

LOGAN CITY COUNCIL

APPROVED NEGOTIATED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

MCUI/25/2024

Living Gems Chambers Flat

Koplick Rd, Logan, QLD 4125

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Site Analysis

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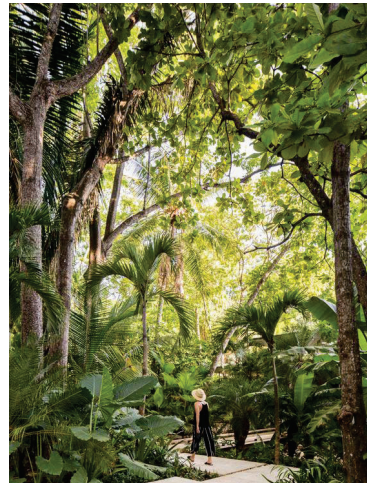
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DESIGN PRINCIPLES



Generous resort style recreation



Lush green sense of arrival

DESIGN PRINCIPLES



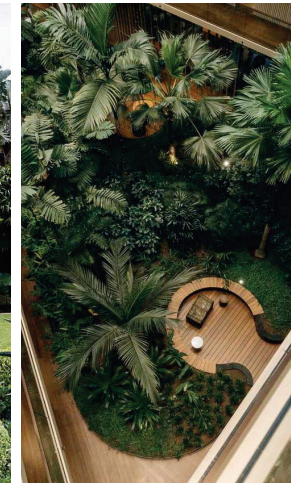
Engaging Social Spaces



Natrual finishes



Sub-tropical planting design



Green encapsulation

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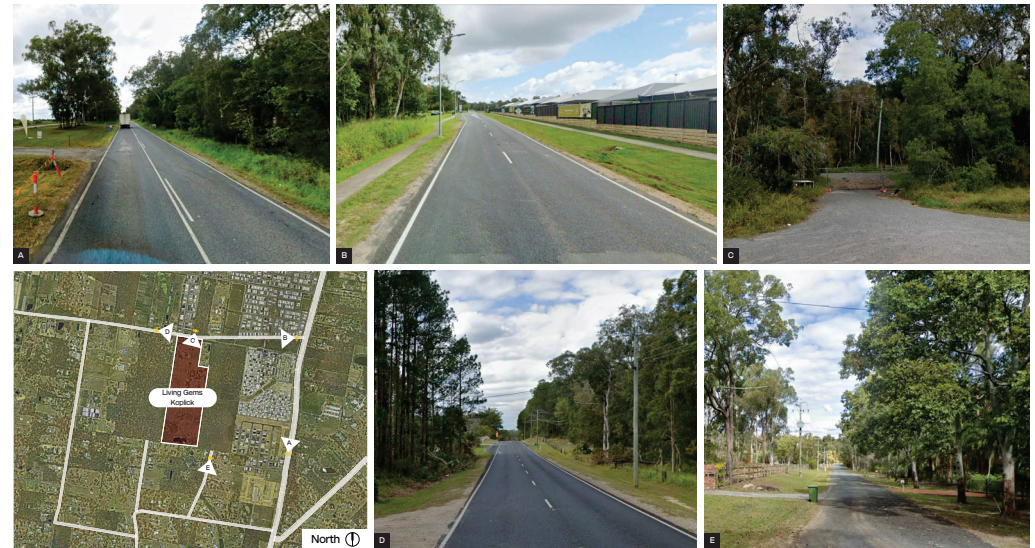
SITE AERIAL PLAN

PART ONE - SITE ANALYSIS



EXISTING SITE PHOTOGRAPHY

PART ONE - SITE ANALYSIS



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LANDSCAPE INTENT STATEMENT

PART TWO – LANDSCAPE CONCEPT

Introduction

This Landscape Intent Statement has been prepared for the development of Koplick Road, Logan. The site is bordered by existing residential dwellings & semi-agriculture land. It is within close proximity to the Logan Reserve, East Beaumont Park, Mount Huntely Street Park, Chambers Ridge Park, Australian International Islamic College Logan, Logan Reserve State School. This Landscape Intent Statement is to be read in conjunction with allied project consultant documentation and reports.

