Landscape Intent

38 Timor Avenue

Loganholme, QLD

Project Reference: L26037

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Revision: SLI REV D

October 2026

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Document Control

Document Revisions

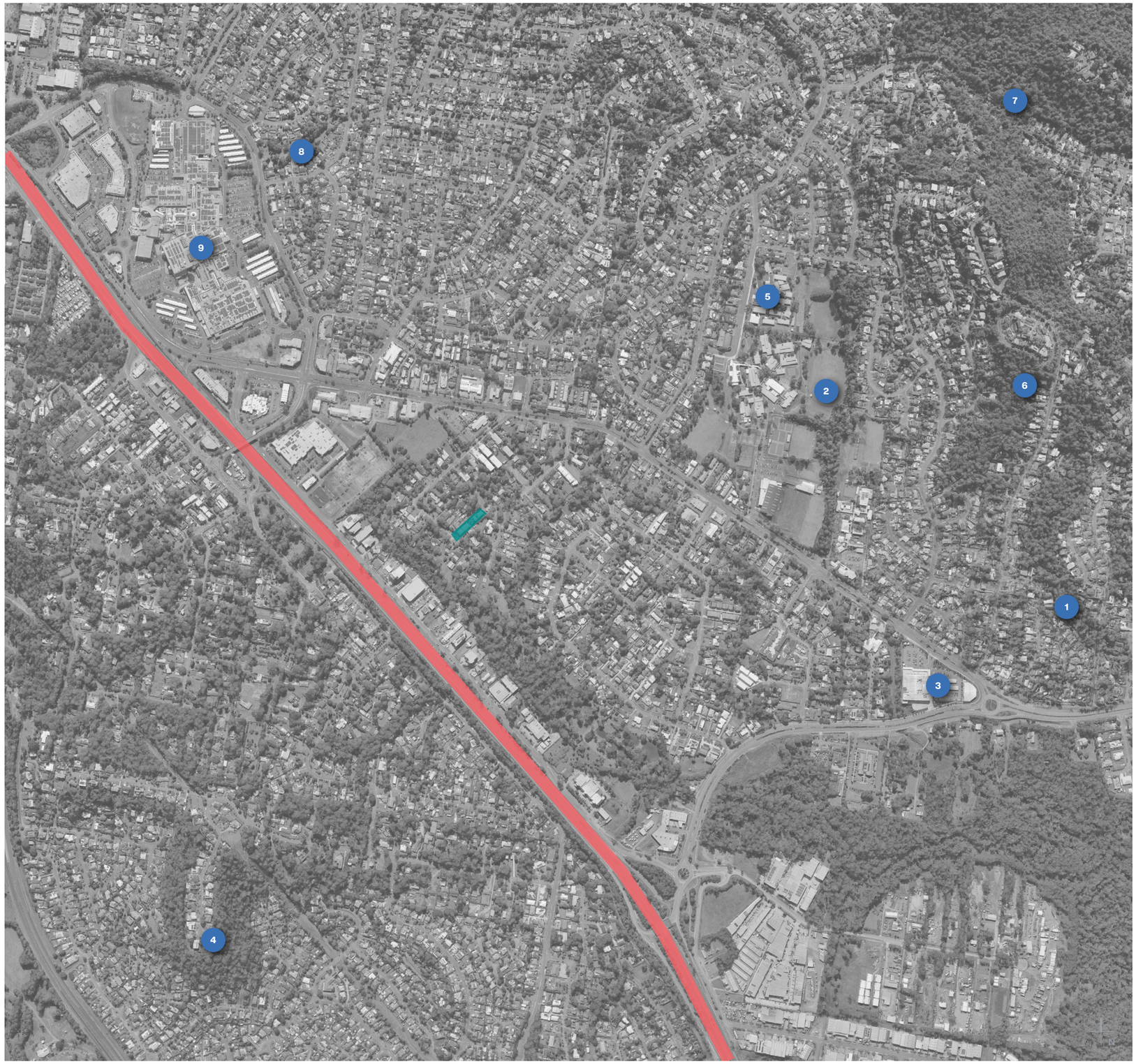
Rev.	Comments	Date	Initial
A	SLI - REV A	07.05.2026	BA
B	SLI - REV B	11.05.2026	BA
C	SLI - REV C	06.07.2026	BA
D	SLI - REV D	22.10.2026	BA

Document Sources

Rev.	Base Information	Issued By	Issued
B	Civil Layout	Burchills	22.10.2026
B	Architectural Masterplan	Mode Design	22.10.2026

1.0

Context & Character.



