

THOMPSON STREET LANDSCAPE DESIGN REPORT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2020/1124
Date: 22 December 2021

LANDSCAPE
DESIGN REPORT

[ISSUE 0]
PR145652-1

AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021



REVISION	DATE	PREPARED BY	APPROVED BY
[A]	25/02/20	EF	MK
[B]	28/02/20	EF	MK
[C]	04/03/20	EF	KE
[D]	11/03/20	EF	KE
[E]	21/04/20	EF	KE
[F]	09/09/20	AB	EF
[G]	29/01/21	AB	EF
[H]	02/02/2021	AB	EF
[I]	05/03/2021	AB	EF
[K]	09/03/2021	AB	EF
[L]	01/04/2021	AB	EF
[M]	15/04/2021	AB	EF
[N]	16/04/2021	AB	EF
[O]	20/04/2021	AB	EF

Prepared for:

Christian Ganim

Site Location:

12-18 Thompson St, Bowen Hills

Prepared by:

RPS Australia East

Level 4 HQ South
520 Wickham Street
Fortitude Valley
QLD 4006 Australia

Telephone: +61 7 3539 9500

ABN: 44 140 292 762

rpsgroup.com

© RPS 2019

The information contained in this document produced by RPS is solely for the use of **[Christian Ganim]** 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.

CONTENTS

1.0 MASTERPLAN

Site understanding

1.1 Context06

Design Visioning

1.2 Vision statement08

1.3 Design drivers.....08

Design Reponse

1.4 Site circulation 10

1.5 Landscape functional diagram..... 11

1.6 Landscape Master plan..... 12

1.7 Master plan character imagery 13

1.8 Master plan section A 14

1.9 Master plan section B 15

2.0 PARK RESPONSE

Design Reponse

2.1 The Green Interim Park detail plan 17

2.2 The Green section C 18

2.3 The Green Ultimate Park detailed plan..... 19

2.4 The Green character imagery.....20

2.5 The Green section D.....21

2.6 The Green section E.....22

3.0 TOWER ONE

Design Reponse

3.1 Context.....24

3.2 Vision Statement.....25

3.3 Design Drivers.....26

3.4 Ground Floor Programming.....27

3.5 Ground Floor Plan.....28

3.6 Ground and podium character images.....29

3.7 Car Park Floor Plans.....30

3.8 5th, 6th and 9th Floor Plans.....31

3.9 Roof Terrace Plan.....32

3.10 Roof Terrace Character images.....33

3.11 Section.....34

3.12 Materials.....35

3.13 Planting.....36



1.0 MASTERPLAN



SITE UNDERSTANDING

1.1 CONTEXT

Precinct Context



The site is located 2km from Fortitude Valley and 800m from the Brisbane river walk. This development is well positioned within 500m walk from the Bowen Hills train station and is serviced by a number of bus stops within 200m. Within in 500m of the site facilities include. YMCA, Perry Park, The Boo, Bunnings, and the Breakfast Creek hotel.

Site Context



The site sits amongst light industrial in the inner-city neighbourhood of Bowen Hills. With a number of road frontages, Abbotsford Road to the West and Thompson Street to the East and Murrarie Street providing access the site is highly permeable. The inner-city Bypass also sits just West of the site. The site is generally flat with a gentle East West slope. Some level changes at road frontages can be resolved with ramps and planting beds. Current uses include medical specialists suites, office warehouses and carparking.



DESIGN VISIONING

1.2 VISION STATEMENT

The proposed landscape will be integrated with buildings and adjoining streets with an articulated streetscape of appropriate sub-tropical plants. A series of attractive and functional landscape spaces will provide amenity for building users and visitors to the site alike. Open grassed areas surrounded by shade trees also provide multi-functional spaces for potential events, casual seating or a lunch time yoga class. A safe and direct path network will provide connection across the site and convenient circulation between buildings. The communal hub will offer a range of amenity to support lunch time barbecues, table tennis and capabilities for outdoor work including tables, power, USB ports and free Wi-Fi connection.

Research suggests parks and green space close to office buildings have health benefits for office workers. Benefits which may include clear thinking, creativity and overall better well-being. Small nature spaces can also improve general mood and attitude, reduce stress, mental health, mindfulness creativity and build social capital (Kathleen L. Wolf, Ph.D.).

1.3 DESIGN DRIVERS

Open, safe and legible spaces

Provide shade to streetscapes, landscape spaces and pathways across and throughout the site.

An integrated landscape with identity and character through sub-tropical design, art and place making

Deliver landscape spaces with multifunctional capability, support for social interaction and amenity for building users





