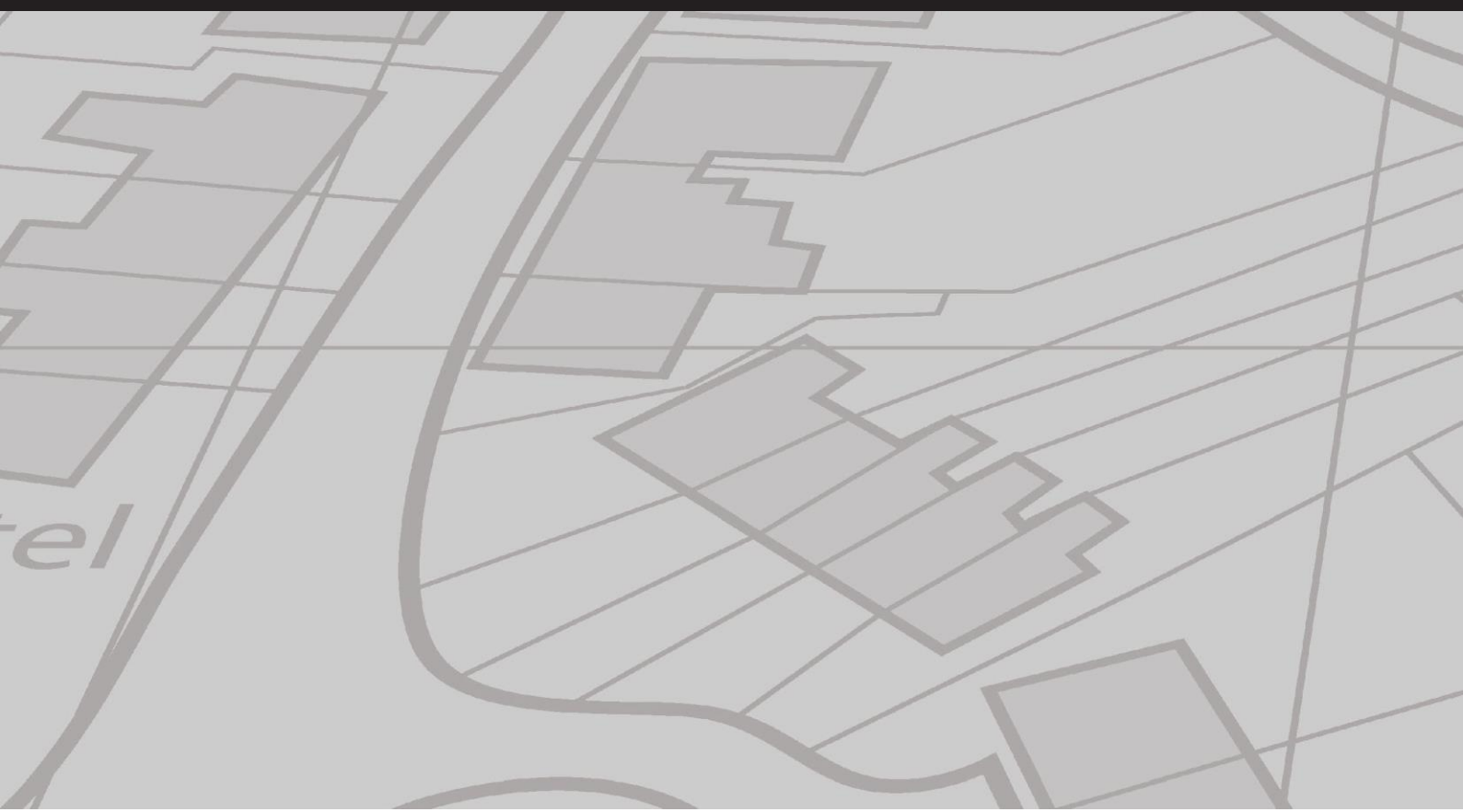




# Section 4 SPECIALIST REPORTS

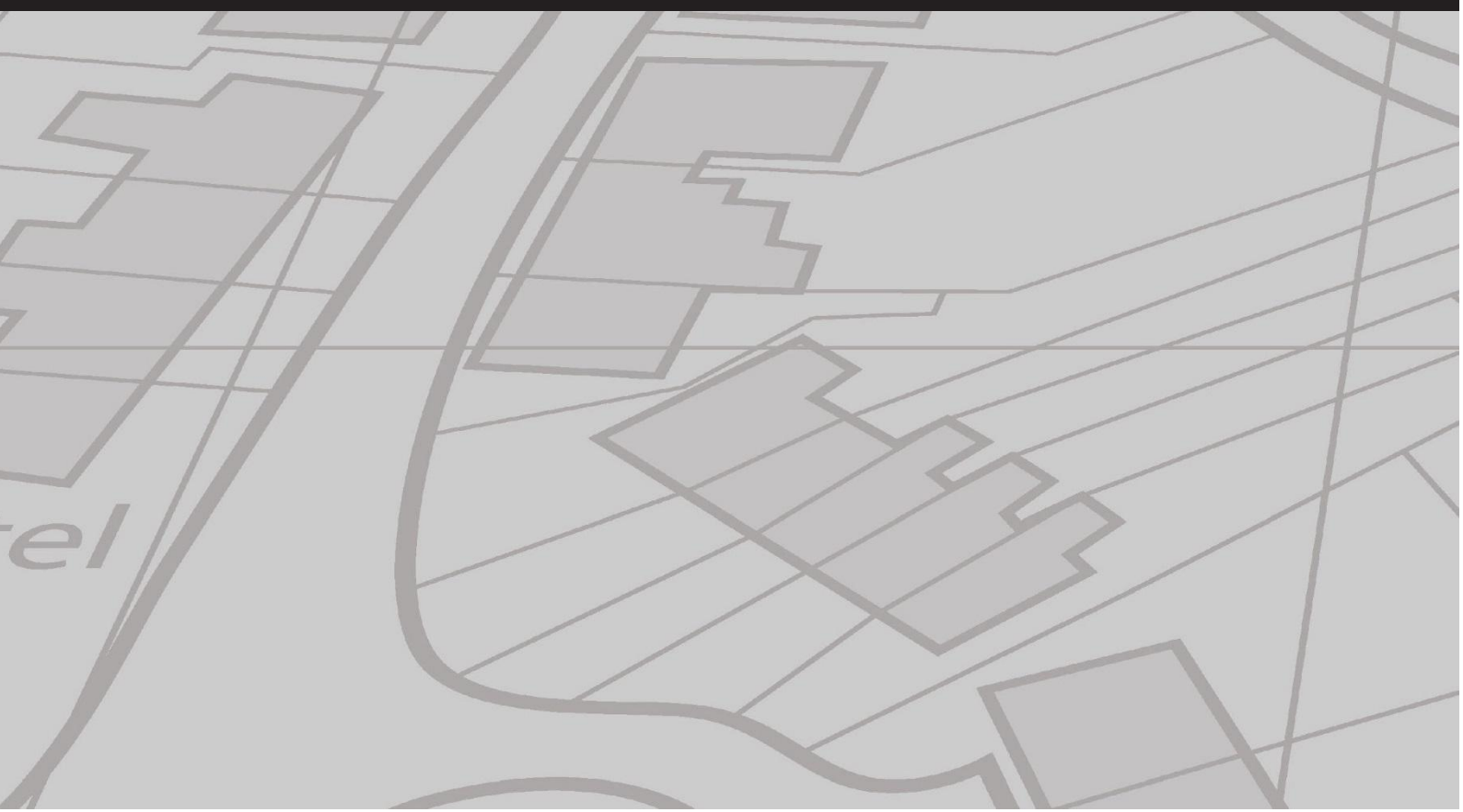




## **Section 4 - SPECIALIST REPORTS**

**Statement of Landscape Intent**

**Prepared by Zone Landscape Architecture**





Landscape Intent

# 38 Timor Avenue

Loganholme, QLD

**Project Reference:** L26037

**Author:** BA

**Revision:** SLI REV B

May 2026

**Gold Coast**

1638 Tweed Street, Burleigh Heads QLD 4220  
PO Box 3805, Burleigh Town QLD 4220

**Gladstone**

2/172 Goondoon Street, Gladstone, QLD 4680  
PO Box 5332, Gladstone QLD 4680

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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.