Design Intent

The landscape design provides a unique, contemporary and sophisticated character. The design complements the proposed architectural style whilst acknowledging the prominent coastal location of the site and context within Logan and the South Brisbane region.

The design intends to cater for its residents' modern lifestyle requirements and encourage outdoor living and an active engagement with the beach environment.

The landscape provides a place of sanctuary with relaxed leisure opportunities, comfortable pedestrian access and spatial and visual variety for interest. Clean lines and uncomplicated design layouts provide an uncluttered, comfortable and visually legible landscape. A sophisticated yet understated elegance complements the building's finishes, blurring the spatial divide from inside to out.

The design aims to work in conjunction with BPAD Bushfire Management recommendations for Koplick Road, as well as Evolve Environmental Solutions Ecological Report.

Sense of Place

All softscape and hardscape elements reinforce the contemporary coastal lifestyle and modern urban living that resonates throughout Logan area. The architectural themes proposed for the development have been translated into the landscape design, taking direct and subtle cues that relate to architectural symmetry and the interior layouts.

Hardscape

The architectural language will be acknowledged into the landscape design through sympathetic colour, finishes and furniture suite selections. Hardscape elements including: pool, fences, arbour structures, benches etc. Take direct cues from the proposed architectural forms.

Softscape

The coastal hinterland of the setting will be reinforced through the careful selection of appropriate plant species. The softscape palette will be selected in response to the site's location with contextually appropriate species chosen to provide a variety of forms to fill niche roles within the landscape. Species will be chosen to provide screening, visual interest, low maintenance, shading and amenity and be carefully integrated with the surrounding hardscape elements.

Trees, palms and shrubs spatially define areas whilst contributing to the amenity of the precinct. Mature tree species will be selected to reinforce Logan City Council streetscape guidelines to provide a sense of enclosure, shade and visual softening for these important public connections.

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CONCEPT MASTER PLAN

PART TWO – LANDSCAPE CONCEPT

INDICATIVE CONCEPTUAL IMAGERY

PART TWO – LANDSCAPE CONCEPT



Provide a centrally located 10m laneway with 3m wide concrete footpath between villas

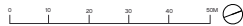
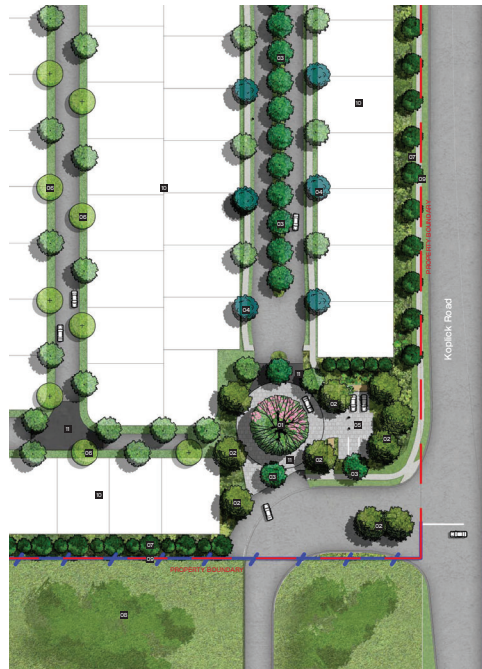
Legend

1. Feature tree & sub-tropical understorey planting
2. Signatur tree & sub-tropical understorey planting
3. Columnnar feature tree
4. Native screening tree mix
5. Large canopy shade tree
6. Entry boulevard tree planting
7. Feature sculpture tree
8. Feature palms & lush sub-tropical planting mix
9. Small palm
10. Screening shrubs
11. Small evergreen tree mix to the front of lots
12. Lush sub-tropical planting mix
13. Open lawn
14. Dog park
15. Shelter structure & bench seating
16. Footpath
17. Walking track
18. Club house - refer Architect
19. Loading Bay
20. Workshop - refer Architect
21. Tennis court
22. Lawn bowl court
23. Pickleball court
24. Clubhouse feature entry structure
25. Car parking
26. Threshold paving treatments
27. Dwelling lots
28. Bio basin - refer Civil
29. Existing dam retained and protect - by others
30. Existing vegetation to be retain - refer Ecological Assessment Report
31. Flood risk area shown in blue dashed line - by others
32. Koala conservation zone - by others
33. Boundary fence - refer fencing plan
34. Assat Protection Zone (APZ) - Refer to Bushfire Management Plan
35. Fire Trail - Refer to Bushfire Management Plan

