



place
design
group.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 FEB 2016

MEDQ

Central Village - Phase 2 Cnr Water + Brunswick St

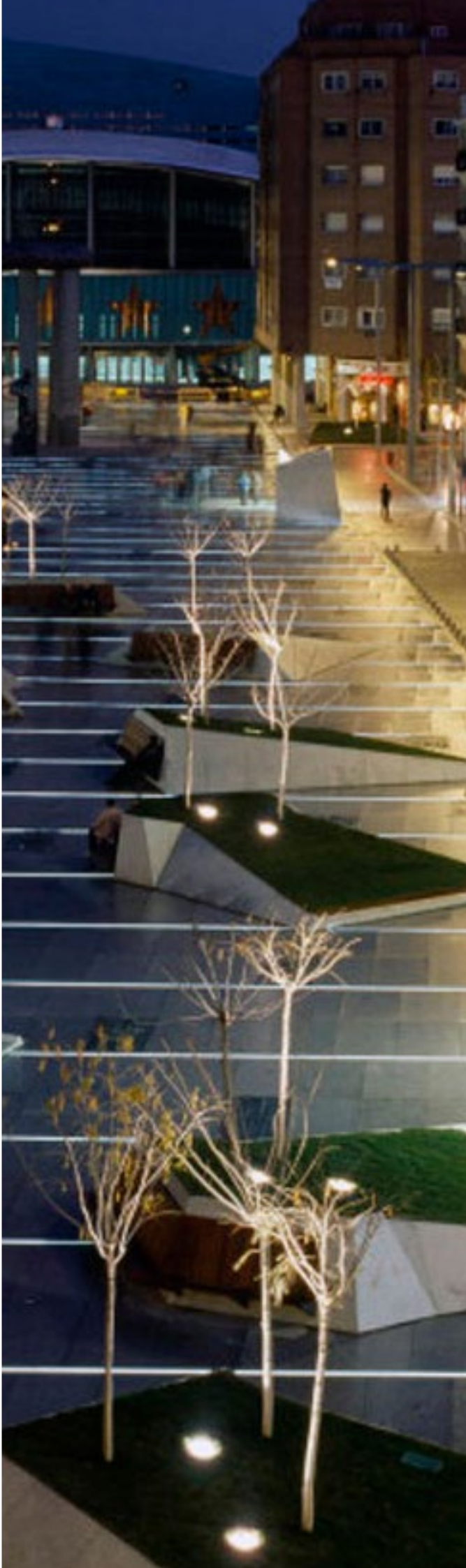
Landscape Concept
Prepared for Metro Property Development

09 February 2016

Rev06

METRO 
PROPERTY DEVELOPMENT
bureau  **proberts**

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Vision and 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.

Landscape history

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 "Swell motif" in the ground plane references water movement through the site from the northern 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 calimative 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 water and brunswick. the outcome is a series of interwoven, exciting and rewarding places within a destination

Context and 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 planting 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.



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

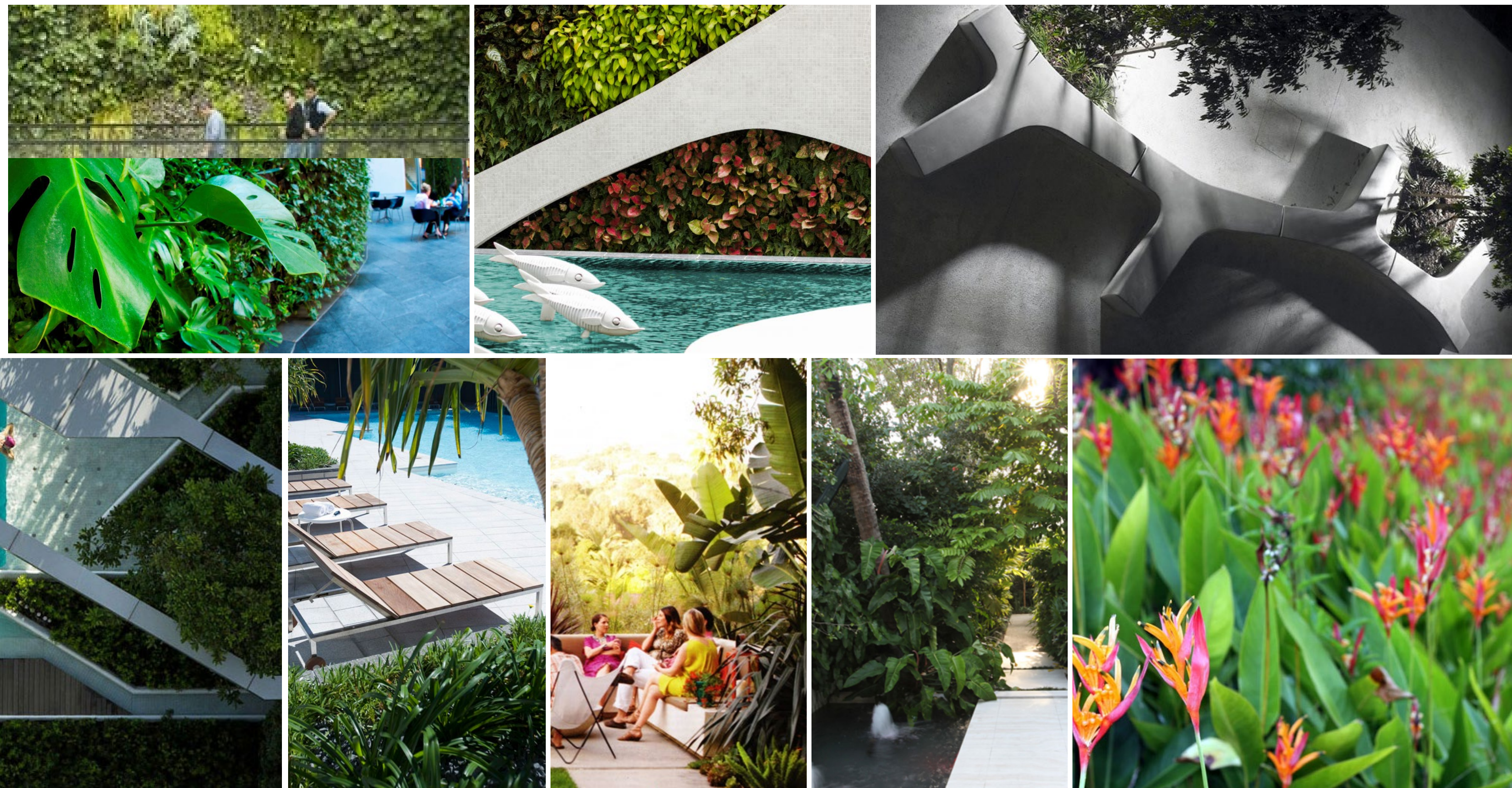
accessible urban refuge sculpture art
movement place
community welcoming
social community meeting
watch eat + drink

private realm

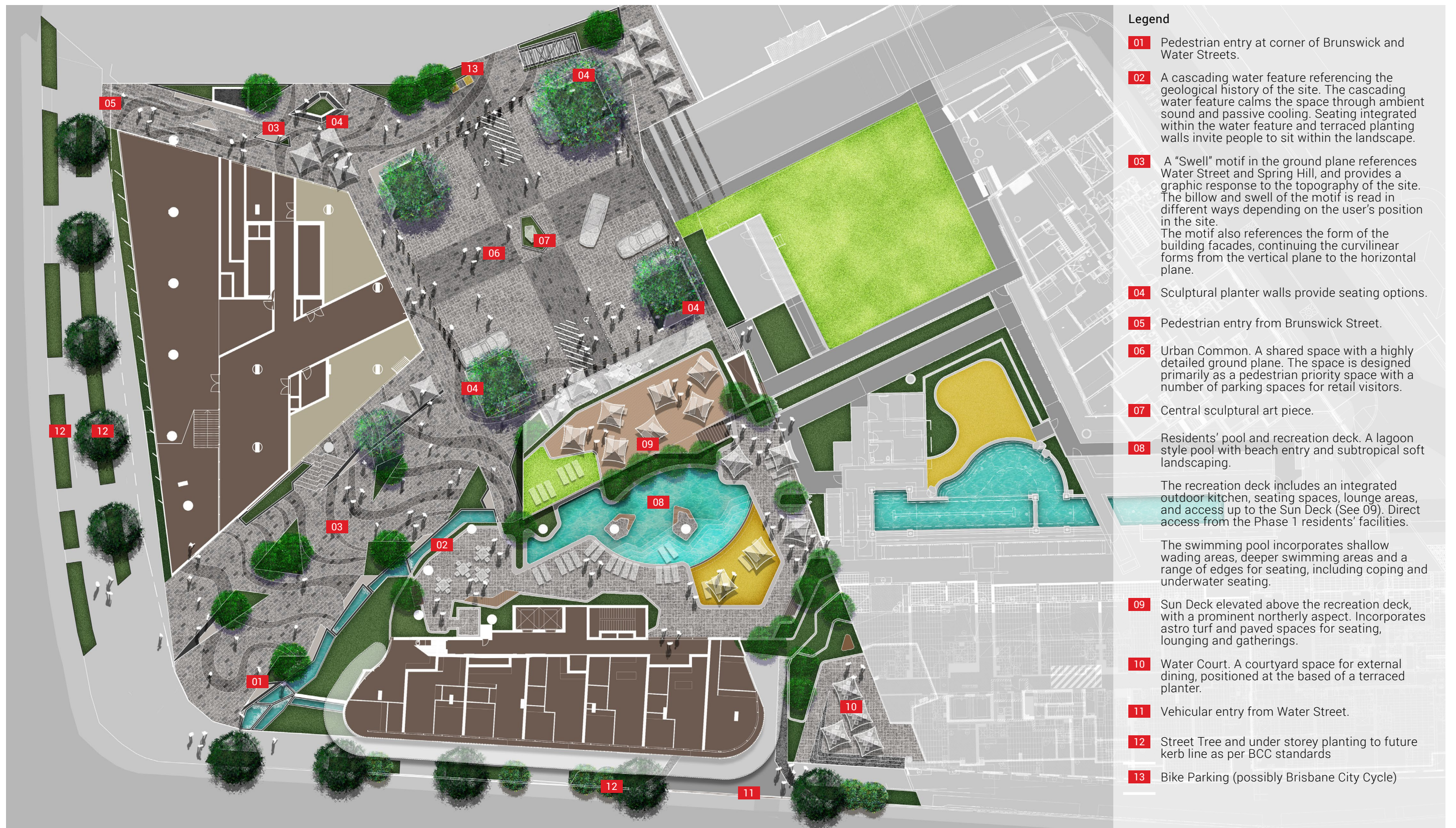
green refuge swim talk
neighbours sunbake cook share listen
watch water cocoon play relax
retreat shade meet read sit



Character



Landscape Master Plan



1 0 5 10 15 20M/ 1:400@A3

Connectivity

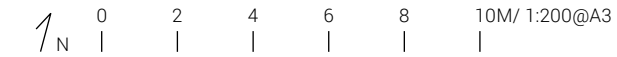
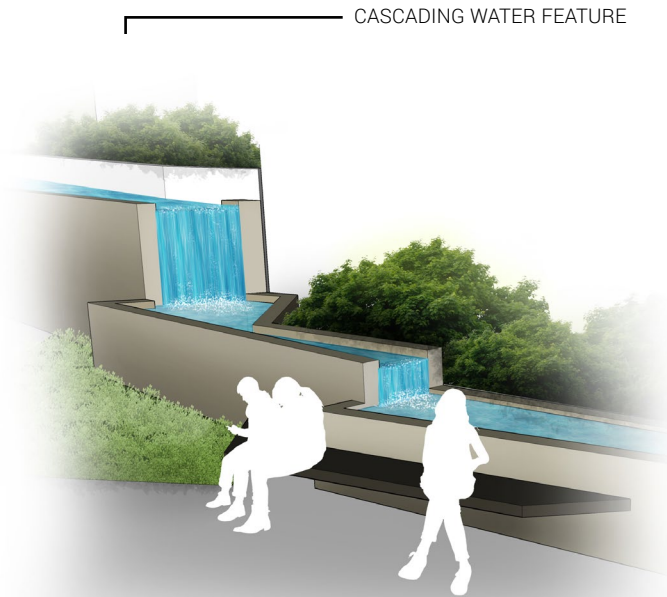


