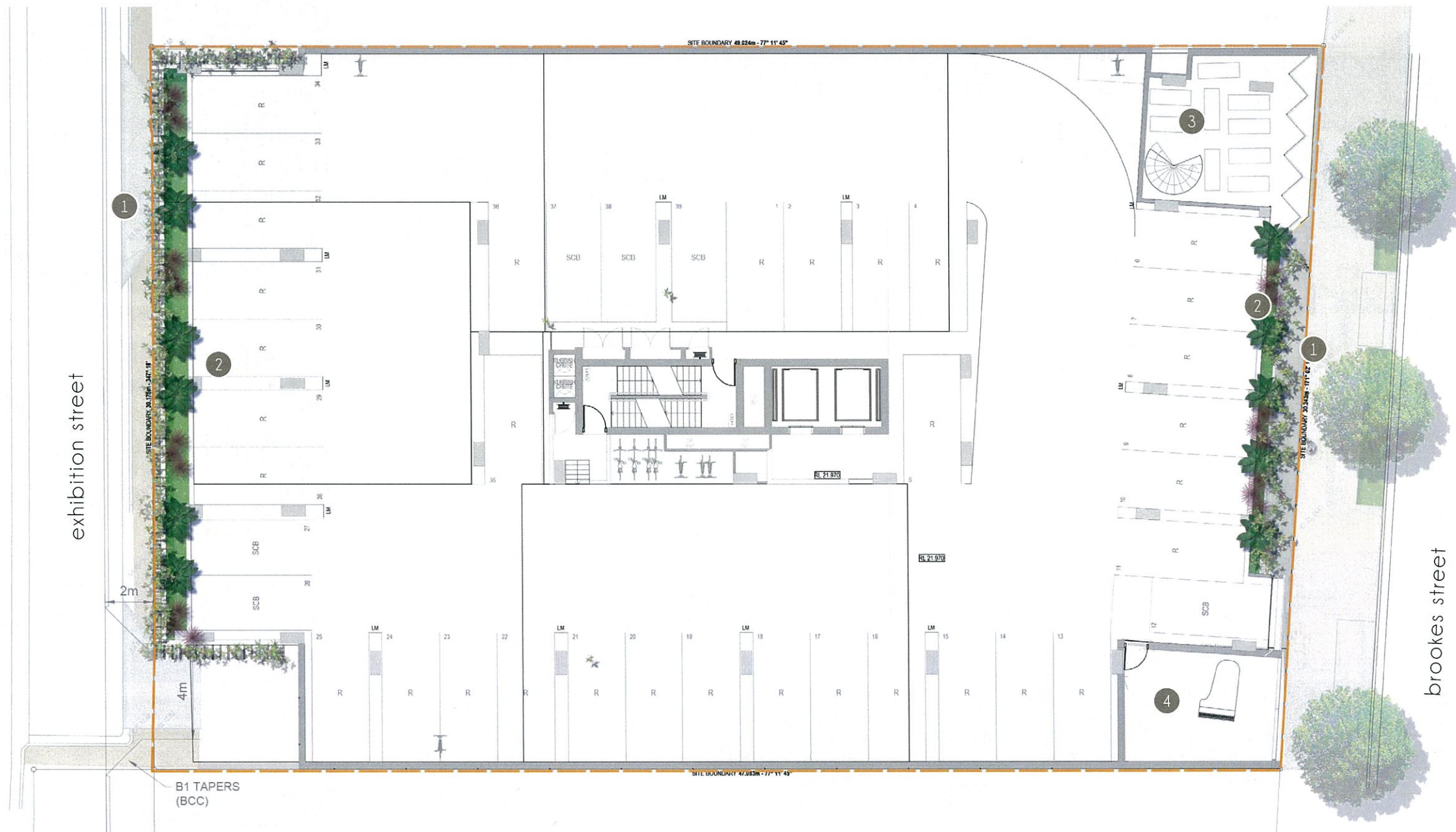


green curtain trellis



REF: 1511061 Brookes St v2-L6

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Legend:

- 1 architectural facade to facilitate plant growth
- 2 carpark level raised planters, minimum 900mm deep presenting lush planting to carpark and providing growth position for green facade plants
- 3 pilates studio
- 4 residents arts room

