

LGID: 'Western Grandstand'

ANNEXURE 3 - LANDSCAPE CONCEPT DESIGN



Landscape Concept Design North Ipswich Sports & Entertainment Precinct (NISEP) Western Grandstand

INFO5232-VEE-RP-L-0001 | Rev. 05

March 2026

vee
in collaboration with

Buildcorp

BlightRayner

Mewing
PLANNING
CONSULTANTS



Acknowledgement of Country

Vee Design acknowledges the Jagera, Yuggera and Ugarapul People, the traditional owners of the land on which our site stands.

We acknowledge their continuing connection to the land, sea and community, and pay our respects to their lores, culture, customs and creation spirits.

Our team recognises the importance of embedding Aboriginal and Torres Strait Islander perspectives across all design phases to safeguard authentic and positive economic + place-making outcomes.

We further recognise our role as Landscape Architects to support the stewardship and custodianship responsibility that we stow in designing on Country, for the benefit of the local people and care for Country.

We pay respect to their elders and community leaders past, present and emerging.



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Introduction

Vee Design have prepared this Landscape Concept Report on behalf of Mewing Planning Consultants (the Entity) for submission to Ipswich City Council (Council) in its capacity as a Designator under the Planning Act 2016 (Planning Act) to support the making of a Local Government Infrastructure Designation (LGID) to guide the delivery of the North Ipswich Sports and Entertainment Precinct (NISEP) Western Grandstand (the Project). The proposed LGID designation applies to land at 43 – 54 The Terrace and 1A Pine Street, North Ipswich. These lots are formally described as Lot 246 on SL8089, Lot 221 SL4494, Lot 100 on SL12562 and Lot A on AP22241 (the site).

An LGID is a statutory planning mechanism under the Planning Act to give statutory effect to the Project, allowing for the efficient and timely supply of community infrastructure for the site.

The site is known as the North Ipswich Reserve, which is a sporting precinct that comprises the North Ipswich Reserve Sports Fields, Len Johnson Oval, and the Ipswich Jets Rugby League fields, grandstand and associated facilities. Funding has recently been secured from the Commonwealth and State Government to upgrade the NISEP Western Grandstand and associated facilities and all stakeholders are committed to redeveloping the grandstand to support future major sporting events.

The purpose of the Infrastructure Designation is to facilitate construction of a Major Sport, Recreation and Entertainment Facility, substantively comprising the new grandstand ("Western Grandstand"). The Major Sport, Recreation and Entertainment Facility is a defined term in the Ipswich City Plan, and falls within the designation of Sporting Facilities under Schedule 5 of the Planning Regulation 2017.

The new grandstand will be located centrally within the site, broadly sited in the footprint of the recently demolished grandstand structure. The grandstand is to be located to the west of the main playing field, located on Lot 246 SL8089. The proposed scope of works involve an increase to the maximum capacity of spectators within the grandstand to approximately 2199, however it is important to note that the capacity of spectators on the site will continue to be a maximum of 5,000 persons. The Project will also provide for improved facilities for guests, players and staff at the facility, such as new change rooms, amenities, function spaces (associated with spectating games) and media facilities.

The proposed works aim to enhance the amenity of North Ipswich Reserve in a way that aligns with the facility's current operational capacity. The upgrades are designed with consideration for building functionality and connectivity with both existing structures and planned future facilities. All existing on site activities will continue unchanged under the proposed scope, with key operational elements summarised below:

- Event attendees (Regular – approx. 50 per year): less than 150 persons;
- Event attendees (In all other circumstances – approx. 30 per year): total attendees more than 150 persons, of which approximately 15 events are 'game days' with 500 to 1,500 attendees;
- Maximum capacity: 5,000 persons, for limited events;
- Training (on-site): daily, comprising approximately 40 attendees; and
- Hours of operation: 8:00am to 11:00pm daily, depending on activities and/or events.

This report is prepared to support the LGID. In doing so, it provides an assessment of the Western Grandstand (as a Major Sport, Recreation and Entertainment Facility) against the relevant aspect of the Ipswich City Plan and the relevant State Development Assessment Provision.

Quality Assurance Register

Issue	Date	Prepared by	Approved by
01	20/02/2026	ARJ	PM
02	03/03/2026	ARJ	PM
03	20/03/2026	ARJ	PM
04	24/03/2026	ARJ	PM
05	13/04/2026	ARJ	PM



Ipswich CBD



Western
Grandstand Project

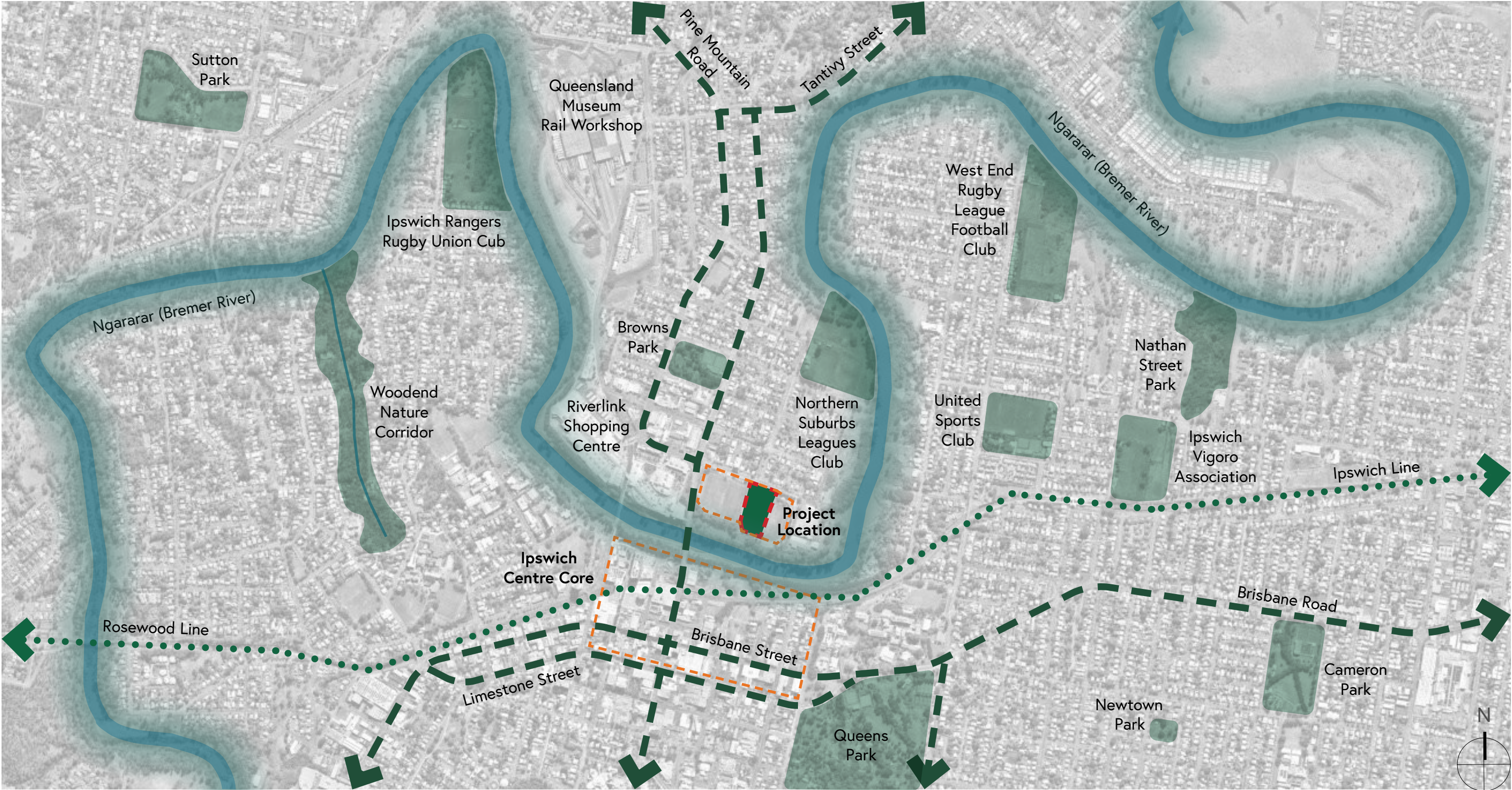
01

Connection to Place

Ngararar (Bremer River)

Location & Context

The North Ipswich Sport and Entertainment Precinct is set to become an iconic landmark for Ipswich, located at the convergence of the Bremer River and the vibrant heart of Ipswich City. This development aims to foster cultural collusion and enhance the region's social infrastructure, sporting and First Nation culture. The precinct will prioritize environmental sustainability, functionality, spectator experience and a celebration of culture and people.

