

12-16 THOMPSON STREET BOWEN HILLS

AMENDED IN RED

By: Chessa Lao

Date: 23 September 2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1124/5

Date: 25 September 2025



LANDSCAPE
SCHEMATIC DESIGN
REPORT

[ISSUE D]

REVISION					
	[D]				
DATE		04/08/25			
PREPARED BY			AG		
APPROVED BY				EF	

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Prepared for:
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Site Location:
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1.0 Site Understanding

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1.1 LOCATION & CONTEXT

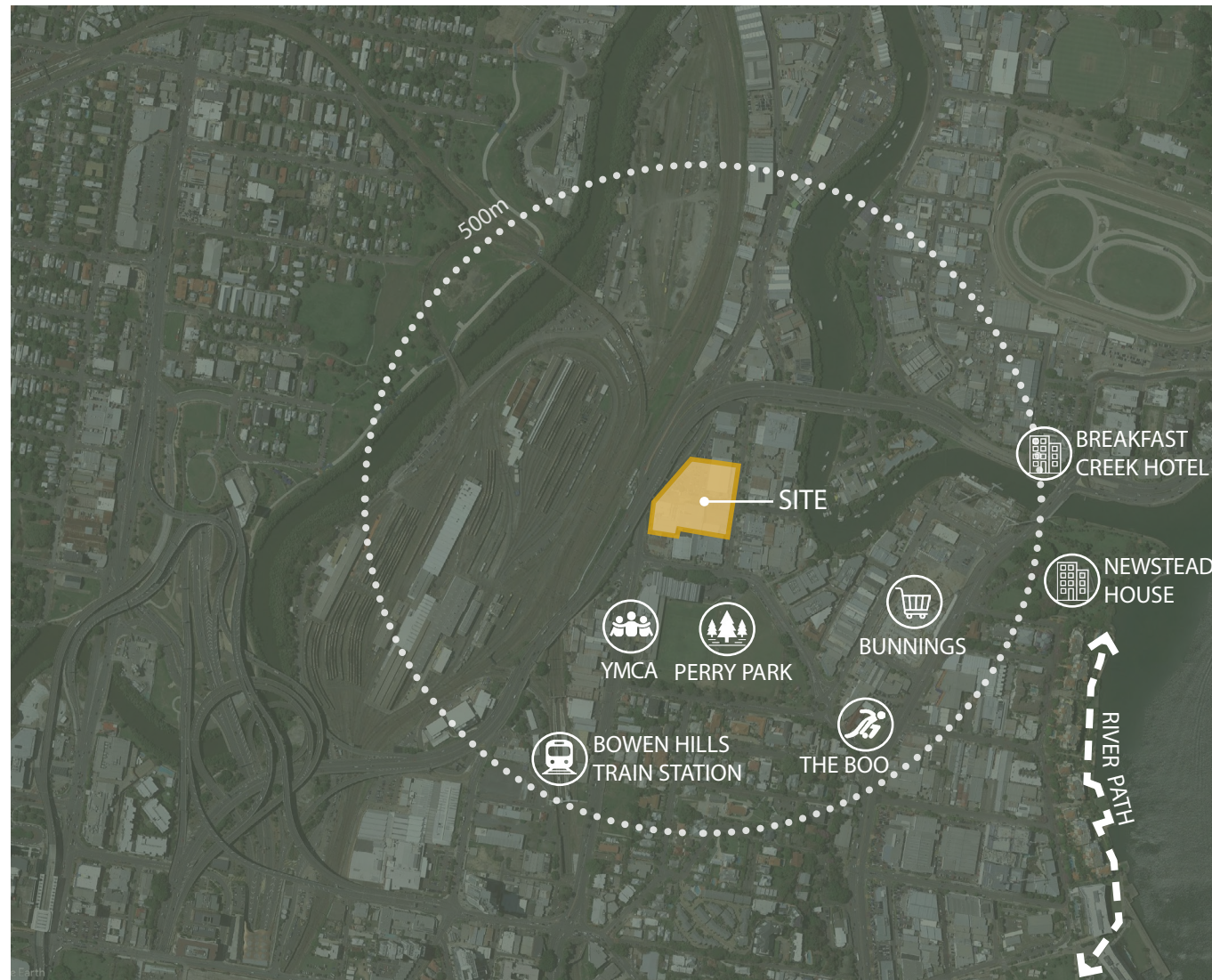
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PRECINCT CONTEXT



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 car parking, Subaru workshop, and medical specialists suites.

2.0 Design Visioning

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2.1 VISION STATEMENT

This tower sits on the corner and entry into the future health precinct and will establish the character for the rest of the site, 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. 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.