DESIGN RESPONSE

1.5 OPEN SPACE AREAS DIAGRAM

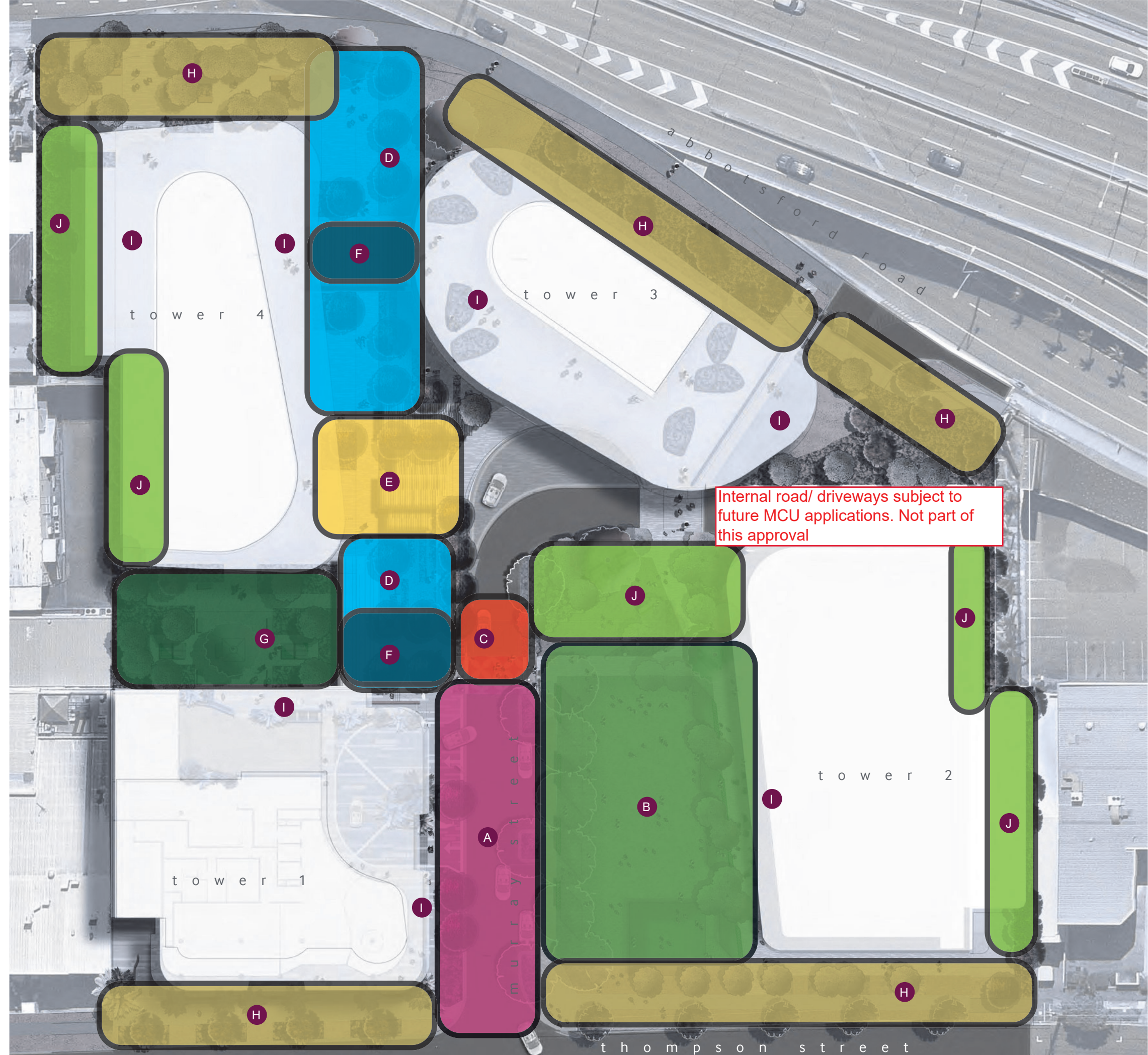
LEGEND

- A** Entrance Avenue with large shade trees and links to pathways crossing the site
- B** The Green will have an open and safe feel with grass, shade trees, seating and multifunctional capacity. Min 800m² nominal area in private land.
- C** The Plaza incorporates an elevated paved area for pedestrian priority road crossing. The edges will include shade trees, seating, bollards and opportunities for art and place making
- D** The Walkway includes a safe pedestrian link from Murray Street to Abbotsford Road. The link will include shade trees, seating and connections to adjoining buildings
- E** The Hub includes a lightweight shade structure and pergola with amenity supporting social interaction and the ability to work outside, supported by tables, power USB connection and free Wi-Fi
- F** Covered walkways between buildings
- G** Active area including table tennis and food/herb garden
- H** Articulated streetscape edges with integrated landscape
- I** Under croft with paved connections, seating and integration with potential café and commercial uses
- J** General landscape areas. Planted with hardy groundcovers and trees.

AMENDED IN RED

By: Chris Hinton

Date: 13 December 2021



1.6 MASTER PLAN

LEGEND

- 1 Tree avenue creates strong links through the site
- 2 Car parking bay in between build outs
- 3 ~~Raised pedestrian crossing plaza~~
- 4 Walkway connection with feature seating and accent planting
- 5 Shelters to outdoor office space, group dining area, food/herb garden and cover to drop off zone.
- 6 Covered walkways between buildings
- 7 Active area including table tennis
- 8 Articulated streetscape edges with integrated landscape
- 9 Under croft with paved connections, planting and seating.
- 10 Open green lawn
- 11 Shade trees to edges of lawn
- 12 ~~Turfed stage with GPO~~
- 13 Turf mounds to edge of lawn providing informal seating
- 14 Large feature trees
- 15 Shared pedestrian and vehicle zone
- 16 ~~Drop off zone~~
- 17 7m wide carriage way
- 18 Tree build outs

AMENDED IN RED

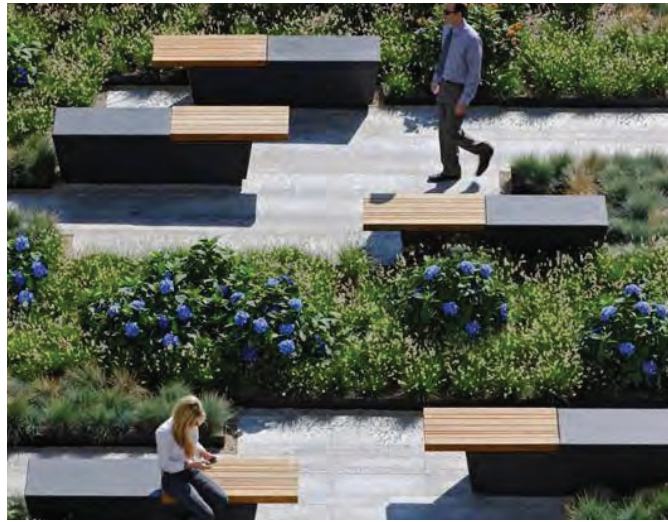
By: Chris Hinton

Date: 13 December 2021



1.7 MASTER PLAN CHARACTER IMAGES

The Hub



Seating with integrated planting, shelters, outdoor office space with power and wi-fi, dining space, edible garden, and BBQ facilities

The Link



Seamless pathway connections through the sight, clear sightlines, shade, low plantings, logical wayfinding.

Building and street interfaces



Street frontages utilise low plantings to maintain clear sightlines and define entries.

Active Area



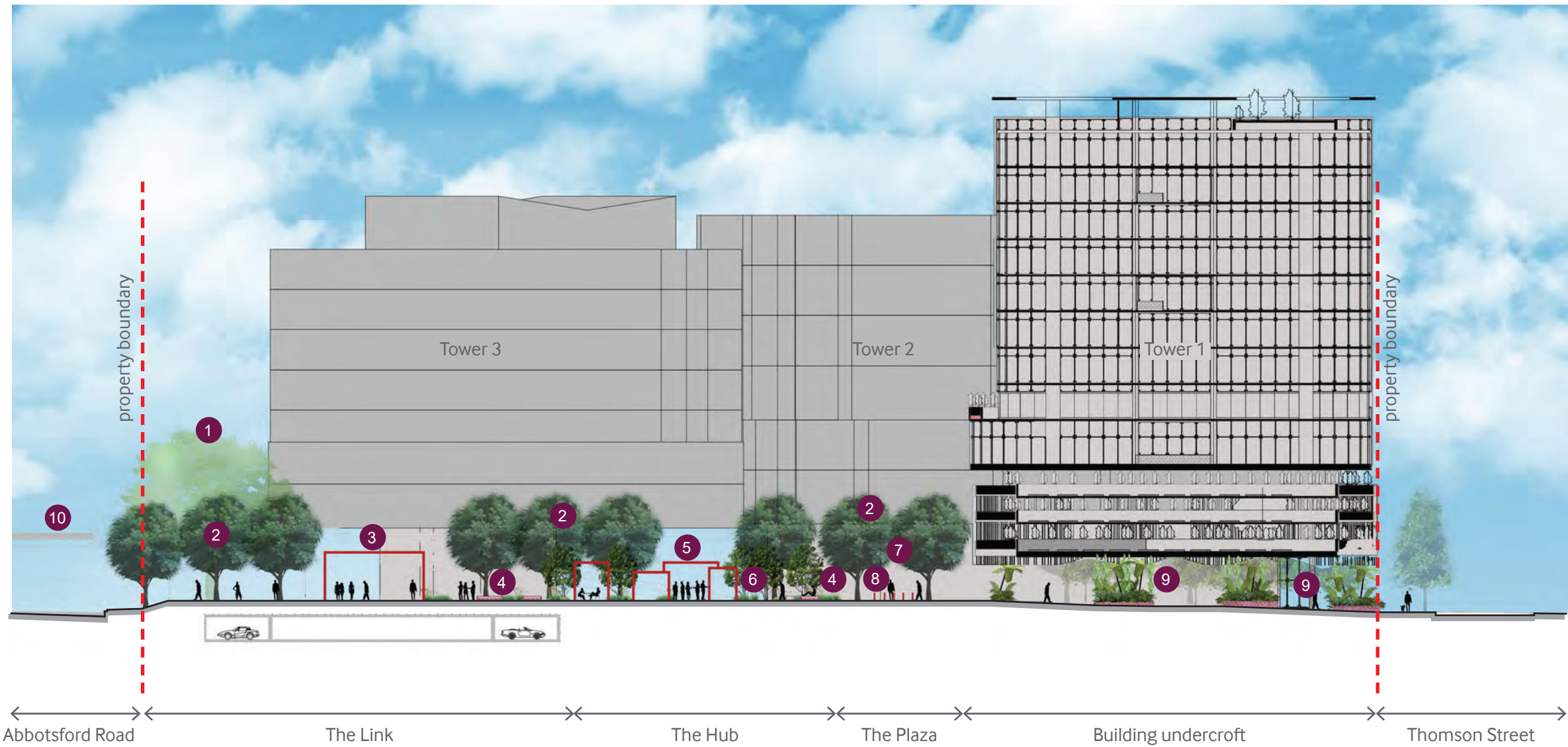
Semi-private space enclosed by low plantings to maintain visual surveillance, possible location for ping pong tables, yoga space or gym equipment

Building undercrofts



Under croft spaces animated with vertical gardens, lighting and shade loving plants.