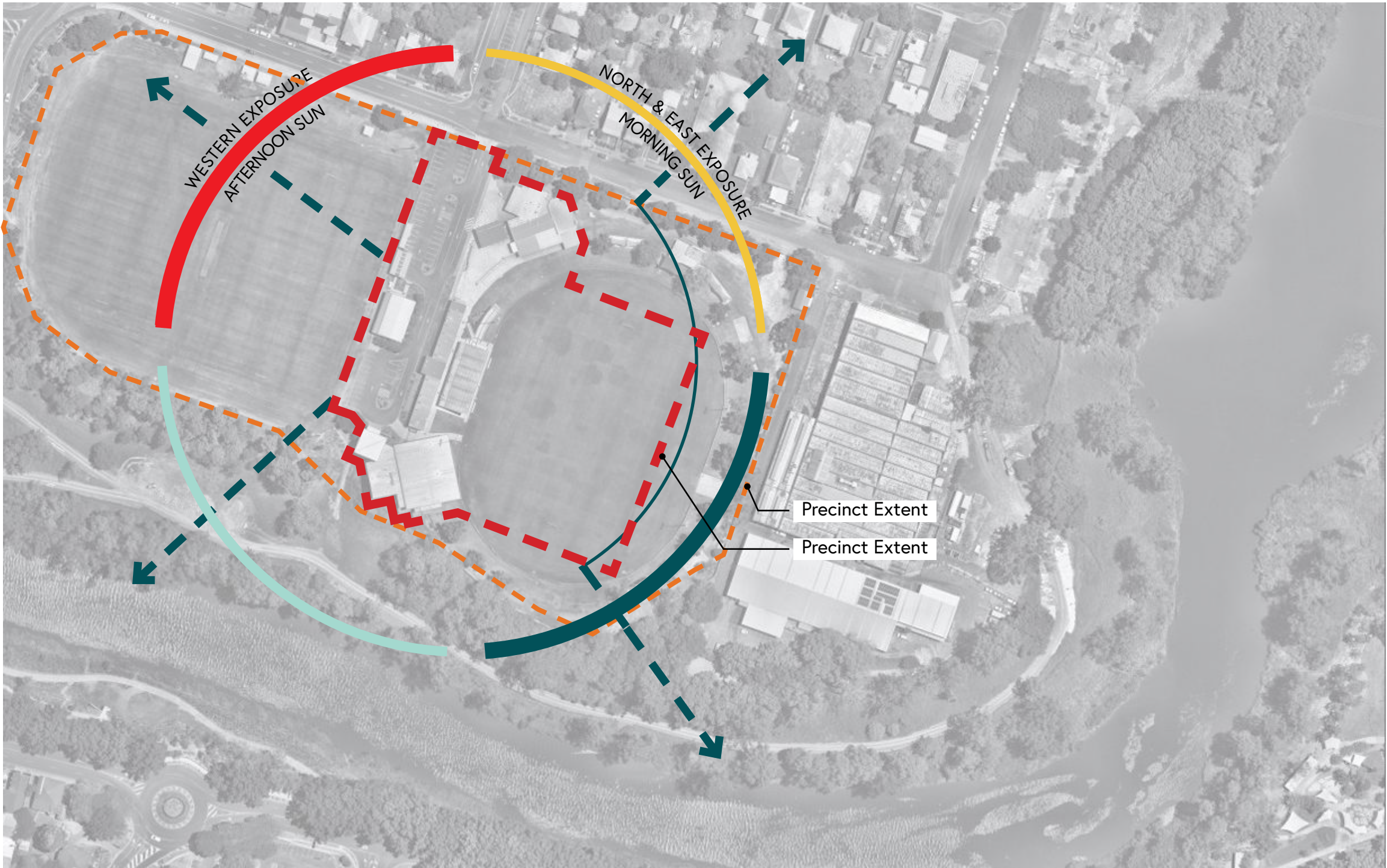


Not to Scale

Site Orientation

As part of the broader North Ipswich Reserve precinct, the Western Grandstand enhances spectator experience and strengthens the Reserve's role as a key community sporting destination. While the primary seating is well oriented for viewing and comfort, the western façade, ticketing entry and northern extents remain exposed to Queensland's harsh climate.

Our site understanding identifies the need for a strong landscape response, incorporating tree-lined approaches and layered vegetation to mitigate heat, improve arrival comfort and soften the built form. This will enhance usability, climate resilience and the overall civic presence of the facility.



Landscape Site Plan

The North Ipswich Sport and Entertainment Precinct is defined by its prime riverside position and its role as a cultural and sporting anchor for the region. This riverside precinct balances a 5,000-seat capacity with strategic city connectivity, transforming the site into a modern benchmark for cultural storytelling and elite sporting infrastructure.



Opportunities & Constraints

The new Western Grandstand presents an opportunity to set a benchmark for future developments within the Sports and entertainment precinct. This initiative aims to promote an understanding of the connection to country by emphasizing the utilisation of water as a resource and drawing upon the rich history of Indigenous sportsmen.



An architectural rendering of a modern building with a large, dark, cantilevered roof. The building has a light-colored, angular facade. In the foreground, a wide, paved plaza is populated with several people: a man in a grey hoodie and black pants walking away, a woman in a purple tank top and black leggings pushing a stroller, a woman in a white top and patterned skirt walking, a boy in a dark t-shirt and patterned shorts walking, and a woman in a brown tank top and black pants walking. To the right, a group of people is standing near the building entrance. The plaza is bordered by a low wall on the left and a series of tall, thin trees and shrubs on the right. In the background, a large, leafy tree stands under a clear blue sky. The overall scene is bright and sunny, with long shadows cast on the ground.

02

**Landscape Intent &
Design Principles**

Landscape Intent Statement

Landscape Concept – NISEP Western Grandstand Stage 1

The landscape vision for the Western Grandstand precinct is to create a robust, resilient native landscape environment which celebrates its relationship to its local context, while also celebrating its rich sporting and First Nations culture.

The landscape design responds directly to the architectural form of the proposed Grandstand and its urban context, reinforcing key entry points, sightlines, and gathering spaces. Planting and hardscape elements are carefully composed to complement and the built form, while shade trees and landscape environments seek provide comfort for spectators and visitors during Ipswich's hotter months. This ensures the precinct remains welcoming year-round and activated during events. A select planting strategy supports both performance, character and culture, with robust native species used in high-traffic areas, and more refined, boutique plant selections enhancing quieter and premium spaces.

This approach balances durability with visual richness and amenity. Designed to work with Ipswich's challenging climate, from drought to flood, the landscape priorities species adapted to extremes, reducing long-term maintenance demands while future-proofing the precinct. Layered planting supports local fauna and strengthens connections to place and ecology from the Bremer River into the site.

The result is a landscape that is distinctly Ipswich. Robust, resilient, and deeply connected to site, its club, and its community, creating a lasting connection to place.



Landscape Design Principles

The below three landscape design principles have been developed to serve as a series of guiding principles, acting as framework to guide the outcomes for the proposed Grandstand and corresponding public and vegetated environments. They assist in creating an outcome that is not only functional but also inviting and sustainable. Furthermore, a key focus across all proposed landscape opportunities is supported by a conscious pursuit of creating a landscape responsive environment which suits the function of the development, but supports an embedded and multi layered approach to Design with Country, actively connecting place and country across a the development.



Connection to Place

Located adjacent the Bremer River (Urarra) the precinct has the opportunity to celebrate its connection to water and support rehabilitation of threatened ecological communities.

The proposed design incorporates WSUD techniques to "Slow the Flow" and increases cost saving via passive water infiltration.

The vegetation selection will assist in delivering a reducing and higher quality stormwater runoff outcome to the adjacent Bremer River.



Climate-Responsive Habitats

Plant species selection has been selected to support endemic fauna within the Ipswich region.

The design aims to maintain, develop and restore the balance of flora and allow people to engage and intertwine with a landscape that supports an increase in biodiversity.

The inclusion of large native tree species will support the existing ecological corridor of the river and provide habitat for a number of local birds, insects, and small marsupials.