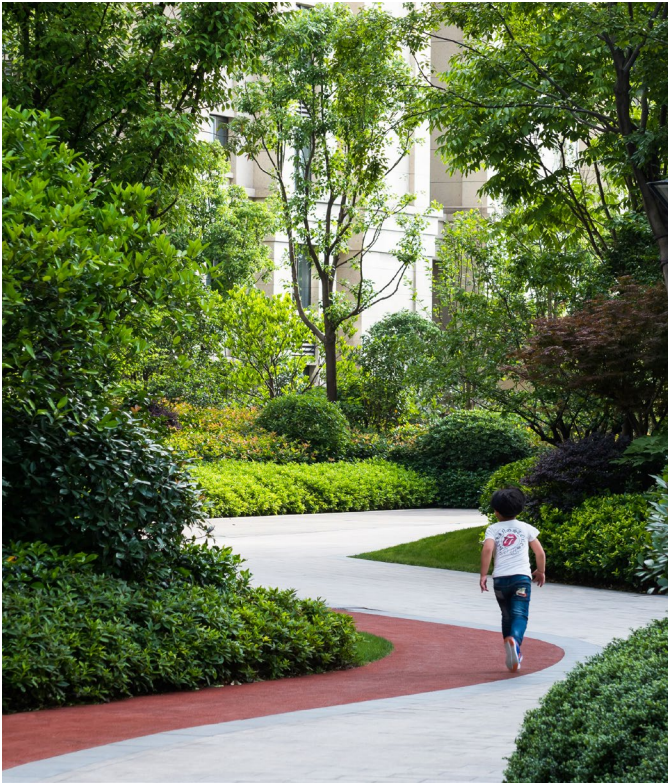
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2.2 DESIGN DRIVERS



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 provide shade, screening and assist in establishing a cooling effect across the site.



ARRIVAL

The ground floor landscape considers a sense of arrival. On street level it will highlight building entrances and greenery will be utilised to frame views from the lobby to the external space.

3.0 Design Response

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3.1 PLANTING CHARACTER



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.

3.2 EXISTING TREE PLAN



LEGEND

-  Street trees to be retained (HARPULLIA pendula)
-  Existing trees to be removed
-  Existing trees to be removed (Replacement street trees proposed)

Note: Subject to arborists evaluation

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3.3 GROUND FLOOR



LEGEND

- ① Under-croft with textured subtropical planting in a raised planter
- ② Concrete paving to vehicular drop off bay
- ③ Defined pedestrian area to building foyer entry with flush kerb, bollards and tactiles.
- ④ Planting in natural ground - with subtropical plants in accordance with Condition 11 of DEV2020/1124.
- ~~⑦ Visitor bike racks~~
- ⑧ New street tree with low level planting in accordance with Condition 24 of DEV2020/1124.
- ⑨ Existing street tree with low level planting
- ⑩ Street tree to Thompson street (to authority requirement)

A Planting in natural ground

--- Property Boundary

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3.4 LEVEL 01 PODIUM CARPARK

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Podium planting to be in accordance with Condition 11 of DEV2020/1124.

LEGEND

- ① Feature planting to breaks in the facade panelling.
- ② Climbing species to feature facade panelling to soften the built form.
- ③ Larger shrubs species introduced to provide bulk & scale to green edge.
- B 1050mm Planter Depth

Note: The podium planters will be accessed and maintained from each level. Irrigation rainwater tank infrastructure and supply is from roof.

