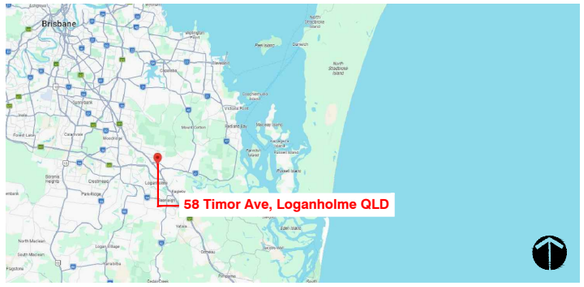
58 Timor Ave, Loganholme QLD 4129

Landscape Concept Package for MCU Application - Proposed Townhouse Development



SITE LOCATION **N.T.S**

Lot 290 On RP118024

The Landscape Concept Package for MCU Application consists of the following schedule of drawings;

LD1	Site Location, Landscape Planning, Typical Materials Palette & Typical Planting Palette
LP1	Landscape Concept Plan 1/2
LP2	Landscape Concept Plan 2/2

Sources:

- Architects: Rogue Architects
- Project Manager: Bonza Project

MCU Application - Proposed Townhouse Development

The following landscape planning notes address the relevant portions of the applicable codes where landscape and environmental related matters are addressed in the landscape design.

This landscape design & planning package has been developed to be in accordance with:

- LCC Urban Design Framework
- LCC Planning Scheme 2015
- 6.2.8 Medium Density Residential Zone Code
- 7.2.6 Logan Local Plan Code
- 9.4.4 Landscape Code
- LCC Landscape Development Manual 2013

URBAN DESIGN FRAMEWORK - URBAN DESIGN PRINCIPLES TO SHAPE POSITIVE PLACE OUTCOMES

Design Principle 06 - Embracing Nature

Logan benefits from a significant and diverse natural environment and it is the responsibility of today's community to ensure that it is retained, preserved and where possible, enhanced for future generations. Logan will prioritise development that protects existing assets.

Integrated green features and technology within the built form such as green roofs and green walls.

Reduced impacts of urban heat island effect.

LOGAN CITY COUNCIL LANDSCAPE DEVELOPMENT MANUAL 2013

District Street Trees - District 4: 1 tree per 8 metres of road frontage

Recommended Street Trees: Melaleuca quinquenervia (Primary District Tree), & Callistemon Viminalis, Syzygium australe

LOGAN PLANNING SCHEME 2015

6.2.8 Medium density residential zone code

Purpose: Provision of a streetscape that is attractive, pedestrian friendly and supports the desired zone character

PO 17 Crime prevention through environmental design

Provision of casual surveillance, easy wayfinding and deterrence for unintended or illegitimate access to units

PO 18 Streetscape

Provision of interest, genius loci and safe environment consistent with intended character of the zone through the use of footpath paving, street trees & landscaping

7.2.6 Loganholme Local Plan Code

Residential Frame Precinct

PO 48 Design to meet requirements

Provision of appropriate urban setting with footpath and high amenity landscaping that respects and enhances local pedestrian network

9.4.4 Landscape code

PO1 Landscape site analysis and Concept Plan

Landscape concept has been derived by a registered landscape architect from a professional design process that includes site analysis

The design provides for these key performance outcomes:

- Enhancement of the visual amenity of the apartments
- Installation of sustainable street trees and provision of footpath
- Provision of design specifications for high quality and low maintenance landscapes

TYPICAL MATERIALS PALETTE

Bin Screen

Timber Garden Edge

Wintergreen Couch

Garden Irrigation

Organic Hoop Pine Mulch

Inorganic Gravel Mulch

TYPICAL PLANT PALETTE

LCC Primary District 4 Street Tree:
MELALEUCA quinquenervia
(Broad-leaved paperbark)

Feature Tree:
CALLISTEMON viminalis
(Weeping Bottlebrush)

Medium Tree:
MAGNOLIA grandiflora
(Teddy Bear)

Screening Buffer Shrub:
SYZYGIUM australe
(Hinterland Gold)

Medium Fruiting Shrub:
CITRUS latifolia
(Tahitian Lime)

Edible Groundcover:
MENTHA cordifolia
(Common Mint)

Client:	Location:	Project Description:	Drawing Title:
Bonza Projects	58 Timor Ave, Longanholme	Townhouse Development	**SITE LOCATION, LANDSCAPE PLANNING, TYPICAL MATERIALS & PLANTING PALETTE**
Development: MHD	Lot on Plan: Lot 290 On RP118024	Project Status: Landscape Concept Plan	

JOB No.: S26061370
FILE: 260706
DWG. No. **LD1**
SHEET **1** OF **3**
APPROVED: T.Hindley AILA 713
CATEGORY: **MHD**

ISSUE	DATE	DESCRIPTION	DWN	CKD	ISSUE	DATE	DESCRIPTION	DWN	CKD
C	06.07.26	CIVIL BASE UPDATE	CK	TH					
B	03.07.26	COUNCIL SUBMISSION	CK	TH					
A	05.06.26	MCU LANDSCAPE PLAN	ZB	TH					