Context & Character

1.1 Site Locality

Subject Site
38 Timor Avenue, Loganholme, QLD.
Lot 297 RP118026

Pacific Hwy

1 Ridgepointe Park

2 Cornubia Park Sports Centre

3 Our Medical Loganholme

4 Trusan Park

5 Shailer Park State School

6 Anakie Park

7 Cornubia Forest Park

8 Mandew Park

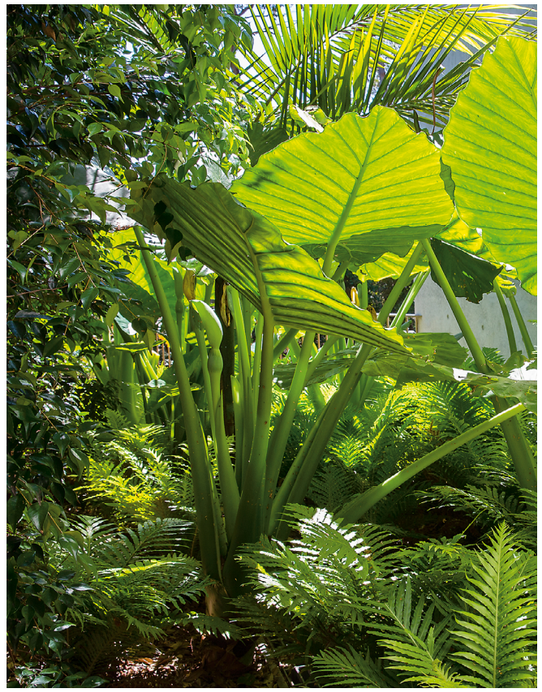
9 Hyperdome Shopping Centre

















Context & Character

1.2 Landscape Design Character Imagery

2.0

Landscape Design.



Subject Site
18-20 Coral Avenue, Loganholme, QLD

1 **Existing Streetscape**
All streetscape works to tie into existing streetscape finishes. Refer to Civil plans for further details. Potential to incorporate new street trees to streetscape where space allows.

2 **Hardstand**
All hardstands to stay consistent with architectural material and finishes palette. Potential to incorporate contrasting hardstand finishes to delineate entry areas. Refer to architectural package for further details.

3 **Feature Palm/Canopy Tree Locations**
Proposed feature palm/canopy trees within deep planting to be placed where offsets and space allow.

4 **Deep Planting to Frontage Setback**
Feature entry frontages to consist of screening shrubs where space allows, and mass planted groundcovers. Potential to include climbing species along fence lines.

5 **Communal Open Spaces**
Communal open space area located to center of development. Potential to include turf to centre with shade tolerant species to edges of buildings/fences.

6 **Narrow Planting to Dwelling Entries**
Deep planting to front of units to consist of shade tolerant mass planted ground cover species. Potential for climbing species to edges of building.

7 **Private Open Space**
Rear open space of private lots with 1m minimum wide screening buffer to fencelines. Pebble treatment proposed to land locked zones.

8 **General Deep Planting**
Deep planting to consist of layered landscaping with large accents/shrubs where space allows to the center and rear, and mass planted groundcovers to front. Potential for climbing species to be placed along building/fence lines. Canopy shade trees and palm trees proposed to deep planting where offsets allow.

9 **Narrow Planting to Driveway**
200mm wide deep planting along edge of driveway.

Landscape Design

2.1 Landscape Master Plan

0m 5m 15m

2026 October



Subject Site
18-20 Coral Avenue, Loganholme, QLD

Roof Line
Roof line of the above level. All trees to be offset a minimum of 2.5m - 3m to all roof lines. Refer to the Architectural package for further information.

Proposed Civil Services Layout
Refer to Civil documentation for further details. Proposed trees to be a minimum of 1m away from proposed/existing services.