Proposed Cascading species



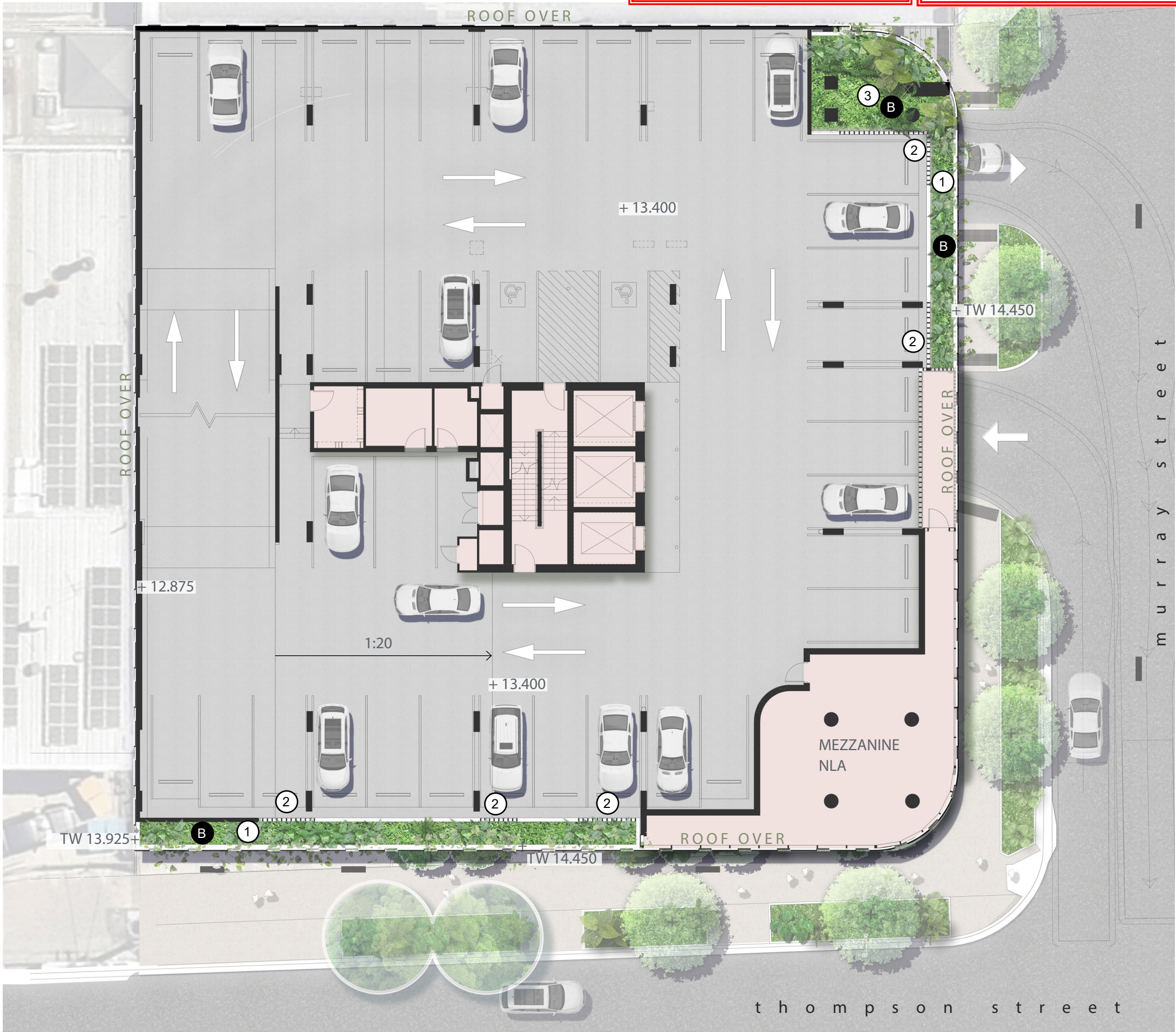
EPIPHEMNUM aureum (or approved similar)



PLECTRANTHUS verticillatus (or approved similar)



PHYLLANTHUS myrtifolius (or approved similar)



3.5 LEVEL 02 PODIUM CARPARK

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Podium planting to be in accordance with Condition 11 of DEV2020/1124.

LEGEND

- ① Feature planting to breaks in the facade panelling.
- ② Climbing species to feature facade panelling to soften the built form.
- ③ Larger shrubs species introduced to provide bulk & scale to green edge.
- F 1350mm Planter Depth

Note: The podium planters will be accessed and maintained from each level. Irrigation rainwater tank infrastructure and supply is from roof.

