

LEGEND:

- BASEMENT OUTLINE
- ROOF OUTLINE
- EXISTING SERVICES
- EXISTING CONTOURS
- PROPOSED SPOT LEVELS
- PROPOSED TREES, SHRUBS, AND GROUNDCOVERS
- TURF
- CONCRETE
- EXPOSED AGGREGATE
- PAVED /TILED
- EXISTING TREES
- VINE TRELLIS

- Key Notes (Refer plans)**
- A. Low shrubs and groundcovers to planter box. Senecio sp, Philodendron sp, Neomarica sp.
 - B. Future street trees to match Council City Street overlay to be approved by council arborist. Footpath by engineer.
 - C. Shade trees and columnar trees to deep plnating area. Cupaniopsis sp, Harpullia sp, Tristaniopsis sp, Acronychia sp.
 - D. Screening shrubs to 5m height along boundary. Syzygium sp.
 - E. Shade trees to frontage. Acronychia sp.
 - F. Shade trees to frontage. Cupaniopsis sp.
 - G. Shrubs and groundcovers. Alpinia sp, Philodendron sp, Allocasia sp, Trachelospermum sp.
 - H. Zosyia sp groundcover.
 - I. Existing Schleffera sp Umbrella tree to be removed.
 - J. Existing Callistemon sp, tree to remain.
 - K. Wire trellis attached to wall with vines(Cissus Ellen Danica)
 - L. Communal recreation area with seating and BBQ. Provide 7000 Litre water tank for irrigation

B 7/5/26 DA
ISSUE DATE REVISION

Mark Baldock
LANDSCAPE ARCHITECT

(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
Landscape Architect AILA no.1132 ABN: 41 134 988 971

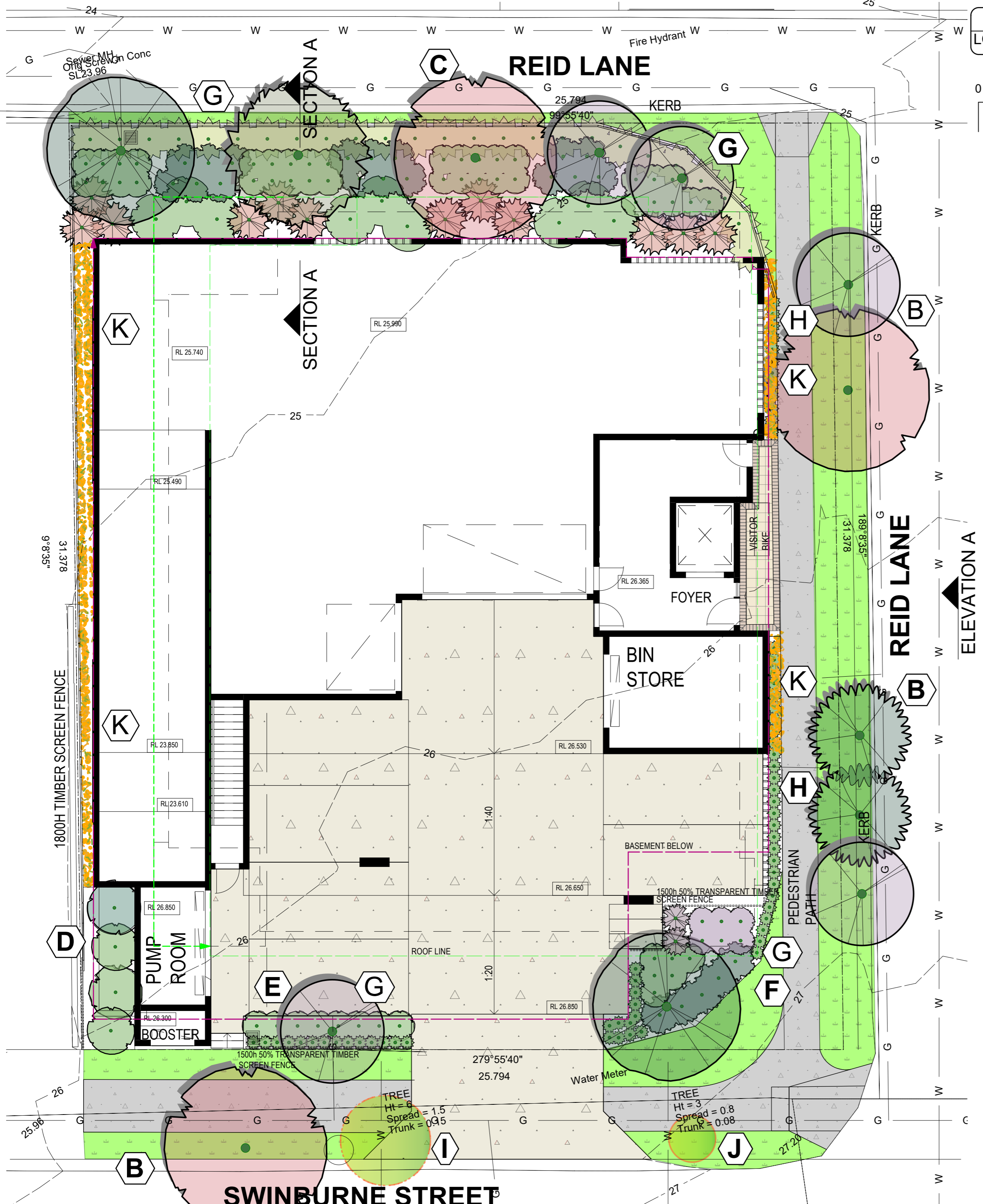
PO BOX 373, ANNERLEY QLD 4103
M: 0407 114 605
E: baldock@bigpond.net.au