1.8 MATER PLAN SECTION A



LEGEND

- 1 Large feature tree
 - 2 Avenue tree plantings along link path
 - 3 Covered walkway between Tower 4 and 3
 - 4 Seating set within garden beds and under trees.
- 5 Shade shelters with BBQ, seating, Wi-Fi, power points, tables.
 - 6 Edible garden, including herbs.
 - 7 Trees in paving
- 8 Bollards to raised pedestrian crossing
 - 9 Lush shade loving plants to undercroft raised planting beds.
 - 10 inner city by-pass

SCALE 1:250 @A1 / 1:500 @A3

G:\145652 12-18 THOMPSON STREET, BOWEN HILL\145652-1 THOMPSON STREET, BOWEN HILL\C_TECHNICAL\C4_INDESIGN\C4_1_A3 REPORT\145652-1-THOMPSON STREET LANDSCAPE DESIGN REPORT.INDD

1.9 MASTER PLAN SECTION B

LEGEND

- 1 Small shade trees to entry court
- 2 Avenue tree plantings along link path behind
- 3 Seating
- 4 Low groundcover plantings.





2.0

PARK RESPONSE

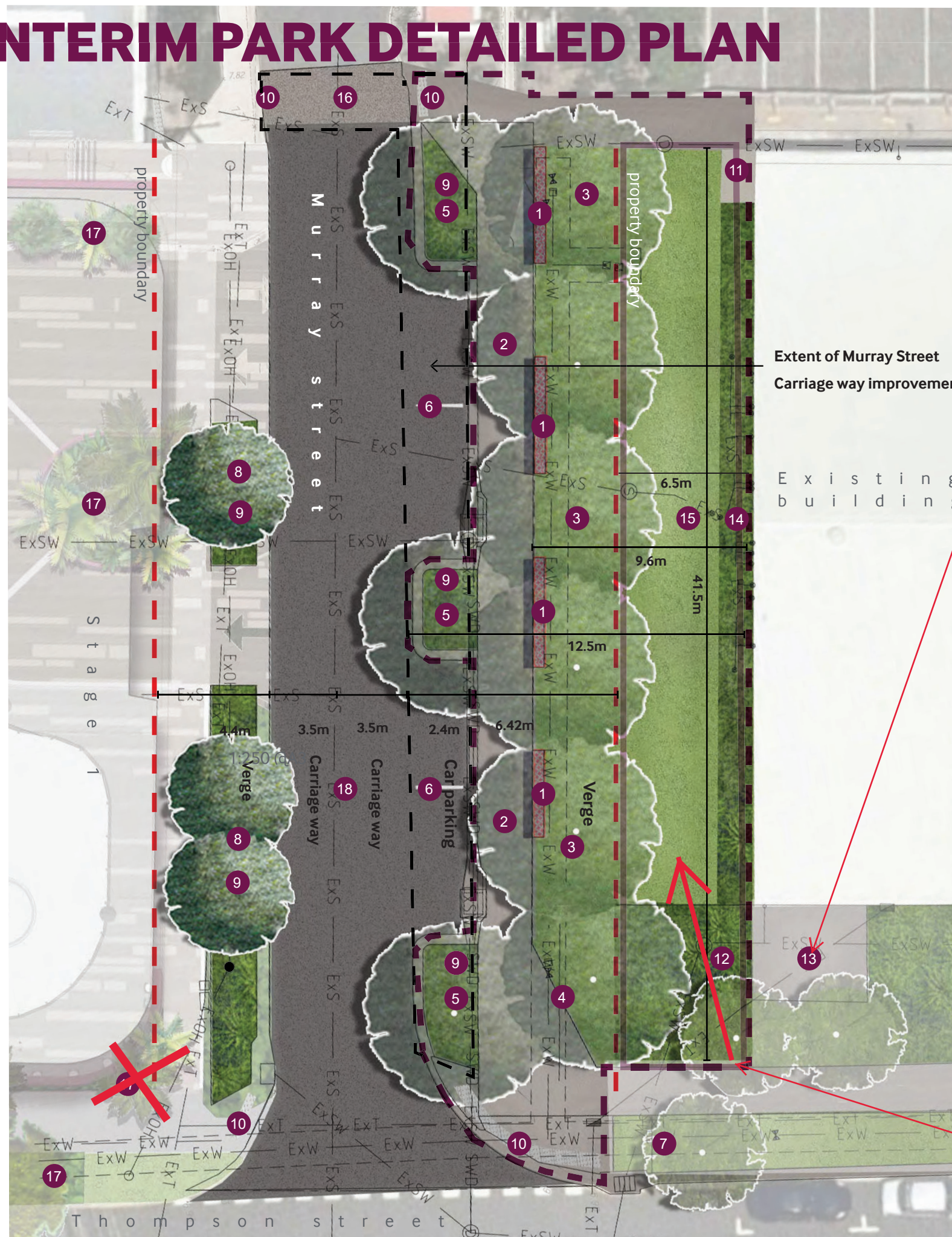
2.1 THE GREEN-INTERIM PARK DETAILED PLAN

LEGEND

- 1 Feature seating wall provides formal seating
- 2 Concrete footpath 2.5 m wide to BCC standard
- 3 Large park trees located on southern edge to maximise natural light hours across the open space while providing immediate shade underneath e.g. Flindersia australis. Offset from existing water to a min 750 mm to WSA code. Stormwater tree offset alignment consistent with BCC standards
- 4 Chamfered path to create a wide legible entry to park
- 5 Tree build outs with shade tree e.g. Flindersia australis
- 6 Car parking bay in between build outs
- 7 Thompson Street verge landscape retained and protected
- 8 Low trees under powerlines e.g. Cupaniopsis anacardioides placed on the same alignment as existing trees to ensure no clashes with services
- 9 Low groundcover planting to maintain sightlines under trees
- 10 Tactlies to BCC standard
- 11 Location for potential bike rack and services
- 12 ~~Entry landscape to act as a natural buffer to Thompson Street~~
- 13 ~~Building breakout space~~
- 14 Screen planting to existing building softening the built form and providing privacy for windows
- 15 Open lawn
- 16 ~~Suburban crossing~~
- 17 Stage 1 planting
- 18 7m wide road pavement

Note: locations of services are to be confirmed

Dimensions are approximate. Final dimensions to



AMENDED IN RED

By: Chris Hinton

Date: 13 December 2021



Building breakout space does not form part of this approval

NOTE:

The Masterplan of Murray, Thompson and Abbotsford Road have been designed to comply with Brisbane City Council (BCC) Standard Details and Centres Detail Design Manual. Murray and Thompson are categorised as Industrial Streets and the design reflects the BCC design requirements of pavement finishes, tactile paving, tree positioning, and species selection. Abbotsford Road is classified as a Subtropical Boulevard - out of centre verge width 5m. The design for this including the details, materials finishes, and species selection will comply with the BCC standards.