Proposed Cascading species



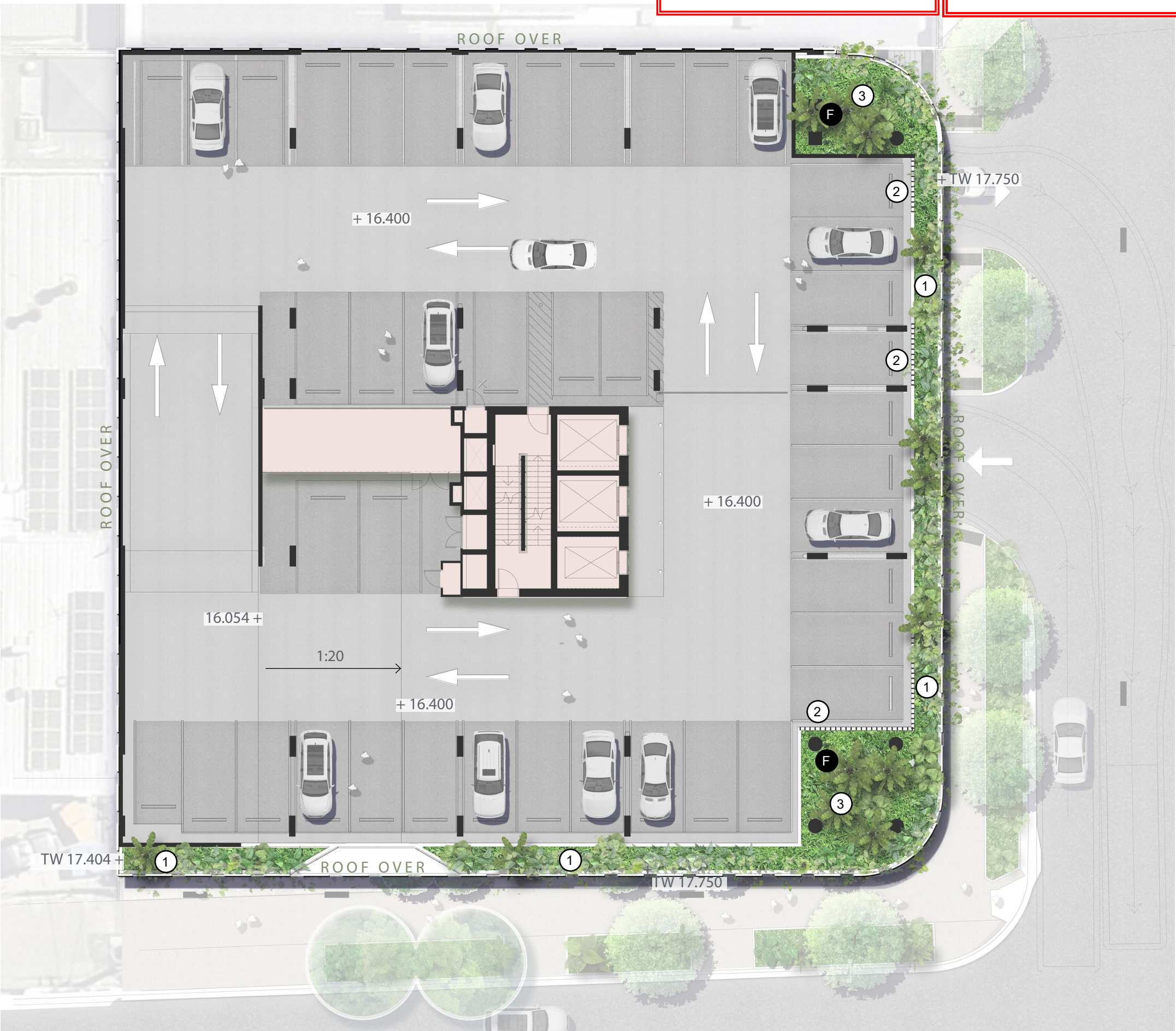
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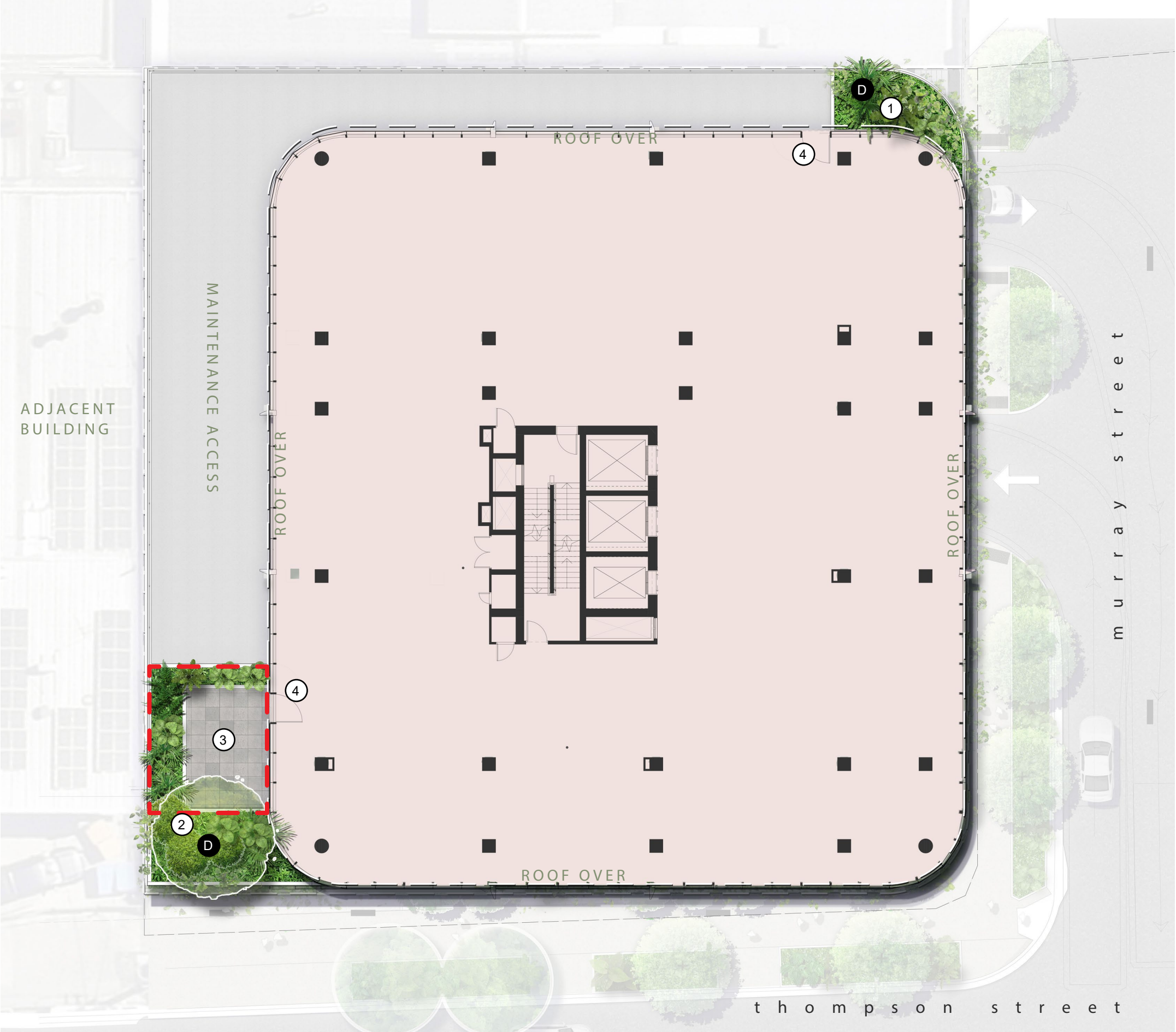
PLECTRANTHUS verticillatus (or approved similar)