1 0 5 10 15 20M/ 1:400@A3

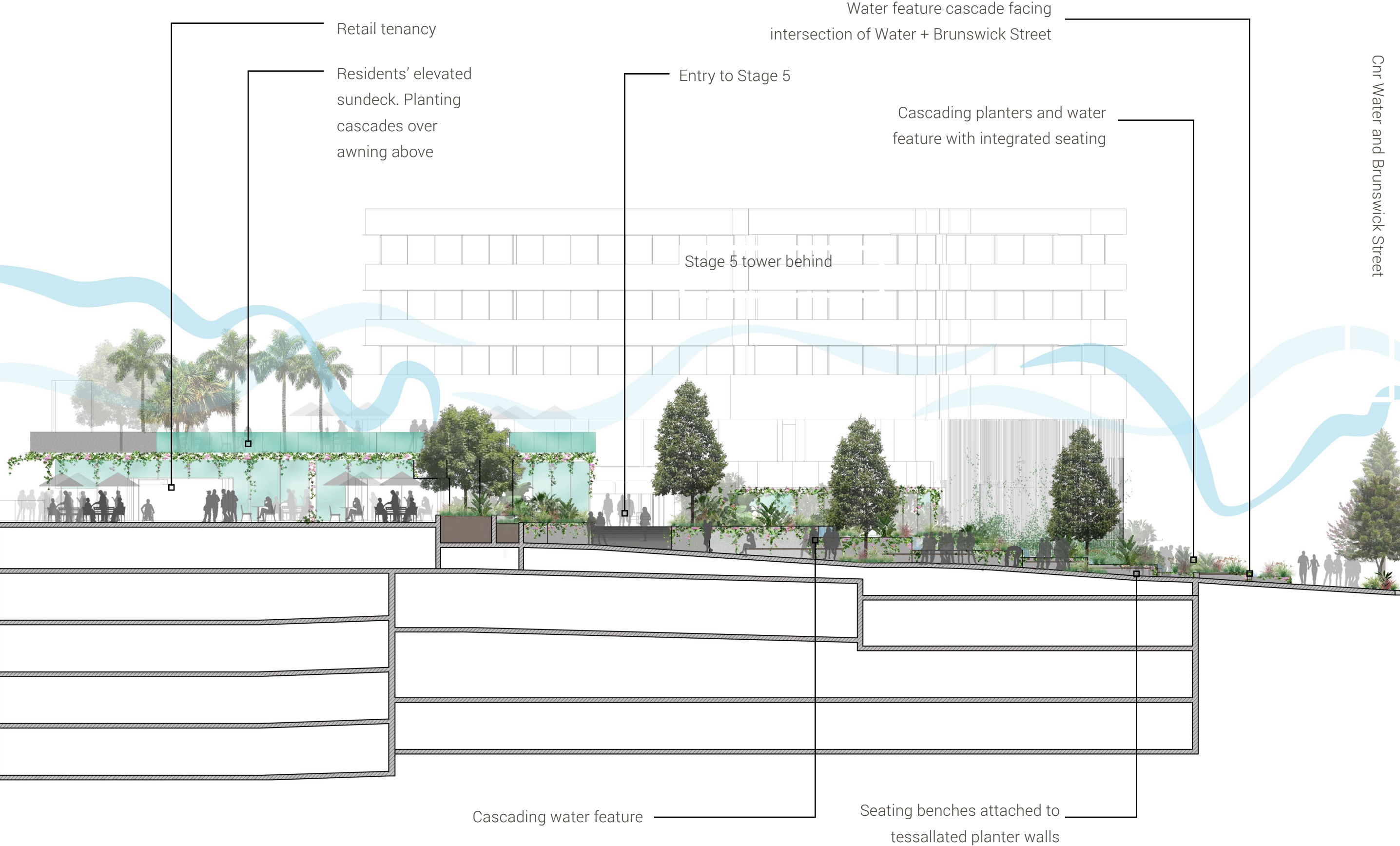
Main Pedestrian Spine



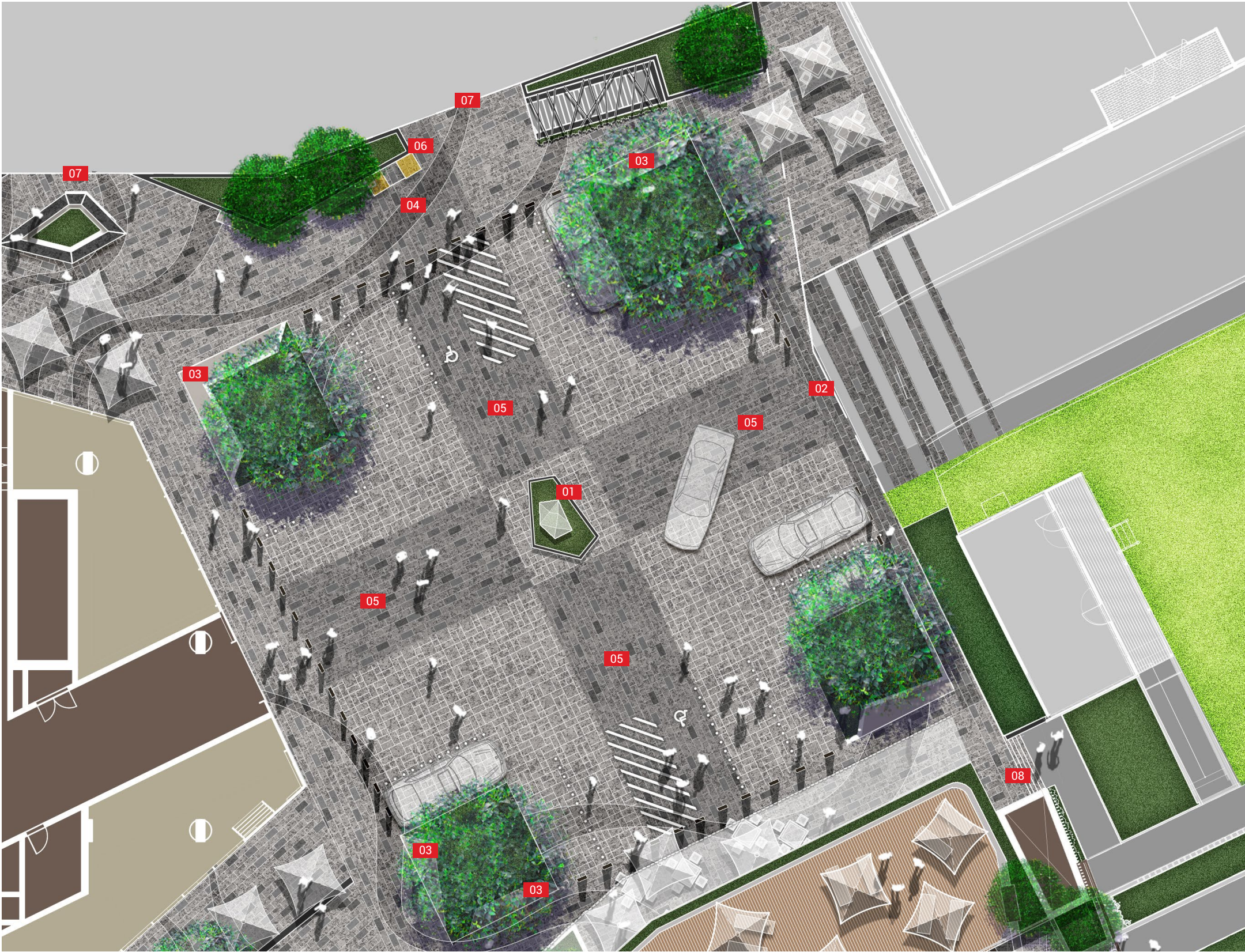
- Legend
- 01 Main pedestrian entry
 - 02 Cascading water feature
 - 03 Wayfinding pavement accent
 - 04 Planters with cascading and climbing species
 - 05 Rest stop seating benches (see sketch below)
 - 06 Planting breaks in plaza
 - 07 Meandering layered water feature
 - 08 Stage 5 building lobby access
 - 09 PWD toilet + change
 - 10 BBQ facility



Pedestrian Spine Section



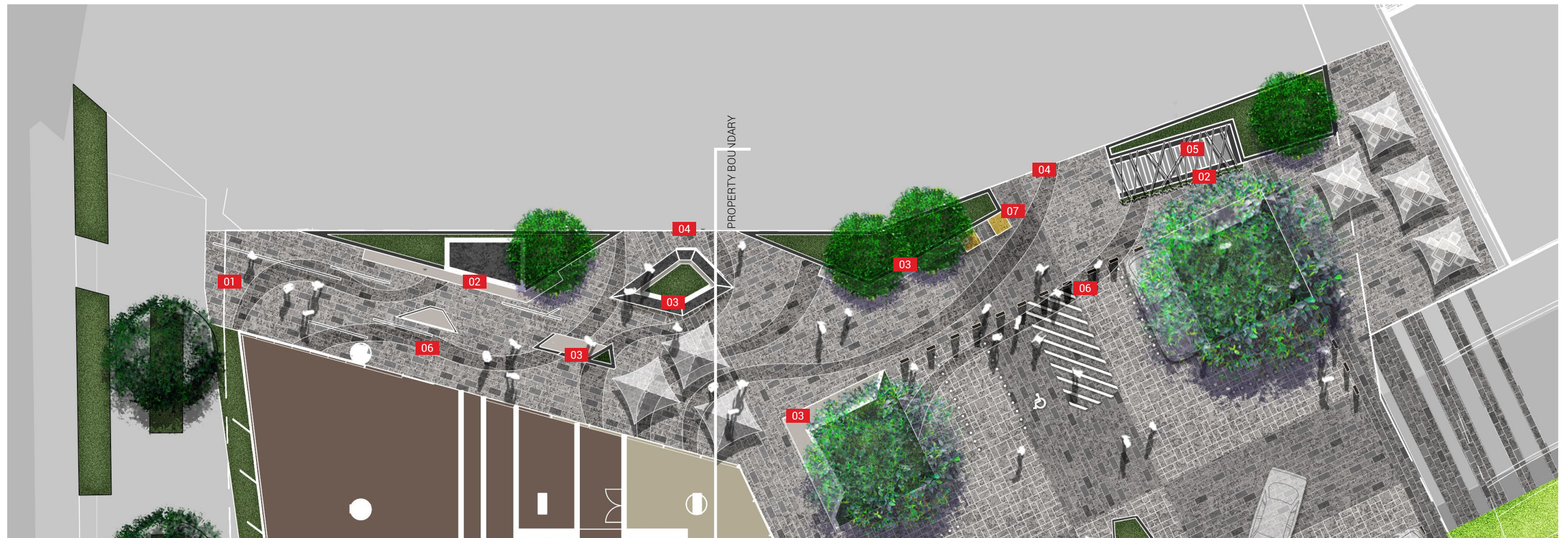
0 2 4 6 8 10M/ 1:200@A3



- Legend
- 01 Public art feature
 - 02 Shared zone connection
 - 03 Integrated seating
 - 04 Swell motif in pavement
 - 05 Directional pavements
 - 06 Bike Parking (possibly Brisbane City Cycle)
 - 07 Future Access to neighbouring sites
 - 08 Link to Stage 1

1 N 0 2 4 6 8 10M/ 1:200@A3

Laneway



Legend

- 01** Entry from Brunswick Street
- 02** Art based trellis planting screening risers
- 03** Planter and integrated seating
- 04** Future access to neighbouring site
- 05** Roof with trellis (Refer section)
- 06** Swell pavement motif
- 07** Bike parking