Shade Tree/Palm Location
Ensure all proposed canopy trees are 2.5m - 3m off all roof lines and 1m away from all services.

Proposed Street Tree Location
Proposed street trees. All street trees to comply with Council standards.

Proposed Sight Triangle
Refer to Architectural documentation for further details.

1 Frontage Buffer Deep Planting
Deep planting areas to feature layered landscaping with accents/screening shrubs to rear and mass planted ground-cover species to front.

2 C.O.S. Deep Planting
Deep planting to feature shade tolerant accents and mass planted groundcovers. Climbing species proposed along building/fence lines.

3 Turf to C.O.S.
A grade turf incorporated within open space area . Potential for low maintenance planting alternative to communal open space such as Zoysia tenufolia. Shade canopy trees proposed to centre of communal open space.

4 General Deep Planting
Deep planting to site frontage and rear of driveway to consist of layered landscaping with mass planted ground cover species to front and large accents/screening species to centre and rear where space allows.

5 Private Open Space Areas
Private open spaces are proposed with turf/pebble rock treatments (or similar permeable surface equivalent) where access is restricted.

6 Deep Planting to Rear of Dwellings
Screening species and ground covers proposed within a 1m wide rear garden bed of dwellings. Accents species to be incorporated where space allows.

7 Narrow Planting to Dwelling Entries
Deep planting to front of units to consist of shade tolerant mass planted ground cover species. Climbing species proposed to edges of building.

8 Narrow Planting to Driveway
Deep planting along edge of driveway to consist of screening species..

Landscape Design

2.2 Landscape Treatment Plan

0m 5m 15m



Subject Site
18-20 Coral Avenue, Loganholme, QLD

A **Fence Type A**
50% Transparent Fence
Typical Height: 1800mm
Refer to architectural plans for further details.

B **Fence Type B**
100% Solid Privacy Fence
Typical Height: 1800mm
Refer to architectural plans for further details.

C **Fence Type C**
Aluminium Batten Screening
Typical Height: 1800mm
Refer to architectural plans for further details.

D **Fence Type D**
Entry Statement/Mailbox
Typical Height: 1750mm
Refer to architectural plans for further details.

Retaining Walls
Typical Height: 0mm - 1000mm
Refer to civil plans for further details.

Landscape Design

2.3 Fence Plan

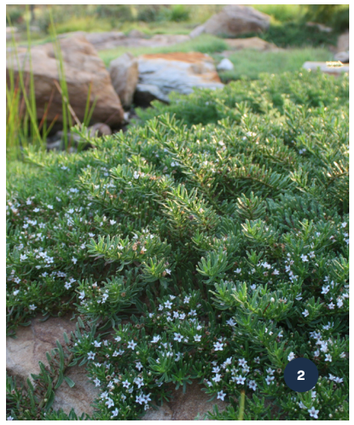
0m 5m 15m

2026 October

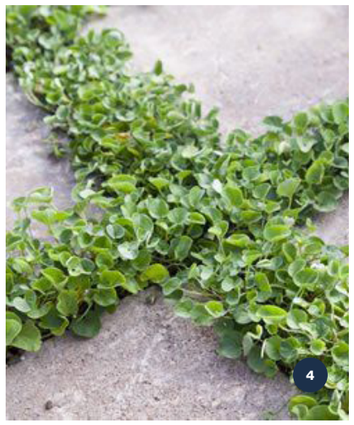
3.0

Planting Palettes.

