

# 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

PLANS AND DOCUMENTS  
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Date: 18 July 2024



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By: Chessa Lao  
Date: 19 June 2024



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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
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**Prepared for:**

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**Site Location:**

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# 1.0 MASTERPLAN

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# SITE UNDERSTANDING

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# 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.

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**DESIGN VISIONING**

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## 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.).

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## 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





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# DESIGN RESPONSE

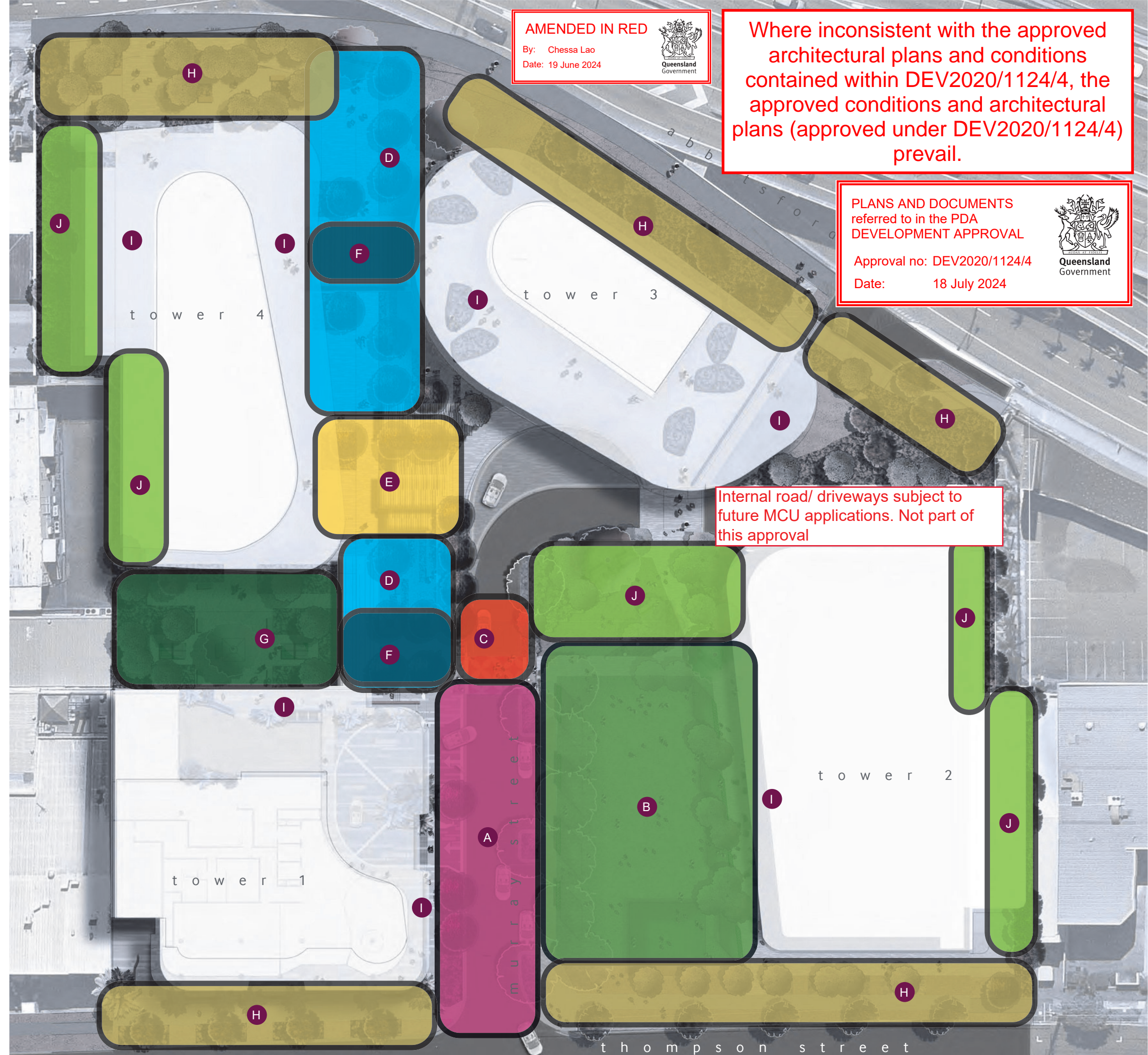
# 1.5 OPEN SPACE AREAS DIAGRAM

## 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 800m<sup>2</sup> 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.

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Internal road/ driveways subject to future MCU applications. Not part of this approval

# 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

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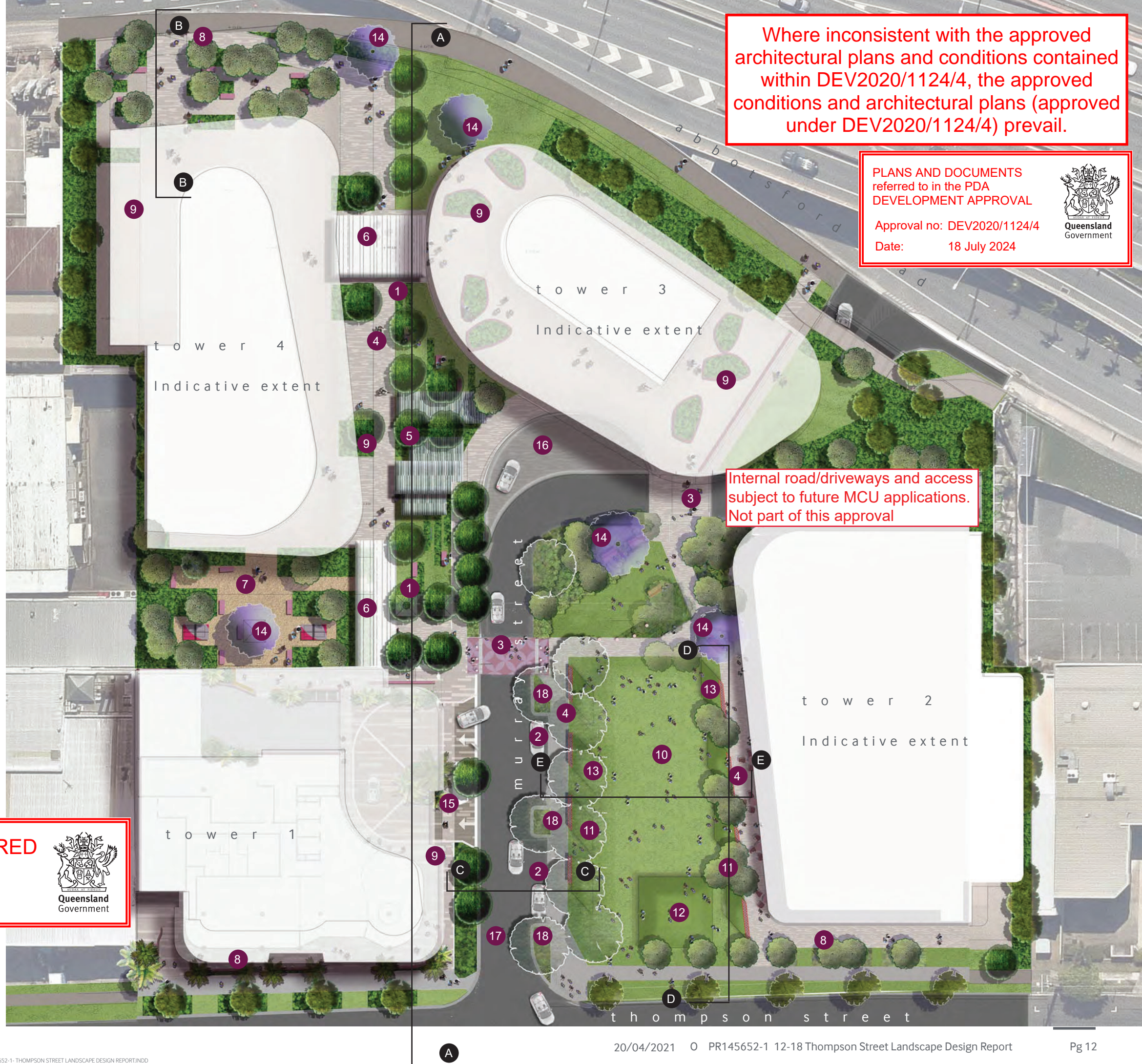
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SCALE 1:250 @A1 / 1:500 @A3

