

APPENDIX D

Landscaping Design Report prepared by RPS

brazier motti



SOMERS & HERVEY MCU STAGE 12 - LOT 907

LANDSCAPE
DESIGN REPORT

03.12.2025
[ISSUE A]
423450

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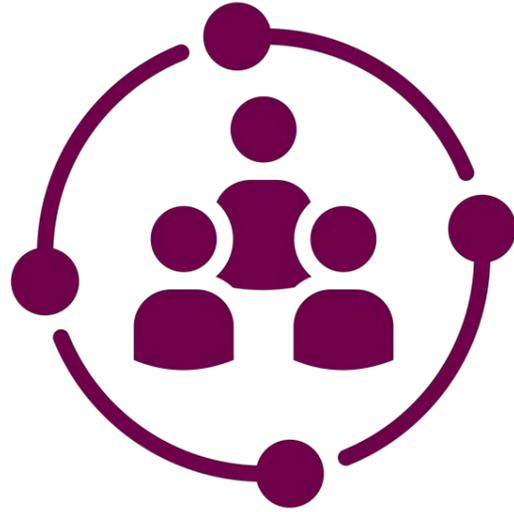
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DESIGN DRIVERS



CONNECTIVITY

- Green space at the entrance will provide welcoming spaces for residents to gather, promoting social interactions and a sense of belonging from the moment they enter the community.
- Clearly defined walking paths will connect the two-bedroom dwellings to the wider Somers & Hervey development, encouraging residents to engage with outdoor spaces and facilitating easy movement throughout the subdivision and to adjacent paths.
- Benches within the entry green space will offer residents comfortable spots to relax and socialize, enhancing community ties and creating informal meeting places.



CONTEXT

- Open green spaces within the pocket parks will be designed for flexible use, allowing residents to engage in activities such as picnics, casual sports, or simply enjoying the outdoors.
- Plant species, materials and general design to compliment the green spaces in Somers & Hervey.



SAFETY AND SECURITY

- Clear sightlines and open layouts in communal areas will be designed to minimize visual obstructions, enhancing natural surveillance and contributing to a secure atmosphere throughout the community.
- Well-lit pathways and pocket parks will ensure visibility during evening hours, creating a safer environment for residents and encouraging the use of outdoor spaces after dark.
- Regular safety checks and maintenance of communal areas and lighting will be conducted to ensure that all spaces remain safe and welcoming, fostering a proactive approach to community safety and resident engagement.