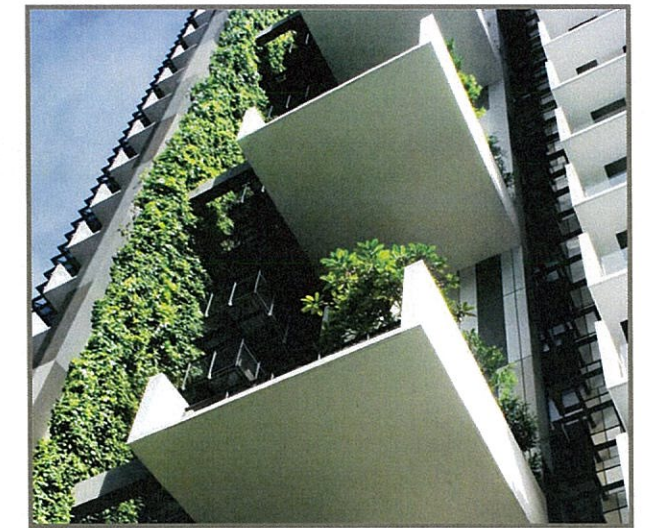
NOTE:
Level 02, 03 + 04 reflect the same layout. ALL will provide planters for plant growth for facade treatments

Landscape Concept Plan - Level 02

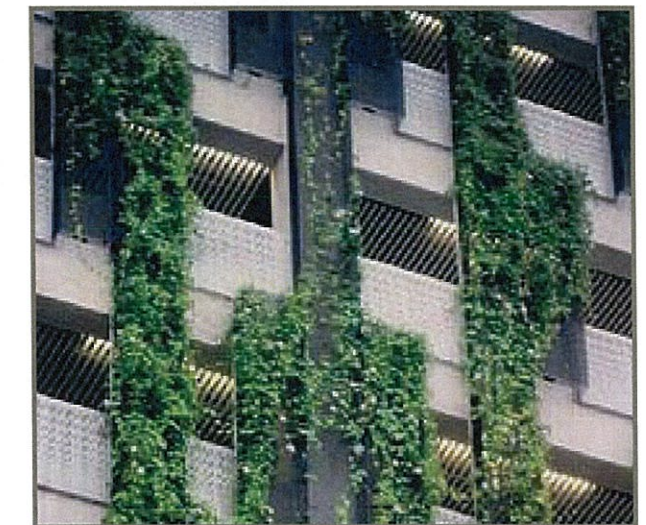
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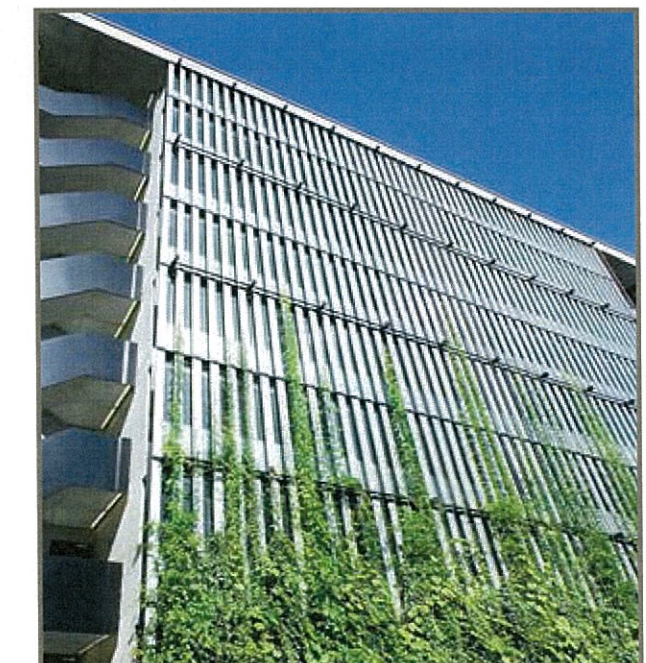
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extruded planting elements to vertical faced



