Landscape Concept Design

BAYLISS ROAD
SOUTH RIPLEY QLD 4306

ROL 1 Application
September 2026 | 12561 | Issue F

Prepared for
KDL Property Group Pty Ltd



Saunders Havill®

PATHWAYS TO SUCCESS

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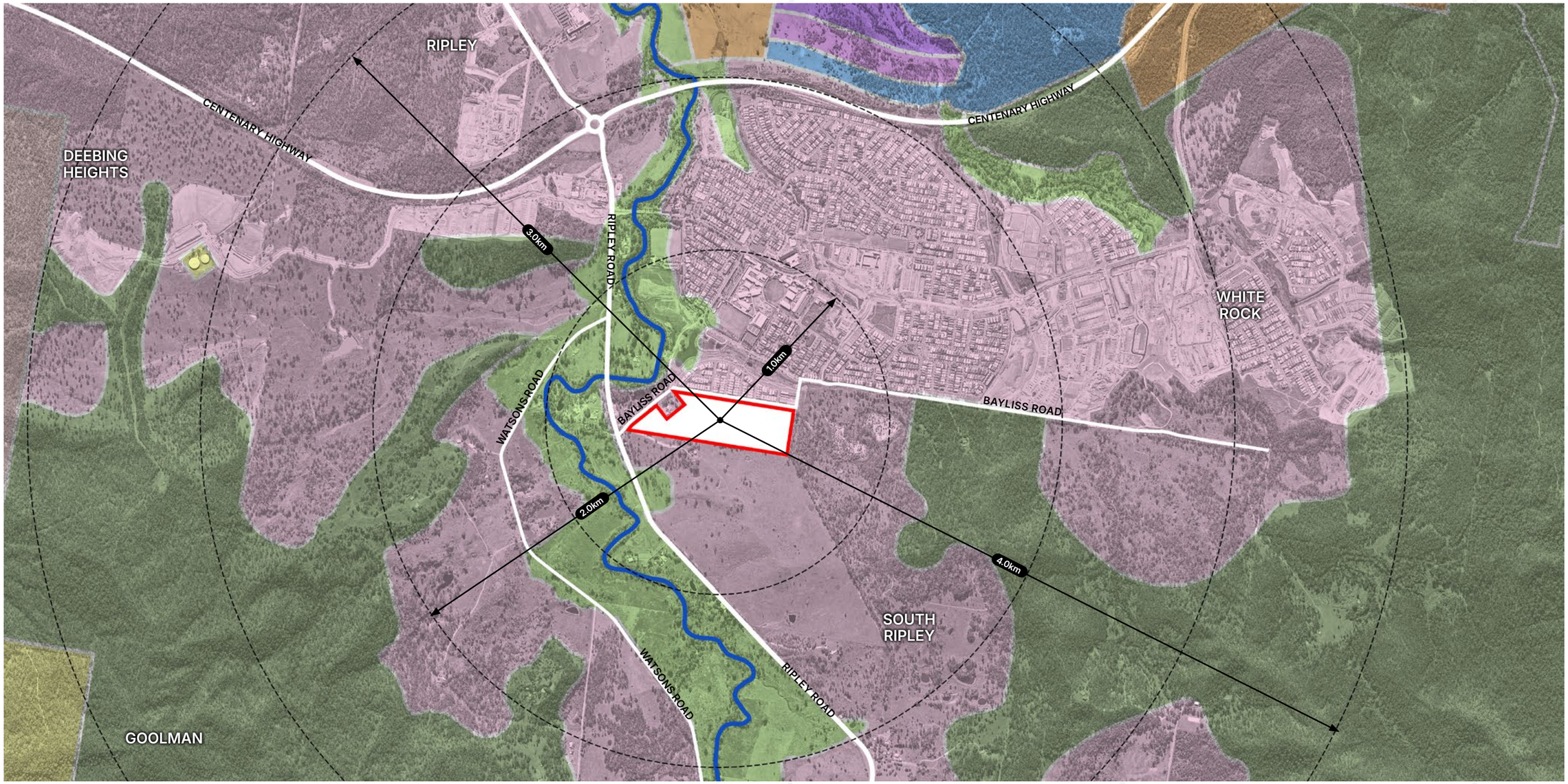
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LEGEND

- SITE BOUNDARY
- BUNDAMBA CREEK
- FUTURE URBAN
- LARGE LOT RESIDENTIAL
- SPECIAL OPPORTUNITY
- LOCAL BUSINESS AND INDUSTRY BUFFER
- CHARACTER HOUSING LOW DENSITY
- REGIONAL BUSINESS AND INDUSTRY
- SPORT & RECREATION
- CONSERVATION
- SPECIAL USES

0km 0.5km 1.0km 1.5km


RIPLEY ROAD
BUNDAMBA CREEK
BAYLISS ROAD
PARKWAY AVENUE
BAYLISS ROAD
CIVIC PARK (RECREATION)
EXISTING ADJOINING HOUSE (ROL2)
EXISTING VEGETATION
EXISTING VEGETATION
EXISTING VEGETATION
COLEMAN ROAD
RIPLEY ROAD
ROL 1 SITE BOUNDARY
TRUNK COLLECTOR ROADS
RIDGE LINES & VALLEYS
0m
100m
200m



