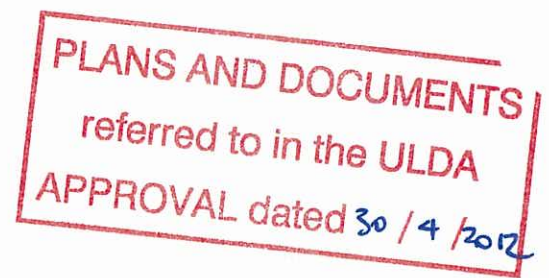


APPENDIX B

LANDSCAPE PLANS

Prepared by RPS





Bowen Hills Office Precinct, Hudd Street Masterplan Stage 1

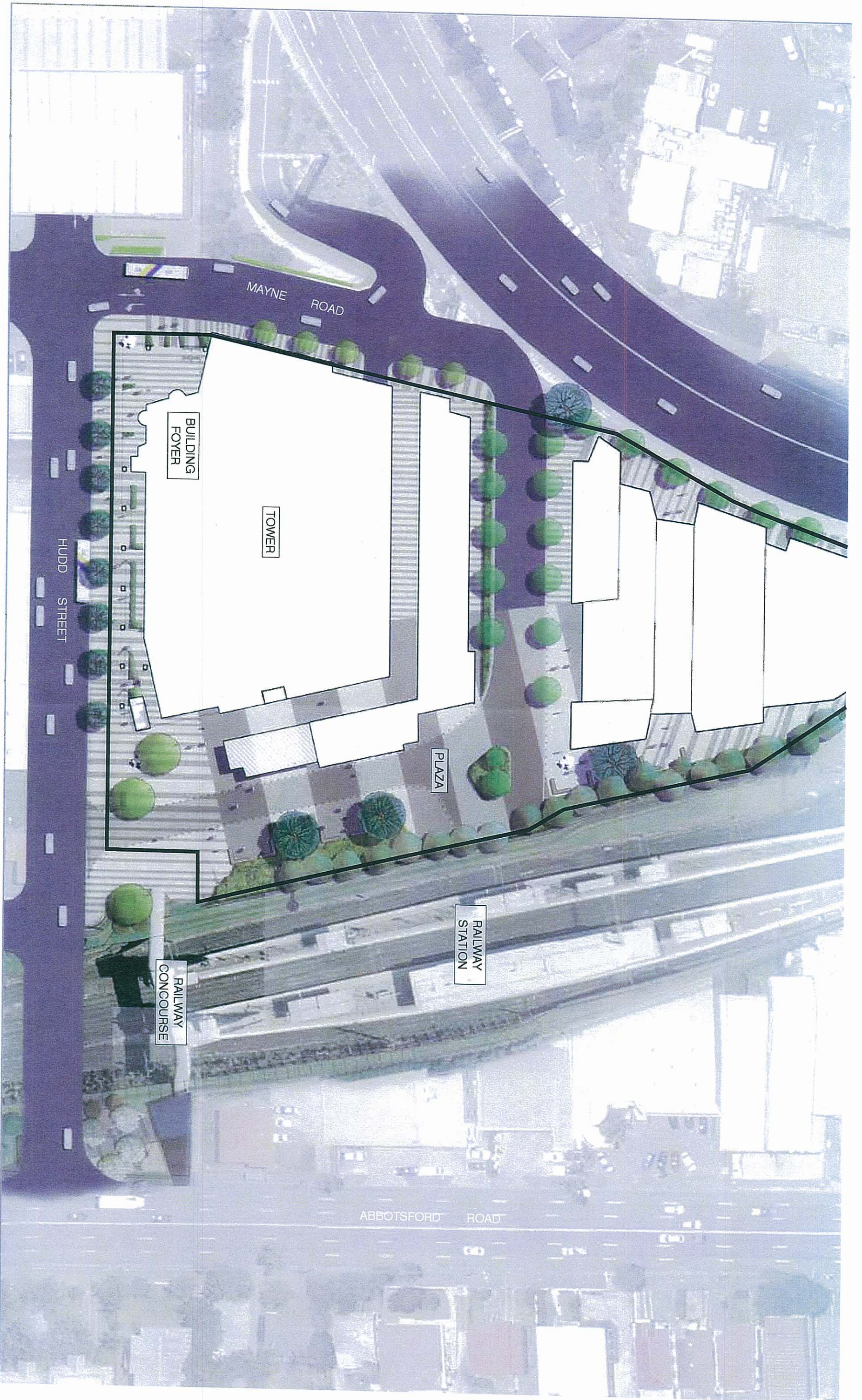
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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 18 / 455 Brunswick St
PO Box 1559
Ferntree Gully VIC 3156
T +61 3 9324 8300
F +61 3 9324 8399
www.rpsgroup.com.au

