1	LANDSCAPE CONCEPT PLAN - LOWER GROUND LEVEL
LCP-1	Scale: 1:100

0 1 2 3 4 5 m

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11-SEP-2026
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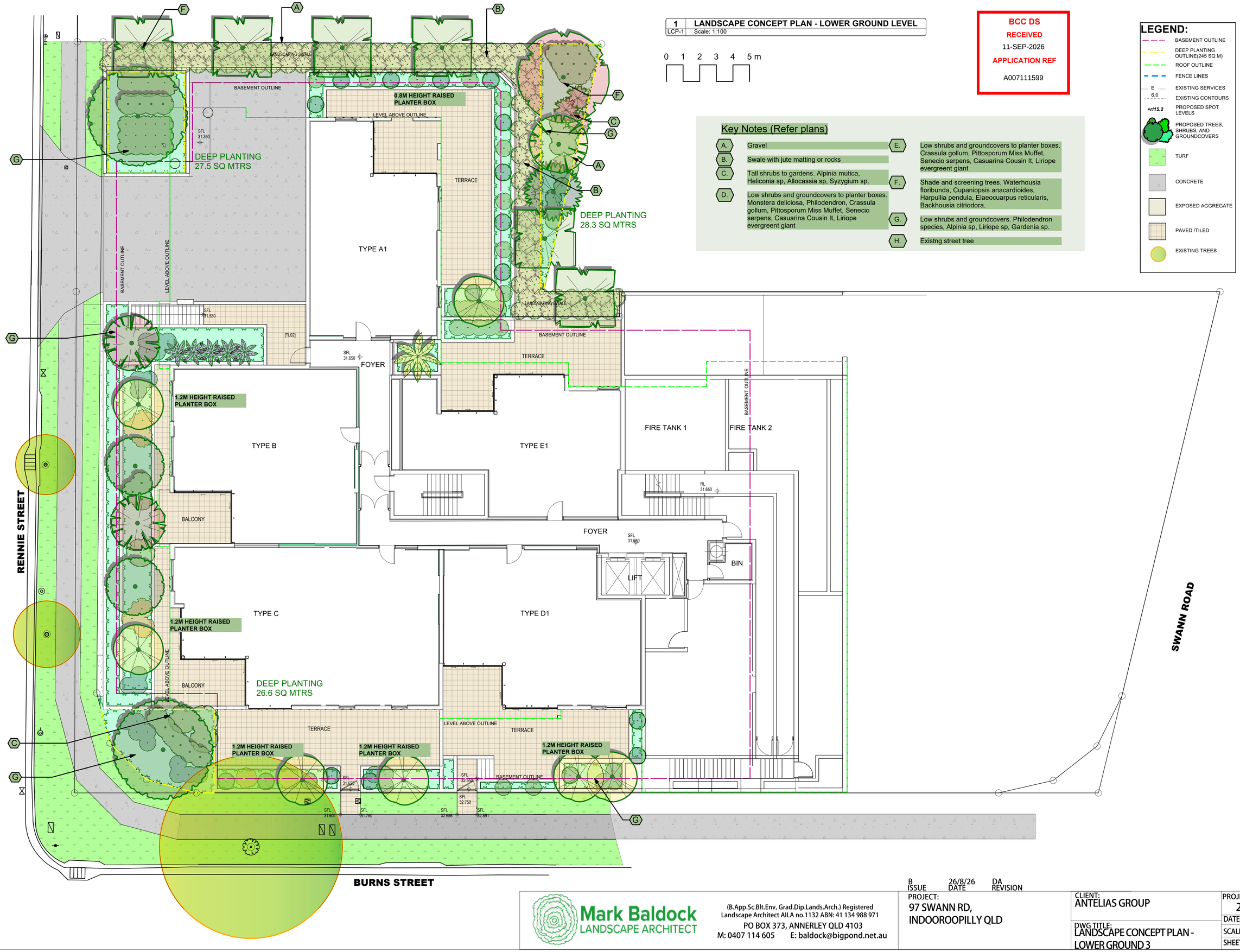

Key Notes (Refer plans)

- A. Gravel
- B. Swale with jute matting or rocks
- C. Tall shrubs to gardens. Alpinia mutica, Heliconia sp, Allocassia sp, Syzygium sp.
- D. Low shrubs and groundcovers to planter boxes. Monstera deliciosa, Philodendron, Crassula gollum, Pittosporum Miss Muffet, Senecio serpens, Casuarina Cousin It, Liriope evergreent giant
- E. Low shrubs and groundcovers to planter boxes. Crassula gollum, Pittosporum Miss Muffet, Senecio serpens, Casuarina Cousin It, Liriope evergreent giant
- F. Shade and screening trees. Waterhousia floribunda, Cupaniopsis anacardioides, Harpullia pendula, Elaeocuarpus reticularis, Backhousia citriodora.
- G. Low shrubs and groundcovers. Philodendron species, Alpinia sp, Liriope sp, Gardenia sp.
- H. Existng street tree

LEGEND:

