

# CABRAMATTA EAST PRECINCT

# BROOMFIELD STREET CABRAMATTA

## LANDSCAPE DEVELOPMENT APPLICATION

### DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET	
100	LANDSCAPE PLAN - COMPOSITE PLAN	1:250
101	LANDSCAPE PLAN - GROUND FLOOR	1:250
102	DETAIL PLAN 1 - GROUND FLOOR	1:150
103	DETAIL PLAN 2 - GROUND FLOOR	1:150
104	DETAIL PLAN 3 - GROUND FLOOR	1:150
105	DETAIL PLAN 4 - GROUND FLOOR	1:150
106	DETAIL PLAN 5 CENTRAL PLAZA - GROUND FLOOR	1:150
107	LANDSCAPE PLAN - LEVEL 1	1:250
108	DETAIL PLAN 1 - LEVEL 1	1:150
109	LANDSCAPE PLAN - LEVEL 2	1:250
110	DETAIL PLAN 1 - LEVEL 2	1:150
111	DETAIL PLAN 2 - LEVEL 2	1:150
112	LANDSCAPE PLAN LEVEL 3	1:250
113	DETAIL PLAN 1 - LEVEL 3	1:150
114	LANDSCAPE PLAN - LEVEL 14	1:250
115	DETAIL PLAN 1 - LEVEL 14	1:150
116	LANDSCAPE PLAN - LEVEL 17	1:250
117	DETAIL PLAN 1 - LEVEL 17	1:150
201	PLANTING PLAN - GROUND FLOOR	1:250
207	PLANTING PLAN - LEVEL 1	1:250
209	PLANTING PLAN - LEVEL 2	1:250
212	PLANTING PLAN - LEVEL 3	1:250
214	PLANTING PLAN - LEVEL 14	1:250
216	PLANTING PLAN - LEVEL 17	1:250
500	SPECIFICATION NOTES AND PLANT SCHEDULE	N/A
501	LANDSCAPE DETAILS	
502	LANDSCAPE DETAILS	
503	LANDSCAPE DETAILS	
504	LANDSCAPE DETAILS	
505	LANDSCAPE DETAILS	
506	LANDSCAPE DETAILS	

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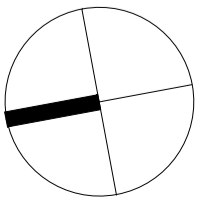
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B	Issue for DA
A	Issue for DA
Issue	Revision Description

NH	RS	28.04.2023
PD	RS	14.04.2023
Drawn	Check	Date

LEGEND

Key Plan:



S I T E I M A G E

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Client:  
**Moon Investments Pty Ltd**

Architect  
**Plus Architecture**

Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Coversheet**

Sheet \_ of \_

DEVELOPMENT APPLICATION

Scale:  
Job Number:  
**SS17-3527**

Drawing Number:  
**L-000**

Issue:  
**B**



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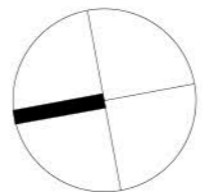
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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND

Key Plan:



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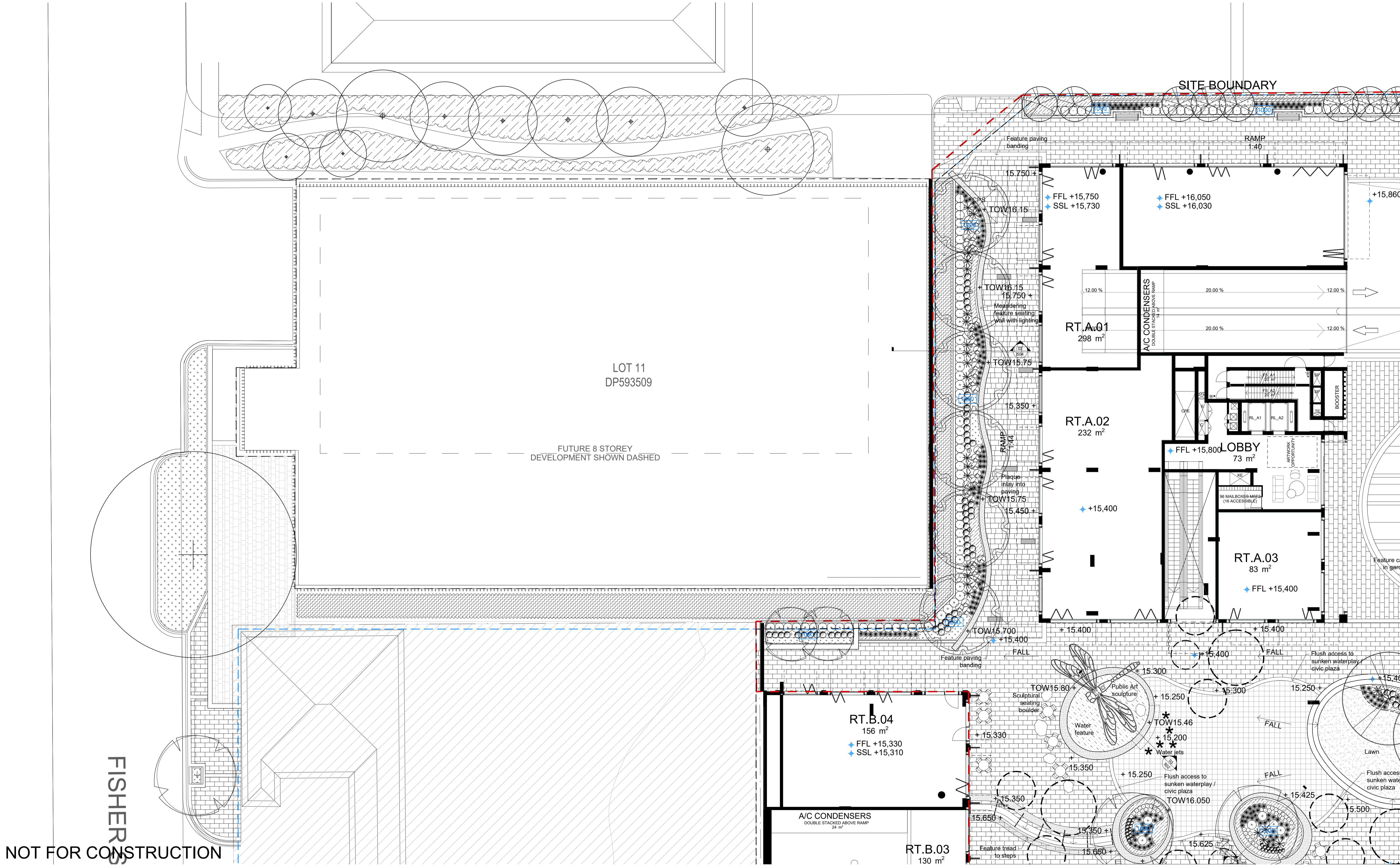
Client:  
Moon Investments Pty Ltd  
Architect  
Plus Architecture  
Project:  
Cabramatta East Precinct  
Broomfield Street Cabramatta