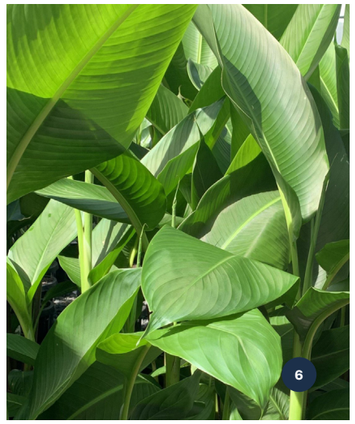


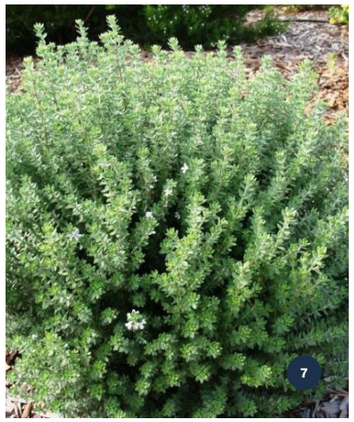


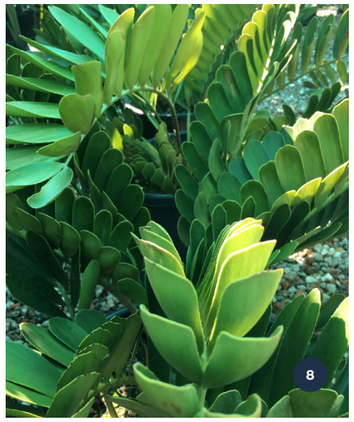


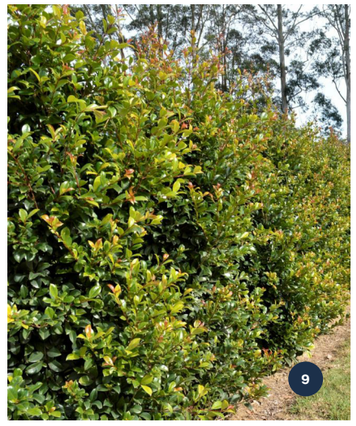


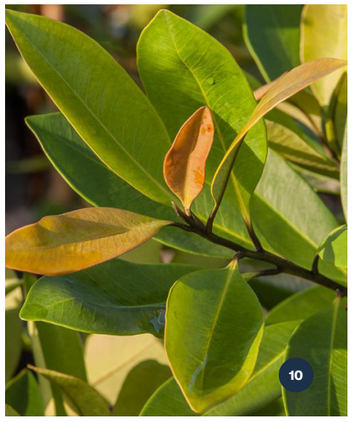




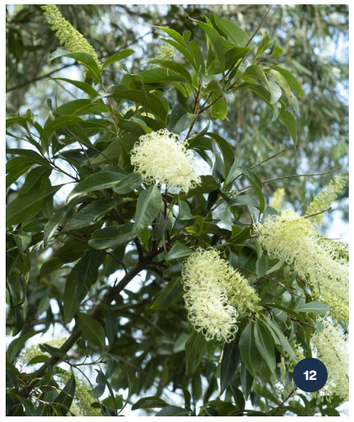












Groundcover Species

1	**Liriope Evergreen Giant**	Evergreen Giant
	Lomandra Longifolia	Tanika
2	**Myoporum parvifolium**	Yareena
3	**Philodendron xanadu**	Xanadu
4	**Dichondra sp**	Kidney Weed
	Crassula ovata Undulata	Curly Jade
5	**Trachelospermum jasminoides**	Star Jasmine
	Ficus pumila	Climbing Ficus

Accents & Shrubs

6	**Heliconia**	Hot Rio Nights
7	**Westringia Wynyabbie Gem**	Coastal Rosemary
8	**Zamia furfuracea**	Cardboard Palm
9	**Syzygium Resilience**	Resilience
	Strelitzia nicholi	Giant Bird of Paradise
	Rhapis excelsa	Broadleaf Lady Palm

Trees & Palms

	Randia fitzlanii	Native Gardenia
10	**Tristaniopsis luscious**	Luscious
11	**Waterhousia floribunda**	Weeping Lilly Pilly
	Wodyetia bifurcata	Foxtail Palm
12	**Buckinghamiana celsissima**	Ivory Curl