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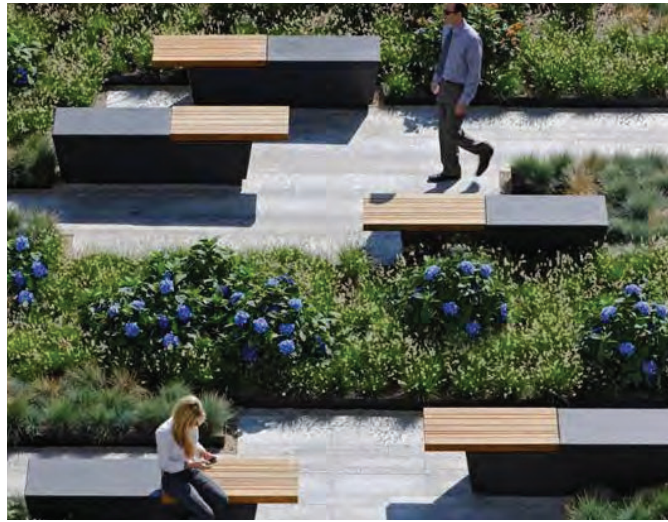


Internal road/driveways and access subject to future MCU applications. Not part of this approval

# 1.7 MASTER PLAN CHARACTER IMAGES

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## 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.

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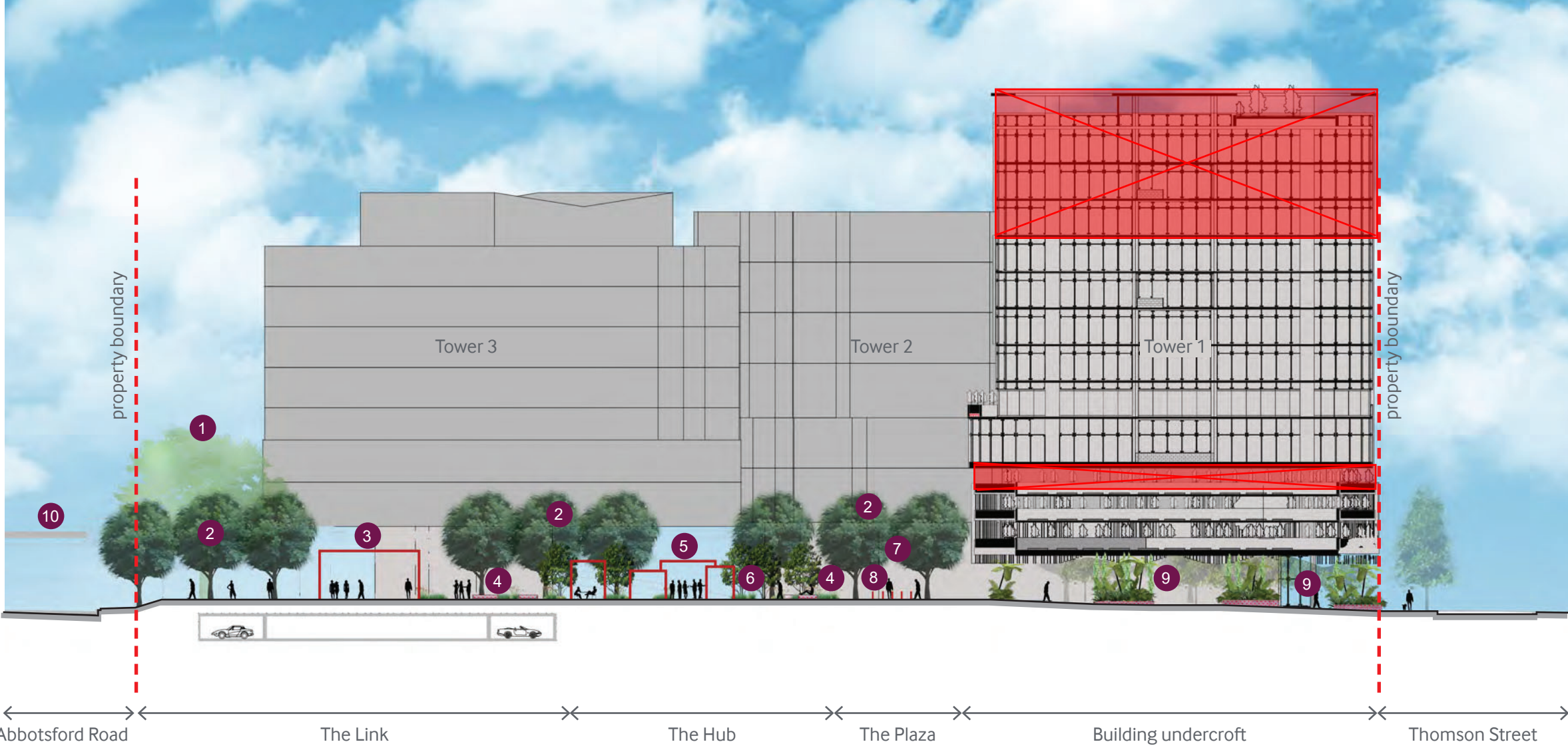
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# 1.8 MATER PLAN SECTION A



### 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

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# 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.