patterned facade via planting intervention

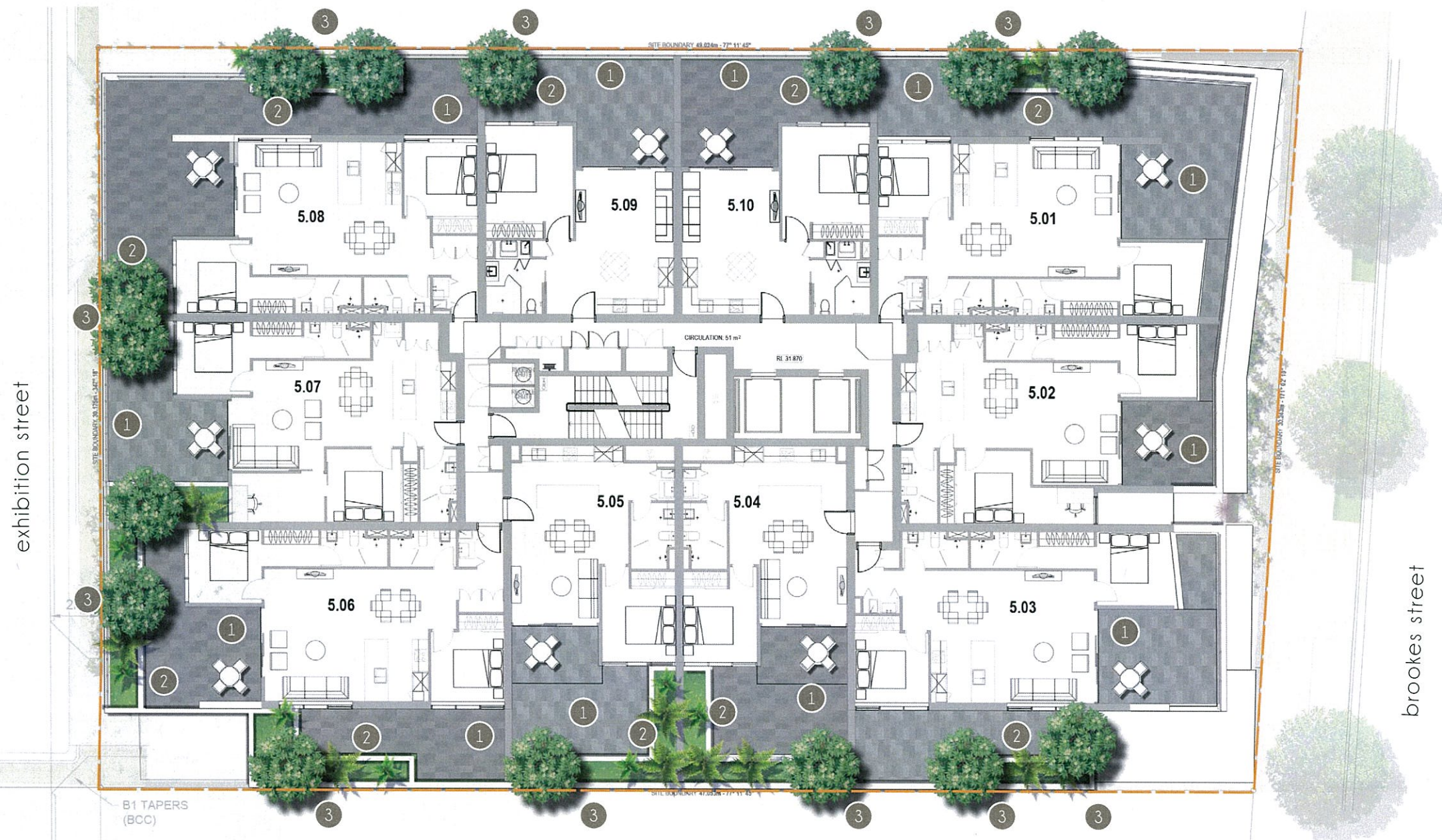


vertical growth across building facade



REF: 15110 61 Brookes St v2-L7

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Legend:

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

Landscape Concept Plan - Level 05

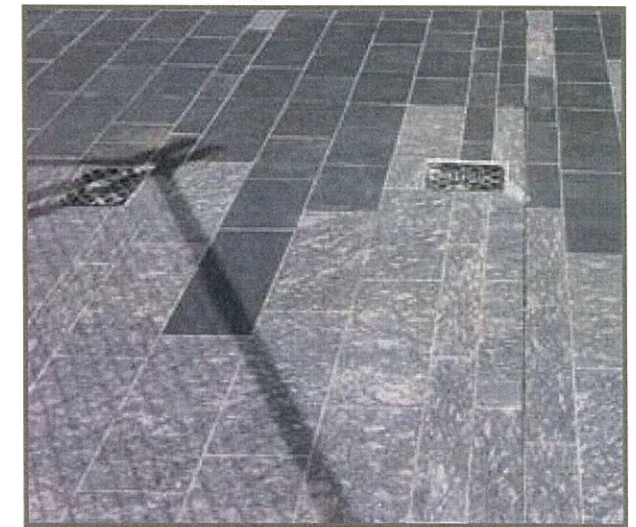
scale 1:200 @ A3

61 Brookes St, Landscape DA Package

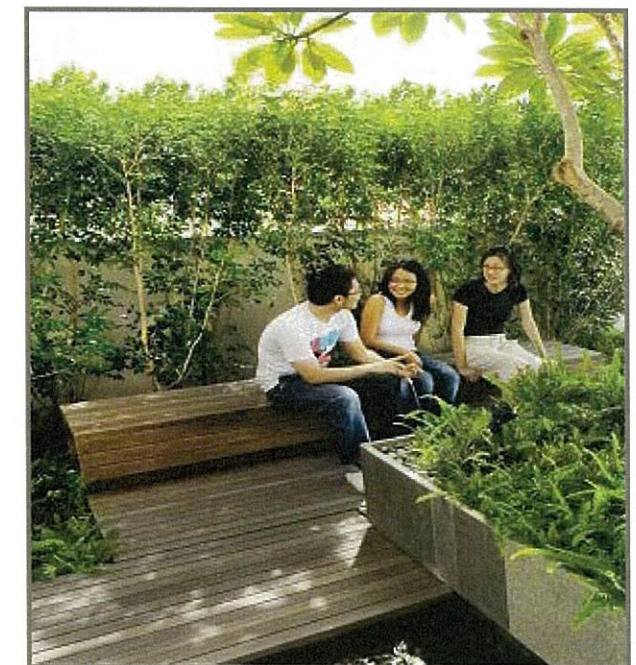
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private urban gardens