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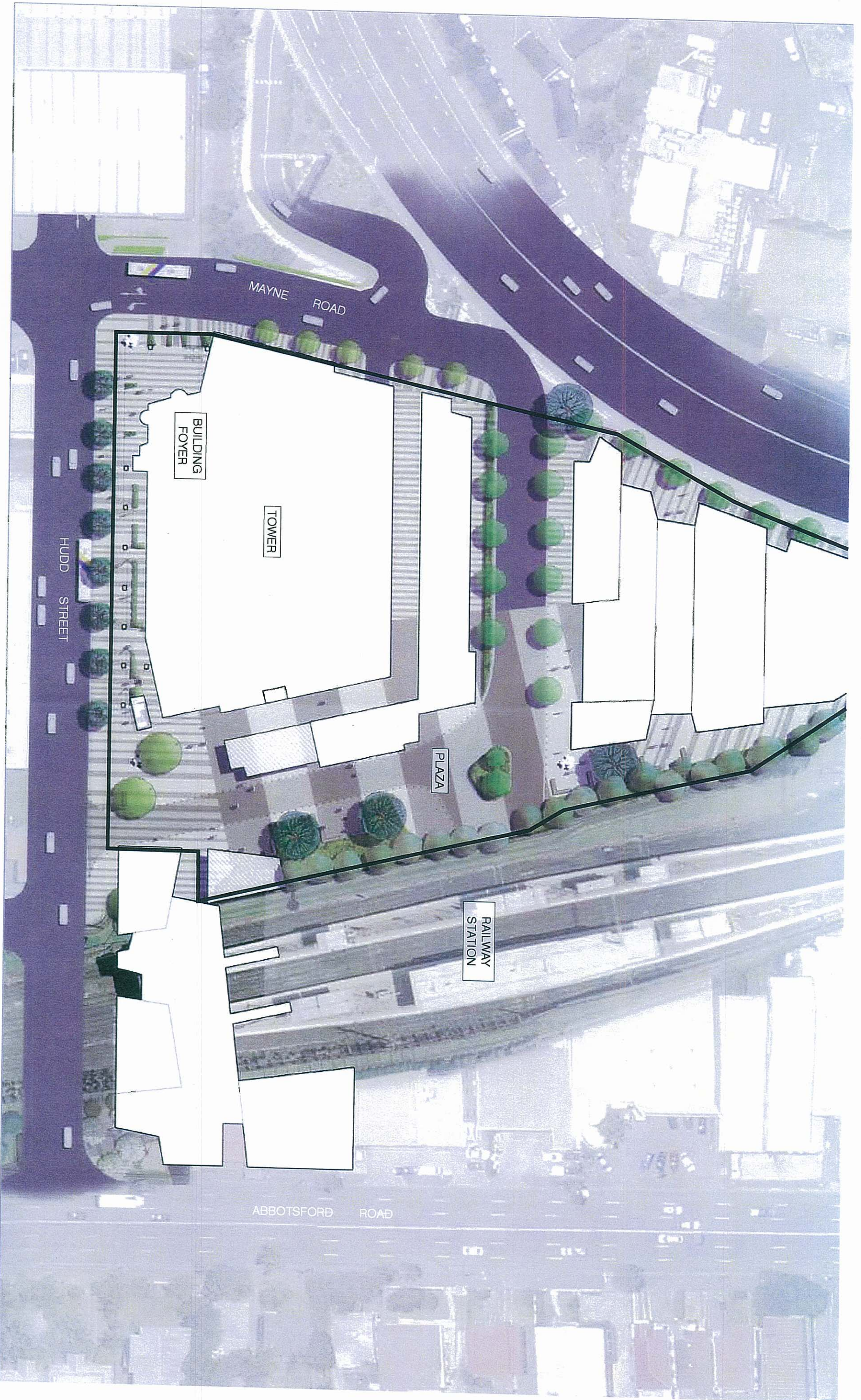
Bowen Hills Office Precinct, Hudd Street **Landscape Concept Stage 2**