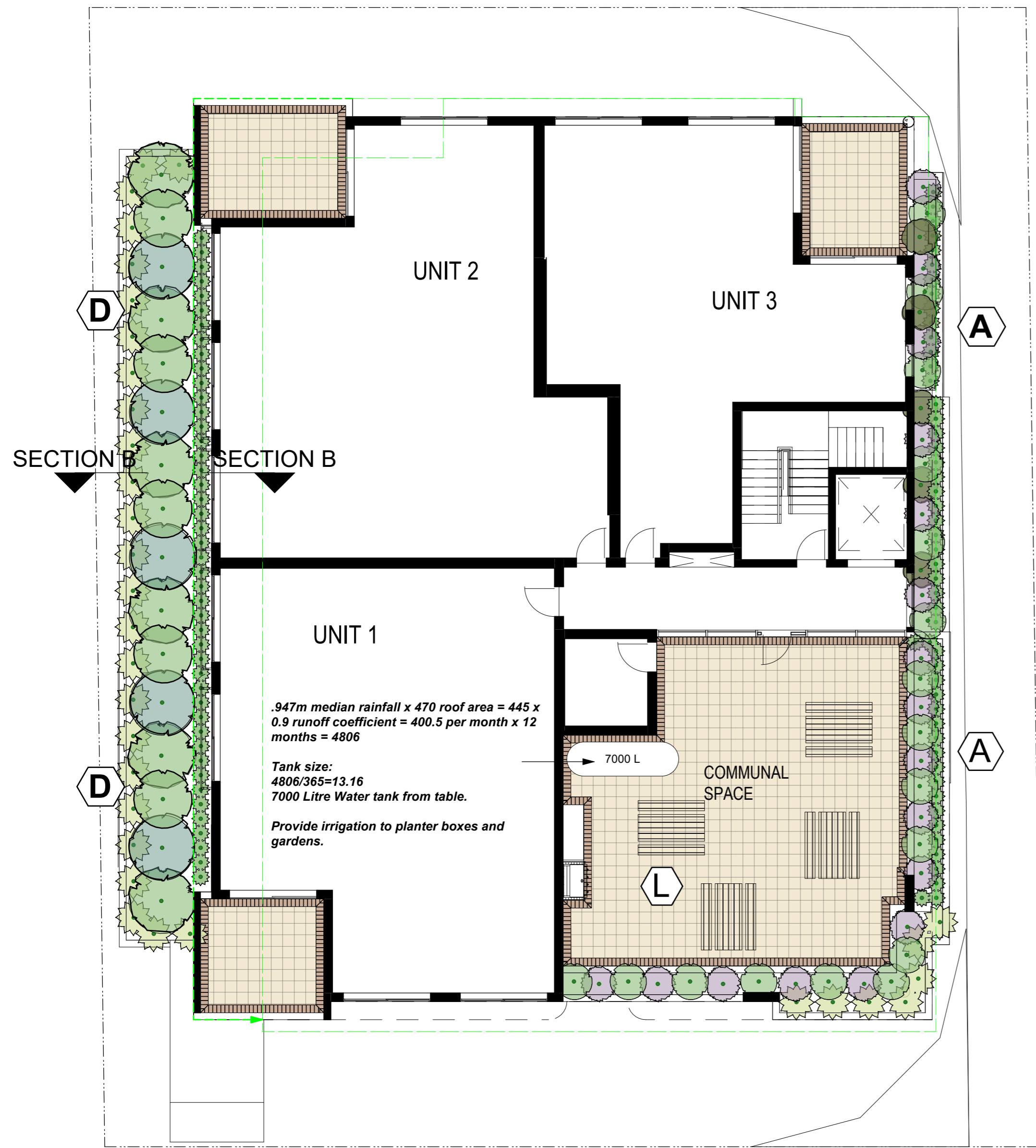
PROJECT:
11-15 SWINBURNE ST,
LUTWYCHE QLD

CLIENT:
LIB 177 PTY LTD

DWG TITLE:
LANDSCAPE CONCEPT PLAN -
GROUND

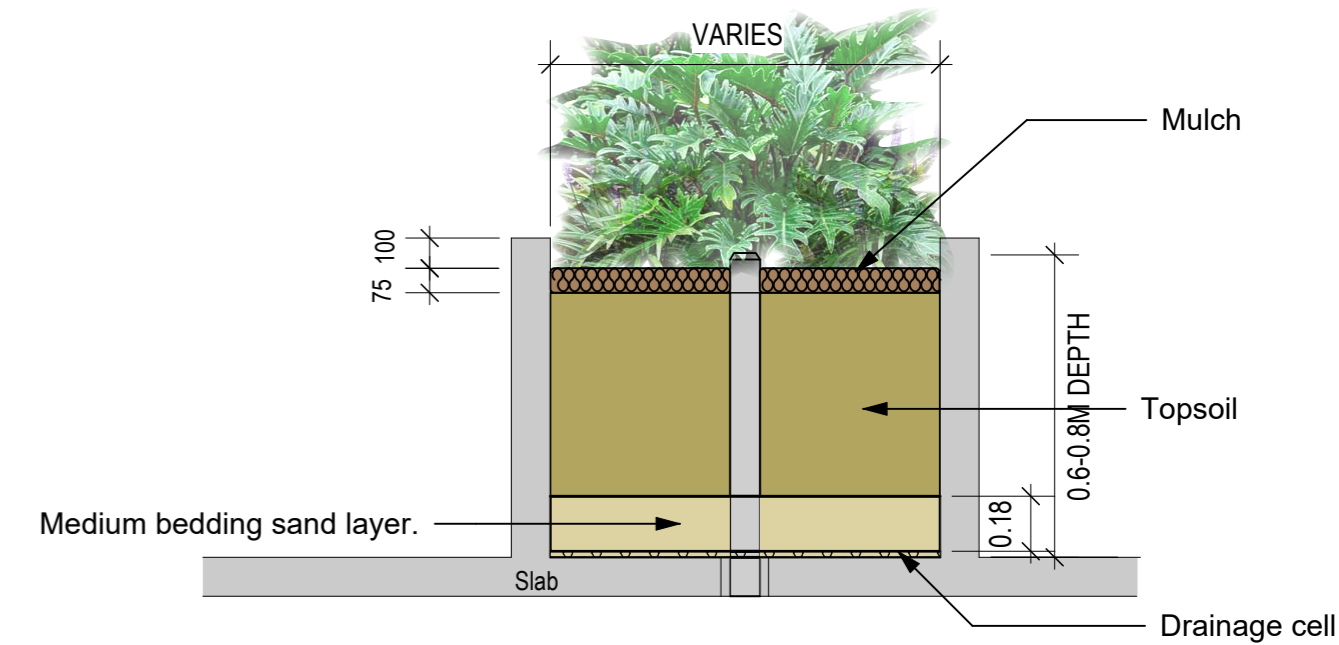
PROJECT NO: 2601	DWG NO: LCP-1
DATE: JAN 26	REVISION: B
SCALE: AS SHOWN	Design Certified by: <i>MBaldock</i>
SHEET SIZE: A2	





LEGEND:

- BASEMENT OUTLINE
- ROOF OUTLINE
- E EXISTING SERVICES
- 6.0 EXISTING CONTOURS
- RL 26.850 PROPOSED SPOT LEVELS
- PROPOSED TREES, SHRUBS, AND GROUNDCOVERS
- TURF
- CONCRETE
- EXPOSED AGGREGATE
- PAVED /TILED
- EXISTING TREES
- VINE TRELLIS



2 TYPICAL PLANTER BOX DETAIL
 LCP-2 Scale: 1:25

Key Notes (Refer plans)