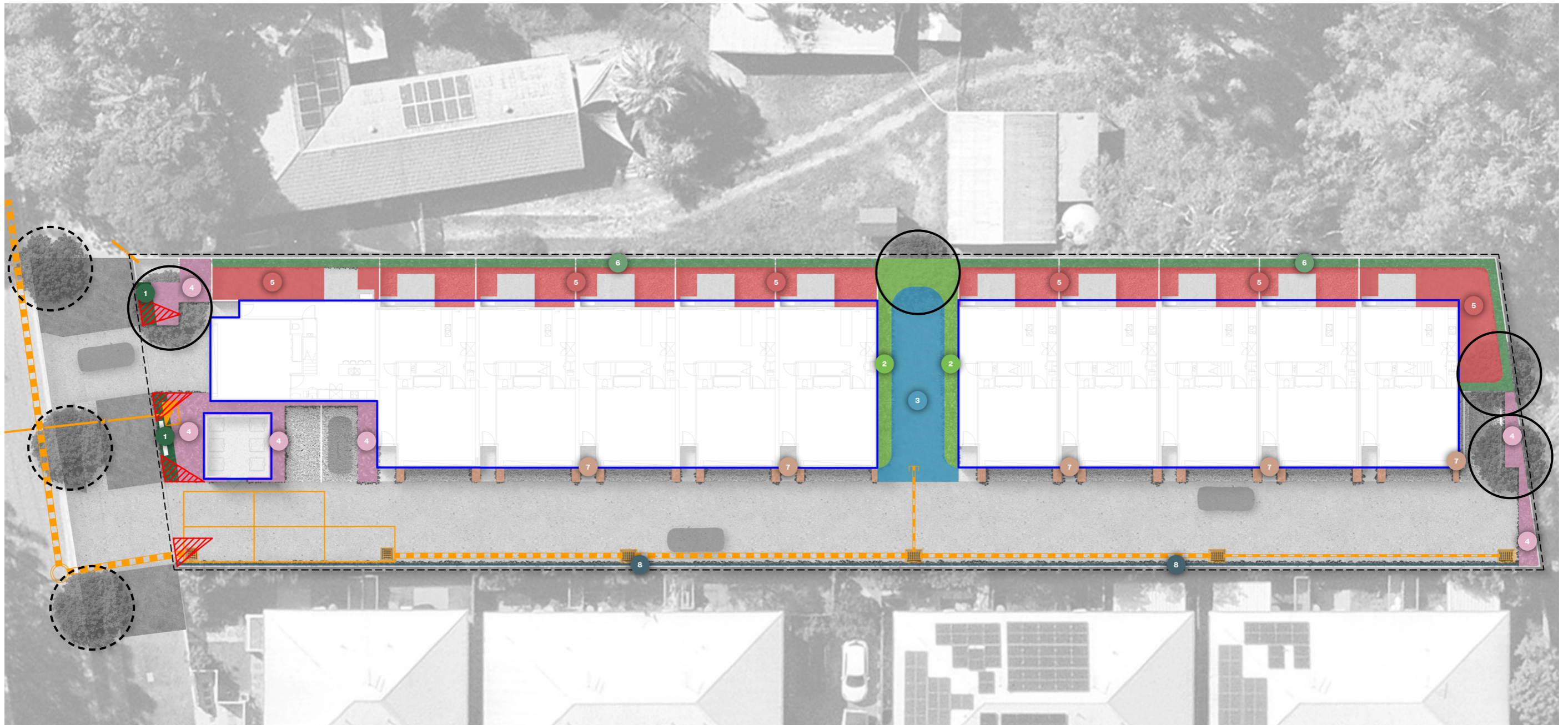
- Subject Site**  
18-20 Coral Avenue, Loganholme, QLD
- 1 Existing Streetscape**  
All streetscape works to tie into existing streetscape finishes. Refer to Civil plans for further details. Potential to incorporate new street trees to streetscape where space allows.
- 2 Hardstand**  
All hardstands 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

2026 May





**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 tenuifolia. 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





- 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.