robust and complimentary collective of finishes



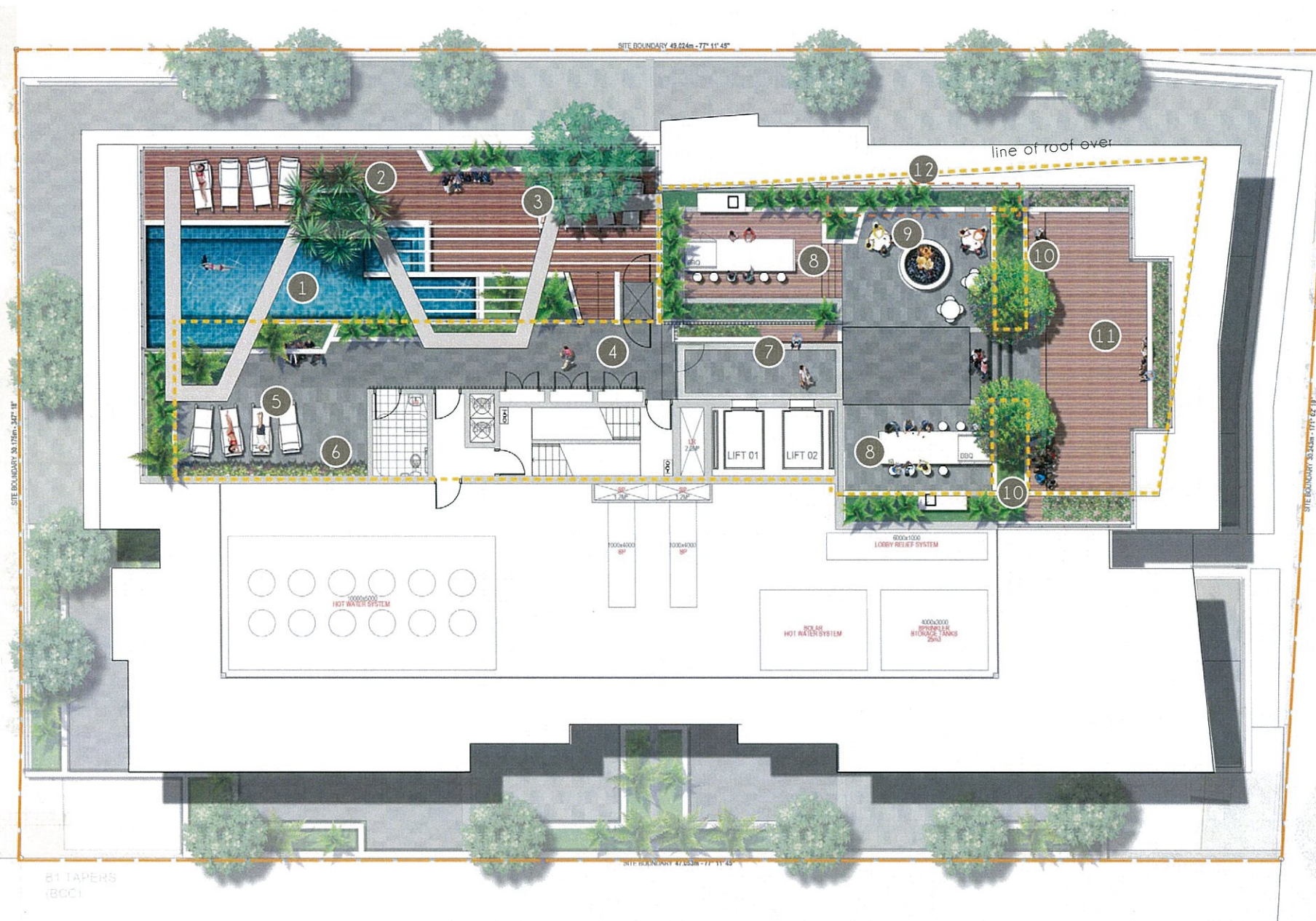
canopy planting for shade and privacy



REF: 1511061 Brookes St v2-L8

Revision B

exhibition street



brookes street

Legend:

UNDER CONSTRUCTION ADJOINING TOWER
20 STOREY

- | | | |
|--|---|--|
| 1 swimming pool | 5 flexible use pool lounge | 9 multipurpose space with fire pit for winter use |
| 2 signature tree to pool deck to provide relief and shade | 6 green wall | 10 community herb garden and framing trees |
| 3 sculptural awning overhead with integrated lighting and shade panels | 7 lift lobby with architectural screen, planting and integrated seating | 11 yoga terrace surrounded by community garden plots |
| 4 stair and chairlift access to pool deck | 8 BBQ area with bench seating, sink and bins | 12 rain garden |