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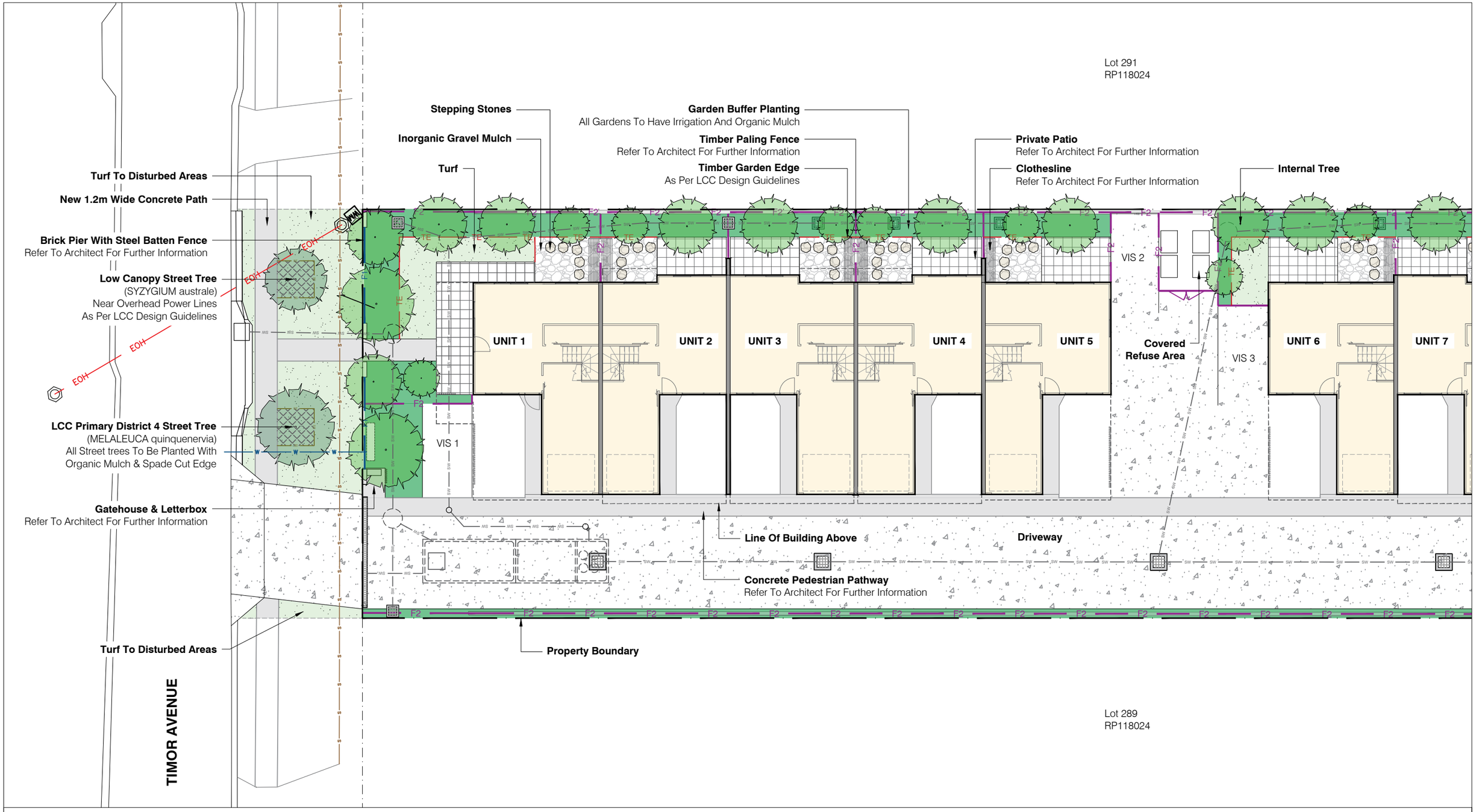

LEGEND

- **Street Trees**
- **Internal Trees**
- **Garden Buffer Planting** — All Gardens To Have Irrigation And Organic Mulch
- **Turf**
- **Organic Mulch**
- **Inorganic Gravel Mulch**
- **Spade Cut Edge**
- **Timber Garden Edge** — As Per LCC Design Guidelines
- **Stepping Stones**
- **Retaining Wall** — Refer To Civil For Further Information
- **Private Patio** — Refer To Architect For Further Information
- **Clothesline** — Refer To Architect For Further Information
- **Brick Pier With Steel Batten Fence** — Refer To Architect For Further Information
- **Timber Paling Fence** — Refer To Architect For Further Information
- **Concrete Pedestrian Pathway** — Refer To Architect For Further Information
- **Property Boundary**