- BASEMENT OUTLINE
- DEEP PLANTING OUTLINE(245 SQ M)
- ROOF OUTLINE
- FENCE LINES
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- +rl15.2 — PROPOSED SPOT LEVELS
- PROPOSED TREES, SHRUBS, AND GROUNDCOVERS
- TURF
- CONCRETE
- EXPOSED AGGREGATE
- PAVED /TILED
- EXISTING TREES

ISSUE	DATE	REVISION
B	26/8/26	DA

Mark Baldock
LANDSCAPE ARCHITECT
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PO BOX 373, ANNERLEY QLD 4103
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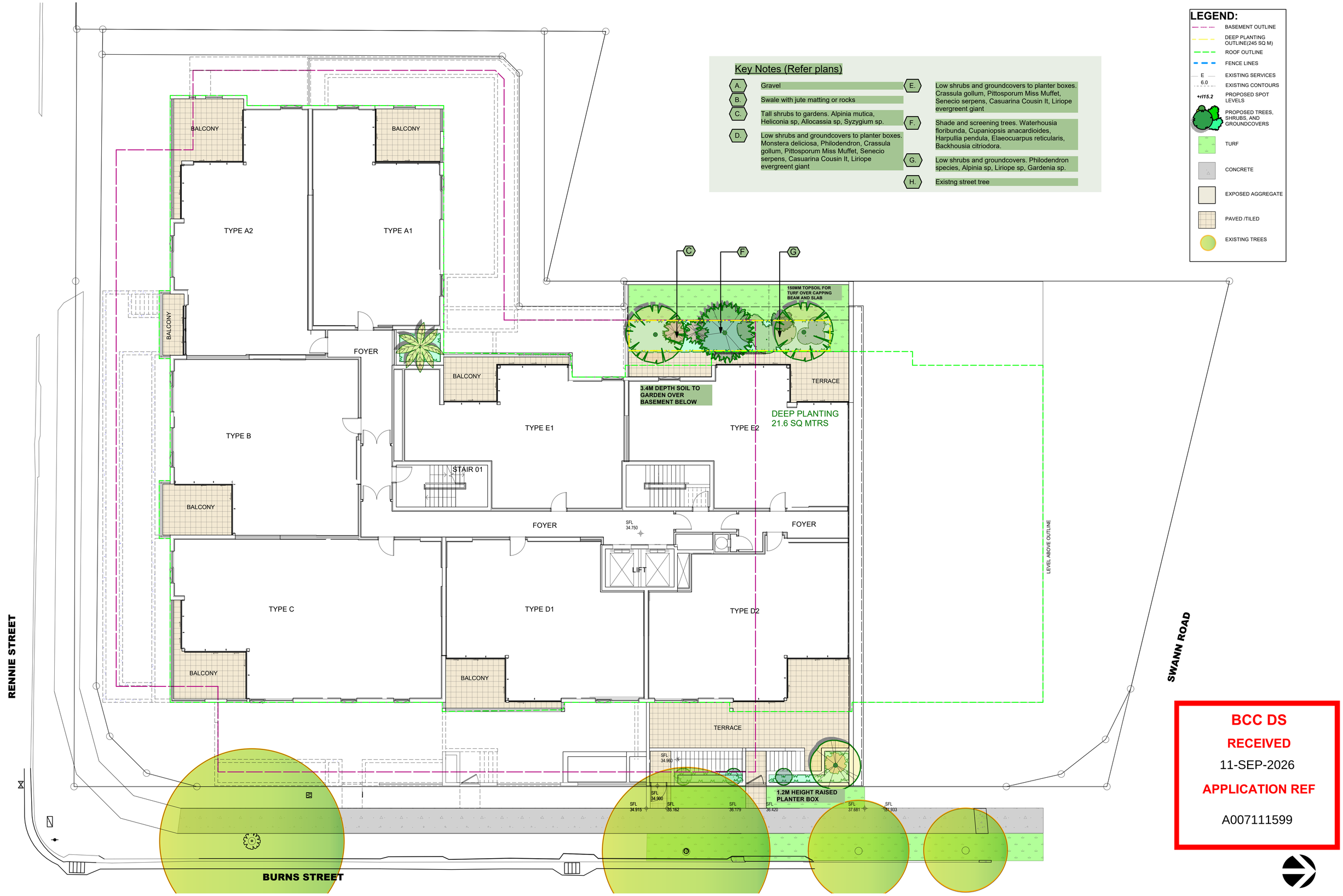
PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LOWER GROUND 3

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1
DWG NO: LCP-1
REVISION: B
Design Certified by: MBaldock



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- H. Existng street tree

LEGEND:

- BASEMENT OUTLINE
- DEEP PLANTING OUTLINE(245 SQ M)
- ROOF OUTLINE
- FENCE LINES
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- +rl15.2 — PROPOSED SPOT LEVELS
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- TURF
- CONCRETE
- EXPOSED AGGREGATE
- PAVED /TILED
- EXISTING TREES

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

0 1 2 3 4 5 m

ISSUE	DATE	REVISION
B	26/8/26	DA

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PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LOWER GROUND 2

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1

DWG NO: LCP-2
REVISION: B
Design Certified by: MBaldock

Key Notes (Refer plans)

