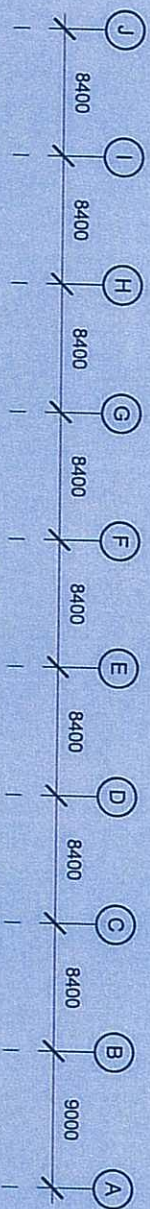


BOUNDARY



BOUNDARY

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 30 / 4 / 2012

Top of Building RL 101.450

LEVEL 20 Plant RL 94.550

LEVEL 19 Tower RL 90.600

LEVEL 18 Tower RL 86.750

LEVEL 17 Tower RL 82.900

LEVEL 16 Tower RL 79.050

LEVEL 15 Tower RL 75.200

LEVEL 14 Tower RL 71.350

LEVEL 13 Tower RL 67.500

LEVEL 12 Tower RL 63.650

LEVEL 11 Tower RL 59.800

LEVEL 10 Tower RL 55.950

LEVEL 9 Tower RL 52.100

LEVEL 8 Tower RL 48.250

LEVEL 7 Tower RL 44.400

LEVEL 6 Tower RL 40.550

LEVEL 5 Tower RL 36.700

Plant Mezzanine RL 33.000

LEVEL 4 Podium RL 30.000

