

# Jamieson Street Offices

8-16 Jamieson Street, Bowen Hills

## Landscape Concept



Acknowledgment of Country

WILDStudio acknowledges the Traditional Custodians of Country throughout Australia and their connections to land, sea and community. We pay our respects to their Elders, past, present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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# 1.0 Site

## 1.1 Location

Bowen Hills, an inner suburb just 3km north of Central Brisbane is rapidly transforming into a vibrant urban hot spot, marked by significant growth and development. The area features mixed-use nodes integrating residential, commercial and recreational spaces, fostering a dynamic community. High-frequency public transport connects these nodes. Recognised as a key events district, Bowen Hills hosts a variety of cultural and social activities further enriching Brisbane's lively urban landscape.

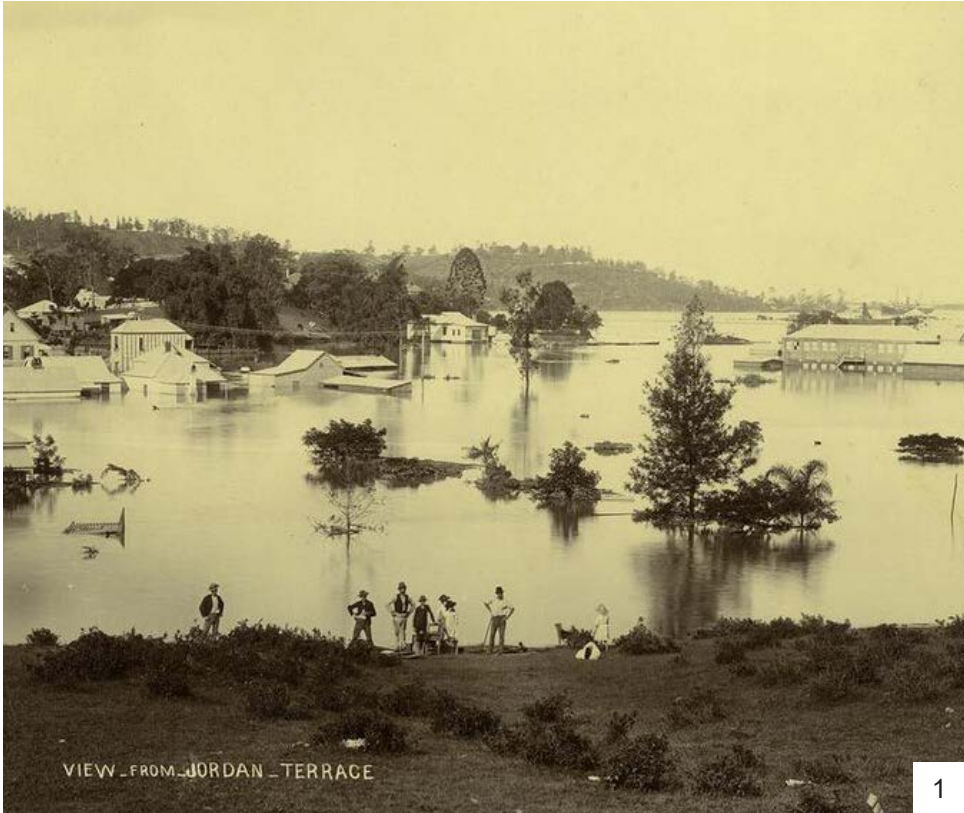


## 1.2 History

The Turrbal and Yuggera people of North Brisbane are the First Nations owners of the lands on which the suburb of Bowen Hills now stands. The area was once referred to as Barrambin, and was characterised by it's hilly terrain and sprawling She-oak trees. The area and it's surrounds holds a rich history as a camping and coroboree spot.

Over the years, Bowen Hills evolved into a mixed-use zone, featuring residential developments, commercial enterprises, and industrial areas. Its proximity to Brisbane's central business district fostered urban growth, establishing the area as a key transportation hub.

Recently, Bowen Hills has benefited from upgrades and a focus on redevelopment, leveraging off it's public transport connectivity, proximity to the RNA Showgrounds and ease of access to many high-quality open spaces.



1



2



3



4

- 1 Surrounding suburbs in flood, 1893
- 2 Brisbane Museum, 2022
- 3 King Street Precinct, 2023
- 4 RNA Showgrounds, 1949

