

APPENDIX C

Landscape Intent

Prepared by:

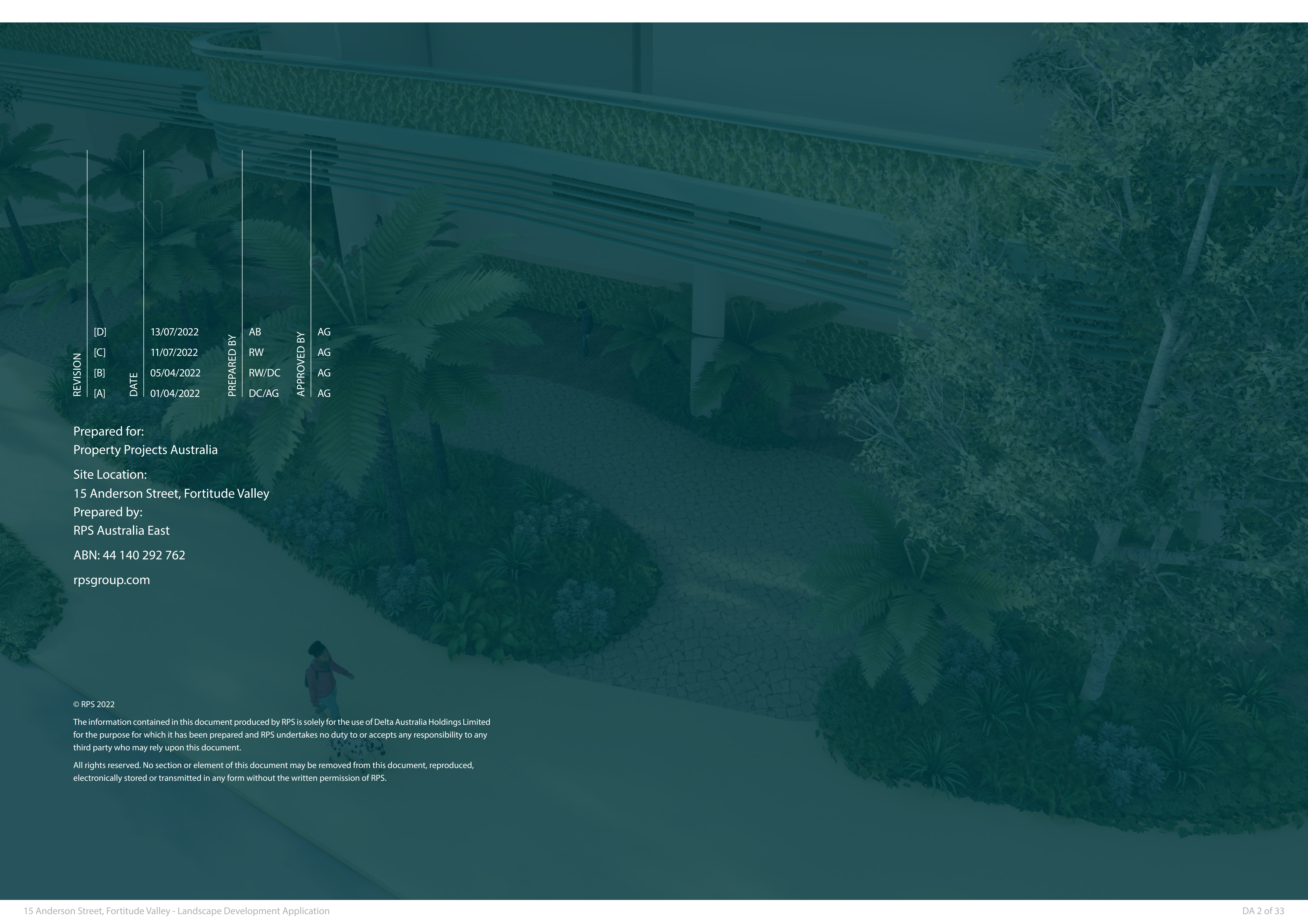
RPS Australia East



15 ANDERSON STREET FORTITUDE VALLEY

LANDSCAPE INTENT

DA LANDSCAPE REPORT
[ISSUE D]
PR151744-1



REVISION		DATE	PREPARED BY	APPROVED BY
	[D]	13/07/2022	AB	AG
	[C]	11/07/2022	RW	AG
	[B]	05/04/2022	RW/DC	AG
	[A]	01/04/2022	DC/AG	AG

Prepared for:
Property Projects Australia

Site Location:
15 Anderson Street, Fortitude Valley

Prepared by:
RPS Australia East


ABN: 44 140 292 762

rpsgroup.com

© RPS 2022

The information contained in this document produced by RPS is solely for the use of Delta Australia Holdings Limited for the purpose for which it has been prepared and RPS undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of RPS.