ROL1 BOUNDARY

STAGE BOUNDARY

ROL2 BOUNDARY
Refer separate application

0m 100m 200m



ROL1 BOUNDARY

ROL2 BOUNDARY
Refer separate application

STAGE BOUNDARY

1. VEHICLE ENTRY ACCESS
2. DETENTION/ DRAINAGE BASIN
3. LOCAL REREATION PARK
   - Refer to P07 for details
4. STREET TREES THROUGHOUT
   - Refer to Tree Plan P08
   - Tree locations indicative
5. PEDESTRIAN LINK
   - With screen planting to adjoining lot boundaries
6. DRIVEWAY WITH BUFFER PLANTING TO REAR OF LOTS
7. ADJOINING FUTURE DEVELOPMENT
8. ADJOINING EXISTING DEVELOPMENT

0m 100m 200m



1. PEDESTRIAN ENTRY TO PROPOSED PARK
2. SHADE SHELTER WITH PICNIC SETTING
   - With refuge bins and drinking fountain
3. PLAYGROUND AREA
   - With mulch/ rubber softfall, age appropriate play equipment, and shade sails
4. GYM EXERCISE AREA
   - With various gym and exercising equipment on rubber/ mulch softfall
5. CONNECTING CONCRETE PATH CIRCUIT TO PARK PERIMETER AND TO ADJACENT STREETS
6. KICKABOUT AREA (Approx. 2,250m²)
7. INFORMAL TURFED AREAS THROUGHOUT WITH LARGE SHADE TREES
8. 500mm HIGH SANDSTONE BLOCK SEATING/ RETAINING WALL
9. FEATURE PLANTING THROUGHOUT
   - Of groundcovers, shrubs and trees
10. LARGE FEATURE SHADE TREES THROUGHOUT
11. BUFFER SCREEN PLANTING TO BACK OF LOTS FOR ADDED PRIVACY
12. BOLLARDS WHERE REQUIRED
13. MAINTENANCE ACCESS WITH LOCKING RAIL
14. STAIR ACCESS TO PARK
15. PARK ENTRY SIGNAGE
    Details to be confirmed at OPW for name/ details
16. RAMP ACCESS TO PARK

CHILDRENS SAFETY FENCE TO PLAYGROUND
Gates to be provided for access, locations TBC




0m 10m 20m 30m

12561 - LOCAL RECREATION PARK			
DSS ANALYSIS SCHEDULE			
ITEM	**ICC PSP 3 DESCRIPTION (STREETSCAPES AND PARKS)**	**ISS PSP3 COMPLIANCE**	**COMMENTS**
TIMING			To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	500m of most dwellings (90%)	Y	
SIZING	5000m2 min to 1.0ha	Y	
LOCATION	Full road frontage	N	Majority of park edges bordered by roads.
SLOPES	50% site at 1:20 (5%) or less	Y	Embellishment area to be graded at 1:100 as required. Where required, sandstone retaining/seating will be utilised to aid levels of playground.
FLOOD	Above Q100 except where intrinsic value or location makes it impractical (i.e. next to waterway). Buildings and playground above Q100	Y	
DRAINAGE	Drain into creek through natural filter or street stormwater system	Y	Drainage subject to detail design and civil stormwater design.
ACCESS	Located to collector or major collector street	Y	
	Access control barrier to all accessilbe park boundaries/ frontages	Y	High-Kerb profile or bollards to park boundary to be utilised
SHADING	Formal/ informal tree planting to provide shade and amenity	Y	Shade trees to be provided throughout inc. varying sizes for shading.
EMBELLISHMENT	1 Play space nominal 20x15m	Y	
	Shade and soft-fall to play spaces	Y	
	1 kickabout area nominal 20x30m	Y	Primary kick about space exceeds the required 50x30m, maximum grade of 1:33.
	1 x Multipurpose half court (with hoop and backboard) or 1 x rebound wall and court	Y	Basketball cannot be provided due to minimum requirement of 50m from any lot. Basketball court has been substituted for fitness equipment.
	1 drinking fountain	Y	
	Street trees, feature shade trees, revegetation, formal/ informal tree planting for shading	Y	
	2200mm concrete path to perimeter integrated with bikeway/ pathway network	Y	
	1 Picnic shade shelter	Y	1 shelter minimum provided for site usage/ user comfort, supervision and shading.
	1 x Table and 2 x Bench seats (under picnic shelter)	Y	1 picnic setting minimum proposed for shelters as above.
SCENIC QUALITY	Attractive and interesting for children and appealing to family groups	Y	
VIEWS	Clear views into park from street and frame views with the park	Y	
HERITAGE	Retain and protect any features of cultural heritage significance	N/A	
SCREENING	Minimise impact on surrounding residents through screening facilities, without limiting casual surveillance opportunities.	Y	