Shaded Spaces

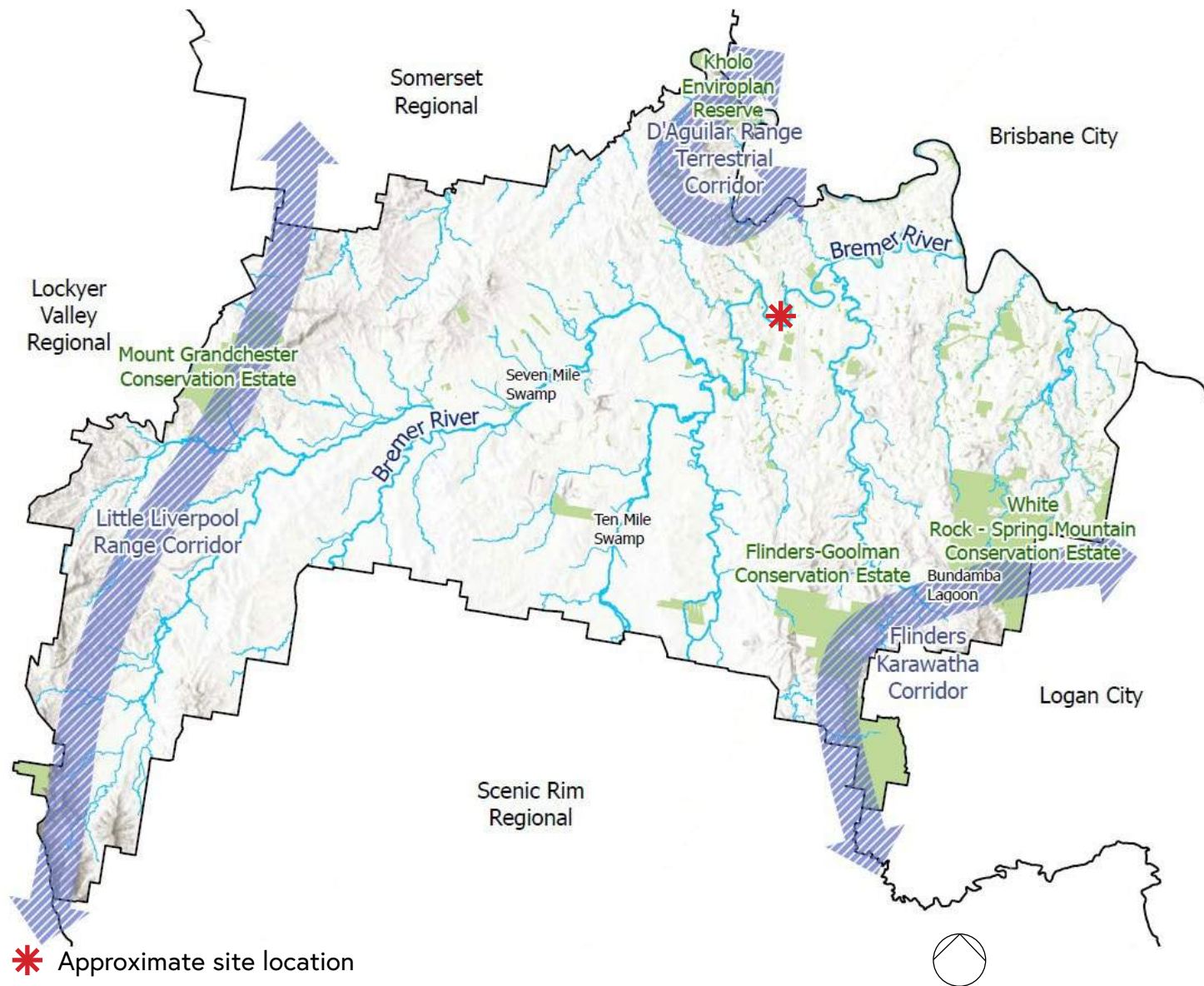
The design includes expansive garden areas featuring large shade canopy trees. These native trees and gardens are essential in mitigating the heat island effect of nearby hardstand areas, creating a comfortable environment for all.

Furthermore, these gardens and shade trees will serve as a foundation for future installations that honor the rich history of the site.

Design Inspiration - Designing with Country - Environment

Ipswich boasts one of the most diverse ranges of natural vegetation in Southeast Queensland, including rainforest, dry vine forest, open forest, woodlands, wetlands, and grasslands [14]. These varied ecosystems play a crucial role in supporting an abundant community of flora and fauna, providing habitat for over 2,000 native species, including 46 that are rare or threatened [7]. The ongoing expansion of urban areas poses significant risks of habitat loss and landscape fragmentation, making it essential to enhance and build resilient landscapes that strengthen connectivity across these fragmented habitats.

The site is situated along a riparian corridor that connects to major regional corridors such as the Flinders Karawatha Corridor, D'Aguilar Range Terrestrial Corridor, and Little Liverpool Range Corridor [7]. It is vital to maintain and improve the conditions of the riparian corridors to facilitate wildlife movements by offering shelter and food for both transient and resident species. Among these are 46 rare or threatened species, including the Powerful Owl, Greater Glider, Koalas, Regent Honeyeater, Grey-Headed Flying-Fox, Collared Delma, Green Thighed Frog, Swift Parrot, and Glossy Black-Cockatoos [10]. These species are heavily reliant on the diverse natural environments of Ipswich.



Powerful Owls (*Ninox strenua*)



Greater Glider (*Petauroides volans*)



Koala (*Phascolarctos cinereus*)



Regent Honeyeater (*Anthochaera phrygia*)



Green-thighed Tree Frog (*Nyctimystes brevipalmatus*)



Collared Delma (*Delma plebeian*)



The Green-thighed Tree Frog

The Green-thighed Tree Frog (*NYCTIMYSTES brevipalmatus*) is an endangered species found in a limited area of less than 500 km², stretching from Cordalba State Forest in Southeast Queensland to Ourimbah in New South Wales [5]. This species typically inhabits rainforests and wet sclerophyll forests, breeding in large temporary pools and flooded areas that form after heavy summer rainfall. Individual behaviours indicate a preference for foraging and sheltering in leaf litter [13]. Therefore, conserving their natural habitats in Ipswich, providing dense vegetative cover, and ensuring the availability of food plants for their insect prey are crucial for their survival.



The Regent Honeyeater

The Regent Honeyeater (*ANTHOCHAERA phrygia*) is a critically endangered species found in southeastern Queensland and New South Wales. Its primary food source consists of nectar from eucalyptus and mistletoe species, and their breeding habits are closely linked to the flowering times of these plants [1]. To support their conservation, it is essential to preserve and provide key eucalyptus and mistletoe species, including Mugga Ironbark (*EUCALYPTUS sideroxylon*), Yellow Box (*EUCALYPTUS melliodora*), White Box (*EUCALYPTUS albens*), Needle-leaf Mistletoe (*AMYEMA cambagei*), Box Mistletoe (*AMYEMA miquelii*), and Long-Flower Mistletoe (*DENDROPHTHOE vitellina*).



ANGOPHORA subvelutina



LOMANDRA longifolia



DIANELLA caerulea



THEMEDA triandra



CAREX appressa



JUNCUS usitatus



EUCALYPTUS sideroxylon



EUCALYPTUS melliodora



EUCALYPTUS albens



AMYEMA cambagei



AMYEMA miquelii



DENDROPHTHOE vitellina



The Southeast Glossy Black-Cockatoo

The Southeast Glossy Black-Cockatoo (*CALYPTORHYNCHUS lathami lathami*), a vulnerable species in the region, nests in the hollows of large habitat trees and often returns to the same hollow each season. Their feeding habits are equally consistent, as they exclusively consume she-oak cones (*Allocasuarina/Casuarina species*) [2]. Therefore, preserving existing natural environments, maintaining habitat trees, and providing she-oak species are crucial for their conservation.



ALLOCARUARINA littoralis



CASUARINA equisetifolia



CASUARINA cristata



ALLOCASUARINA torulosa



ALLOCASUARINA luehmannii



ALLOCASUARINA inophloia



The Swift Parrot

The Swift Parrot (*LATHAMUS discolor*), an endangered migratory bird endemic to Southeast Australia, migrates to the region each winter after breeding in Tasmania. They primarily feed on nectar, psyllids, lerps, seeds, and flowers. To support their conservation, it is essential to enhance the outer canopy of flowering eucalyptus species, such as Red Ironbark (*EUCALYPTUS tricarpa*), White Box (*EUCALYPTUS albens*), Blackbutt (*EUCALYPTUS pilularis*) and Spotted Gum (*CORYMBIA maculata*) [4]. Conserving Ipswich's natural environments and increasing habitat availability with suitable vegetation will benefit many rare, threatened, and common fauna species.