RPS acknowledges the Yugerra & Turrbal People, the Traditional Custodians of the project site and pay our respects to their Elders past and present. We also extend that respect to Aboriginal and Torres Strait Islander Peoples here on this Country.



PREAMBLE

15 Anderson Street is a multi storey residential tower, elevated over a unique and innovative public realm enlivened with retail. The proposal is designed from first principles, and seeks a mutually gainful outcome for all stakeholders - the development team, the residents, the neighbourhood, the city, and the planet.



1.0 SITE UNDERSTANDING



Context

The Fortitude Valley is an inner suburb of Brisbane, Queensland, Australia, located 3 km (1.86 miles) northeast of the Brisbane CBD. It was named after the free immigration ship the “Fortitude” and was one of the Brisbane settlements early growth areas. At the 2011 Australian Census the suburb recorded a population of 1,744

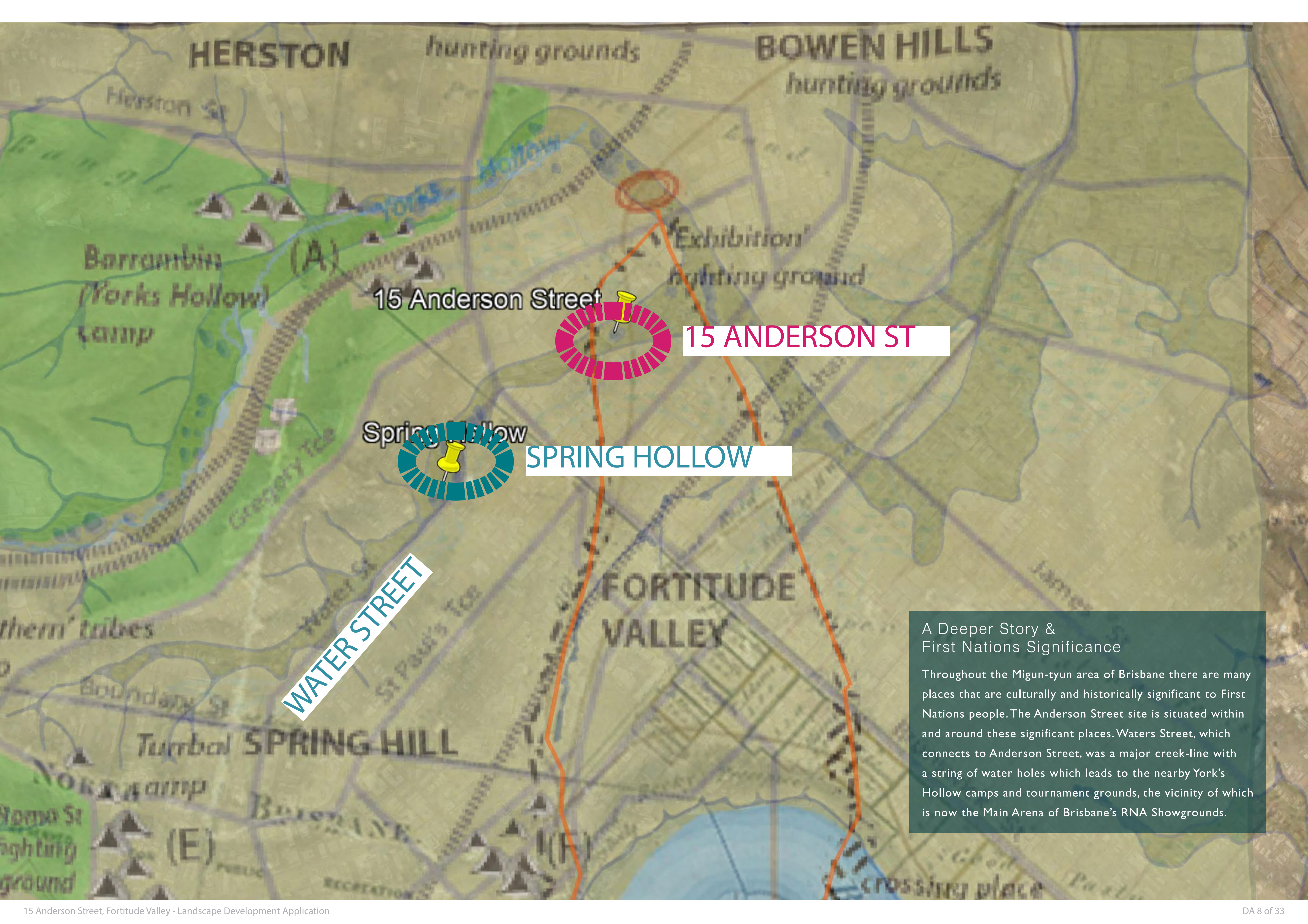
The area has always been a populous one, sitting amongst some of the densest collection of campsites around Migun-tyun, the spear shaped river peninsular upon which the Brisbane CBD now resides. The City/ Spring Hill was a centre of intertribal activities, where groups clustered for post-bora activities, including corroborees and inter-tribal tournaments to test the manhood of young initiates. Brisbane locals, groups from Ipswich, the Tweed Valley, Wivenhoe, Rosewood, Logan, Stradbroke, North Pine and beyond all gathered here,” and camped at their regular sites. “This meant that on many occasions, 700 to 1000 people were camped at the Spring Hill (Barrambin, Walan etc.) campsites,”(Kerkhove, 2014).The area which is now largely occupied by the grounds of the Brisbane Exhibition Ground and Victoria Park was named by the newcomers as York’s Hollow, after the Duke of York, which was a nickname for Daki-Yakka, headman of this area during the early years of the colony.The spring which formed a part of the colonies water supply flow down Spring Hollow, now named Water Street.