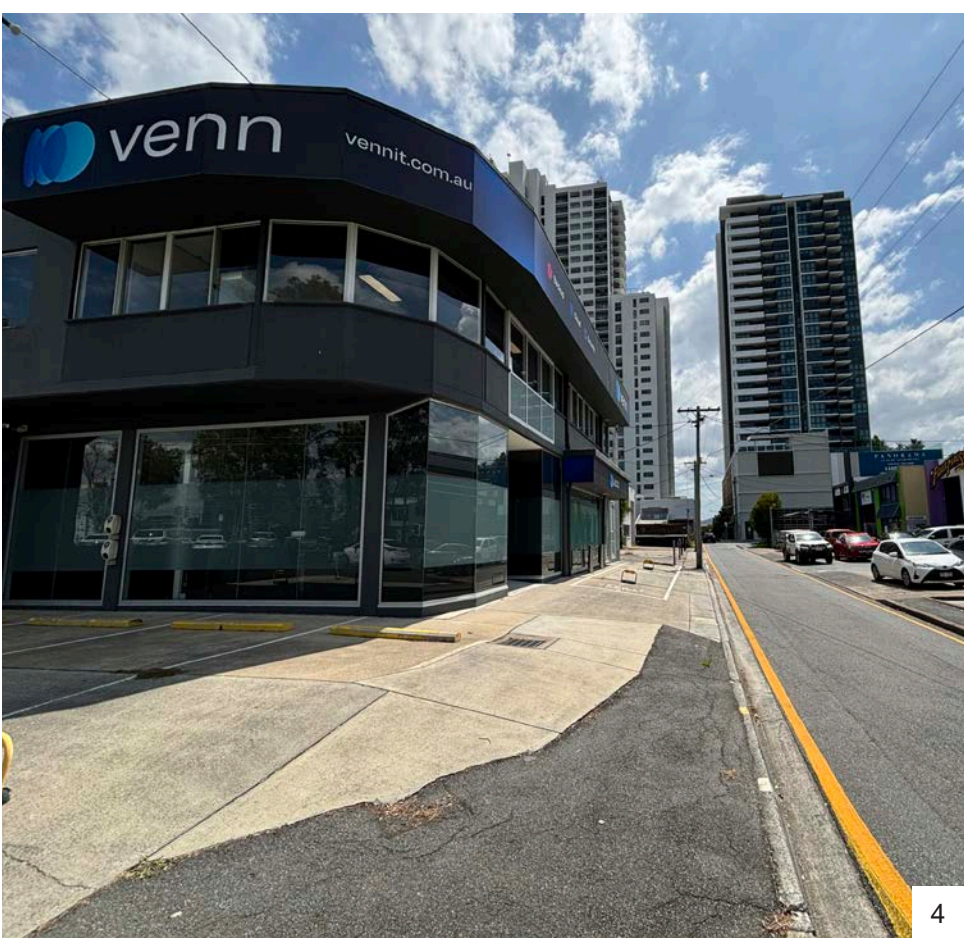
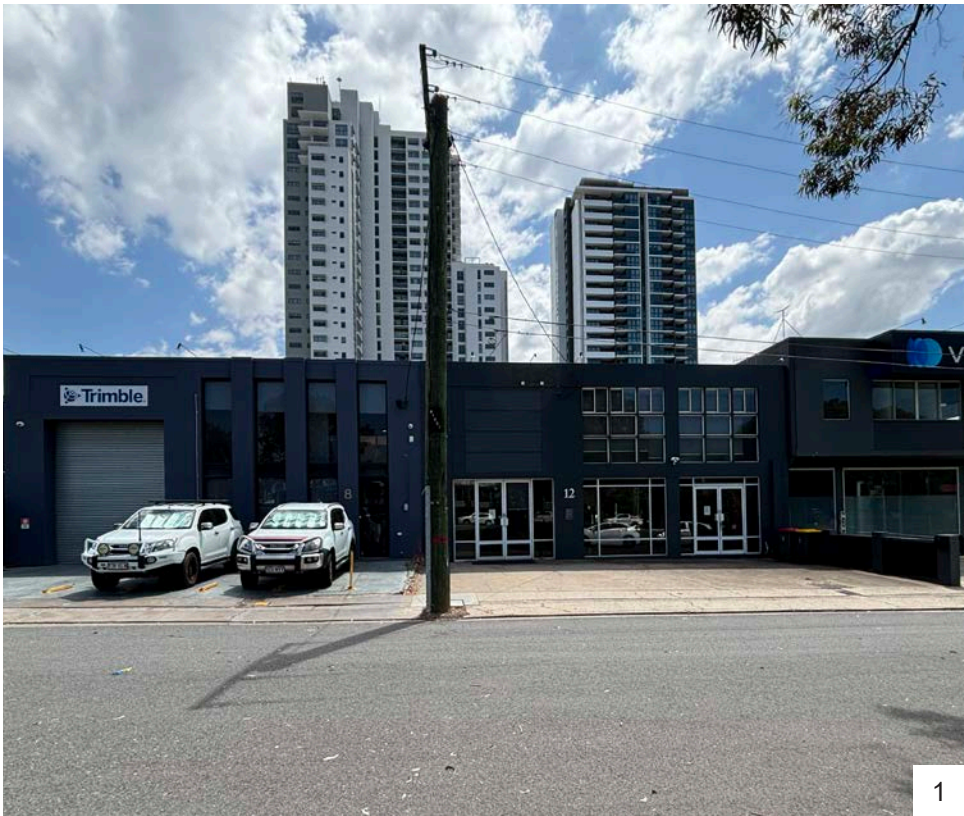


# 1.3 Site Photos

The site, situated on the corner of Edgar Street and Jamieson Street, spans an area of 912m². It currently houses an industrial office and lacks any existing vegetation.

The surrounding streetscape features a existing 1800mm wide public footpath that accommodates numerous underground services, including water and telecommunications, as well as overhead power lines.

Adjacent to the site, Jamieson Street is notably wide and features street parking along it's length, with Abbotsford Street Park on the opposite side.



- 1 Views onto site from Jamieson Street
- 2 Adjacent Abbotsford Street Park
- 3 Existing underground services along narrow public footpath
- 4 Views along Edgar Street Property Boundary



1.4 Existing Vegetation



- Centre street minor
- Subtropical boulevard - in centre verge width 3.75m/4.25m

\* There is no existing vegetation present within the site or the streetscape.

Adjacent to the site is Abbotsford Road Park, which is home to several paperbark trees.



# 2.0 Exemplar Projects

The design draws inspiration from existing projects that exemplify similar themes, weaving lush greenery into both vertical and horizontal elements to create a dynamic, layered green façade. Ground-level integration fosters a permeable, inviting space with shaded areas that enhance comfort and encourage interaction, embodying the principles of subtropical architecture.