Drawing Name:  
Composite landscape masterplan

DEVELOPMENT APPLICATION

Scale: 1:250 @ A1  
Job Number:  
SS17-3527  
Drawing Number:  
L-100 B





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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

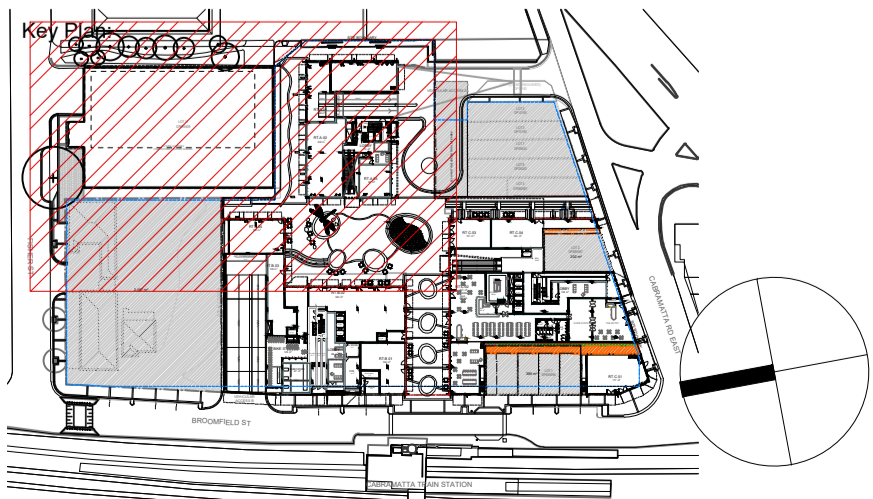
LEGEND

- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall

- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2

- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary



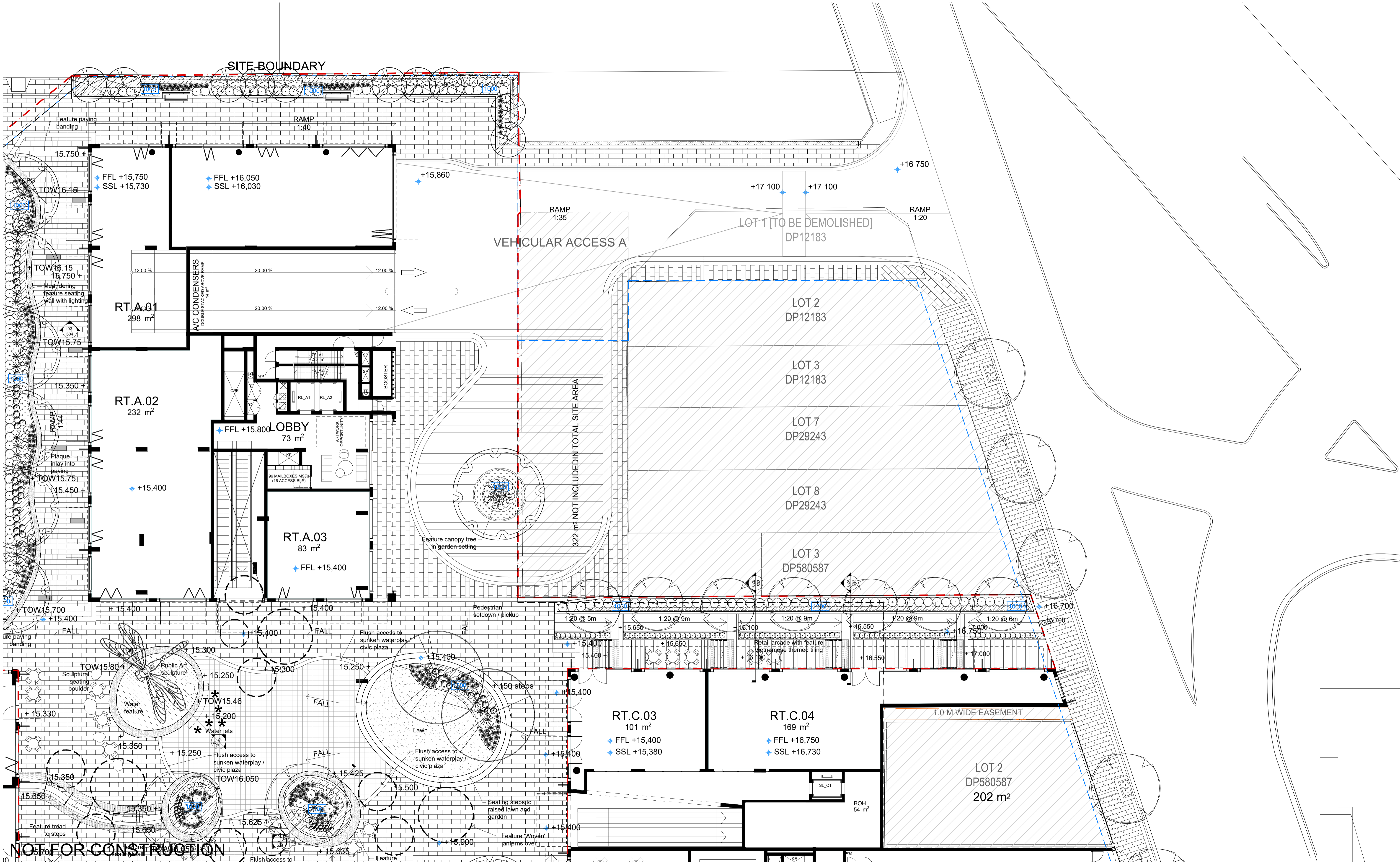
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Moon Investments Pty Ltd  
Architect  
Plus Architecture  
Project:  
Cabramatta East Precinct  
Broomfield Street Cabramatta