Local Neighbourhood

Costin Street and Constance Street, Fortitude Valley, provide a link to Gregory Terrace and St Pauls Terrace and accessibility to existing and emerging development, including developments within the Bowen Hills Priority Development Area.

The area is surrounded by a wide range of amenity including the Tivoli music venue, The Royal National Association (RNA) Showgrounds, King Street, Alfred and Constance and the iconic Jubilee Hotel, these are all within 500m of Costin and Constance Street and the Valley Metro Station.



15 Anderson Street

15 ANDERSON ST

Spring Hollow

SPRING HOLLOW

WATER STREET

A Deeper Story & First Nations Significance

Throughout the Migun-tyun area of Brisbane there are many places that are culturally and historically significant to First Nations people. The Anderson Street site is situated within and around these significant places. Waters Street, which connects to Anderson Street, was a major creek-line with a string of water holes which leads to the nearby York's Hollow camps and tournament grounds, the vicinity of which is now the Main Arena of Brisbane's RNA Showgrounds.



SPRING HOLLOW

YORKS HOLLOW

15 ANDERSON ST

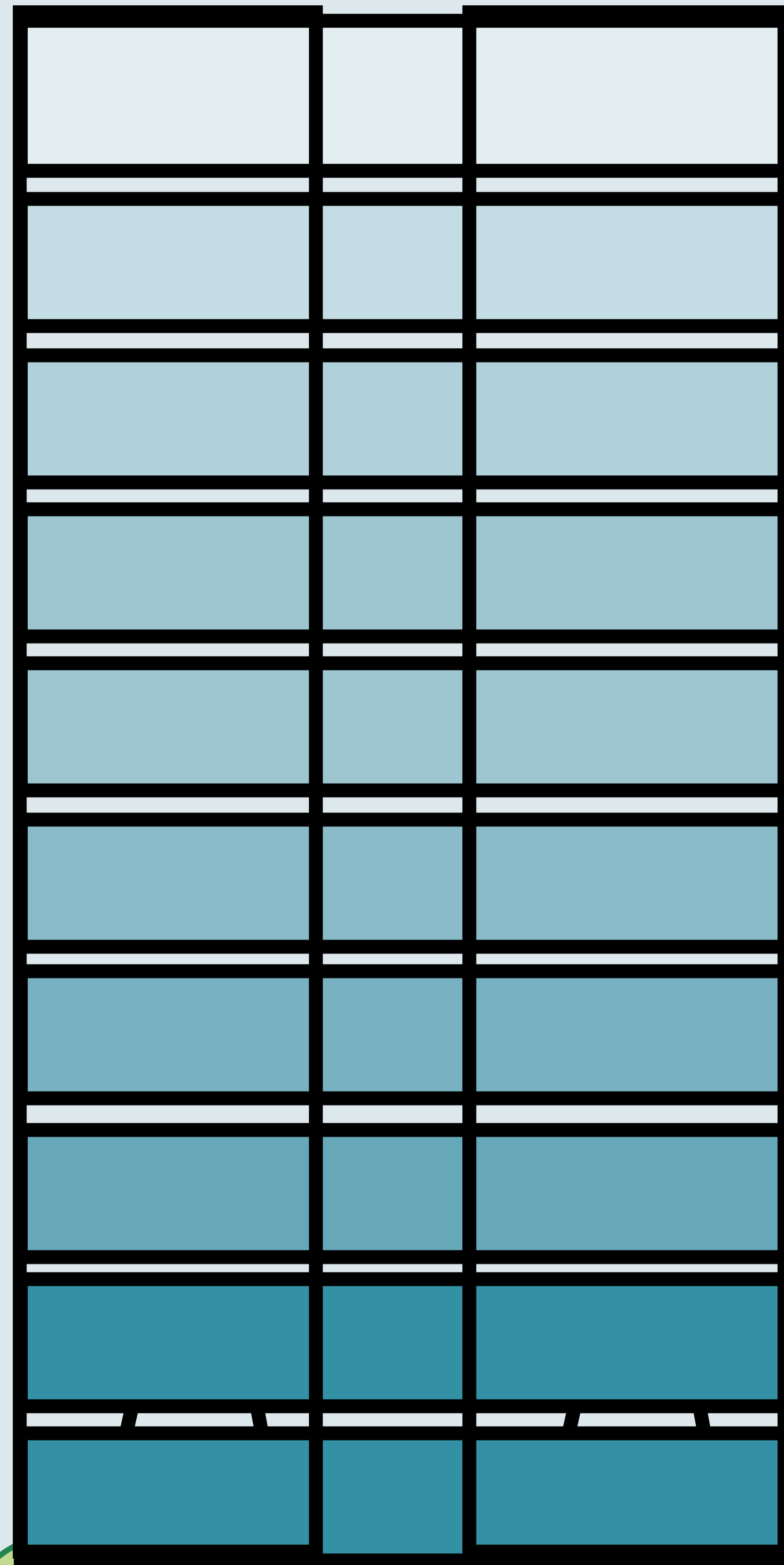
15 Anderson Street

Tournament Ground - RNA main arena

The orange lines seen here were the main paths of travel used by local and visiting clans while traveling between various allocated camp locations and event locations. These routes formed the basis of the first roads of the colony, some of which are still the basis of our present road network. Along these routes between places such as are often places of respite, places with food and water near to hand, and it is likely that the Anderson Street site was one such place. A Historic surveys show that the Anderson Street site once contained one of the Spring Hollow water holes – This coupled with the significance of the surrounding area connects the site to significant First Nations history as a narrative of respite and nourishment.