80 Ann Street

Brisbane CBD, Brisbane



Lucent Residences

Newstead, Brisbane



Treehouse

Westend, Brisbane



# 3.0 Landscape Vision

## 3.1 Core Objectives

Creating regenerative, local, connected, biophilic, carbon-zero and resilient design outcomes drives our approach to all projects and underpins each project’s landscape vision.





## 3.2 Design Drivers

The landscape responds to several key design drivers which in turn support the critical functional design elements of the building. The design drivers provide a layer of practicality and functionality and underpin the Landscape Vision.



Active frontage

*A street frontage that encourages casual interaction, drawing people into the landscaped spaces and encourages people to linger, enjoy and experience the lush gardens.*



Landscape Rhythm

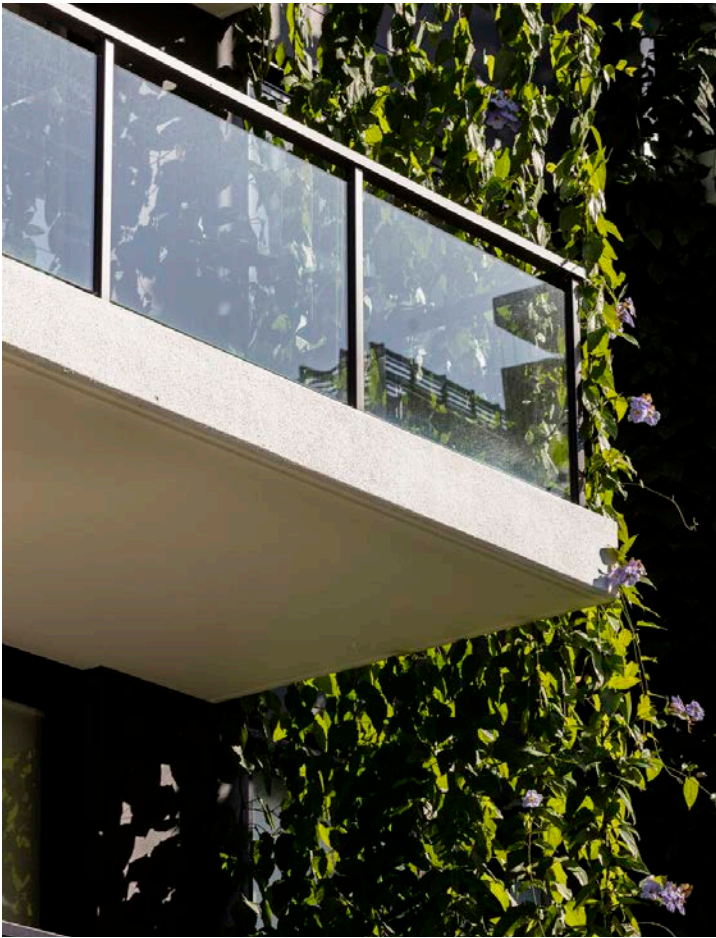
*A language of layered planting and gardens embedded within the podium spaces creates a seamless interaction between indoor and outdoor spaces and creates a natural rhythm and flow down the building.*



Respite and Protection

*A landscape that provides a layer of privacy and visual buffer from adjoining properties and that provides a level of protection to staff and visitors.*

*At the streetscape, landscape cascades down to provide a protective edge and at level 3 a native garden wraps itself around the building to create a soft, colourful landscape buffer.*



Native Ecosystems

*The landscape will be unmistakably Brisbane - showcasing our enviable subtropical climate with a focus on native and endemic species - creating a special and unique landscape language.*



### 3.3 Landscape Vision

The landscape design emphasizes functional spaces that facilitate collaboration and interaction. The building features strategically placed greenery and outdoor spaces that connect the interior with the exterior, enhancing both comfort and productivity.

The thoughtful incorporation of landscape elements ensures a harmonious relationship between the building and its environment, fostering a welcoming, relaxing atmosphere for all users.



Biophilic Integration

*Integration of greenery for aesthetic and functional purposes - ensuring that the landscape becomes not only a visible but experienced part of the overall design.*

*Pockets of greenery serve as retreats and secondary work spaces, becoming an extension of the internal offices.*



Socially Adaptable

*Flexible spaces that adapt to a range of social situations, catering to both informal and professional situations.*

*The landscape has embedded opportunities for relaxation, socialisation and professional meetings surrounded by soft, undulating greenery.*



Human-Centered Workplace

*Creating functional and flexible spaces to facilitate collaboration and interaction within a relaxed and comfortable atmosphere for staff and visitors.*



Relaxation and Stress Relief

*A soft, unmistakably Brisbane landscape that wraps and embeds itself into the building.*

*Views into greenery creates a sense of calm, decreases stress levels and increases productivity - resulting in a healthy and happy workforce.*



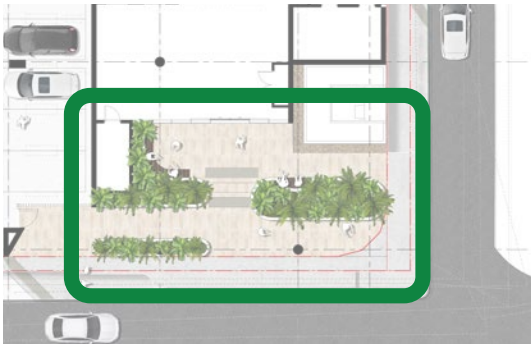
# 4.0 Plans

## Ground Level

Forest Courtyard

The Forest Courtyard transforms the ground floor of the office building into a serene sanctuary. Lush, vibrant gardens fill the space, offering sweeping views of greenery from every corner, seamlessly integrating nature into the professional environment.