Landscape Concept Plan - Roof Top

scale 1:200 @ A3

61 Brookes St, Landscape DA Package

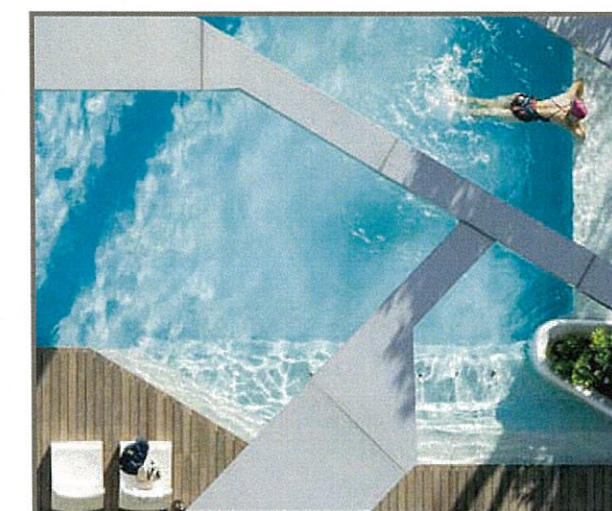
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flexible use outdoor rooms and garden spaces



passive community use areas



lightweight awning and lighting structure



roof void for light and growth

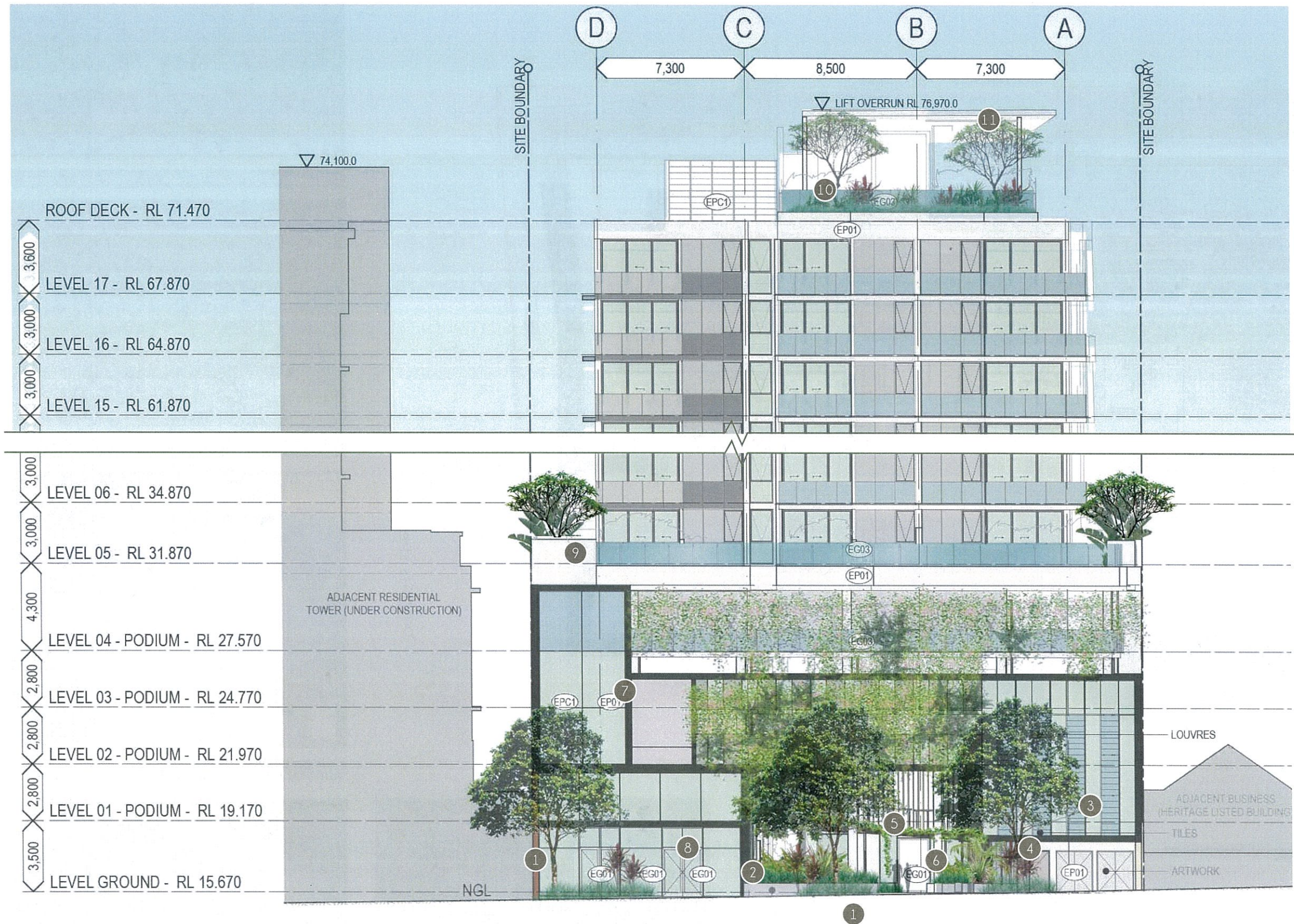


elevated pool deck



REF: 15110 61 Brookes St v2-L9

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WATERHOUSIA floribunda

Street Trees



FICUS lyrata

Statement Trees



PANDANUS pendunculatus