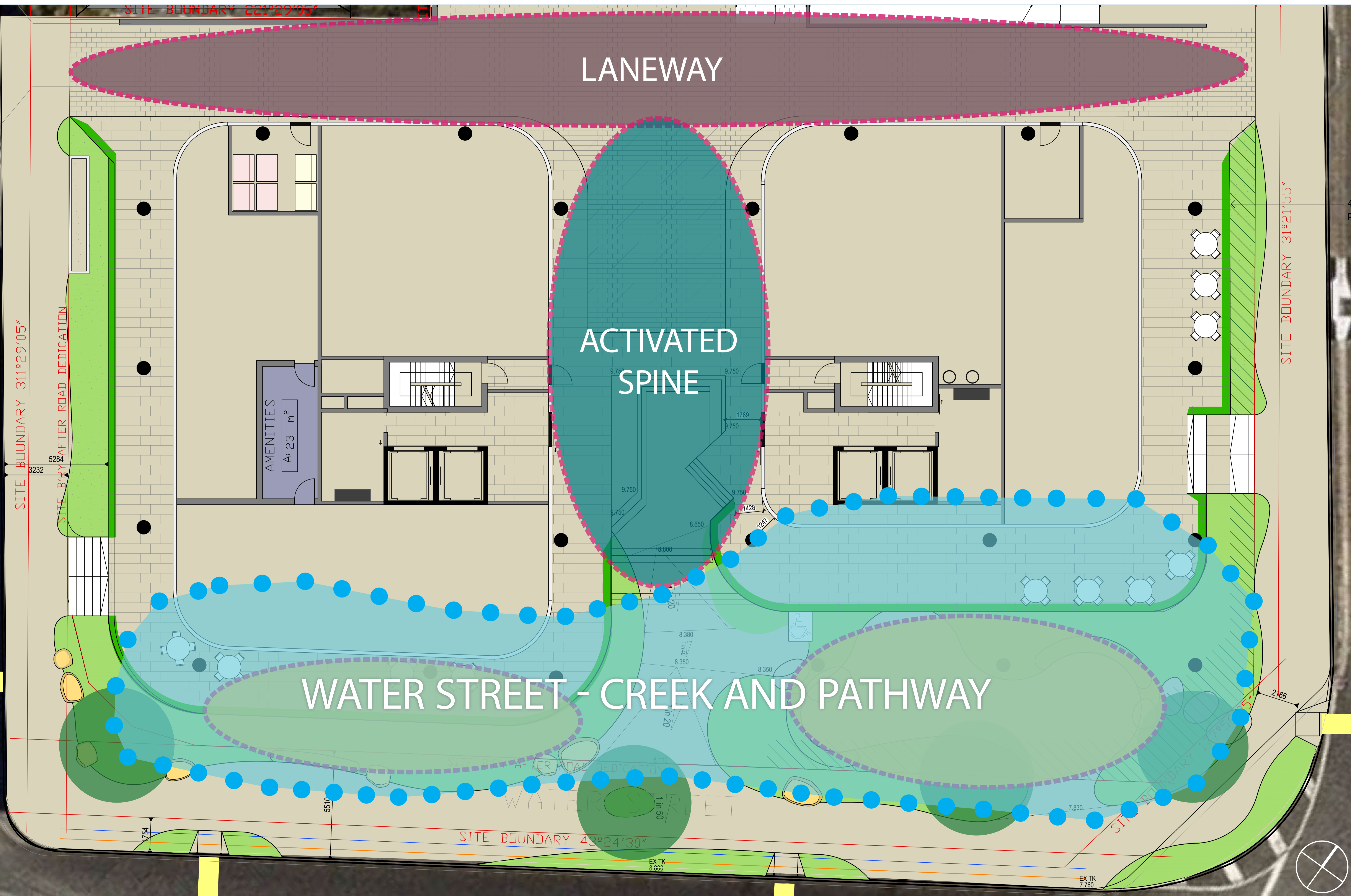
2.0 DESIGN VISION




CELEBRATE AND RE-INTERPRET THE CREEKLINE WHERE WATER STREET LIES


This space offers so much cultural value that the direction of the ground plane design has been focussed on reflecting this narrative of deep history, something that has long been missing from the character of Water Street.


This design focus will create a landscape that describes the characters this area once contained and it's feel, and the activities that occurred in the area – an urban forecourt themed around the creek landscape.





