

# 12-18 THOMPSON STREET TOWER ONE LANDSCAPE SCHEMATIC DESIGN

LANDSCAPE  
DESIGN REPORT

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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

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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

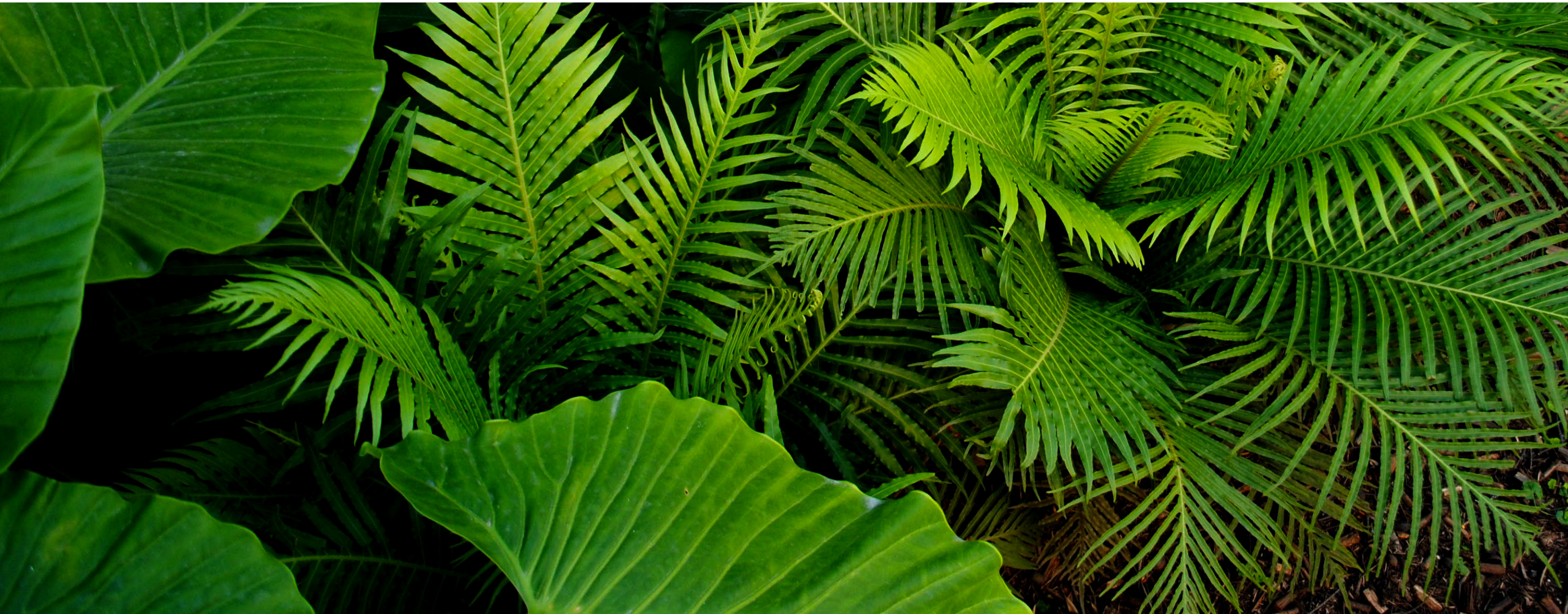


The site sits amongst light industrial in the inner-city neighbourhood of Bowen Hills. With two road frontages, Abbotsford Road to the West and Thompson Street to the East the site is highly permeable. The inner-city Bypass also sits just West of the site. The site is generally flat with a gentle East 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.



## 2.1 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.





# 2.2 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

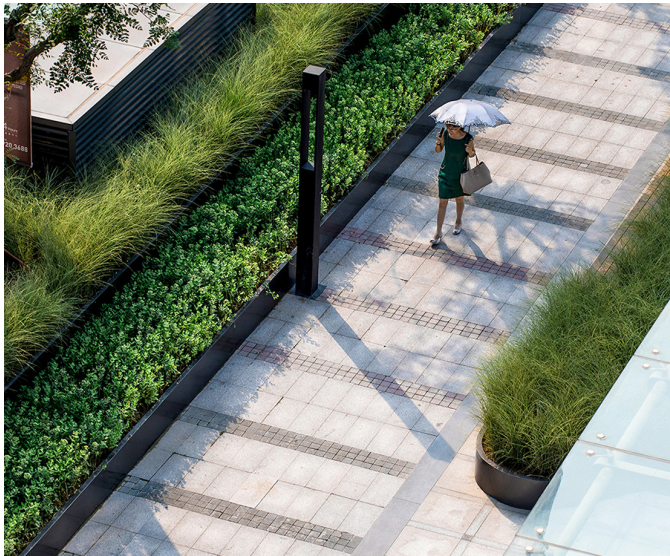
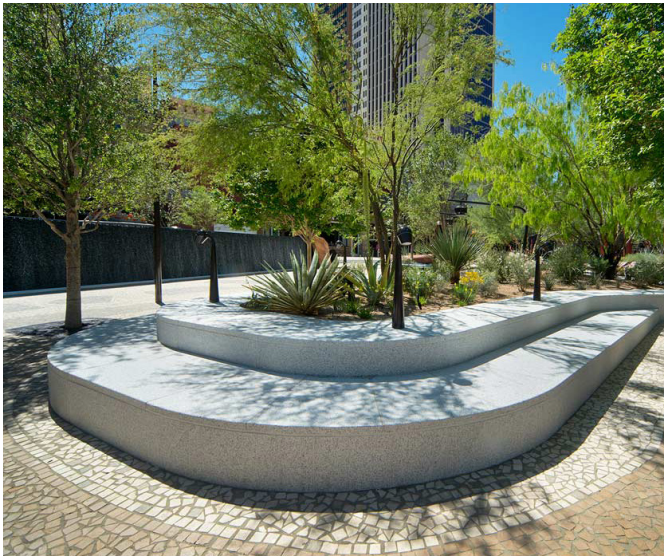
The landscape aims to strength pedestrian links and encourage thoroughfare use into the ground floor frontage.