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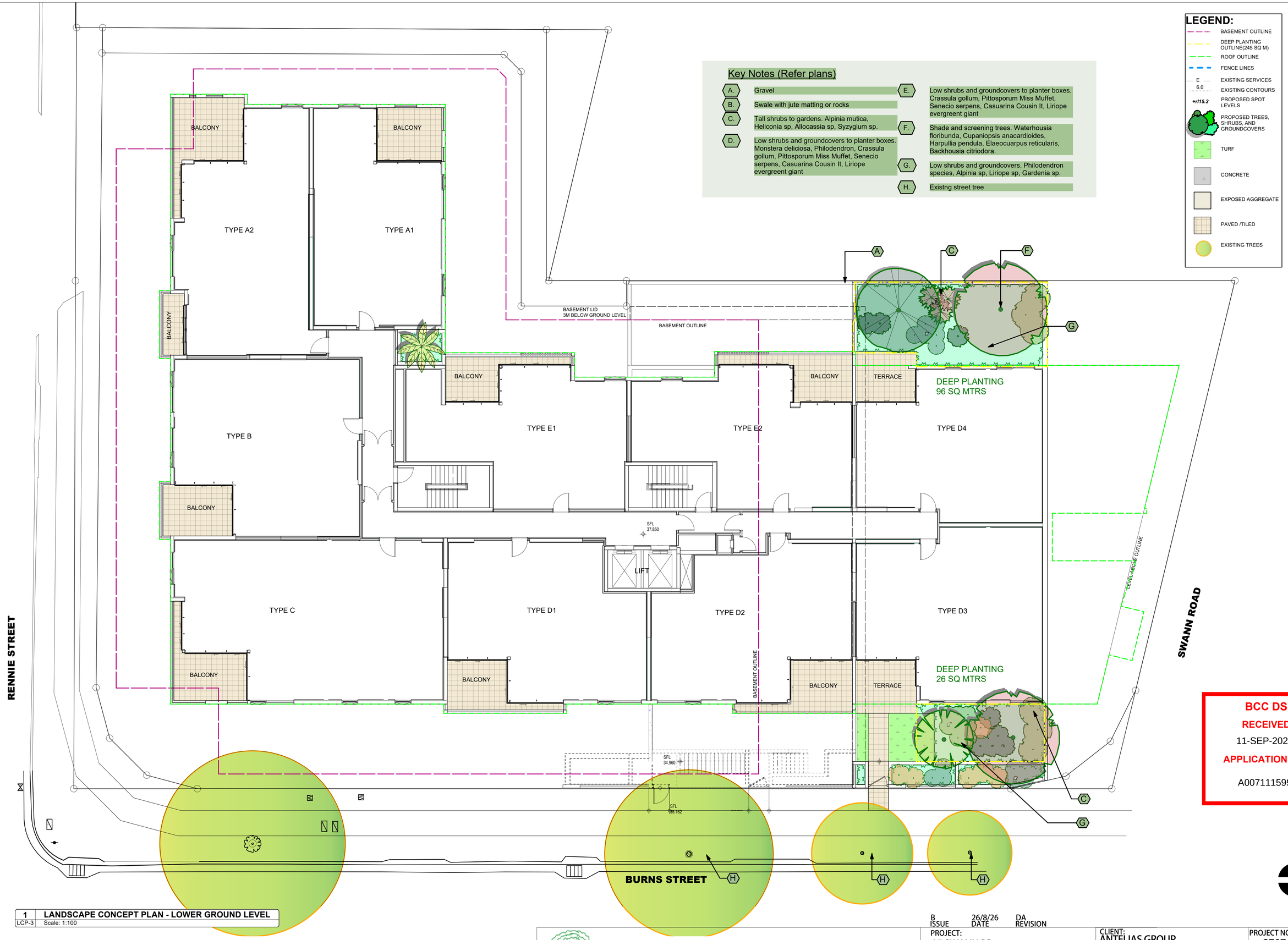
LEGEND:

- BASEMENT OUTLINE
- DEEP PLANTING OUTLINE(245 SQ M)
- ROOF OUTLINE
- FENCE LINES
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- +rl15.2 — PROPOSED SPOT LEVELS
- PROPOSED TREES, SHRUBS, AND GROUNDCOVERS
- TURF
- CONCRETE
- EXPOSED AGGREGATE
- PAVED /TILED
- EXISTING TREES



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1 LANDSCAPE CONCEPT PLAN - LOWER GROUND LEVEL
LCP-3 Scale: 1:100