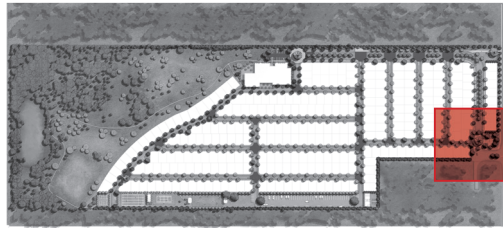


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DETAILED CONCEPT PLAN – ENTRY PRECINCT



PART TWO – LANDSCAPE CONCEPT



Key Plan

Legend

1. Feature tree & sub-tropical understorey planting
2. Signature tree & sub-tropical understorey planting
3. Entry boulevard tree planting
4. Columnar feature tree
5. Carparking
6. Small evergreen tree mix to the front of lots
7. Native screening tree mix
8. Koala conservation zone - by others
9. Boundary fence - refer fencing plan
10. Dwelling lots
11. Threshold paving treatments

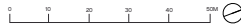
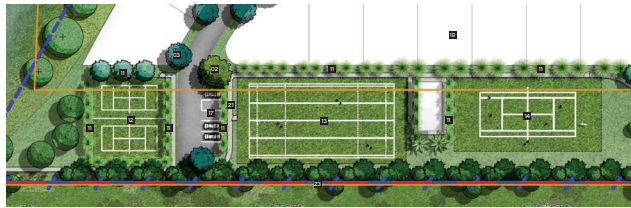
INDICATIVE CONCEPTUAL IMAGERY