LEVEL 3 Podium RL 27.000

LEVEL 2 Podium RL 24.000

LEVEL 1 Podium RL 21.000

LEVEL Ground RL 16.500

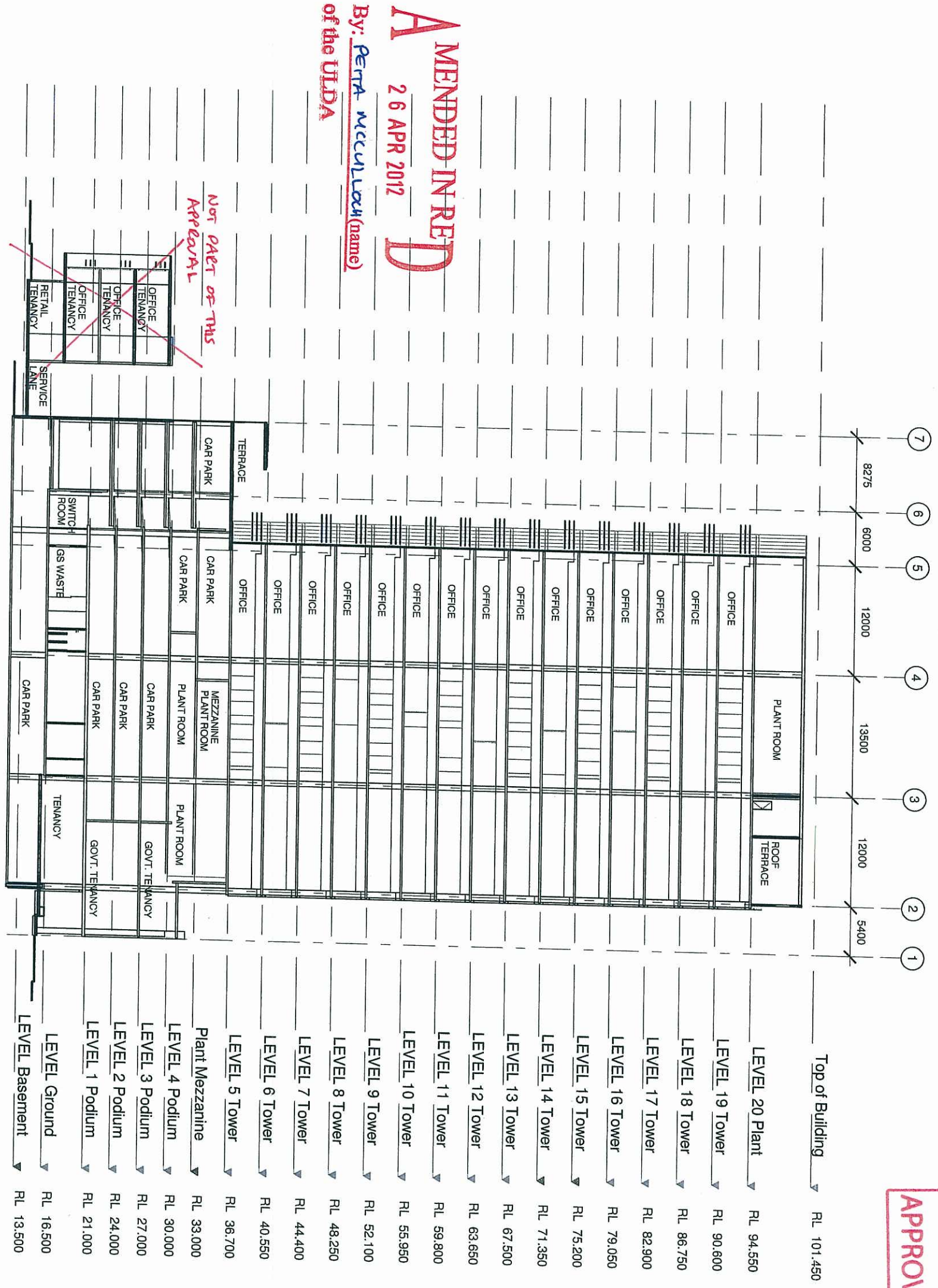
LEVEL Basement RL 13.500

NORTH ELEVATION 1:500@A3 0 5 10 15

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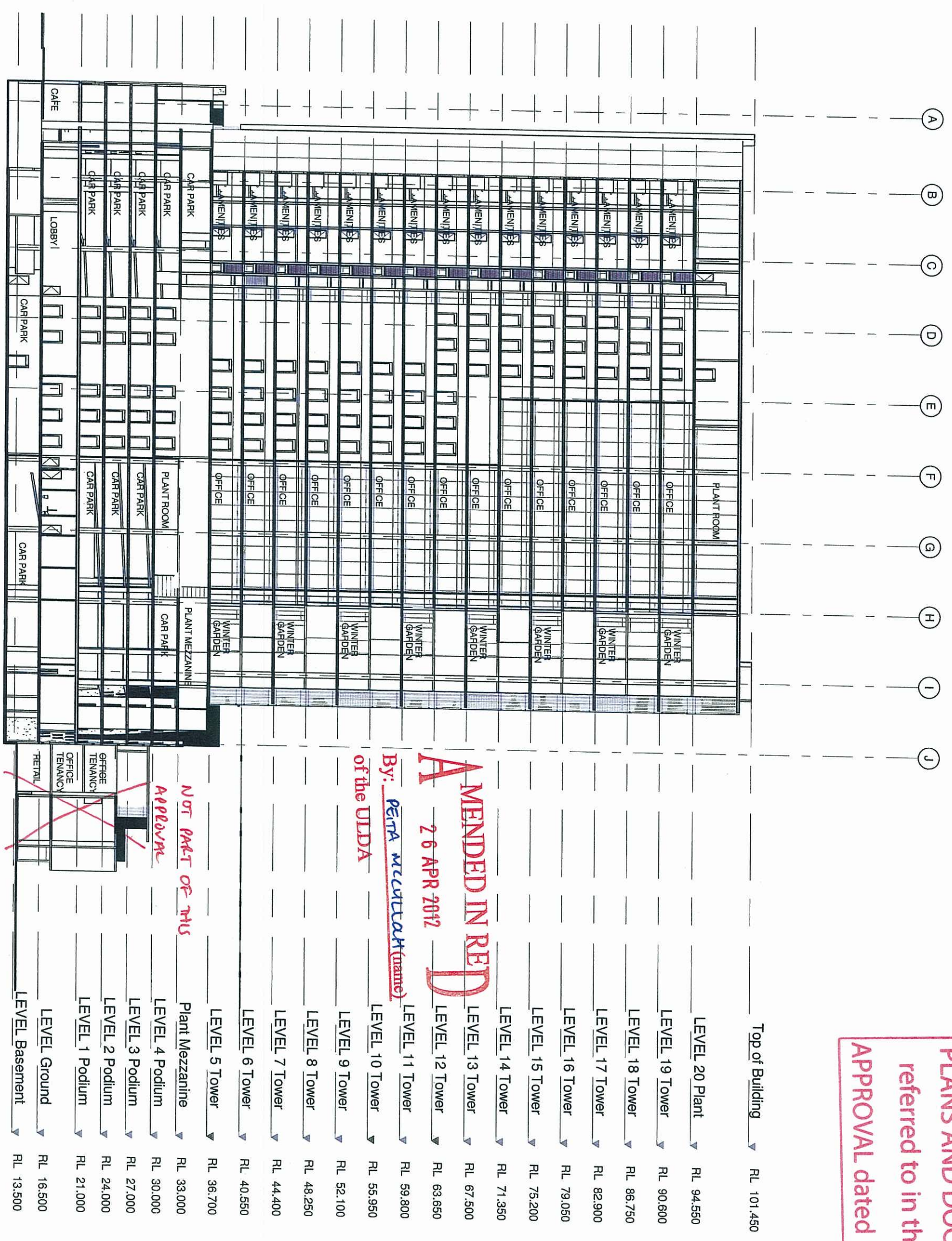
A MENDED IN RED
26 APR 2012