SUBTROPICAL PLANTING
AND SHADE TREES FRAME
NORTHERN SIDE OF THE
LANEWAY

SEATING INTEGRATED WITH
PLANTERS

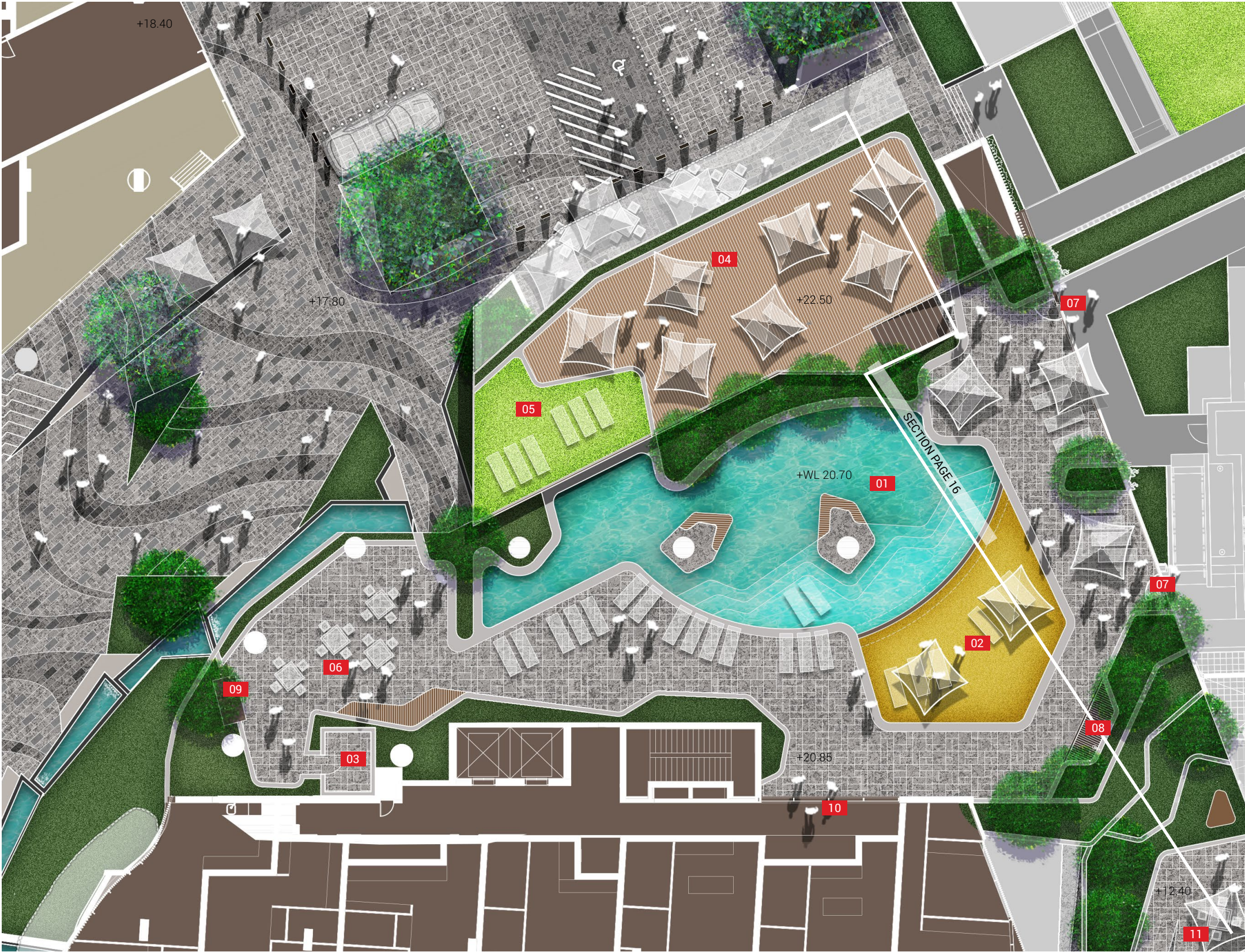


Laneway Section

1:100

1 0 2 4 6 8 10M/ 1:200@A3

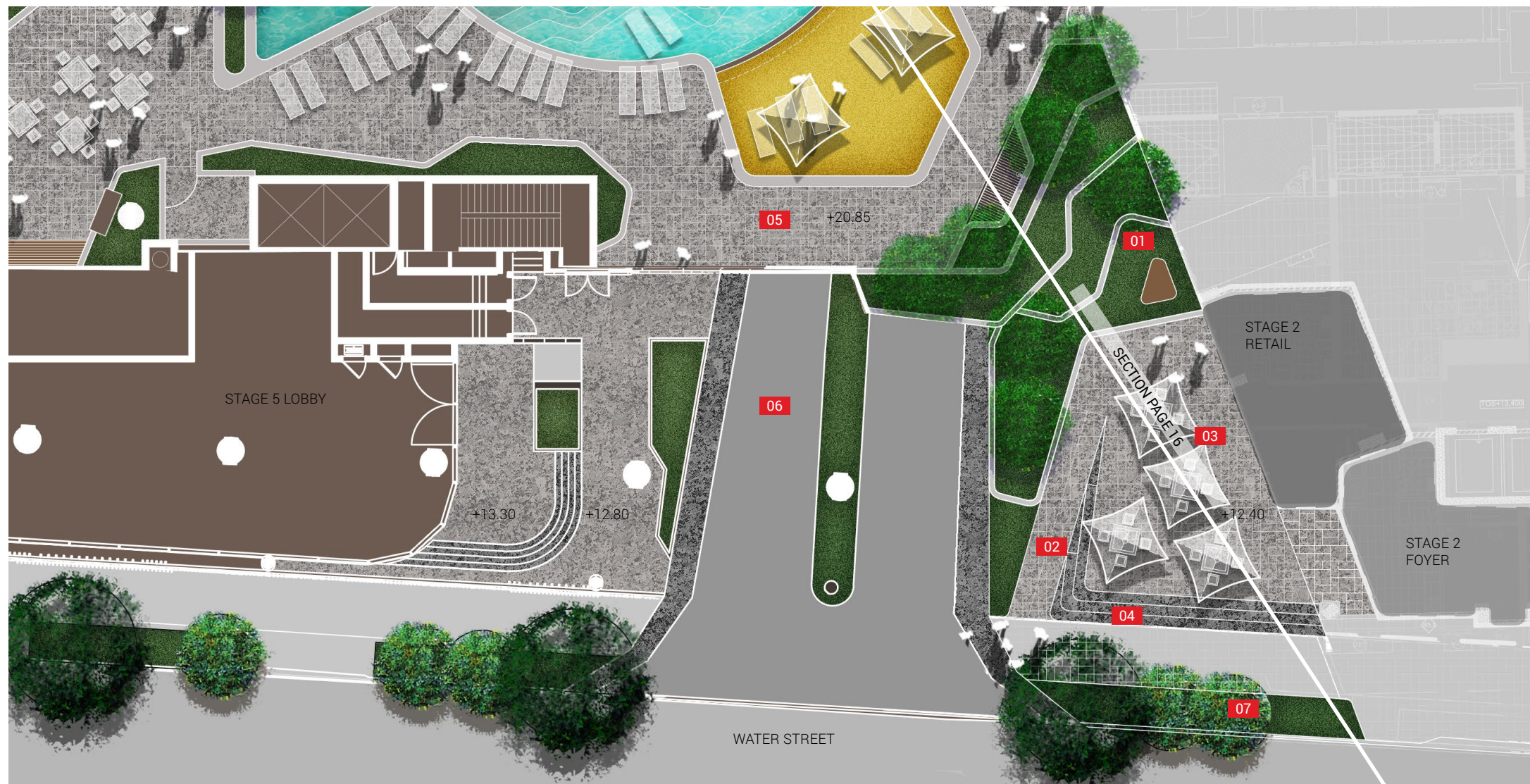
Recreation Deck



- Legend
- 01 Lagoon pool with wading areas, large format steps and integrated planters.
 - 02 Beach entry
 - 03 PWD Toilet and change
 - 04 Sun deck
 - 05 Sun lawn
 - 06 Residents outdoor lounge
 - 07 Access from Phase 1
 - 08 Outdoor shower
 - 09 BBQ facilities
 - 10 Entry to Stage 5
 - 11 Water Court below

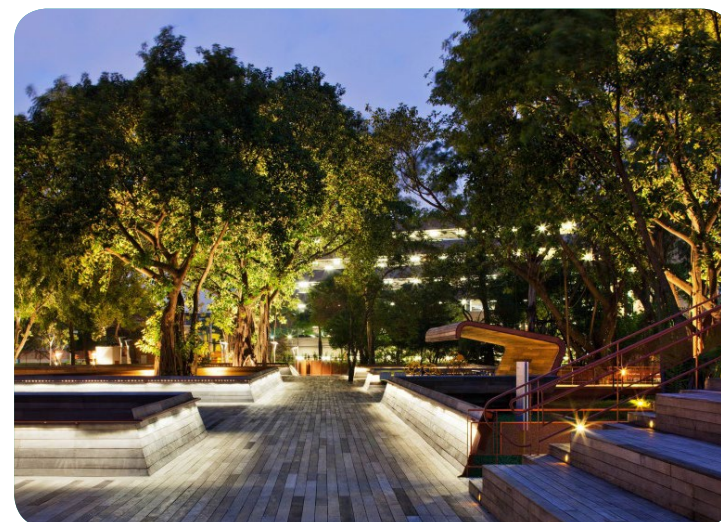
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N | | | | |

Water Court

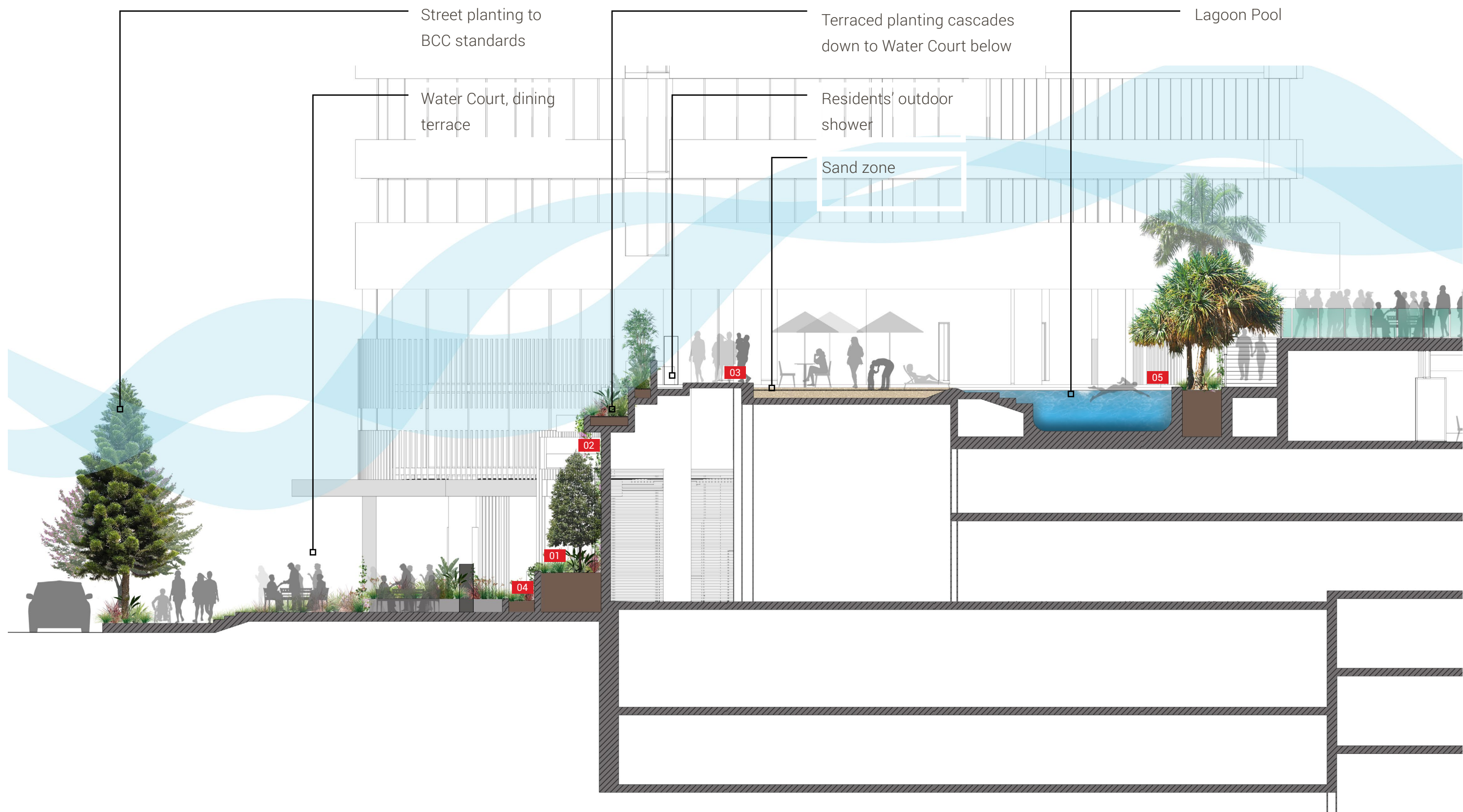


Legend

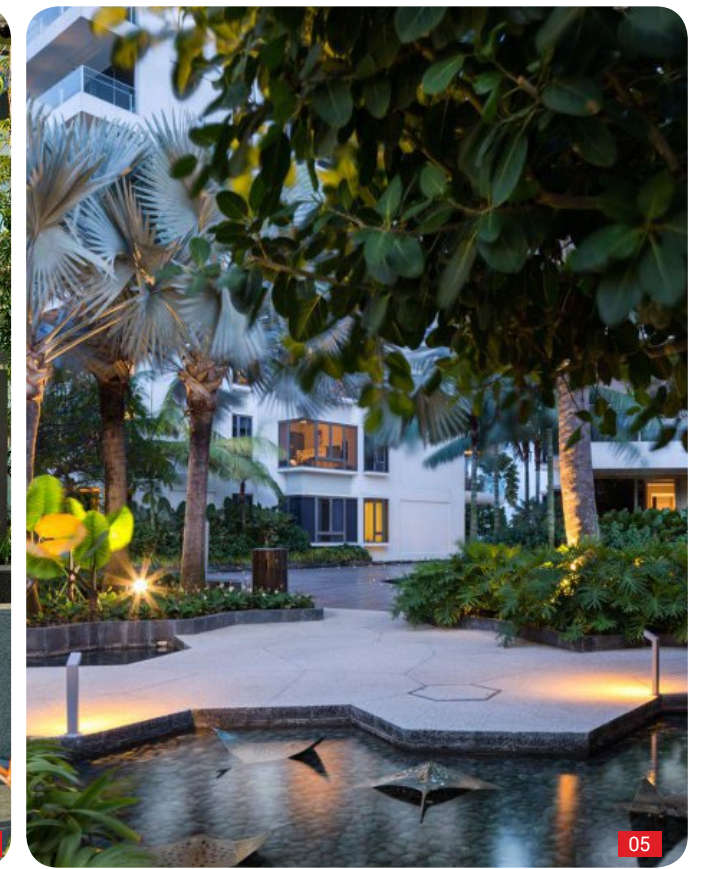
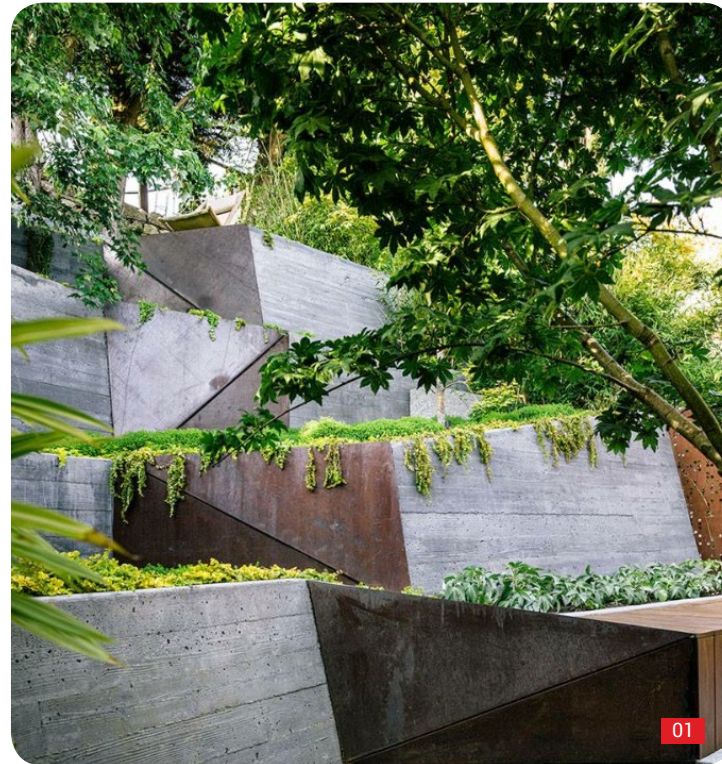
- 01** Terraced cascading planter
- 02** Ramp and stairs up to alfresco dining
- 03** Alfresco dining area for Stage 2 building
- 04** Seating steps to alfresco area
- 05** Residents' recreation deck above
- 06** Driveway access to Phase 2
- 07** Streetscape planting as per BCC standards



1 N 0 2 4 6 8 10M/ 1:200@A3



Recreation Deck Section



0 1 2 3 4 5M/ 1:75@A3

Rooftop Terraces



Legend - Stage 5 Rooftop

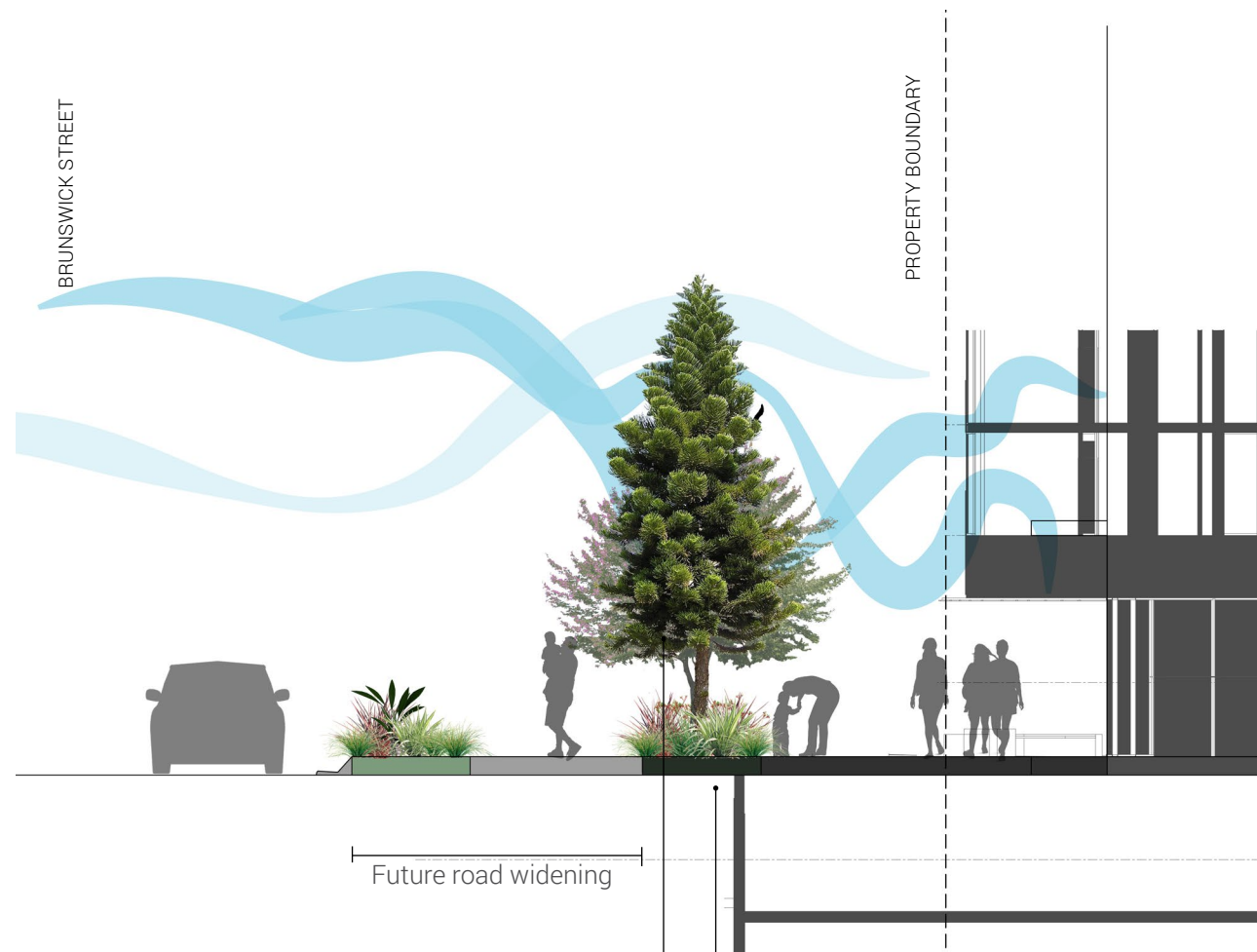
- 01** Swimming pool with horizon edge. Seating integrated into horizon overflow. Views to city over pool.
- 02** Ramp to upper recreation area
- 03** Stair to upper recreation area
- 04** BBQ / Outdoor kitchen
- 05** Upper recreation area. Emphasis on southern and western long range views. Direct access to swimming pool
- 06** Stairs to lower recreation area
- 07** Seating on terraced grass areas
- 08** Lower recreation area
- 09** PWD toilet facilities