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 RPS Australia East Pty Ltd
 Suite 18/455 Burwood St
 Ferndale Valley QLD 4006
 T +61 7 3124 9300
 F +61 7 3124 9399
 W rpsgroup.com.au

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Bowen Hills Office Precinct, Hudd Street Landscape Concept Indicative Development

0 50 100

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ACN 110 324 530
ABN 44 140 292 752
Suite 19/455 Brunswick St
Federation Valley QLD 4006
T +61 7 3124 5300
F +61 7 3124 5359
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Bowen Hills Office Precinct, Hudd Street Podium Tower Landscape Plan

0 50 100

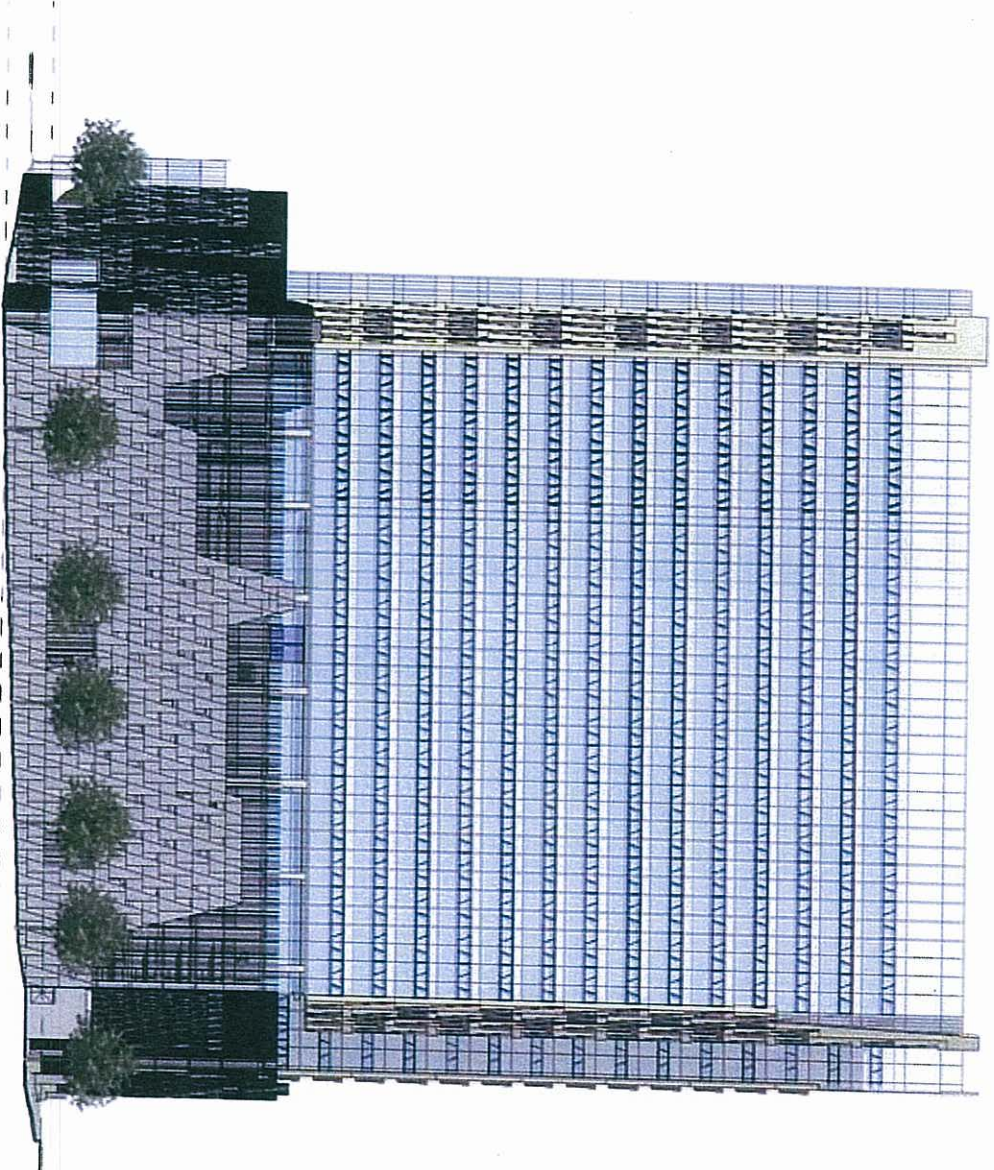
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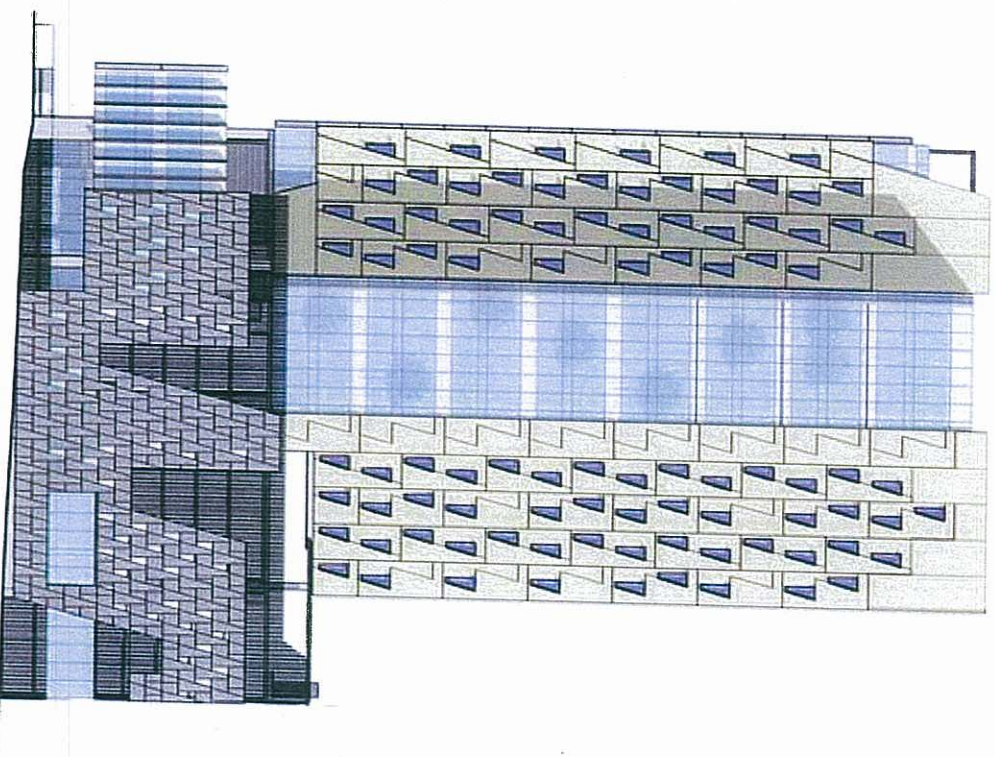
RPS Australia East Pty Ltd
ABN 44 202 7162
Suite 18 / 455 Brunswick St
Fremantle WA 6155
T +61 8 9437 3124
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NORTH ELEVATION