0 1 2 3 4 5 m

ISSUE	DATE	REVISION
B	26/8/26	DA

Mark Baldock LANDSCAPE ARCHITECT
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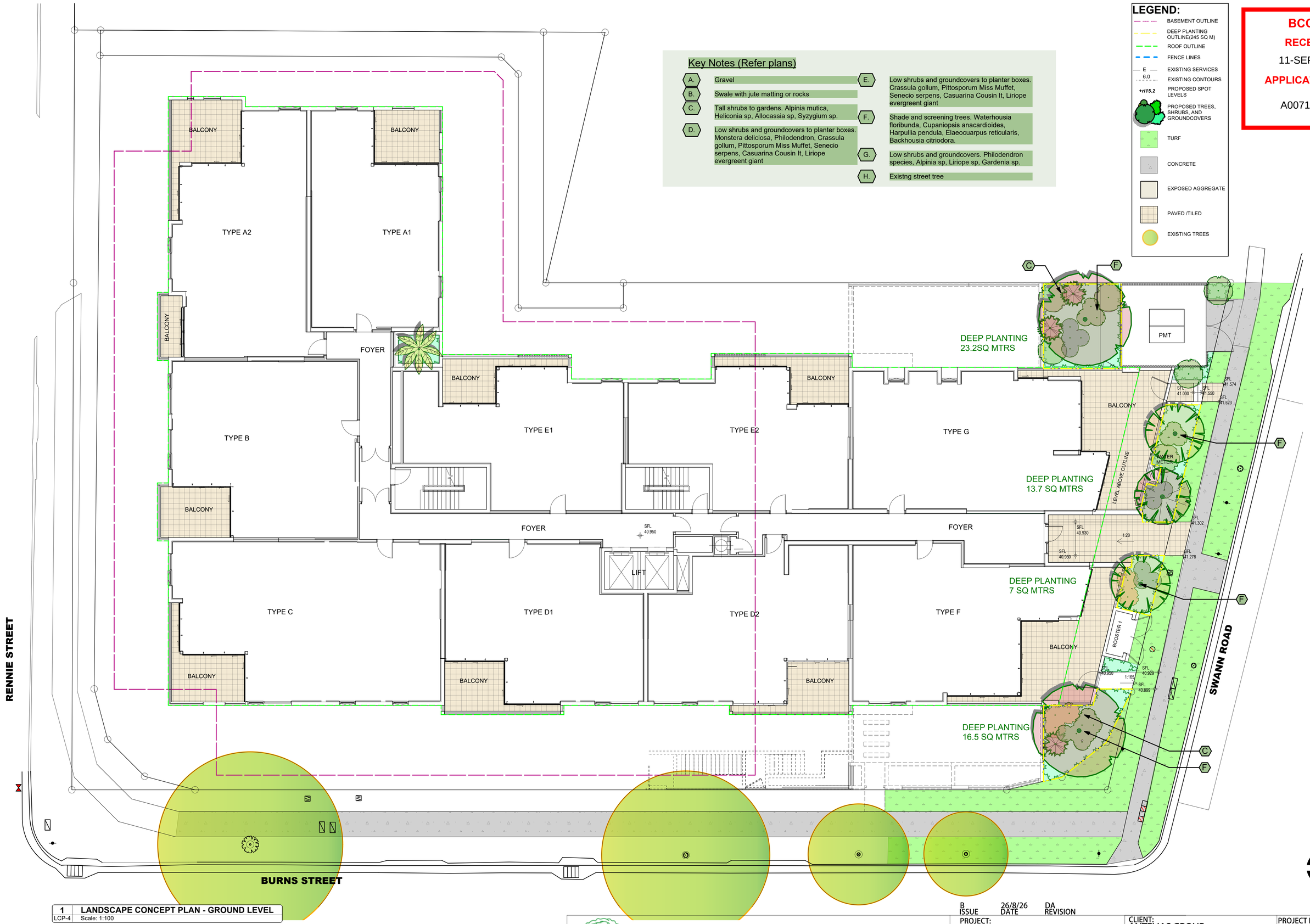
PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LOWER GROUND-1

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1
DWG NO: LCP-3
REVISION: B
Design Certified by: MBaldock



Key Notes (Refer plans)

- **A.** Gravel
- **B.** Swale with jute matting or rocks
- **C.** Tall shrubs to gardens. Alpinia mutica, Heliconia sp, Allocassia sp, Syzygium sp.
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- **H.** Existng street tree

LEGEND:

- BASEMENT OUTLINE
- DEEP PLANTING OUTLINE(245 SQ M)
- ROOF OUTLINE
- FENCE LINES
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- +rl15.2 — PROPOSED SPOT LEVELS
- PROPOSED TREES, SHRUBS, AND GROUNDCOVERS
- TURF
- CONCRETE
- EXPOSED AGGREGATE
- PAVED /TILED
- EXISTING TREES

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1	LANDSCAPE CONCEPT PLAN - GROUND LEVEL
LCP-4	Scale: 1:100