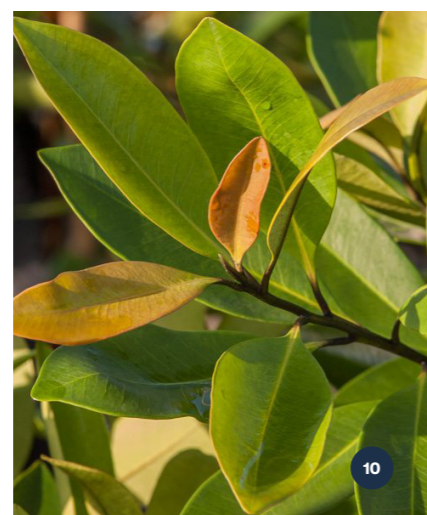
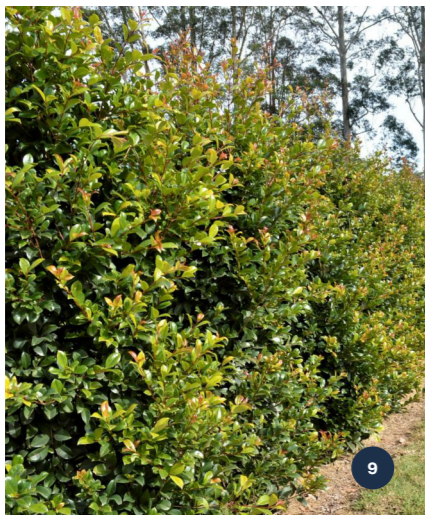
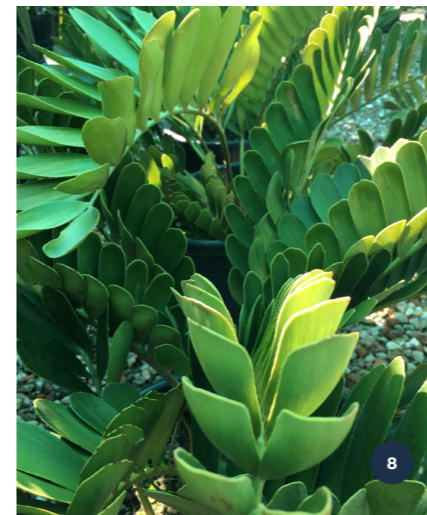
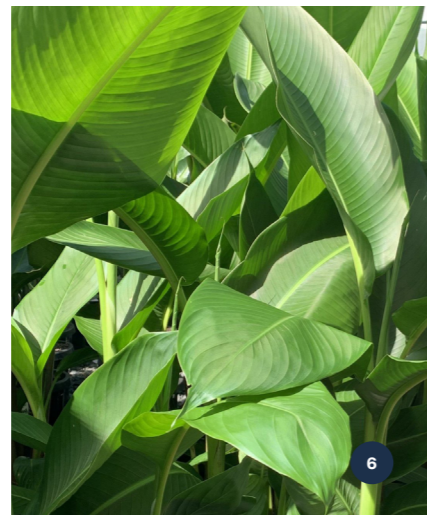
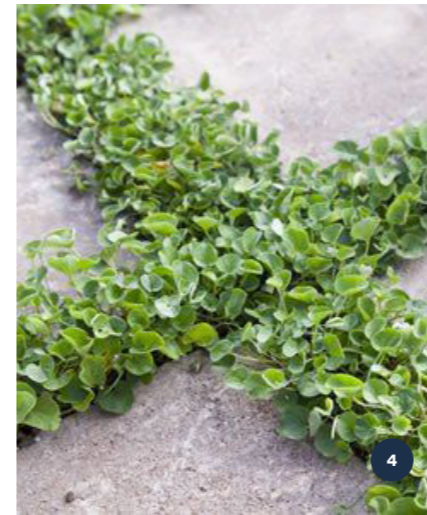
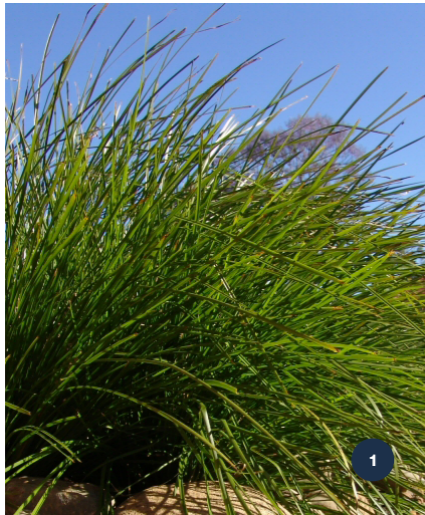
- D **Fence Type D**  
Entry Statement/Mailbox  
Typical Height: 1750mm  
Refer to architectural plans for further details.
- Retaining Walls**  
Typical Height: 0mm - 1000mm  
Refer to civil plans for further details.

Landscape Design  
**2.3 Fence Plan**





# 3.0 Planting Palettes.



### Groundcover Species

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

### Accents & Shrubs

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

### Trees & Palms

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

Design Details  
**3.1 Planting Palette** General









# 4.0 Design Details.



Design Details  
**4.1 Section A**

-  **Subject Site**  
38 Timor Avenue, Loganholme, QLD
-  **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.
-  **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.
-  **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.