## 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.

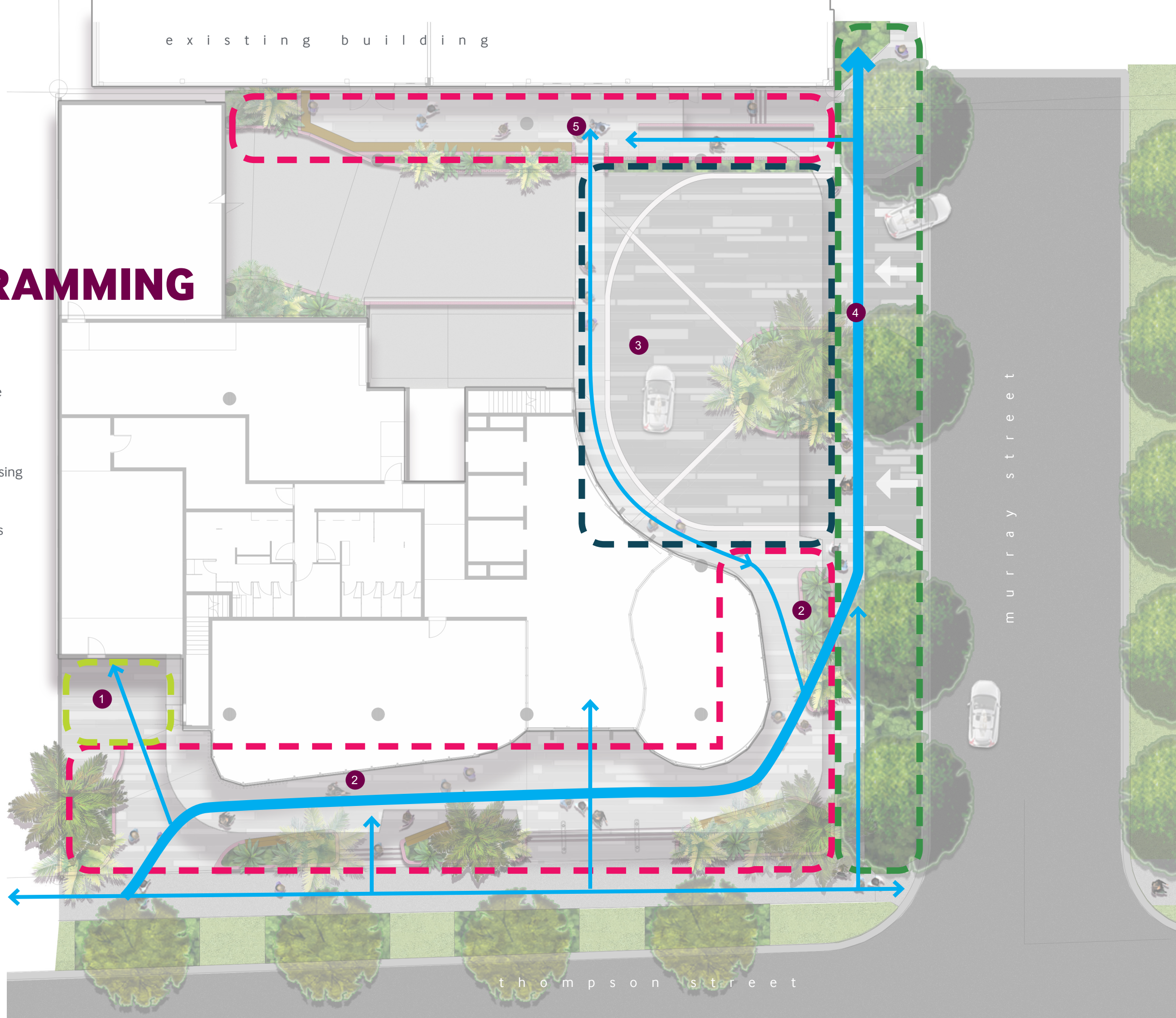




# 3.1 GROUND FLOOR PROGRAMMING

## 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





# 3.2 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 Potential to plant tree avenue in Stage 1 works
- 12 Raised planters with seating edge