By: Penta McCullough (name)
of the ULDA

NOT PART OF THIS
APPROVAL

SECTION A 1:500@A3 0 5 10 15

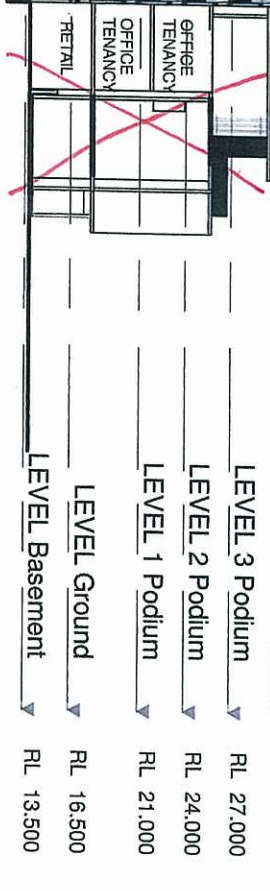
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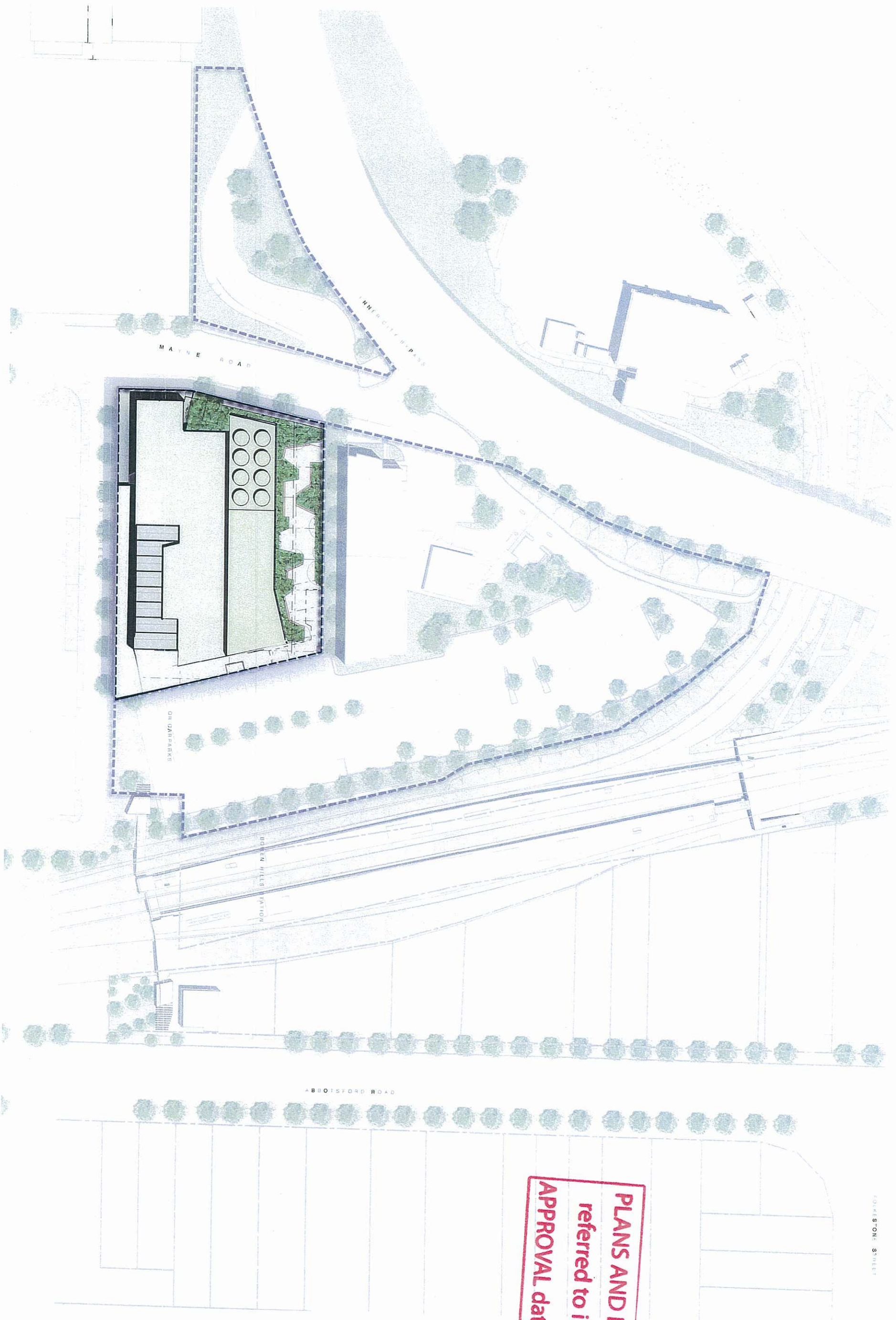


A **MODIFIED IN RED** **D**
26 APR 2012

By: PETA MCCULLACH (name)
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APPROVAL





FOURTH STREET

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Bowen Hills Office Precinct, Hudd Street
Masterplan Stage 1 (Landscape)



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Bowen Hills Office Precinct, Hudd Street Podium Tower Landscape Plan



