

BALLAARAT GATEWAY 8 MAIR STREET, BALLAARAT

LANDSCAPE VISION

PREPARED FOR
PLUS ARCHITECTURE
22.12.2022

CITY OF
BALLARAT 

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Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society. We acknowledge in each of our offices the Traditional Owners on whose land we stand.



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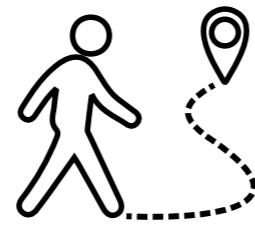
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1.0 Design Principles



CELEBRATING HERITAGE

Integration of site heritage including balancing Victorian era development with the industrial mining context. Storytelling of traditional owners.



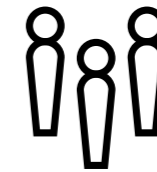
DEFINING CONNECTIVITY + WAYFINDING

The design will focus on connectivity from the train station to the broader community creating a 'GATEWAY' to Ballarat



CONTRIBUTING TO LOCAL BIODIVERSITY

Explore 'Seven Seasons' and sensory experiences through planting design while being cognizant to local EVC's



PROVIDING QUALITY COMMUNAL SPACES

Create spaces that will invite community interaction and meeting places/gathering opportunities.

Design Vision

'A GATEWAY FOR THE CITY

A HUB FOR THE NEW Ballaarat

ACKNOWLEDGING HISTORIES AND CONNECTING FUTURES '

'The Regeneration is treated as a civic space that celebrates coming together. It will inject hospitality, retail, hotel, leisure and workplace uses into the precinct that seeks to create its own gravity to compel people to visit, stay, engage with and enjoy what past, present and future Ballaarat has to offer.'

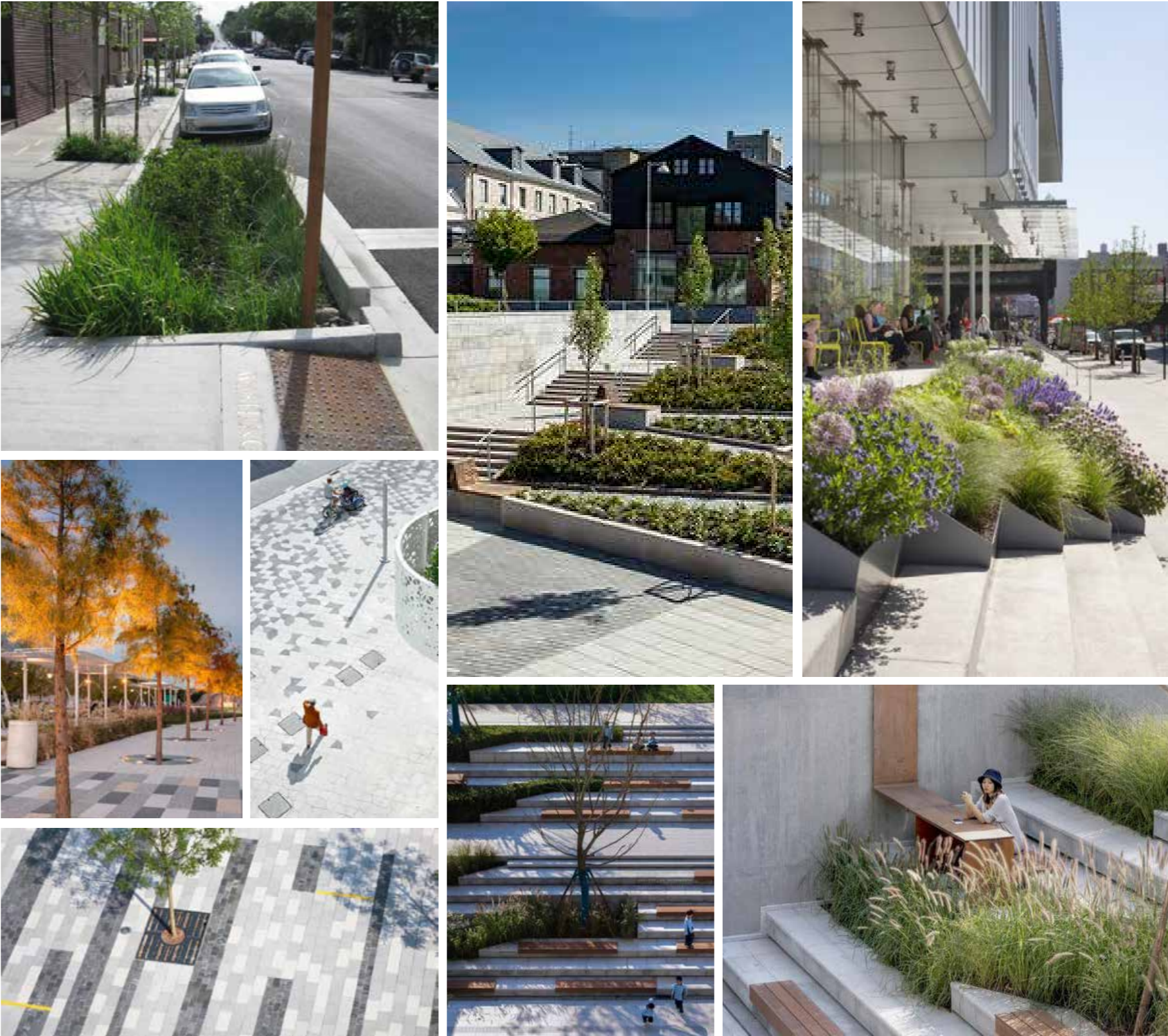
Our Landscape design will combine four main principles:

- Integration of site heritage and gateway to broader Ballaarat
- Connectivity to the broader site
- Contribute to local biodiversity
- Community & Gathering

The Landscape geometry, form and spaces looks to borrow from the proposed architectural façade along with the integration of site heritage balancing Victorian era development with the industrial mining context.