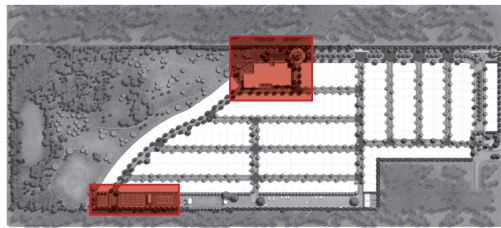
PART TWO – LANDSCAPE CONCEPT

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DETAILED CONCEPT PLAN – CLUB HOUSE PRECINCT



PART TWO – LANDSCAPE CONCEPT

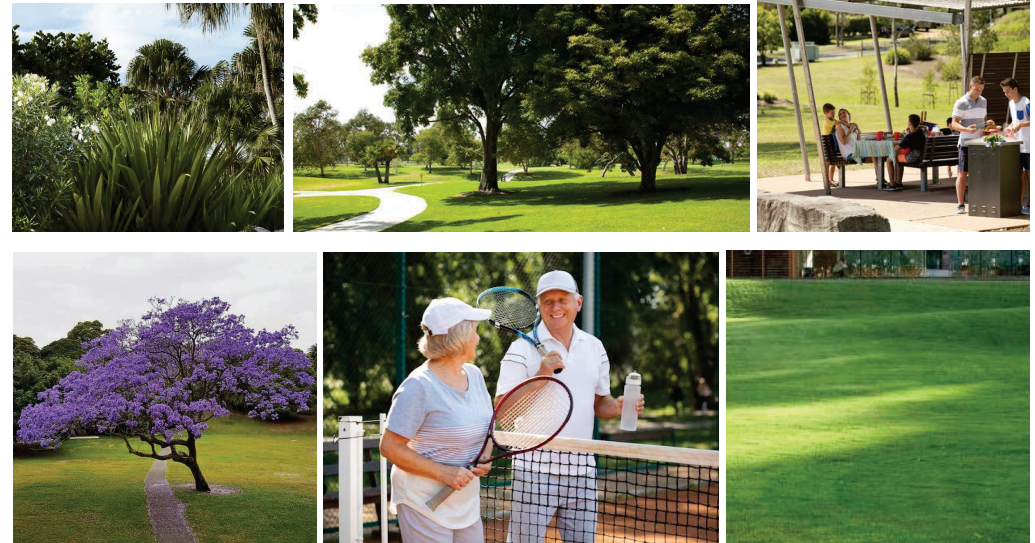


Key Plan

Legend

1. Feature tree & sub-tropical understorey planting
2. Signature tree & sub-tropical understorey planting
3. Columnar feature tree
4. Native screening tree mix
5. Large canopy shade tree
6. Entry boulevard tree planting
7. Feature sculpture tree
8. Feature palms & lush sub-tropical planting mix
9. Small palm
10. Lush sub-tropical planting mix
11. Screening shrubs
12. Pickleball court
13. Lawn bowls
14. Tennis court
15. Clubhouse feature entry structure
16. Terrace
17. Carparking
18. Loading Bay
19. Dwelling lots
20. Small evergreen tree mix to the front of lots
21. Footpath
22. Walking track
23. Boundary fence - refer fencing plan
24. Asset Protection Zone (APZ) - Refer to Bushfire Management Plan

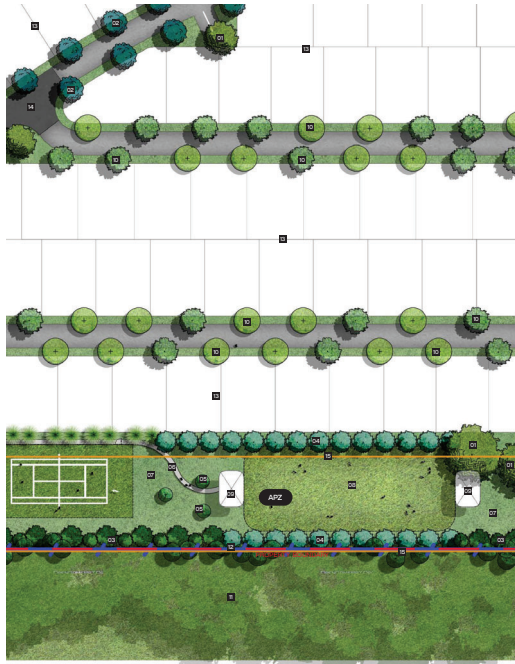
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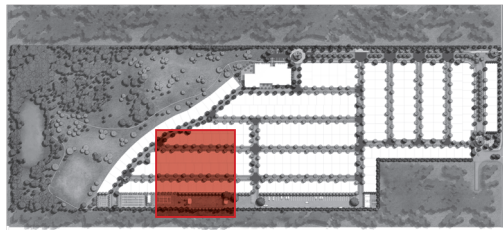
PART TWO – LANDSCAPE CONCEPT

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DETAILED CONCEPT PLAN – DOG PARK PRECINCT



PART TWO – LANDSCAPE CONCEPT



Key Plan

Legend

1. Signature tree & sub-tropical understorey planting
2. Columnar feature tree
3. Native screening tree mix
4. Screening trees
5. Large canopy shade tree
6. Footpath
7. Open lawn
8. Dog park
9. Shelter structure & bench seating
10. Small evergreen tree mix to the front of lots
11. Koala conservation zone - by others
12. Boundary fence - refer fencing plan
13. Dwelling lots
14. Threshold paving treatments
15. Asset Protection Zone (APZ) - Refer to Bushfire Management Plan

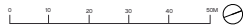
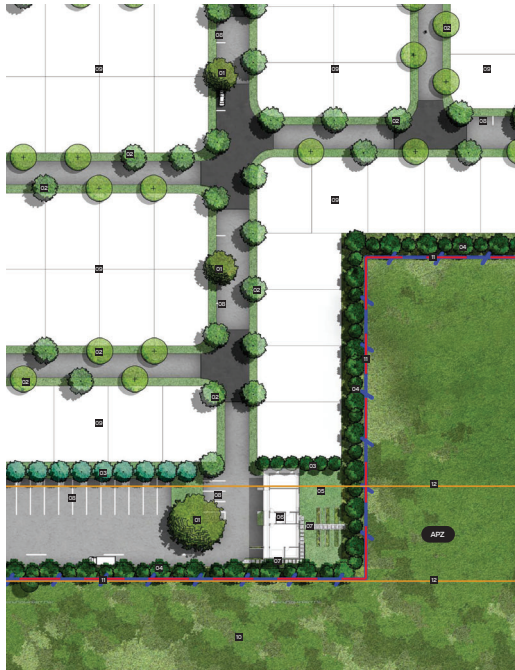
INDICATIVE CONCEPTUAL IMAGERY