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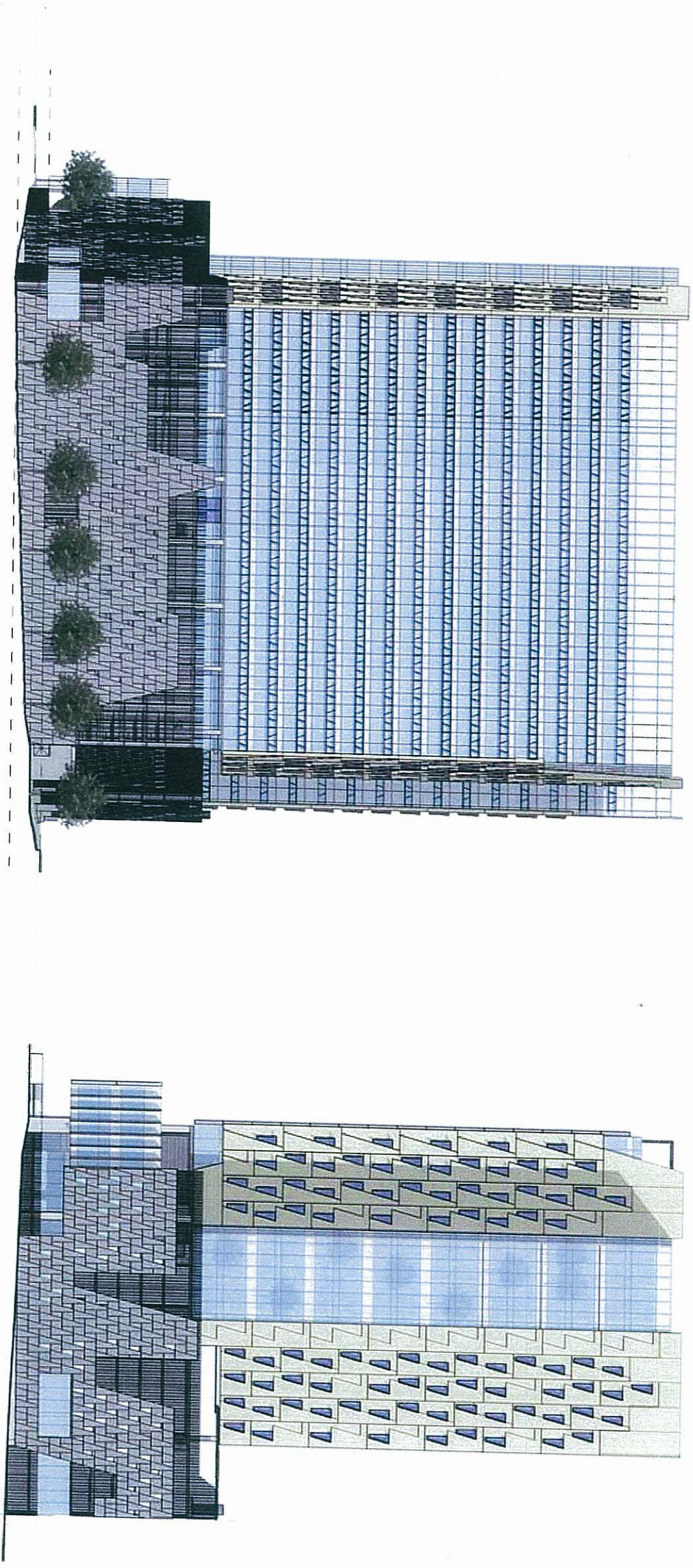
Scale 1:200@A1 | Date April 2012 | Project No 110324_E

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NORTH ELEVATION

EAST ELEVATION

Bowen Hills Office Precinct, Hudd Street
Landscape Elevations

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SOUTH ELEVATION



WEST ELEVATION

Bowen Hills Office Precinct, Hudd Street Landscape Elevations

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NATIVE TREES AND SCREENING SPECIES