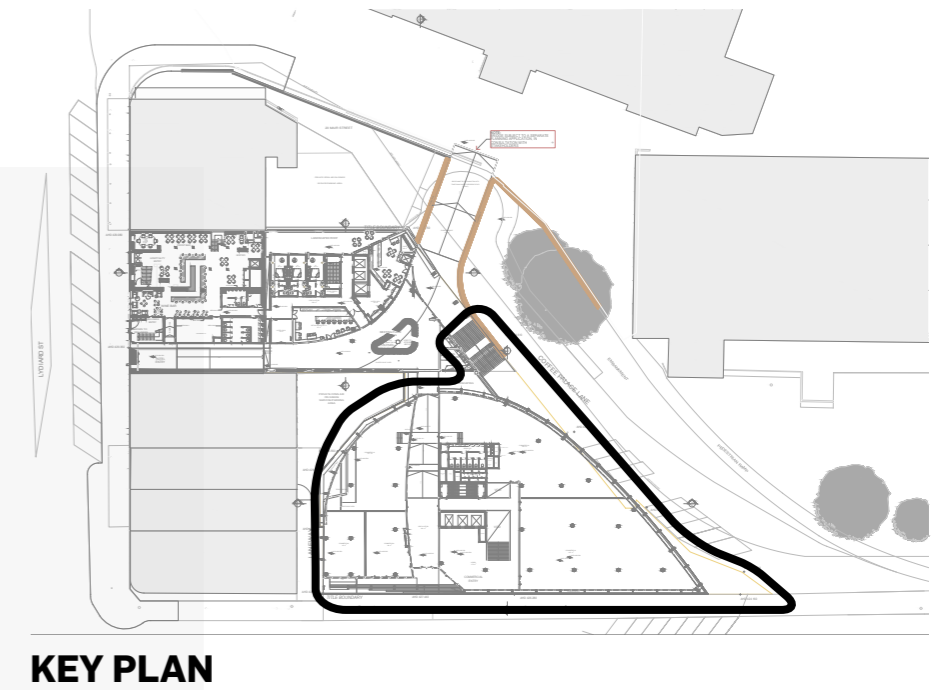
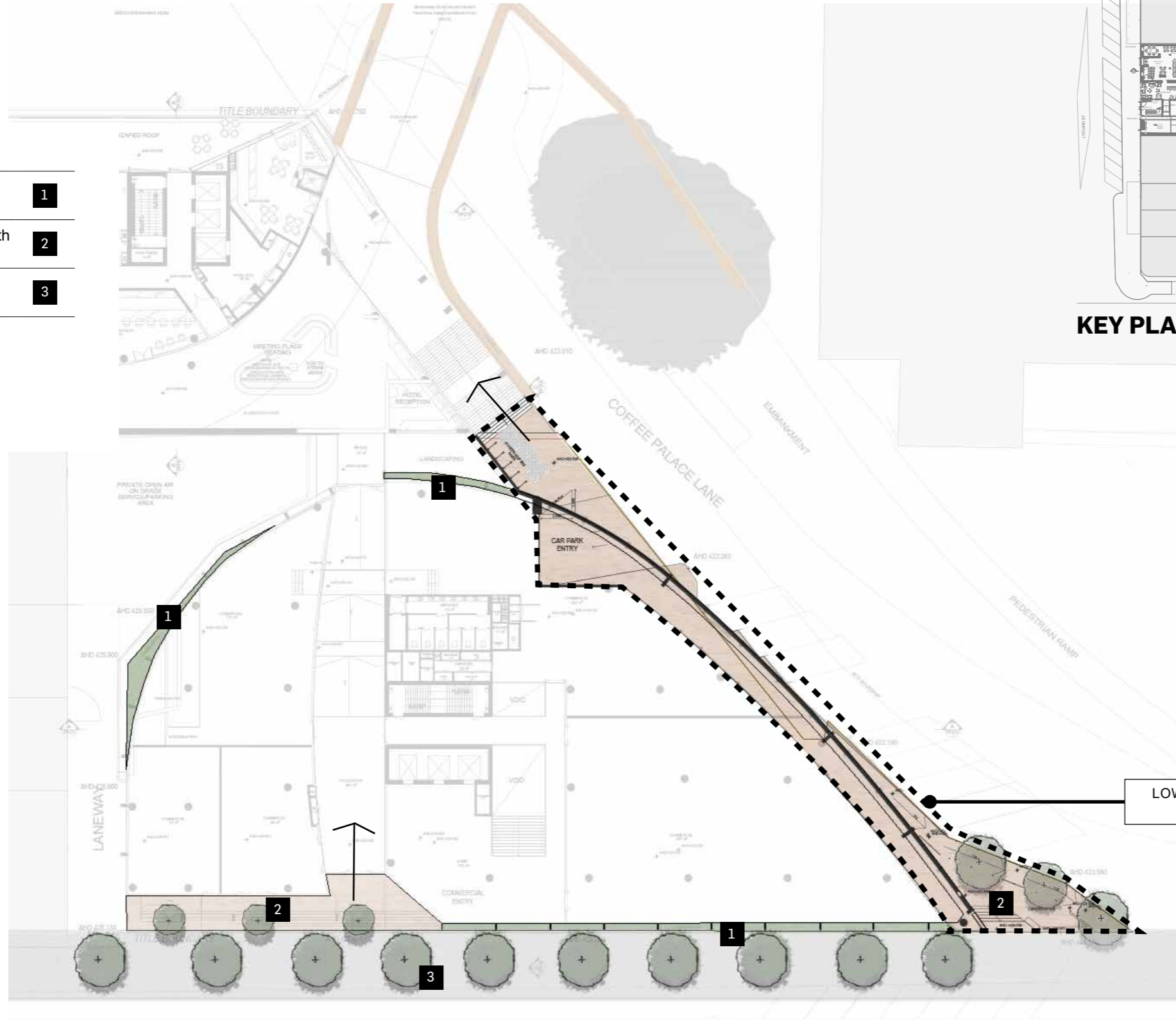


2.0 Mair Street + Coffee Palace Lane Interface



LEGEND

- Vertical planting opportunity 1
- Feature brick paving integrated with buildform 2
- Indicative street tree planting 3



3.0 Upper Ground + Level 2 Roof Terraces

Design Intent:

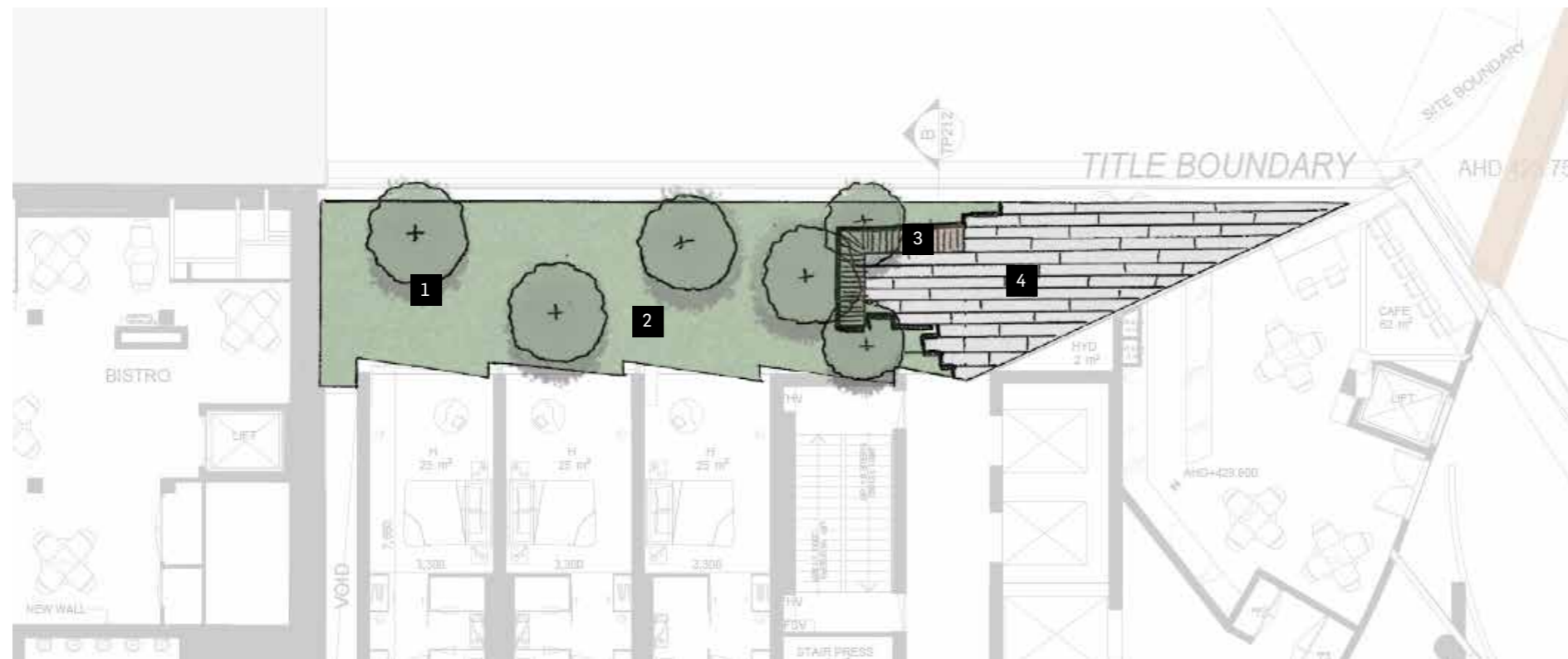
The upper ground landscaped roof terrace offers an immediate escape to the hotel lobby staff and visitors. Designed to incorporate retained heritage architecture, the comforting space offers the following:

- Creating breakaway spaces in the landscape / courtyard for informal meetings and outdoor work spaces.
- Formalise entry into the building in the hotel lobby through the combination of both planting and differing pavement treatments.

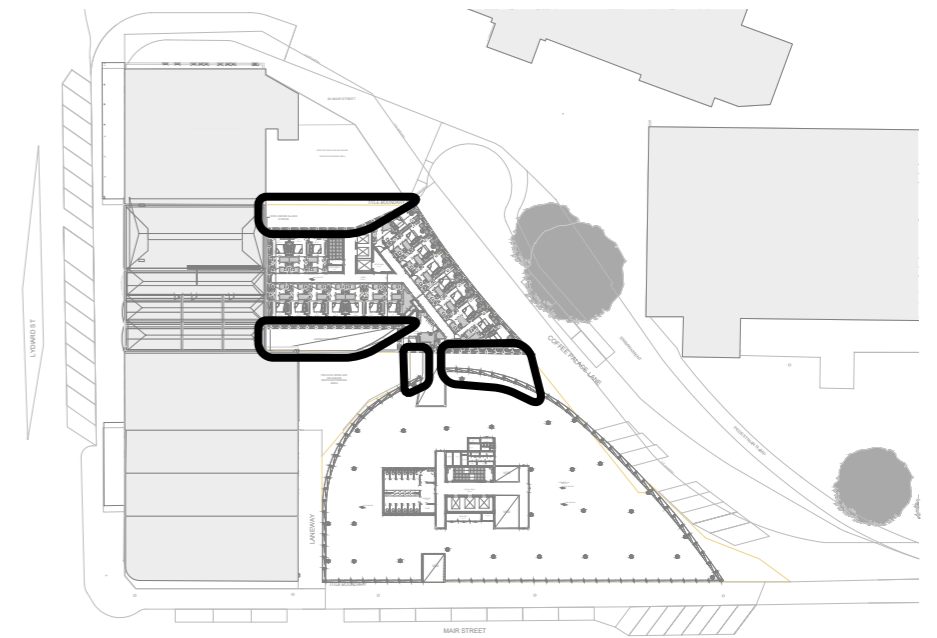
Further use of native wildflowers on the level 02 landscaped roof offers exciting sites for the immediate hotel patrons. This landscape approach offers the following:

- Increased architectural biodiversity through the greening of interal roof spaces
- Hotel patrons to admire and appreciate the delicate native wildflowers
- A feeling of openness through aiming to bring landscape into the hotel rooms





UPPER GROUND ROOF TERRACE



KEY PLAN



UPPER GROUND ROOF TERRACES



LEVEL 2 ROOF TERRACE

LEGEND

Proposed tree planting	1
On Podium Wildflower planting	2
Retaining Wall Integrated Seating	3
Heritage Inspired Granite Paving	4

4.0 Childcare Terrace (level 4)

Design Intent:

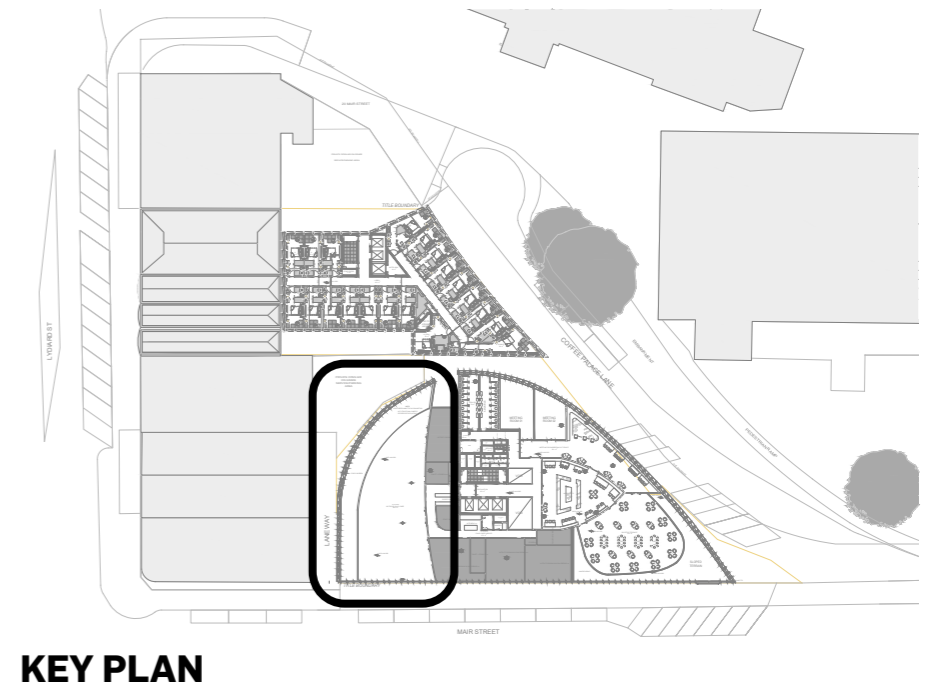
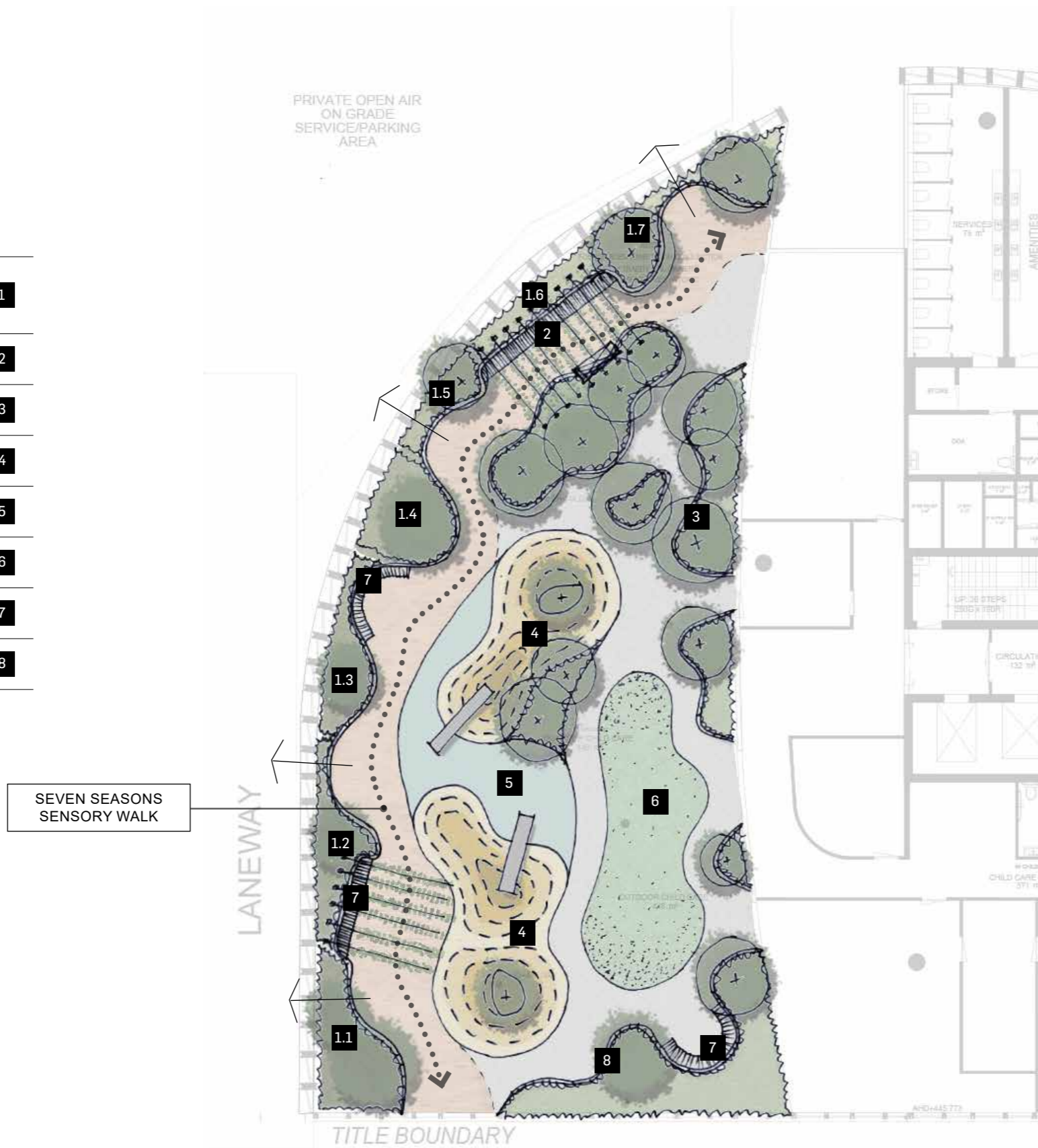
The mixed-use childcare terrace coupled with sensory planting and food gardens allows for the integration of childhood development and the importance of horticulture. Visible rubber softfall play equipment is designed to reflect the topography of surrounding mountains. Outcomes from such a space offers:

- Opportunities to bring the classroom into an outdoor setting;
- 'Seven seasons walk' to showcase local and edible planting species;
- Interactive play space to reference 'mountain' and 'lake' theme;
- Raised planters with adequate depth for canopy trees to create shade;
- Open green space for low-intensity sporting activity;
- A paved multi-purpose space, sheltered by overhead arbours.



LEGEND

Western Border Seven Season Planting Beds With Integrated Seating - To incorporate Food & Sensory Planting	1
Mixed-use BBQ + picnic area	2
Sensory Planting in raised garden beds	3
Mountain theme Rubber Softfall Playing Mounds	4
Lake theme Rubber Softball	5
Raised Lawn	6
Informal Seating Area	7
Raised Planting Bed With Integrated Seating	8



5.0 Hospitality Terrace (level 4)

Design Intent:

The hospitality terrace aims to provide the visitors / occupants a multi-use space consisting of the following :

- Raised decking to facilitate large gatherings and events;
- Intergated timber seating to raised planters with adequate depth for canopy trees to create shade;
- Industrial finishes and fixtures to reference gold mining era;
- Flexiable seating for spill-out dining;
- Arbour structure with BBQ area;