Client:	Location:	Project Description:	Drawing Title:
Bonza Projects	58 Timor Ave, Longanholme	Townhouse Development	
Development: MHD	Lot on Plan: Lot 290 On RP118024	Project Status: Landscape Concept Plan	LANDSCAPE CONCEPT PLAN 1/2

JOB No.: S26061370
FILE: 260706
DWG. No. LP1
SHEET 2 OF 3
APPROVED: T Hindley AILA 713
CATEGORY: MHD

ISSUE	DATE	DESCRIPTION	DWN	CKD	ISSUE	DATE	DESCRIPTION	DWN	CKD
C	06.07.26	CIVIL BASE UPDATE	CK	TH					
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NORTH
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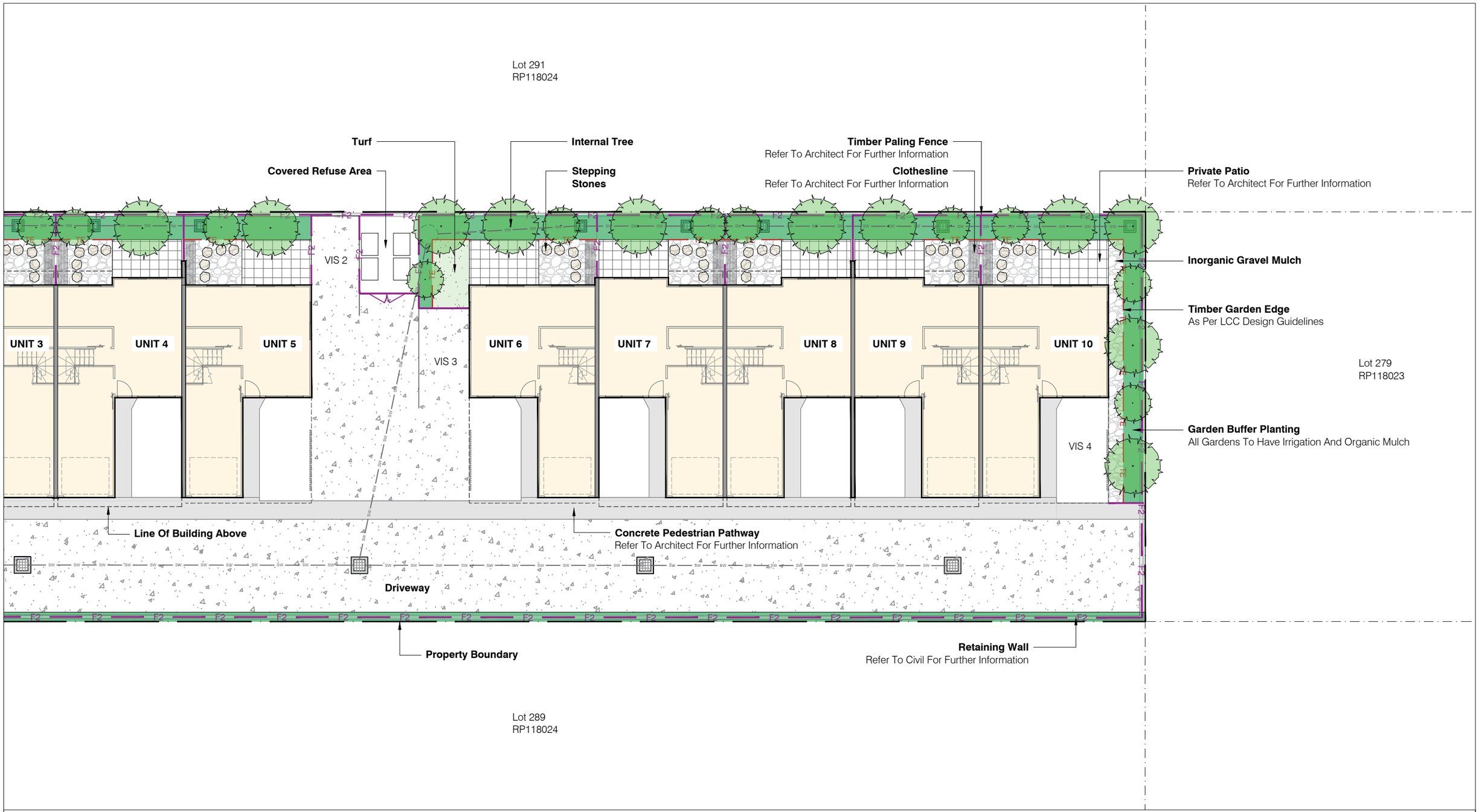

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Bonza Projects	58 Timor Ave, Longanholme	Townhouse Development	
Development: MHD	Lot on Plan: Lot 290 On RP118024	Project Status: Landscape Concept Plan	**LANDSCAPE CONCEPT PLAN 2/2**

JOB No.: S26061370
FILE: 260706
DWG. No. **LP2**
SHEET **3** OF **3**
APPROVED: T Hindley AILA 713
CATEGORY: **MHD**

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