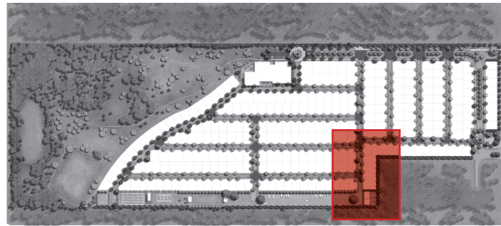
PART TWO – LANDSCAPE CONCEPT

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DETAILED CONCEPT PLAN – WORKSHOP PRECINCT



PART TWO – LANDSCAPE CONCEPT



Key Plan

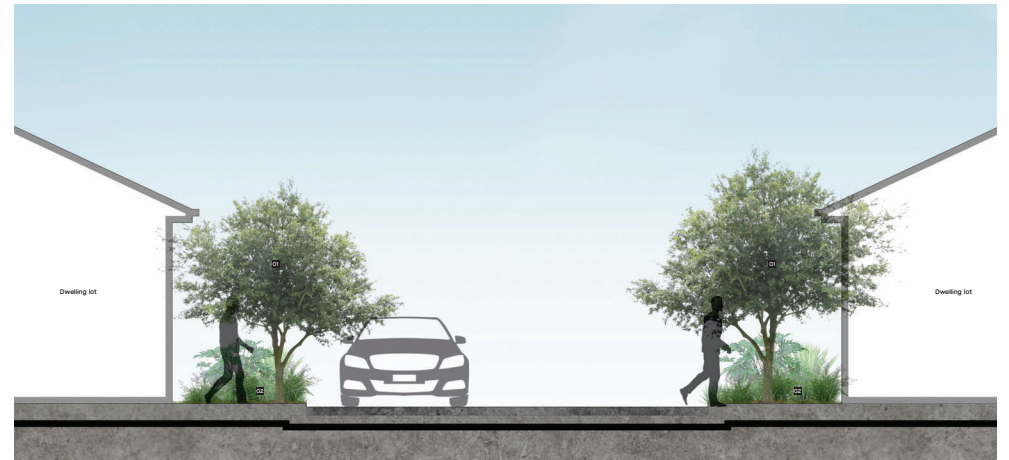
Legend

1. Signature tree & sub-tropical understorey planting
2. Small evergreen tree mix to the front of lots
3. Screening trees
4. Native screening tree mix
5. Open lawn
6. Workshop - refer to Architect
7. Stone steppers
8. Carparking
9. Dwelling lots
10. Koala conservation zone - by others
11. Boundary fence - refer fencing plan
12. Asset Protection Zone (APZ) - Refer to Bushfire Management Plan

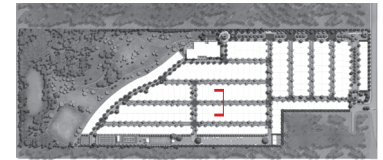
TYPICAL LANDSCAPE STREETScape SECTION

Legend

1. Small evergreen tree mix to the front of lots
2. Lush sub-tropical planting mix



PART TWO – LANDSCAPE CONCEPT



Key Plan

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Part Three
Landscape Finishes