LEGEND

 Elevator/ wheelchair access

 Seating opportunities

 High traffic path

 Medium traffic path

 Minor traffic path



STREETSCAPE FUNCTIONALITY PLAN



SIGNAGE OPPORTUNITY

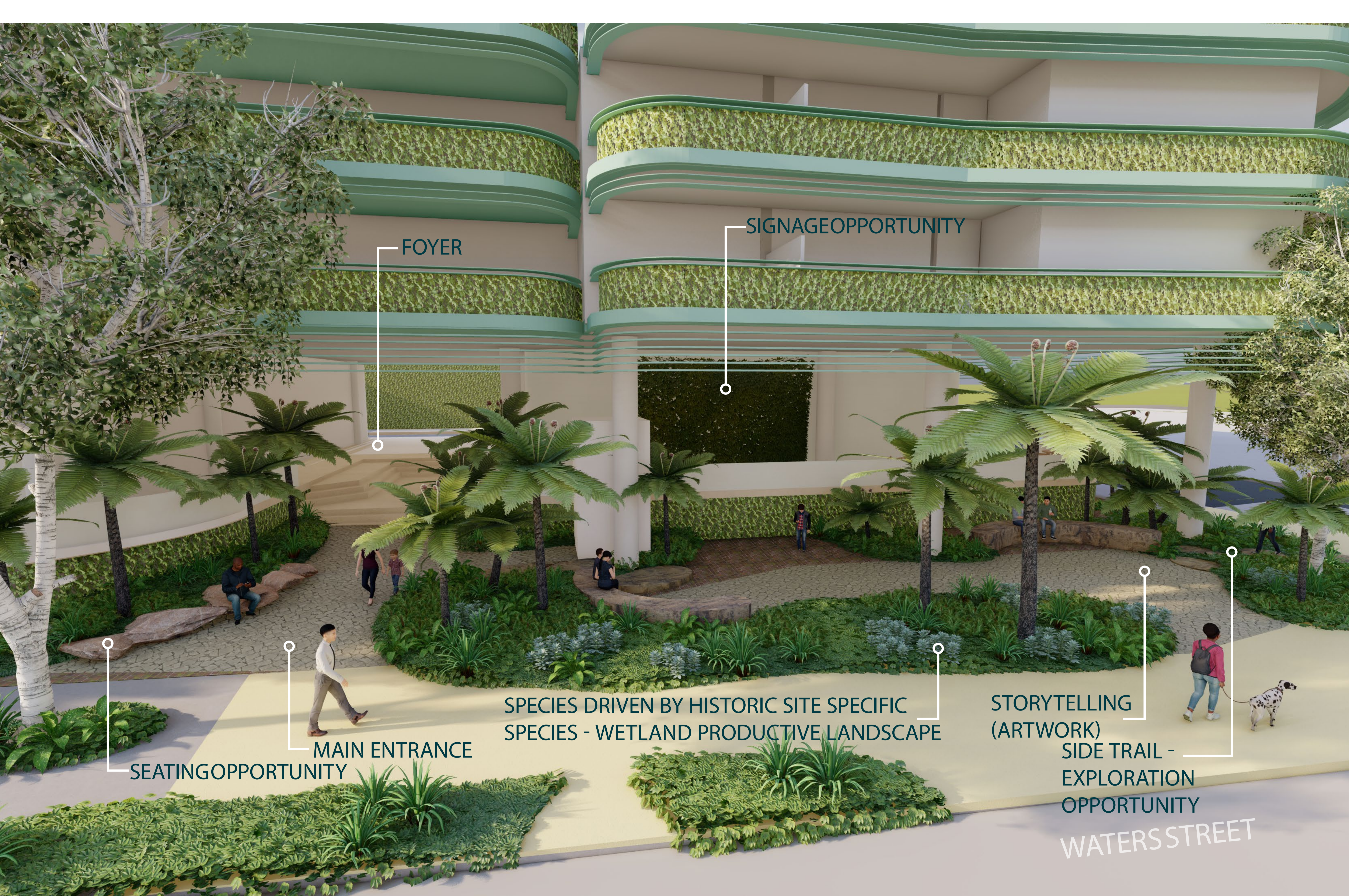
SEATING OPPORTUNITY

STORYTELLING
(ARTWORK)

SEATING OPPORTUNITY

SPECIES DRIVEN BY HISTORIC SITE SPECIFIC
SPECIES - WETLAND PRODUCTIVE LANDSCAPE

VIEW - THE BUILDING FLOATS ABOVE THE CREEKLINE | WATERS STREET



FOYER

SIGNAGE OPPORTUNITY

SEATING OPPORTUNITY

MAIN ENTRANCE

SPECIES DRIVEN BY HISTORIC SITE SPECIFIC
SPECIES - WETLAND PRODUCTIVE LANDSCAPE

STORYTELLING
(ARTWORK)

SIDE TRAIL -
EXPLORATION
OPPORTUNITY

WATERS STREET

VIEW - LOOKING ACROSS THE FORECOURT | WATERS STREET



HIGH TRAFFIC PATH

STORYTELLING
(ARTWORK)