EUCALYPTUS tricarpa



EUCALYPTUS albens



EUCALYPTUS pilularis



CORYMBIA maculata

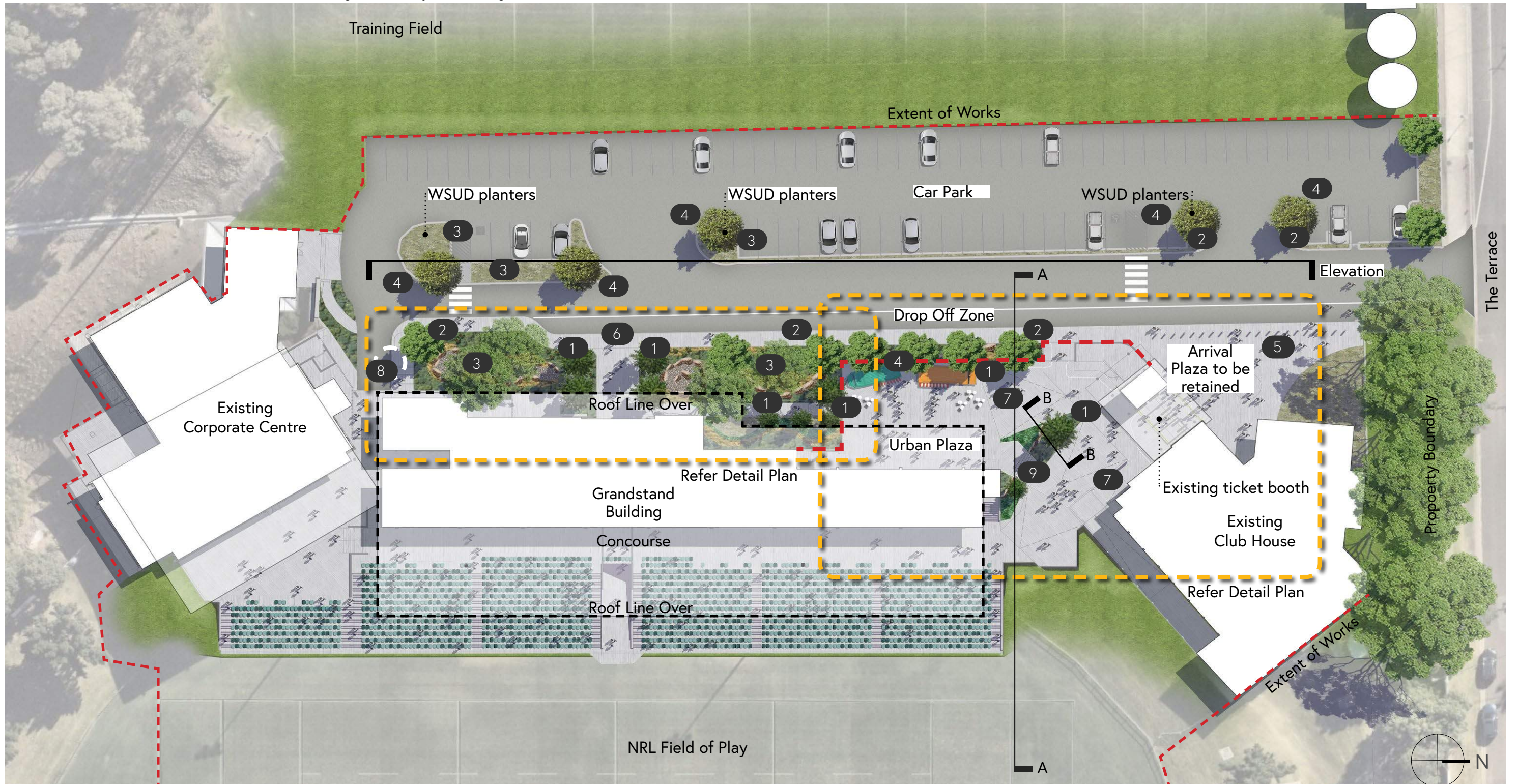
An architectural rendering of a modern building with a large, dark, cantilevered roof. The building has a light-colored, angular facade. In the foreground, a wide, light-colored paved plaza is populated with several people: a man in a grey hoodie and dark pants walking away, a woman in a purple tank top and black leggings pushing a stroller, a woman in a white top and patterned skirt walking, a boy in a dark t-shirt and patterned shorts walking, and a woman in a brown tank top and dark pants walking. To the right, a man in a blue hoodie and dark pants is also walking. In the background, there are more people, including one in a wheelchair, and a landscaped area with trees and greenery. A large, leafy tree stands prominently in the center background. The sky is a clear, light blue.

03

**Landscape Concept
Plan & Elevations/
Sections**

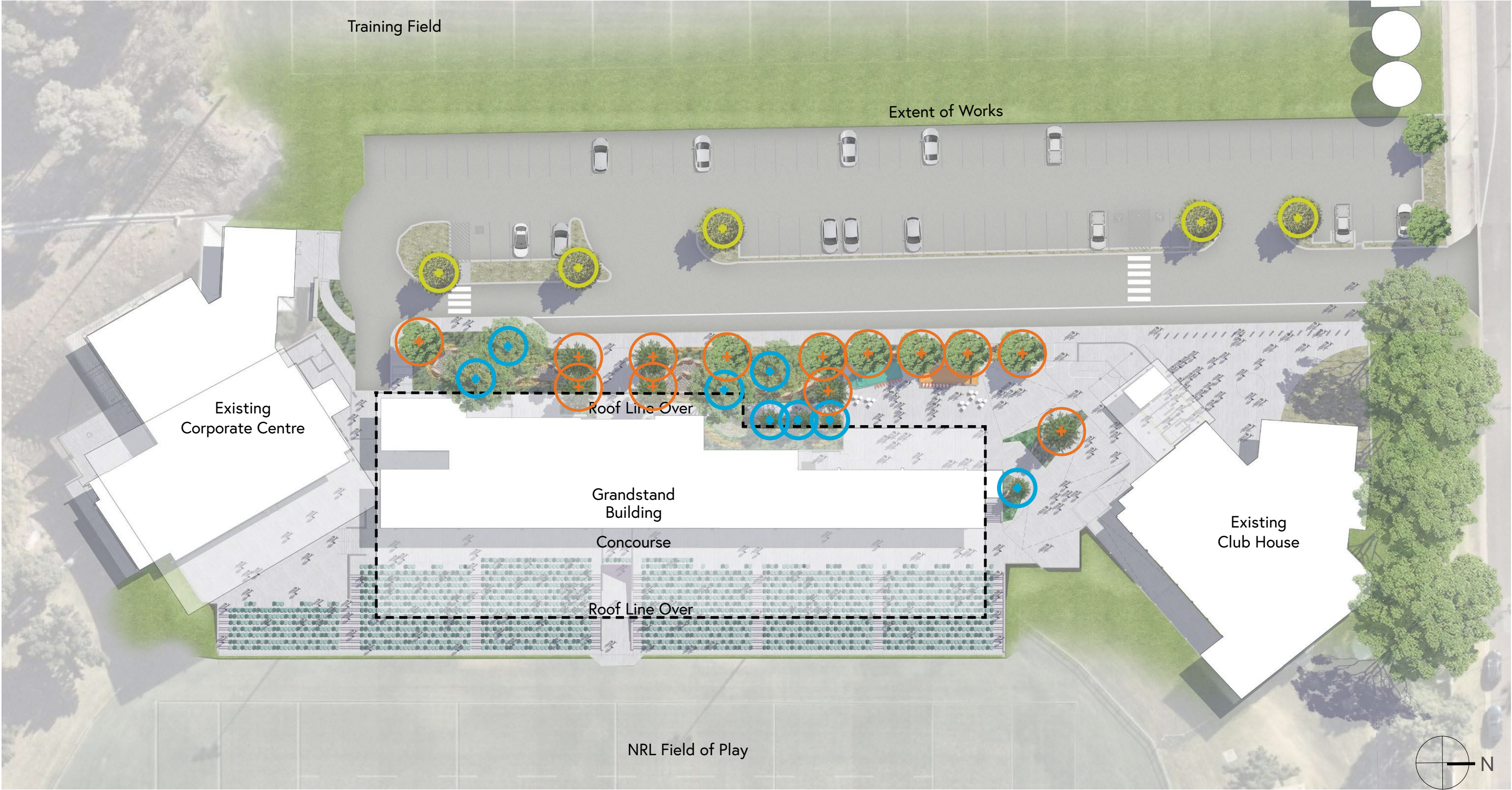
Landscape Ground Floor Plan

- 1 Feature Tree species to define entry locations
 - 2 Canopy shade trees
 - 3 Large Native Trees
 - 4 Car Park Tree
 - 5 Grandstand Entry statements
 - 6 Secondary spectator entry
 - 7 DDA compliant ramps access
 - 8 Loading Dock/Bicycle Parking
 - 9 Stair Transition between
- Security access line