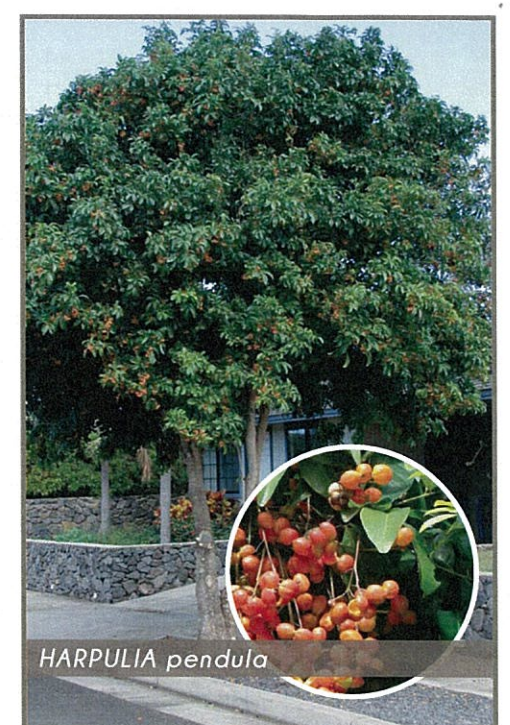


PLUMERIA obtusa



ELAEOCARPUS eumundii

Small Shade and Screening Trees



HARPULIA pendula



DICKSONIA antarctica

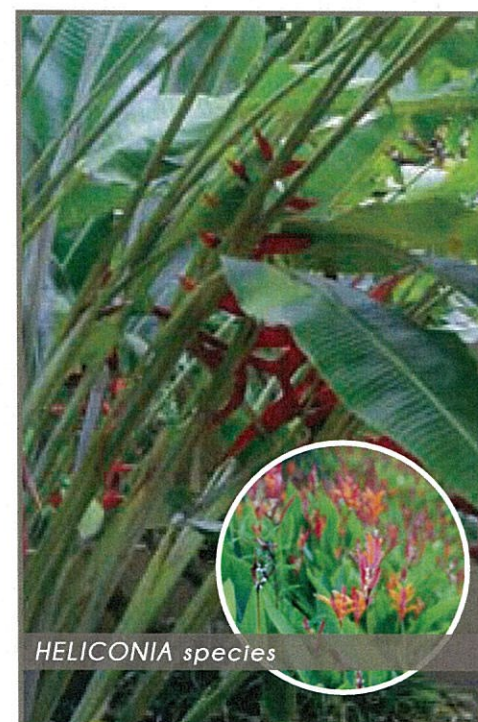
Shrubs and screening



RHAPHSIS excelsa



THYSANOLAENA maxima



HELICONIA species

Colour and Foliage



PHILODENDRON species



STRELITZIA species

Planting Palette

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REF:1511061BrookesStv2-L12

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MANDEVILLEA species



MONSTERIA deliciosa



PANDOREA species



TRACHLEOSPERMUM jasminoides