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# 2.0 PARK RESPONSE

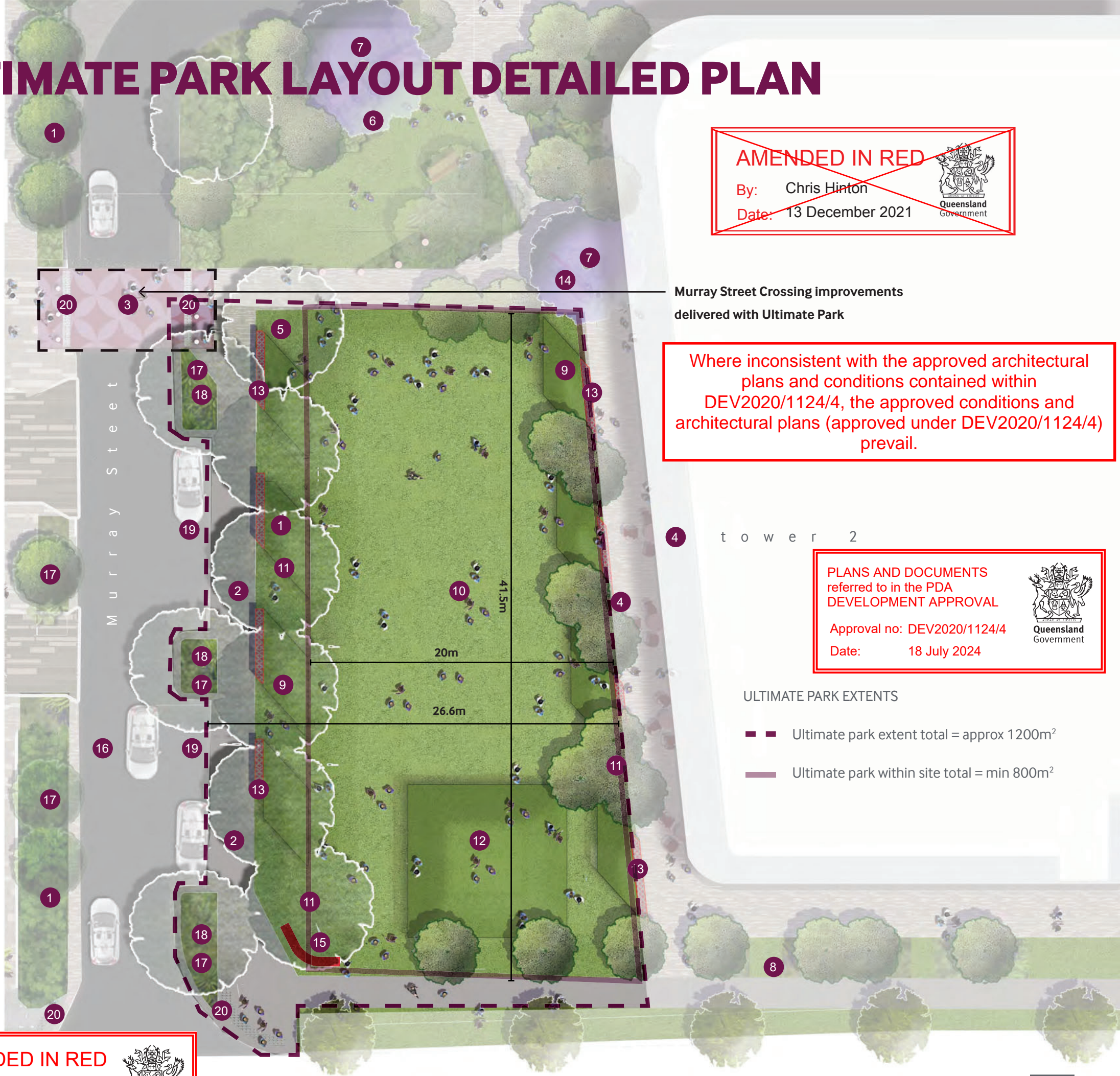
# 2.3 THE GREEN ULTIMATE PARK LAYOUT DETAILED PLAN

## 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.



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Murray Street Crossing improvements delivered with Ultimate Park

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ULTIMATE PARK EXTENTS  
 - - - Ultimate park extent total = approx 1200m<sup>2</sup>  
 ——— Ultimate park within site total = min 800m<sup>2</sup>

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# 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.



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## 2.5 THE GREEN SECTION D

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### LEGEND

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



# 2.6 THE GREEN SECTION E

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## 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



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# 3.0 TOWER ONE



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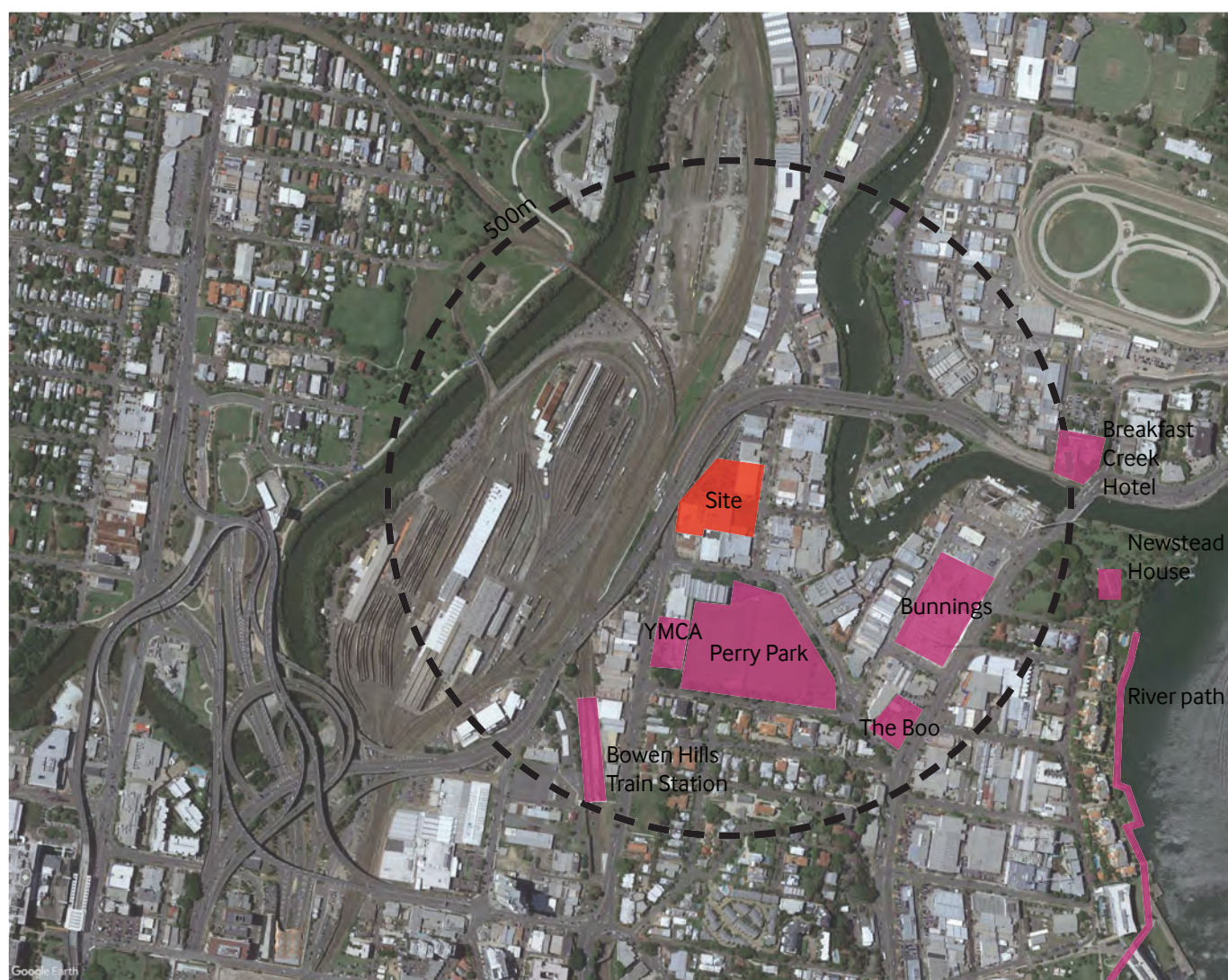
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# 3.1 CONTEXT