INTERIM PARK EXTENTS

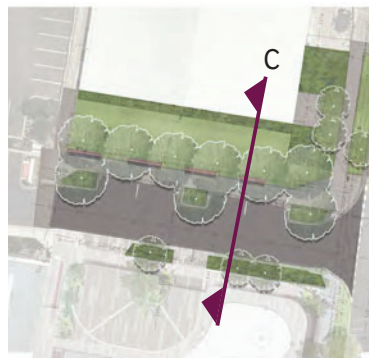
- Interim park extent total = approx 550m²
- ▬ Interim park within site total = approx 250m²
- - Extent of Murray Street carriage way improvements

Direct pedestrian access to be provided for pedestrians moving south along Thompson St into the interim park

2.2 MURRAY STREET SECTION C

LEGEND

- 1 Feature seating wall provides formal seating
- 2 Footpath to BCC standard detail
- 3 Large park trees located on southern edge to maximise natural light hours across the open space while providing immediate shade underneath e.g. Flindersia australis
- 4 Low trees under powerlines e.g. Cupaniopsis anacardioides
- 5 Tree build outs with shade tree e.g. Flindersia australis
- 6 Car parking bay in between build outs
- 7 Low groundcover planting to maintain sightlines
- 8 Buffer planting to building



Note: Dimensions are approximate. Final dimensions to be resolved during detail design.



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

G:\145652 12-18 THOMPSON STREET, BOWEN HILL\145652-1 THOMPSON STREET, BOWEN HILL\C_TECHNICAL\C4_INDESIGN\C4_1_A3 REPORT\145652-1- THOMPSON STREET LANDSCAPE DESIGN REPORT.IND

2.3 THE GREEN ULTIMATE PARK LAYOUT DETAILED PLAN

LEGEND

- 1 Tree avenue creates strong links through the site
- 2 2.5m wide footpath to BCC standard details
- 3 ~~Raised pedestrian crossing plaza~~
- 4 Building undercroft and spill out area for ground floor tenancies
- 5 Trees in grates, bollards and feature lights to pedestrian plaza featuring placemaking art
- 6 Intimate gathering area with seats set into planting. Please note this area is excluded from the public park calculation and comprises development green space.
- 7 Large feature trees create site landmarks and aid wayfinding
- 8 Articulated streetscape edges with integrated landscape
- 9 Turf mounds to edge of lawn providing informal seating
- 10 Open green lawn creating versatile event space, lunching and informal gatherings
- 11 Trees to edges of lawn providing shade, amenity and enclosure
- 12 ~~Turfed stage with GPOs for lunch time buskers, yoga classes or other events~~
- 13 Seating walls to edge of lawn with integrated charging points
- 14 Meeting node with seating, art, water bubbler and signage
- 15 Campus entry signage
- 16 7m wide road pavement
- 17 Low groundcover planting to maintain sightlines under trees
- 18 Tree build outs with shade tree e.g. Flindersia australis
- 19 Car parking bay in between build outs
- 20 Tactiles to BCC standards

Note: Dimensions are approximate. Final dimensions to be resolved during detail design.

This plan is for the purpose of the Ultimate Park only. Any works beyond the Ultimate Park extent are subject to further development approval.

AMENDED IN RED

By: Chris Hinton

Date: 13 December 2021



Murray Street Crossing improvements delivered with Ultimate Park

ULTIMATE PARK EXTENTS

- - - Ultimate park extent total = approx 1200m²
- - - Ultimate park within site total = min 800m²

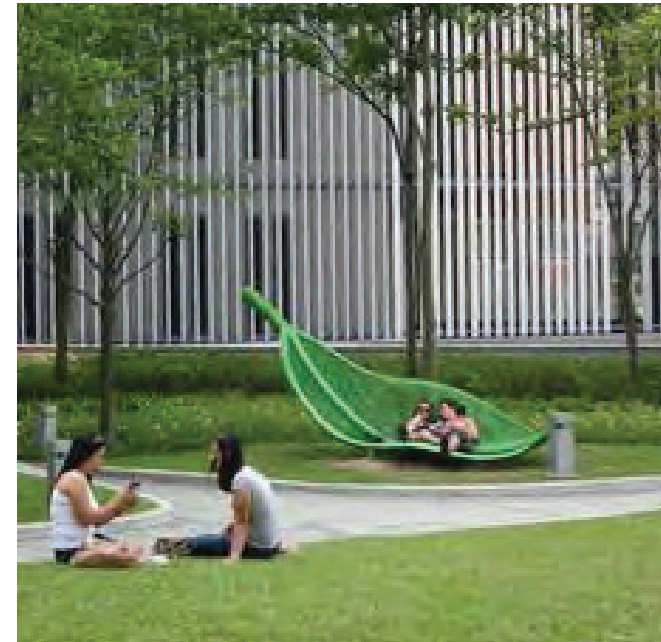
2.4 THE GREEN CHARACTER IMAGES

The Green

The Green affords opportunities for both passive and active recreation with multi-use zones that activate the space day and night.

Wide connector pathways with clear sightlines encourage pedestrians to use the space as a thoroughfare while corporate events, buskers, yoga classes and performances can all attract passersby to linger and return.

Casual seating opportunities afforded by the turf mounds and wall seats with inbuilt charging points along the perimeter of the open lawn provide moments for pause and relaxation.



2.5 THE GREEN SECTION D

LEGEND

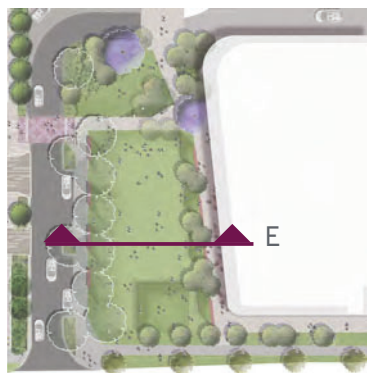
- 1 Articulated streetscape with integrated planting
- 2 ~~Turfed stage with SPS~~
- 3 Seating wall, turf mounds, and shade trees to edge of space
- 4 Feature tree



2.6 THE GREEN SECTION E

LEGEND

- 1 Footpath dining opportunities
- 2 Feature seating wall
- 3 Shade trees
- 4 Turf mound informal seating opportunities
- 5 Open green lawn
- 6 Car parking in between tree buildouts
- 7 Wide promenade footpath





3.0

TOWER ONE

3.1 CONTEXT

Precinct Context



The site is located 2km from Fortitude Valley and 800m from the Brisbane river walk. This development is well positioned within 500m walk from the Bowen Hills train station and is serviced by a number of bus stops within 200m. Within in 500m of the site facilities include. YMCA, Perry Park, The Boo, Bunnings, and the Breakfast Creek hotel.

Site Context



The site sits amongst light industrial in the inner-city neighbourhood of Bowen Hills. With two road frontages, Abbotsford Road to the West and Thompson Street to the East the site is highly permeable. The inner-city Bypass also sits just West of the site. The site is generally flat with a gentle East West slope. Some level changes at road frontages can be resolved with ramps and planting beds. Current uses include carparking, Subaru workshop, and medical specialists suites.

G:\146652\12-18 THOMPSON STREET BOWEN HILLS\146652-1 THOMPSON STREET LANDSCAPE DESIGN REPORT\INDO

3.2 VISION STATEMENT

Tower One will establish the character and intent for the rest of the health campus, creating a front door and presence on Thompson street. The landscape aims to draw pedestrian into the site by address the Thompson and Murray street frontages through establishing a lush landscape of pedestrian scale, thus creating an inviting place to spend time in. The scale of landscape elements will respond to the density of activity and movement throughout. Amenity for the workers and visitors alike will be provided by creating a garden setting that is green and lush. Through the use of vertical gardens, advanced trees, climbers and dense understory planting, a tropical oasis will form.



3.3 DESIGN DRIVERS

EDGES

Multi-functional edges which define spaces will also provide seating opportunities. Consideration of important interfaces such as street and ground floor will assist in supporting visual access and activation.



PERMEABILITY

The landscape aims to strength pedestrian links and encourage thoroughfare use into the ground floor frontage.