0 1 2 3 4 5 m

B	26/8/26	DA
ISSUE	DATE	REVISION

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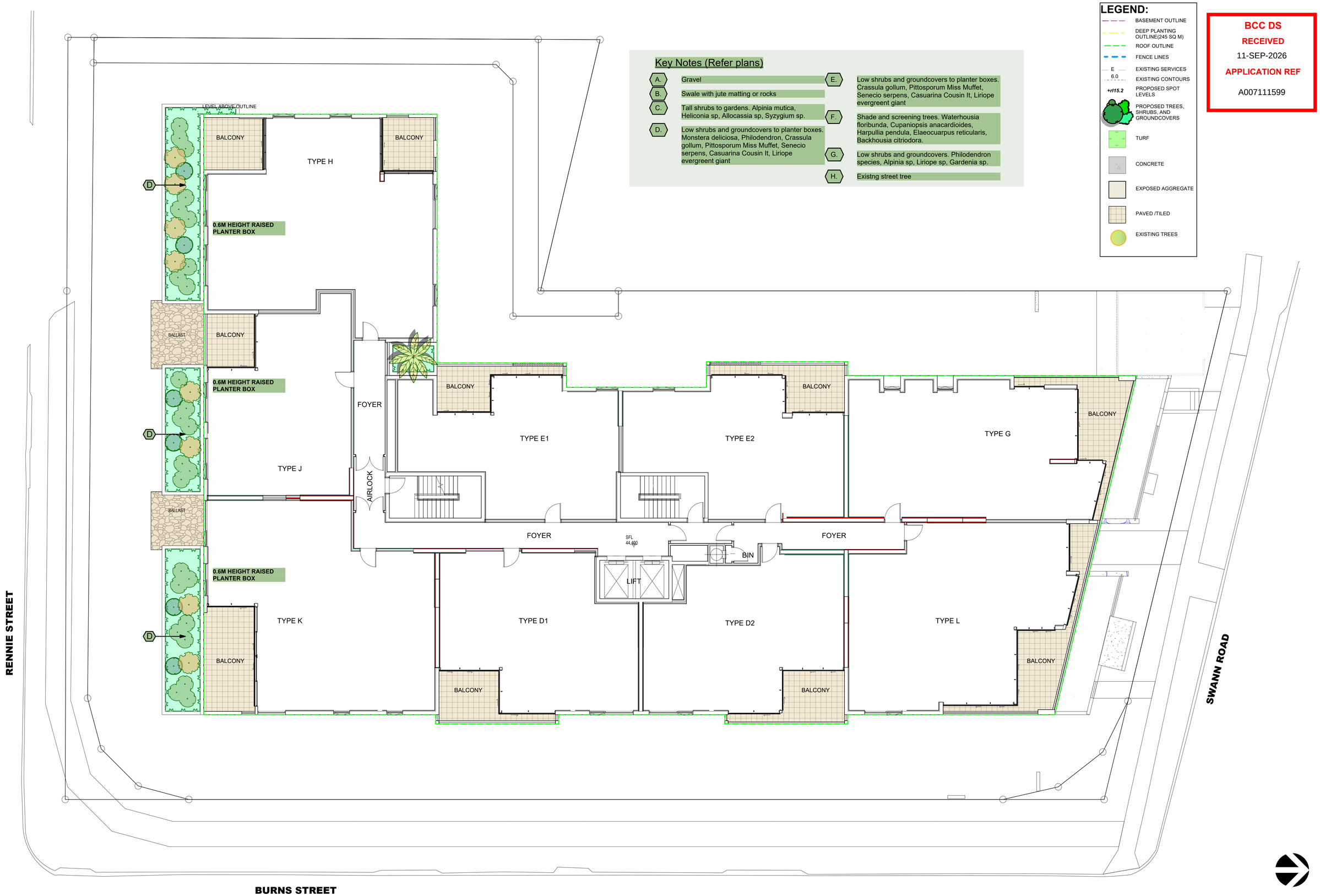
PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - GROUND

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1

DWG NO: LCP-4
REVISION: B
Design Certified by: MBaldock



Key Notes (Refer plans)

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1	LANDSCAPE CONCEPT PLAN - LEVEL 1
LCP-5	Scale: 1:100

0 1 2 3 4 5 m

B	26/8/26	DA
ISSUE	DATE	REVISION

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PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LEVEL 1

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1

DWG NO: LCP-5
REVISION: B
Design Certified by: MBaldock

Key Notes (Refer plans)