SEATING OPPORTUNITY

SPECIES DRIVEN BY HISTORIC SITE SPECIFIC
SPECIES - WETLAND PRODUCTIVE LANDSCAPE

← WATERS STREET

VIEW - LOOKING FROM CONSTANCE STREET CORNER



FEATURE TREE

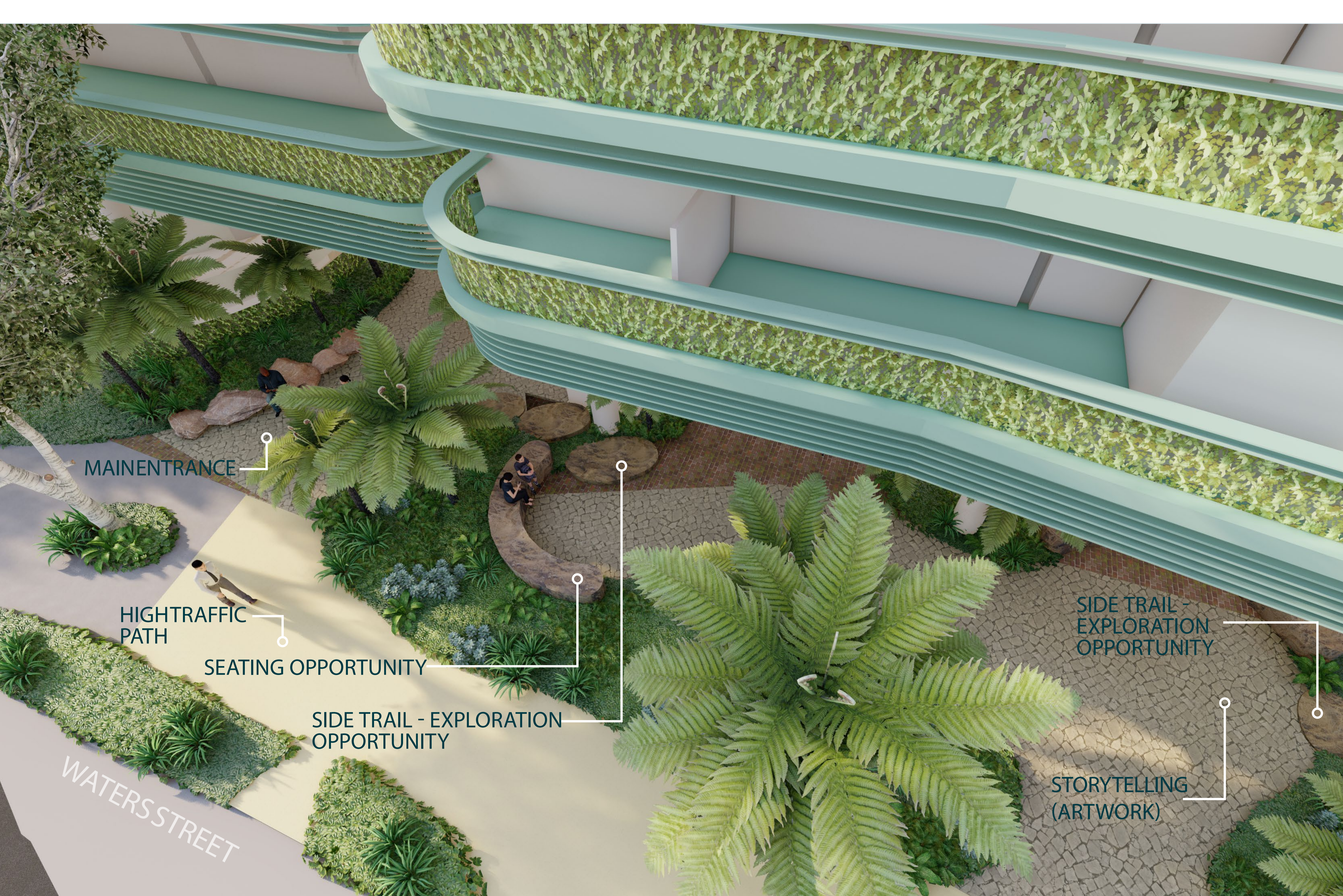
WATERS STREET

SPECIES DRIVEN BY HISTORIC
SITE SPECIFIC SPECIES -
WETLAND PRODUCTIVE

STORYTELLING
(ARTWORK)

FEATURE TREE

VIEW - LOOKING FROM CONSTANCE STREET CORNER



MAIN ENTRANCE

HIGH TRAFFIC PATH

SEATING OPPORTUNITY

SIDE TRAIL - EXPLORATION OPPORTUNITY

SIDE TRAIL - EXPLORATION OPPORTUNITY

STORYTELLING (ARTWORK)

WATERS STREET

VIEW - THE FORECOURT | WATERS STREET



FOYER

MAIN ENTRANCE

SEATING OPPORTUNITY

SPECIES DRIVEN BY HISTORIC SITE SPECIFIC
SPECIES - WETLAND PRODUCTIVE LANDSCAPE

SOAK LOCATION TO
SUPPORT WETLAND SPECIES

HIGHTRAFFIC
PATH

VIEW - MAIN ENTRANCE



FOYER

SIGNAGE OPPORTUNITY

SEATING OPPORTUNITY

MAIN ENTRANCE

SEATING OPPORTUNITY

FEATURE TREE

WATERS STREET

SPECIES DRIVEN BY HISTORIC SITE SPECIFIC
SPECIES - WETLAND PRODUCTIVE LANDSCAPE

VIEW - THE FORECOURT | WATERS STREET



FEATURE TREE

MAIN
ENTRANCE

SPECIES DRIVEN BY
HISTORIC SITE SPECIFIC
SPECIES - WETLAND
PRODUCTIVE LANDSCAPE

STORYTELLING
(ARTWORK)

FEATURE TREE

WATERS STREET

HIGH TRAFFIC PATH

SPECIES DRIVEN BY
HISTORIC SITE SPECIFIC