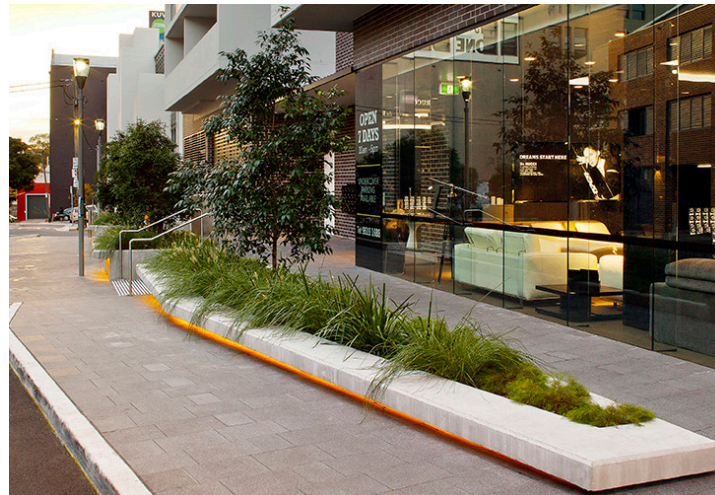




# 3.3 GROUND FLOOR AND PODIUM CHARACTER

## 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



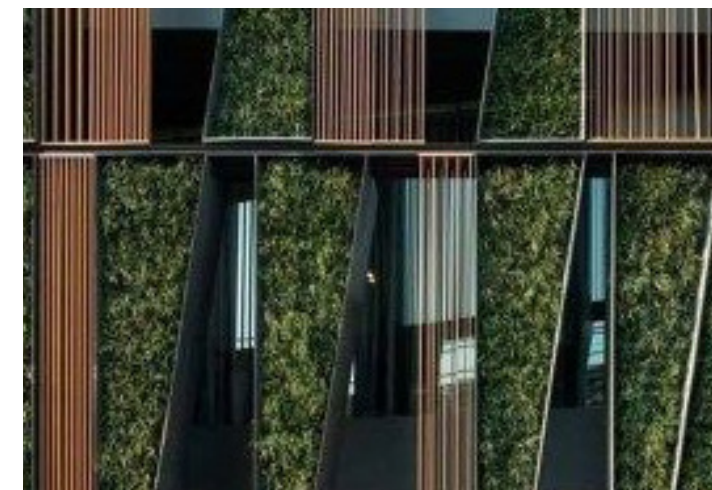
## UNDERCROFT

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



## PODIUM LEVEL

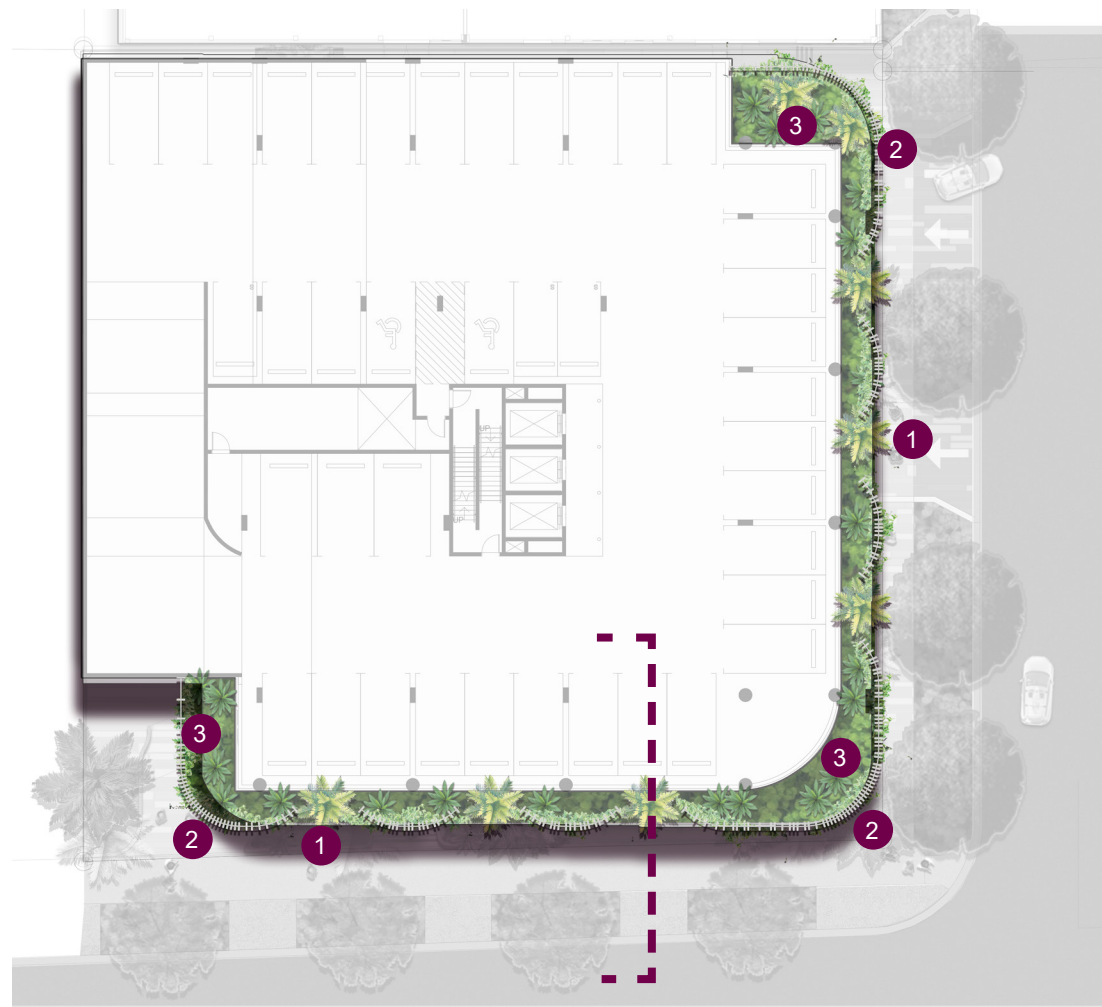
Plants with strong upright forms and cascading character combine to soften the built form, screen car parking, and provide striking colour and textural contrast.