- A. Low shrubs and groundcovers to planter box. Senecio sp, Philodendron sp, Neomarica sp.
- B. Future street trees to match Council City Street overlay to be approved by council arborist. Footpath by engineer.
- C. Shade trees and columnar trees to deep plnating area. Cupaniopsis sp, Harpullia sp, Tristaniopsis sp, Acronychia sp.
- D. Screening shrubs to 5m height along boundary. Syzgium sp.
- E. Shade trees to frontage. Acronychia sp.
- F. Shade trees to frontage. Cupaniopsis sp.
- G. Shrubs and groundcovers. Alpinia sp, Philodendron sp, Allocasia sp, Trachelospermum sp.
- H. Zosyia sp groundcover.
- I. Existing Schleffera sp Umbrella tree to be removed.
- J. Existing Callistemon sp, tree to remain.
- K. Wire trellis attached to wall with vines(Cissus Ellen Danica)
- L. Communal recreation area with seating and BBQ. Provide 7000 Litre water tank for irrigation

B 7/5/26 **DA**
 ISSUE DATE REVISION

(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
 Landscape Architect AILA no.1132 ABN: 41 134 988 971
 PO BOX 373, ANNERLEY QLD 4103
 M: 0407 114 605
 E: baldock@bigpond.net.au

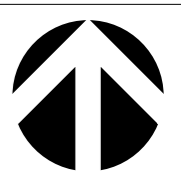
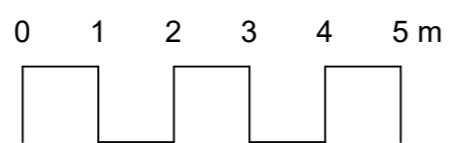
PROJECT:
**11-15 SWINBURNE ST,
 LUTWYCHE QLD**