CONCEPT DEVELOPMENT - LOT 907

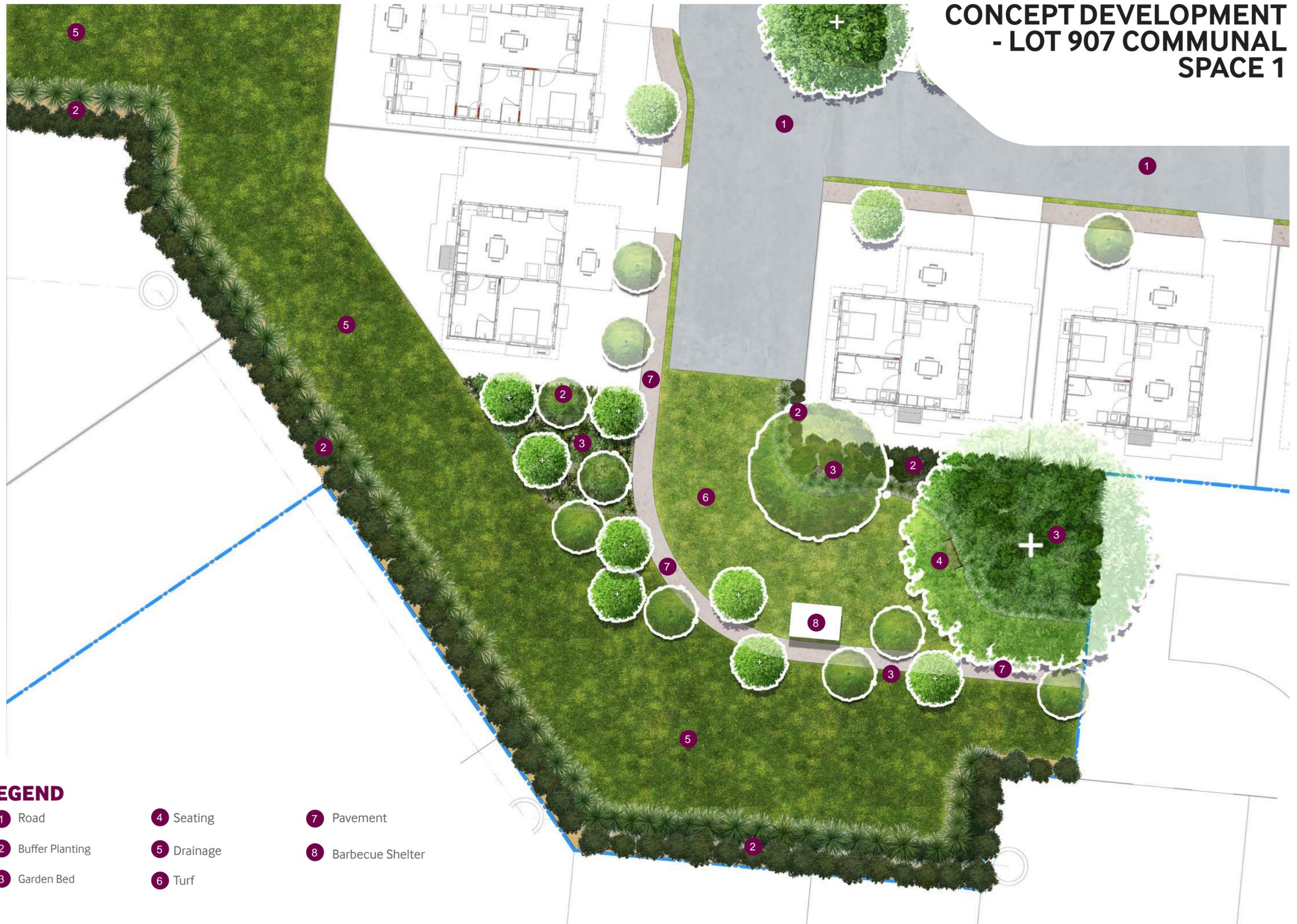


LEGEND

- 1 Road
- 2 Street Trees - Subject to service locations
- 3 Shaded Entry Landscape
- 4 Buffer Planting/ Fence Screening
- 5 Garden Bed
- 6 Drainage
- 7 Communal Space



CONCEPT DEVELOPMENT - LOT 907 COMMUNAL SPACE 1



LEGEND

- ① Road
- ② Buffer Planting
- ③ Garden Bed
- ④ Seating
- ⑤ Drainage
- ⑥ Turf
- ⑦ Pavement
- ⑧ Barbecue Shelter