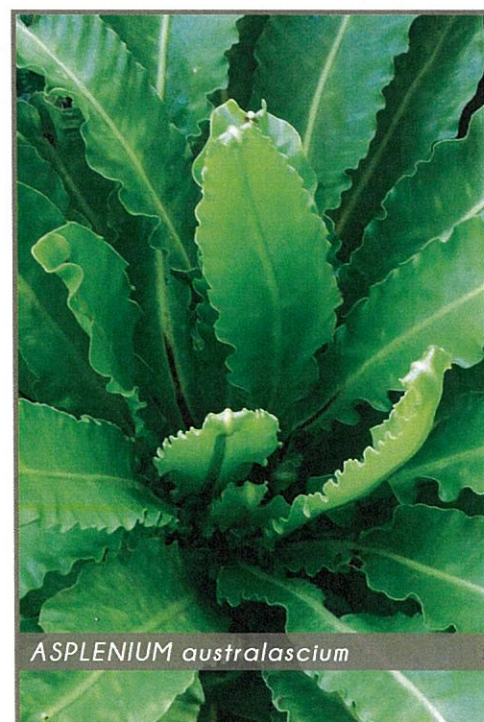
ALACANTAREA imperialis



CYCAS revoluta

Vines and climbers

Sculptural



ASPLENIUM australasicum



DIANELLA species



HYMENOCALLIS litoralis



LIRIOPE species



PHILODENDRON xanadu



MOLENIRIA capitulata

Groundcover and Infill

Planting Palette

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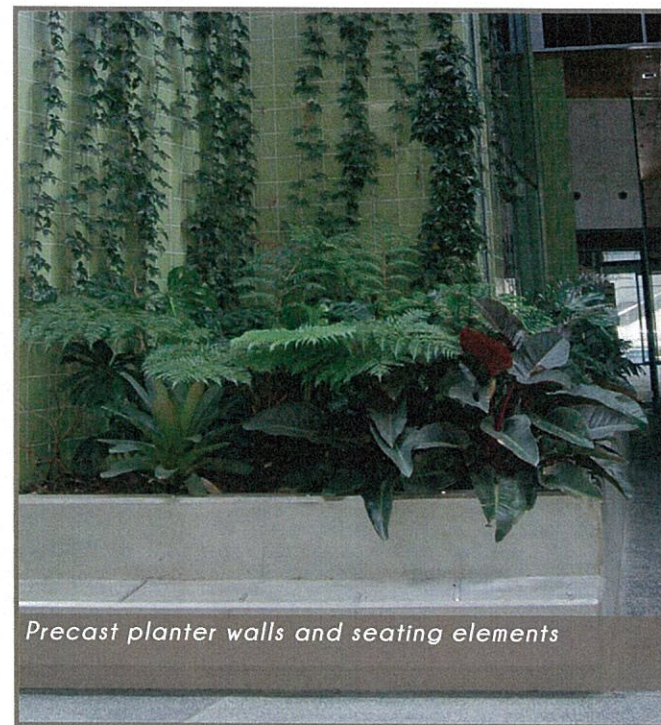


REF: 1511061 Brookes St v2-L13

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Bluestone unit pavers



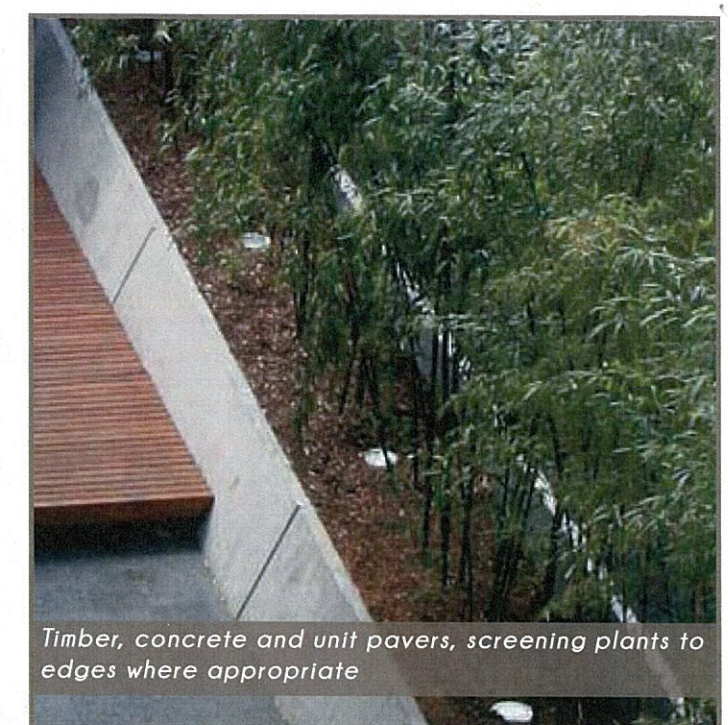
Precast planter walls and seating elements