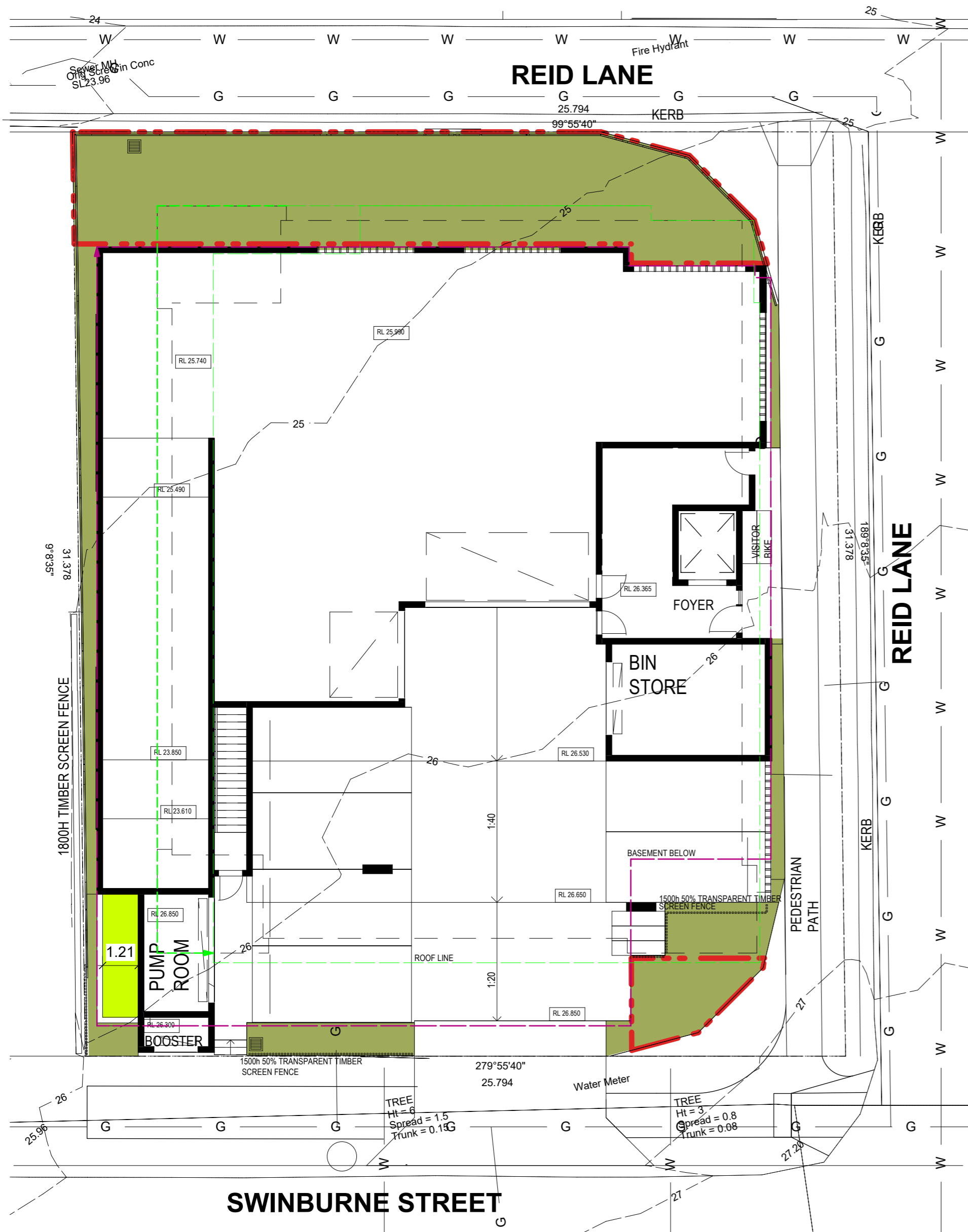
CLIENT:
LIB 177 PTY LTD

DWG TITLE:
**LANDSCAPE CONCEPT PLAN -
 LEVEL 1**

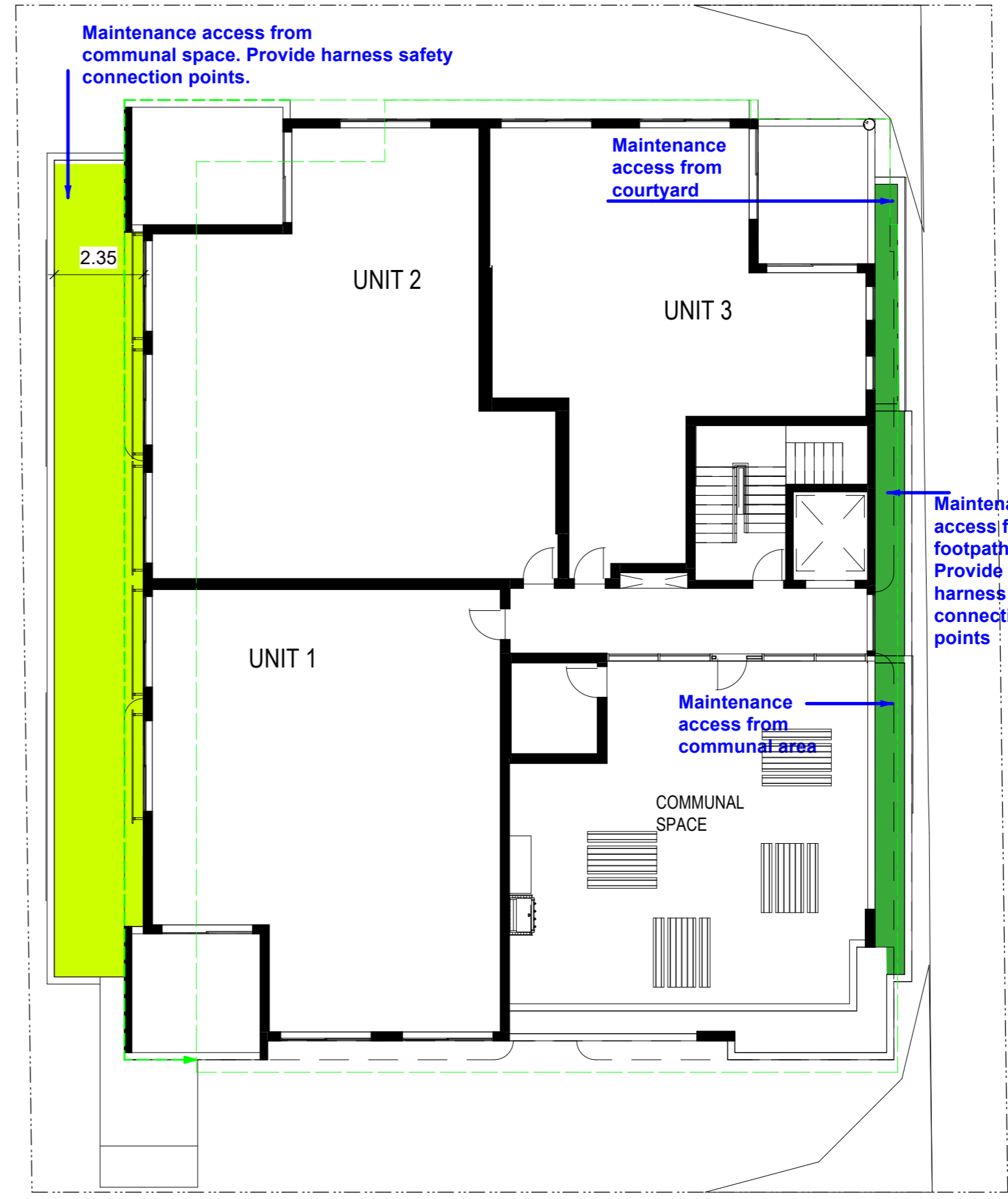
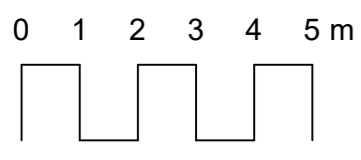
PROJECT NO: 2601	DWG NO: LCP-2
DATE: JAN 26	REVISION: B
SCALE: AS SHOWN	Design Certified by: <i>MBaldock</i>
SHEET SIZE: A2	