LEGEND

- Flexible Table and Chairs 1

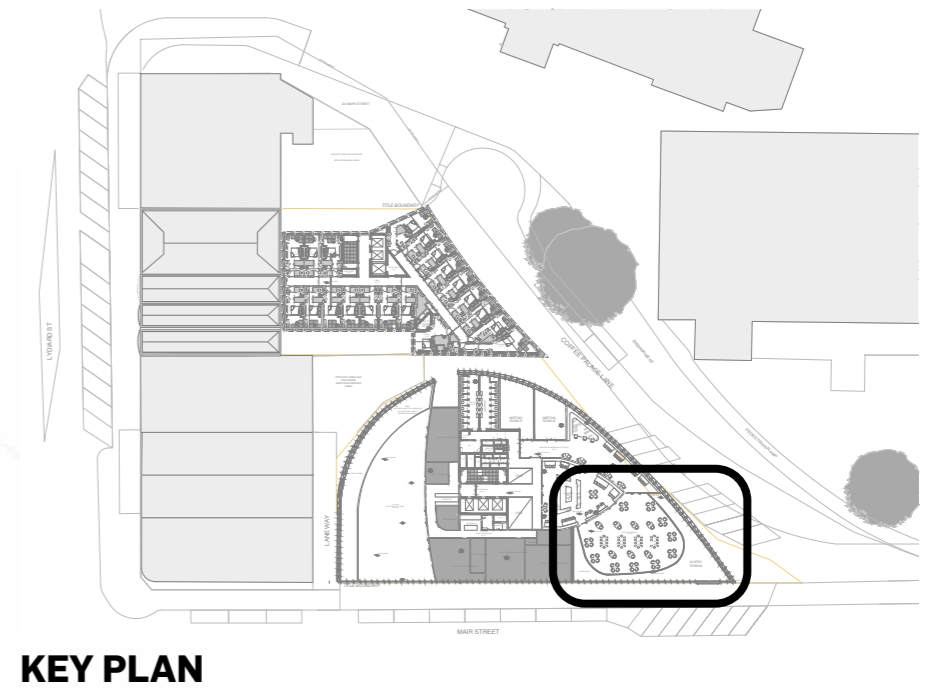
- Raised Border Treescape and Shrubs Planting With Integrated Seating 2

- Concrete Paving 3

- Normal Seating Area With Arbour 4

- Herringbone Feautre Brick Paving 5

- Raised Timber Decking 6



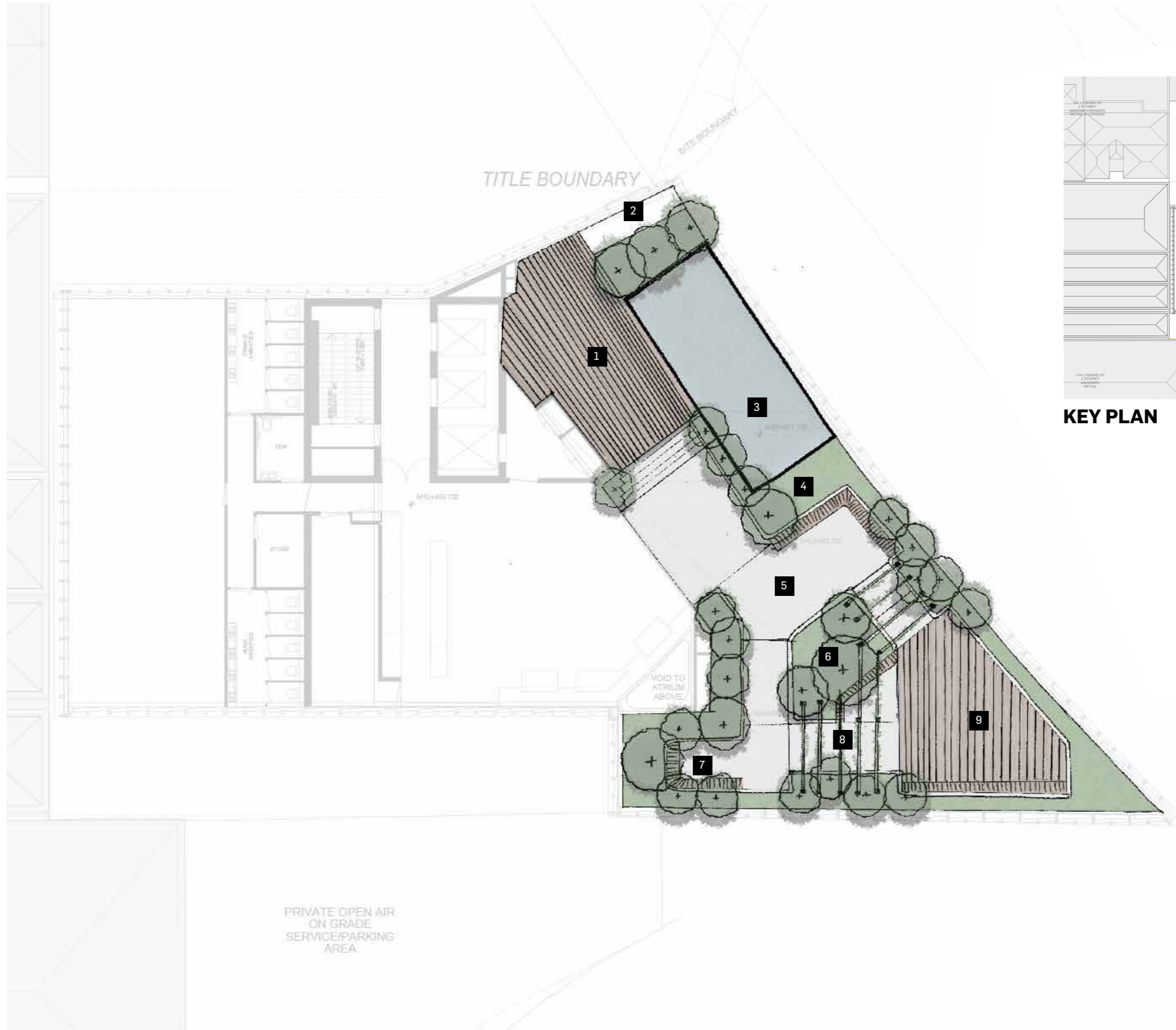
6.0 Level 6 Terrace

Design Intent:

The rooftop landscape aims to provide hotel guests a multi-use space consisting of the following :

- A quiet breakaway zone;
- Intergated timber seating creating seating and potential meeting spaces;
- Seamless integration/transition of the landscape into the internal spaces;
- Formal landscape response to reference Victoria era.