Legend - Stage 4 Rooftop

- 10** Upper recreation area
- 11** BBQ / Outdoor kitchen
- 12** Stairs to lower recreation area
- 13** Seating integrated in to wall frames lower recreation area
- 14** Lower recreation area with space for tables and lounges
- 15** Astro turf perimeter walkway

1 N 0 5 10 10M/ 1:250@A3

Typical Streetscape Sections



1.1 Section 1



Mixed species understorey planting as per BCC standards
Street tree Agathis robusta and small canopy tree, Tabebuia at spacings as per BCC standards



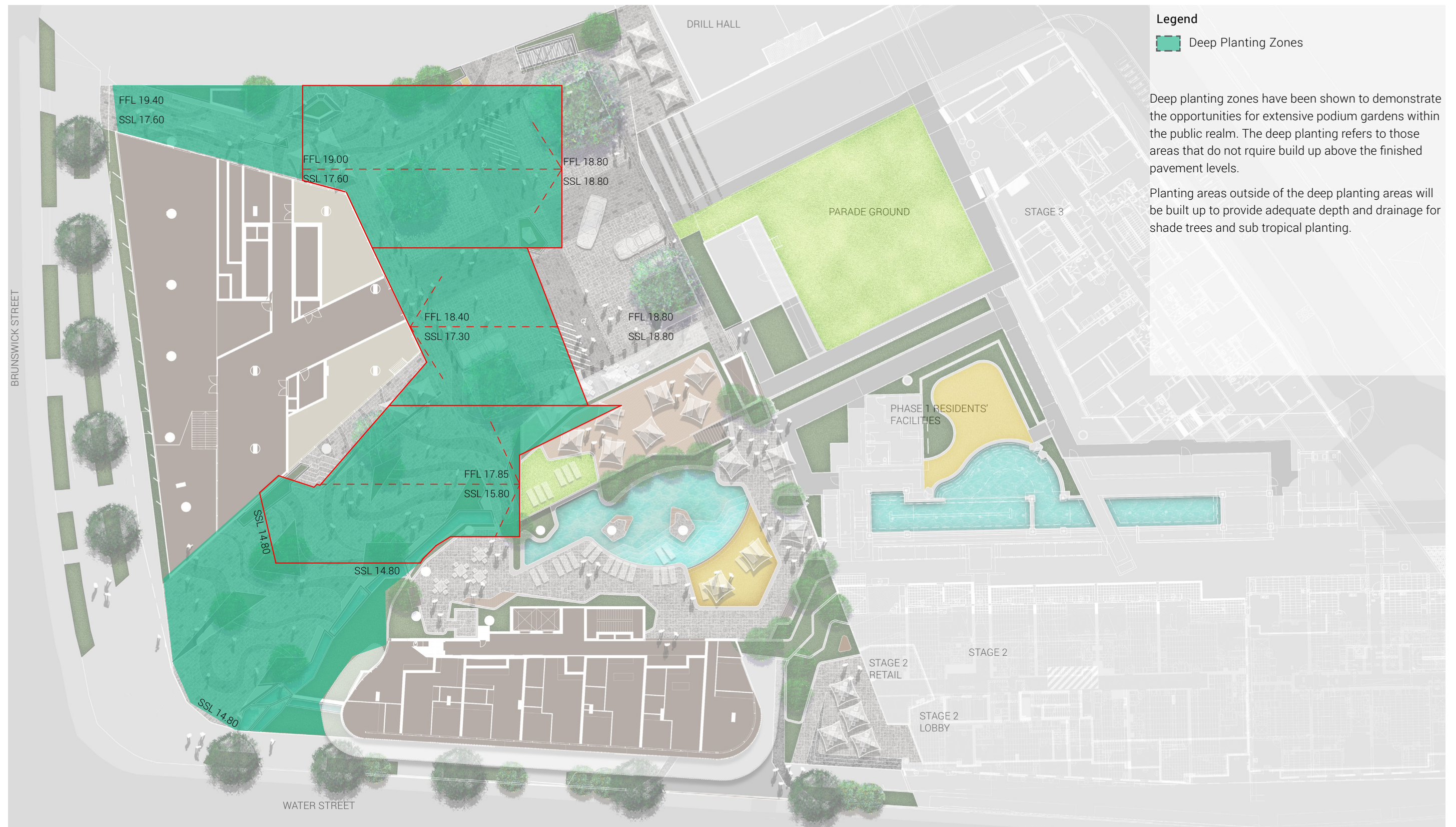
1.2 Section 2

Mixed species understorey planting as per BCC standards
Street tree Agathis robusta and small canopy tree, Tabebuia at spacings as per BCC standards