EAST ELEVATION



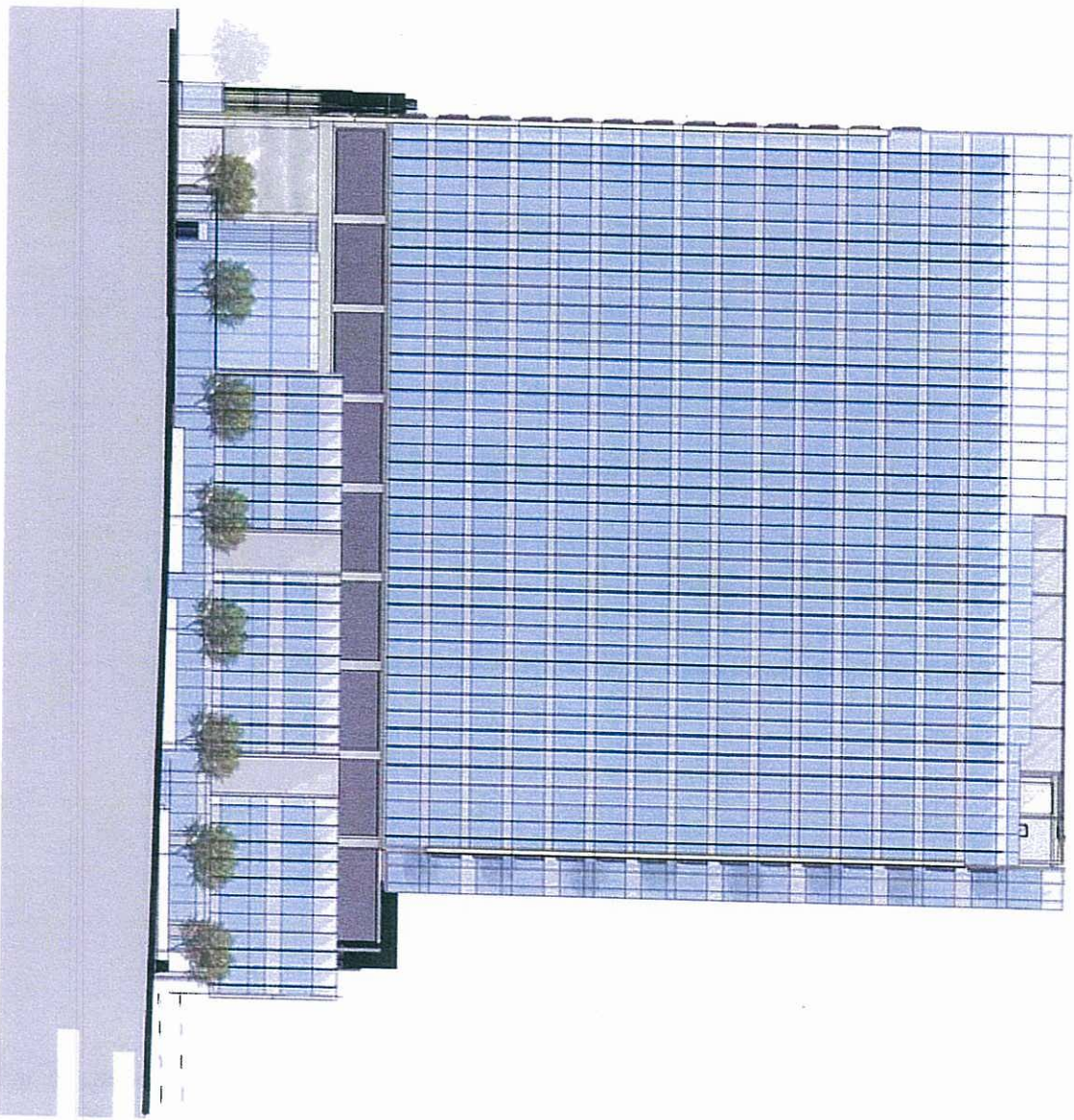
Bowen Hills Office Precinct, Hudd Street Landscape Elevations