## Precinct Context



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## 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.

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## 3.2 VISION STATEMENT

Tower One will establishing 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.



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## 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

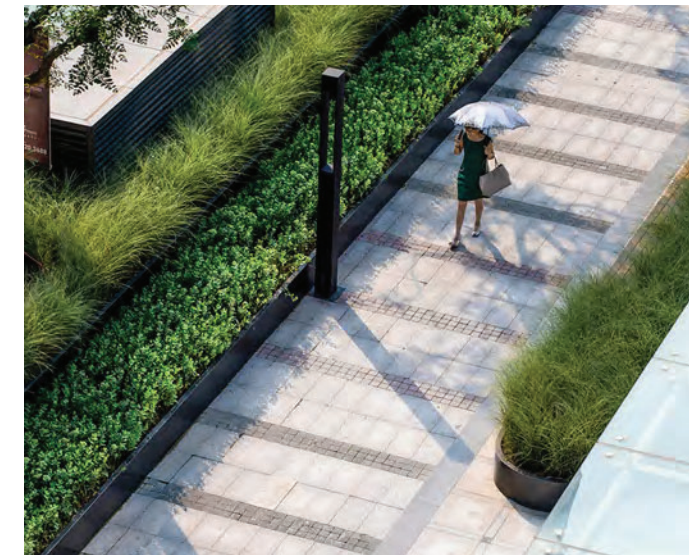
The landscape aims to strength pedestrian links and encourage thoroughfare use into the ground floor frontage.

### 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.



existing building

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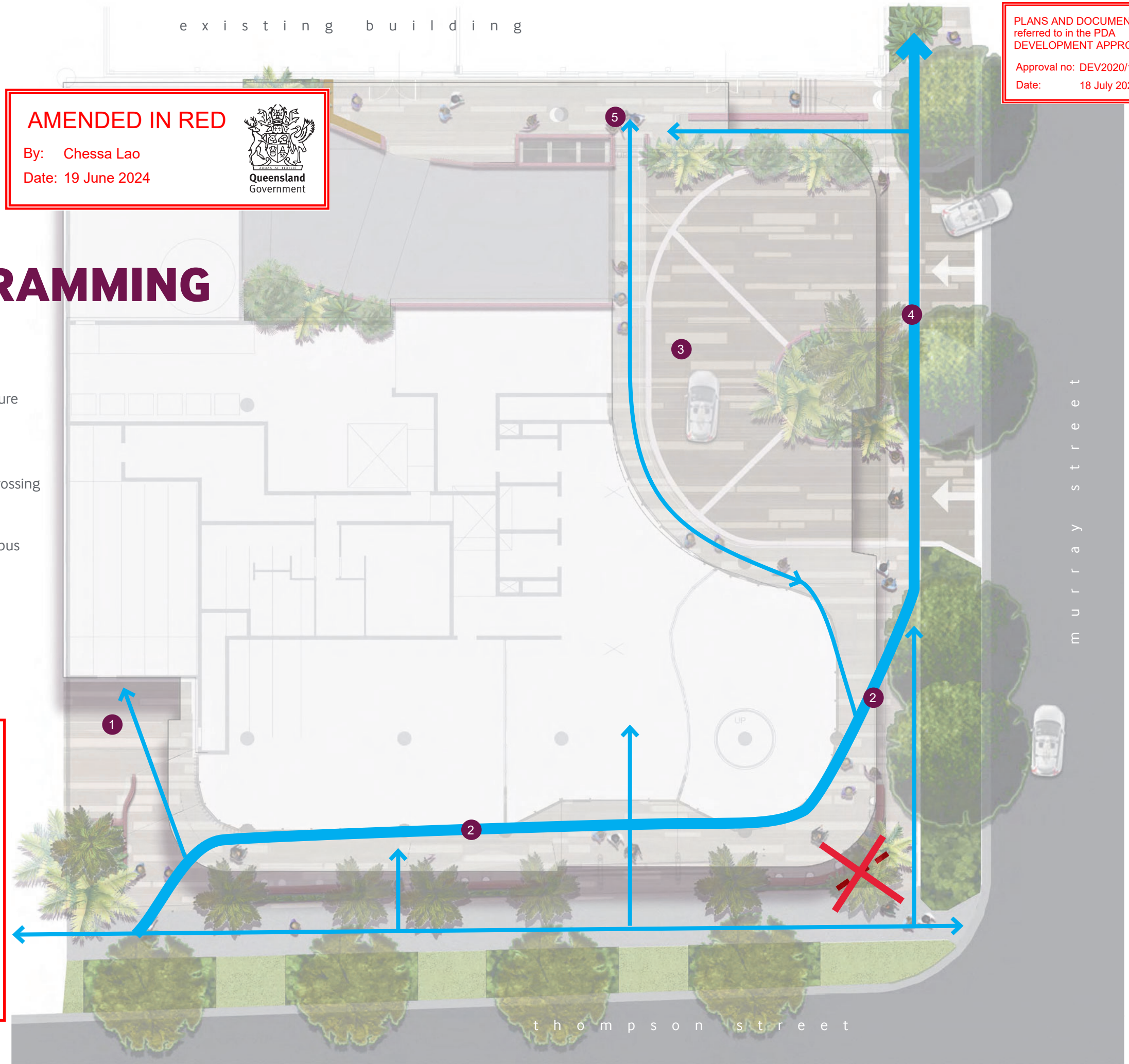