Drawing Name:  
Detail plan - 1  
Ground Floor

DEVELOPMENT APPLICATION  
Scale: 1:150 @ A1  
Job Number:  
SS17-3527  
Drawing Number:  
L-102 B



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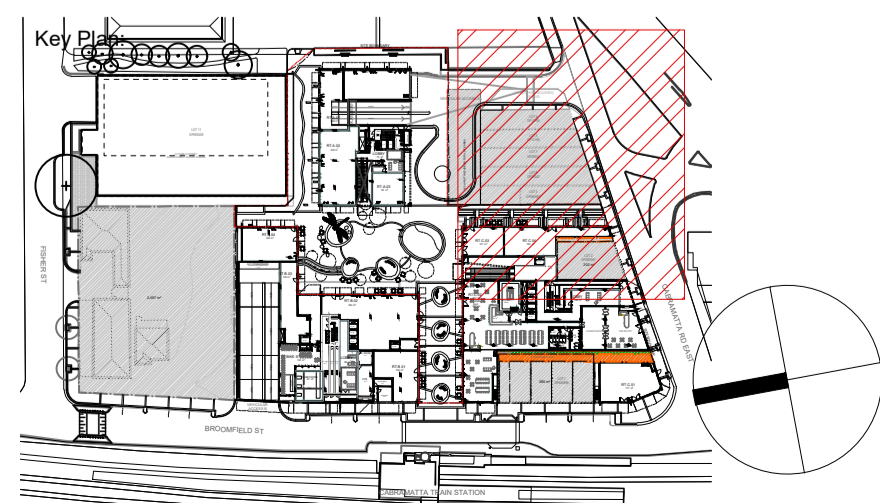
B	Issue for DA
A	Issue for DA
Issue	Revision Description

NH	RS	28.04.2023
PD	RS	14.04.2023
Drawn	Check	Date

#### LEGEND

- Trees to be retained / Existing vegetation
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- Proposed groundcovers
- Lawn
- Raised planter wall
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- Paving 1
- Paving 2
- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary



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Client:  
**Moon Investments Pty Ltd**  
Architect  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Detail plan - 2**  
**Ground Floor**

Scale: 1:150 @ A1  
Job Number:  
**SS17-3527**

0 1 2 3 4 5m  
Drawing Number:

Sheet \_ of \_  
**DEVELOPMENT APPLICATION**  
Issue:  
**L-103 B**

FISHER ST

2,497 m<sup>2</sup>

SITE BOUNDARY

BROOMFIELD ST

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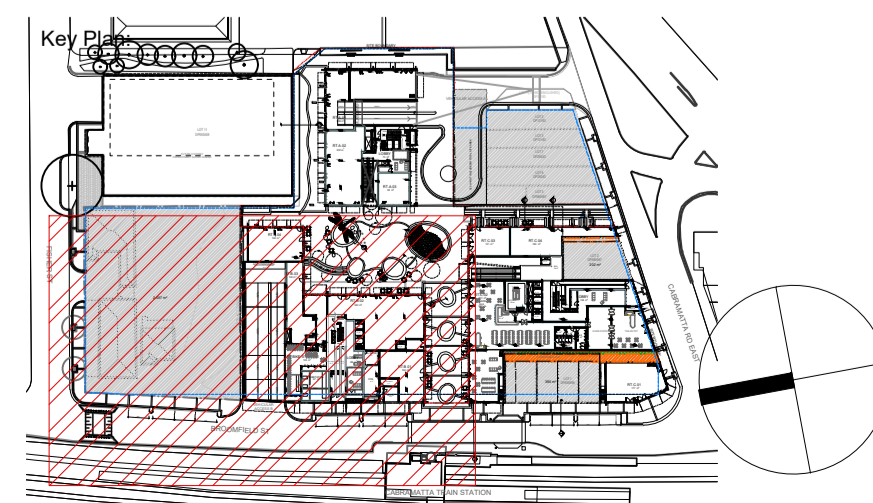
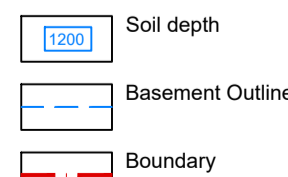
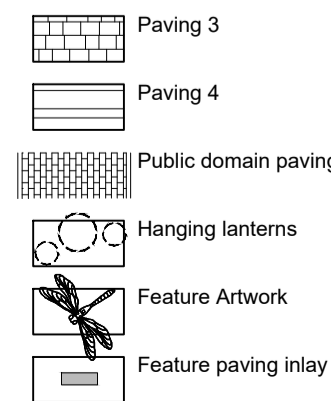
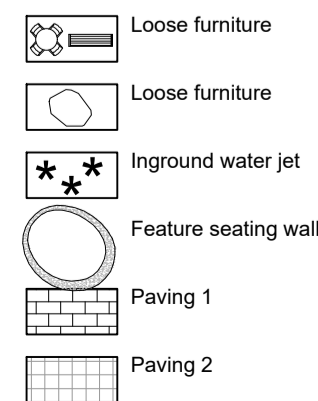
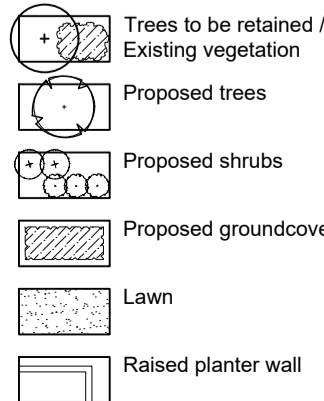
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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND



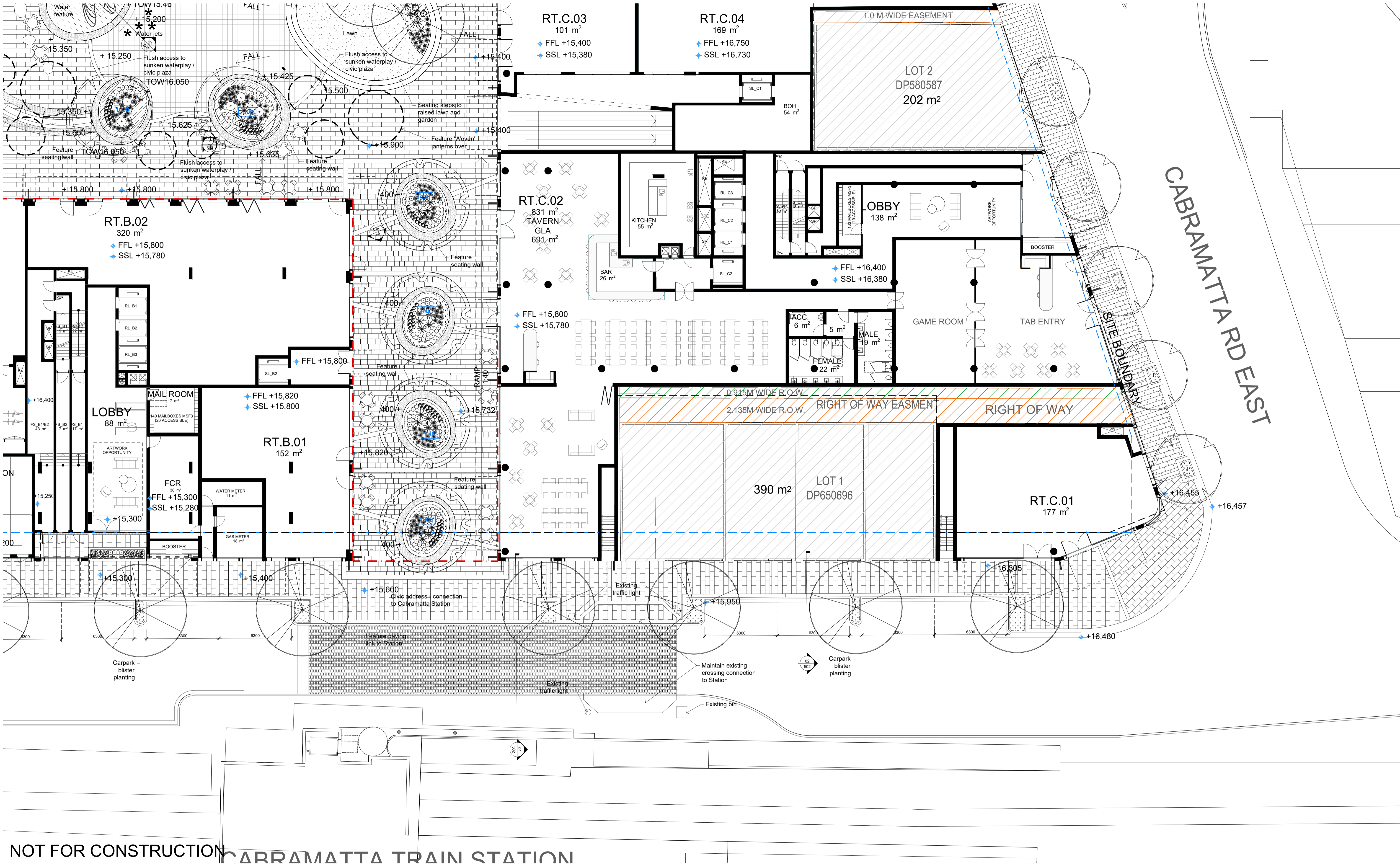
SITE IMAGE



Client: Moon Investments Pty Ltd  
Architect: Plus Architecture  
Project: Cabramatta East Precinct  
Broomfield Street Cabramatta

Drawing Name: Detail plan - 3  
Ground Floor

DEVELOPMENT APPLICATION  
Scale: 1:150 @ A1  
Job Number: SS17-3527  
Drawing Number: L-104 B  
Sheet\_of\_



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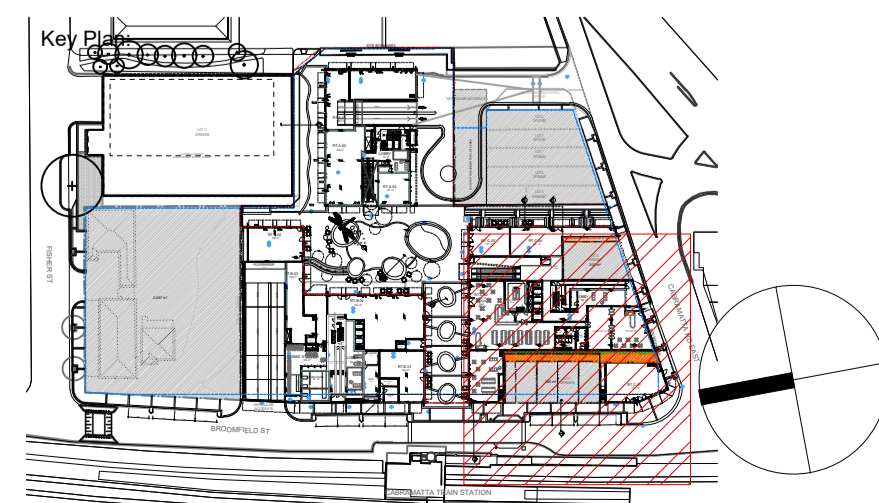
B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

#### LEGEND

- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall
- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2
- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary



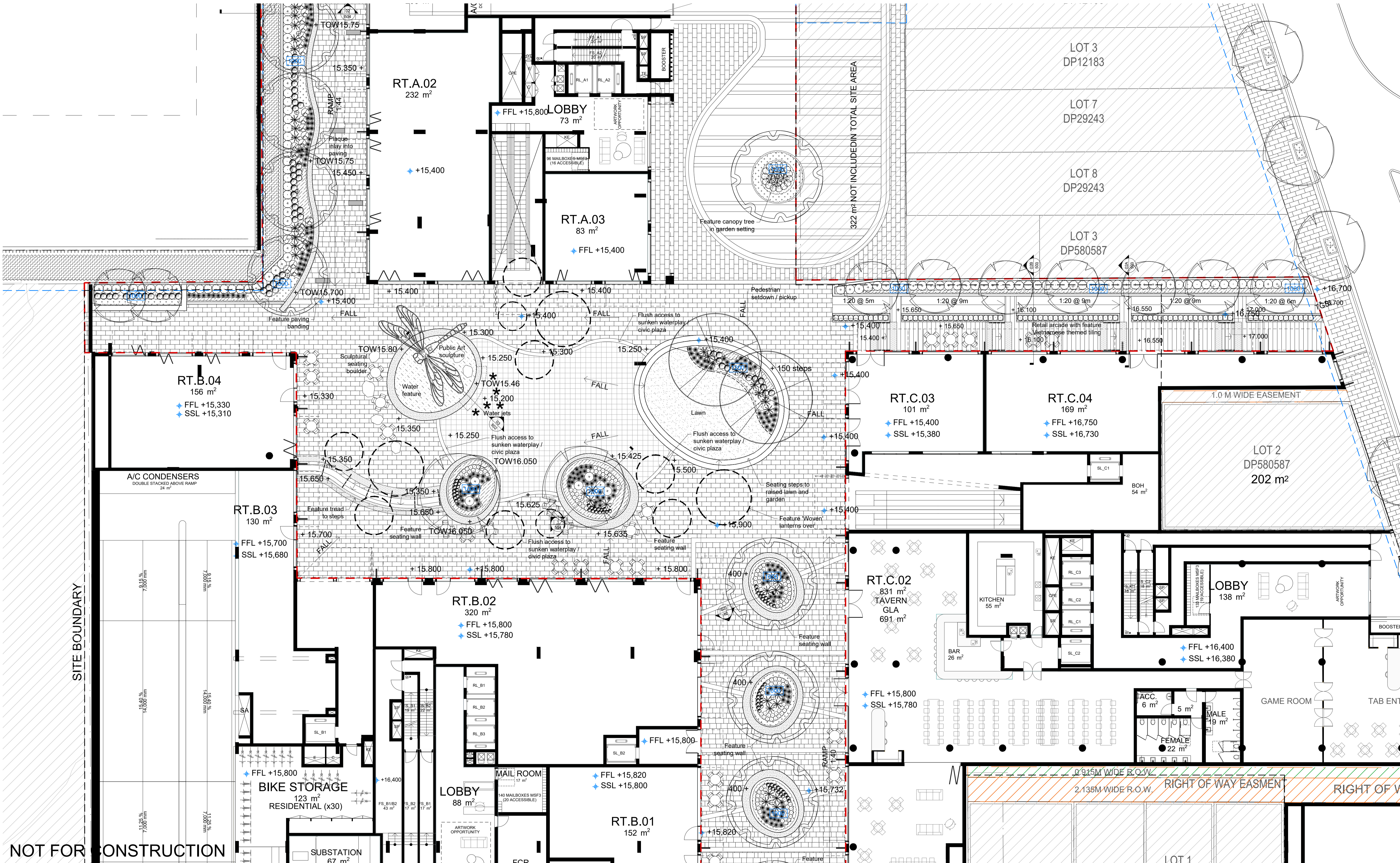
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Client:  
**Moon Investments Pty Ltd**  
Architect  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Detail plan - 4**  
**Ground Floor**

Scale: 1:150 @ A1  
Job Number:  
**SS17-3527**  
Drawing Number:  
**L-105**  
Issue:  
**B**



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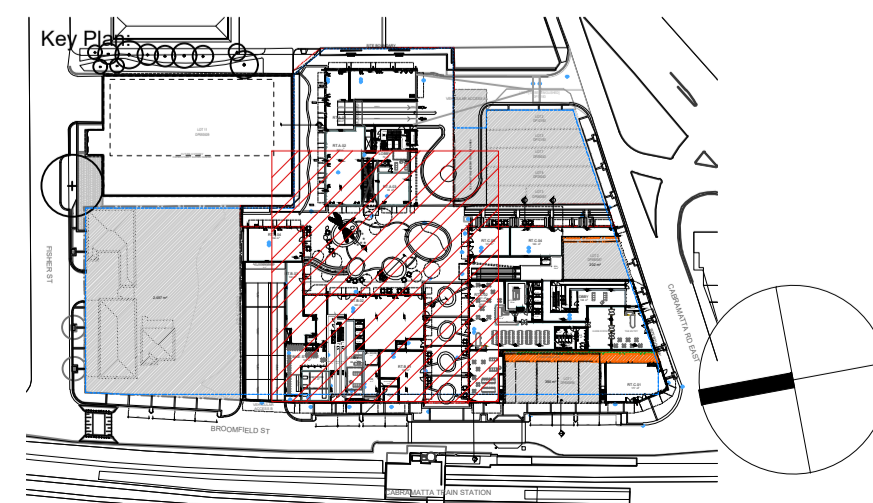
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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

#### LEGEND

- |  |                      |                      |                  |
|--|----------------------|----------------------|------------------|
| Trees to be retained / Existing vegetation | Loose furniture      | Paving 3             | Soil depth       |
| Proposed trees                             | Loose furniture      | Paving 4             | Basement Outline |
| Proposed shrubs                            | Inground water jet   | Public domain paving | Boundary         |
| Proposed groundcovers                      | Feature seating wall | Hanging lanterns     |                  |
| Lawn                                       | Paving 1             | Feature Artwork      |                  |
| Raised planter wall                        | Paving 2             | Feature paving inlay |                  |



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Client:  
**Moon Investments Pty Ltd**  
Architect:  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Detail plan - 5**  
**Central plaza - Ground Floor**

Scale: 1:150 @ A1  
Job Number:  
**SS17-3527**  
Drawing Number:  
**L-106 B**  
Issue:  
**B**



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A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND

- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall
- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2
- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay
- Soil depth
- Basement Outline
- Boundary

Key Plan:

SITE IMAGE



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Redfern NSW 2016  
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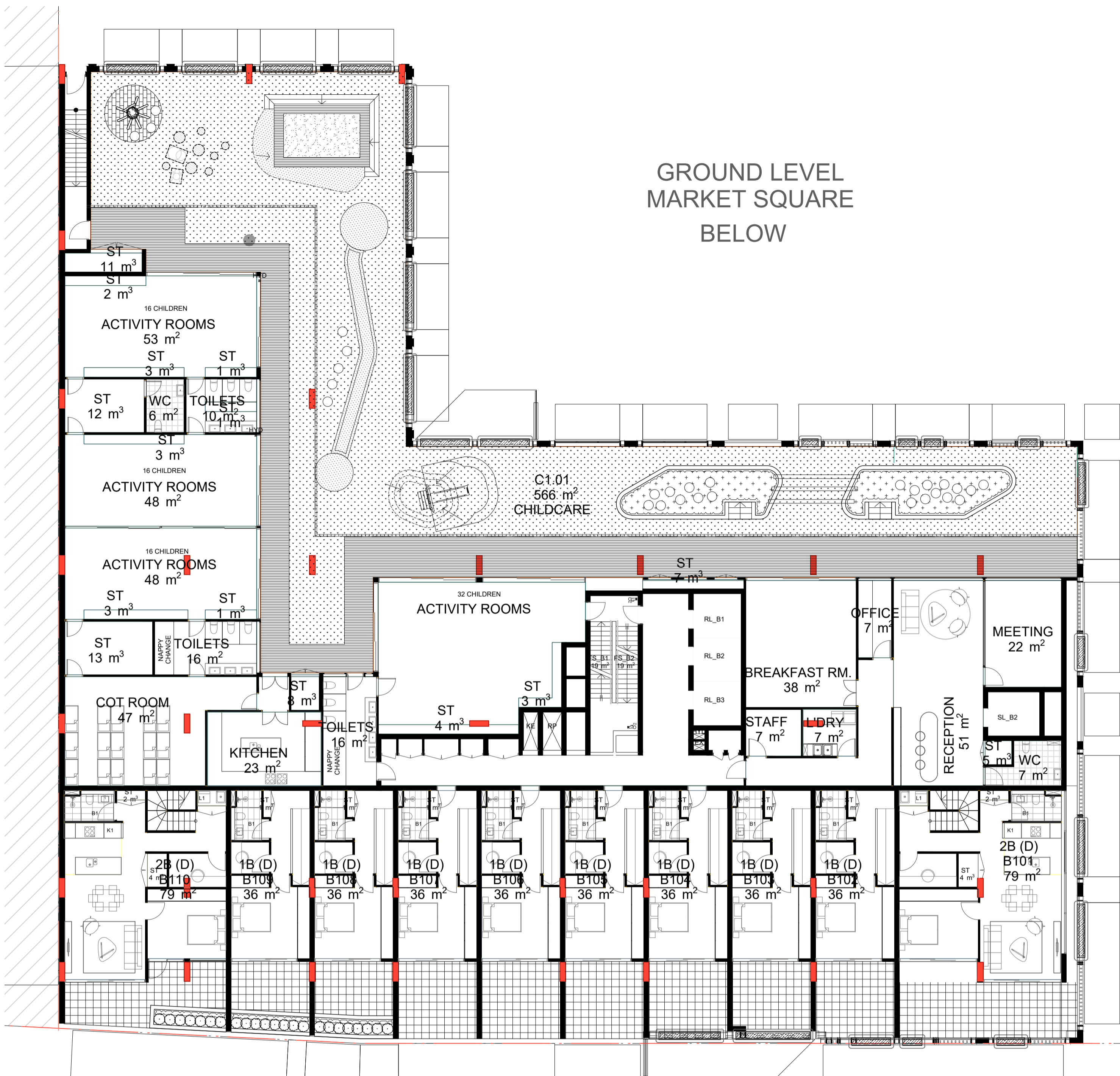
Client: Moon Investments Pty Ltd  
Architect: Plus Architecture  
Project: Cabramatta East Precinct  
Broomfield Street Cabramatta

Drawing Name: Landscape Plan  
Level 1

DEVELOPMENT APPLICATION

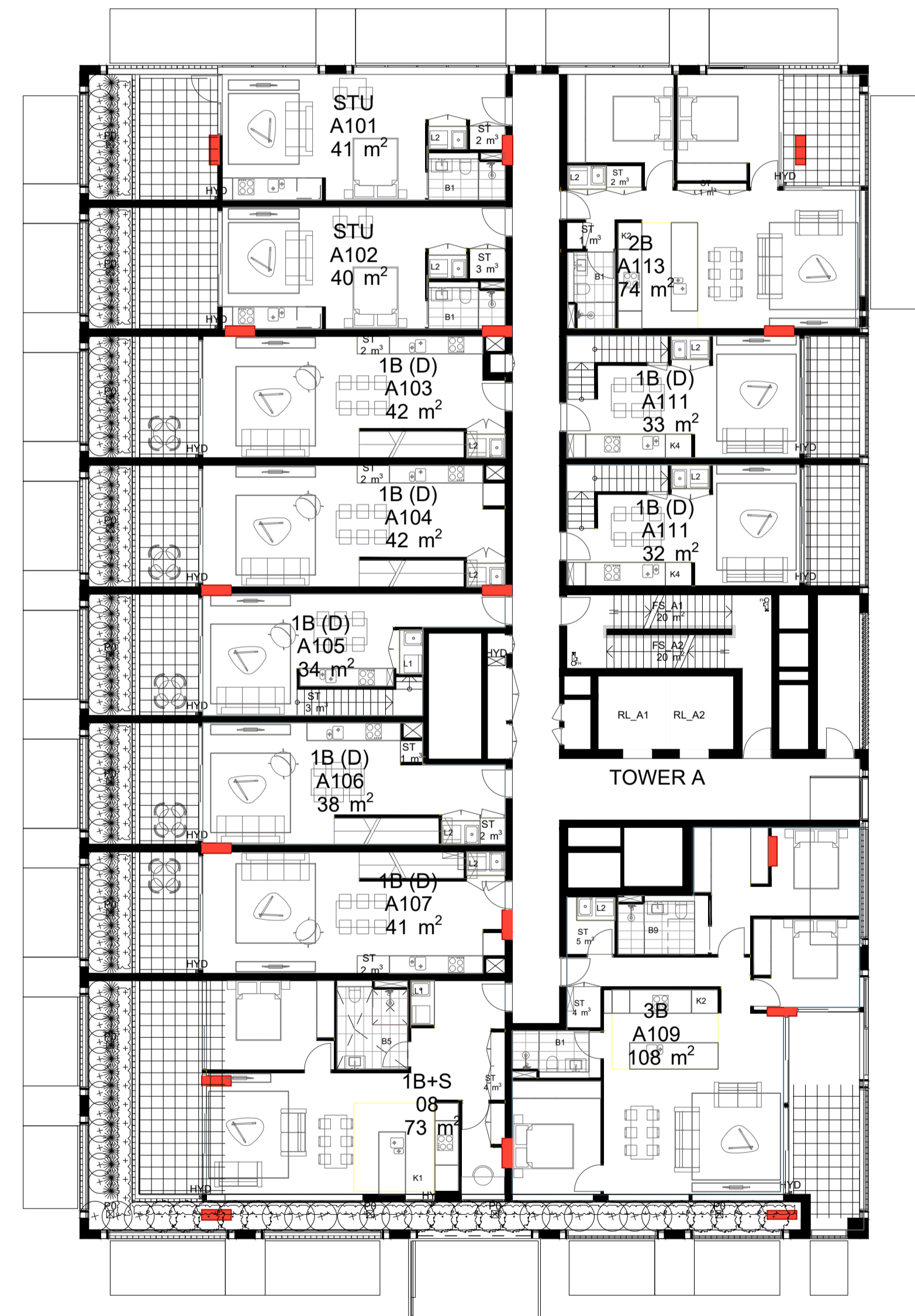
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Job Number: SS17-3527