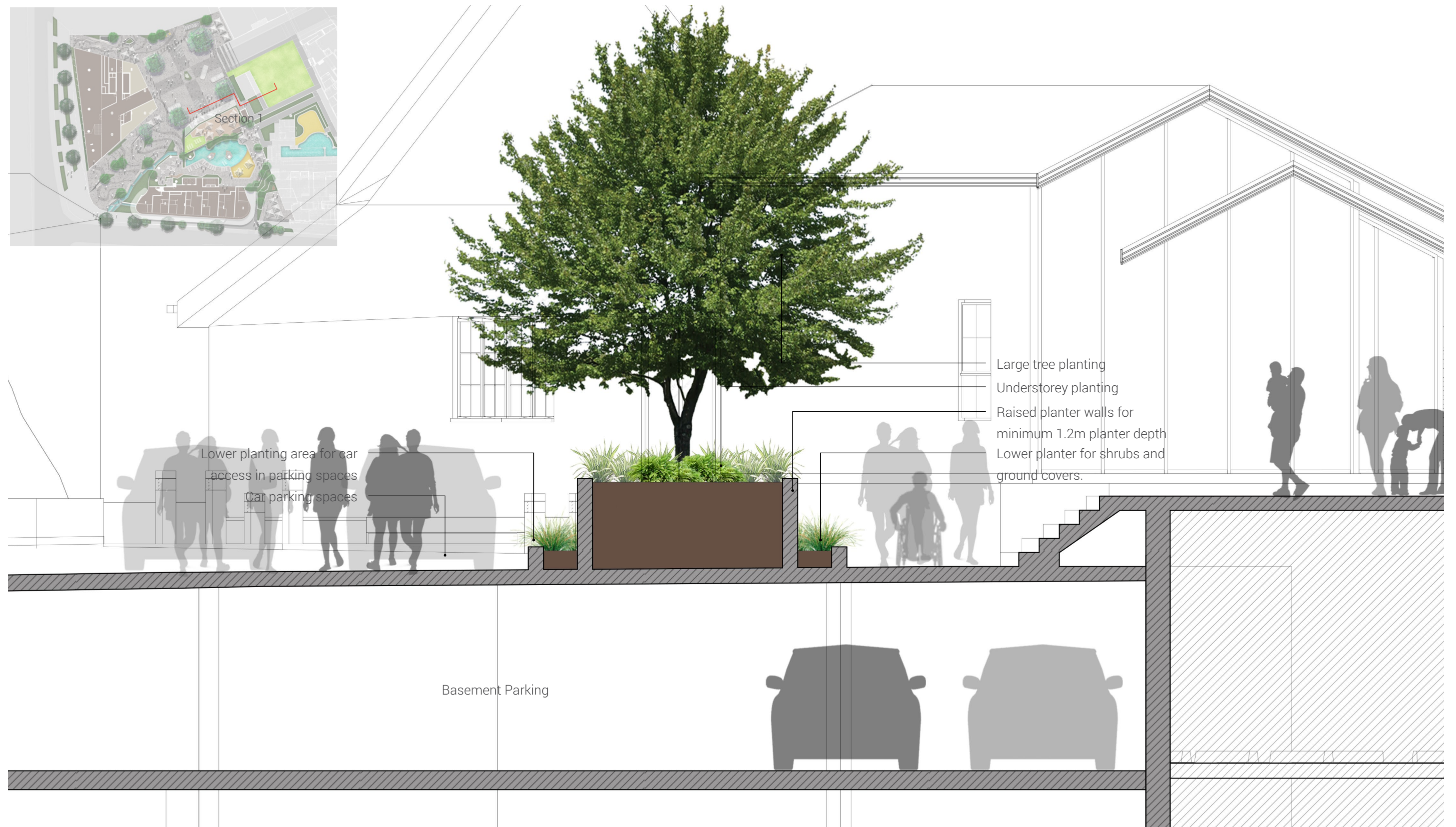
0 1 2 3 4 5M/ 1:100@A3

Deep Planting Zone



1 0 5 10 15 20M/ 1:400@A3

Large Tree Podium Planting

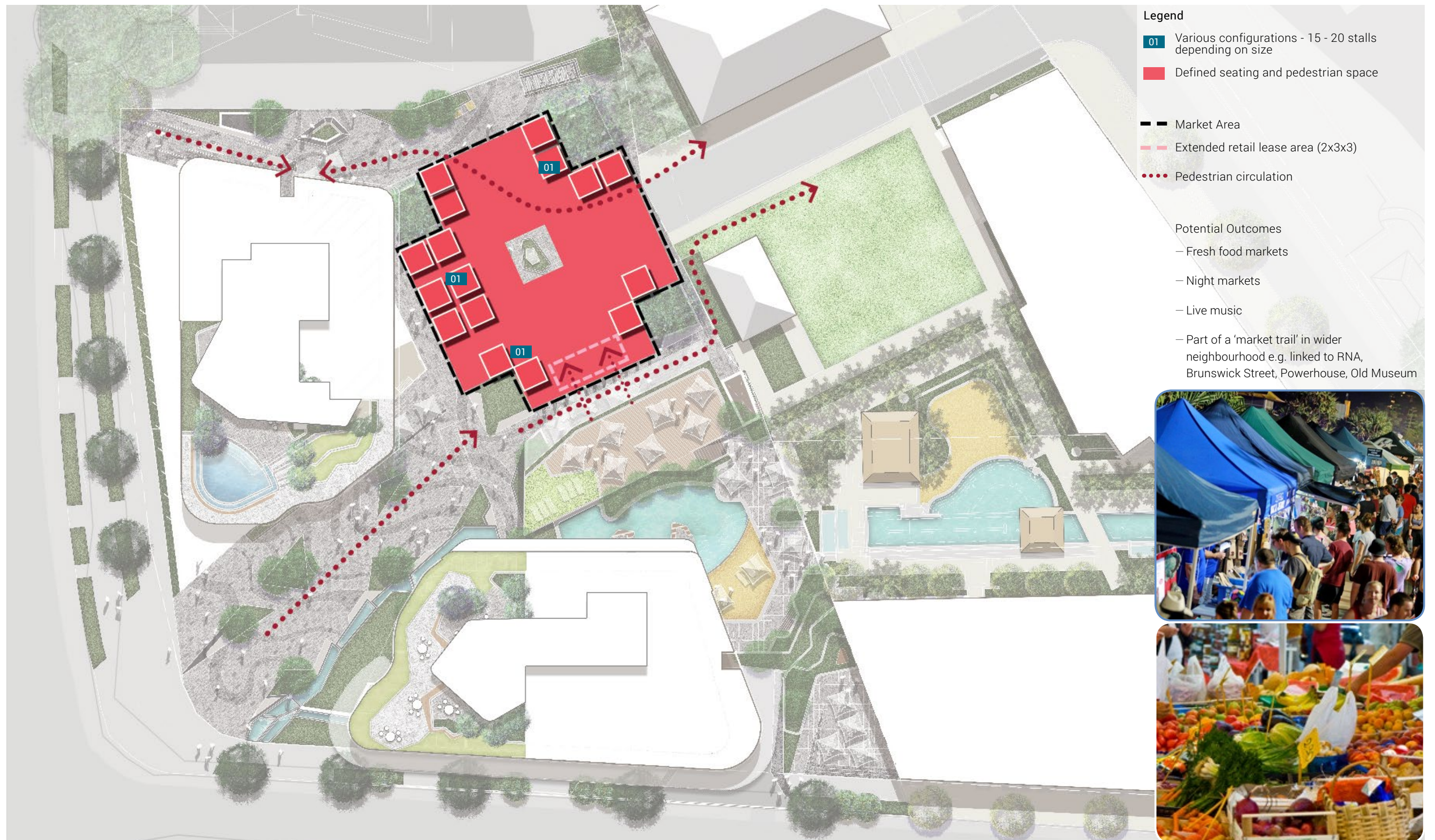


0 0.5 1 1.5 2 2.5M/ 1:50@A3

Superior Design Outcomes



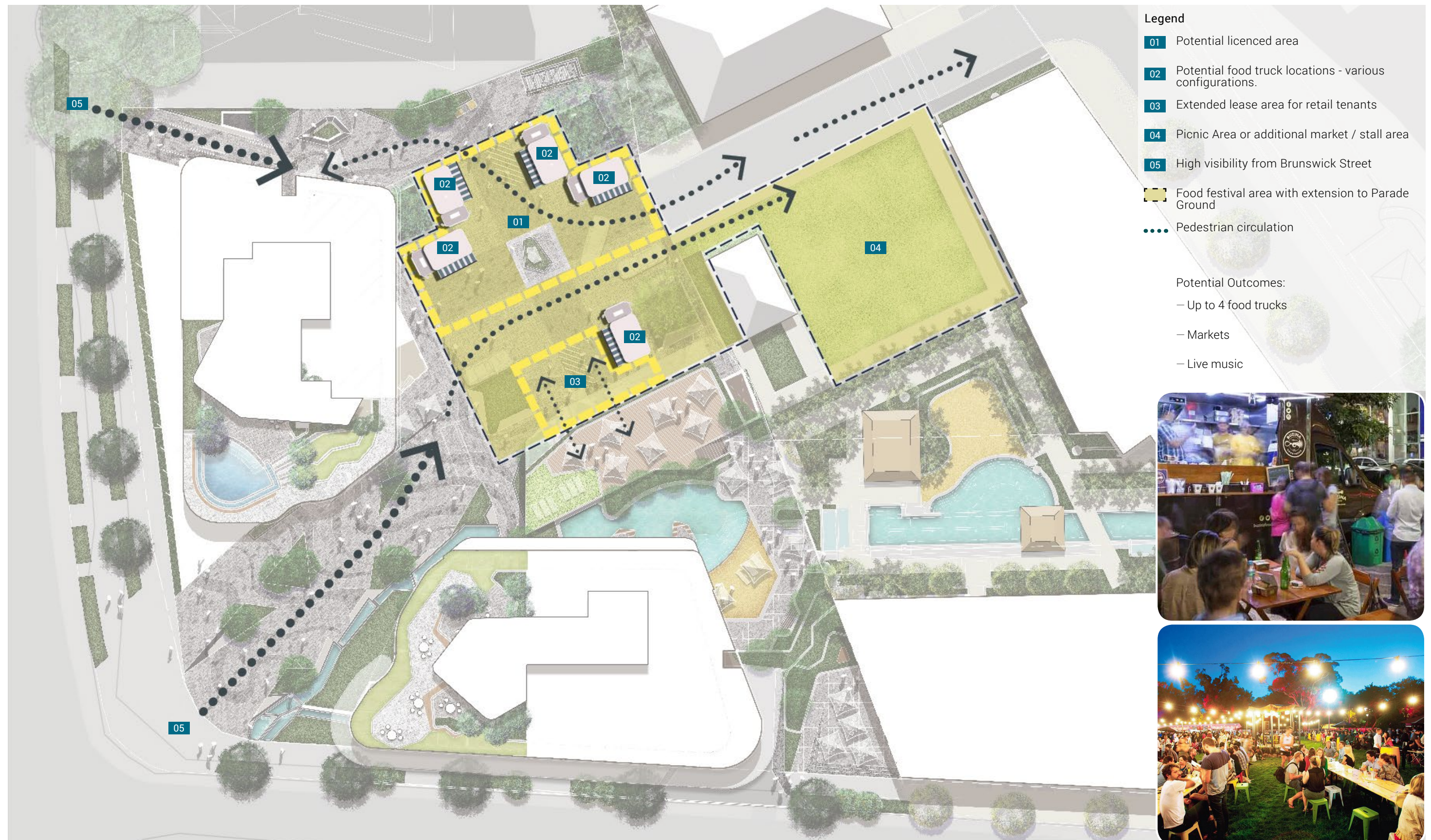
Adaptable Use Studies: Markets



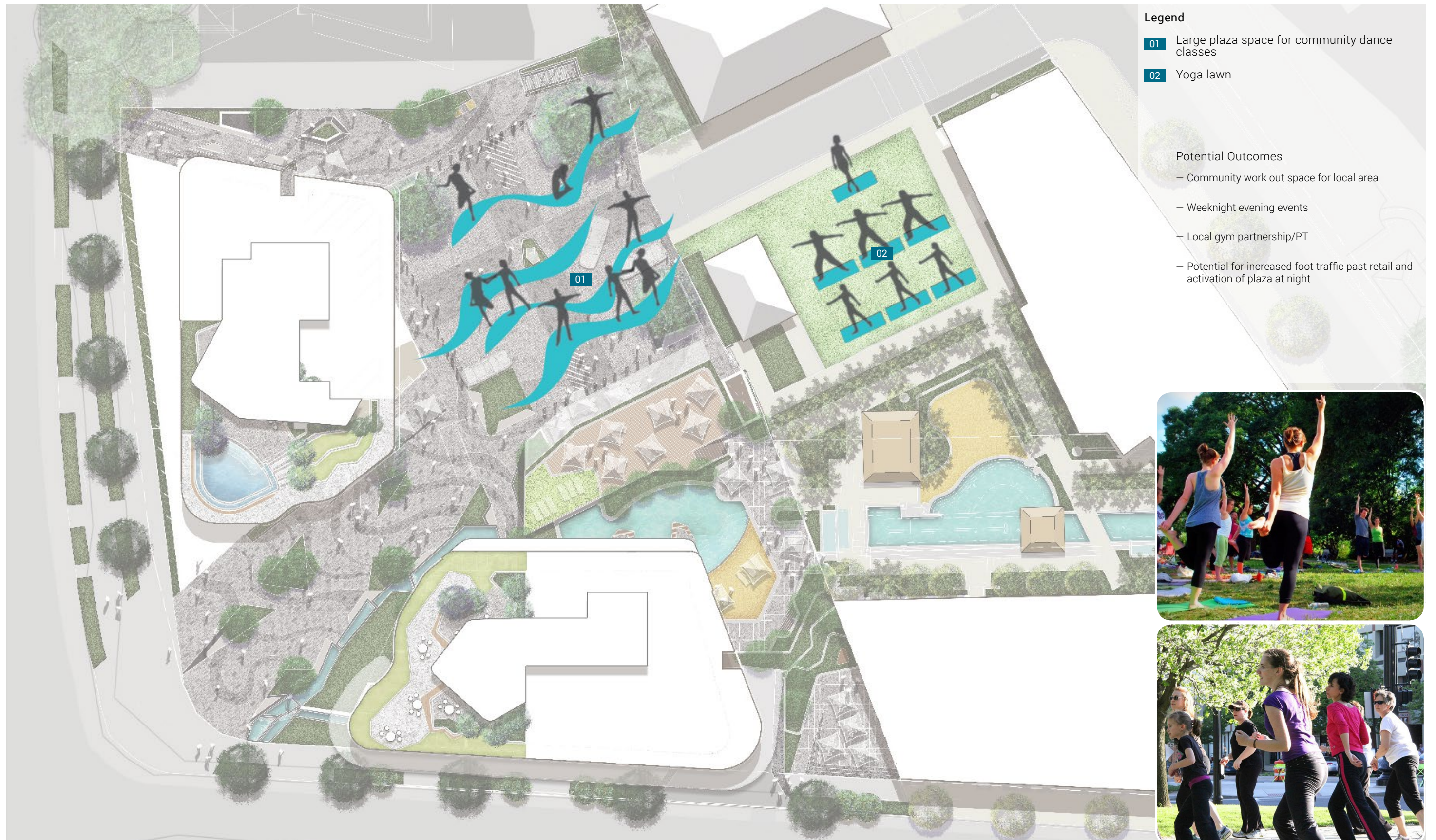
Adaptable Use Studies: Semi permanent outdoor gallery



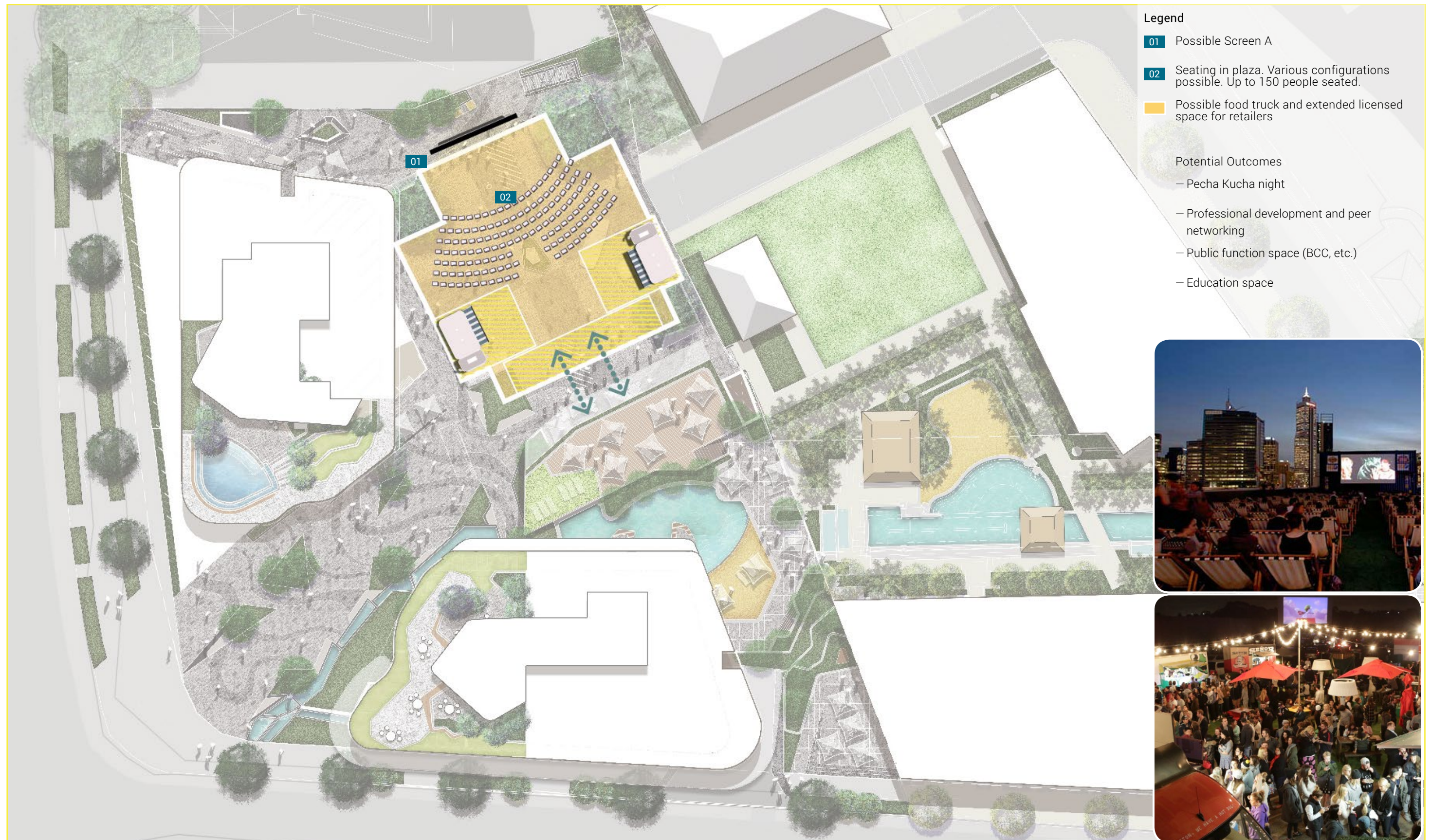
Adaptable Use Studies: Neighbourhood food festival



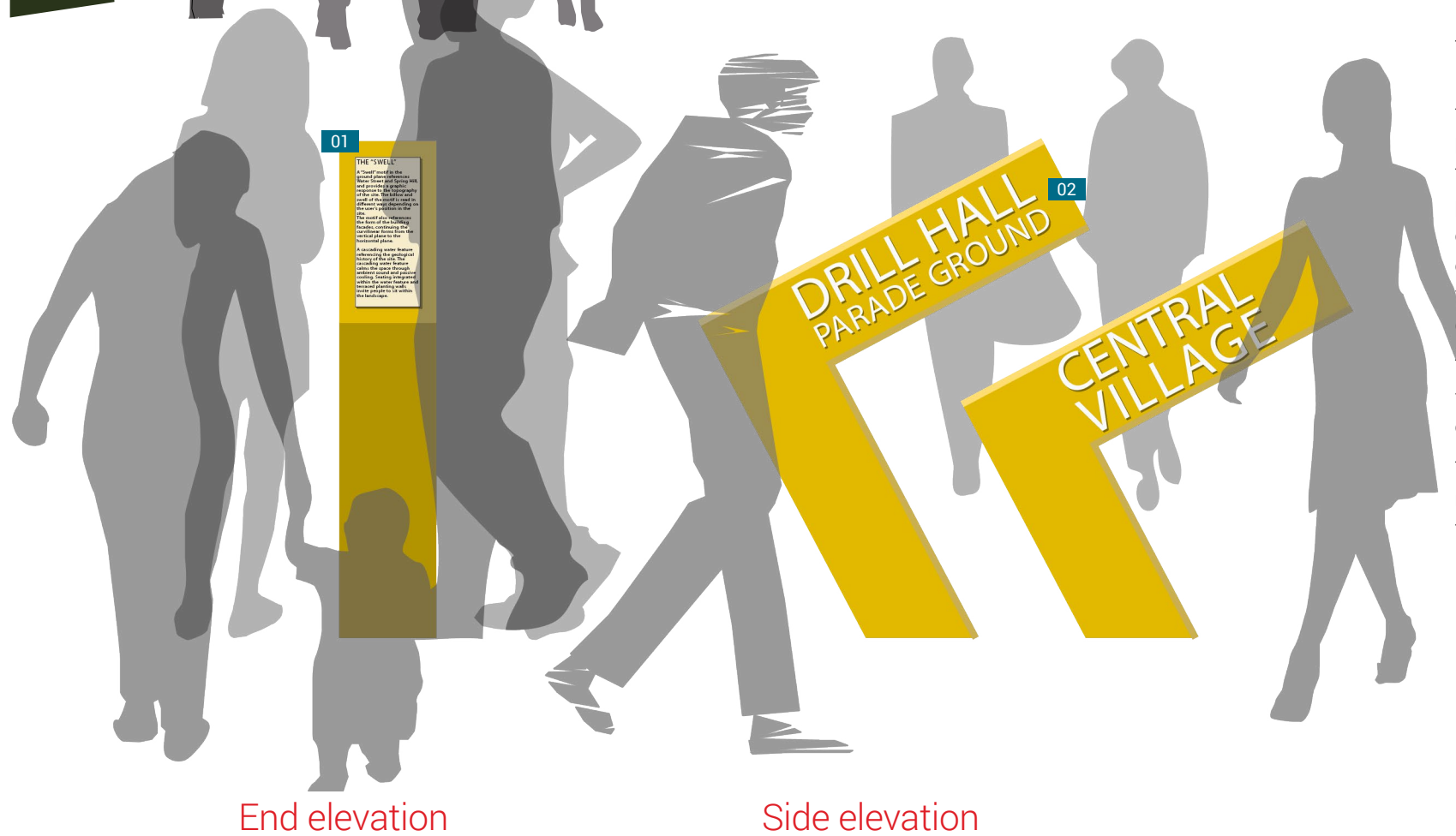
Adaptable Use Studies: Pop-up exercise/health club



Adaptable Use Studies: Outdoor



Signage and way-finding elements



Legend

- 01 Opportunity for interpretive panel, or for further information
- 02 Wayfinding installation points in the direction of the destination

Way-finding elements are design as sculptural installation pieces, referencing the military heritage of the site.

Military rank insignia are used in this instance to develop a series of way-finding elements that point in the direction of the desired location.

The elements also provide the opportunity to incorporate interpretive signage, explaining particular aspects of the public realm design. These could include references to the "Swell" motif, the cascade water feature, or Heritage Lawn.