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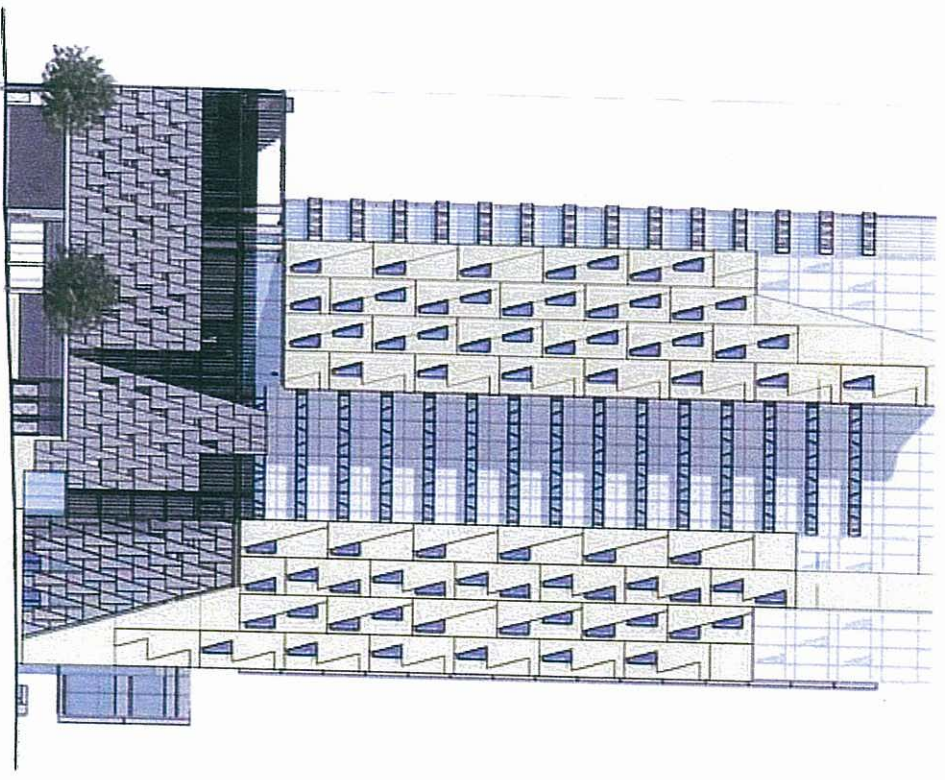
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RPS Australia East Pty Ltd
ACN 140 292 782
ABN 44 140 292 782
Suite 18 / 455 Brunswick St
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3124 9000
F +61 7 3124 9099
W rpsgroup.com.au

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SOUTH ELEVATION



WEST ELEVATION

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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 18 / 455 Brunswick St
PO Box 1559
Ferntree Gully VIC 3156
T +61 3 9124 9300
F +61 3 9124 9399
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NATIVE TREES AND SCREENING SPECIES



Elaeocarpus grandis

Harpulla pendula

Magnolia grandiflora

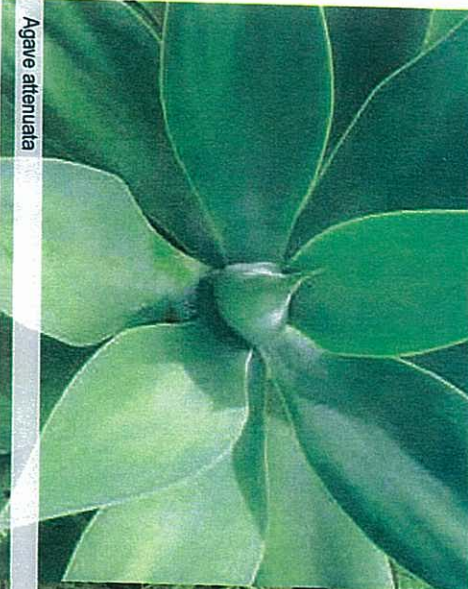
Syzygium species

Xanthostemon chrysanthus

Waterhousea floribunda

PLANT SCHEDULE		
SPECIES	COMMON NAME	POT SIZE
Trees		
Magnolia grandiflora	Southern Magnolia	100L
Syzygium australe	Lilly Pilly	45L
Waterhousea floribunda	Weeping Lilly Pilly	100L
Accent		
Agave attenuata	Century Plant	300mm
Cordyline australis	Red Sensation	300mm
Dracaena draco	Dragon Tree	45L
Eucalyptus foecida	Mauritius Hemp	300mm
Zamia furtifera	Cardboard Plant	300mm
Shrubs		
Acmeneria smithii	Lilly Pilly	300mm
Cordyline Cabernet	Spider Lily	140mm
Hymenocallis littoralis	Dwarf Lilly Pilly	140mm
Syzygium australe 'Elite'	Sweet Arrowwood	140mm
Viburnum odoratissimum		200mm
Creepers, Groundcovers & Succulents		
Dianella revoluta 'Drift Di'	Dwarf Flex Lilly	140mm
Dianella tasmanica 'Tas Red'	Red Flex Lilly	140mm
Echeveria elegans	Mexican Gem	140mm
Grevillea 'Gin Gin Gem'	Gin Gin Gem	140mm
Isoplepis nodosa	Knobby club rush	140mm
Myoporum ellipticum	Creeping Boobiala	140mm
Pandorea pandorana	Wonga Wonga Vine	140mm