Elaeocarpus grandis

Harpulia pendula

Magnolia grandiflora



Syzygium species



Xanthostemon chrysanthus



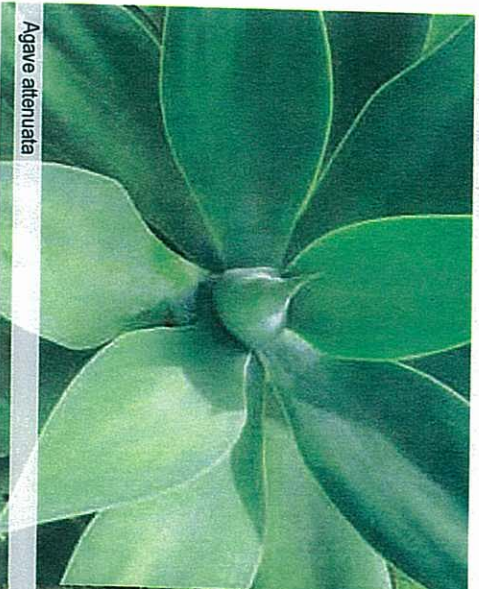
Waterhouseia floribunda



PLANT SCHEDULE

SPECIES	COMMON NAME	POT SIZE
Trees		
Magnolia grandiflora	Southern Magnolia	100L
Syzygium australe	Lilly Pilly	45L
Waterhouseia floribunda	Weeping Lilly Pilly	100L
Accent		
Agave attenuata	Century Plant	300mm
Cordyline australis	Red Sensation	300mm
Dracaena draco	Dragon Tree	45L
Furcraea foetida	Mauritius Hemp	300mm
Zamia furfuracea	Cardboard Plant	300mm
Shrubs		
Acmena smithii	Lilly Pilly	300mm
Cordyline 'Cabanet'	Cabanet	140mm
Hymenocallis littoralis	Spider Lily	140mm
Syzygium australe 'Elite'	Dwarf Lilly pilly	140mm
Viburnum odoratissimum	Sweet Arrowwood	200mm
Creeper, Groundcovers & Succulents		
Dianella revoluta 'Dink Dink'	Dwarf Flax Lilly	140mm
Dianella tasmanica 'Tas Red'	Red Flax Lilly	140mm
Echeveria elegans	Mexican Gem	140mm
Grevillea 'Gin Gin Gem'	Gin Gin Gem	140mm
Isoetes nodosa	Knobby club rush	140mm
Myoporum ellipticum	Creeping Boobiala	140mm
Pandorea pandorana	Wonga Wonga Vine	140mm

ACCENT SPECIES



Agave attenuata



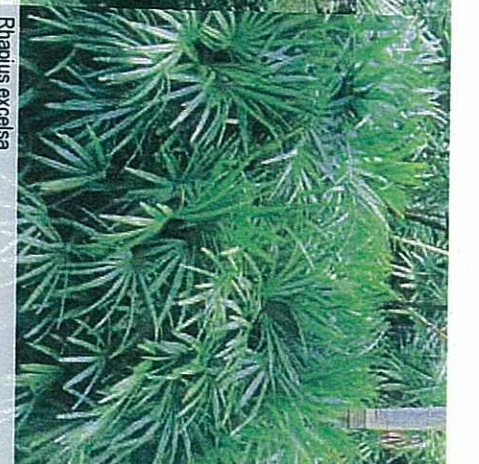
Cyathra cooperi 'dwarf'



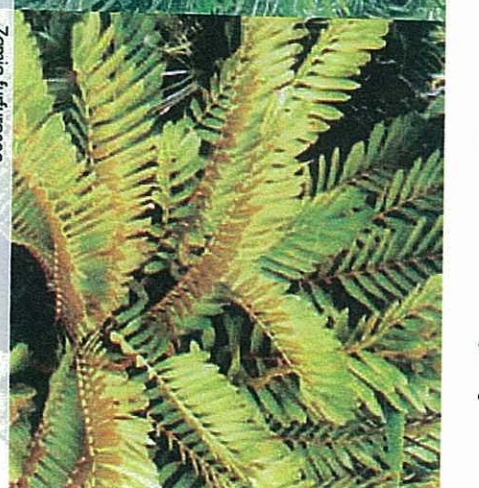
Cordyline 'Red Sensation'