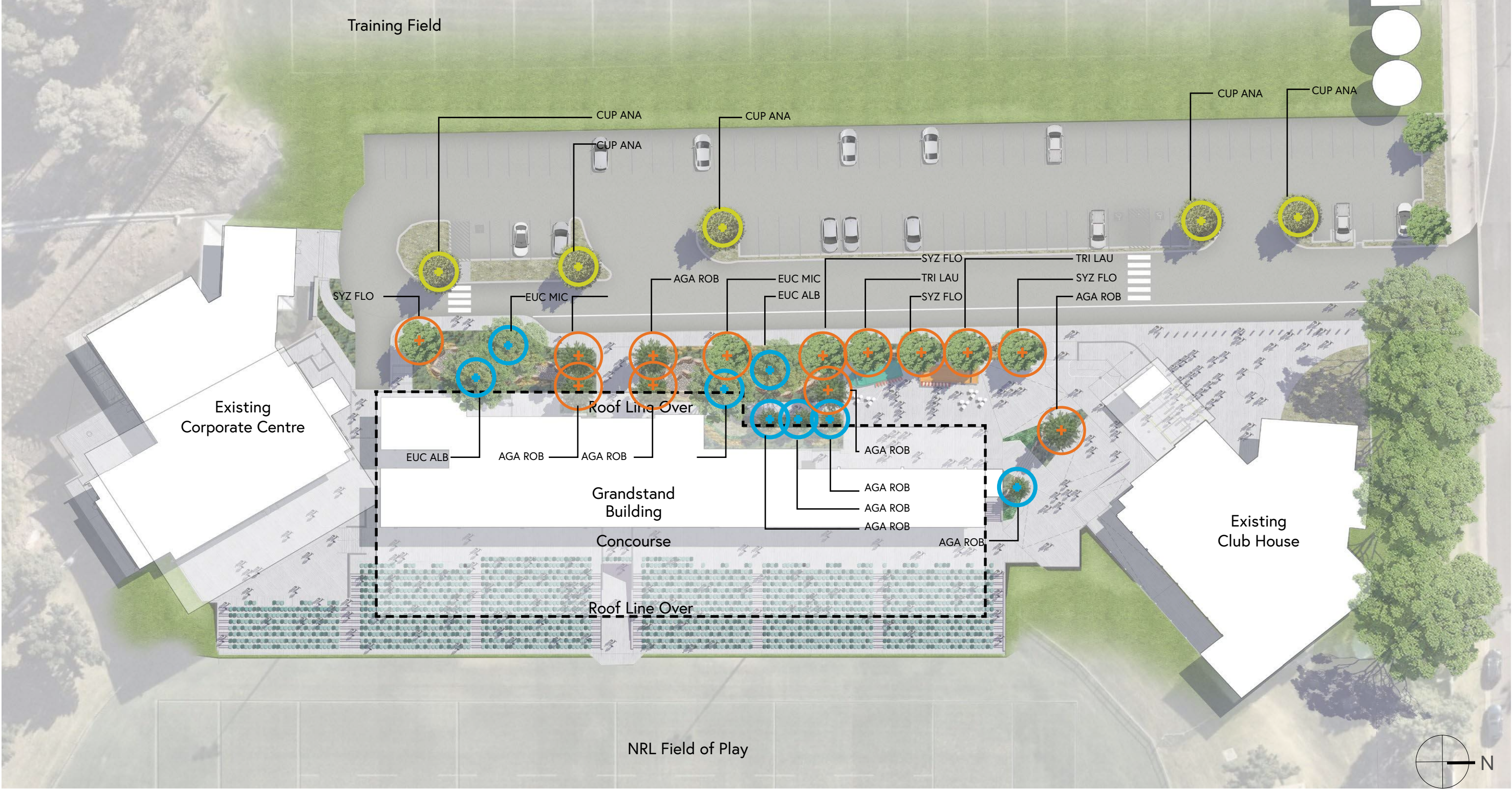
Proposed Tree Stock Size & Distribution

- 45L Tree Stock | Total No. of Trees - 5 x Trees
- 200L Tree Stock | Total No. of Trees - 8 x Trees
- 400L Tree Stock | Total No. of Trees - 13 x Trees



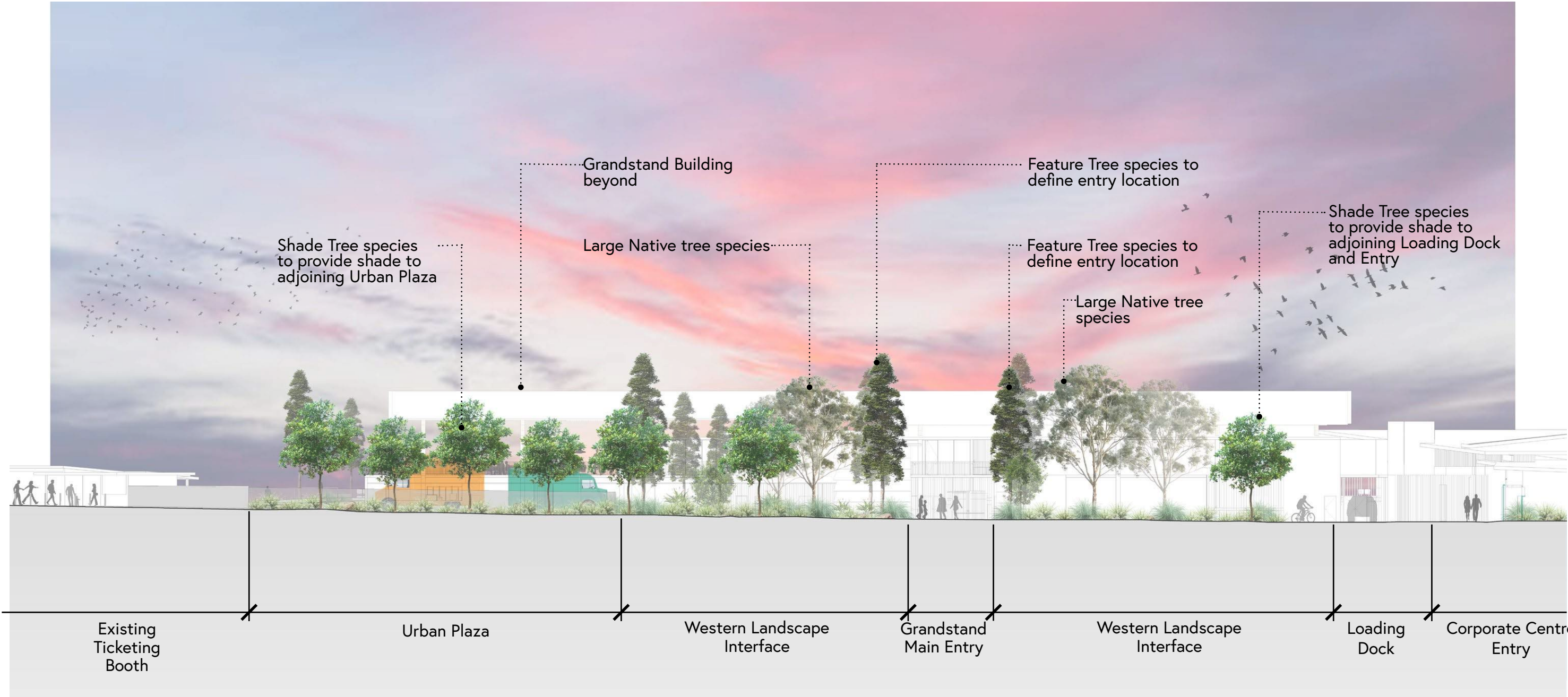
Proposed Preliminary Tree Species and Arrangement Plan

- 45L Tree Stock | Total No. of Trees - 5 x Trees - Cupaniopsis anacardioides (CUP ANA) (Tuckeroo) - Typical Heigh Range 6-8m
- 200L Tree Stock | Total No. of Trees - 8 x Trees - Agathis Robusta (AGA ROB) - Typical Height Range 15-20m, Eucalyptus microcorys (EUC MIC) - Typical Height - 15-20m, Eucalyptus albens (EUC ALB) - Typical Height Range 15-20m,
- 400L Tree Stock | Total No. of Trees - 13 x Trees - Syzygium floribundum - Typical Height Range 10m, Agathis Robusta (AGA ROB) - Typical Height Range 15-20m, Tristaniopsis Laurina 'Luscious' (TRI LAU) - Typical Height Range - 10-15m.