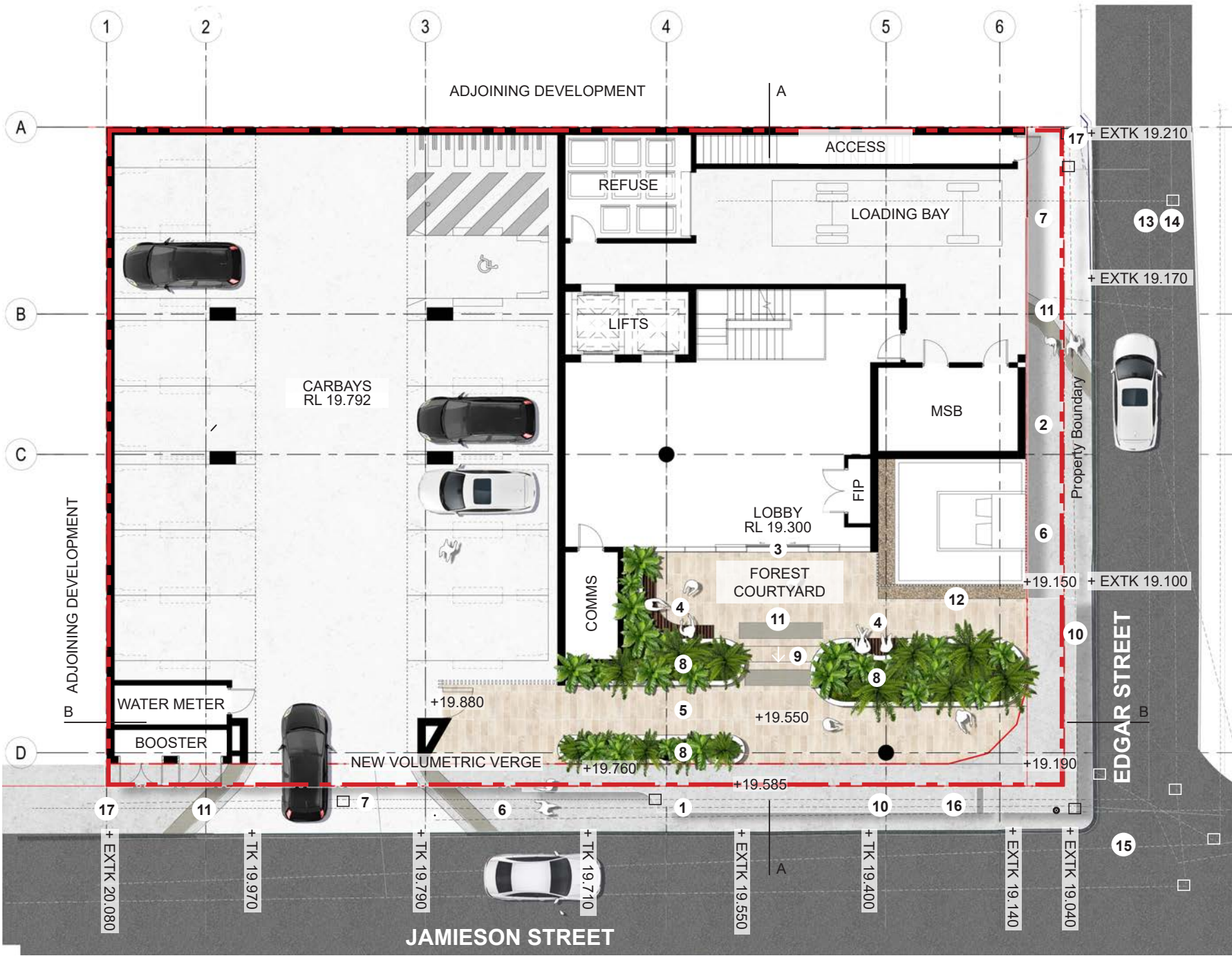
The Forest Courtyard creates a lush, forest-like retreat at the heart of the office, offering a refreshing oasis that inspires calmness and creativity in equal measure.



- 1 Blended greenspace
- 2 Forest like planting
- 3 Space for dwelling
- 4 Multifunctional space



Ground Level



- 1 Subtropical Boulevard (SBI3) streetscape to BCC requirements
- 2 Centre Street Minor streetscape to BCC requirements
- 3 Entry/ arrival
- 4 Seating/ rest cove
- 5 Feature paving
- 6 Concrete footpath
- 7 New crossover
- 8 Forest Courtyard feature planting
- 9 Stairs
- 10 Roof over
- 11 Tactiles
- 12 Gravel
- 13 Underground services - water
- 14 Underground services - sewerage
- 15 Underground services - storm water
- 16 Underground service - telecom
- 17 Overhead power lines - to be relocated underground
- Services pit/manhole
- Street sign - to be relocated

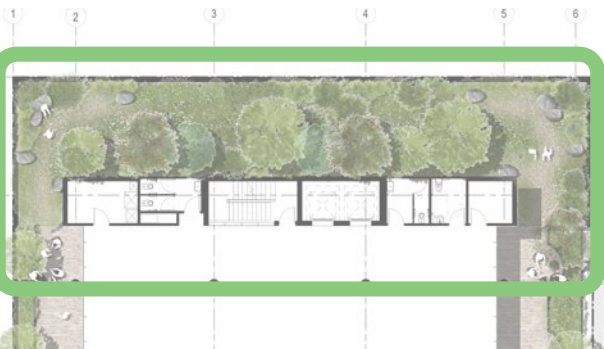


Level 3

Urban Green Buffer

The Urban Green Buffer is a dedicated greenspace on Level 3, designed as a serene and cooling buffer amidst the surrounding buildings. Featuring mounded soil to support the growth of screening trees and shrubs, this space introduces a lush canopy and layered vegetation.