PHYLLANTHUS myrtifolius (or approved similar)



3.6 LEVEL 04



Podium planting to be in accordance with Condition 11 of DEV2020/1124.

LEGEND

- ① Feature shrubs at the corner to soften the building facade and create a visual focal point visible from the street.
- ② Small feature tree and shrubs in deep planter create screens that provide privacy and frame the courtyard edges.
- ③ Outdoor courtyard
- ④ Roof access
- D 1200mm Planter Depth

Note: The podium planters will be accessed and maintained from each level. Irrigation rainwater tank infrastructure and supply is from roof.

--- Outdoor terrace and garden bed subject to tenant requirements, otherwise to revert to roof space.

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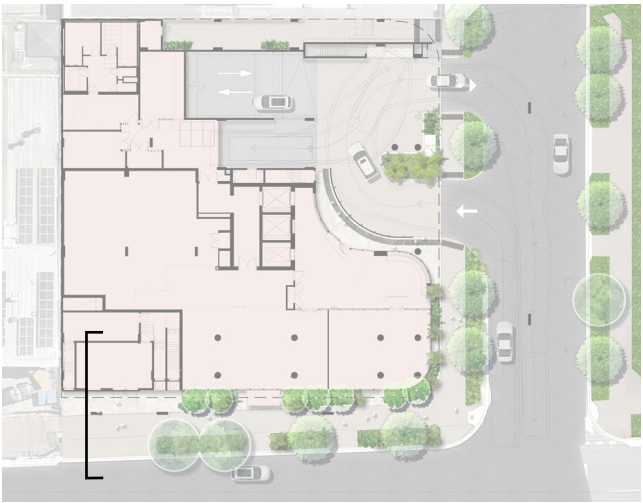
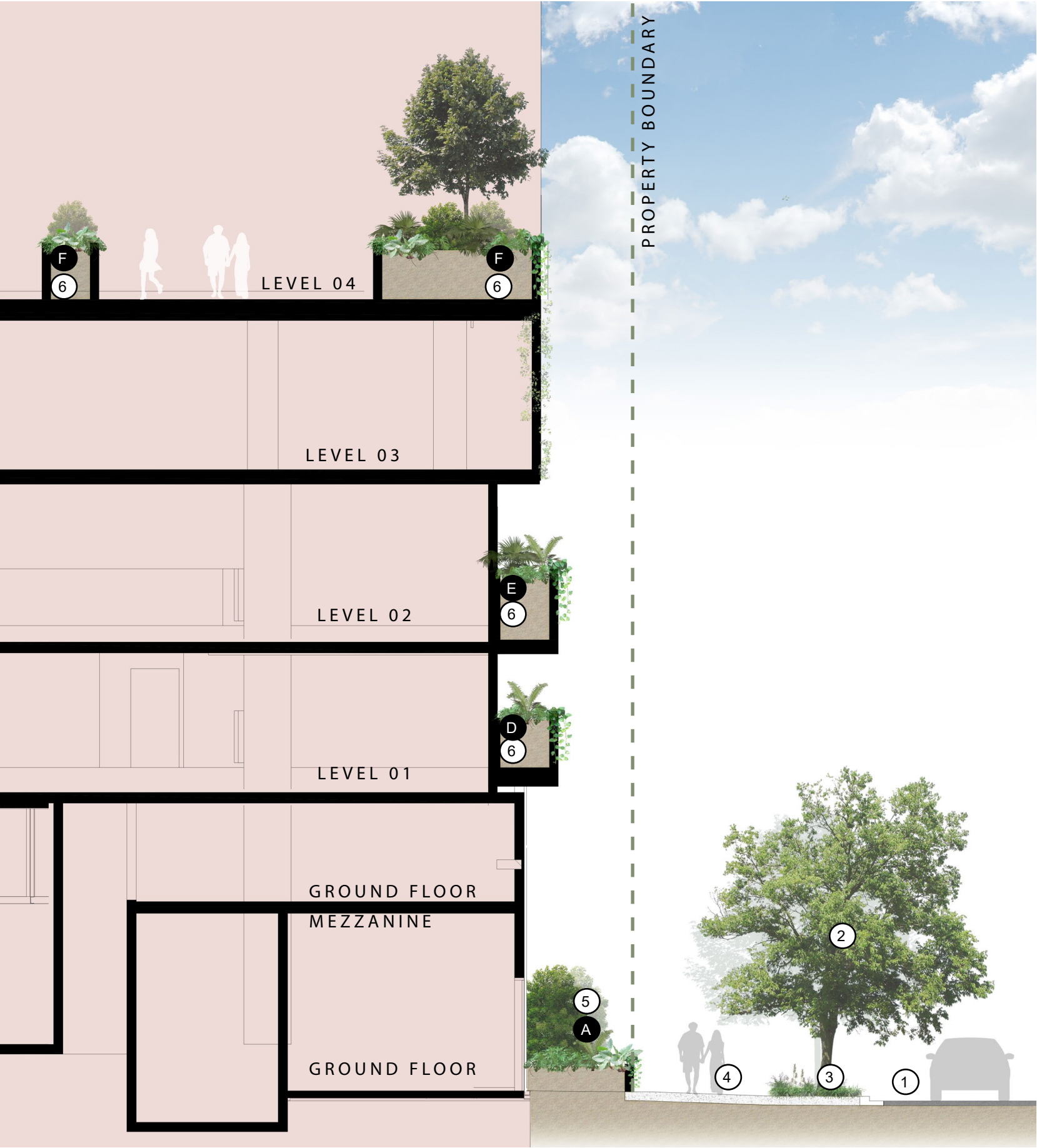