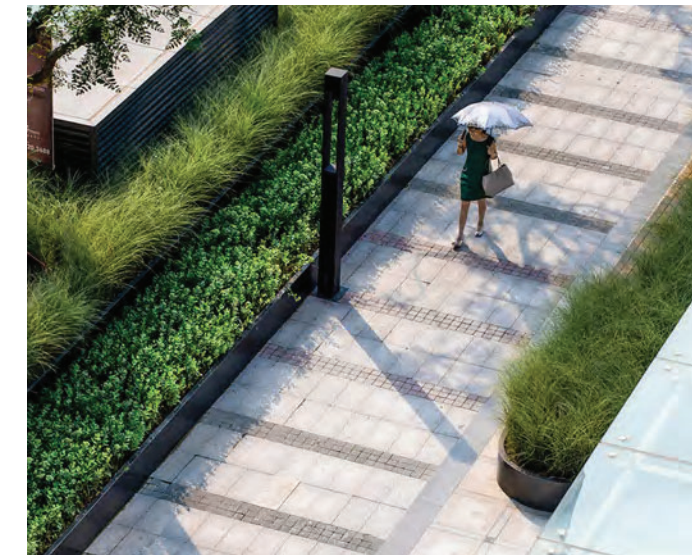
GREENERY

The landscape will play an important role in softening the built form and providing scale to podium levels. Planting to upper levels and the roof terrace provide shade, screening and assist in establishing a cooling effect across the site.



ARRIVAL

On both ground and the roof top spaces the landscape considers a sense of arrival. On street level it will highlight building entrances and on rooftop it will be utilised to frame views from the lobby to the external space.



AMENDED IN RED

By: Chris Hinton

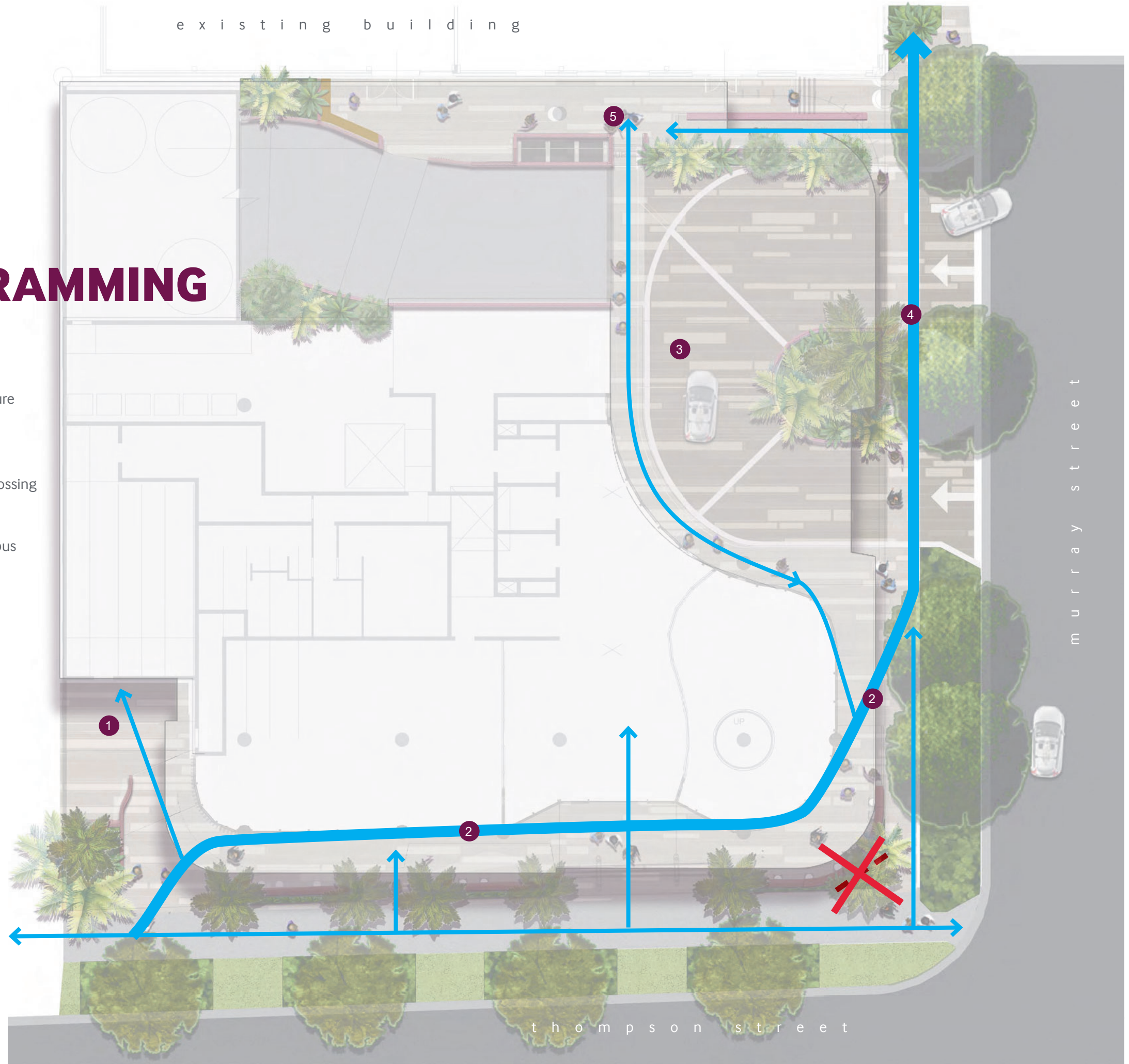
Date: 14 September 2021



3.4 GROUND FLOOR PROGRAMMING

LEGEND

- 1 Bicycle parking and entry to secure enclosure
- 2 Undercroft pedestrian access
- 3 Ambulance drop off area and pedestrian crossing zone
- 4 'Link' pedestrian path access to wider campus
- 5 Ramp step access to existing building
- Primary pedestrian access
- Secondary pedestrian access



AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021



3.5 GROUND FLOOR PLAN

LEGEND

- 1 Undercroft with textured subtropical planting of varied height
- 2 Street tree with low level planting
- 3 Shared zone with paving pattern to assist creating slow speed area – coloured and exposed aggregate concrete
- 4 Low planting with mixed height to screen wall
- 5 Pedestrian crossing point with maximum crossfall of 2.5%
- 6 Define pedestrian area with wide flush kerb, or similar
- 7 Tree avenue with low planting understory
- 8 Articulated street planting and permeable building access
- 9 Access to secure bike storage
- 10 Street trees to Thompson Street to authority requirement
- 11 Planters with stool and bar table for dining
- 12 Bin store
- 13 Raised planters with seating edge



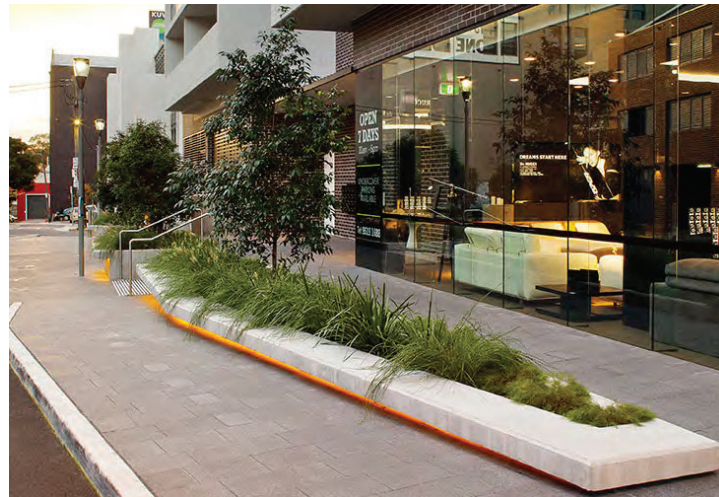
SCALE 1:100 (QA1) / 1:200 (QA3)