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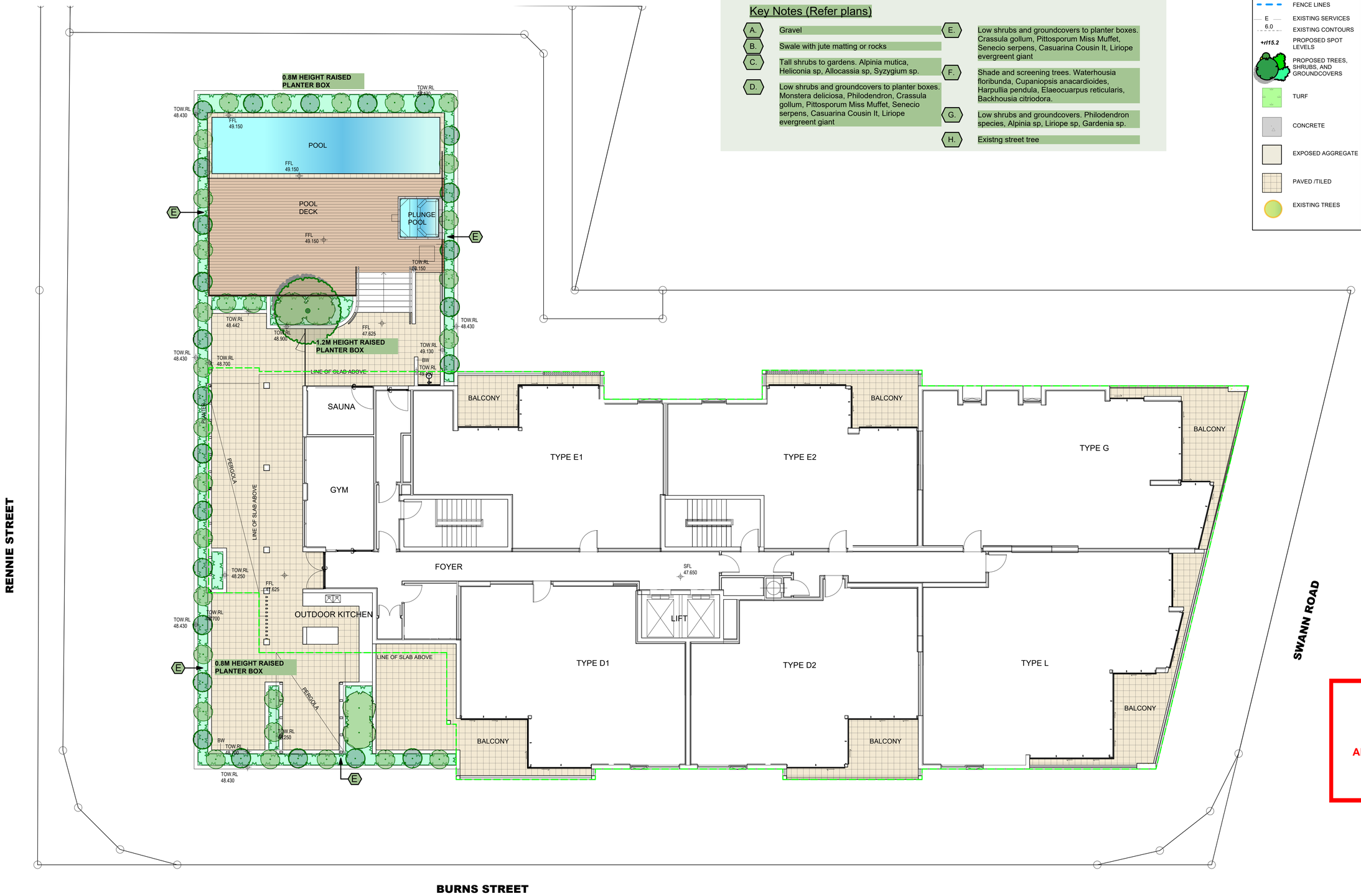

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1	LANDSCAPE CONCEPT PLAN - LEVEL 2
LCP-6	Scale: 1:100

0 1 2 3 4 5 m

B	26/8/26	DA
ISSUE	DATE	REVISION

Mark Baldock LANDSCAPE ARCHITECT
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M: 0407 114 605 E: baldock@bigpond.net.au

PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LEVEL 2

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1
DWG NO: LCP-6
REVISION: B
Design Certified by: MBaldock

Key Notes (Refer plans)

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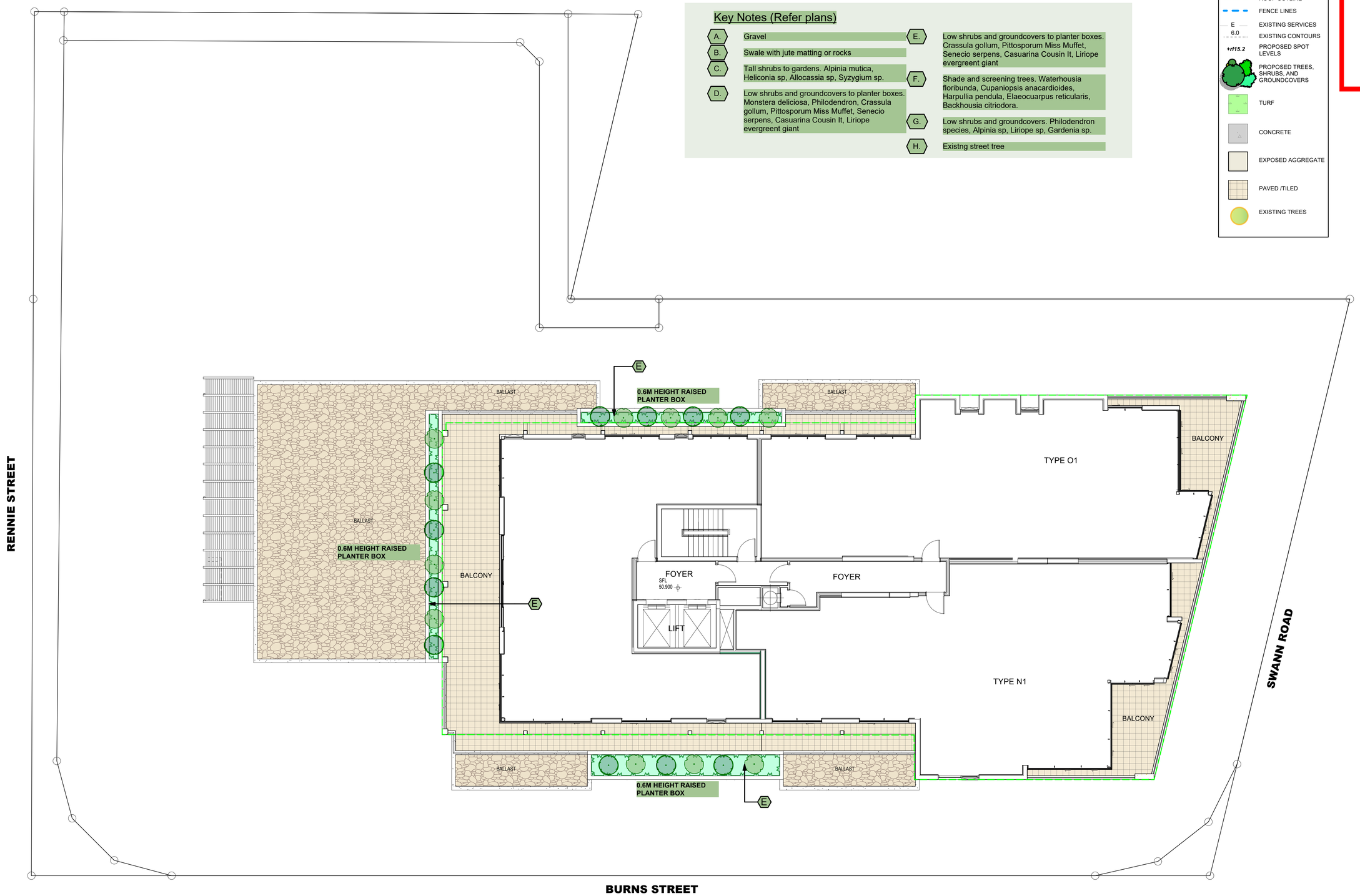