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3.7 SECTION



Streetscape Works to be in accordance with Condition 24 of DEV2020/1124.

LEGEND

- ① Thompson Street
- ② Street tree providing shade to footpath
- ③ Low level hardy groundcovers to streetscape
- ④ 2m wide footpath to verge
- ⑤ Planting with feature cladding to streetscape facade
- ⑥ Podium edge planter with shrubs & groundcovers. Minimum of cascading species to soften building edge. Podium edge planter to be in accordance with Condition 11 of DEV2020/1124.

- A Planting on natural ground
- D 1050mm Planter Depth
- E 1350mm Planter Depth
- F 1200mm Planter Depth

Planting to be in accordance with Condition 11 of DEV2020/1124.

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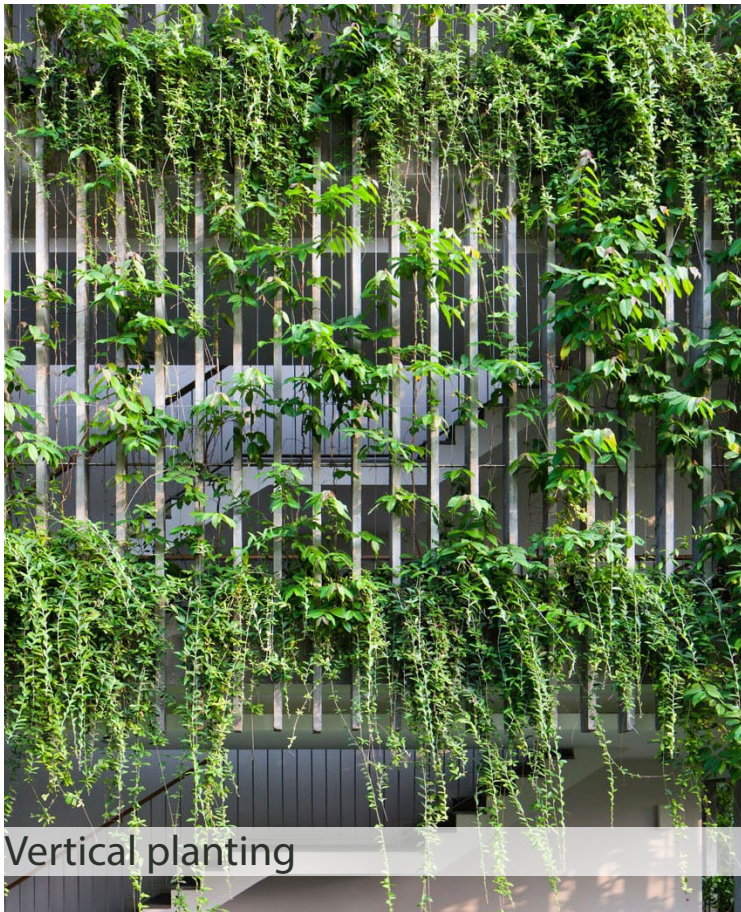
3.8 MATERIALS PALETTE