G:\145652 12-18 THOMPSON STREET, BOWEN HILL\145652-1 THOMPSON STREET, BOWEN HILL\C_TECHNICAL\C4_INDESIGN\C4_1_A3 REPORT\145652-1-THOMPSON STREET LANDSCAPE DESIGN REPORT.INDD

3.6 GROUND FLOOR AND PODIUM CHARACTER IMAGES

STREETSCAPE INTERFACE

Street frontages utilise low plantings to maintain clear sightlines and define entries. Seating integrated into planter edges help to animate the space. Use of feature materials for placemaking and site identification



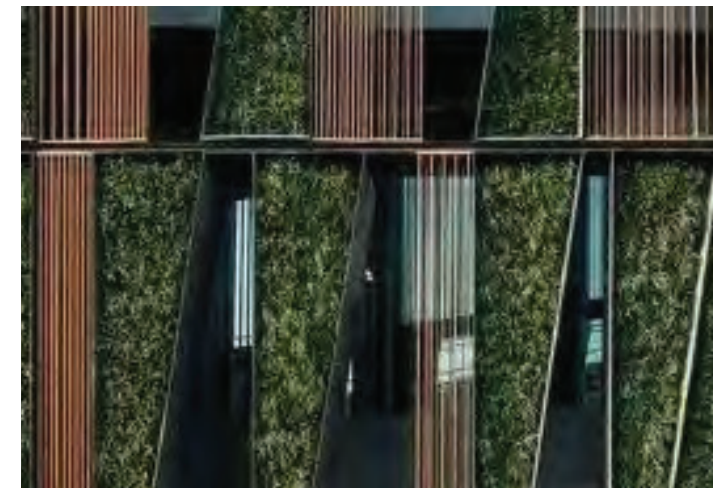
UNDERCROFT

Under croft spaces animated with vertical gardens, lighting and shade loving plants.



PODIUM LEVEL

Plants with strong upright forms and cascading character combine to soften the built form, screen car parking, and provide striking colour and textural contrast.



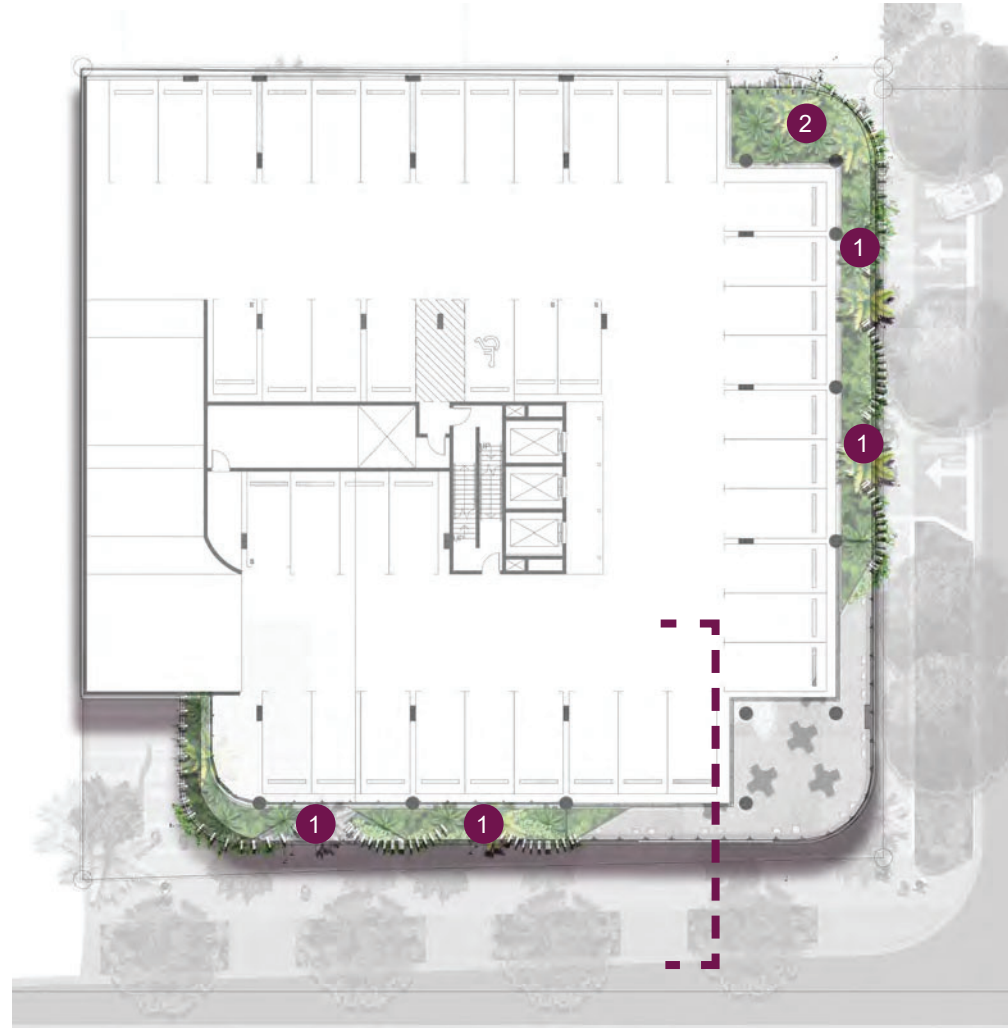
G:\145652\12-18 THOMPSON STREET\BOWEN HILL\145652-1 THOMPSON STREET\BOWEN HILL\145652-1 THOMPSON STREET LANDSCAPE DESIGN\REPORT\INDO

3.7 CAR PARK FLOOR PLANS

LEVEL 2



LEVEL 3



LEVEL 4



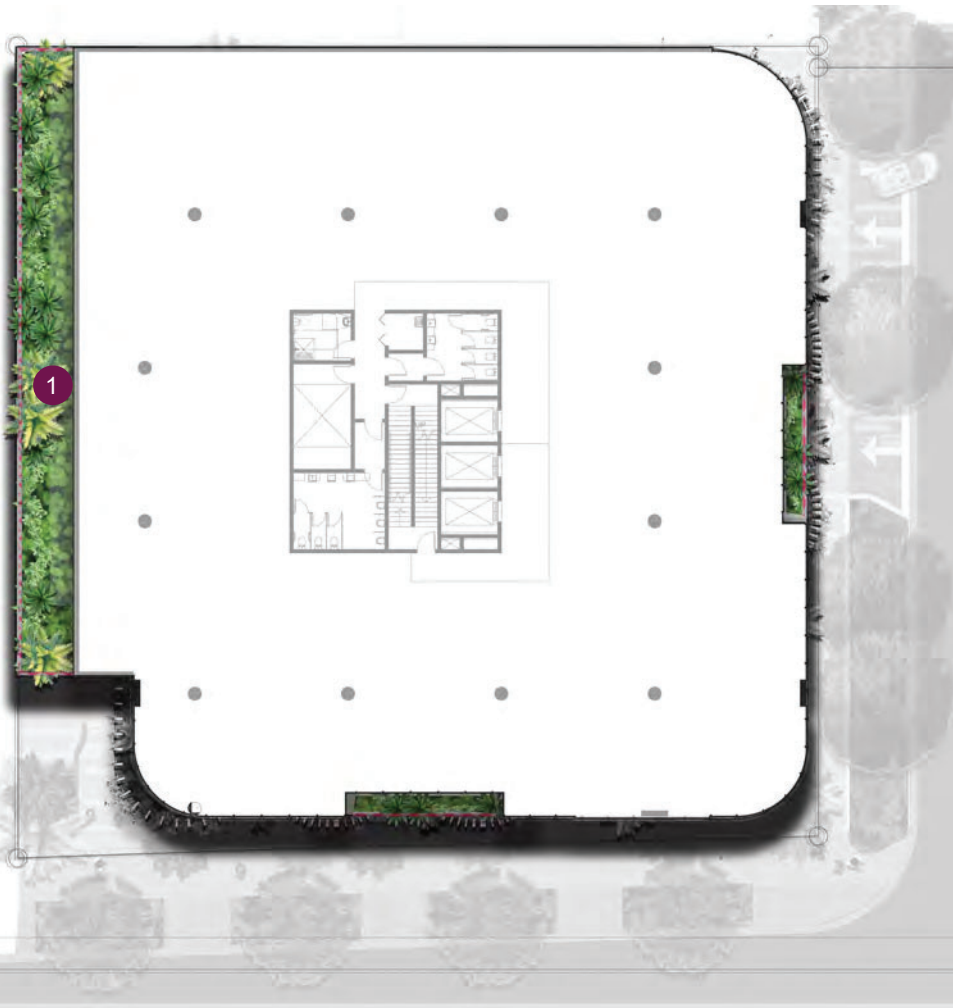
LEGEND

- 1 Feature planting to breaks in the facade panelling.
- 2 Lush planting to the raised planting beds provide screening the carpark levels. 800mm min depth to planters

Note: All planters to have automated irrigation system and are accessible from car park for maintenance.