ACCENT SPECIES



Agave attenuata



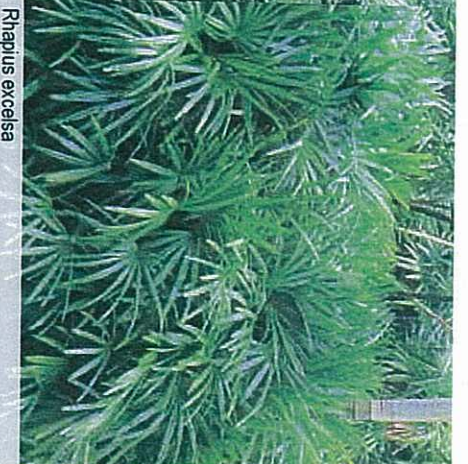
Cyathea cooperi 'dwarf'



Cordyline 'Red Sensation'



Cyrtostachys renda



Rhipidophora excelsa



Zamia furtifera

SHRUBS & GROUNDCOVERS



Lomandra species



Crinum pedunculatum



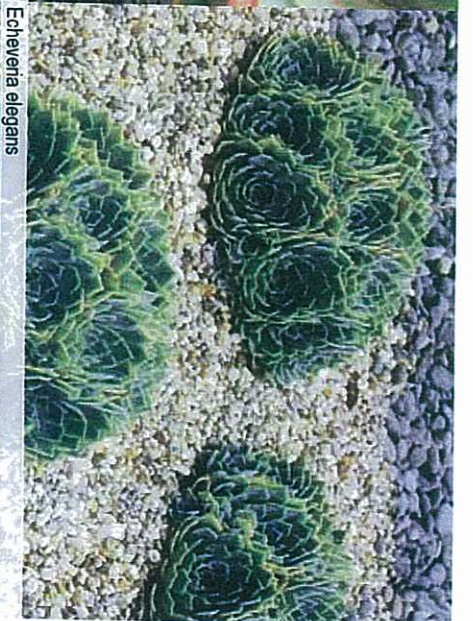
Cordyline 'Cabernet'



Festuca glauca



Dianella tasmanica 'Tas Red'



Echeveria elegans

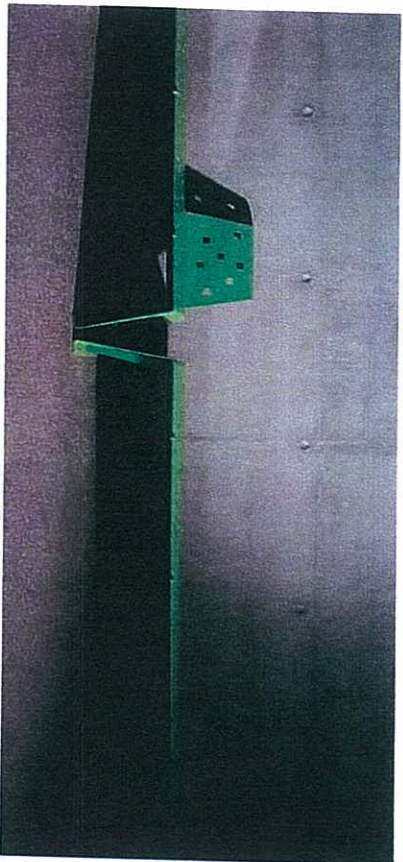
Bowen Hills Office Precinct, Hudd Street
Sub Precinct Plant Palette

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Bowen Hills Office Precinct, Hudd Street Sub Precinct Materials Palette

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RPS

RPS Australia East Pty Ltd
ABN 44 140 282 762
Suite 18 / 465 Burrows St
Ferntree Gully VIC 3156
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

Date April 2012 | Project No 110324_D

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.