Drawing Number: L-107  
Issue: B

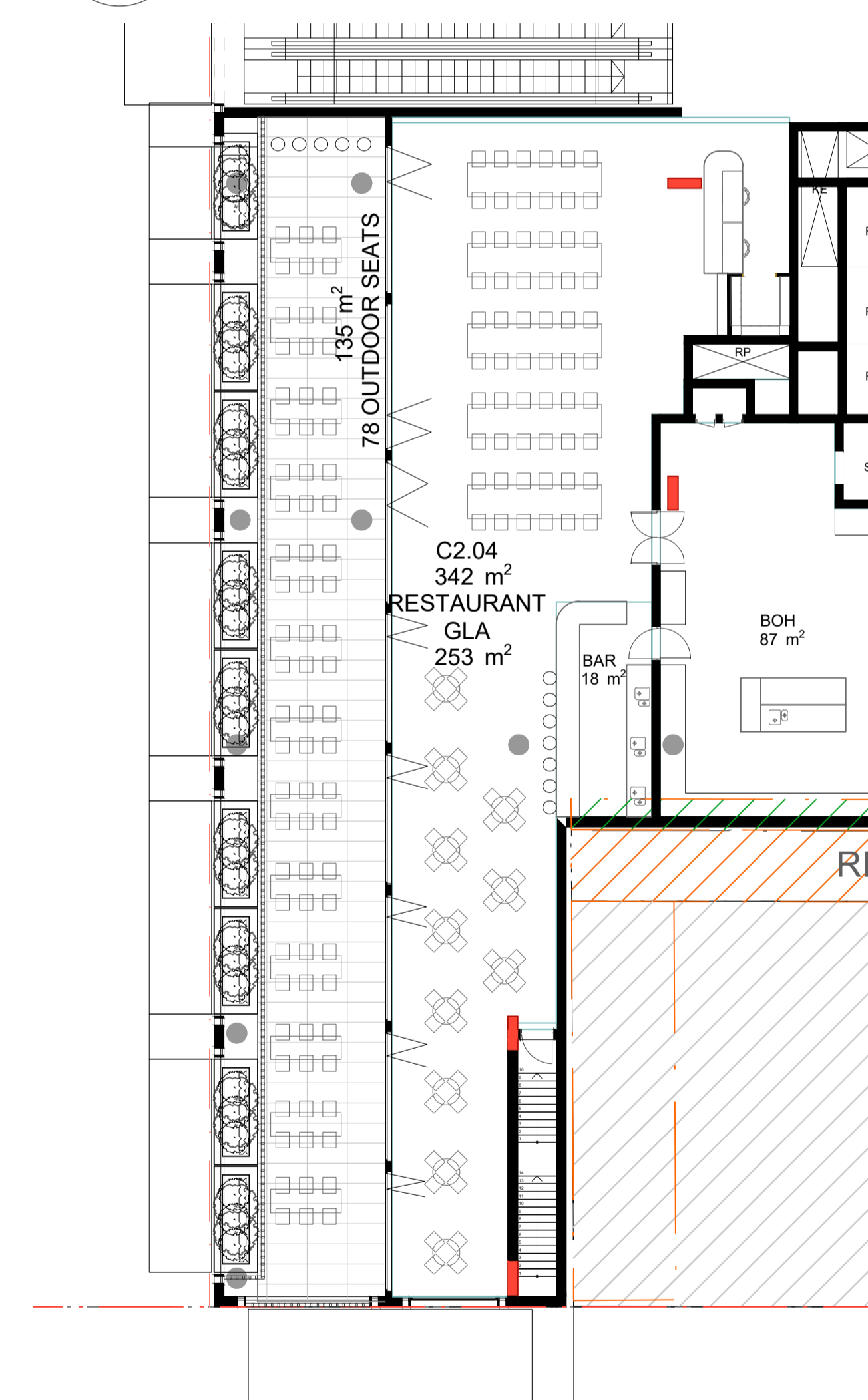


Detail plan - Building B Level 1  
Scale 1:150

Detail plan - Building A Level 1  
Scale 1:150



Detail plan - Building C Level 1  
Scale 1:150



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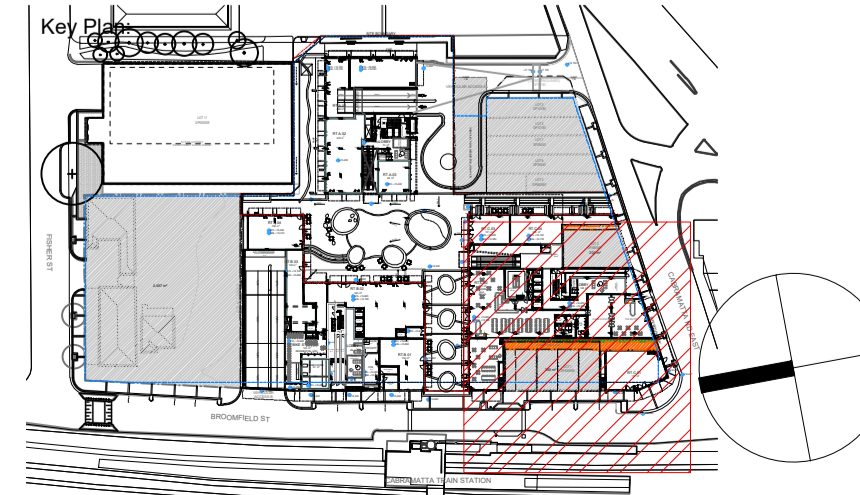
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LEGEND					
	Trees to be retained / Existing vegetation		Loose furniture		Paving 3
	Proposed trees		Loose furniture		Paving 4
	Proposed shrubs		Inground water jet		Public domain paving
	Proposed groundcovers		Feature seating wall		Hanging lanterns
	Lawn		Paving 1		Feature Artwork
	Raised planter wall		Paving 2		Feature paving inlay
					Soil depth
					Basement Outline
					Boundary

Issue	Revision Description
B	Issue for DA
A	Issue for DA

Drawn	Check	Date
NH	RS	28.04.2023
PD	RS	14.04.2023



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Client:  
Moon Investments Pty Ltd  
Architect  
Plus Architecture  
Project:  
Cabramatta East Precinct  
Broomfield Street Cabramatta

