

Area	=	1,991 sq.m
Cover	=	717 sq.m = 36%
Townhouses	=	8 x 3 Bedroom
Car Spaces Required	=	18 (8 x 2 + 2 Vis)
Car spaces Provided	=	18
Private Open Space	=	25 sq.m
Com. Open Space Req.	=	80 sq.m
Com. Open Space Prov.	=	175 sq.m



Drawn by:
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Client:
Sunrise Homes P/L
ATF The Sunshine Homes Trust

LANDSCAPE CONCEPT PLAN
CONCEPT HARDSCAPE PLAN

Project Address:
Proposed 8 Townhouses
85 Bryants Road
LOGANHOLME QLD 4129

GENERAL NOTICE- CONCEPT PLAN
This plan has been extracted from plans provided showing layout, levels and basic dimensions.
REFERENCE John McDonald Building Designer. Project No. 231014 DA2. Rev. A. Dated 14/09/2024
This plan is for landscape Concept proposals only. It forms part of a Development Application. This plan is indicative of layout and dimensions and is not to be indicative of any construction details. No responsibility for dimensions is accepted.
Title details have not been cited.

Scale 1 : 250 0 1 2 3 4 5 Metres @ A3

Drawn: IY - 693 -85BR 2/10/2024
Revised

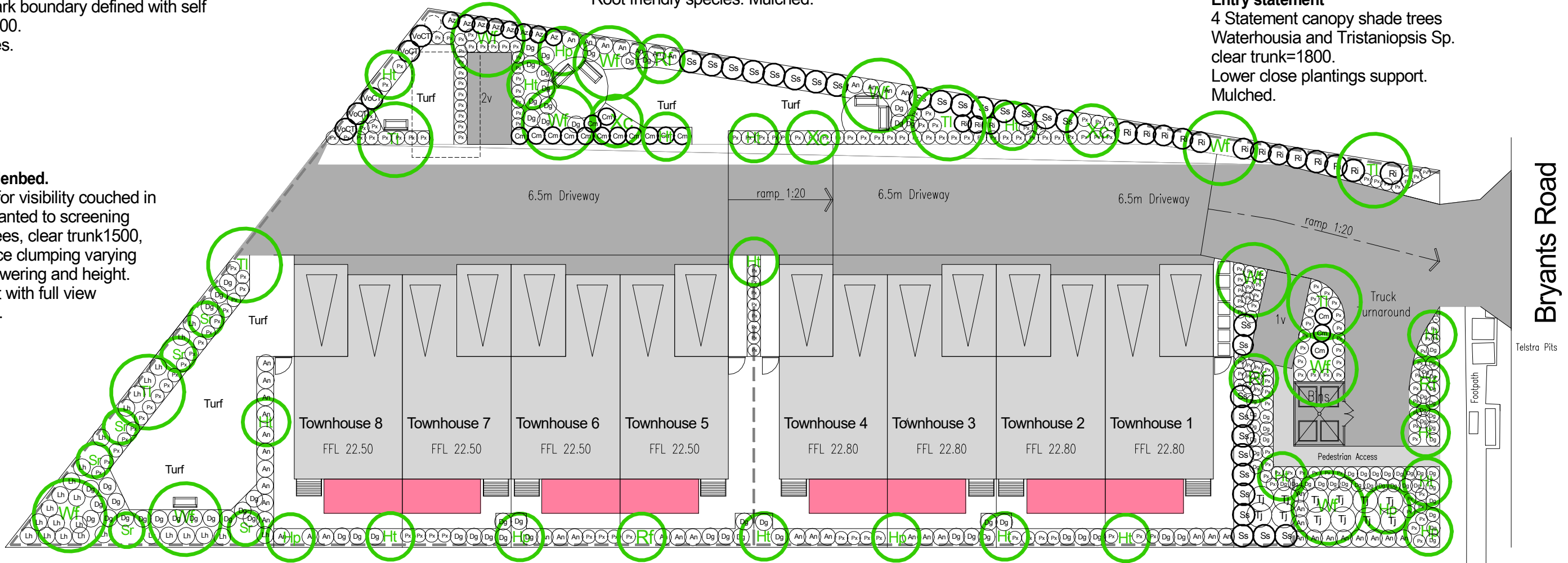
**Concept;
Rear gardenbed.**
This area is impacted by Hydraulics structures and visitor Carpark.
Access point is defined by plantings.
Planting comprises canopy trees H=6-9000.
Carpark has afternoon shade.
Also shade for park seat with full visibility.
Boundary planting is Viburnum sp. and variegated Alpinia introducing colour and form.
Driveway and carpark boundary defined with self hedging plants H=900.
Root friendly species.

**Concept;
COS gardenbed.**
This area adjoins visitor Carpark as mid western boundary.
Access point is defined by plantings, on level surface.
Tall planting comprises Waterhousia, Syzygium, Randia, Hibiscus, Xanthostomen, Harpulia Sp. all clear trunk 1800, canopy and conical trees H=6-9000.
Park seat settings shaded by clustered tall planting and supported with dense planted lower varying leaf and flowering Sp.
Driveway and carpark boundary defined with self hedging plants H=900.
Root friendly species. Mulched.

**Concept;
Entry statement**
4 Statement canopy shade trees
Waterhousia and Tristaniopsis Sp.
clear trunk=1800.
Lower close plantings support.
Mulched.

**Concept;
Rear boundary gardenbed.**
Open access point for visibility couched in wide gardenbeds planted to screening clumping canopy trees, clear trunk1500, with low maintenance clumping varying leaf form, colour, flowering and height.
Includes bench seat with full view and shade. Mulched.

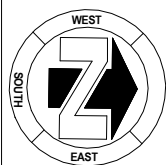
- Species list**
ALP nut
PHI Xan
DIE gra
RAN fit
HIB til Rubra
HAR pen
WAT flo
RHA ind
SYZ sel
LOM hys
CAR mac
ALP zer
XAN chr
VIB odo CT
TRI lau
SYZ res
TRA jas



**Concept;
Typical Unit gardenbed.**
1 x canopy shade tree per unit, varying to each unit, clear trunk=1500.
Root friendly species.
Planted close to retainer/fenceline.
Balance of planting being groundcover self clumping, self shaping or strap leaf species. Mulched.

Concept front gardenbeds;
Canopy trees are ~ H=6000-9000. All clear trunk=1500 for visibility.
All trees contrasting foliage and form to provide privacy, sound reduction, varying flowering habits and outward aesthetics.
Three horizon effect with feature canopy trees.
Low self hedging drive and parking bay defining perimeter planting plus varying mass planting and ground cover, low maintenance.
All Mulched.

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LANDSCAPE CONCEPT PLAN
CONCEPT PLANTING PLAN

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