OPEN SPACE & LINKS	SHG NOTES	RECREATION RANGE & OPPORTUNITY	SHG NOTES	ANCILIARY SITE WORKS	SHG NOTES
ACCESS: In urban areas, short walk, 5 mins from each dwelling. Ideally located on collector street or major collector street. Preferably located on or close to bikeways network. The perimeter length of the park has direct frontage to a public road or a public place (ie a road or public land is to front all park boundaries. Within towns located adjacent or within the 'township area'. For a large lot residential areas located near intersections servicing the majority of the development.		FACILITIES (urban areas): 1 x shaded picnic facility incorporating 1 table and 2 bench seats.	Complies: Concept design will reflect the minimum	Planting: Street tree planting compatible with local street tree planting Feature shade tree planting using native species Re-vegetation areas to use native tree and ground cover species Formal / informal tree planting to provide shade and amenity and enable good visual access both to and within the park setting Consideration to drought tolerant species	Complies: All trees will be selected from ICC suitable tree planting list
AREA & TOPOGRAPHY: 5,000m2. Topography to avoid major cut and fill to provide about 50% of area at 5% gradient or less, with topographic variation to provide for a range of play and user interest	Complies: Open Space is 5,405m2 with cut/fill to southern and western boundaries only which allows for approx. 2,750m2 (approx. 54%) of flat area of open space	1 x play space (nominal size (20 × 15m) on either a flat (1:50 max grade) or terraced site incorporating a range of play equipment for children aged 2-12, shade and soft-fall	Complies: Concept design will provide for nominal areas as required	Drainage: Where possible drain into creek through natural filter (eg wetland) or street stormwater system. All drainage away from adjoining residential areas or direct discharge to creek or adjoining bushland. Except where the intrinsic character of the park or location makes it impractical (eg adjacent to watercourse) all these parks are to be located above the Q100 design flood level. In all circumstances, areas containing buildings or play grounds are to be located above the Q100 design flood level	
NUMBERS & DISTRIBUTION: Distribution so as to meet access requirement ie within 500m of most (ie 90%) houses. Ideally, part of or adjacent to waterside or linear parkland or sports grounds and courts	Complies: Approx 87 lots fall outside of the 500m radius, equating to approx. 96.5%	Constructed pathway (2,200mm wide concrete) circuit to park perimeter integrated with pedestrian/ cycle network	Complies: Concept design will reflect 2.2m pathway within open space	Scenic Quality: Attractive and interesting for children and appealing to family groups	
BENCHMARK: Approximately 1:1000 persons although the pedestrian catchment concept of a park within 500 metres of most dwellings is the preferred benchmark location of future urban growth; and, relative distance or parks from the surrounding areas	Complies: Approx 96.5% of houses are within the 500m radius	Primary kick about space exceeds the required 50×30m, maximum grade of 1:33		Views: Clear views into park from street and frame views within the park	
		1 x drinking fountain (disabled compliant)	Complies: 1 drinking fountain will be shown on concept design	Heritage: Retain and protect any features of cultural heritage significance	No cultural heritage issues advised
		Signage: Park Name Sign	Complies: 1 park name sign will be shown on concept design	Screening: Minimise impact on surrounding residents through screening facilities, without limiting casual surveillance opportunities	Complies: Only one (1) lot adjoins the open space boundary on the western side of park. Screen / buffer planting has been included
		Estimated Embellishment Cost (Planning Scheme Policy 5 – Infrastructure) $481,366 each park	Complies: park costs will meet this target		
		Car Parking: No formal car parking on-site. Ensure room for street parking along park frontage	Complies: no car parking shown, however sufficient space for parking along frontage is provided		