3.8 5TH, 6TH AND 9TH FLOOR PLANS

LEVEL 5



LEVEL 6



LEVEL 9



LEGEND

- 1 Raised planter with lush plantings to provide a green breakout space. 800mm min depth to planters
- 2 Planted terrace provides private breakout space for tenants and adds interest to the facade. 800mm min depth to planters

Note: All planters have automated irrigations system and maintenance access points along the façade

AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021



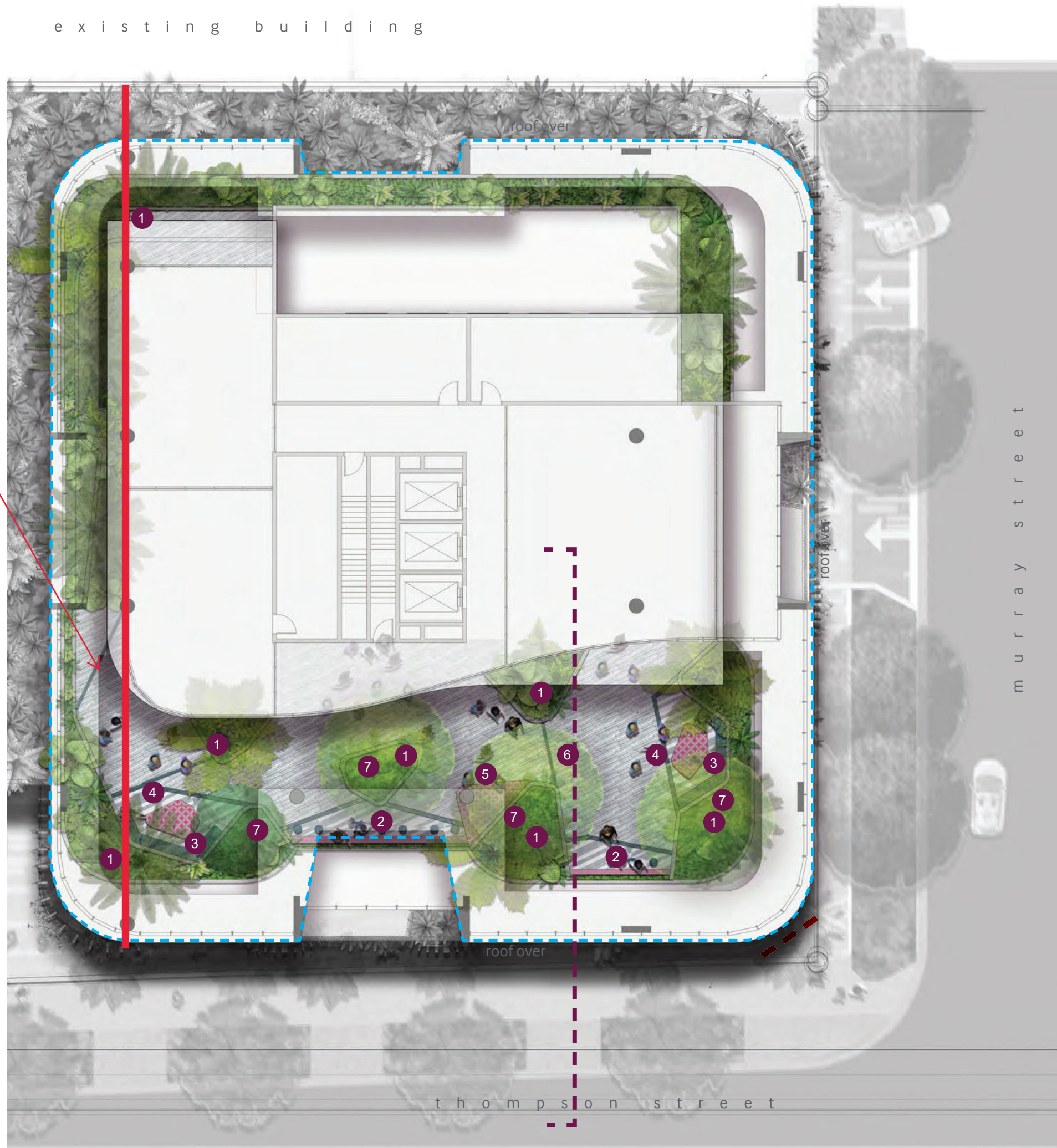
3.9 ROOF TERRACE PLAN

Only landscaping approved to the south of this line

LEGEND

- 1 Raised planters with lush plantings enclose the space creating outdoor rooms while providing a lush oasis. Typical planter depth 1000mm
- 2 Bar with seating
- 3 Seating edge to planter provide informal socializing opportunities.
- 4 Low tables with feature finish doubles as seating.
- 5 Platform seat with feature finish located at the end of the entrance view line creating a focal point in the space.
- 6 Paving pattern scale defines the terraces passive and dynamic uses.
- 7 Large trees provide shade to terrace.

Note: Planter heights and parapet integration will be explored during design development.



3.10 ROOF TERRACE CHARACTER IMAGES

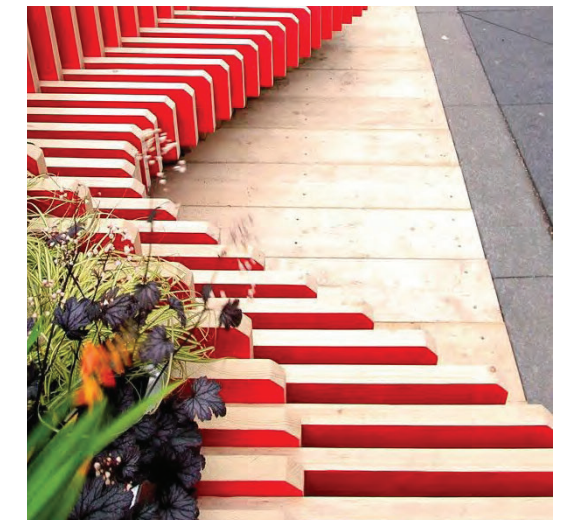
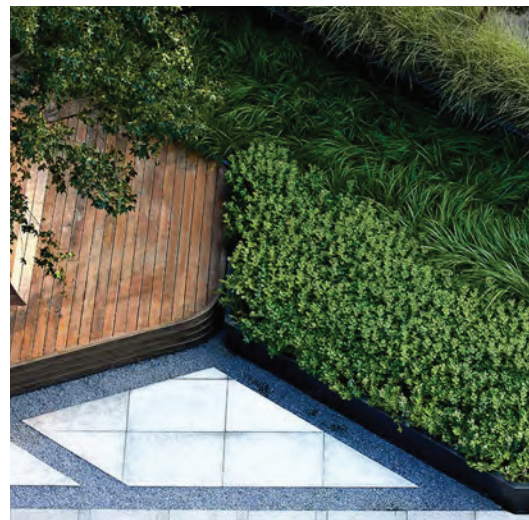
SPACE

A number of open versatile 'outdoor rooms' created using planters. This allows the roof terrace to be used as one large event space, or sectioned off for small gatherings, or used as a casually recreation space for office works. Varying seating options available. Benches and glass balustrade take advantage of the views to the city or Brisbane River. Planter edge seats allow for casually group interactions. Movable tables and chairs cater for more formal events.