Softscape

Softscape Plan

Indicative Softscape Palette - Residential

Indicative Softscape Palette - Biodiversity Corridor +APZ

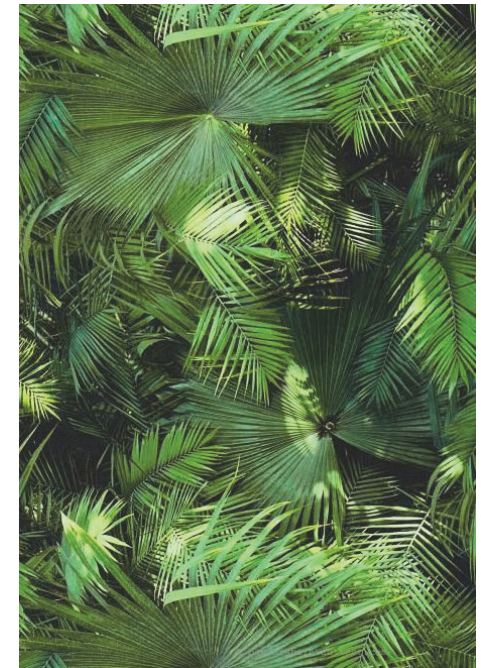
Fencing & Walls

Fencing & Walls Masterplan

Indicative Fencing Conceptual Imagery



LA241101
Living Gems Chambers Flat



12 August 2024
Landscape Intent Statement



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SOFTSCAPE PLANS - RESIDENTIAL

PART THREE - LANDSCAPE FINISHES

INDICATIVE SOFTSCAPE PALETTE

PART THREE - LANDSCAPE FINISHES



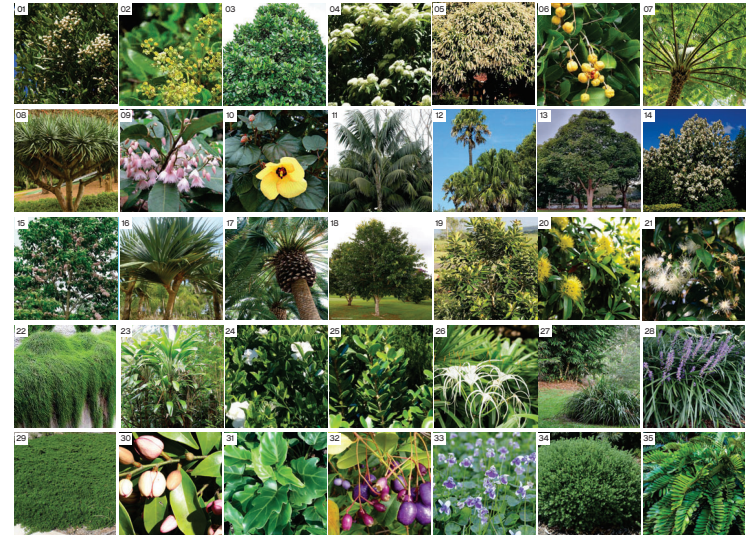
Concept Master Plan

Tree & Palm Species

1. Acmena Hemillempa
2. Alectryon Coriaceus
3. Atractocarpus Fitzalanii
4. Bachousia Citrodroria
5. Buckinghamia Celastroma
6. Cupaniopsis Anarcardioides
7. Cyathea Cooperi
8. Dracena Draco
9. Elaeocarpus Species
10. Hibiscus Tilliaeus Rubra
11. Howea Forsteriana
12. Livistona Australis
13. Lophostemon Confertus
14. Magnolia Grandifolia
15. Melicope elleryana
16. Pandanus Tectorius
17. Phoenix Canariensis
18. Syzygium Tierneyanum
19. Tristaniopsis Laurina
20. Xanthostemon Chrysanthus

Shrubs & Groundcover Species

21. Acmena Smithii
22. Bougainvillea "Temple Fire"
23. Cordyline Petiolaris
24. Gardenia Augusta Florida
25. Ficus Microcarpa "Green Island"
26. Hymenocallis Littoralis
27. Lomandra Species
28. Liriope Species
29. Myoporum Species
30. Michella Figo
31. Philodendron Xanadu
32. Syzygium Species
33. Viola Hederacea
34. Westringia Fruticosa
35. Zamia Furfuracea