1	LANDSCAPE CONCEPT PLAN - LEVEL 3
LCP-7	Scale: 1:100

0 1 2 3 4 5 m

B	26/8/26	DA
ISSUE	DATE	REVISION

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CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LEVEL 3

PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
SHEET SIZE: A1

DWG NO: LCP-7
REVISION: B
Design Certified by: MBaldock

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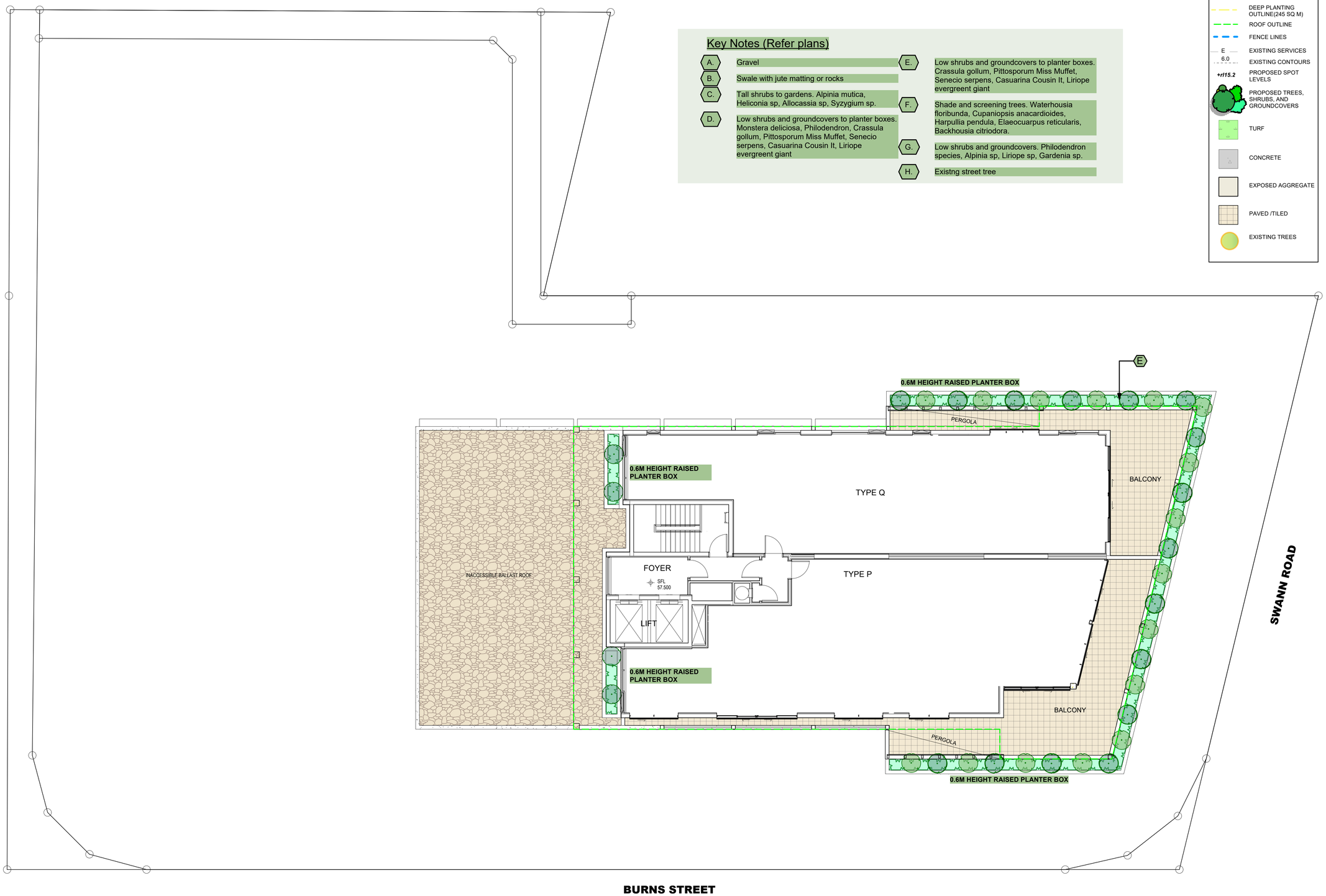