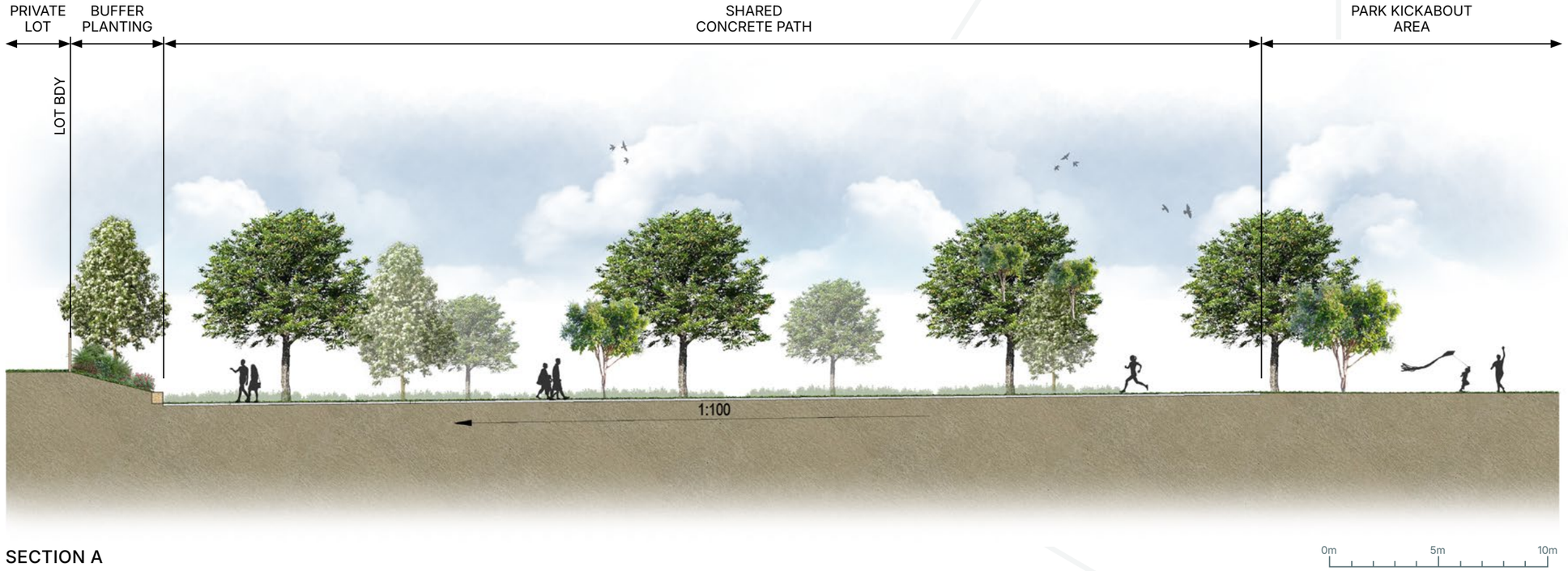
1:4 Grade

1:10 - 1:14 Grades
Existing grades to be retained

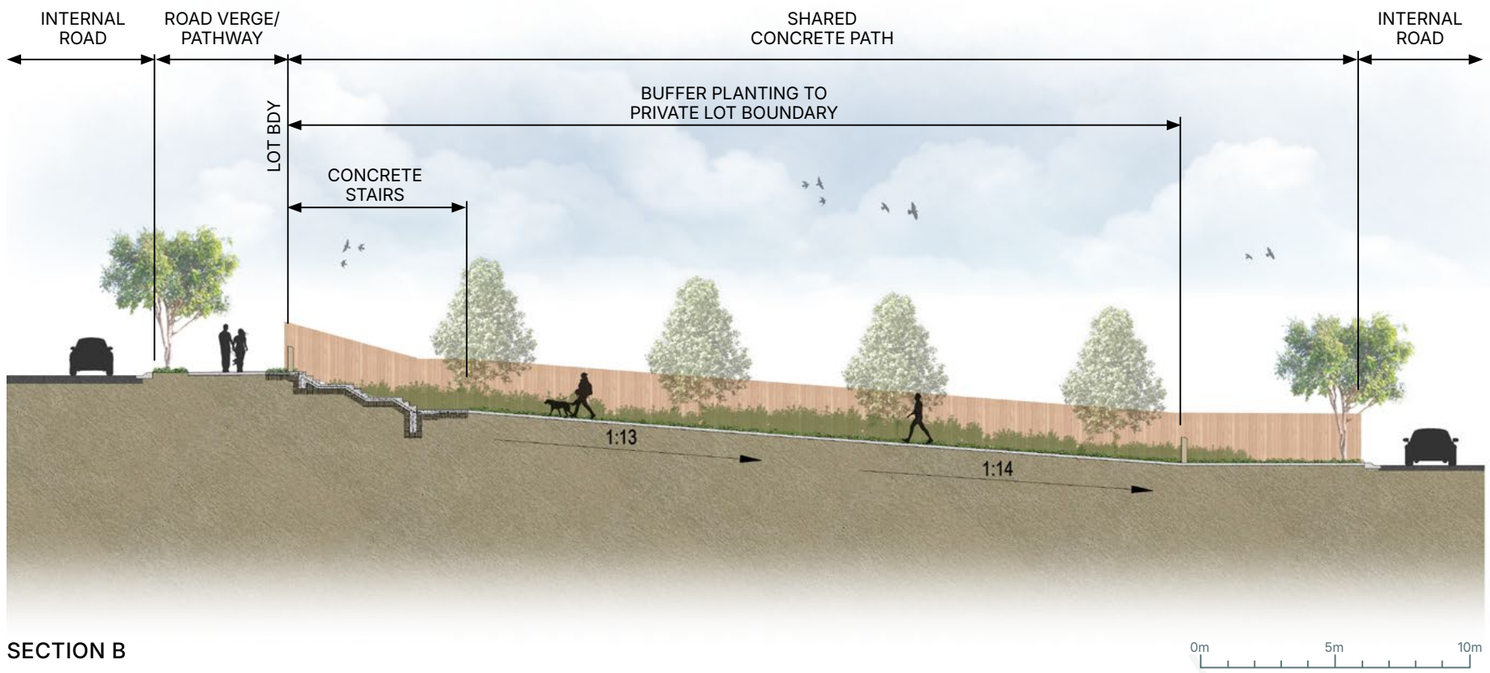
KICKABOUT AREA
(Approx. 2,250m²)