Feature cladding wall



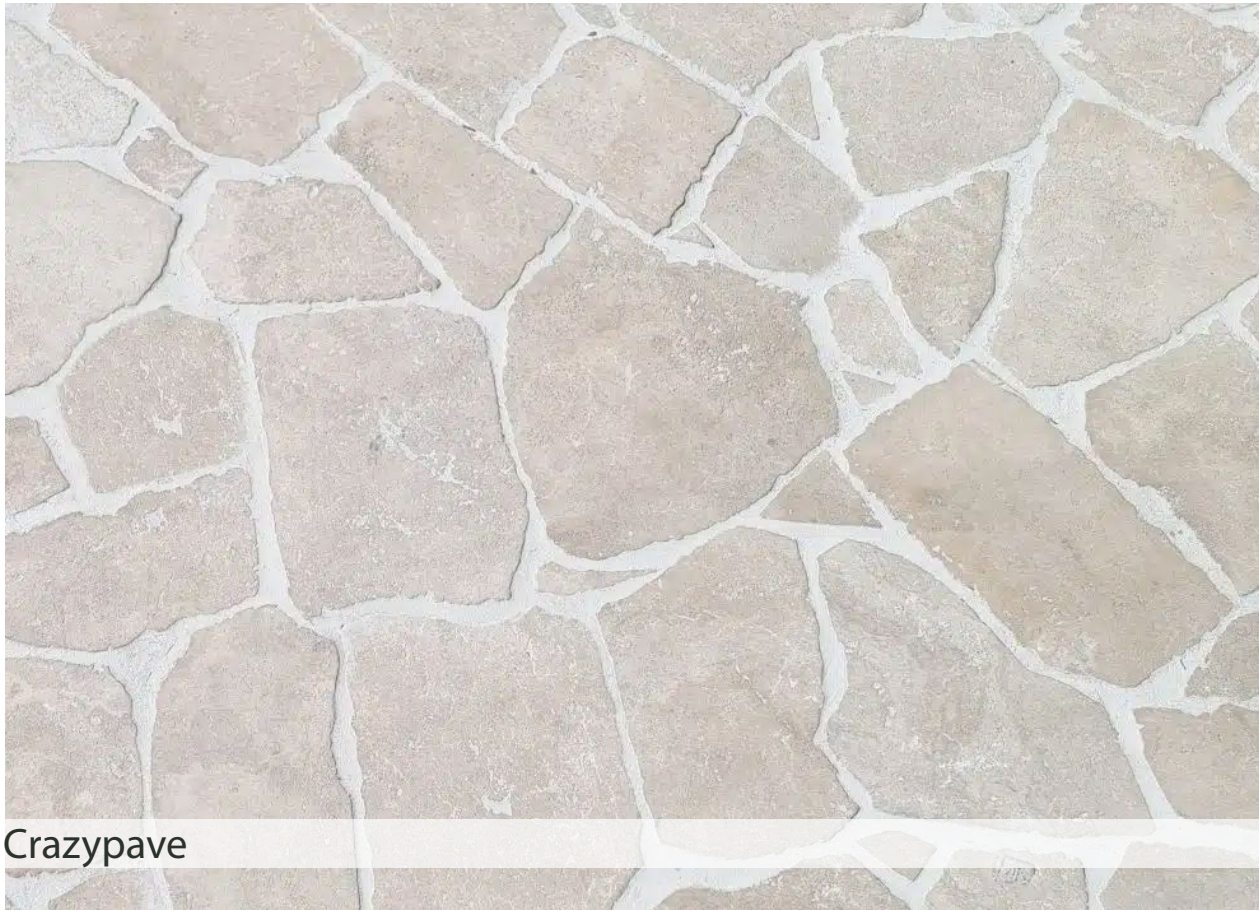
Lighting



Vertical planting



Exposed aggregate



Crazypave

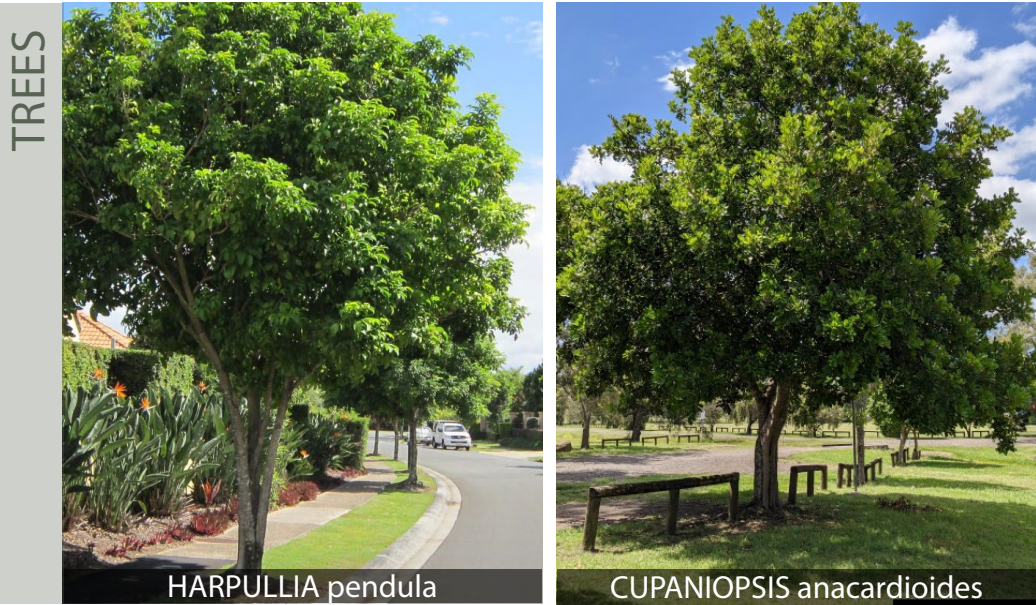
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3.9 PLANTING PALETTE - STREETSCAPE



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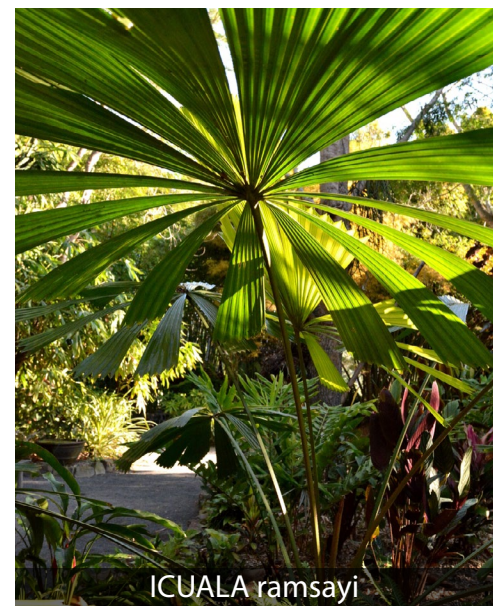