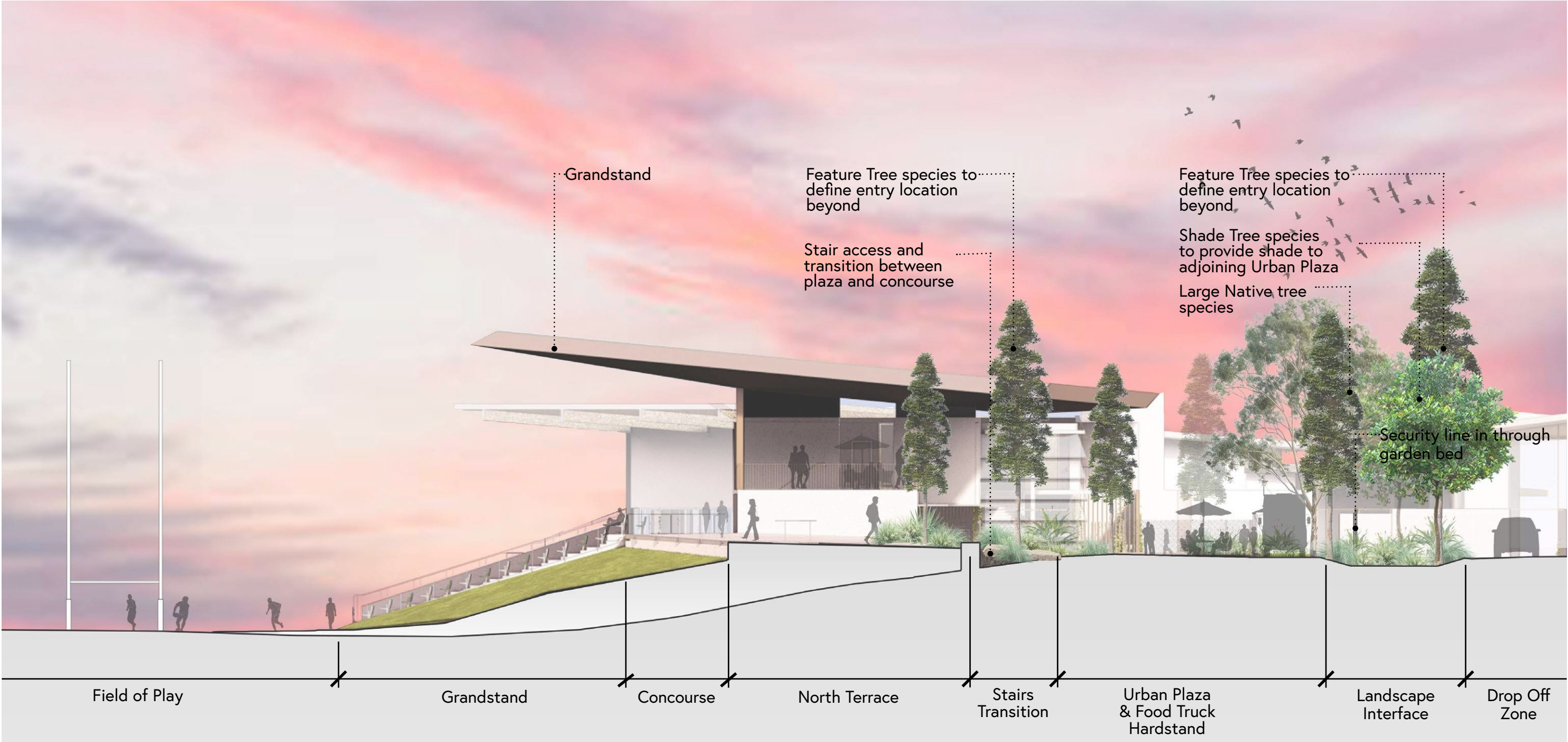
Landscape Elevation

The landscape design approach, is inspired by a combination of the select species outlined ICC preferred Tree planting list and the Ipswich Streetscape Design Guideline, the endemic, local plant species (aligned with Caring for Country) and water-sensitive urban design (WSUD) species. The selection of these species supports wayfinding, shade, learning and delivers a natural environment response to the western facade interface



Western Elevation
Scale 1:200 @ A3

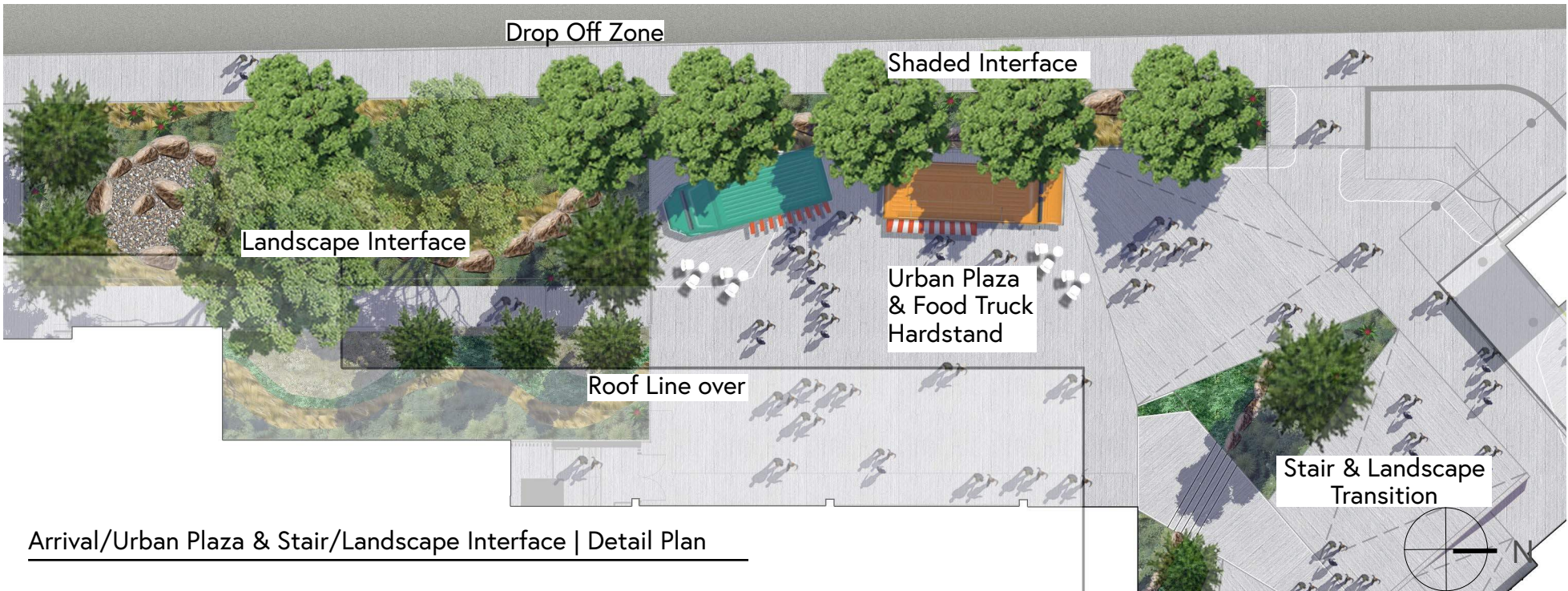
Landscape Section

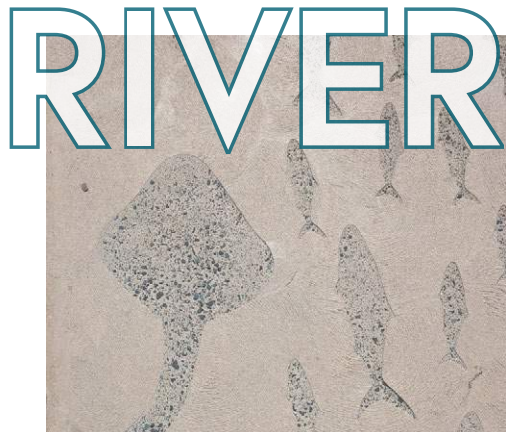
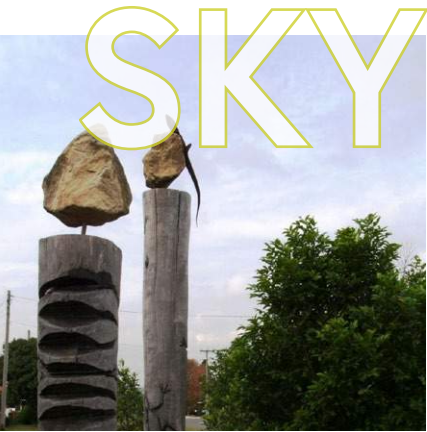