# 3.4 GROUND FLOOR PROGRAMMING

## 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

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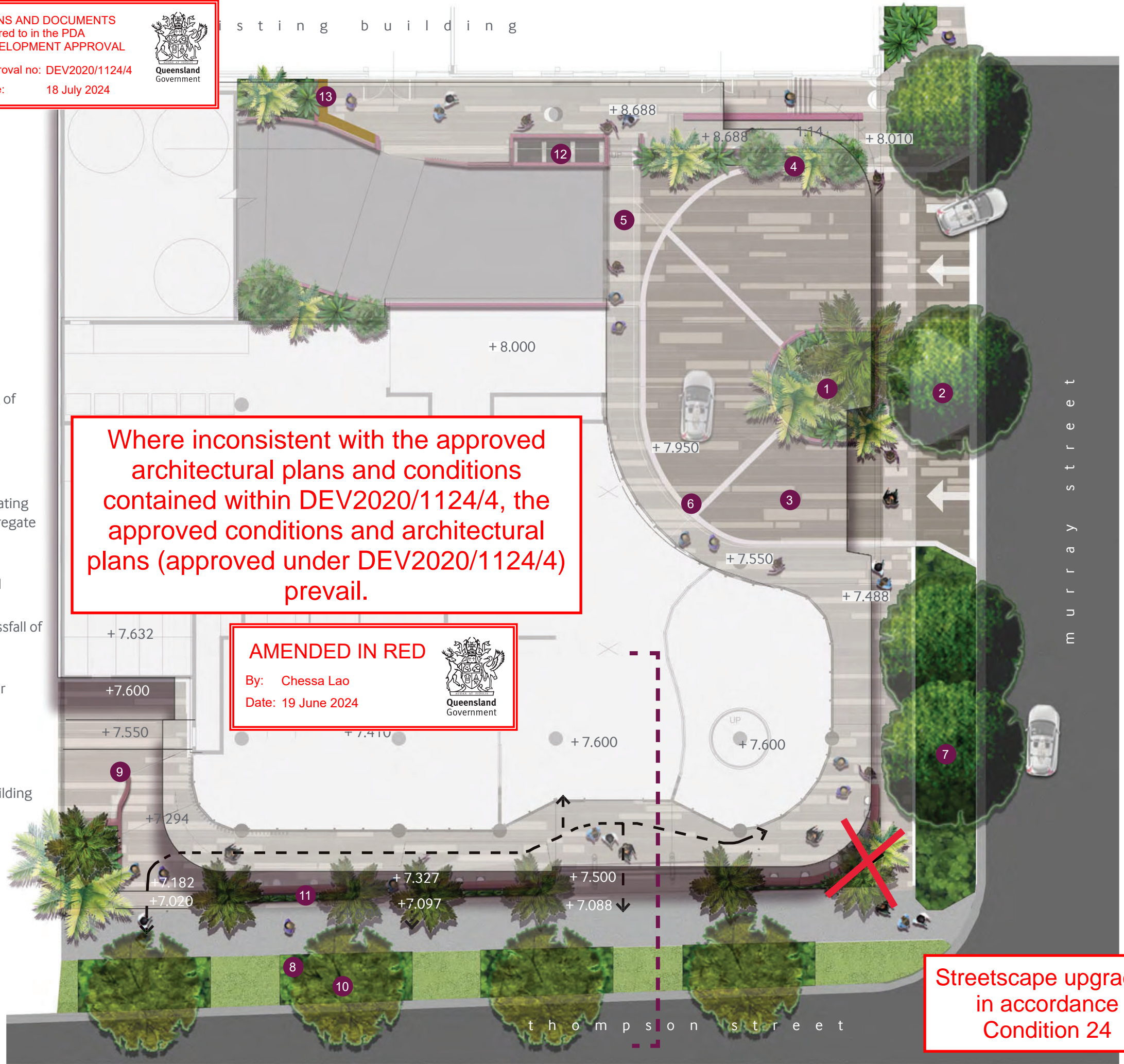
# 3.5 GROUND FLOOR PLAN

## 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

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Streetscape upgrades in accordance Condition 24

## 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

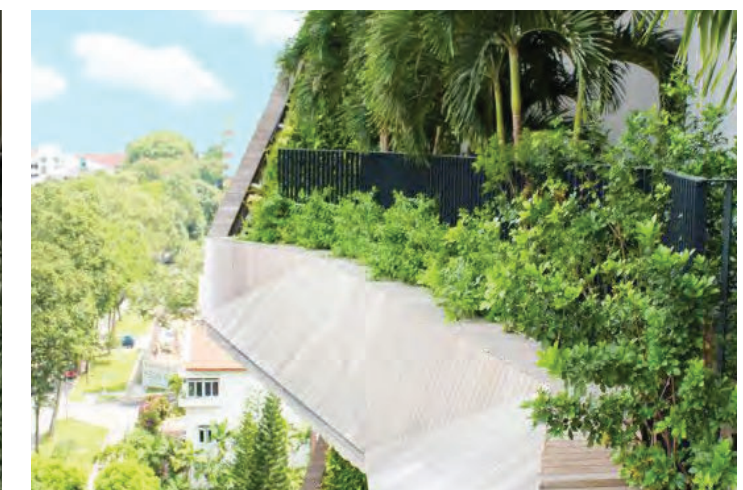
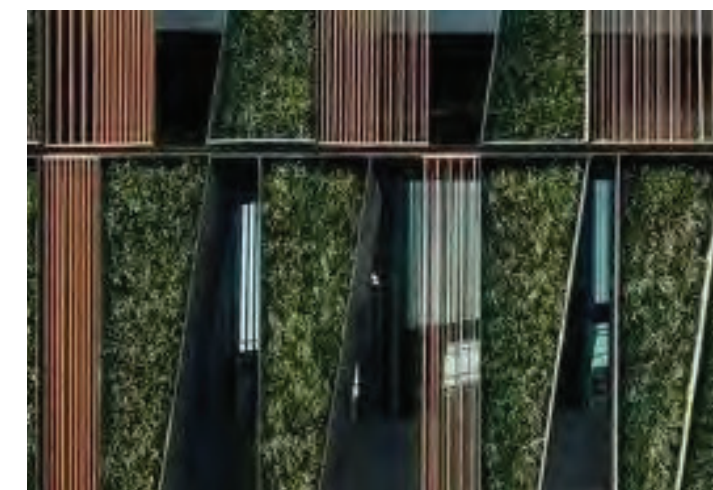