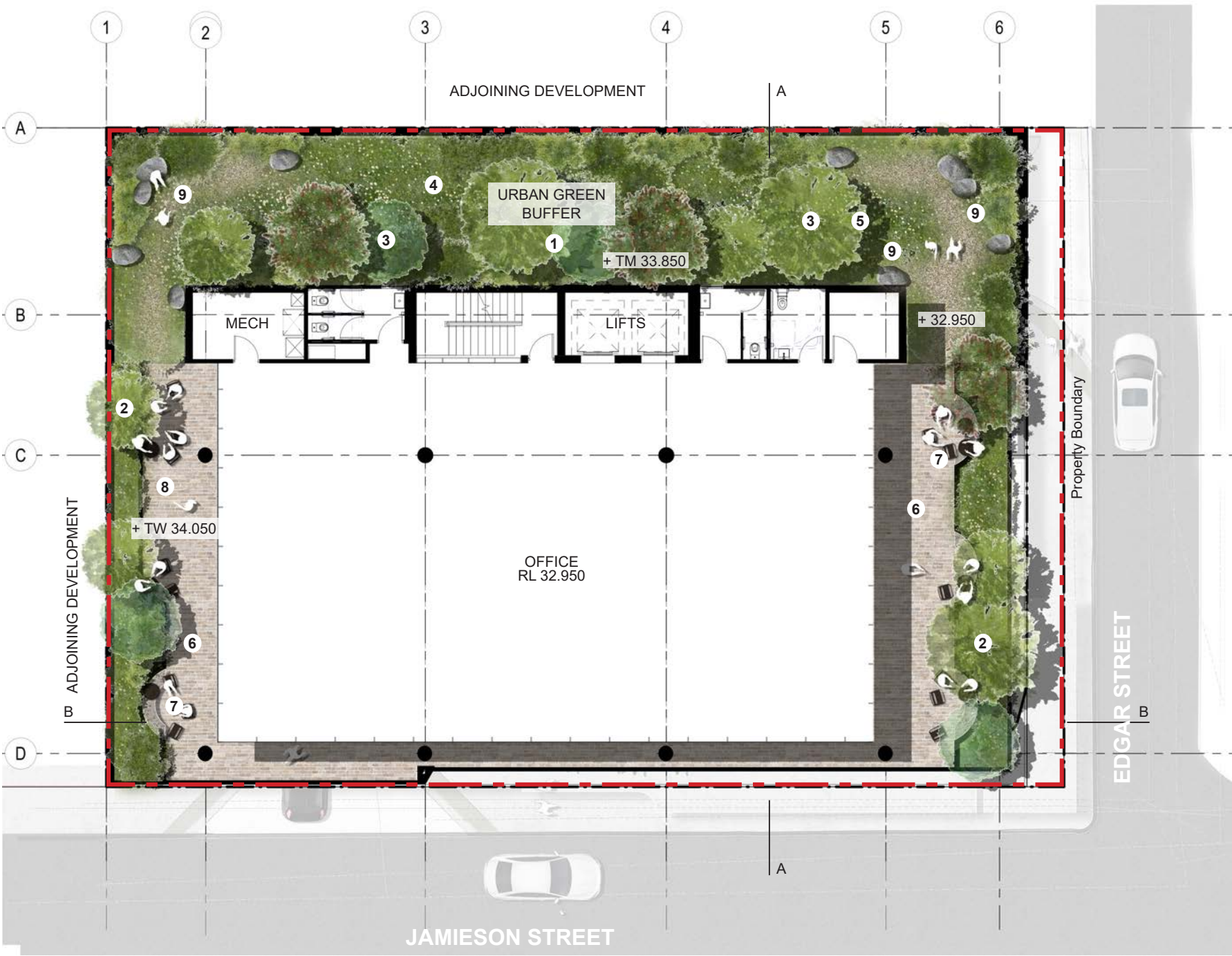
Incorporating a natural and rewilding approach to planting, the design fosters biodiversity and encourages the return of urban wildlife. This verdant buffer overlaps with the office breakout area, enhancing the outdoor experience while breaking up the mass of buildings with vibrant greenery and a touch of wild nature.