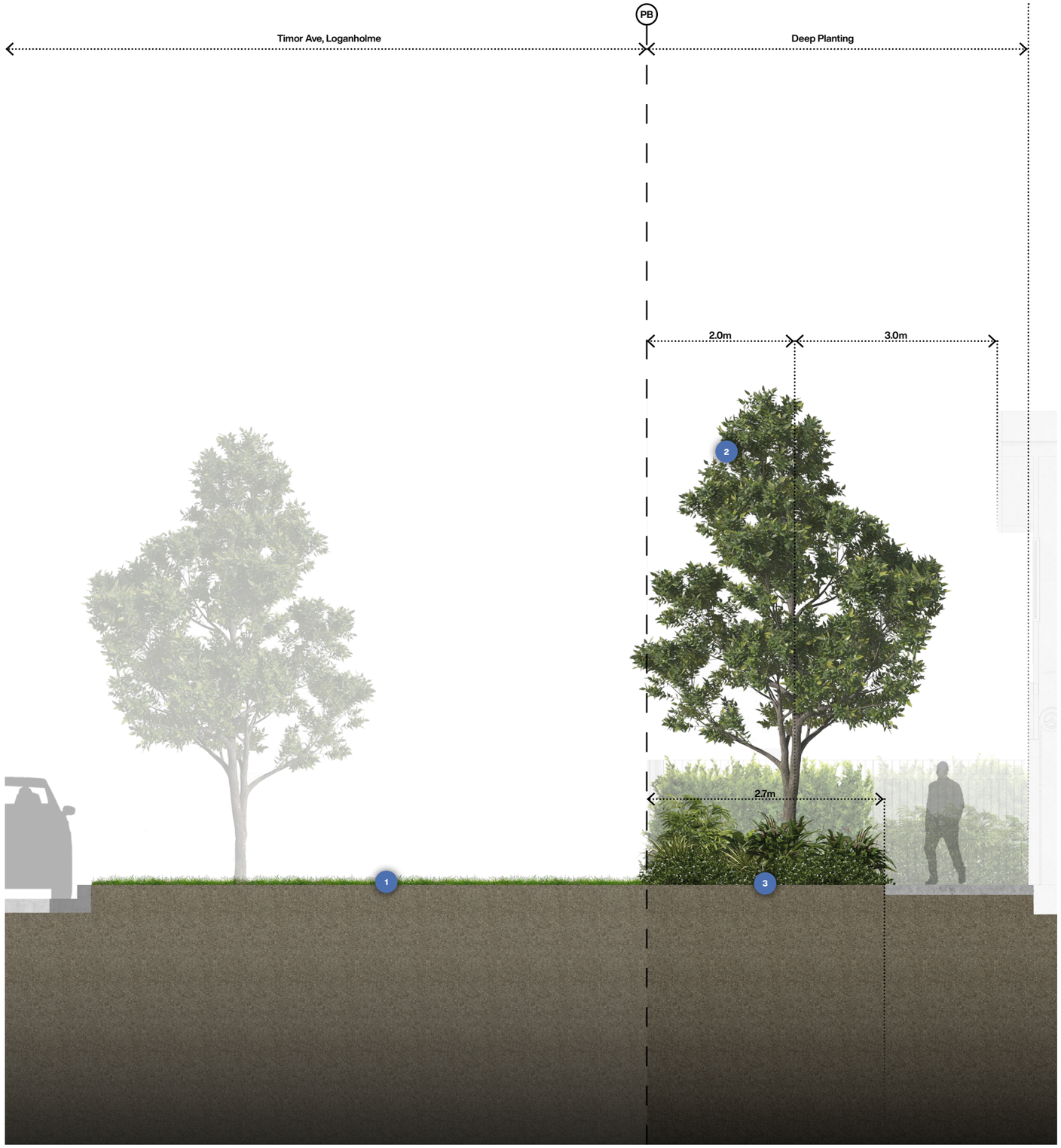
Design Details

3.1 Planting Palette General

2026 October

4.0

Design Details.



Design Details

4.1 Section A

Subject Site
38 Timor Avenue, Loganholme, QLD

1 **Existing Streetscape**
Existing streetscape to be rectified where required. Street tree to be incorporated where offsets from services allows. All street trees to align with CoGC streetscape spacing guidelines.

2 **Feature Palm/Canopy Tree Locations**
Proposed feature palm/canopy tree to deep planting zone, ensuring 3m offsets from building/roof line and 1m offsets from services to be met.

3 **Deep Planting to Frontage Setback**
Feature entry frontages to consist of screening shrubs where space allows, and mass planted groundcovers. Potential to include climbing species along fence lines.



Landscape Architecture