### UNDERCROFT

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



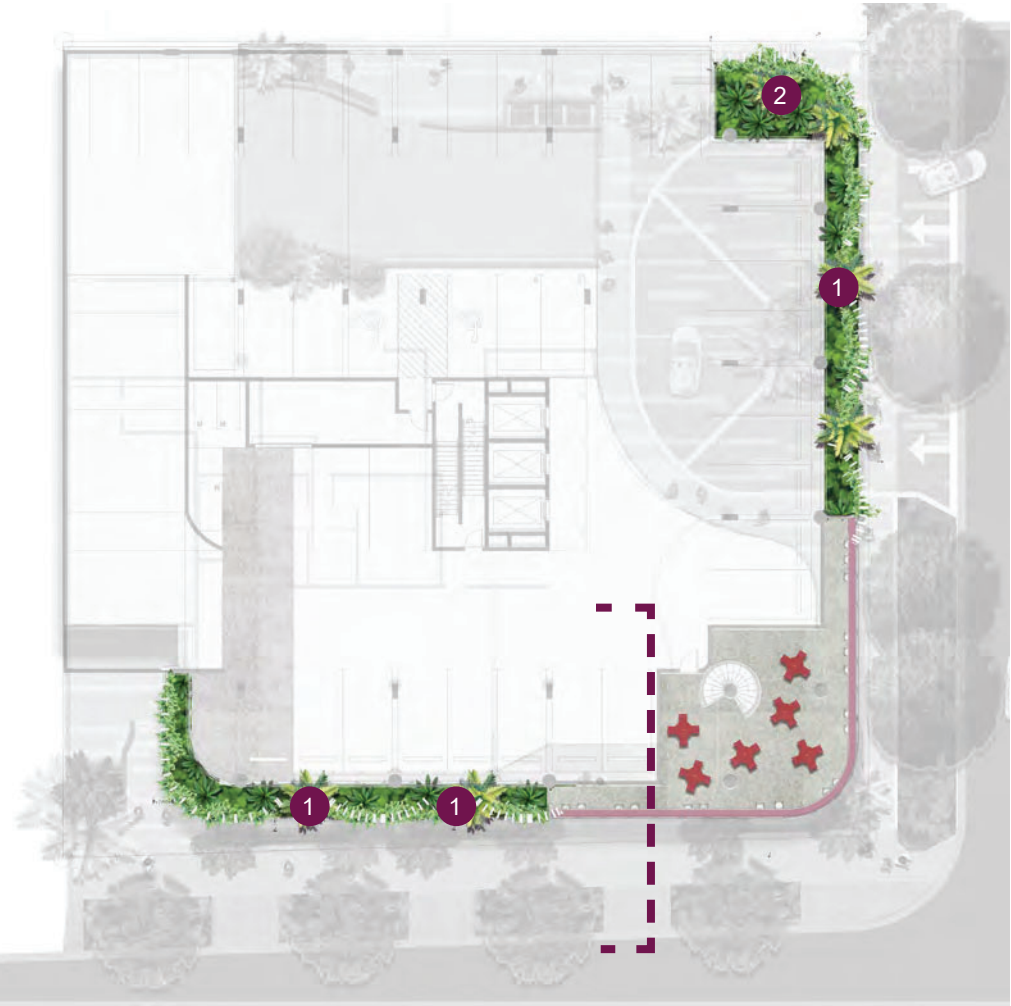
Where inconsistent with the approved architectural plans and conditions contained within DEV2020/1124/4, the approved conditions and architectural plans (approved under DEV2020/1124/4) prevail.



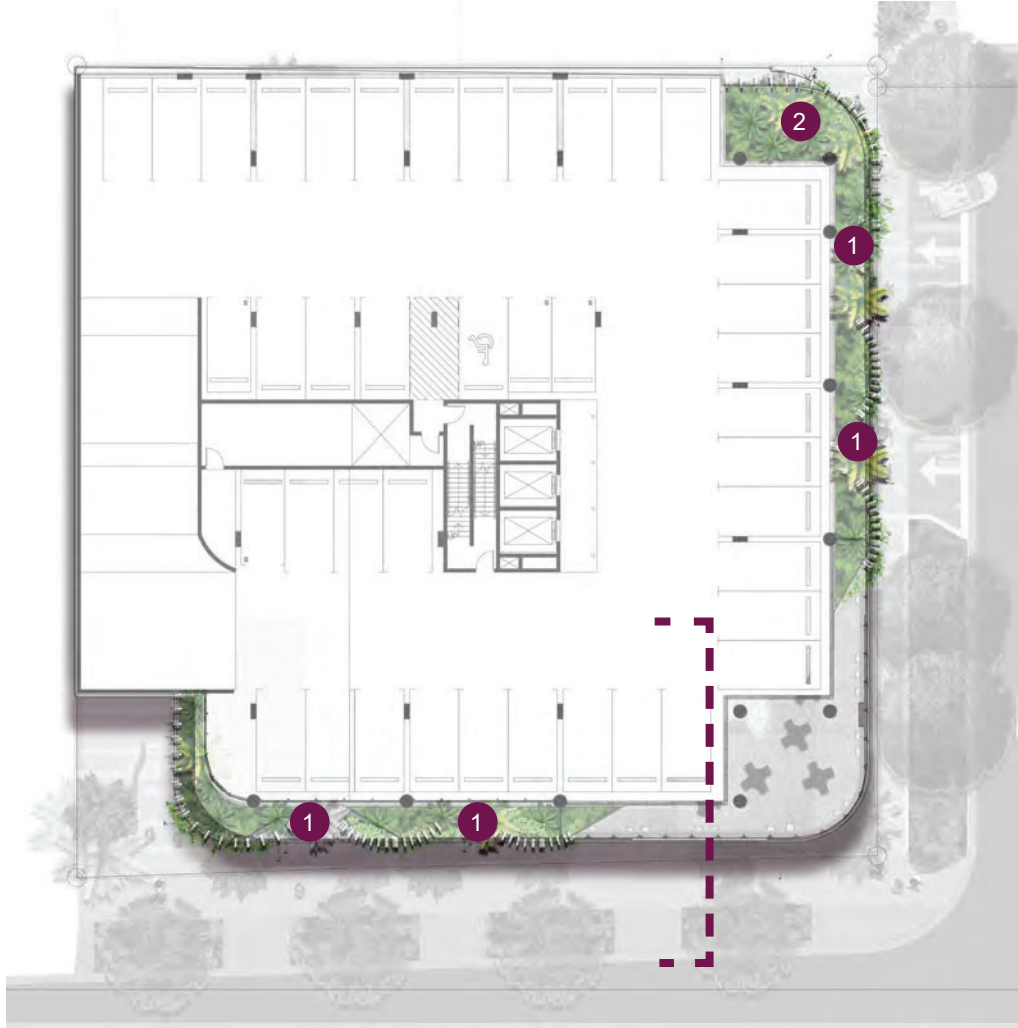
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# 3.7 CAR PARK FLOOR PLANS