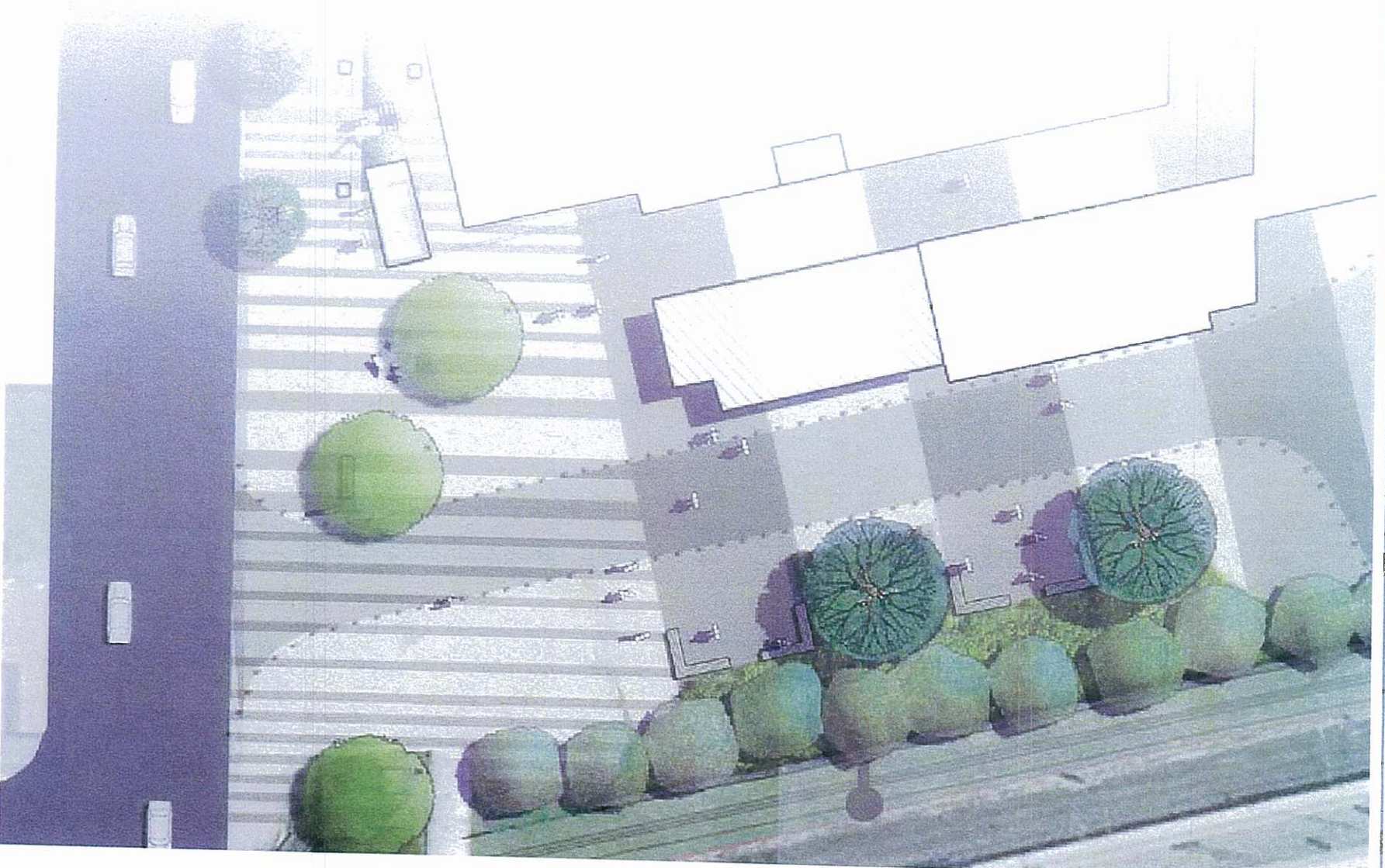
The design supports the employment focus of the project, providing bench seating at street level for staff, as well as shade trees and subtropical plantings for visual relief from the hard surfaces of the urbanised environment. These elements in turn increase the amenity of the space for visitors as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



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

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

RPS

RPS Australia East Pty Ltd
ACN 40 292 712
ABN 44 40 292 712
Suite 18 / 455 Brunswick St
PO Box 1559
Trundle Valley QLD 4005
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

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