NOTE: Turf to batters of grade 1:6, planting to batters steeper than 1:6

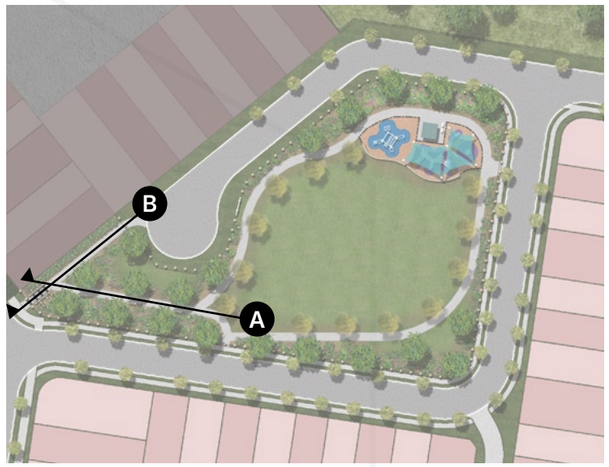
0m 10m 20m 30m

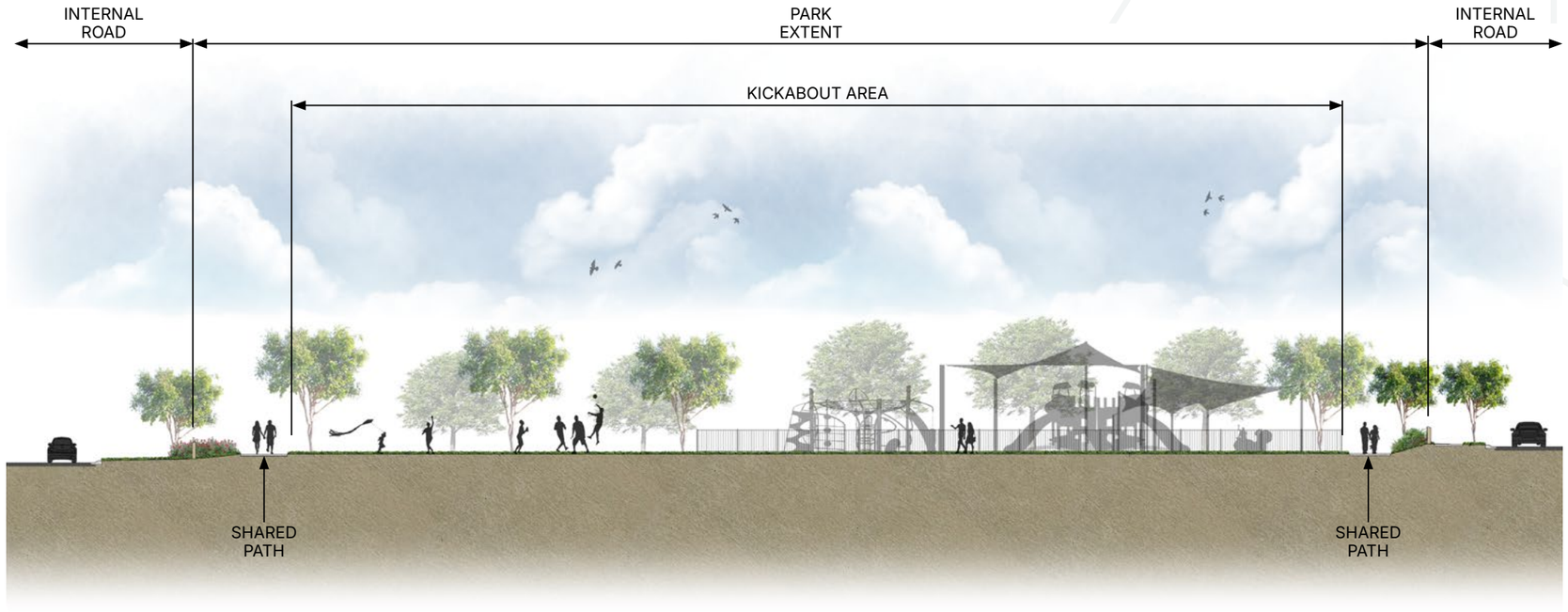


SECTION A

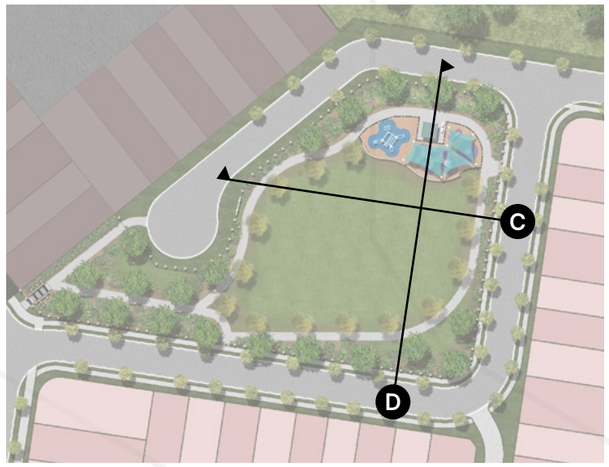


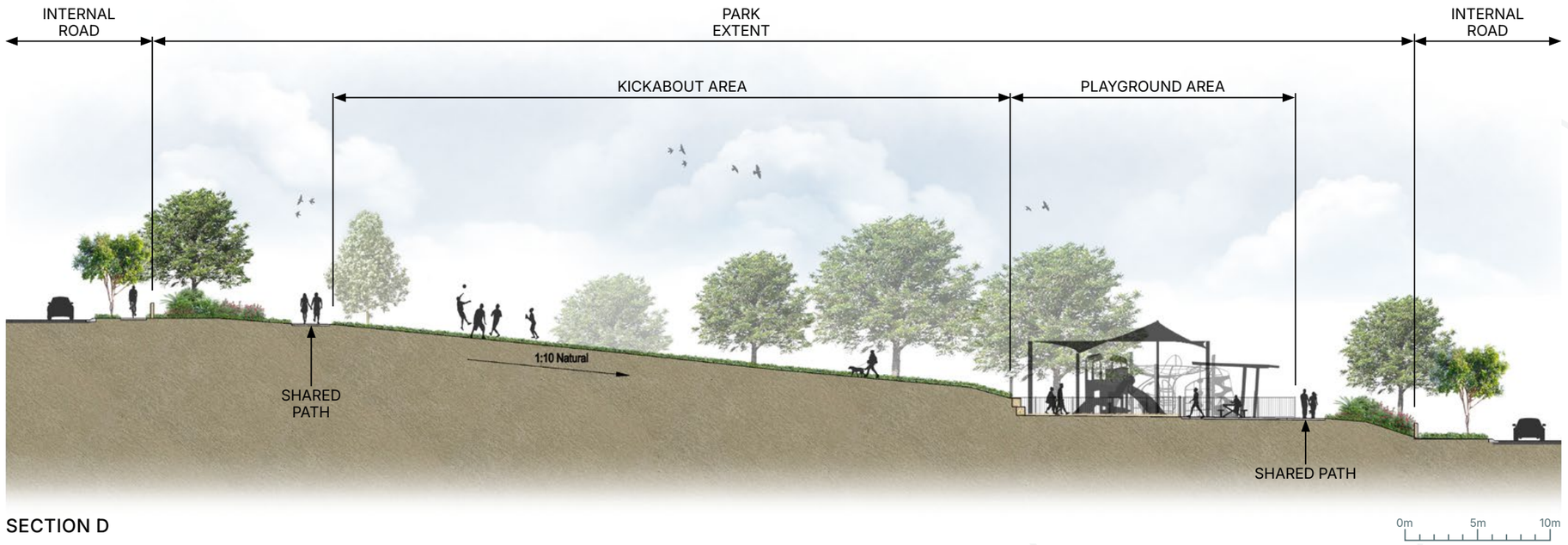
SECTION B





SECTION C