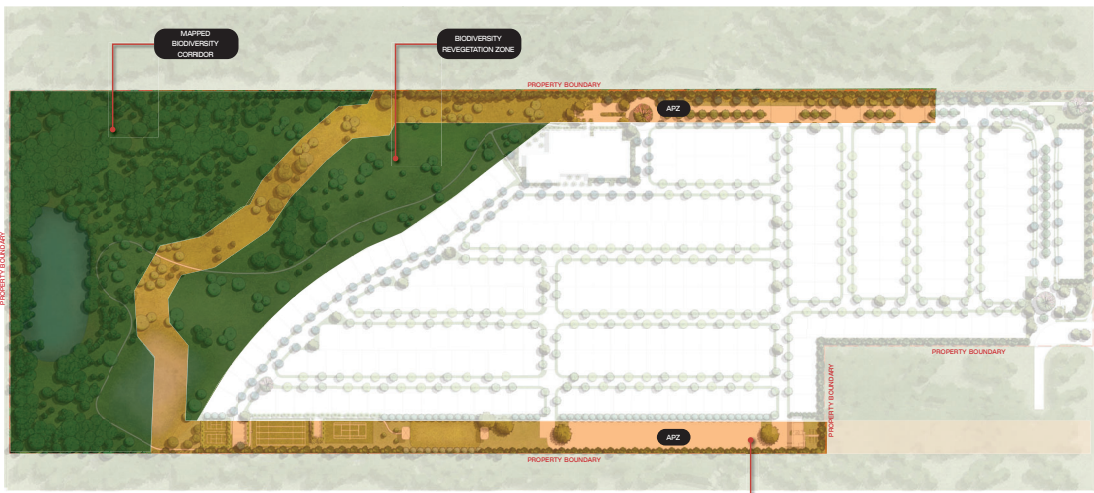
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SOFTSCAPE PLANS - BIODIVERSITY CORRIDOR +APZ

PART THREE - LANDSCAPE FINISHES

INDICATIVE SOFTSCAPE PALETTE

PART THREE - LANDSCAPE FINISHES



Concept Master Plan

NOTE: SPECIES WITHIN APZ TO COMPLY WITH BRAD BUSHFIRE MANAGEMENT & PLANT DESIGN RESILIENT BUILDING GUIDANCE FOR QUEENSLAND HOMES



Biodiversity Corridor

Tree Species

1. Acacia concurrens
2. Allocasuarina littoralis
3. Corymbia intermedia
4. Grevillea robusta
5. Melaleuca quinquenervia
6. Eucalyptus tereticornis

Shrubs & Groundcover Species

7. Banksia robur
8. Carpobrotus glaucescens
9. Grevillea honeygem
10. Lomandra species
11. Melaleuca thymifolia
12. Melaleuca claret tops
13. Myoporum parvifolium
14. Syzygium species

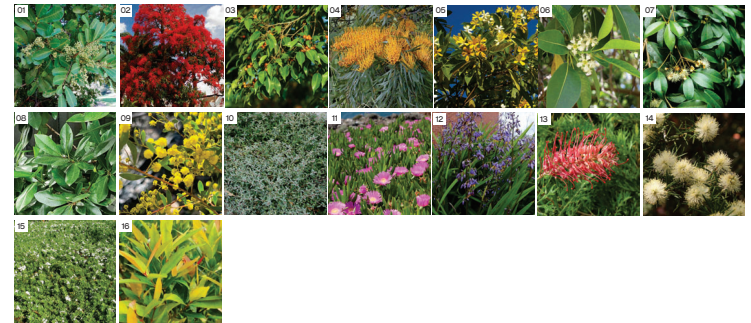
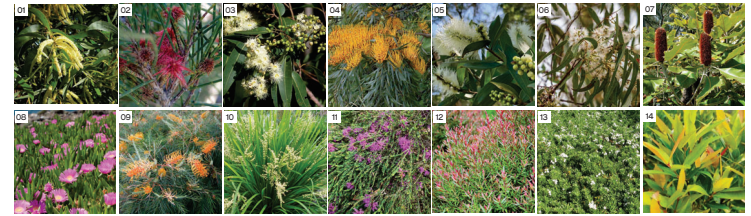
APZ

Tree Species

1. Cupaniopsis anacardioides
2. Brachychiton acerifolius
3. Ficus Species
4. Grevillea robusta
5. Hymenosporum flavum
6. Lophostemon confertus
7. Syzygium species
8. Tristaniopsis laurina

Shrubs & Groundcover Species

9. Acacia species
10. Atriplex semibaccate
11. Carpobrotus glaucescens
12. Dianella revoluta
13. Grevillea species
14. Melaleuca nodosa
15. Myoporum parvifolium
16. Syzygium species



