



# 12-18 THOMPSON STREET LANDSCAPE MASTER PLAN

LANDSCAPE  
DESIGN REPORT

[ISSUE E]  
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# 1.0 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 carparking, Subaru workshop, and medical specialists suites.





2.0

DESIGN VISIONING



## 2.1 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.).

## 2.2 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









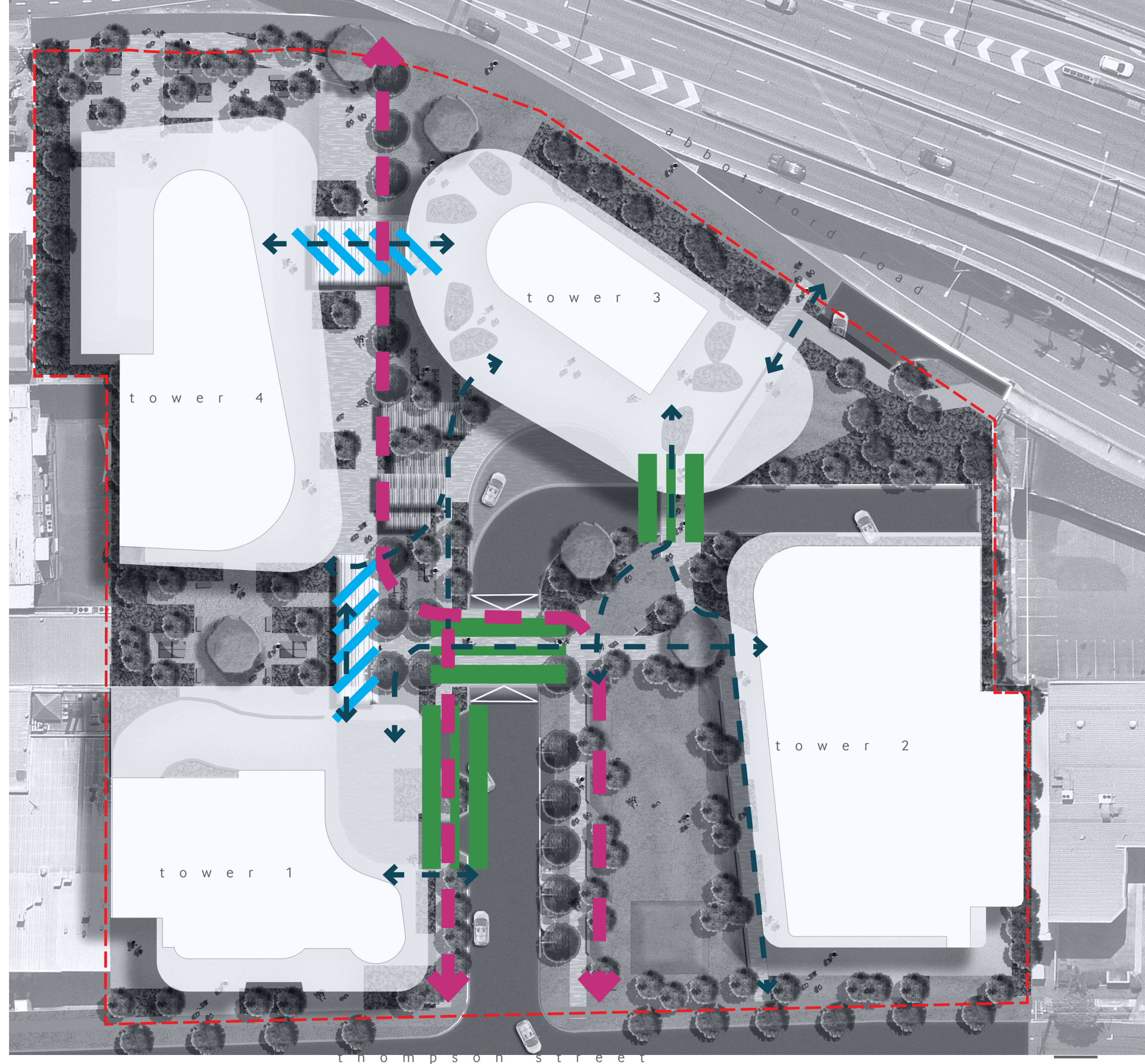
**3.0**

**DESIGN RESPONSE**



# 3.1 PEDESTRIAN CIRCULATION

-  Primary pedestrian movement
-  Secondary pedestrian movement
-  Shade and shelter between buildings
-  Pedestrian priority zones