# 3.4 CAR PARK FLOOR PLANS

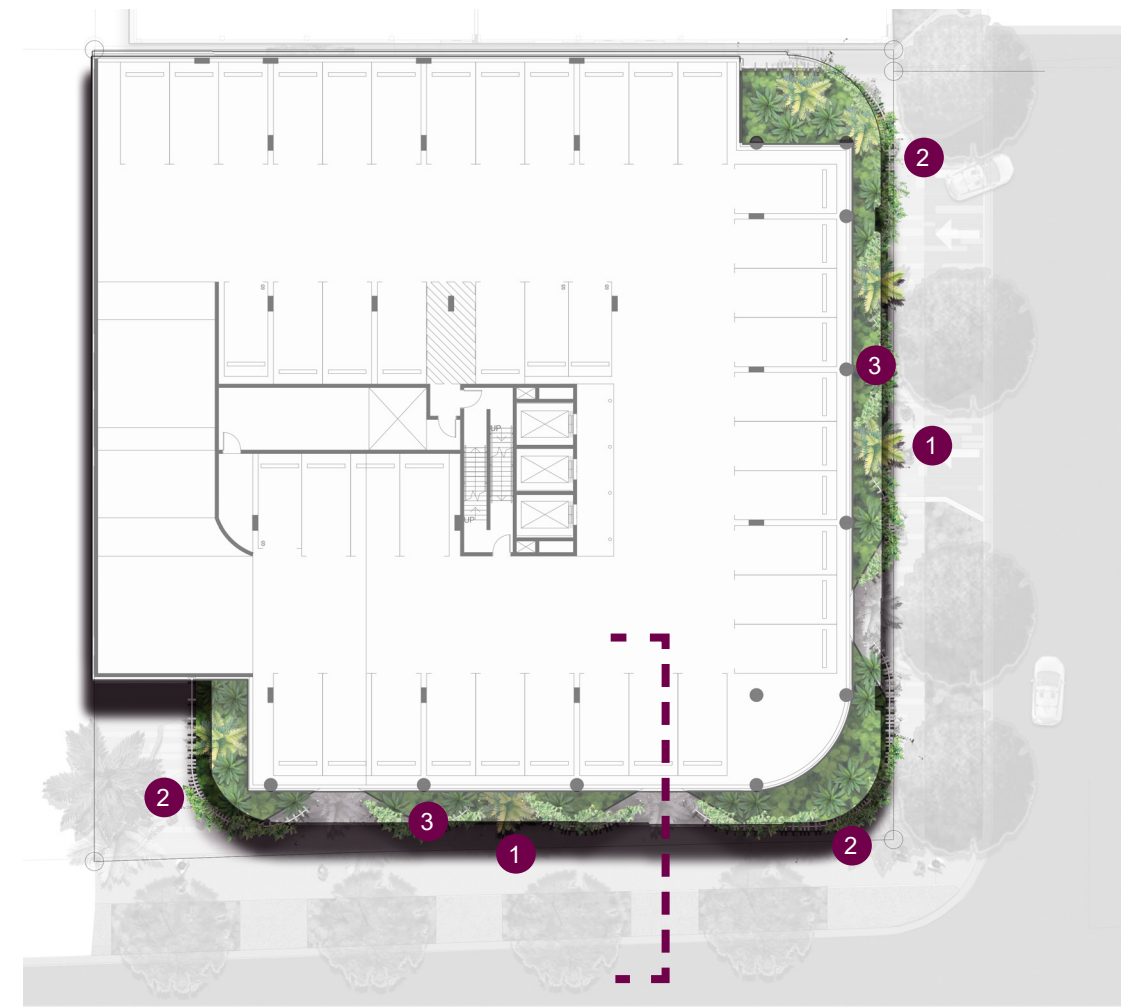
LEVEL 2



## LEGEND

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

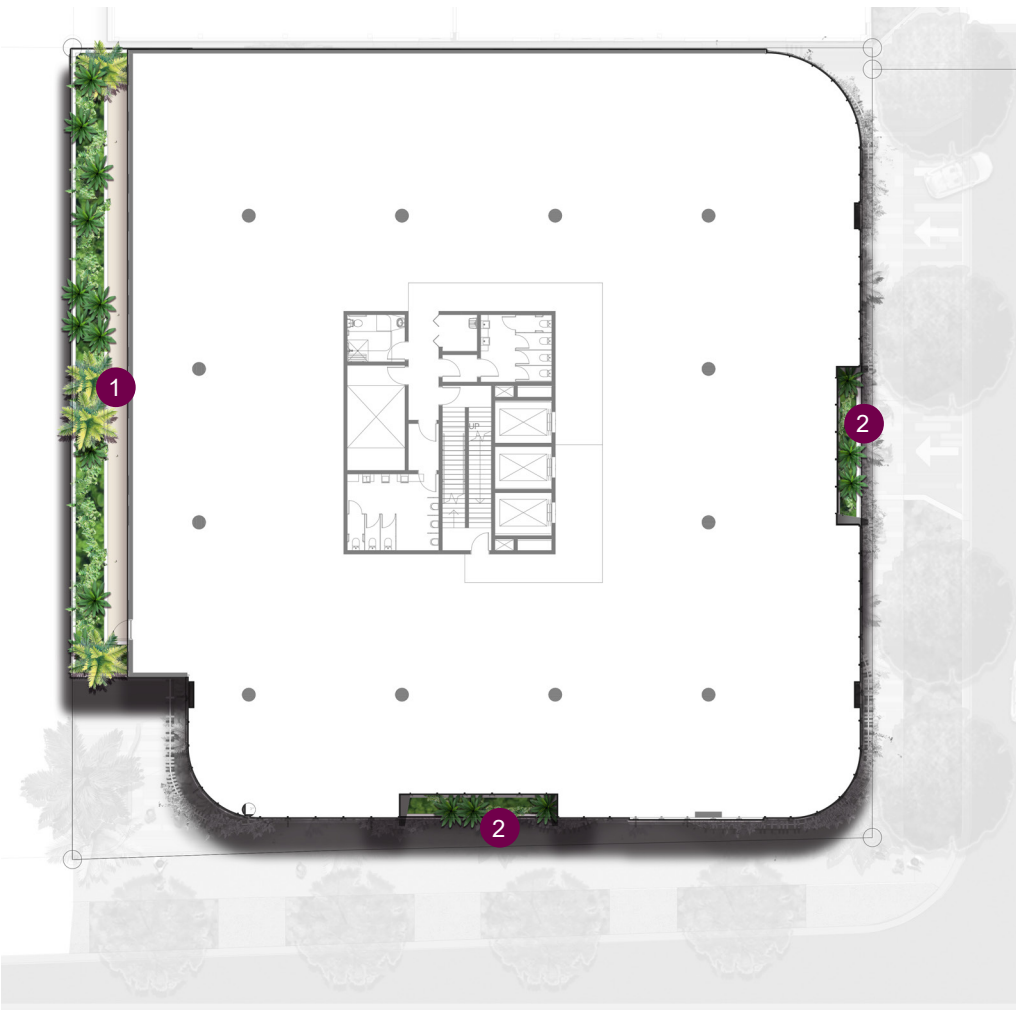
LEVEL 3



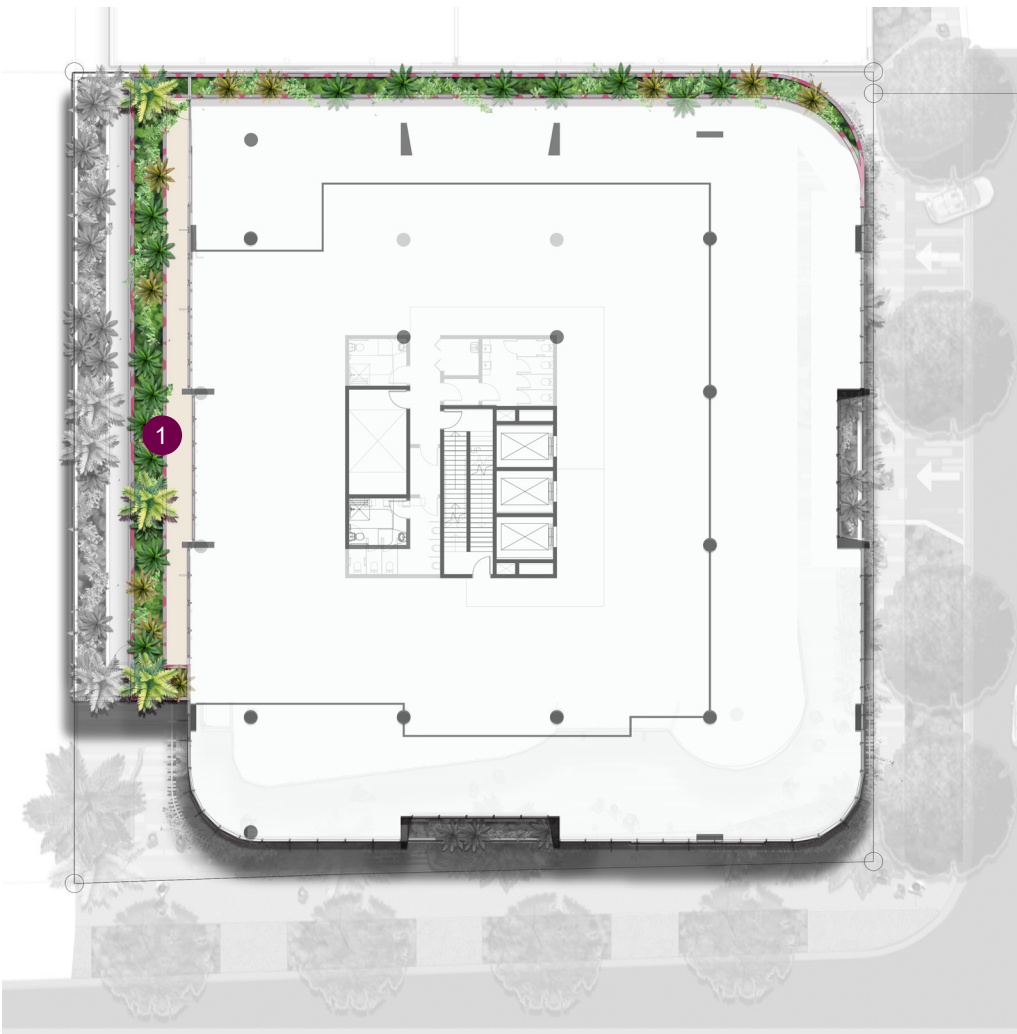