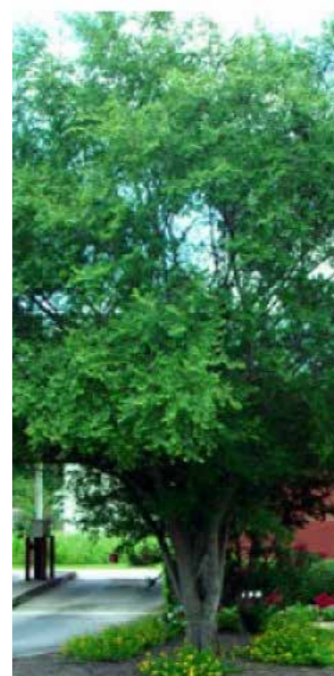
KEY PLAN

LEGEND

Raised Timber Pool Deck	1
Pool Service Box	2
Rooftop Infinity Pool	3
Border Shrub Planting	4
Open Gathering Space	5
Raised On Podium Planting	6
Intimate Private Seating Space	7
Arbour With Climbers	8
Timber Decking Gathering Space	9

7.0 Planting Palette

Trees



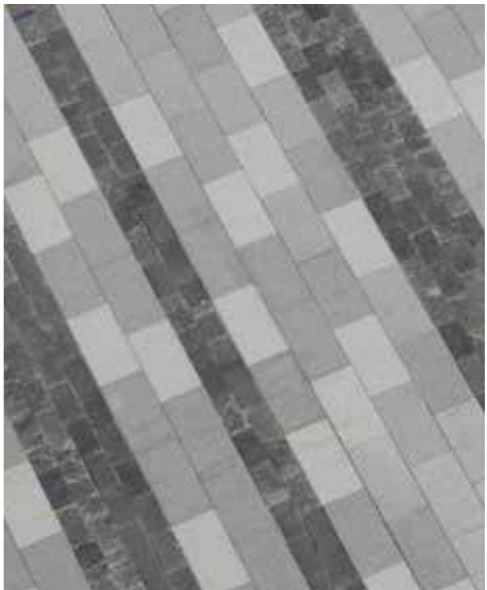
Shrubs, Groundcovers + Climbers



'Seven Seasons' Garden



8.0 Materials + Finishes



9.0 Lighting + Wayfinding



10.0 Landscape Details

General Notes:

Soil Preparation:
Prior to spreading topsoil on garden beds and lawn area, the sub-base is to be thoroughly cleared of all building rubble and other debris, then ripped to a depth of 200mm and rotary hoed. Incorporate gypsum at the rate of 2.0 kg/square metre throughout all garden beds and lawn areas.

Topsoil:
The topsoil blend should consist of the following, or similar approved:
60% Sandy loam, 20% aged sawdust, 20% composted pine bark fines

The pH value of imported topsoil should be between 5.5 -6.5. The organic additives to the sandy loam should be based on well rotten vegetative material or composted animal manure, or other approved material, free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 for Landscaping and Garden Use.

Garden Beds:
Evenly spread a minimum depth of 75mm approved clean, finely graded pine wood mulch (20mm nom. Size) over topsoil excluding areas specified as pebble/rock mulch. Ensure mulch is kept away from tree and shrub trunks. Ensure mulch finishes 20mm below adjoining finished paving levels.

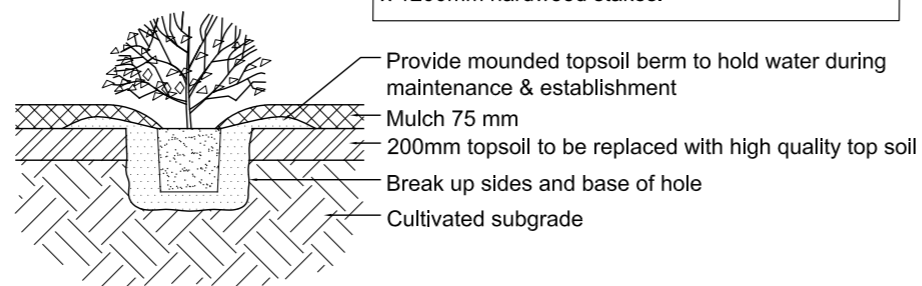
Planting:
All plants are to be true to species, healthy, free from pests disease and stress. At the time of planting fertilise all trees (200mm pot size) with 30 grams of 'Osmocote' all purpose general fertiliser. Fertilise all other shrubs and groundcovers with 10 grams of 'Osmocote'. Ensure all plants are well watered in at the time of planting and as necessary for the first year until established. For 150-200mm diameter pots apply 10 litres of water immediately following planting.

Levels/drainage/set-out:
Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. in accordance with all regulations. Ensure all drainage area have contingency overflow clear of buildings.

All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.

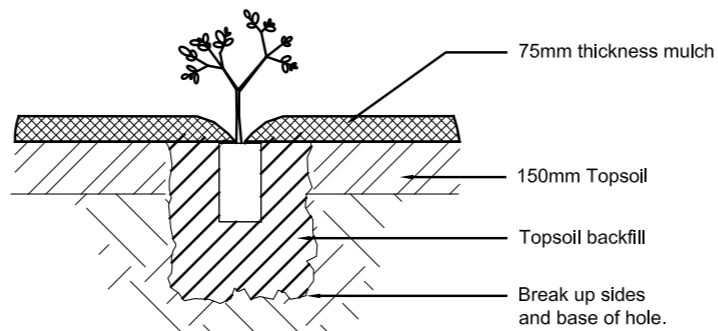
Irrigation:
An in-ground irrigation system is to be provided to all landscaped areas.

Note:
Dig hole twice as deep as rootball and allow at least 200mm around sides for backfilling with topsoil. Apply fertiliser in base of hole, cover with topsoil (Refer Specification for further detail). Place plant in centre of hole, backfill with approved topsoil, firming progressively. Water in well. Stake larger shrubs where necessary, using 50 x 50 x 1200mm hardwood stakes.