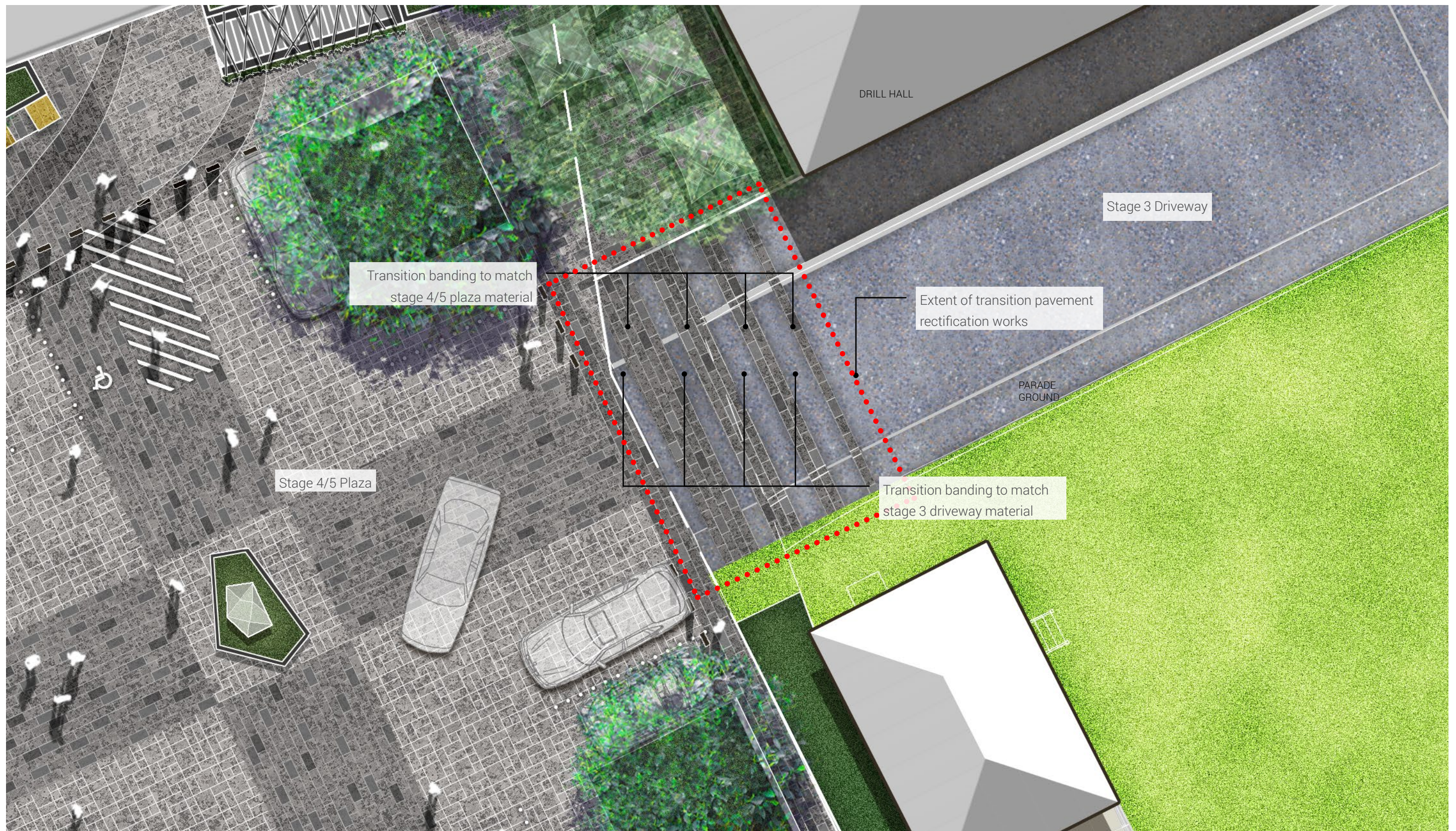
The way-finding elements become beacons within the public realm. They provide a point of reference, a point of interest, and an element that encourages people to interact. The elements could incorporate lighting for evening navigation through the development.

The way-finding elements would be fabricated metal with a powdercoated external finish and expressed lettering.

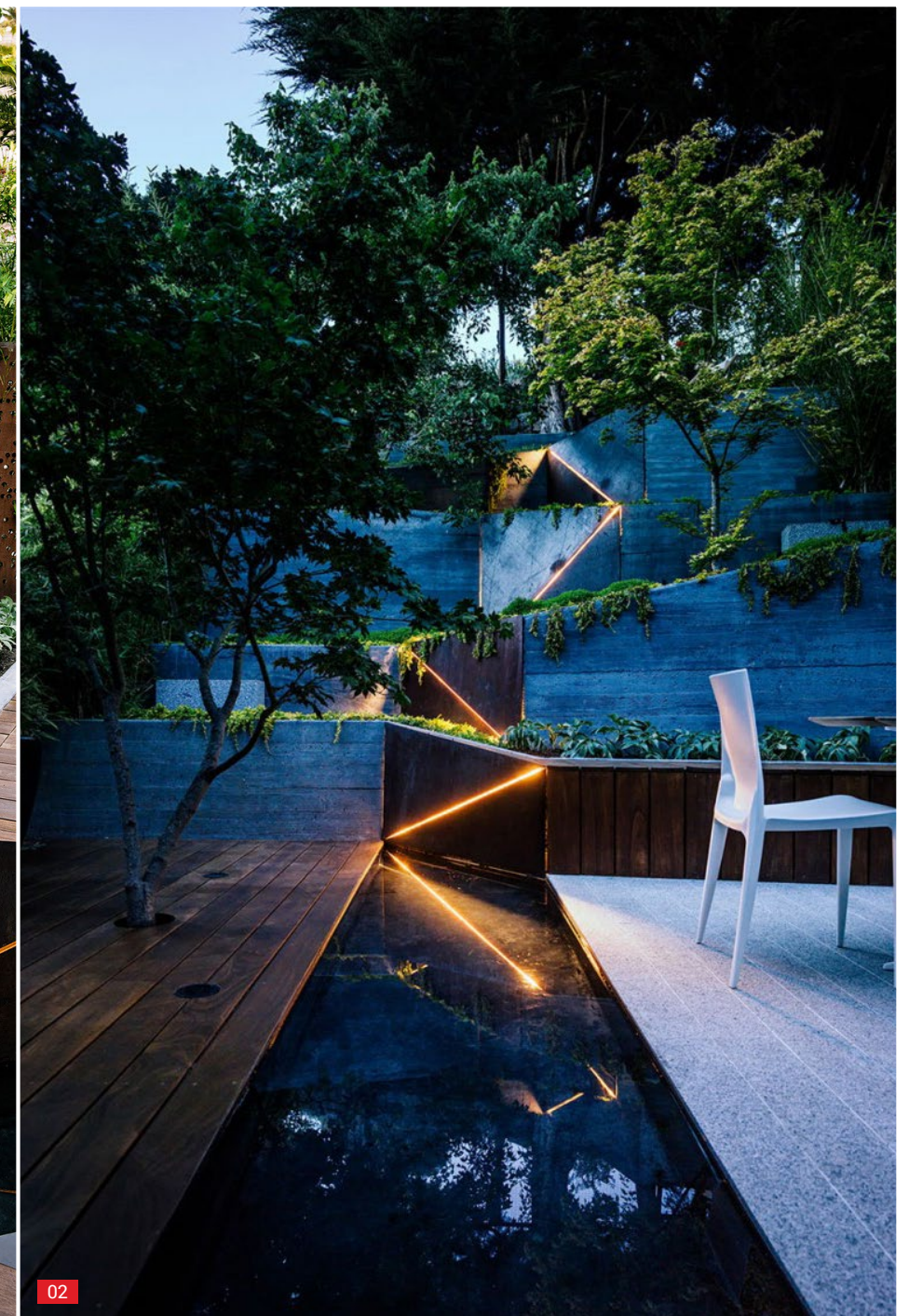
The finish colour could potentially be matched to the wider Brisbane way-finding signage colour scheme.

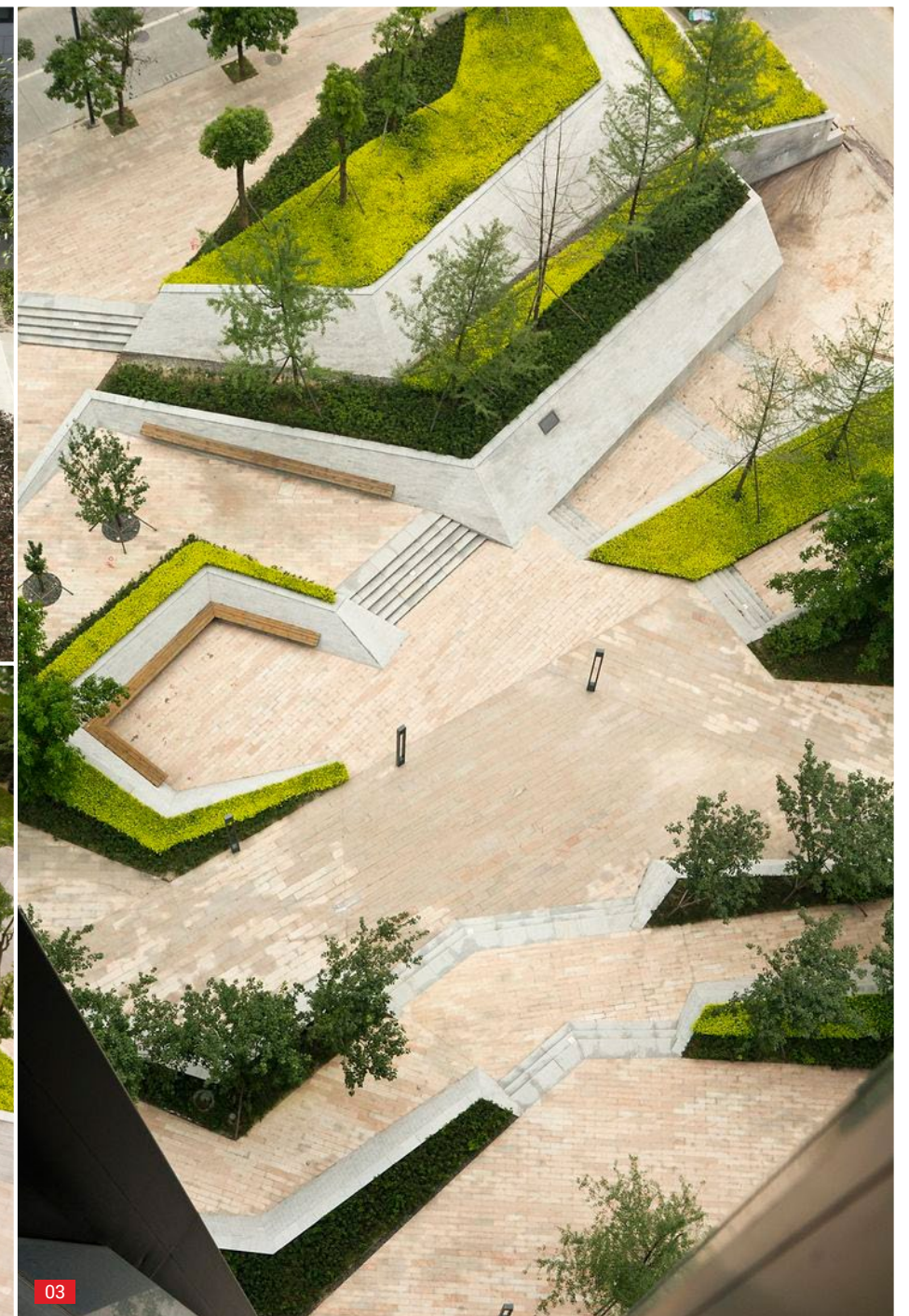
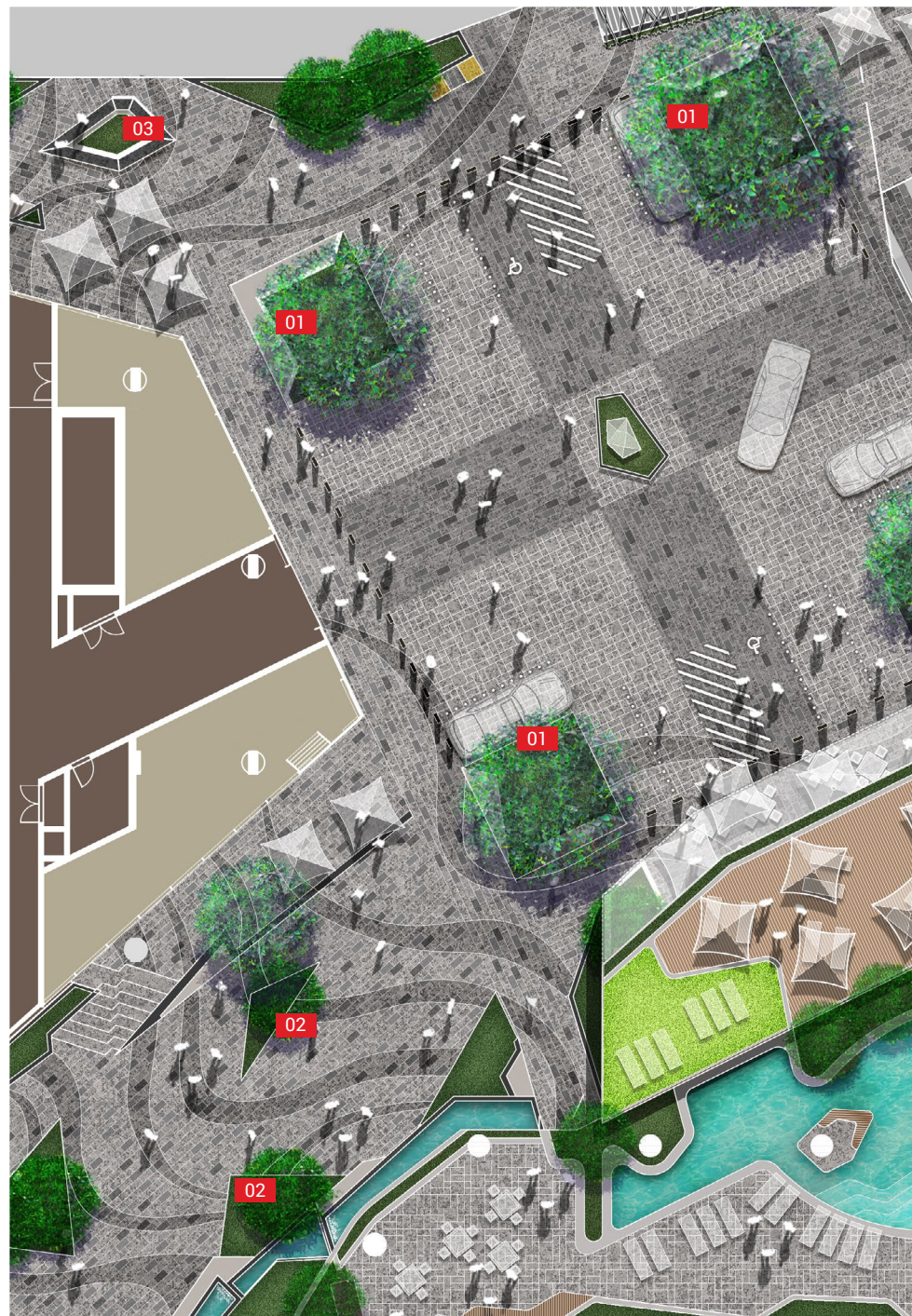