# 3.5 5TH, 6TH AND 9TH FLOOR PLANS

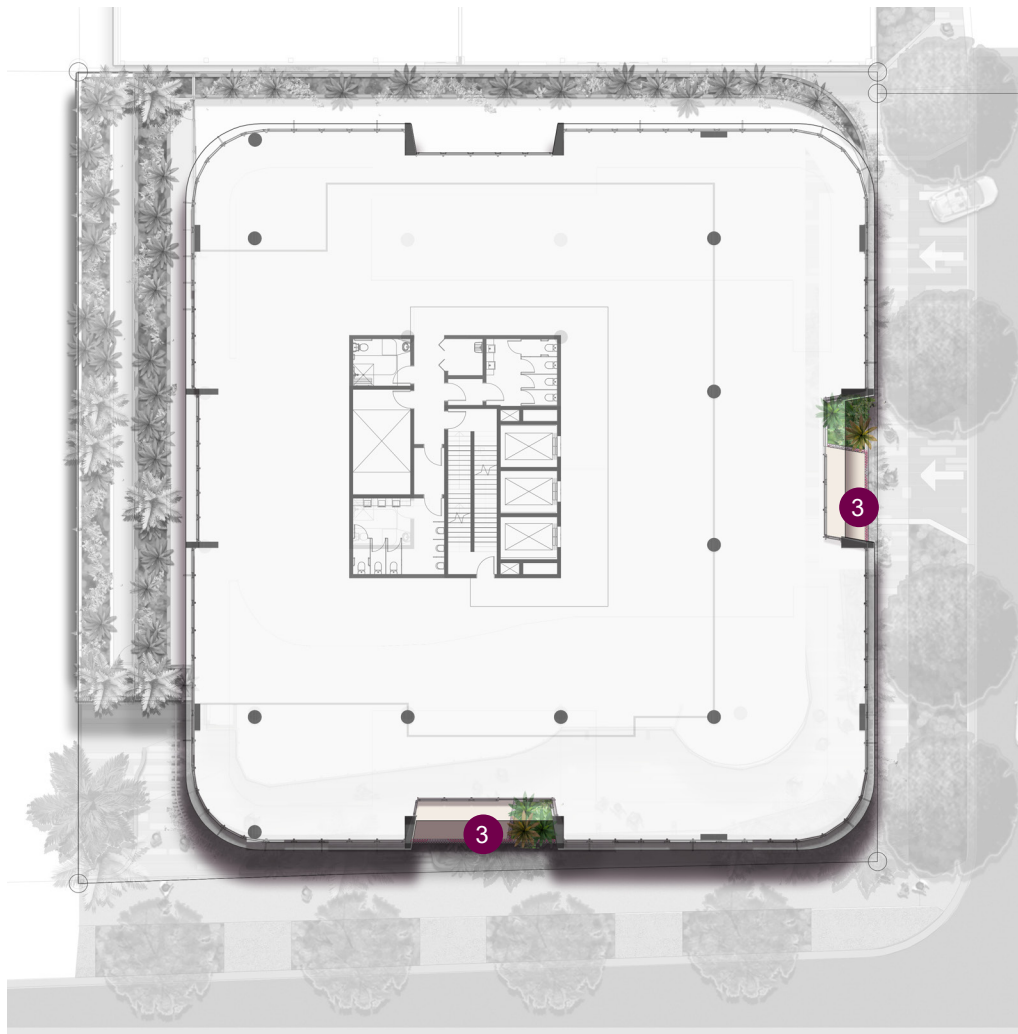
LEVEL 5



LEVEL 6



LEVEL 9



## LEGEND

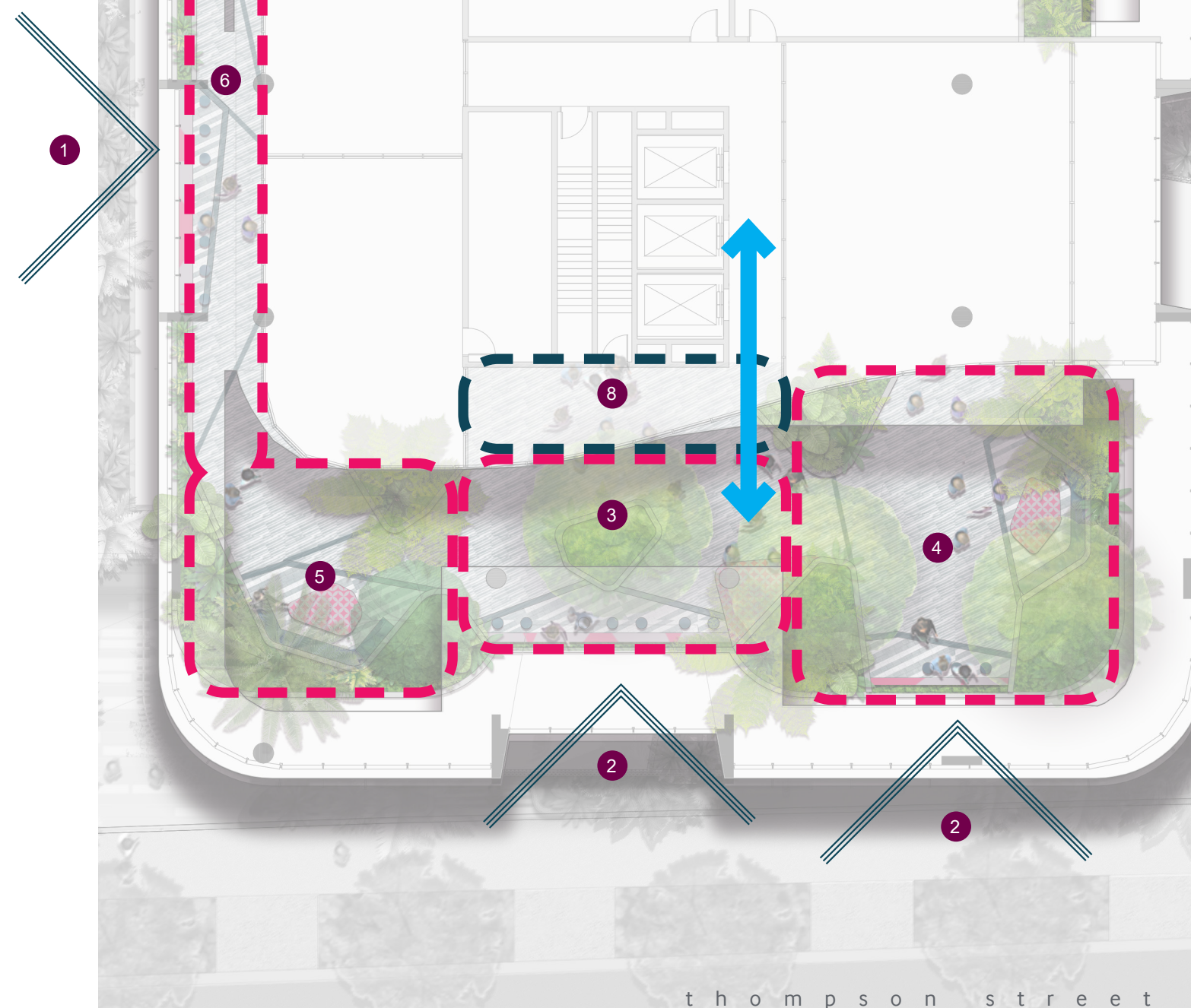
- 1 Raised planter with lush plantings to provide a green breakout space. 800mm min depth to planters
- 2 Raised planters with climbers and feature plantings to soften the built form and provide interest on the Thompson and Murray Street facade. 800mm min depth to planters
- 3 Planted terrace provides private breakout space for tenants and adds interest to the facade. 800mm min depth to planters