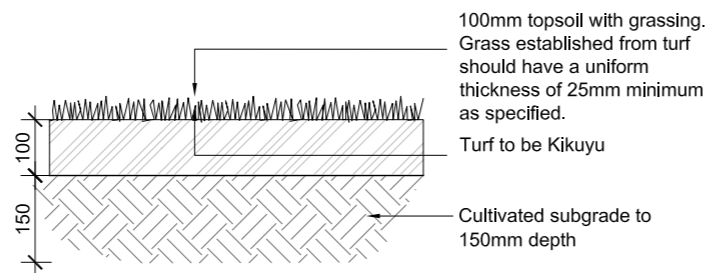
1 TYPICAL POT SIZE PLANTING

SCALE 1:10 @ A1



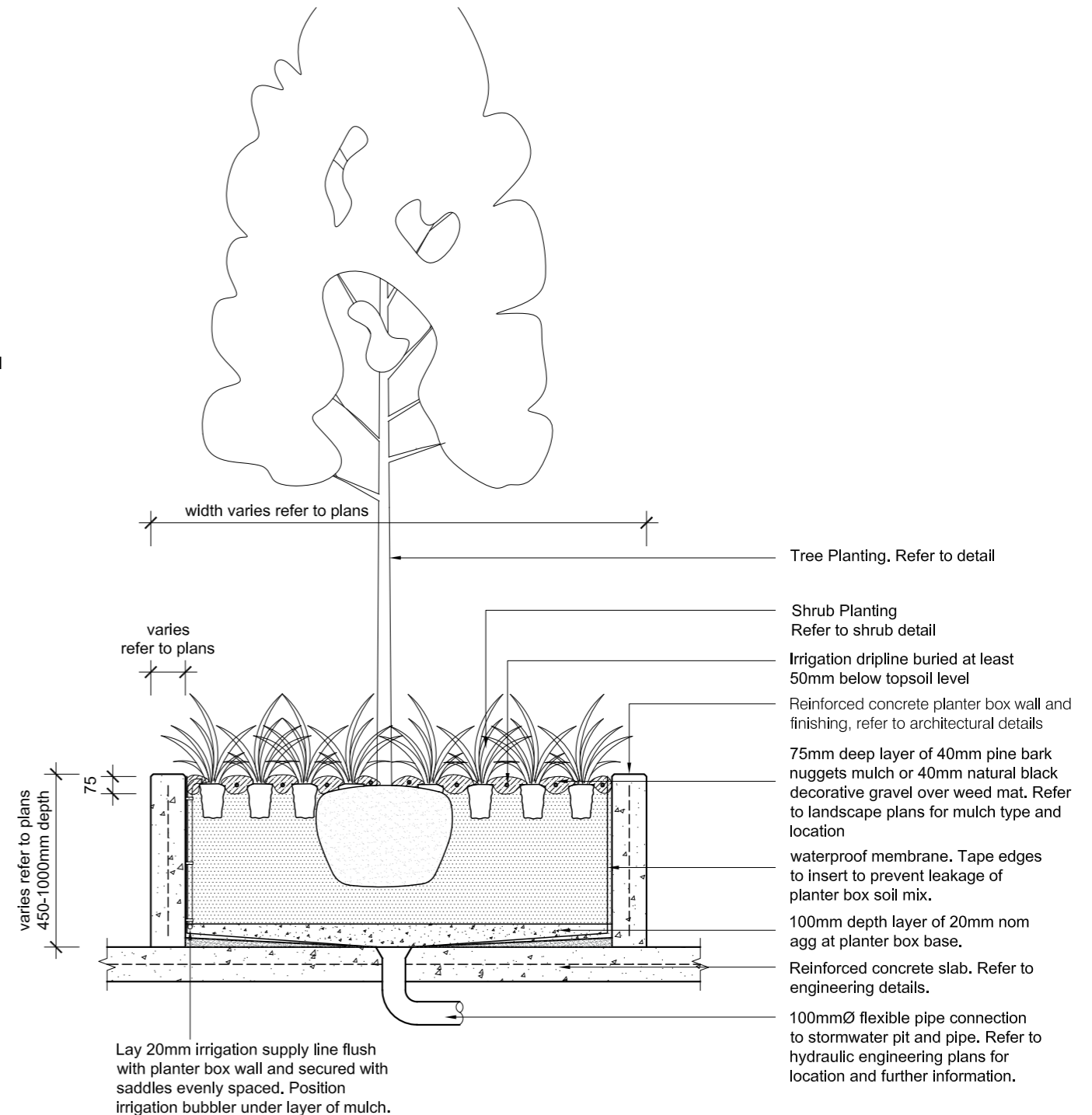
2 TUBESTOCK PLANTING

SCALE 1:10 @ A1



3 TYPICAL TURF DETAIL

SCALE 1:10



4 TYPICAL RAISED PLANTER BOX DETAIL

Scale 1:20 @ A1

11.0 ADDENDUM

11.1 Bridge Crossing

11.2 Embankment

11.1 Bridge Crossing

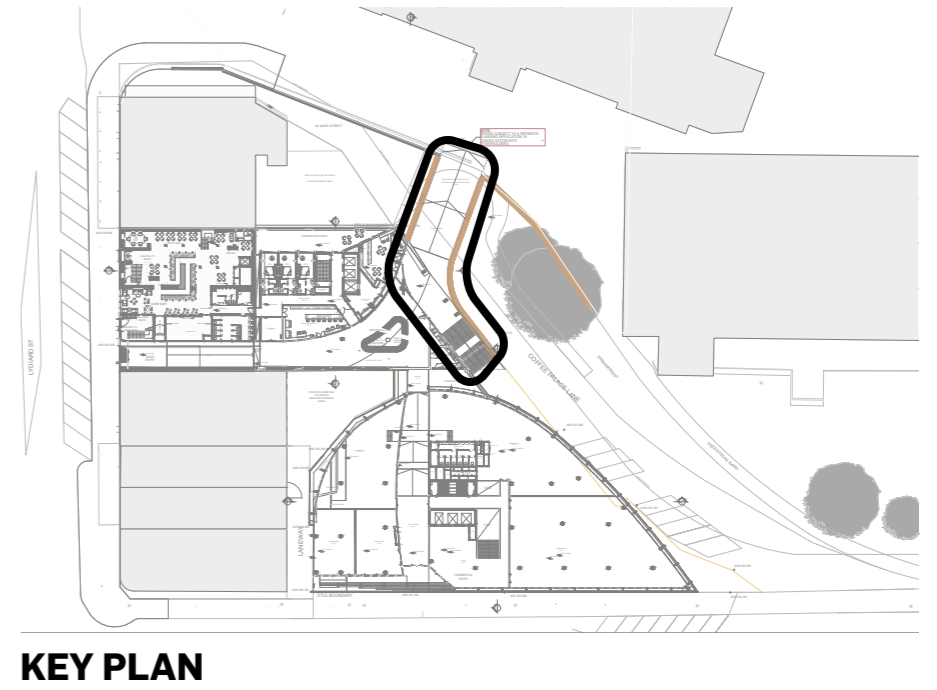
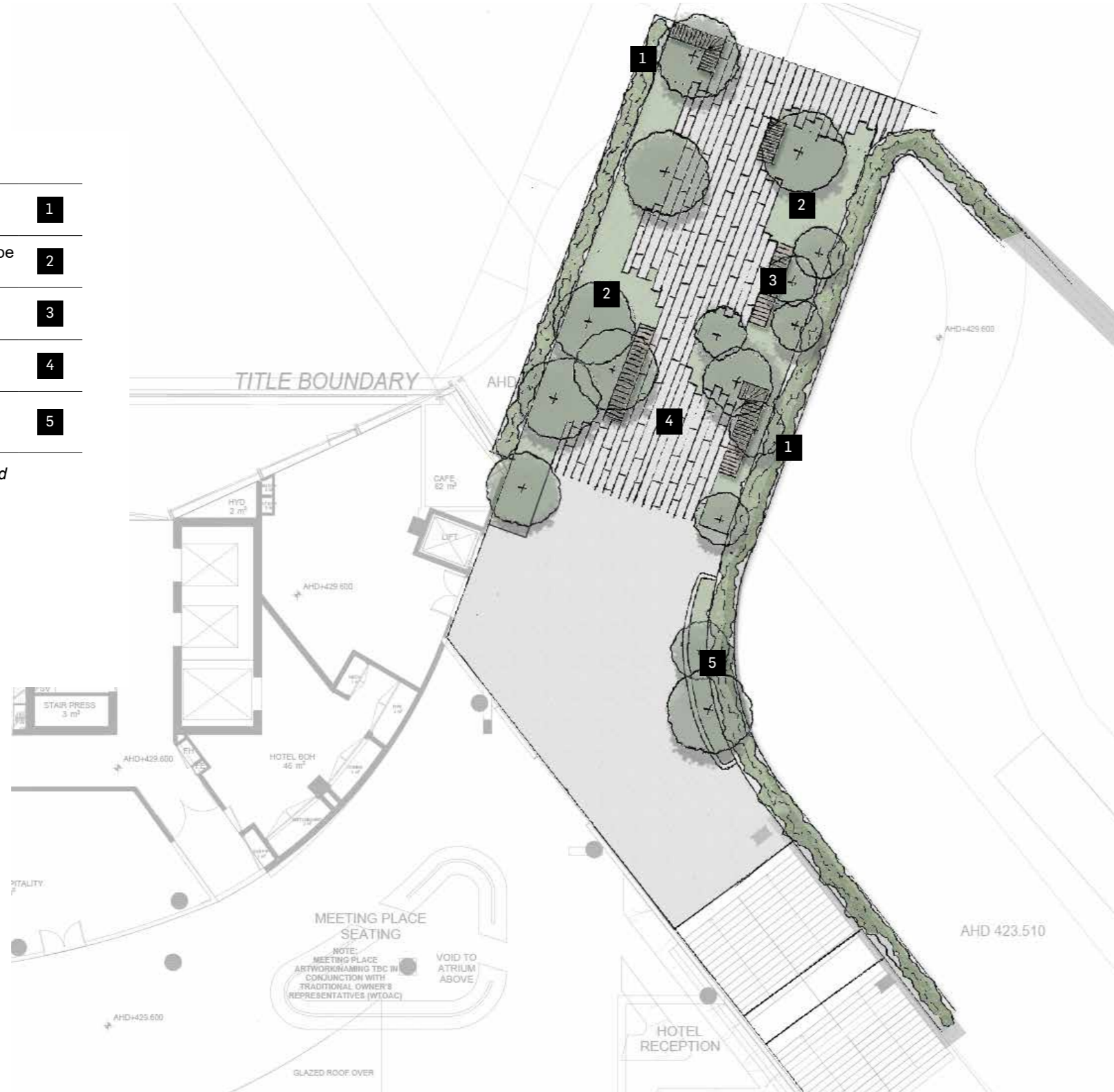
DESIGN SUBJECT TO FURTHER DEVELOPMENT
/ APPROVAL WITH AUTHORITIES.



LEGEND

Raised Draping Bridge Edge Planting	1
At-grade Grouncover and Treescape Planting	2