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LANDSCAPE FENCING & WALLS MASTERPLAN

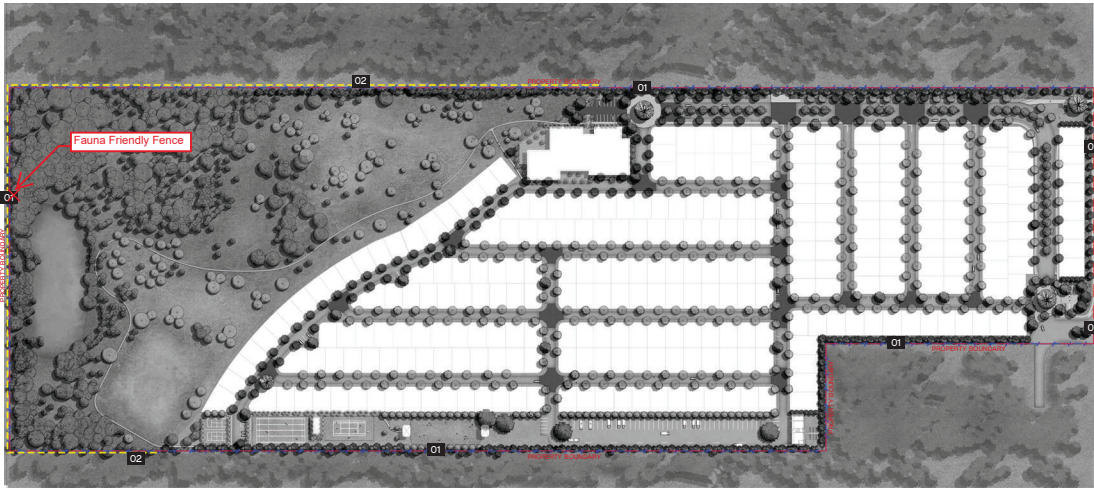
PART THREE – LANDSCAPE FINISHES

INDICATIVE CONCEPTUAL IMAGERY

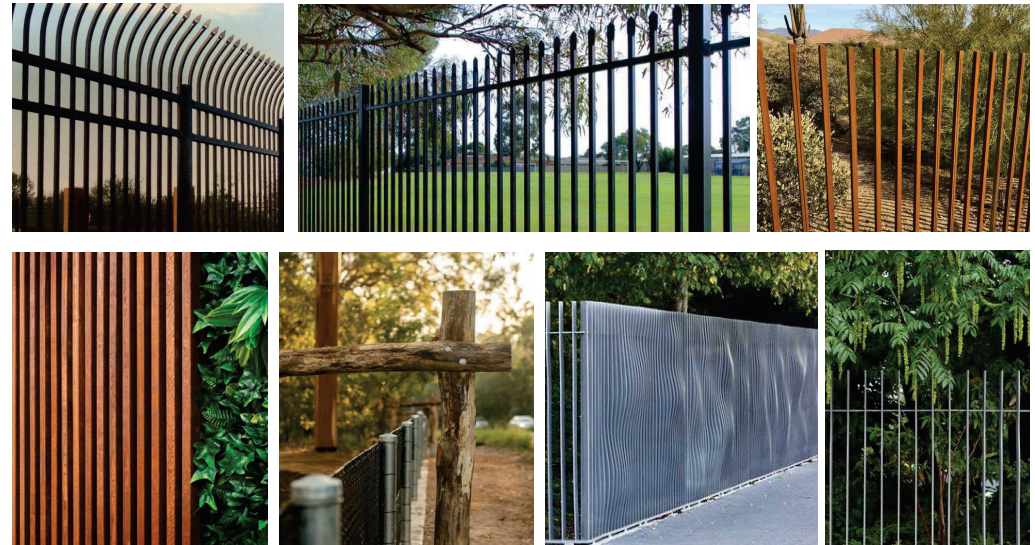
PART TWO – LANDSCAPE CONCEPT

Legend

1. 1.8m High boundary fence (as shown in blue dashed line)
2. Fauna Friendly fencing by others (as shown in yellow dashed line)



Concept Master Plan



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