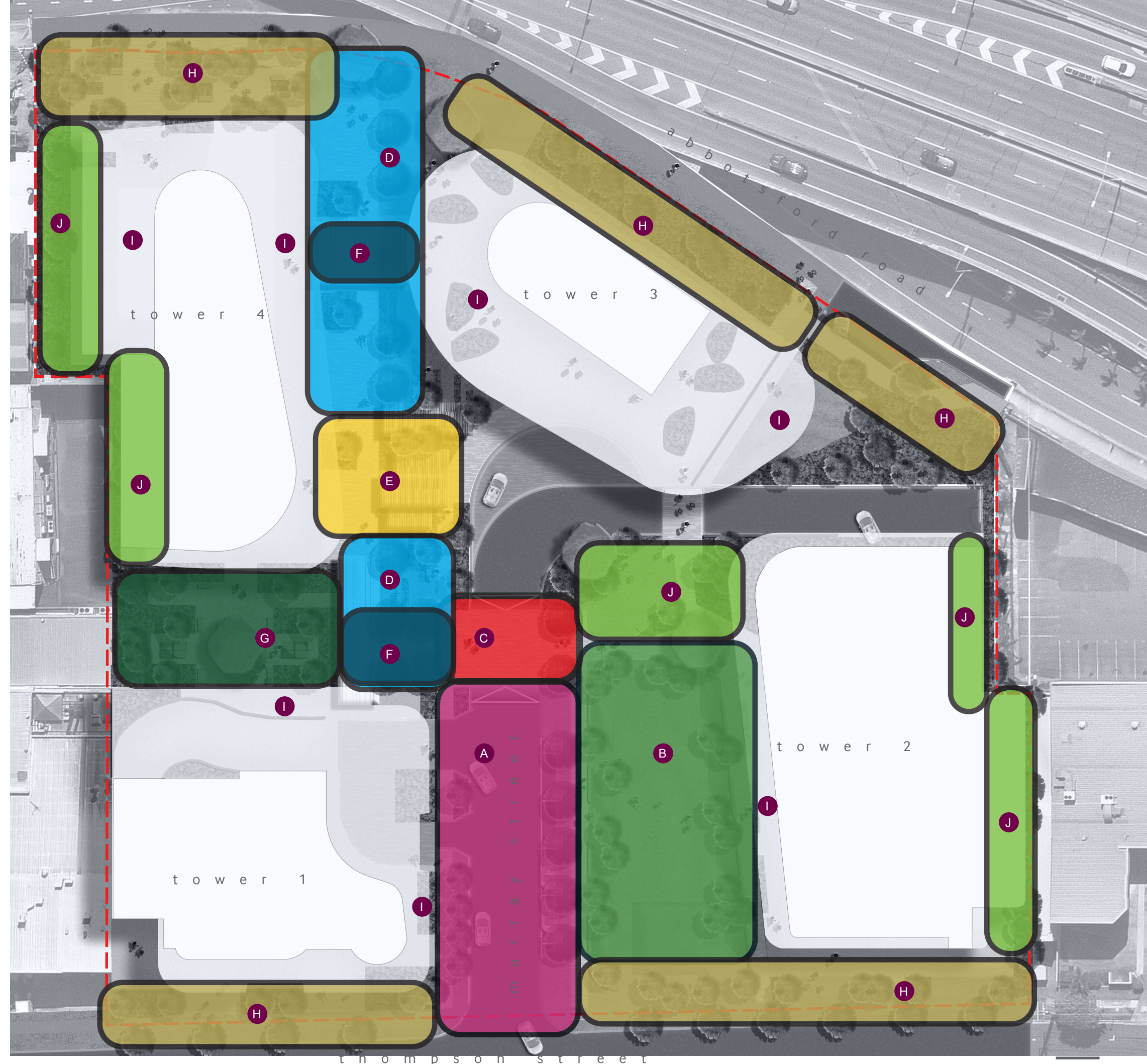




# 3.2 OPEN SPACE AREAS DIAGRAM

## 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. 800m2 nominal area
- 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** Undercroft with paved connections, seating and integration with potential café and commercial uses
- J** General landscape areas. Planted with hardy groundcovers and trees.