Raised Timber Seating	3
Granite Pavers	4
Raised Shrub and Treescape Planting	5

**This concept is indicative only, and subject to separate applications*



KEY PLAN

11.2 Embankment

DESIGN SUBJECT TO FURTHER DEVELOPMENT
/ APPROVAL WITH AUTHORITIES.



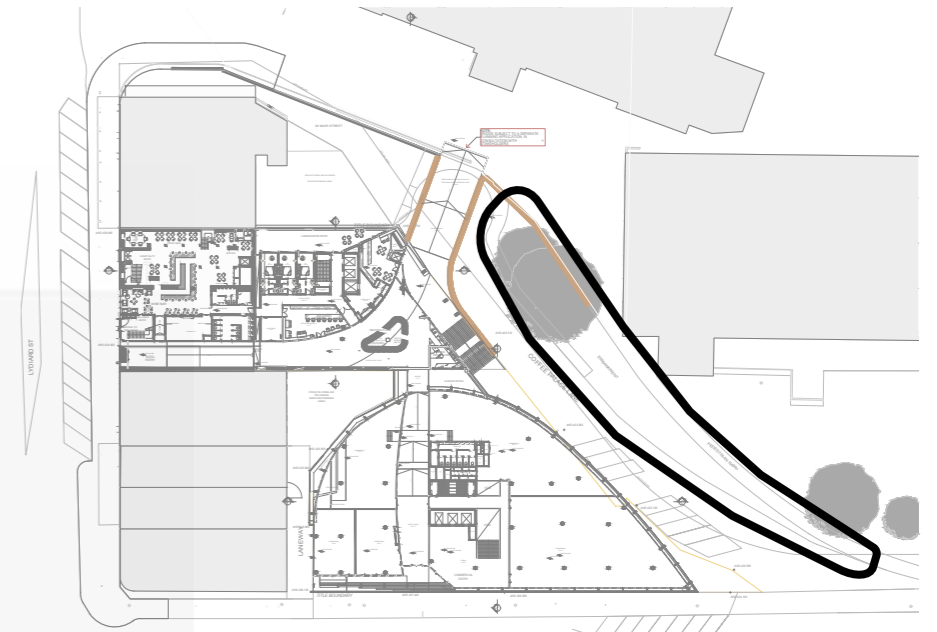
LEGEND

Existing trees to be retained (TPZ to future detail with Arboricultural assessment) **1**

Opportunity for artwork **2**

Feature planting in bands **3**

**This concept is indicative only, and subject to separate applications*



KEY PLAN

URBIS