1 Green buffer  
2 Natural and 'Wild' planting



Level 03

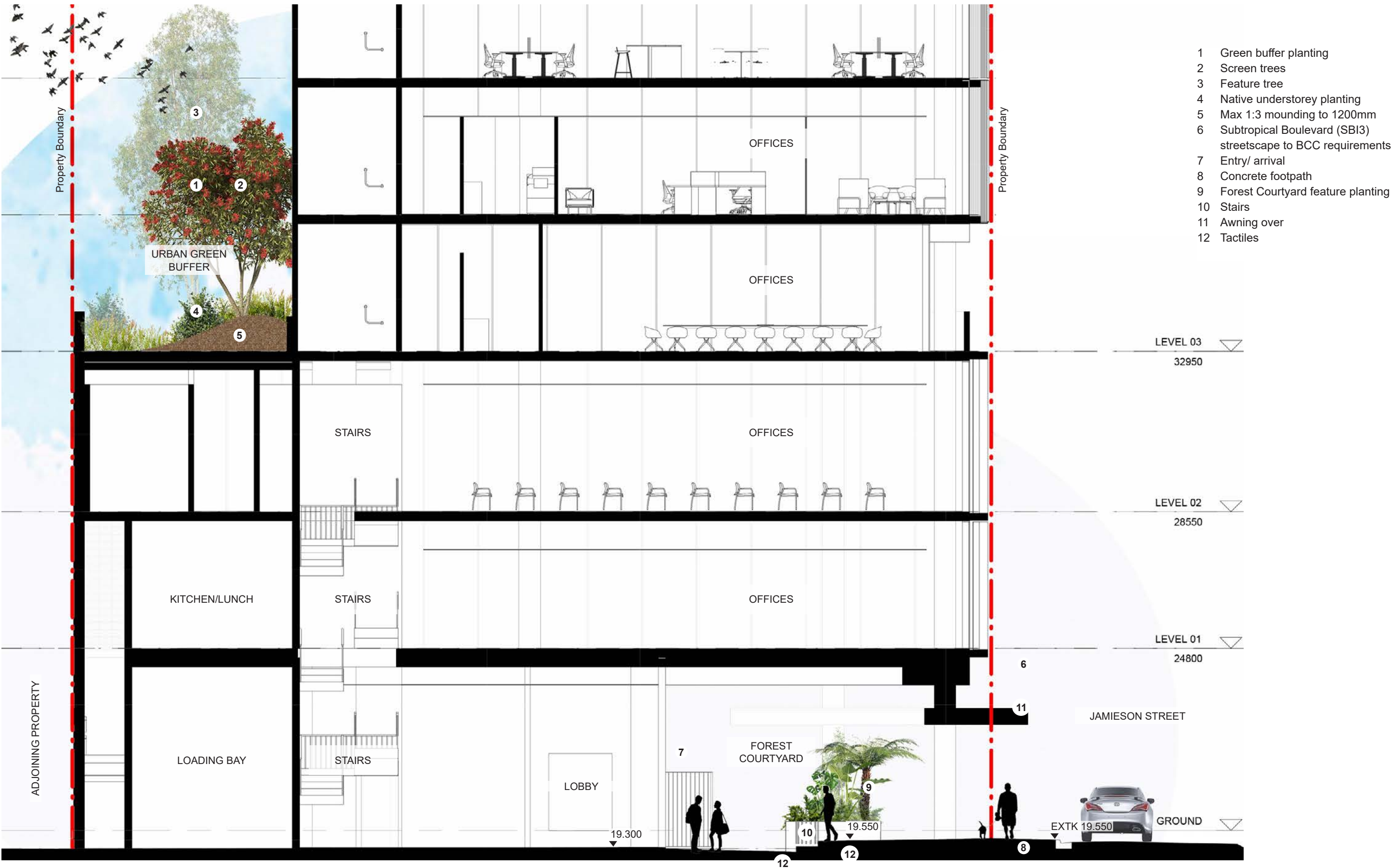


- 1 Urban green buffer planting
- 2 Native screen trees
- 3 Native feature tree
- 4 Native understorey planting
- 5 Max 1:3 mounding to 1200mm
- 6 Feature paving
- 7 Benches/seating nooks (modular furniture)
- 8 Malleable event/gathering space
- 9 Informal seating nooks



5.0 Sections

Section A-A





Architectural section drawing of a multi-story building. The drawing includes the following elements:

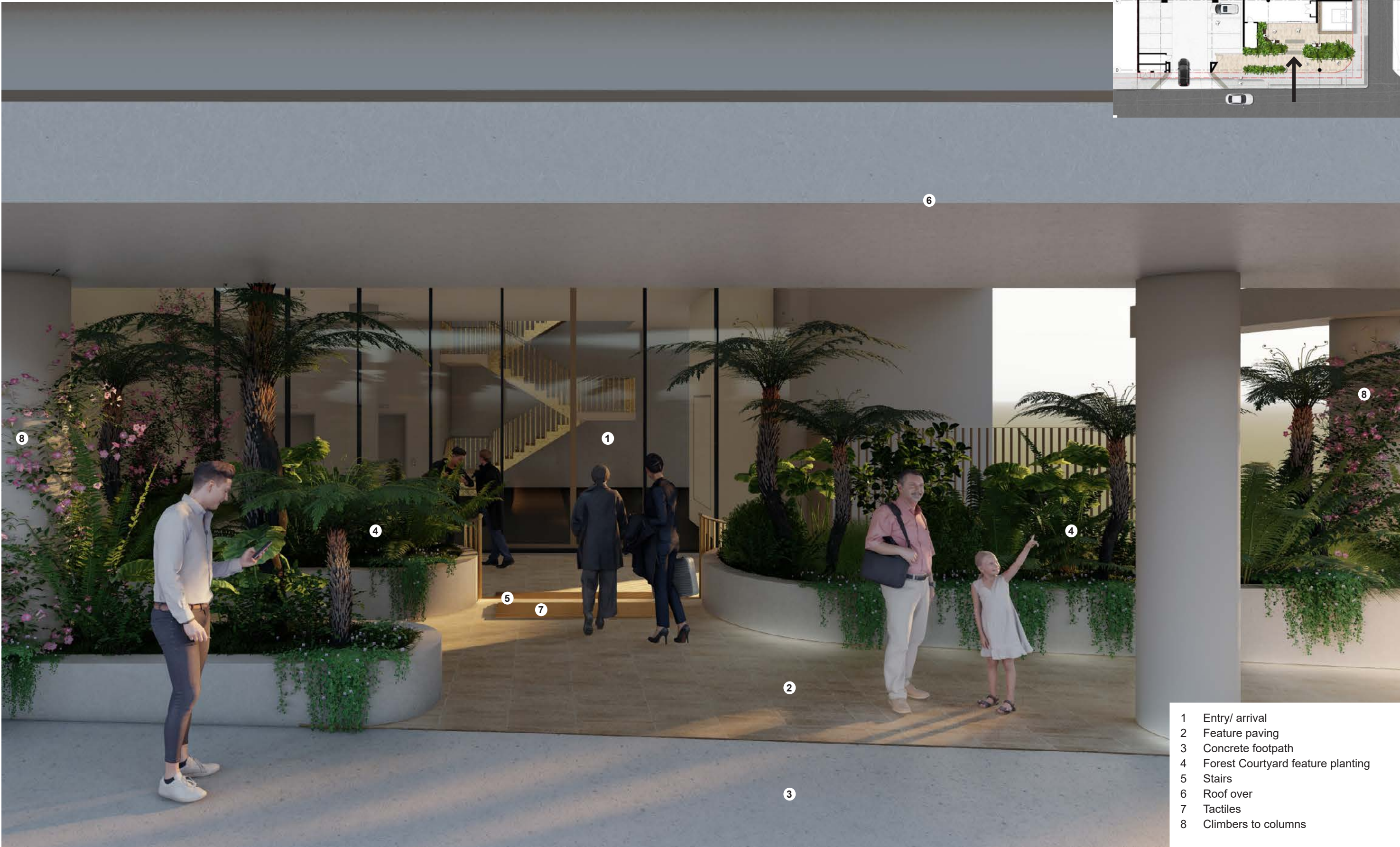
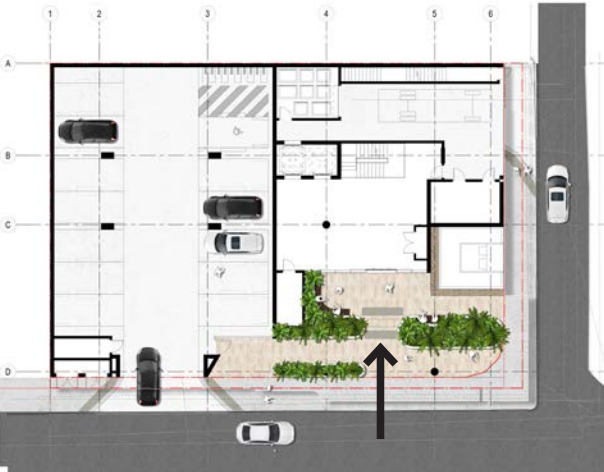
- Levels and Elevation:**
  - LEVEL 05: 40450
  - LEVEL 04: 36700
  - LEVEL 03: 32950
  - LEVEL 02: 28550
  - LEVEL 01: 24800
- Rooms and Spaces:**
  - OFFICES (multiple levels)
  - CARBAYS (Carport area)
  - FOREST COURTYARD (Ground level)
  - EDGAR STREET (Bottom right)
- Annotations and Features:**
  - Property Boundary (Red dashed line)
  - Tree with red flowers (Level 04)
  - Birds flying in the sky
  - People walking in the courtyard (Level 01)
  - Car in the carport (Level 01)
  - Car in the street (Level 01)
  - Various numbered callouts (1-11)
  - Height markers: 19.880, 19.550, TW 20.050, 19.190, EXTK 19.165

- 1 Screen trees
- 2 Native understorey planting
- 3 Informal seating nook
- 4 Benches/seating nooks (modular furniture)
- 5 Centre Street Minor streetscape to BCC requirements
- 6 Entry/ arrival
- 7 Concrete footpath
- 8 Forest Courtyard feature planting
- 9 Climbers to columns
- 10 Awning over
- 11 Cascading planting



# 6.0 Perspectives

Ground Level



- 1 Entry/ arrival
- 2 Feature paving
- 3 Concrete footpath
- 4 Forest Courtyard feature planting
- 5 Stairs
- 6 Roof over
- 7 Tactiles
- 8 Climbers to columns



This architectural rendering depicts a modern building's outdoor courtyard. The building features a combination of light-colored walls, large glass windows, and vertical wooden slat screens. The courtyard is landscaped with a variety of plants, including trees, shrubs, and groundcover, all labeled with numbers 1 through 8. A large tree (2) stands on the left, while a smaller tree (3) is on the right. The foreground is filled with dense, low-lying plants (4) and cascading vines (8) over a white wall. A paved area (6) with informal seating nooks (7) is visible. The scene is set during the day, with shadows cast across the courtyard. A small inset in the top right corner shows a site plan labeled 'LEVEL 03' with a car icon.

1 Urban green buffer planting  
 2 Native screen trees  
 3 Native feature tree  
 4 Native understorey planting  
 5 Max 1:3 mounding to 1200mm  
 6 Feature paving  
 7 Informal seating nooks  
 8 Cascading planting



- 1 Urban green buffer planting
- 2 Native screen trees
- 3 Native feature tree
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- 5 Max 1:3 mounding to 1200mm
- 6 Feature paving
- 7 Informal seating nooks
- 8 Cascading planting



# 7.0 Planting

The planting design integrates distinct themes, with lush, ferny vegetation on the ground creating a tropical, shaded environment using species like *Microsorium crocodyllus*, evoking a rainforest feel. The Urban Green buffer serves as a cooling zone with screening trees such as *Elaeocarpus eumundii* and *Howea forsteriana*, complemented by resilient shrubs, incorporating a rewilding approach to foster urban biodiversity and soften the built environment.