1 LANDSCAPE CONCEPT PLAN - LEVEL 1
 LCP-2 Scale: 1:100

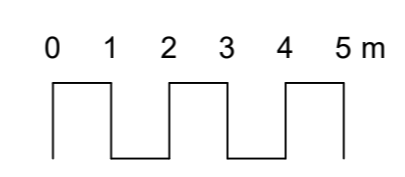




1 LANDSCAPE CONCEPT PLAN - GROUND
LCP-3 Scale: 1:130



2 SOIL LEVELS PLAN - LEVEL 1
LCP-3 Scale: 1:130



LEGEND:

- GARDENS OVER NATURAL GROUND
- PLANTER BOX 800MM DEPTH
- PLANTER BOX 600MM DEPTH
- DEEP PLANTING OUTLINE

BCC DS
RECEIVED
 07/05/2026
APPLICATION REF
 A006774817

B 7/5/26 DA
ISSUE DATE REVISION



Mark Baldock
LANDSCAPE ARCHITECT
 (B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
 Landscape Architect AILA no.1132 ABN: 41 134 988 971
 PO BOX 373, ANNERLEY QLD 4103
 M: 0407 114 605
 E: baldock@bigpond.net.au

PROJECT:
11-15 SWINBURNE ST,
LUTWYCHE QLD

CLIENT:
LIB 177 PTY LTD

DWG TITLE:
LANDSCAPE SOIL LEVELS PLAN

PROJECT NO: 2601	DWG NO: LCP-3
DATE: JAN 26	REVISION: B
SCALE: AS SHOWN	Design Certified
SHEET SIZE: A2	by: <i>MBaldock</i>

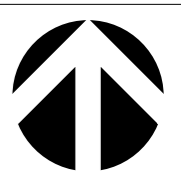


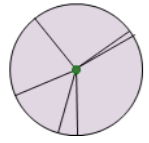

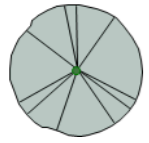

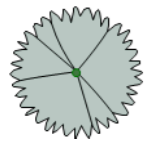

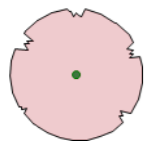

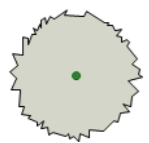

Image	Common Name	Botanical Name	Mature height	Mature spread	Photo
Trees					
	Fraser Island Apple	Acronychia imperforata	5 - 10m	3.5 - 6m	
	Tuckeroo	Cupaniopsis anacardioides	10 - 15m	3.5 - 6m	
	Smoothed leaved Quandong	Elaeocarpus eumundi	5 - 10m	2.0 - 3.5m	
	Tulipwood	Harpullia pendula	15 - 20m	3.5 - 6m	
	Luscious	Tristaniopsis Luscious	5 - 10m	3.5 - 6m	