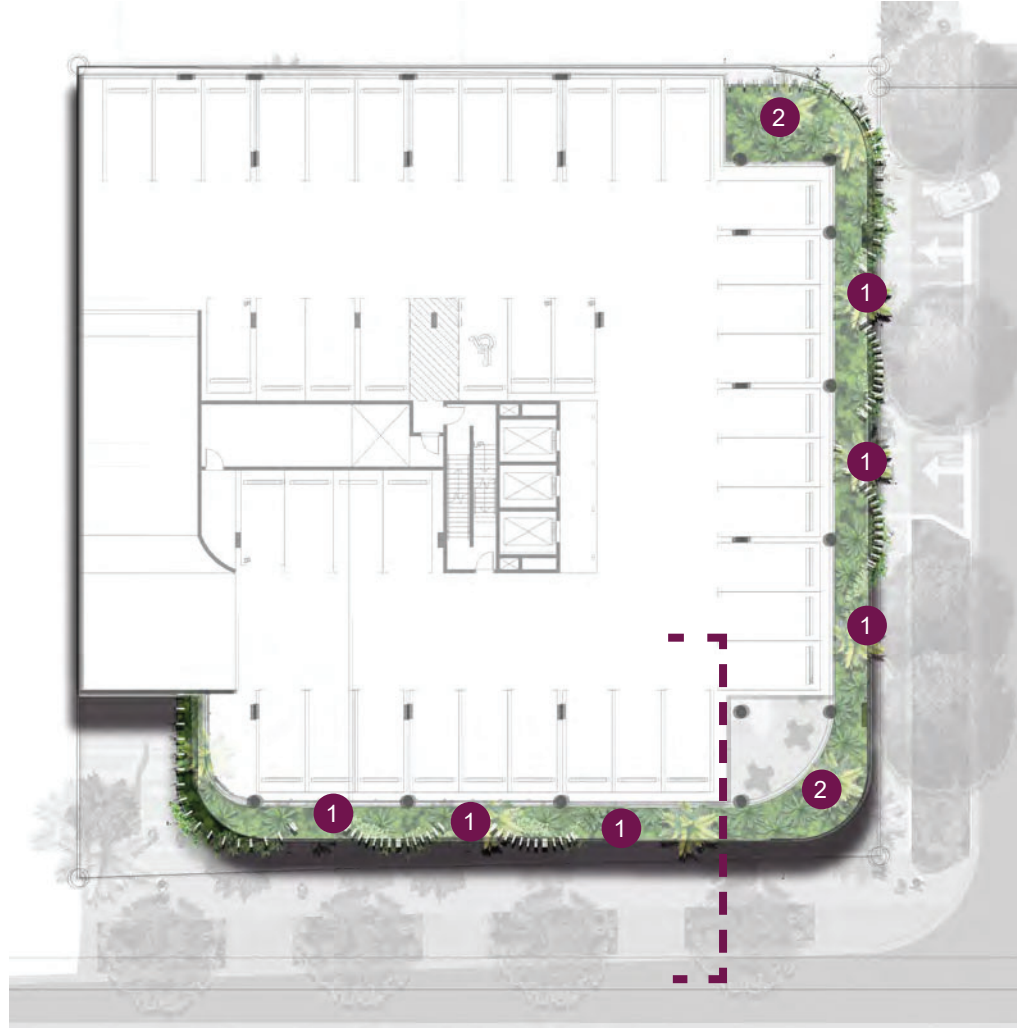
**LEVEL 2**



**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.

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Date: 19 June 2024



G:\145652\12-18 THOMPSON STREET BOWEN HILL\45652-1 THOMP

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### 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

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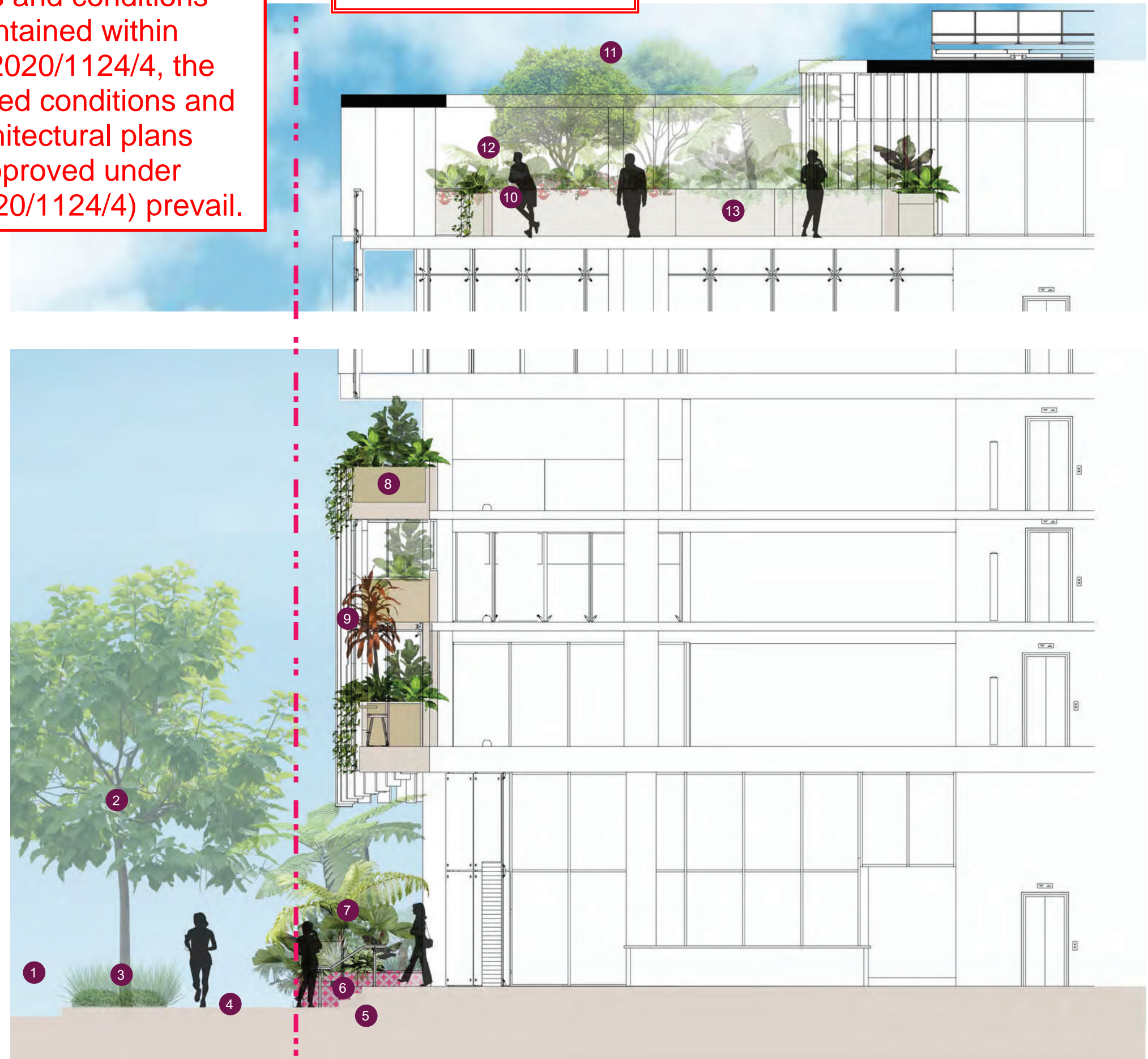
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# 3.11 SECTION