# 3.3 MASTER PLAN

## LEGEND

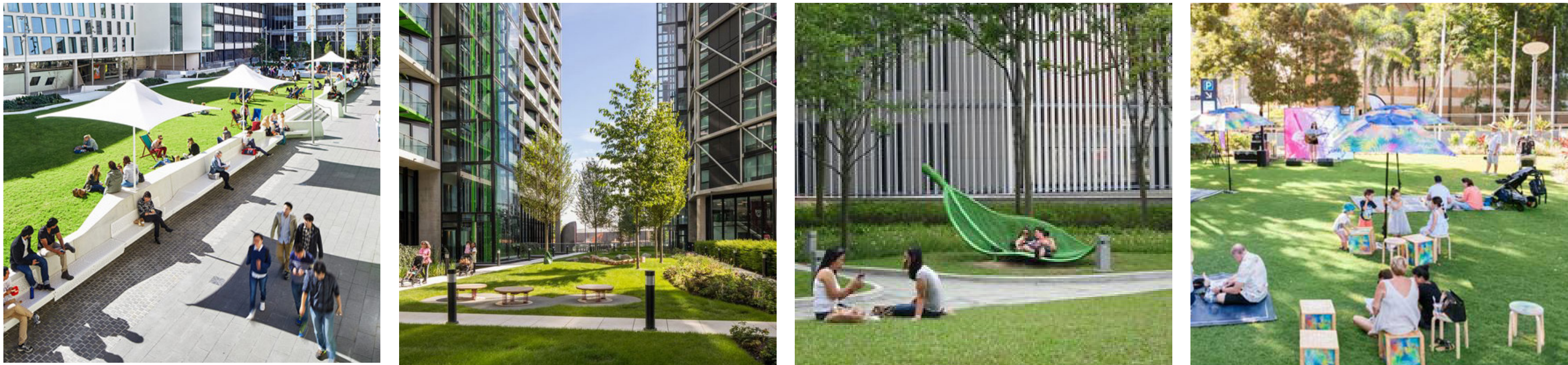
- 1 Tree venue creates strong links through the site
- 2 On street car parking
- 3 Raised pedestrian crossing plaza
- 4 Walkway connection with feature seating and accent planting
- 5 Shelters to outdoor office space, group dining area, food/herb garden and cover to drop off zone.
- 6 Covered walkways between buildings
- 7 Active area including table tennis
- 8 Articulated streetscape edges with integrated landscape
- 9 Undercroft with paved connections, planting and seating.
- 10 Open green lawn
- 11 Shade trees to edges of lawn
- 12 Turfed stage with GPOs
- 13 Turf mounds to edge of lawn providing informal seating
- 14 Large feature trees
- 15 Shared pedestrian and vehicle zone
- 16 Drop off zone





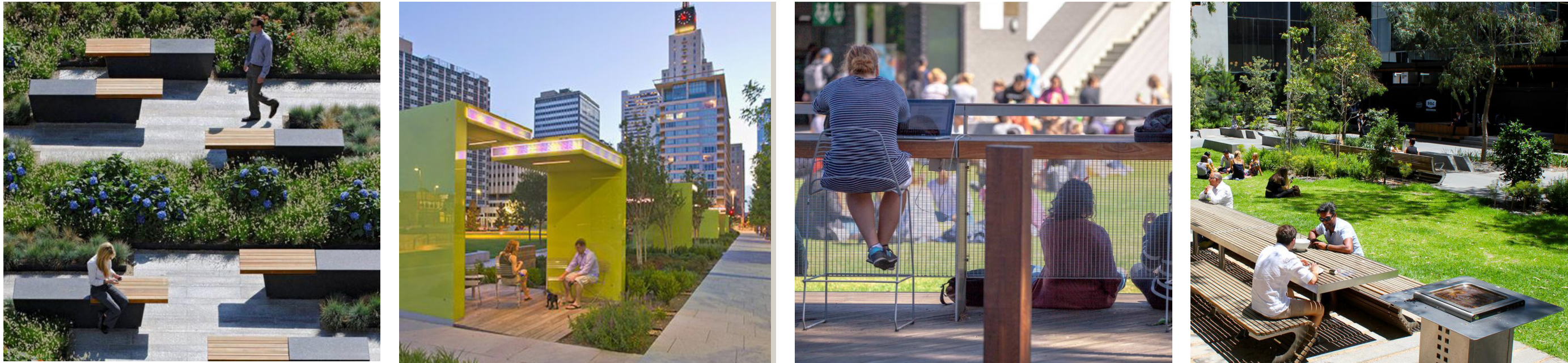
# 3.4 CHARACTER IMAGES

## The Green



Seating walls, open lawn, grass mounds, shade, art and place making, power points, wi-fi, and events space for exercise groups, sounds of the city buskers, or corporate events.

## 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



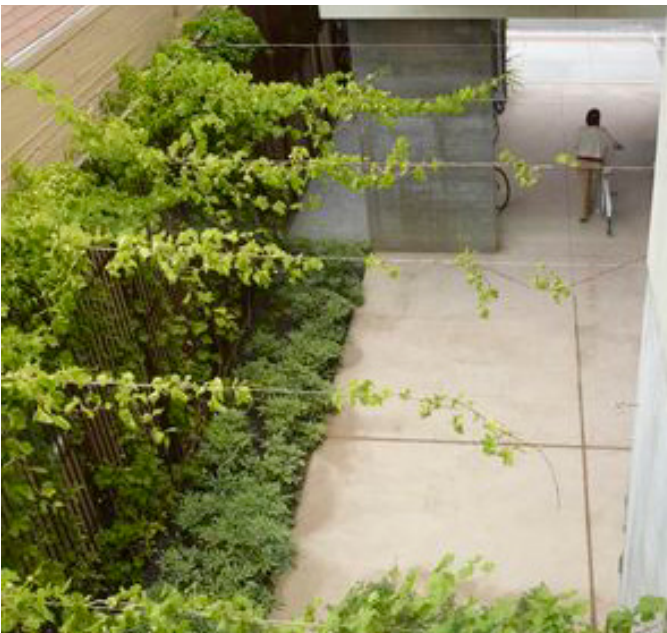
Semi-private space enclosed by low plantings to maintain visually surveillance, possible location for ping pong tables, yoga space or gym equipment