## 3.6 ROOF TERRACE PROGRAMMING

### LEGEND

- ① Potential views to the city
- ② Potential views to the river
- ③ Entry plaza
- ④ Segmented space 1
- ⑤ Segmented space 2
- ⑥ Potential to add screen to create addition segmented space.
- ⑦ Service area access screened with decorative fence
- ⑧ Internal lobby extend into the outdoor terrace

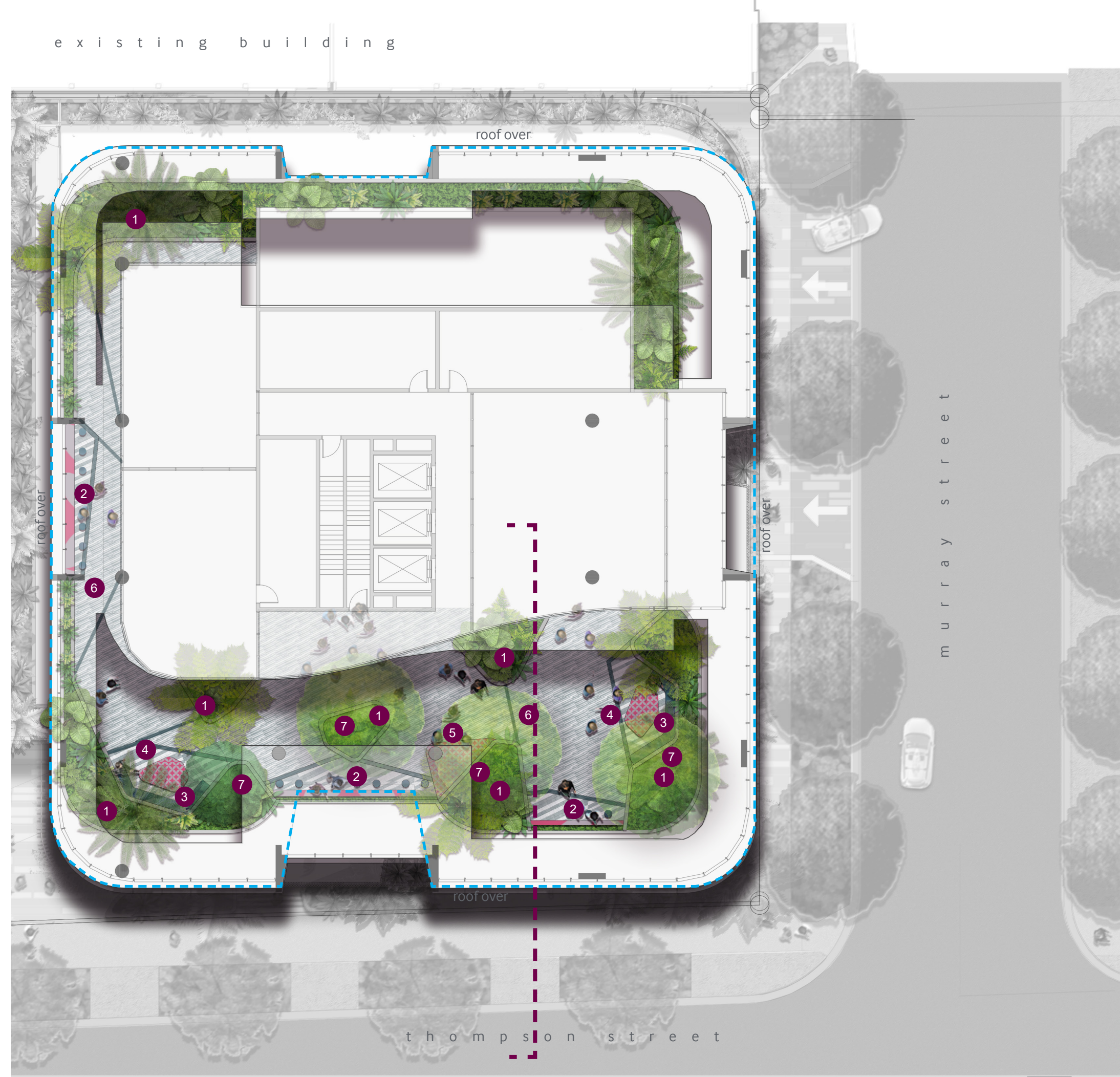




# 3.7 ROOF TERRACE PLAN

## 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 stool take advantage of views.
- 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.