	Botanical Name	Common Name
TREES + PALMS		
7	<i>Elaeocarpus eumundii</i>	Eumundi Quandong
	<i>Howea forsteriana</i>	Kentia Palm
	<i>Livistona australis</i>	Cabbage-tree Palm
	<i>Magnolia grandiflora</i>	Magnolia 'Teddy Bear'
	<i>Syzygium luehmannii</i>	Small Leaved Lilly Pilly
SHRUBS AND ACCENTS		
2	<i>Aspidistra elatior</i>	Cast Iron Plant
	<i>Carissa Grandiflora 'Desert Star'</i>	Desert Star
5	<i>Epipremnum pinnatum</i>	Native Monstera
3	<i>Licuala ramsayi</i>	Fan Palm
	<i>Lomandra hystrix</i>	Green Mat Rush
4	<i>Microsorium crocodyllus</i>	Crocodile Fern
	<i>Monstera deliciosa</i>	Swiss Cheese Plant
1	<i>Peperomia obtusifolia</i>	Baby Rubber Plant
	<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet
	<i>Poa labillardierei</i>	Tussock Grass
GROUNDCOVERS AND CLIMBERS		
	<i>Hoya australis</i>	Wax Flower
6	<i>Dichondra repens</i>	Kidney Weed
	<i>Senecio cylindricus</i>	Chalk Sticks
	<i>Stachys 'Silver Carpet'</i>	Silver Carpet Lambs Ears
	<i>Viola hederacea</i>	Native Violet



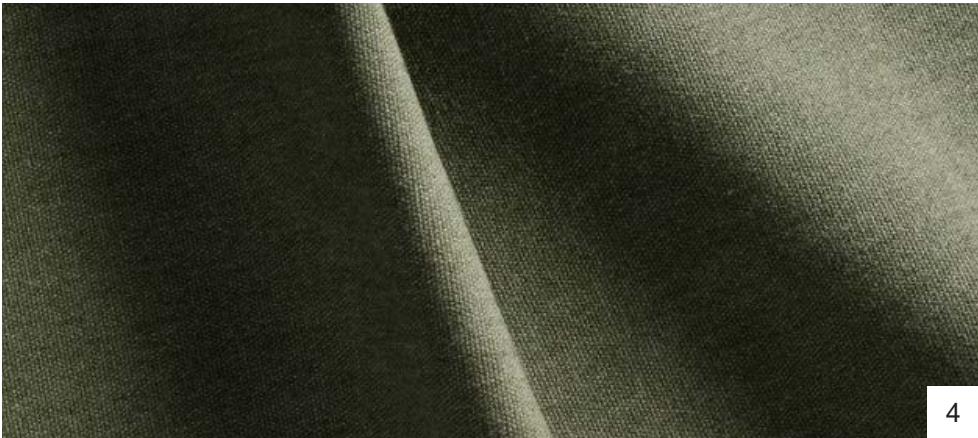


# 8.0Materials

## Furniture and Finishes

The finishes and furniture will harmonise with the tropical planting design surrounding the building, serving as a canvas for the lush greenery while fostering a warm and relaxing atmosphere.

Item	Supplier
1 Pendell Filetti	Eco Outdoor
2 Smoke Stack	Eco Outdoor
3 Camelhaas	Eco Outdoor
4 Tripcorn Canvas	Eco Outdoor





## 8.1 Landscape Care

Maintenance issues are considered an integral part of the landscape design. It is critical that a long-term maintenance regime is implemented and re-evaluated over time. It is imperative the landscape thrives after installation with minimal maintenance and on-going cost to owners.

The following are some of the initiatives adopted to help ensure the long-term viability of the landscape:

- Choosing plant species which are suitable to the location and differing microclimates on site, with long life expectancy and minimal pruning, watering and fertilising requirements.
- Designing all ground level planters to be accessible from pathways and paved areas and any balcony planters, where not accessible from the adjacent balcony, to be accessed using rooftop abseiling or safety lines provided.
- Requiring plant suppliers have an industry accreditation and third-party assessed QA system.
- Certifying that all trees comply with the NATSPEC Guide – Specifying Trees: A Guide to Assessment of Tree Quality (2003) to avoid any long-term structural issues.
- Using a quality, tested and certified, soil blend that complies with Soils for Landscape Development guidelines and AS4419, constructed with a dual-horizon to minimise slumping, maximise plant survival rates, and minimise maintenance.
- Installing of a fully-automatic, multi-station, reticulated irrigation system to all landscape and recreation areas, including podium planters.
- Using a minimum of 75mm of organic mulch to reduce weed growth and water loss in garden areas.
- Providing hose cocks in all outdoor areas (communal and private) to enable additional plant watering and surface washdown when necessary.
- Submitting a Planting Maintenance Program by the Landscape Contractor at the completion of construction.
- Incorporating a minimum 12 week establishment and maintenance period by the Landscape Contractor and a 52 week defects period for advanced tree stock.
- Ensuring a training program is carried out by the Landscape Contractor at handover to ensure that maintenance staff can operate the irrigation system and maintain the landscape.





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