CONCEPT DEVELOPMENT - LOT 907 COMMUNAL SPACE 2

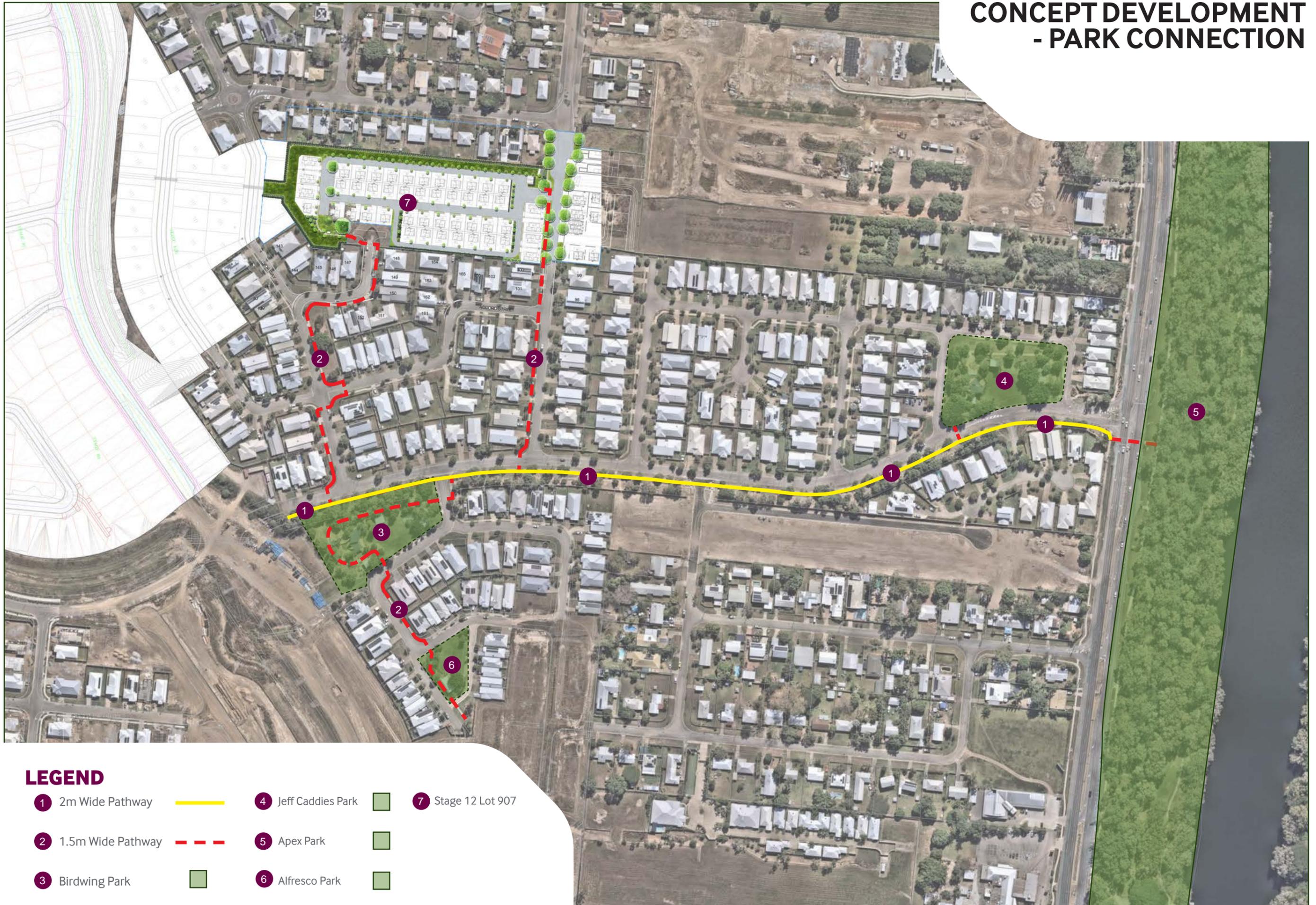


LEGEND

- | | | |
|---|--------------------------|----------------|
| 1 Road | 4 Shaded Entry Landscape | 8 Seating |
| 2 Street Trees - Subject to service locations | 5 Buffer Planting | 9 Drainage |
| 3 Mailbox | 6 Garden Bed | 10 Turf |
| | 7 Pavement | 11 Rubbish Bin |