Building undercrofts

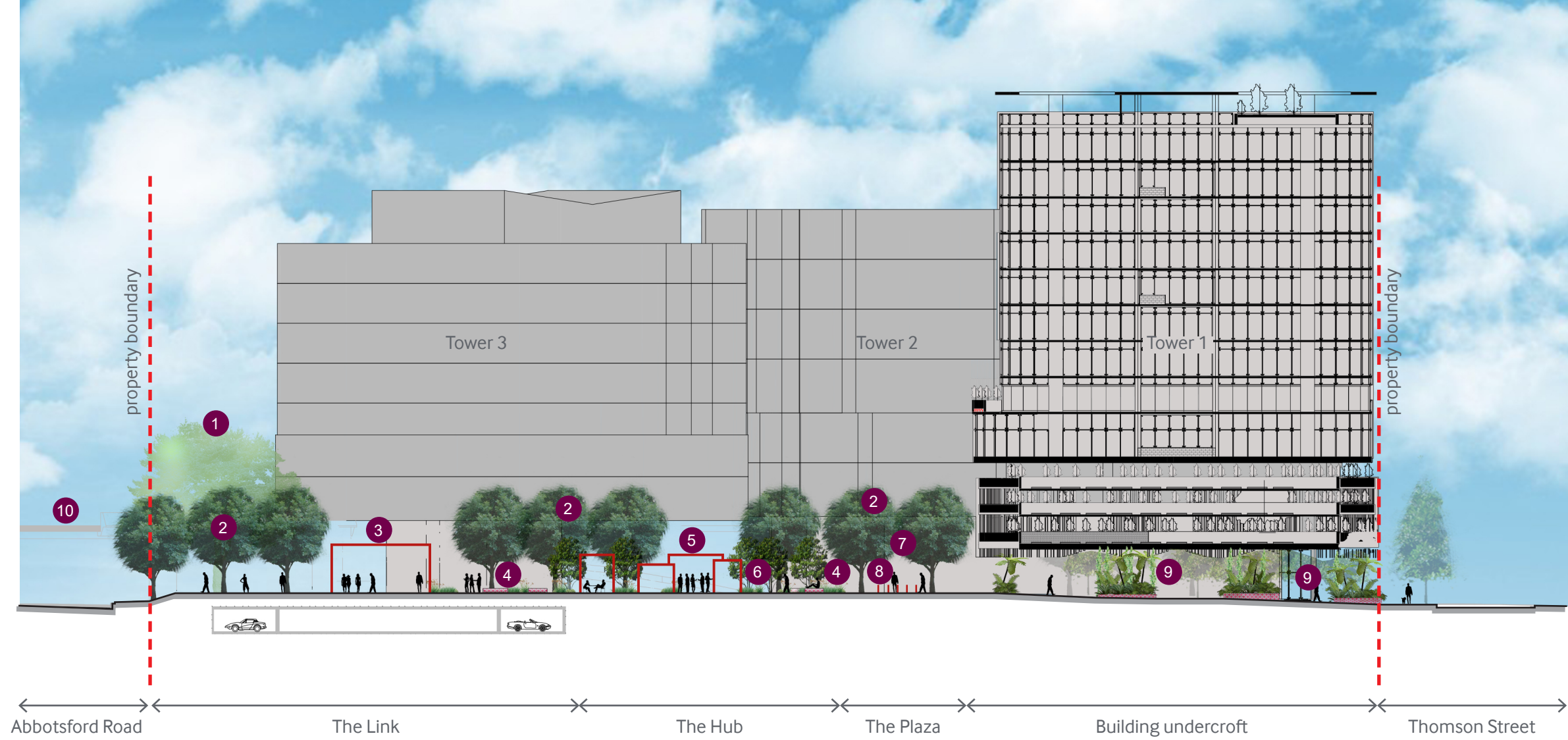


Under croft spaces animated with vertical gardens, lighting and shade loving plants.





# 3.5 SECTION A



## LEGEND

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



# 3.5 SECTION B

## LEGEND

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