SECTION D

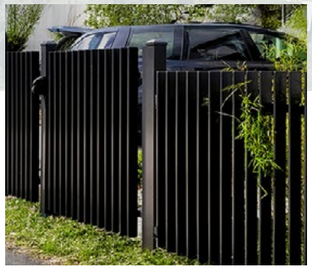




BOLLARDS



SEMI PERMEABLE FENCE



SEMI PERMEABLE POOL STYLE FENCE WITH SECURE GATE ACCESS



INDICATIVE LOT FENCING



FIREPROOF COLORBOND FENCE



ROL1 BOUNDARY

ROL2 BOUNDARY
Refer separate application

EXISTING ACCESS ROAD

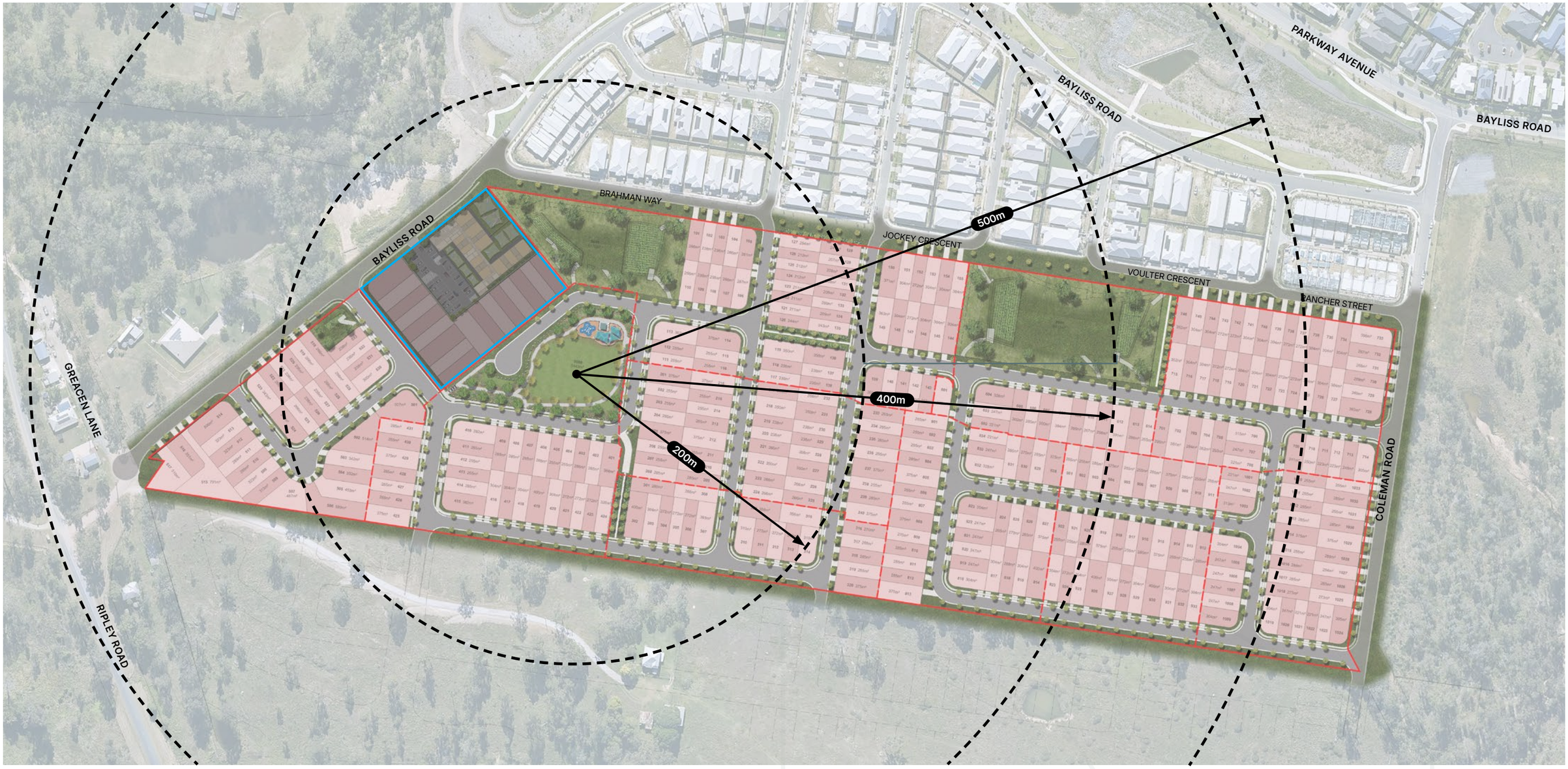
16M ACCESS STREETS

PEDESTRIAN LINKS

15M ACCESS STREETS

19.8M NEIGHBOURHOOD CONNECTOR

0m 100m 200m

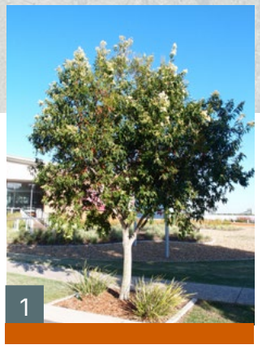


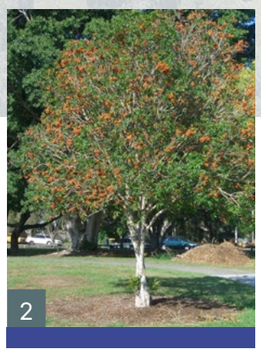
ROL1 BOUNDARY

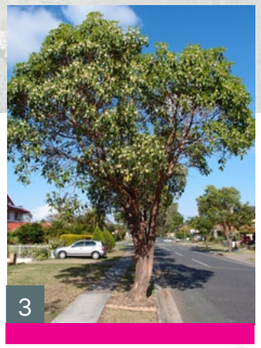
ROL2 BOUNDARY
Refer separate application