SPECIES - WETLAND
PRODUCTIVE LANDSCAPE

VIEW - FROM ANDERSON STREET CORNER



THE SPACE FEELS LIKE...





GROUND LEVEL

- 1 Feature tree to deep planting pocket
- 2 Seating nook
- 3 Stone seating element
- 4 Public Foyer
- 5 Story telling artwork
- 6 Retail terrace
- 7 Shared vehicular / Pedestrian pathway
- 8 Vehicular Entrance





- LEVEL 01**
- 1 Cascading planting to vertical garden balustrade
 - 2 Podium car parking





LEVEL 02

- 1 Cascading planting to vertical garden balustrade
- 2 Podium car parking

SCALE 1:100 @A1 / 1:200 @A3





LEVEL 03

- 1 Cascading planting to vertical garden balustrade
- 2 Podium car parking





LEVEL 04

- 1 Planting to vertical garden balustrade
- 2 Private balconies
- 3 Planting area 450mm - 1500mm in localised areas
- 4 Decorative landscape rock elements





TYPICAL LEVEL 05 - 14

- 1 Planting to vertical garden balustrade
- 2 Private balconies





TYPICAL LEVEL 15 - 20

- 1 Planting to vertical garden balustrade
- 2 Private balconies





TYPICAL LEVEL 20 - 23

- 1 Planting to vertical garden balustrade
- 2 Private balconies





- ROOFTOP**
- 1 Shrub planting to rooftop periphery
 - 2 Pool terrace area
 - 3 Lap pool
 - 4 Co-working terrace
 - 5 Outdoor BBQ/kitchen spaced
 - 6 Decorative gravel to rooftop balance