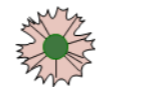











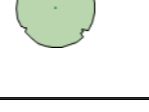



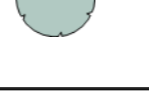



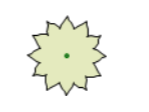



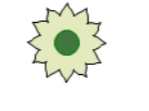

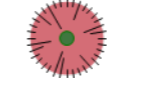


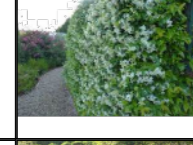


Image	Common Name	Botanical Name	Mature height	Mature spread	Photo
Shrubs					
	Cunjevoi Lilly	Alocasia brisbanensis	0.75 - 0.9m	0.9 - 1.2m	
	Dwarf Ginger	Alpinia mutica	0.9 - 1.5m	0.9 - 1.2m	
	Hot Rio Nights	Heliconia Hot Rio Nights	0.9 - 1.5m	0.9 - 1.2m	
	Tractor Seat Plant	Ligularia Denata Reniformis	3.7m	3.7m	
	Congo	Philodendron Congo	0.75 - 0.9m	0.9 - 1.2m	
	Xanadu	Philodendron Xanadu	0.75 - 0.9m	0.9 - 1.2m	
	Miss Muffet	Pittosporum Miss Muffet	0.6 - 0.75m	1.2 - 2.0m	
	Straight and Narrow	Syzygium australe Straight and Narrow TM (SAN01)	5-6 metres	1.5 metres	
	Backyard Bliss	Syzygium Backyard Bliss	3-4m	1.5-2m	
	Syzygium Hinterland Gold	Syzygium Hinterland Gold	3-4m	1.5-2m	

Image	Common Name	Botanical Name	Mature height	Mature spread	Photo
Ground Covers					
	Cousin It	Casuarina Cousin It	0.0 - 0.3m	0.6 - 0.9m	
	Blue Chalk Sticks	Senecio serpens	0.0 - 0.3m	0.9 - 1.2m	
	Flat Mat™	Trachelospermum asiaticum Flat Mat™ 'FT01' PBR	24 - 30 in.	12 - 24 in.	
	Star Jasmine Groundcover	Trachelospermum jasminoides	24 - 30 in.	12 - 24 in.	
	Star Jasmine	Trachelospermum jasminoides vine	3 - 5m	1 - 2m	
	No Mow Grass	Zoysia tenuifolia	0.0 - 0.30m		

BCC DS
RECEIVED
 07/05/2026
APPLICATION REF
 A006774817

BASIC LANDSCAPE SPECIFICATION NOTES

1 GENERAL

1.1 STANDARDS

Soils
General: Import topsoil to comply with AS 4419.

2 SITE AND SOIL

2.1 Planting beds
Cultivation depths (mm):
-Grassed areas (turf): 150
-Planting areas: 150

2.2 Source
General: Import topsoil that complies with AS 4419.

Topsoil source schedule
Soil type
Premium Organic Topsoil Mixture(AS4419)
Topsoil depths
Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic mulch, 300 mm.
- Non-irrigated areas: 100 mm

2.3 Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Fertiliser schedule

Location	N:P:K ratio	Application rate
Turf	10:4:6	Follow manufacturers' recommendations
Individual plantings	Prolonged release	Follow manufacturers' recommendations

3 Turf
Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Turfing schedule

Species or variety	Minimum thickness(mm)	Turf roll size(mm)	Mowing height (mm)
WINTERGREEN	20	1000x300	30

4 PLANTS
General: Provide plants with the following characteristics:
-Large healthy root systems, with no evidence of root curl, restriction or damage.
-Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
-Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
General: Supply plants in weed-free containers of the required size.

4.1 Mulch
General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS 4454.
Mulch material: AGED FOREST MULCH
IDepths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.2 Stakes
Stake sizes:
-For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.
Ties
General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.
Tie types:
-For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

5 COMPLETION

5.1 Period
Commencement: The planting establishment period commences at the date of practical completion.
Required period:12 weeks

B **7/5/26** **DA**
 ISSUE DATE REVISION



(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
Landscape Architect AILA no.1132 ABN: 41 134 988 971