Transition Pavement



1 0 2.5 5 7.5 10 12.5M/ 1:250@A3





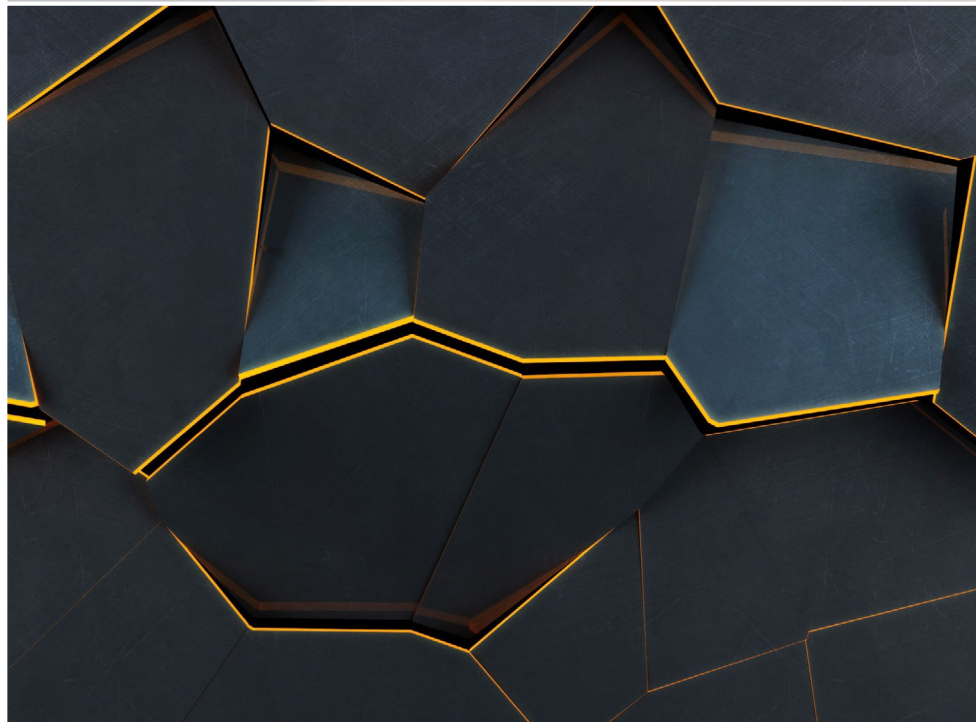
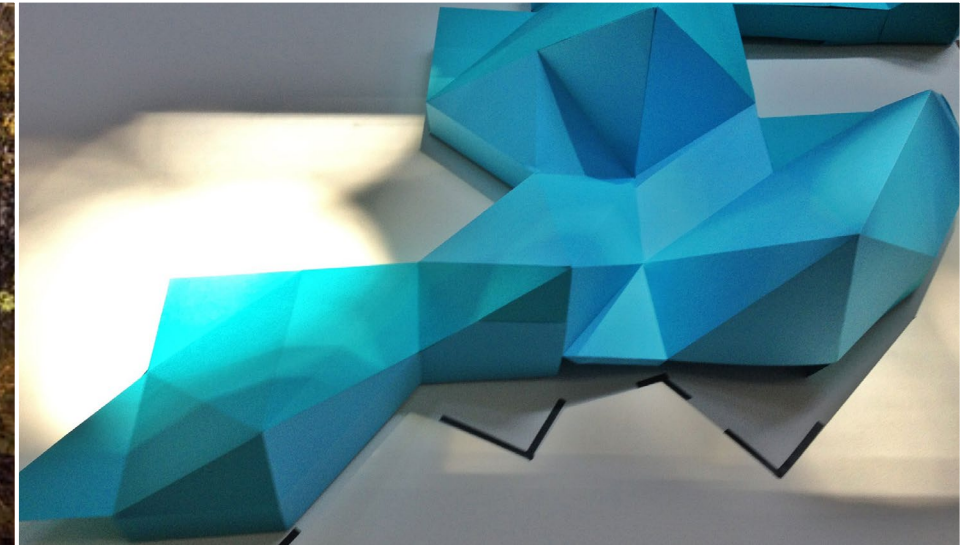
Sculptural Lighting Elements