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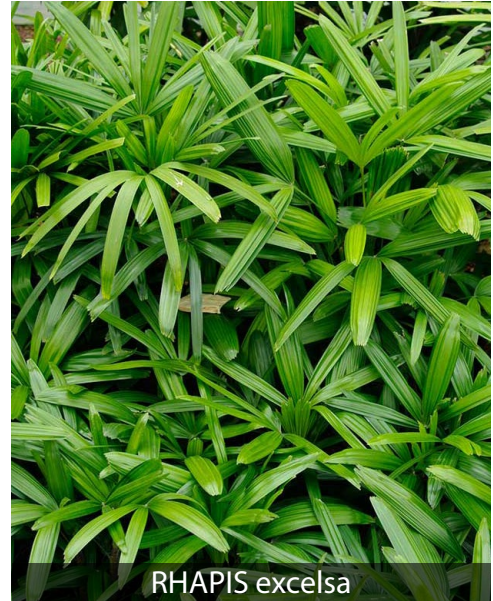
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3.10 PLANTING PALETTE - PODIUM

TREES/PALMS



SHRUBS



GROUNDCOVERS



PLANTING PALETTE - PODIUM

CLIMBERS & CASCADERS



HOYA australis



EPIPHEMNUM aureum



DICONDRRA argentea



PHYLLANTHUS myrtifolius



CISSUS antarctica



HOYA carnosa

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