## 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.

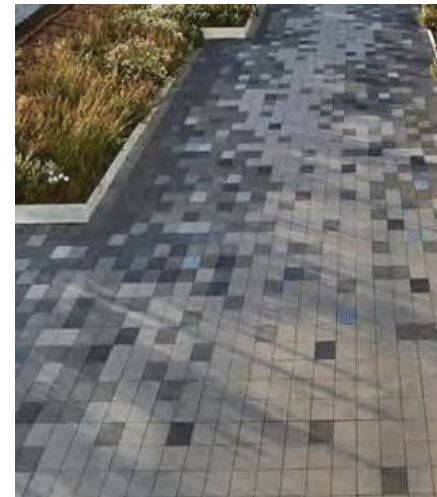
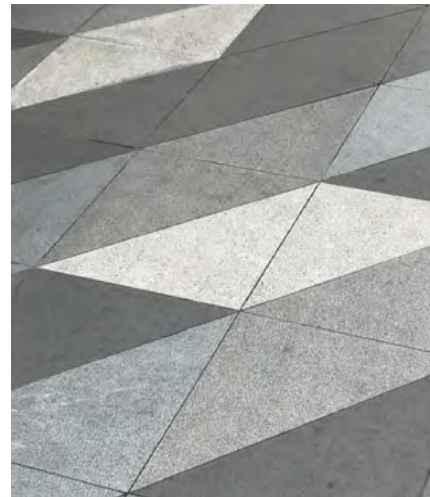


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## 3.12 MATERIALS

### PAVEMENT

Size and pattern to relate to function and movement..



### 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.



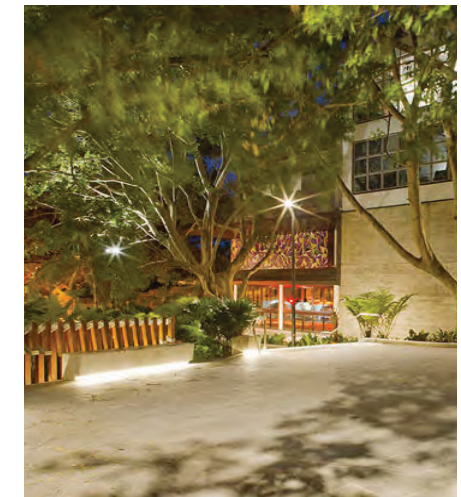
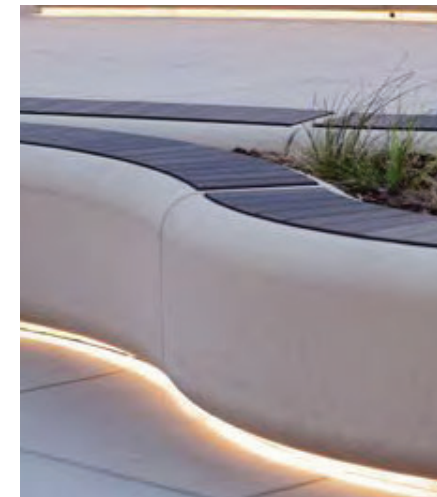
### PLANTING

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



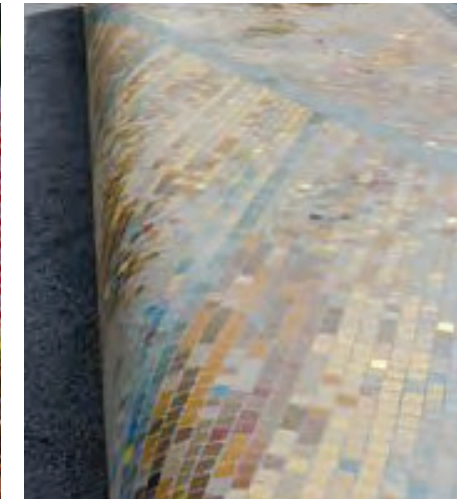
### LIGHTING

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



### 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.



### VERTICAL

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



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### 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.

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#### TREES



Harpullia pendula Tulipwood



Elaeocarpus obovatus Hard Quandong

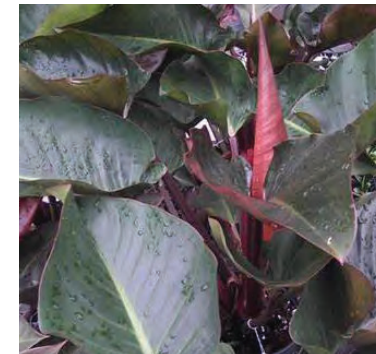
#### FEATURE



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



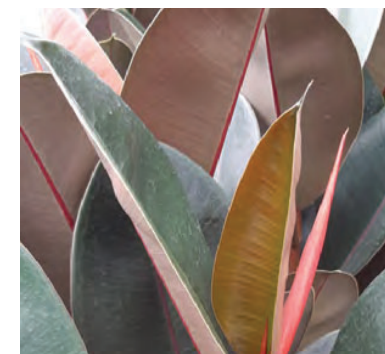
Philodendron Birkin



microsorium punctatum



Curcuma australasica 'Aussie Gem'



Ficus elastica 'Burgundy'



Monstera deliciosa



Epipremnum aureum Devil's Ivy



Cissus antarctica Kangaroo Vine

#### CLIMBERS

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**SHRUBS & GROUNDCOVERS**



*Rhoeo discolor* Moses in the Cradle



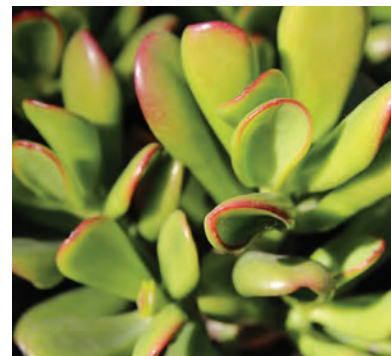
*Philodendron Birkin*



*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



*Rhapis Excelsa* Broadleaf Lady Palm



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