Section A | Through Grandstand & Landscape Interface

Scale 1:200 @ A3

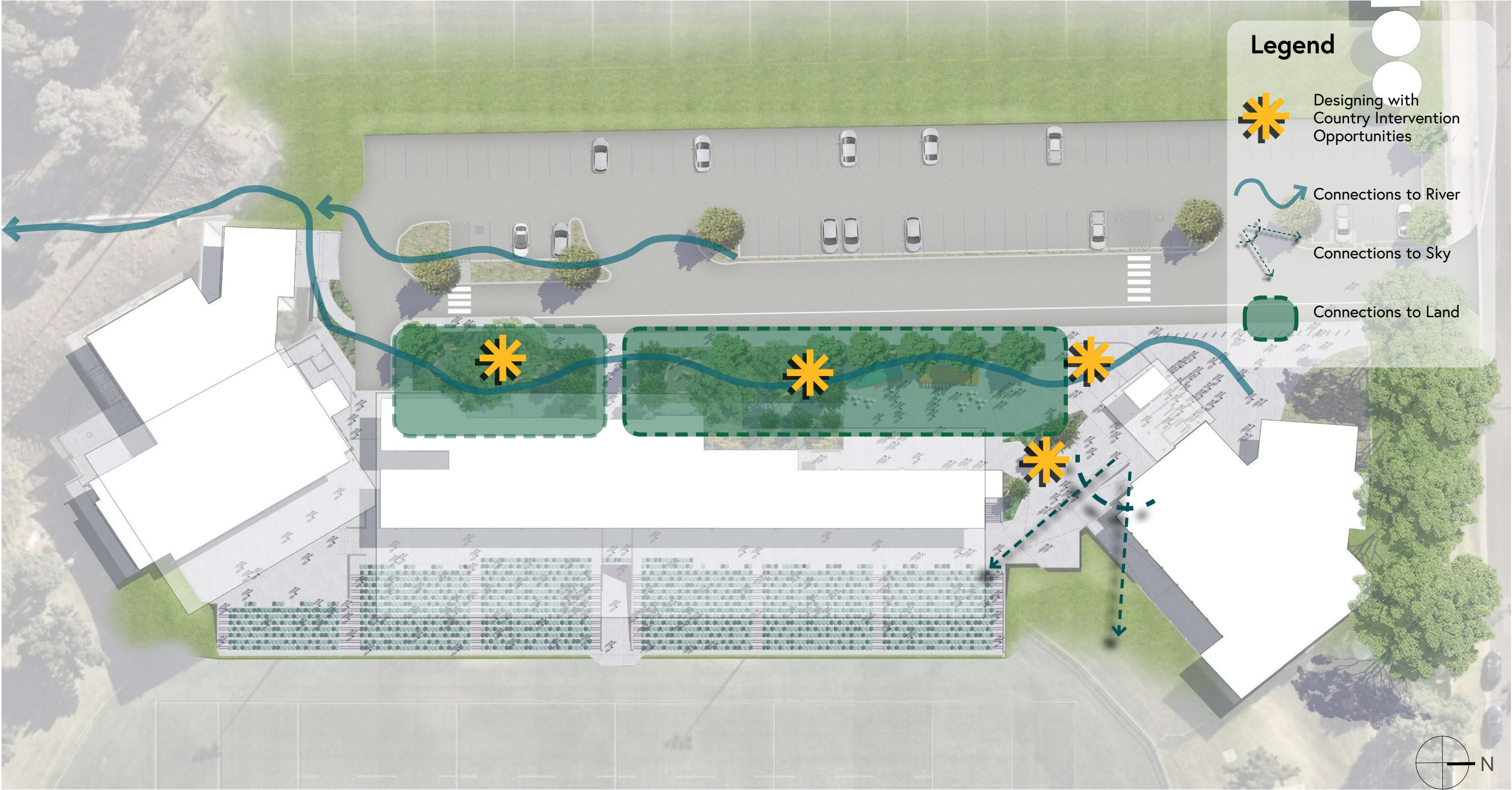
Landscape Detail Plans & Section





Landscape Designing with Country Opportunities

Listening to Country and designing to place, can contribute to achieving a balanced design outcome. The practice aids in identifying existing opportunities and constraints, facilitating effective navigation through them. By staying open to collaboration of Designing with Country and testing ideas and designs within its context, a unique design approach can emerge that is genuinely rooted in Country.



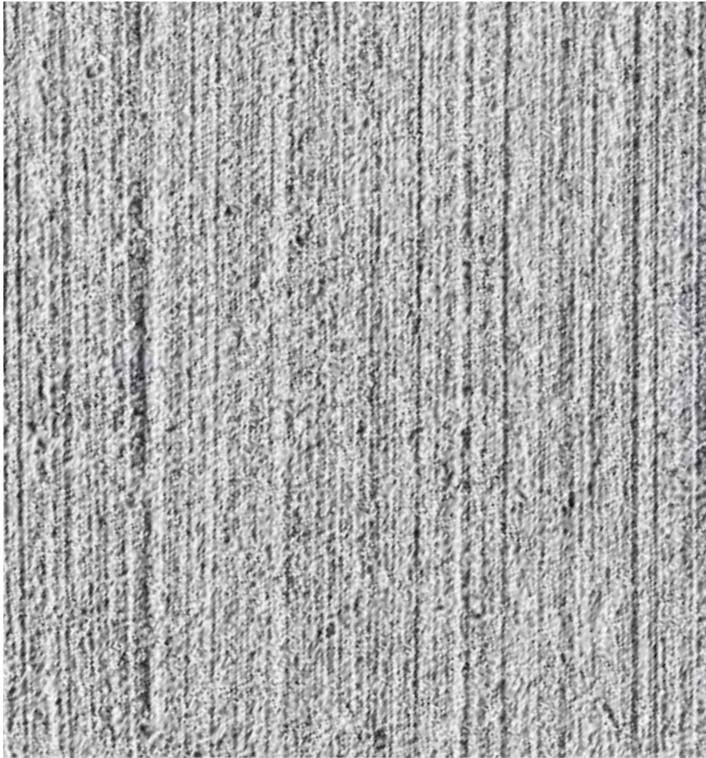
An architectural rendering of a modern building with a large, dark, cantilevered roof. The building has a light-colored, geometric facade. In the foreground, a wide, paved plaza is populated with several people: a man in a grey hoodie and black pants, a woman in a purple tank top and black leggings pushing a stroller, a woman in a white top and patterned skirt, a boy in a black t-shirt and patterned shorts, and a woman in a brown top and black pants. To the left, a man in a wheelchair is visible. The plaza is bordered by a low wall on the left and a series of steps leading up to the building on the right. A large, leafy tree stands in the center of the plaza. The background shows a grassy hillside and more trees under a clear blue sky.

04

**Landscape
Materiality &
References**

Proposed Hardscape Palette

The material selection utilises a subtle palette of cost-effective, flood and maintenance resilient construction materiality and methodology, contributing interest and discovery, aimed at enhancing sourcing of material locally and reflective of site and place.



Broom Finished Concrete



Broom Finished Concrete (varying directions)



Locally sourced Limestone Boulders



Featured Limestone Gravel

Proposed Planting Palette

The plant palette, is inspired by a combination of the select species outlined ICC preferred Tree planting list and the Ipswich Streetscape Design Guideline , the endemic, local plant species (aligned with Caring for Country) and water-sensitive urban design (WSUD) species. This selection not only supports local ecology but also serves as a catalyst for the creation of a predominantly native species environment, by informs a place driven environment which promotes shade, learning and discovery. The proposed species below represent an indicative list of species, to be refined through detailed design.

Disclaimer: The following species selection represents an initial palette and will be further developed in partnership with Ipswich City Council, First Nations representatives, and key stakeholders to ensure the planting strategy is informed by Country, local ecology, and community aspirations.



Kauri Pine (*AGATHIS robusta*) - Tree Form



Weeping Lilly Pilly (*SYZYGIUM floribunda*)



Tuckeroo (*CUPANIOPSIS anacardioides*) - Form



Water Gum (*TRISTANIOPSIS laurina 'luscious'*) -Form



Kauri Pine (*AGATHIS robusta*) - Leaf



Weeping Lilly Pilly (*SYZYGIUM floribunda*) - Leaf



Tuckeroo (*CUPANIOPSIS anacardioides*) - Leaf



Water Gum (*TRISTANIOPSIS laurina 'luscious'*) - Leaf



Kauri Pine (*AGATHIS robusta*) - Flower



Weeping Lilly Pilly (*SYZYGIUM floribunda*) - Flower



Tuckeroo (*CUPANIOPSIS anacardioides*) - Flower



Water Gum (*TRISTANIOPSIS laurina 'luscious'*) - Flower

Proposed Planting Palette

Disclaimer: The following species selection represents an initial palette and will be further developed in partnership with Ipswich City Council, First Nations representatives, and key stakeholders to ensure the planting strategy is informed by Country, local ecology, and community aspirations.