CANOPY



Planting Palette

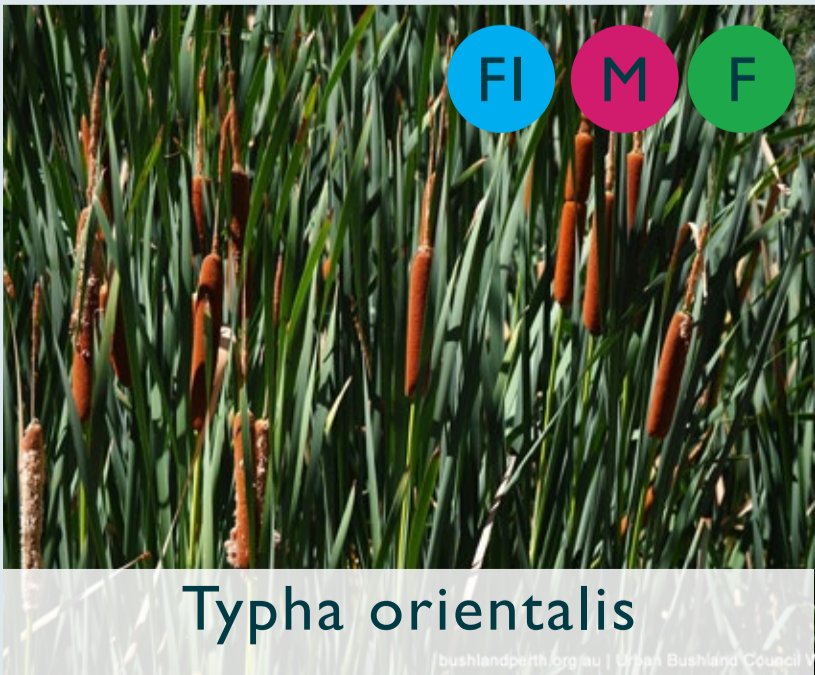
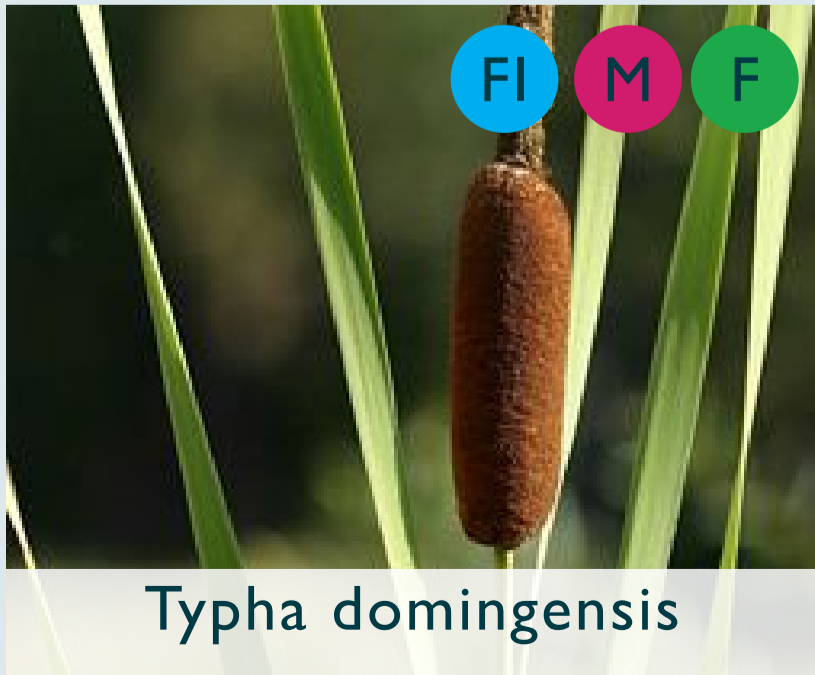
The vegetation within this planting palette has been chosen as it represents the strong character and narrative the site once held. The aim with this planting is to reinstate this narrative to build resilience and to celebrate the cultral significance of the space and surrounding areas.

- F FOOD
- FI FIBRE
- M MEDICINE
- BM BUILDING MAINTENANCE

UNDERSTORY



SOAK AREAS



CASCADING SPECIES ON PODIUM LEVELS



The image shows a lush, dense forest of ferns, likely a temperate rainforest. The ferns are various shades of green, with some appearing darker due to shadows. The texture of the fern fronds is prominent. In the center of the image, the letters 'rps' are written in a white, stylized, lowercase font. The 'r' and 'p' are connected, and the 's' is separate. The overall lighting is soft and diffused, typical of a forest interior.

rps