Australian hardwood walling



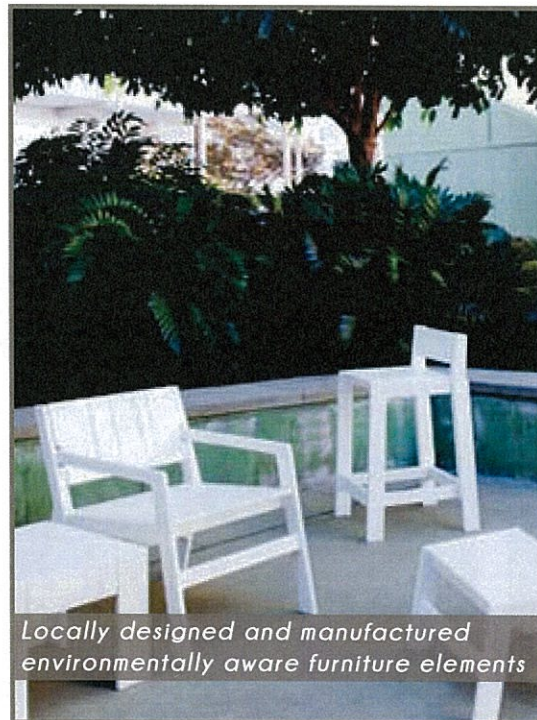
Durable paved surfaces



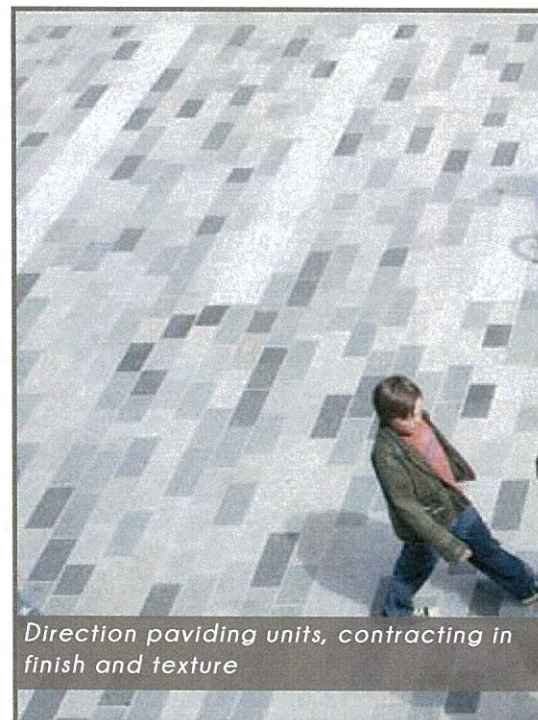
Timber, concrete and unit pavers, screening plants to edges where appropriate

Brookes Street frontage and building entry

Private terraces



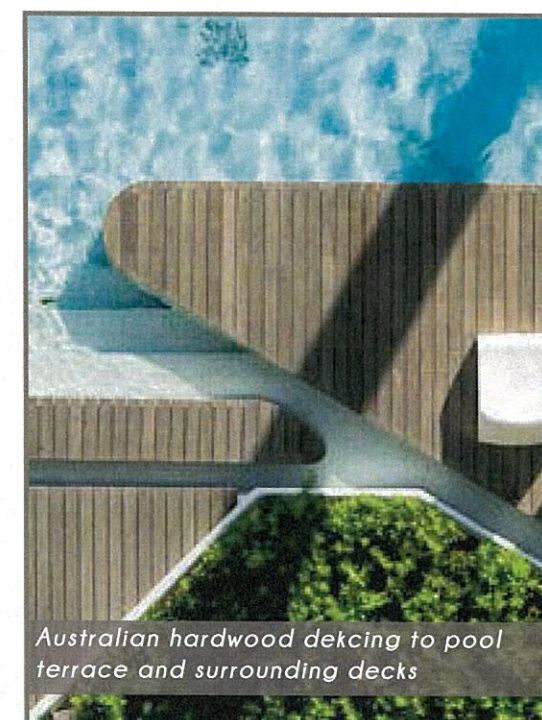
Locally designed and manufactured environmentally aware furniture elements



Direction paving units, contrasting in finish and texture



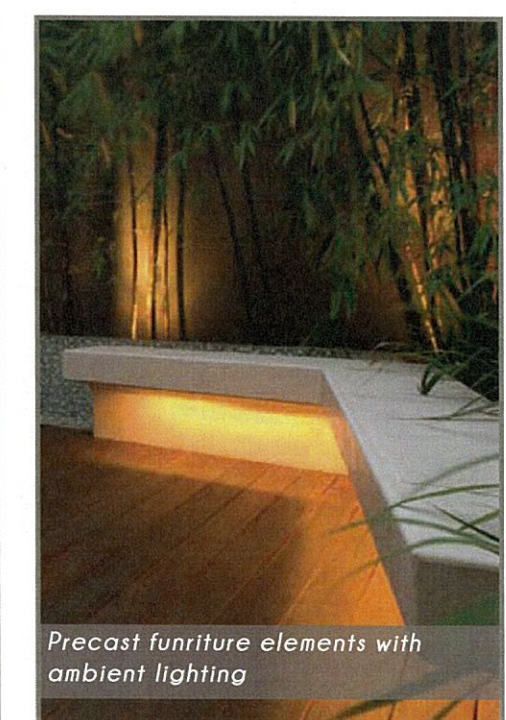
Australian hardwood screening and fencing elements



Australian hardwood decking to pool terrace and surrounding decks



Complimentary furniture



Precast furniture elements with ambient lighting

Roof top communal recreation Area

Materials Palette

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REF:1511061BrookesStv2-L14

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