PLACEMAKING

Accents through the use of texture, colour, planting, pattern shadow and light build interest, create mood, and stimulate activity in the space.



3.11 SECTION

LEGEND

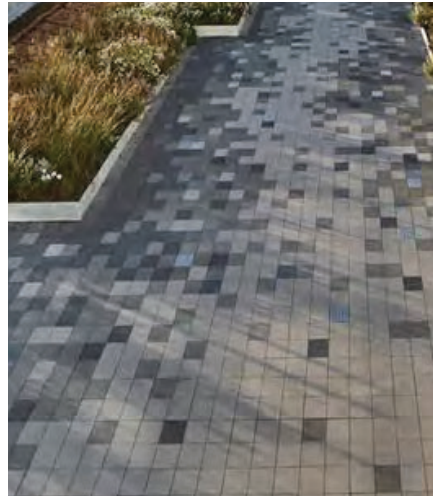
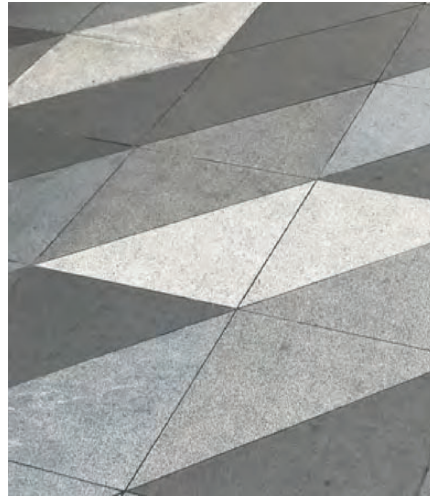
- 1 Thompson Street
- 2 Street tree providing shade to footpath.
- 3 Low level hardy groundcovers to streetscape
- 4 Verge footpath
- 5 Steps and handrail to access Tower One
- 6 Raised planter with feature finish provides interest to the streetscape.
- 7 Lush planting to undercroft space.
- 8 Structured and cascading plantings to podium planters provide visual interest and soften built form.
- 9 Feature planting located in voids of facade.
- 10 Bench with stools to allow visitors to take advantage of views.
- 11 Tree plantings to provide shade to terrace.
- 12 Lush plantings in raised planters to create a green oasis. Typically 1000mm deep planters
- 13 Raised planters with seating edges provide opportunities for informal social gatherings and form outdoor rooms.



3.12 MATERIALS

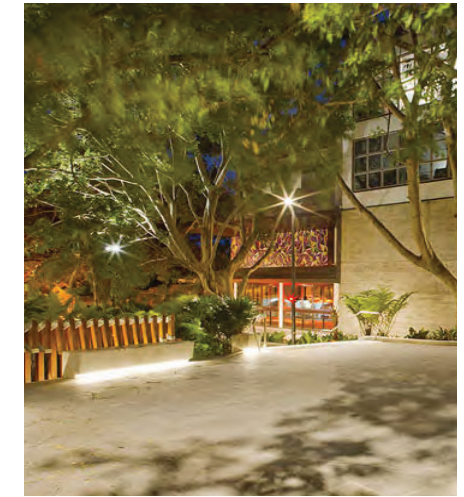
PAVEMENT

Size and pattern to relate to function and movement..



LIGHTING

Transforms the space into a safe and vibrant social hub at night while creating mood.



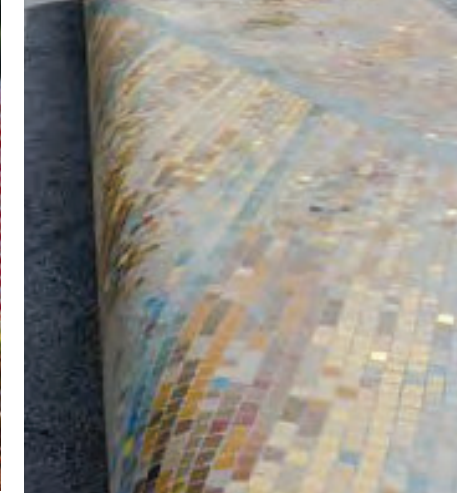
CONCRETE

Concrete will form a strong and robust base for the landscape. It will withstand a long life and will be able to tolerate high pedestrian movement.



CERAMIC TILES

Ceramic tile brings vibrancy and interest to the space. Located on key features such as the walls and seating edges, these become follies of intrigue and playfulness adding another layer of detail and scale to the space.



PLANTING

The planting will be lush, green and vibrant with variation in leaf texture.



VERTICAL

Vertical structures with plant climbing capabilities will create a memorable visual experience.



3.13 PLANTING

The landscape will provide a green and lush entrance to the campus that seamlessly connects the streetscape to the architecture and draws people in. The built form including restaurants, shops, break out areas and lunching spots will feel nestled within the garden oasis with multi tiered greenery along the ground plane and above.

TREES



Harpullia pendula Tulipwood



Elaeocarpus obovatus Hard Quandong

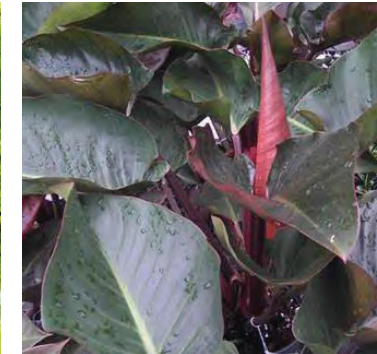
FEATURE



Zamia furfuracea Cardboard Cycad



Cyathea cooperi Tree Fern



Philodendron 'Rojo Congo'



Alocasia Wenti Elephant Ears



Licuala ramsayi Fan Palm

SHRUBS & GROUNDCOVERS



Ficus microcarpa 'Green Island'



Pittosporum tobira 'Miss Muffet'



Neomarica gracilis Walking Iris



Dichondra Repens Kidney Weed



Viola hederacea Native Violet



Strelitzia nicolai



Pyrostegia venusta Orange Trumpet



Calathea Varieties



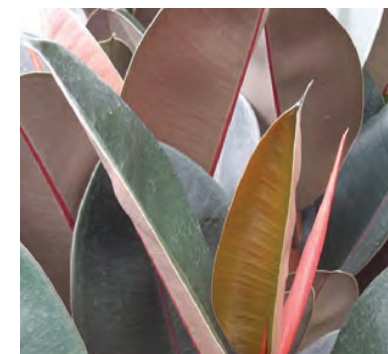
Philodendron Birkin



microsorium punctatum



Curcuma australasica 'Aussie Gem'



Ficus elastica 'Burgundy'



Monstera deliciosa



Epipremnum aureum Devil's Ivy



Cissus antarctica Kangaroo Vine

CLIMBERS

SHRUBS & GROUNDCOVERS



Rhoeo discolor Moses in the Cradle



Philodendron Birkin



Alocasia brisbanensis Native Lily



Alpinia mutica False Cardamom



Crassula Ovata Jade Plant



Cordyline stricta Slender Palm Lily



Casuarina 'Cousin It'



Calochlaena dubia Common Ground Fern



Asplenium Australasicum Birds Nest Fern



Curculigo Capitulate Giant Palm Grass



Rhaps Excelsa Broadleaf Lady Palm