Cyrtostachys renda



Rhipis excoela



Zamia furfuracea

SHRUBS & GROUNDCOVERS



Lomandra species



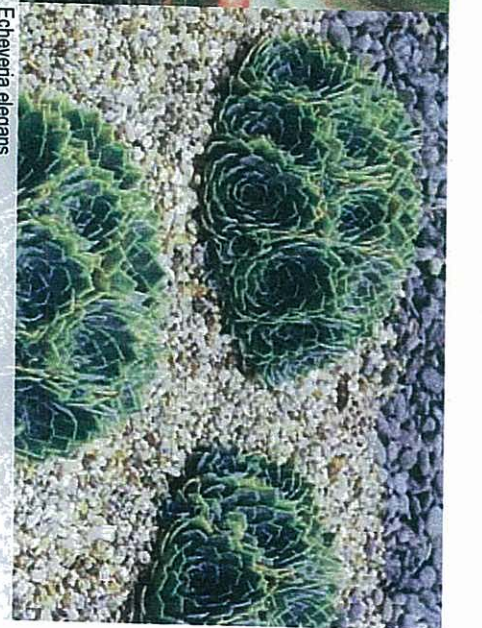
Cinnam pedunculatum



Festuca glauca



Dianella tasmanica 'Tas Red'



Echeveria elegans

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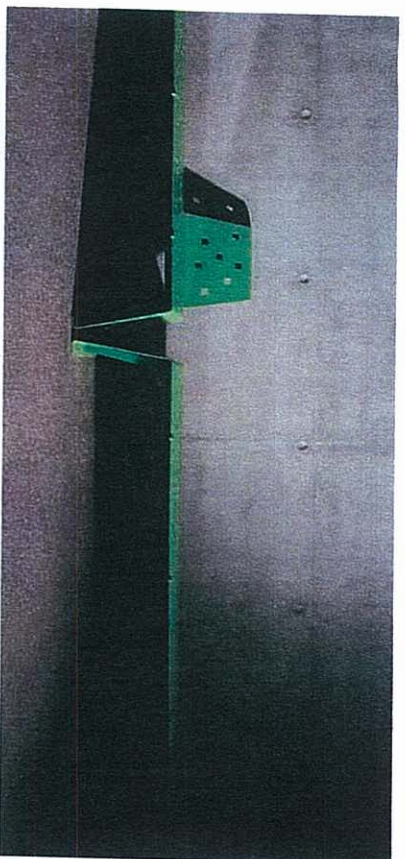
Bowen Hills Office Precinct, Hudd Street
Sub Precinct Plant Palette

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Bowen Hills Office Precinct, Hudd Street

Sub Precinct Materials Palette

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Landscape Design and Sustainability Statement

The landscape design of the Bowen Hills Office Accommodation responds to the site, the proposed building form, the immediate and adjacent land uses and the framework of the development scheme.

The design supports the employment focus of the project, providing bench seating at street level for staff, as well as shade trees and subtropical plantings for visual relief from the hard surfaces of the urbanised environment. These elements in turn increase the amenity of the space for visitors as well as passers by.

There are opportunities to engage with the precinct both during and outside work hours with the activation of the street level with cafes and bars and retail tenancies. The seamless flow between the interior and exterior of these spaces promotes a more vibrant street interface. Hudd Street will be the focus of this activity and will be treated as a main street with a higher standard of pavement materials and finishes.

The design of plazas and footpaths support the movement and activities of commuters from the Bowen Hills Rail Station and the adjacent bus facilities. Pavement material selection guides way finding and paths of travel, and the use of bollards delineates vehicular and pedestrian zones. CPTED principles are an inherent consideration, with sightlines and lighting envelopes kept clear of planting, paths of travel kept as direct and intuitive as possible and opportunities for concealment minimised.

The urban character of this precinct is defined by the subtropical climate. Plant species selection will showcase the large leaved and brightly coloured foliage of the subtropical planting palette. Materials and furniture selection will be complementary and functional and will support the blurring of the line between the inside and the street.

Plant selection considers short and long term establishment and maintenance requirements in order to maximise the sustainability of the design. Through the consideration of aspect, soil type, and eliminating the need for potable irrigation, plants are intended to thrive with minimum intervention, whilst improving the microclimate of the streetscape. Through the creation of a more comfortable street environment coupled with effective and convenient public transport encourage pedestrians and cyclists and reduces car use.

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Bowen Hills Office Precinct, Hudd Street Landscape Design and Sustainability Statement

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