0m 100m 200m







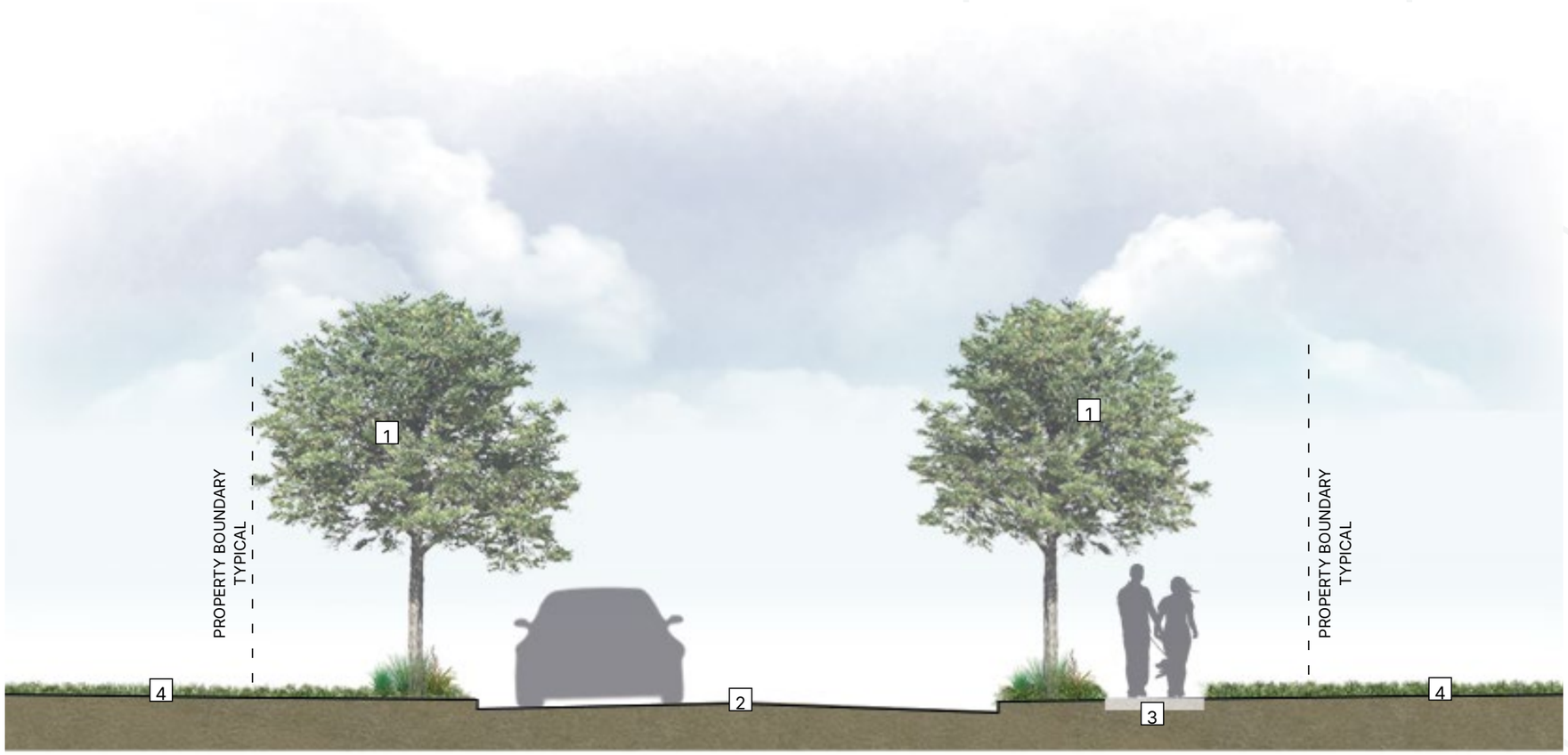






TREES

1. WATERHOUSIA FLORIBUNDA - *WEEPING LILLY PILLY*
2. CUPANIOPSIS ANACARDIOIDES - *TUCKEROO*
3. LOPHOSTEMON CONFERTUS - *BRUSH BOX*
4. BUCKINGHAMIA CELSISSIMA - *IVORY CURL*
5. TRISTANIOPSIS LAURINA - *WATER GUM*



PRIVATE LOT LANDSCAPING | STREETSCAPE Native Street trees with turf to back of kerb | ROAD | STREETSCAPE Concrete footpath with turf to property boundary (if required) | PRIVATE LOT LANDSCAPING

1 LARGE NATIVE STREET TREE PLANTING
Proposed native trees with turf

2 ROAD WAY:
Proposed roadway with native streetscape planting either side;

3 FOOTPATH DESIGN:
4m minimum road verge with concrete foopath where designed (If required).

4 TURF:
Proposed turf area to front property boundary;



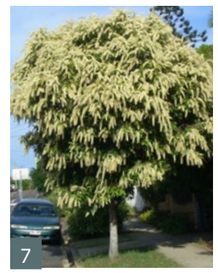












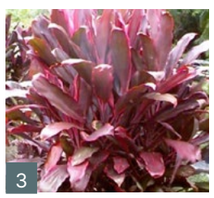


TREES

1. WATERHOUSIA FLORIBUNDA - *WEEPING LILLY PILLY*
2. SYZYGIUM SMITHII - *LILLY PILLY*
3. CUPANIOPSIS ANACARDIOIDES - *TUCKEROO*
4. ELAEOCARPUS EUMUNDII - *EUMUNDI QUANDONG*
5. FLINDERSIA SCHOTTIANA - *BUMPY ASH*
6. LOPHOSTEMON CONFERTUS - *BRUSH BOX*
7. BUCKINGHAMIA CELSISSIMA - *IVORY CURL*
8. TRISTANIOPSIS LAURINA - *WATER GUM*

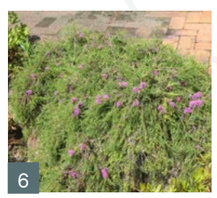




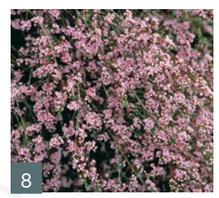












SHRUBS

1. MELALEUCA VIMINALIS - *WEEPING BOTTLEBRUSH*
2. LEPTOSPERMUM SCOPARIUM - *MANUKA MYRTLE*
3. CORDYLINE FRUTICOSA - *CORDYLINE RUBRA*
4. LEPTOSPERMUM POLYGALIFOLIUM - *JELLYBUSH*
5. BAECKEA VIRGATA - *HEATH MYRTLE*
6. MELALEUCA THYMIFOLIA - *THYME HONEY-MYRTLE*
7. WESTRINGIA FRUTICOSA - *COASTAL ROSEMARY*
8. THRYPTOMENE SAXICOLA - *PAYNES HYBRID*

















GROUNDCOVERS

1. CAREX APPRESSA - *THE TALL SEDGE*
2. PHILODENDRON XANADU - *XANADU*
3. LIRIOPE MUSCARI - *BLUE LILY TURF*
4. NANDINA DOMESTIC NANA - *HEAVENLY BAMBOO*
5. TRACHELOSPERMUM JASMINOIDES - *STAR JASMINE*
6. PHYLLANTHUS MINUTIFLORA - *LEAF FLOWER*
7. LOMANDRA LONGIFOLIA - *BASKET GRASS*
8. THEMEDA AUSTRALIS - *KANGAROO GRASS*

NOTE: PLANT SPECIES ARE ONLY INDICATIVE AND ARE TO BE CONFIRMED WITHIN FUTURE OPW APPLICATIONS

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PATHWAYS TO SUCCESS

Acknowledgement of Country

Saunders Havill acknowledge the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect and honour to their Elders past, present, and future. We acknowledge the stories, traditions, and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.