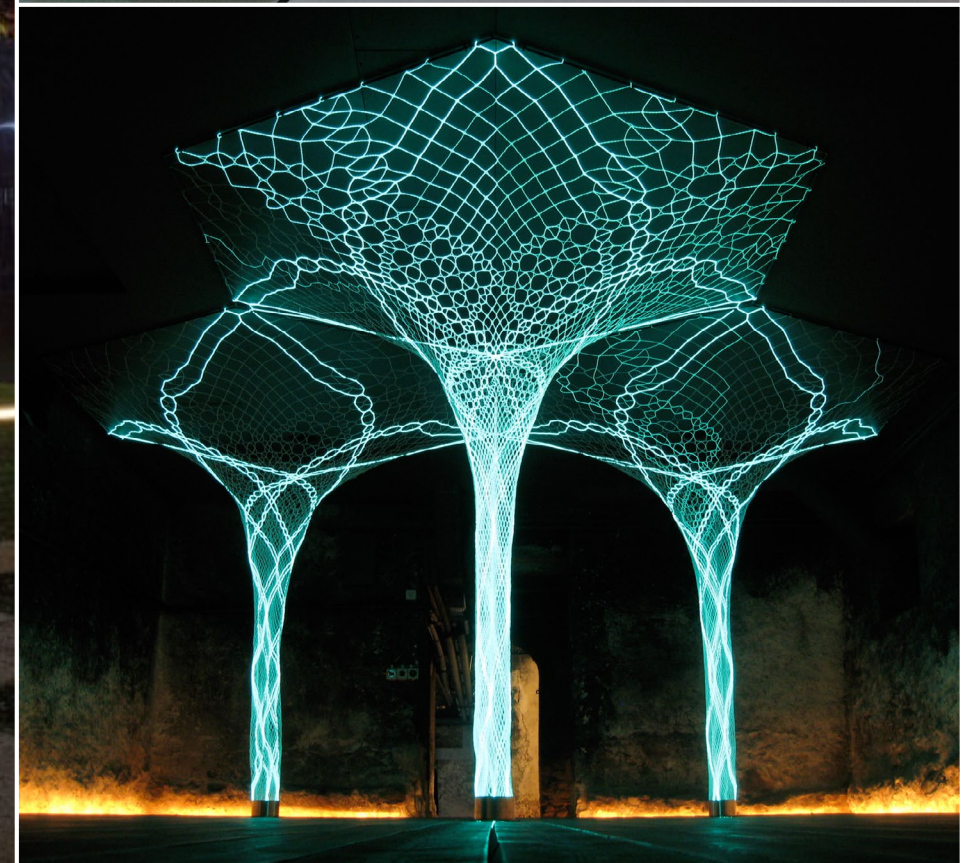
Green Urban Corridor



Wall Mounted Art Installations

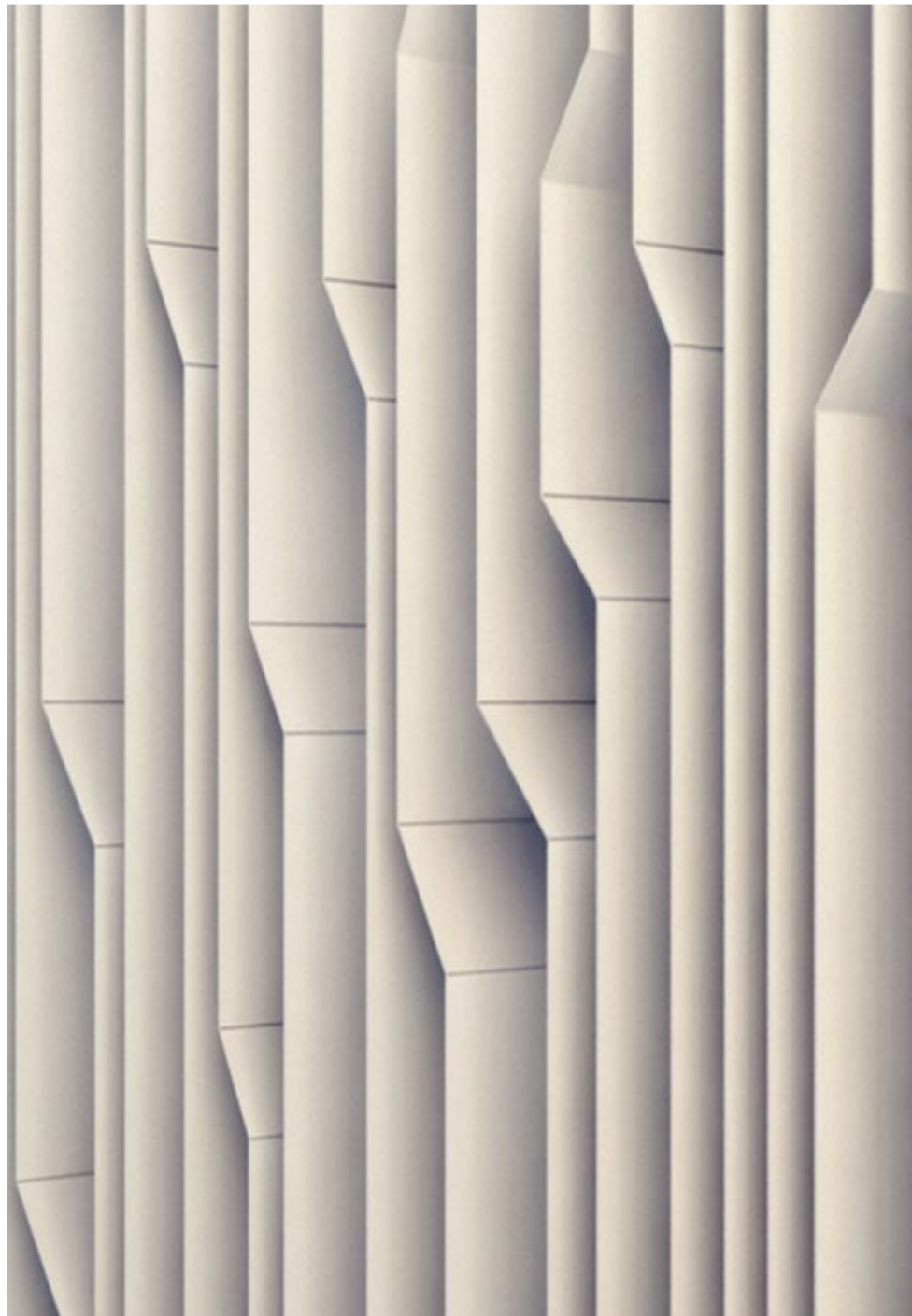


Faceted Wall Features



Dynamic Lighting Elements

Tessellated Building Facade



Faceted Sculptural Boulders



Geometric Seating + Lighting



Sculptural Lighting Elements

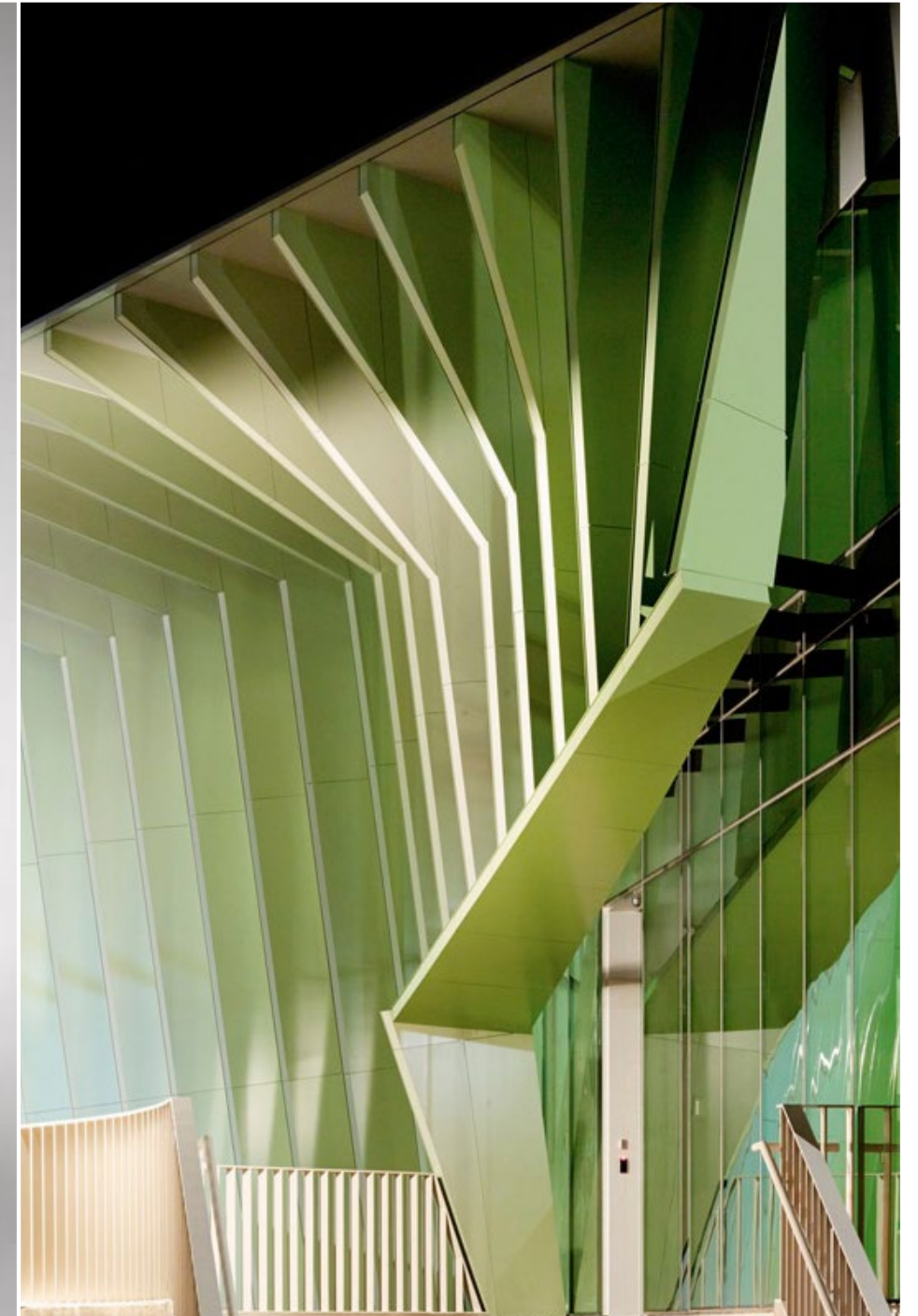
Dynamic Public Space Lighting



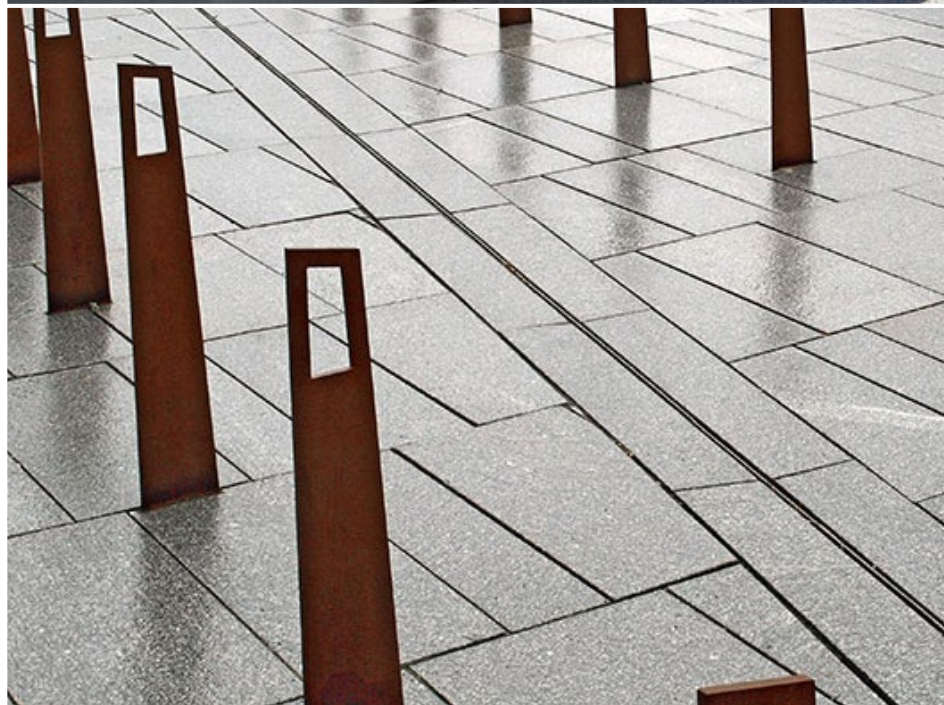
Geometric Sculptures



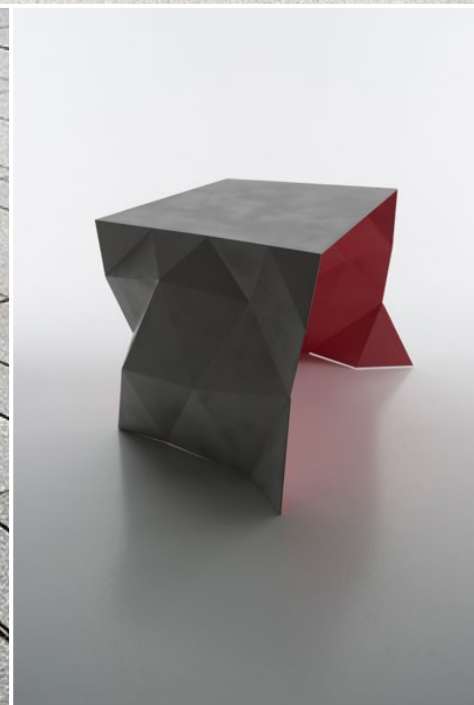
Blending Building Facades



Geometric Seating Walls



Sculptural Bollards



Tessellated Seating



Fragmented Public Plaza + Seating + Planting + Lighting

Materials Palette

public realm



Robust materials for high level of pedestrian traffic



Directional paving



Incorporated greenwall elements

private realm



Podium planting

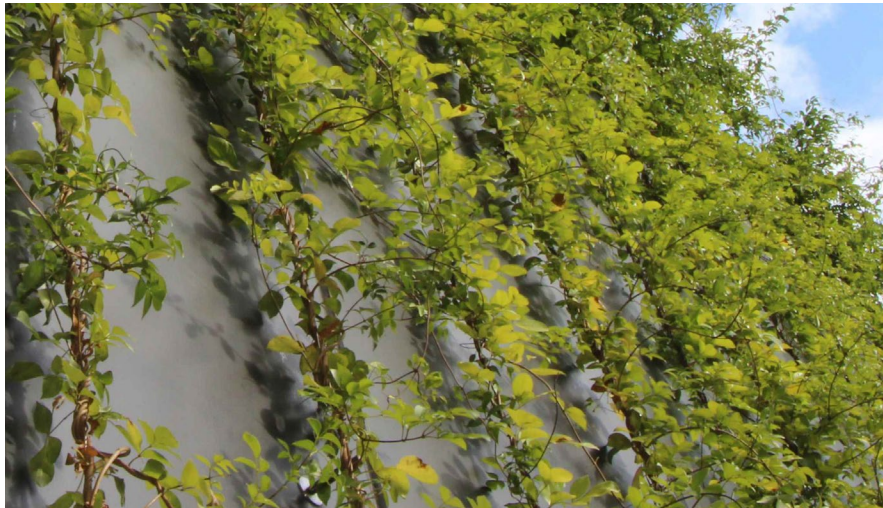


Green facades



Detailed soft + hard finishes to walls

urban ecology



Trellis planting



Large leafed tropical species

Materials Palette



Sculptural seating



Richly detailed urban refuge



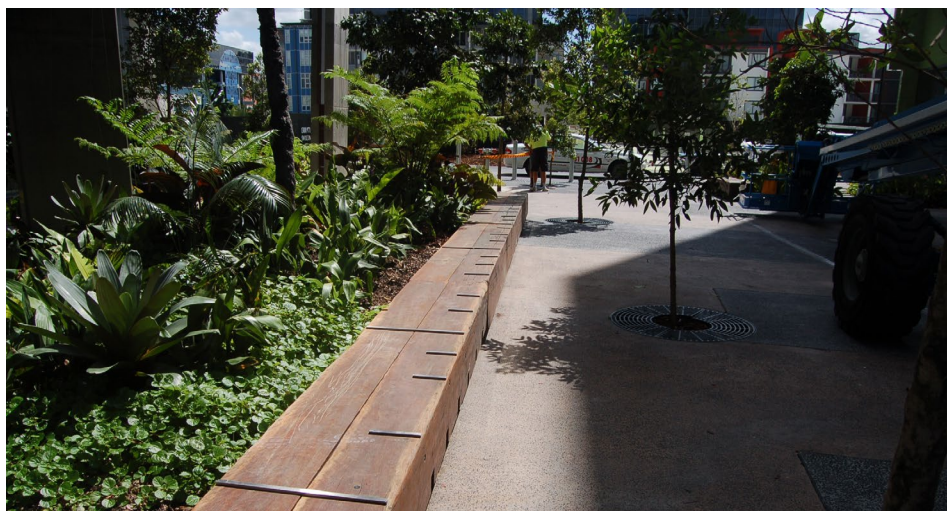
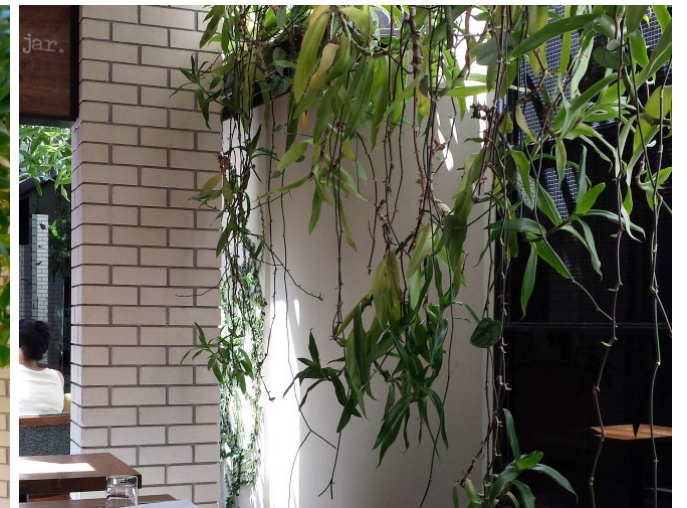
Green Columns



Intimate residential spaces



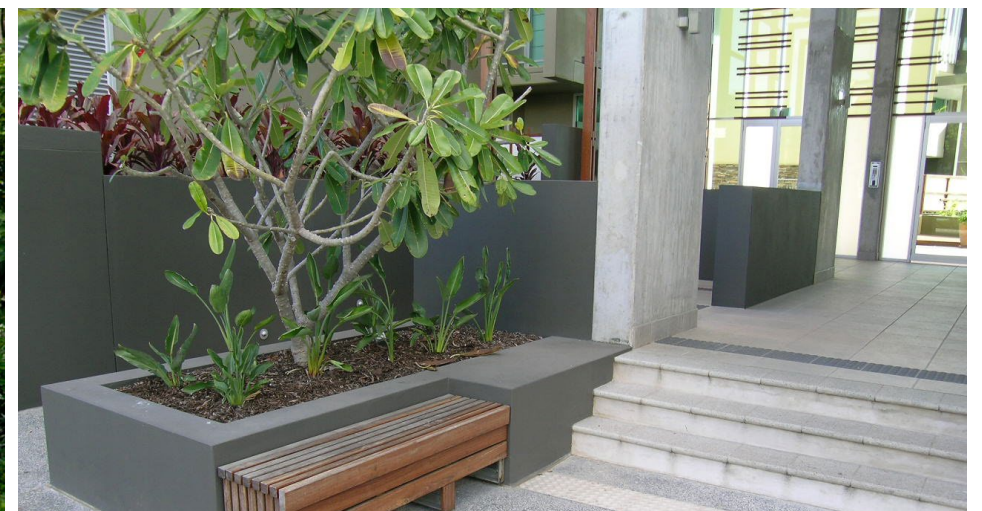
Cascading planting from rooftops and awnings



Layered and textured planting arrangements



Feature planting specimens



Podium planters with incorporated seating

Planting Palette

STREETSCAPE

BOTANICAL NAME	COMMON NAME
TREES	
<i>AGATHIS Robusta</i>	Queensland Kauri
<i>HARPULIA Pendula</i>	Tulipwood

GRASSES

<i>CORDYLINE sp</i>	Palm lily
<i>LIRIOPE evergreen giant</i>	Evergreen giant
<i>LIRIOPE stripey white</i>	Stripey white
<i>TRACHELOSPERMUM jasminoides</i>	Star jasmine

PUBLIC REALM

BOTANICAL NAME	COMMON NAME
FEATURE TREES	
<i>MAGNOLIA grandiflora</i>	Magnolia
<i>PLUMERIA obtusa</i>	Evergreen Frangipani

SHADE TREES

<i>SYZYGIUM tierneyanum</i>	River Cherry
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PALMS

<i>PANDANUS tectorius</i>	Screw Pine
<i>LIVISTONA australis</i>	Australian Fan Palm

SHRUBS

<i>ALCANTAREA imperialis 'Rubra'</i>	Giant Bromeliad
<i>ALPINIA zerumbet</i>	Variegated Shell Ginger
<i>CODIAEUM variegatum</i>	Croton
<i>CORDYLINE sp.</i>	Cordyline
<i>CYCAS revoluta</i>	Cycad
<i>CYATHEA cooperii</i>	Australian Tree Fern
<i>RHAPHIS excelsa</i>	Lady Palm
<i>SYZYGIUM spp</i>	Lilly pilly
<i>ZAMIA furfuracea</i>	Cardboard Fern

PRIVATE REALM

BOTANICAL NAME	COMMON NAME
PALMS	
<i>PANDANUS tectorius</i>	Screw Pine
<i>LIVISTONA australis</i>	Australian Fan Palm

SHRUBS

<i>HEDYCHIUM coronarium</i>	Scented Ginger
<i>IXORA chinensis</i>	Prince of Orange
<i>MICHELIA figo</i>	Port Wine Magnolia
<i>RHAPHIS excelsa</i>	Lady Finger Palm
<i>STRELITZIA reginae</i>	Bird of Paradise
<i>STRELITZIA nicolai</i>	Giant Bird of Paradise
<i>ZAMIA furfuracea</i>	Cardboard Fern

GRASSES + GROUNDCOVERS

<i>GARDENIA radicans</i>	Dwarf Gardenia
<i>HYMENOCALLIS littoralis</i>	Spider Lily
<i>JUNIPERUS conferta</i>	Shore Juniper
<i>LIRIOPE 'evergreen giant'</i>	Evergreen Giant
<i>LIRIOPE 'stripey white'</i>	Stripey White
<i>MYOPORUM parvifolium</i>	Myoporum
<i>PHILODENDRON xanadu</i>	Xanadu
<i>RHOEO discolor</i>	Rhoeo
<i>TRACHELOSPERMUM jasminoides</i>	Star Jasmine

CREEPERS + CLIMBERS

<i>PANDOREA jasminoides</i>	Jasmine
<i>TRACHELOSPERMUM jasminoides</i>	Star Jasmine

streetscape



HARPULIA pendula

public realm



PANDANUS tectorius

private realm



RHAPHIS excelsa

Planting Palette



CORDYLINE sp



LIRIOPE muscari



LIRIOPE 'stripey white'



TRACHELOSPERMUM jasminoides



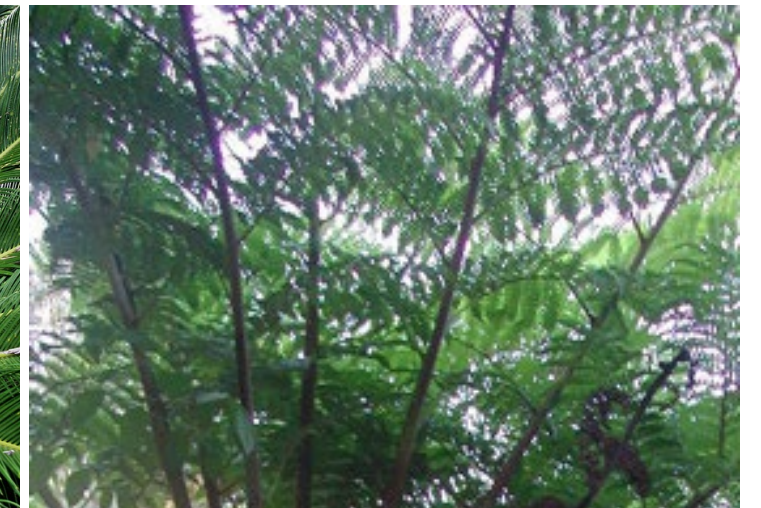
ALCANTAREA imperialis 'Rubra'



ALPINIA zerumbet



CYCAS revoluta



CYATHEA cooperii



SYZYGium spp.



THYSANOLAENA maxima



CORDYLINE sp



PHILODENRON xanadu

place
design
group.

Australia
China
South East Asia

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