2	LANDSCAPE CONCEPT PLAN - LEVEL 5
LCP-8	Scale: 1:100

0 1 2 3 4 5 m

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PROJECT: 97 SWANN RD, INDOOROOPILLY QLD

CLIENT: ANTELIAS GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN - LEVEL 5

PROJECT NO: 2707

DATE:

SCALE: AS SHOWN

SHEET SIZE: A1

DWG NO: LCP-8

REVISION: B

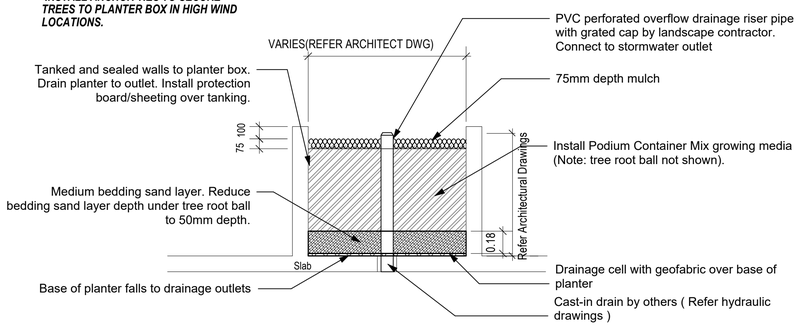
Design Certified by: MBaldock

Plant List

Image	Common Name	Botanical Name	Mature height	Mature spread	Photo
Trees					
	Lemon Scented Myrtle	Backhousia citriodora	10 - 15m	6 - 10m	
	Tuckeroo	Cupaniopsis anacardioides	10 - 15m	3.5 - 6m	
	Scaly Tree Fern	Cyathea cooperi	10 - 15m	0.6 - 0.9m	
	Smoothed leaved Quandong	Elaeocarpus eumundi	5 - 10m	2.0 - 3.5m	
	Blueberry Ash	Elaeocarpus reticulatus	5 - 10m	3.5 - 6m	
	Queensland maple	Flindersia brayleyana	10 - 15m	6 - 10m	
	Tulipwood	Harpullia pendula	15 - 20m	3.5 - 6m	
	Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	3 - 5m	2.0 - 3.5m	
	Frangipani	Plumeria obtusa	3 - 5m	3.5 - 6m	
	Native Gardenia	Randia fitzalanii	5 - 10m	2.0 - 3.5m	
	Green Avenue	Waterhousia floribunda Green Avenue	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	
	False Cardamon	Alpinia nutans	0.9 - 1.5m	0.9 - 1.2m	
	Gollum	Crassula ovata Gollum	0.75 - 0.9m	0.9 - 1.2m	
	Hot Rio Nights	Heliconia Hot Rio Nights	0.9 - 1.5m	0.9 - 1.2m	
	Fruit Salad Plant	Monstera deliciosa	0.75 - 0.9m	0.9 - 1.2m	
	Rojo Congo	Philodendron Rojo 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	
	Lady Palm	Raphis excelsa	3 - 5m	2.0 - 3.5m	
Ground Covers					
	Cousin It	Casuarina Cousin It	0.0 - 0.3m	0.6 - 0.9m	
	Spider Lilly	Hymenocallis littoralis	0.45 - 0.6m	0.6 - 0.9m	
	Evergreen Giant	Liriope 'Evergreen Giant'	0.45 - 0.6m	0.3 - 0.6m	
	Green matrush	Lomandra hystrix	0.90 - 1.50m	0.6 - 0.9m	
	Blue Chalk Sticks	Senecio serpens	0.0 - 0.3m	0.9 - 1.2m	

NOTE:
-PLANTER WALLS, FINISHES, AND FALLS TO DRAIN BY BUILDER
-INSTALL ANCHOR TIES TO SECURE TREES TO PLANTER BOX IN HIGH WIND LOCATIONS.



1	TYPICAL PLANTER BOX DETAIL
LCP-9	Scale: 1:25

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 type.

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

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CLIENT: ANTELIAS GROUP
DWG TITLE: LANDSCAPE SPECIFICATION NOTES
PROJECT NO: 2707
DATE:
SCALE: AS SHOWN
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