CONCEPT DEVELOPMENT - PARK CONNECTION

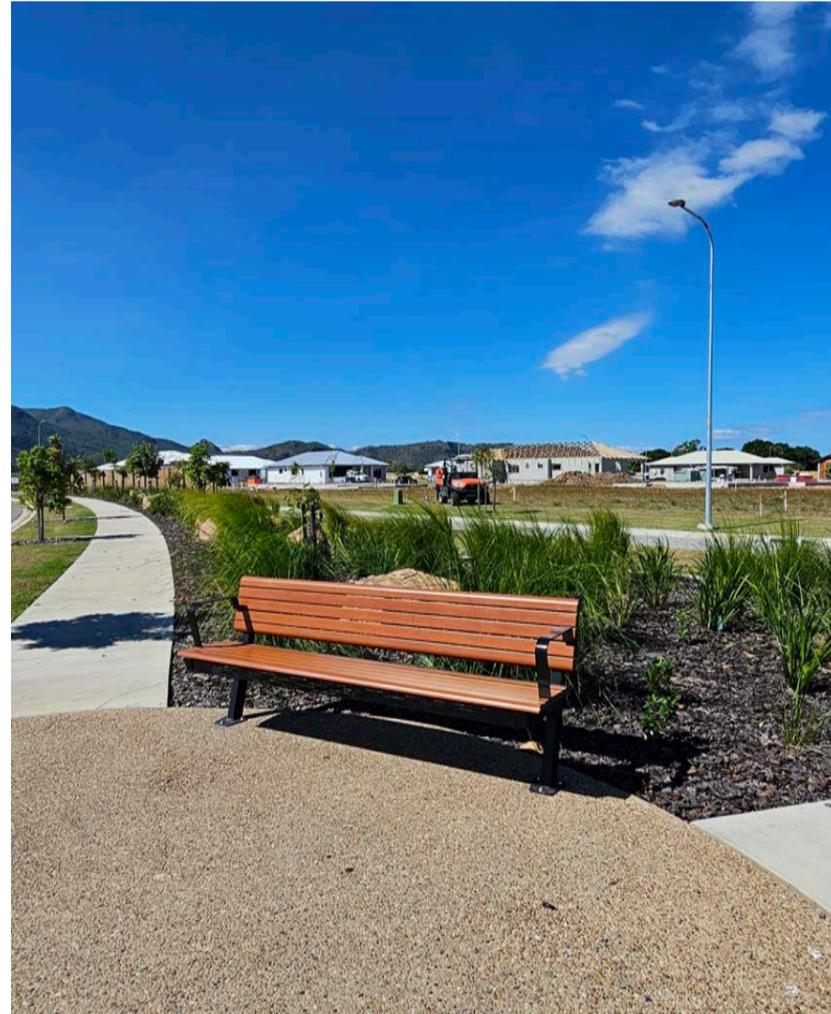


LEGEND

- | | | | | | |
|---------------------|---|---------------------|---|--------------------|---|
| ① 2m Wide Pathway |  | ④ Jeff Caddies Park |  | ⑦ Stage 12 Lot 907 |  |
| ② 1.5m Wide Pathway |  | ⑤ Apex Park |  | | |
| ③ Birdwing Park |  | ⑥ Alfresco Park |  | | |



LANDSCAPE CHARACTER INTENT



PLANT PALETTE



CUPANIOPSIS anacardioides



GREVILLEA bailyana



WATERHOUSEA floribunda



MIMUSOPS elengi



HIBBERTIA scandens



JASMINUM didymum



LOMANDRA hystrix



DIETES bicolor

DESIGN INTENT - TCC OBJECTIVES

Performance Outcome		Acceptable Outcome		Response
Landscape and design character				
PO1	The overall landscape design of both public and private spaces creates a sense of place that is consistent with the intended character of the streetscape, city, or locality; and is functional and visually appealing in the long-term as well as at first construction.	AO1	When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space, the landscape design is in accordance with the requirements for that area. Otherwise, no acceptable outcome is nominated.	The site is not an identified locality under Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space
PO2	Tree and plant selection ensures: a) climatically appropriate landscaping; b) creation of a diverse palette: in form, texture, and seasonal colour; c) longevity of plants and form and function of landscaped areas; d) cost-effective and convenient maintenance over the long-term.	AO2.1	Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Species proposed will be from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
		AO2.2	Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Species proposed will be from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
PO3	Where appropriate, provision is made for on-street planting that complements the local streetscape and ensures visibility from entrances and exits to properties and at intersections.	AO3	Street planting is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Proposed street planting will be consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
PO4	Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.	AO4.1	All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	All general streetscape elements will be provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
		AO4.2	Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	The civil engineer will outline location of pathways in accordance with the previously submitted footpath connection diagram.
		AO4.3	Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Internal furniture matches Precinct 1- Stage 1.
PO5	Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	AO5.1	Selected tree species within communal recreation areas provide at least 30% shade coverage within 5-10 years of planting.	
		AO5.2	A minimum of 50% of landscaped areas are covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.	
PO6	Landscaping and embellishments in local recreational parks are fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements.	AO6	Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	
PO7	The use of hard surface treatments within private and public spaces does not detract from a high standard of amenity, and large unbroken areas of hardstand material are avoided.	AO7	Surface treatments are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Minimal hard surfaces are proposed in the landscape. Those proposed are for connection (pathways) or functional purposes (e.g. Binstands and Driveways)
Edge Treatments				