Red River Gum (*EUCALYPTUS camaldulensis*)



Spotted Gum (*CORYMBIA maculata*)



Smooth-barked Apple Gum (*ANGOPHORA leiocarpa*)



Broad-leaved Paperbark (*MELALEUCA quinquenervia*)



Swamp Lily (*CRINUM pedunculatum*)



Blue Trumpet (*BRUNONIELLA australis*)



Blue Flax-lily (*DIANELLA caerulea*)



Dwarf Morning-Glory (*EVOLVULUS alsinoides*)



Tall Sedge (*CAREX appressa*)



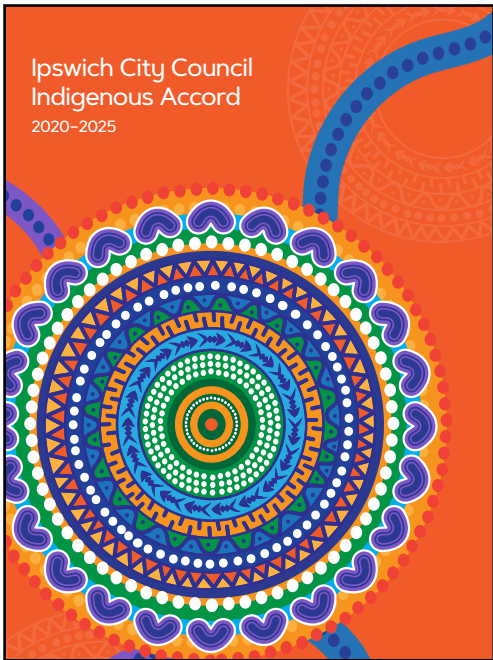
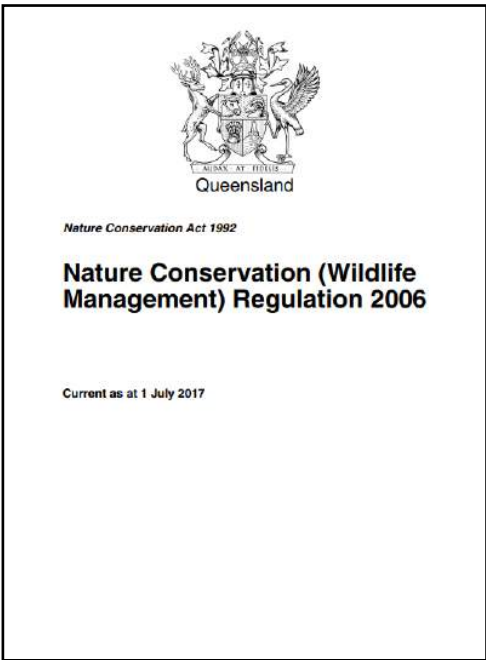
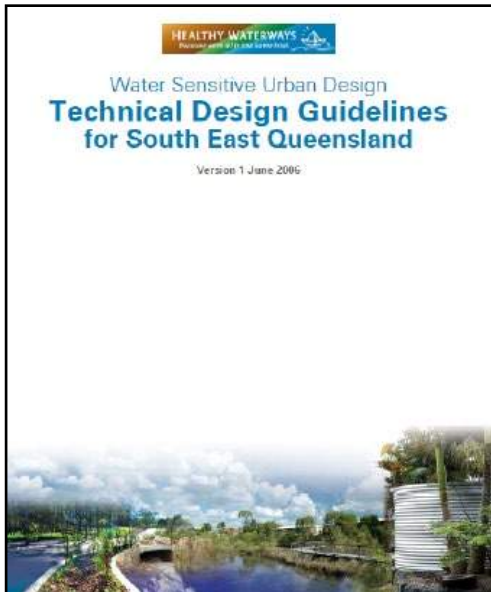
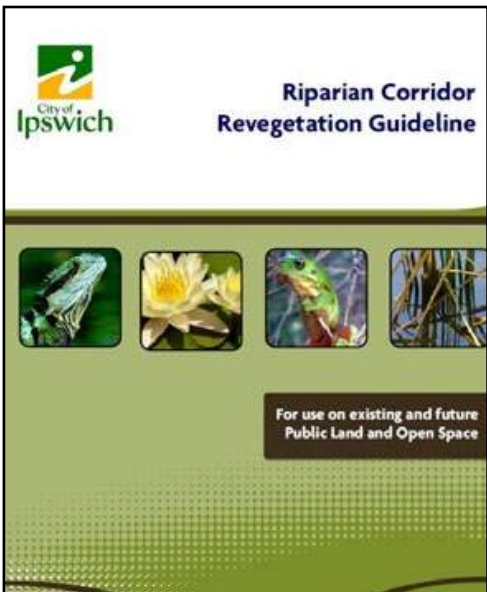
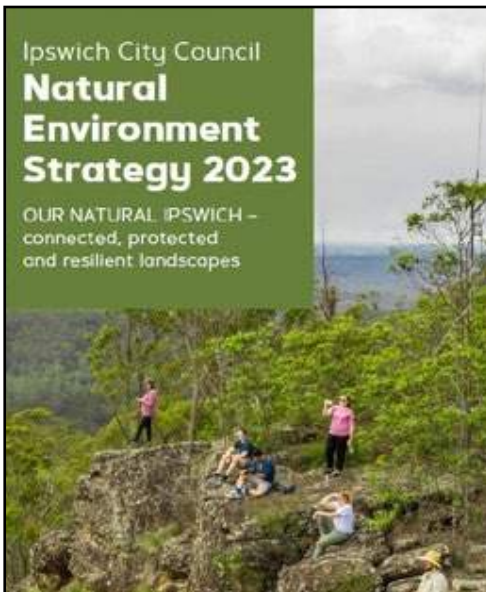
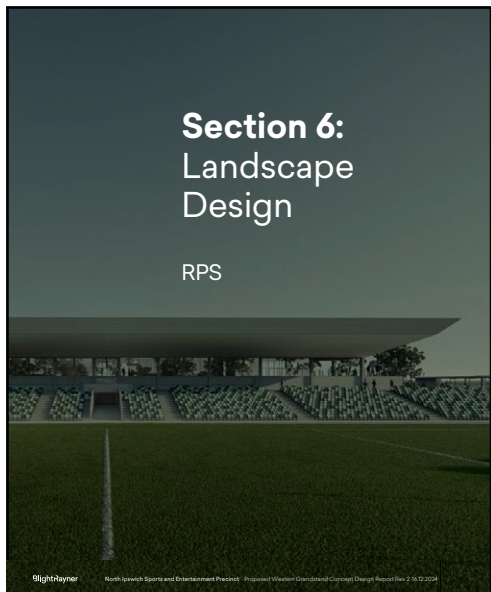
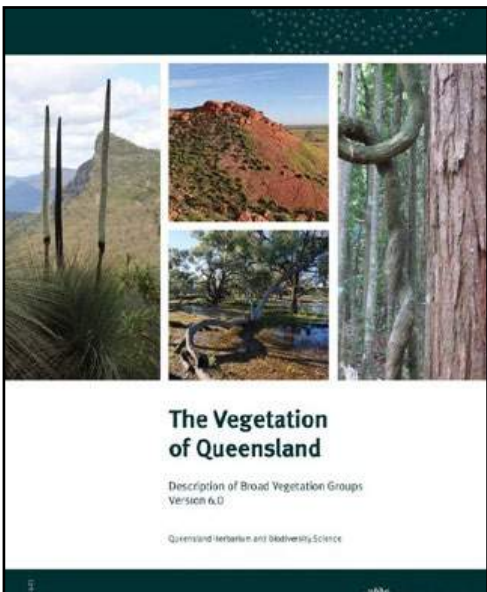
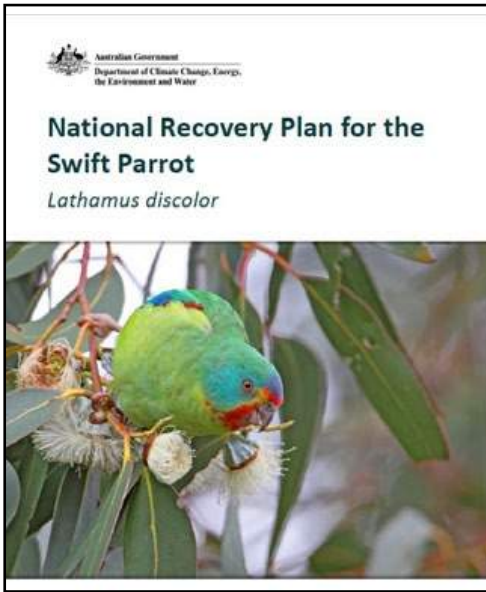
Kanagaroo Grass (*THEMEDA triandra*)



Rough Saw-sedge (*GAHNIA aspera*)



Green Mat-Rush (*LOMANDRA hystrix*)



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An architectural rendering of a modern stadium. The foreground is filled with rows of tiered seating, each seat featuring a green and white geometric pattern. Above the seating is a large, light-colored, angular roof structure supported by thin poles. In the background, a building with large glass windows and some trees are visible under a clear sky.

vee

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