PO BOX 373, ANNERLEY QLD 4103
M: 0407 114 605
E: baldock@bigpond.net.au

PROJECT:
**11-15 SWINBURNE ST,
LUTWYCHE QLD**

CLIENT:
LIB 177 PTY LTD

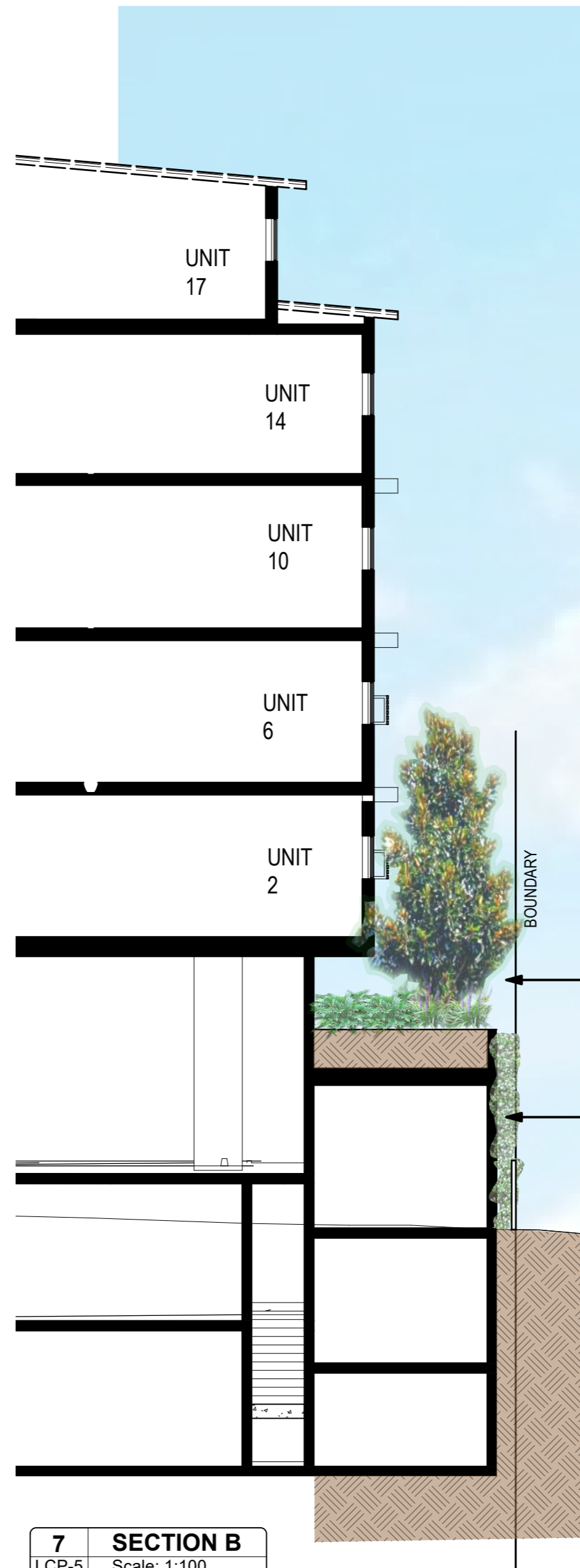
DWG TITLE:
**CONCEPT PLAN LIST,
SPECIFICATION NOTES**

PROJECT NO: 2601	DWG NO: LCP-4
DATE: JAN 26	REVISION: B
SCALE: AS SHOWN	Design Certified
SHEET SIZE: A2	by: <i>MBaldock</i>



Shade trees to deep planting area. Building levels provide extra height and clearance for canopy spread.

6 SECTION A
LCP-5 Scale: 1:100



Screening shrubs growing to 5m height in raised planter box.

Vine trellis on wall with Trachelospermum jasminoides vines or similar.

7 SECTION B
LCP-5 Scale: 1:100

B 7/5/26 DA
ISSUE DATE REVISION



(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
 Landscape Architect AILA no.1132 ABN: 41 134 988 971
 PO BOX 373, ANNERLEY QLD 4103
 M: 0407 114 605
 E: baldock@bigpond.net.au

PROJECT:
 11-15 SWINBURNE ST,
 LUTWYCHE QLD

CLIENT:
 LIB 177 PTY LTD

DWG TITLE:
 LANDSCAPE SECTIONS

PROJECT NO: 2601	DWG NO: LCP-5
DATE: JAN 26	REVISION: B
SCALE: AS SHOWN	Design Certified
SHEET SIZE: A2	by: <i>MBaldock</i>



Low shrubs and trailing vines to planters.

Wire trellis on wall. Wires at 500mm spacings. Vines to include Trachelospermum jasminoides, Cissus Ellen Danica

Wire trellis on wall. Wires at 500mm spacings. Vines to include Trachelospermum jasminoides, Cissus Ellen Danica

4 ELEVATION A
 LCP-6 Scale: 1:100

B 7/5/26 DA
 ISSUE DATE REVISION



Mark Baldock
 LANDSCAPE ARCHITECT
 (B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
 Landscape Architect AILA no.1132 ABN: 41 134 988 971
 PO BOX 373, ANNERLEY QLD 4103
 M: 0407 114 605
 E: baldock@bigpond.net.au

PROJECT:
 11-15 SWINBURNE ST,
 LUTWYCHE QLD

CLIENT:
 LIB 177 PTY LTD

DWG TITLE:
 LANDSCAPE ELEVATION

PROJECT NO: 2601	DWG NO: LCP-6
DATE: JAN 26	REVISION: B
SCALE: AS SHOWN	Design Certified
SHEET SIZE: A2	by: <i>M Baldock</i>