DESIGN INTENT - TCC OBJECTIVES

Performance Outcome		Acceptable Outcome		Response
Edge Treatments				
PO8	Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy, and reduce illumination impacts.	AO8	Landscaped areas along the frontage of a site consist of: a) shade or rounded canopy trees providing a minimum of 50% shade within 5 years of planting; b) shrubs that provide screening to blank walls and privacy; c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.	Screening planting will be appropriate for the designed space on Salt Bush Blvd.
PO9	Where appropriate, acoustic barriers and long fences are screened or softened by landscaping or architectural embellishment.	AO9	No acceptable outcome is nominated.	Existing streetscape to Salt Bush Blvd to be complimented to soften fencing at that interface.
PO10	Landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly elements, and enhancing the appearance of the development.	AO10.1	Screen planting is provided along the side or rear boundary, consisting of: a) trees with a maximum spacing of 3m and capable of providing a dense screen within 3 years, or screening shrubs growing to 3m within 2 years; b) low shrubs and ground covers.	Screen planting provided to interfaces to Salt Bush Blvd
		AO10.2	A minimum of 25% of all trees grow above the height of the eaves of the equivalent second storey of the building.	Trees included in design
PO11	Landscaped areas along retaining walls, service areas, and parking consist of appropriate combinations of trees, shrubs, and groundcovers.	AO11	No acceptable outcome is nominated.	A combination of trees, shrubs and ground covers proposed
PO12	Screening planting is appropriate for the space available and functional requirements of the area.	AO12	No acceptable outcome is nominated.	Screening planting will be appropriate for the designed space on interface to Salt Bush Blvd.
Maintenance, Drainage, Utilities, Services and Construction				
PO13	Plant selection and location protects the integrity and function of overhead and underground services.	AO13	Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Species proposed will be from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space. Layout is proposed around current known service locations.
PO14	Landscape elements do not adversely affect stormwater quantity or quality.	AO14	No acceptable outcome is nominated.	Landscape elements do not adversely affect stormwater quantity or quality.
PO15	Landscaping works minimize maintenance costs and whole of life cycle costs.	AO15	No acceptable outcome is nominated.	Proposed landscaping works recognise the requirements to minimize maintenance costs and whole of life cycle costs.
PO16	All turf areas are accessible by standard maintenance equipment and receive adequate sunlight.	AO16	No acceptable outcome is nominated.	Tree spacing appropriate to proposed maintenance requirements.
PO17	Drainage of podium planters allows for flush out in future and is adequately drained.	AO17	No acceptable outcome is nominated.	N/A to these works.
PO18	Irrigation is installed to ensure the long-term viability and integrity of landscaped areas.	AO18	Irrigation is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Irrigation to be provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
PO19	Limited on-site maintenance is achieved by selecting plant species with long life expectancy.	AO19	No acceptable outcome is nominated.	Species proposed will be from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
PO20	Container sizes and planting stock maturity are consistent with intended landscaping roles.	AO20	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Plant stock to be in accordance with SC6.4.12.6 Landscaping Construction Standards.
PO21	Planting stocks are of a quality to ensure vigorous growth.	AO21	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Plant stock to be in accordance with SC6.4.12.6 Landscaping Construction Standards.
PO22	Plants are protected and maintained to facilitate in-situ growth.	AO22	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Plant stock to be protected and maintained in accordance with SC6.4.12.6 Landscaping Construction Standards.
PO23	Site preparation works ensure a stable landscape form.	AO23	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Site Preparation to be in accordance with SC6.4.12.6 Landscaping Construction Standards.

DESIGN INTENT - TCC OBJECTIVES

Performance Outcome		Acceptable Outcome		Response
Sustainability				
PO24	Landscape design facilitates the retention of significant existing vegetation.	AO24.1	Site design integrates retained significant trees and vegetation.	No significant vegetation onsite.
		AO24.2	Removed or damaged significant vegetation is replaced with mature vegetation of comparable quality and species.	No significant vegetation onsite.
PO25	Appropriate site planning and construction management ensure longevity of significant trees and vegetation.	AO25.1	Retained trees are protected by a tree protection zone conforming to AS4970-2009.	No significant vegetation onsite.
		AO25.2	Pruning is done per AS4373 by a qualified arborist.	No significant vegetation onsite.
		AO25.3	Damaged retained vegetation is treated for repair by a qualified arborist.	No significant vegetation onsite.
		AO25.4	Protective measures are employed per relevant construction management policies.	No significant vegetation onsite.
PO26	Landscape design optimizes water and energy efficiency.	AO26	No acceptable outcome is nominated.	
PO27	Planting bed profiles encourage plant viability and maintenance.	AO27	Planting beds are designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Planting beds will be designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
PO28	Landscape buffering is consistent and compatible with ecological values.	AO28	No acceptable outcome is nominated.	Landscape buffering will be consistent and compatible with ecological values.
PO29	Landscaping elements provide shading and safe parking areas.	AO29	Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	N/A to these works.
Safety				
PO30	Landscape design enhances community safety and reduces crime potential.	AO30.1	Access areas are well lit and clearly defined.	Lighting to be separately designed.
		AO30.2	Trees with a minimum 1.8m clear trunk are strategically placed.	Trees to be specified and grown to have 1.8m clear trunk.
		AO30.3	Solid walls or fences are protected from graffiti.	Fences to be protected from graffiti with screen planting to Salt Bush Blvd.
PO31	Landscape design provides accessibility for all abilities.	AO31.1	Compliance with AS1428 for accessibility.	Drawing require pathway compliance to AS1428.
		AO31.2	Clear delineation between pedestrian and vehicular paths.	Separate materials used for pedestrian and vehicular paths.
		AO31.3	Hard landscaping materials are safe and non-hazardous.	Hard landscaping materials will be safe and non-hazardous.