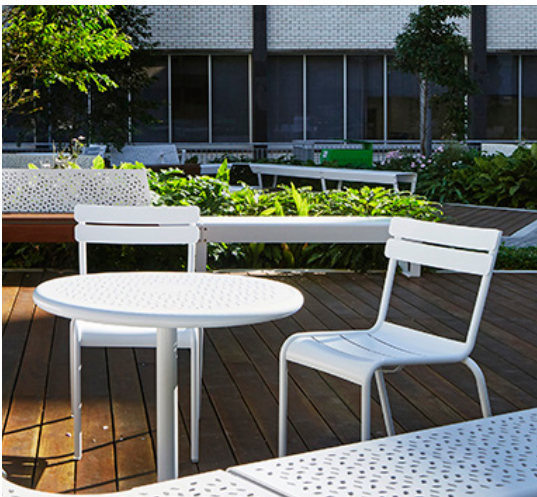




# 3.8 ROOF TERRACE CHARACTER IMAGES

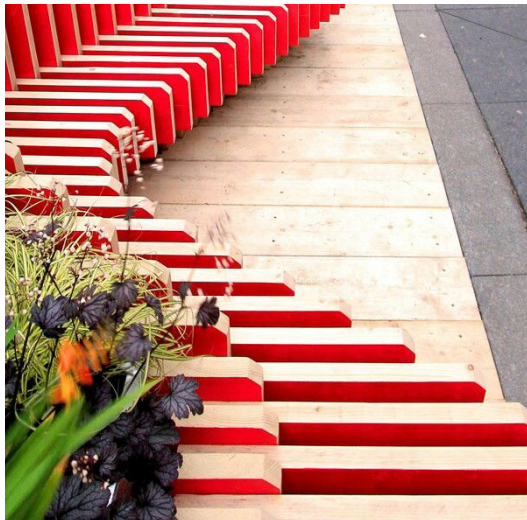
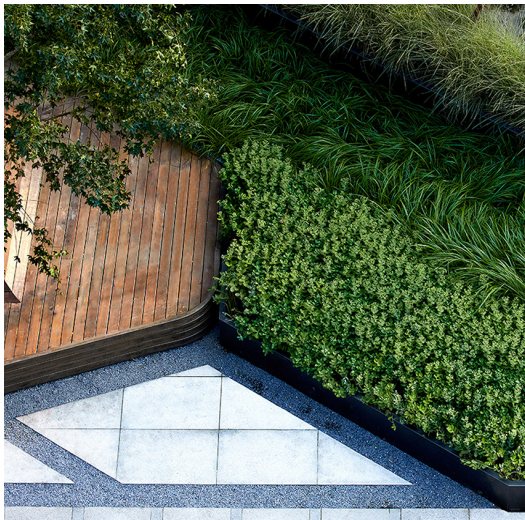
## SPACE

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.





# 3.9 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 shade loving plantings 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.

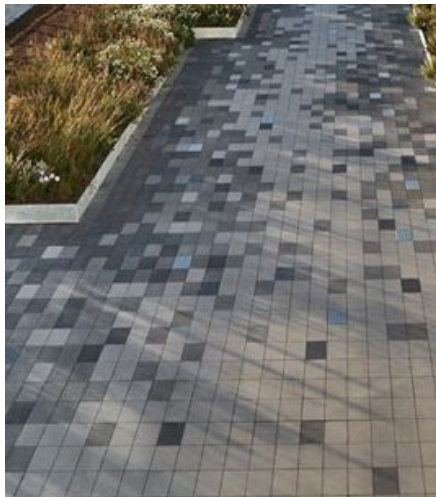




# 3.10 MATERIALS

## 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.



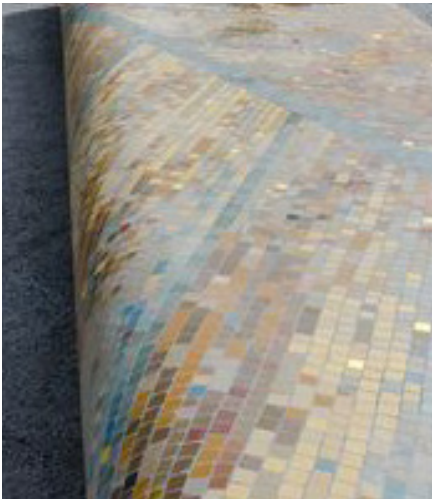
## CONCRETE

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.





# 3.11 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 Plam

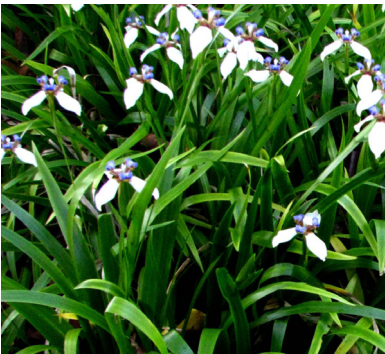
## SHRUBS & GROUNDCOVERS



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



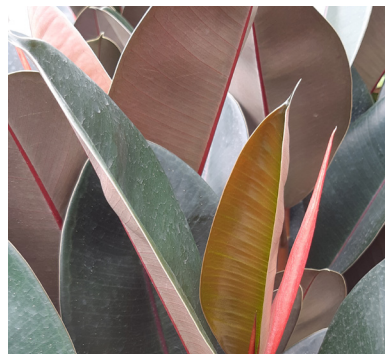
Philodendron Birkin



microsorium punctatum



Curcuma australasica 'Aussie Gem'



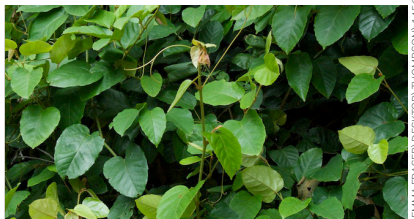
Ficus elastica 'Burgundy'



Monstera deliciosa



Epipremnum aureum Devil's Ivy



Cissus antarctica Kangaroo Vine

## CLIMBERS