Drawing Name:  
Detail plan - 1  
Level 1

DEVELOPMENT APPLICATION  
Scale: 1:150 @ A1  
Job Number:  
SS17-3527  
Drawing Number:  
L-108 B  
Issue:



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B	Issue for DA
A	Issue for DA
Issue	Revision Description

NH	RS	28.04.2023
PD	RS	14.04.2023
Drawn	Check	Date

LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture
- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)
- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:

SITE IMAGE

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Client:  
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Architect  
**Plus Architecture**

Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Landscape Plan**  
**Level 2**

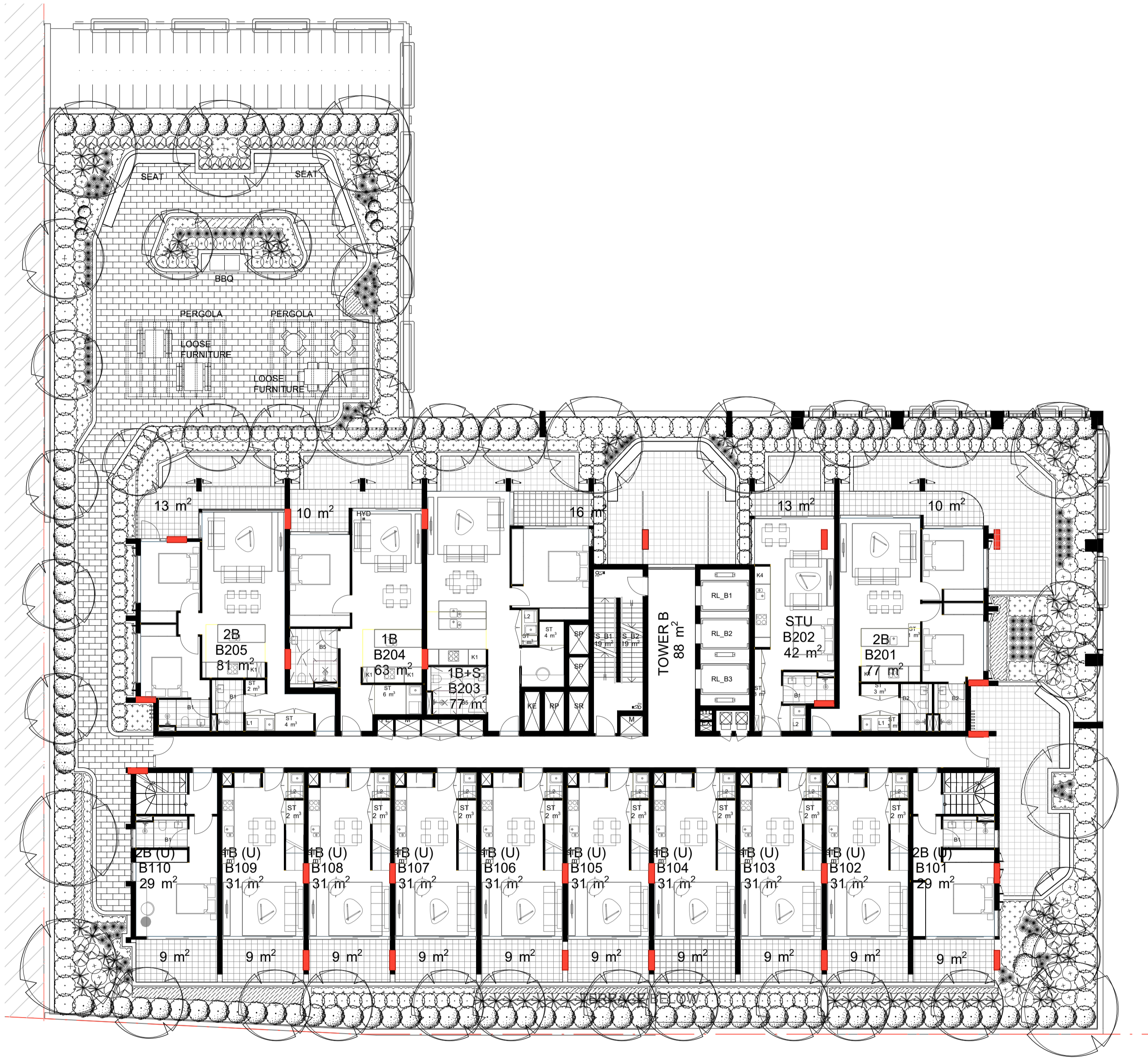
DEVELOPMENT APPLICATION

Scale: 1:250 @ A1

Job Number: SS17-3527

Drawing Number: L-109

Issue: B



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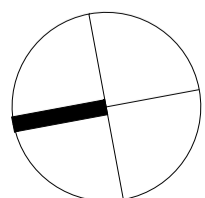
LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:



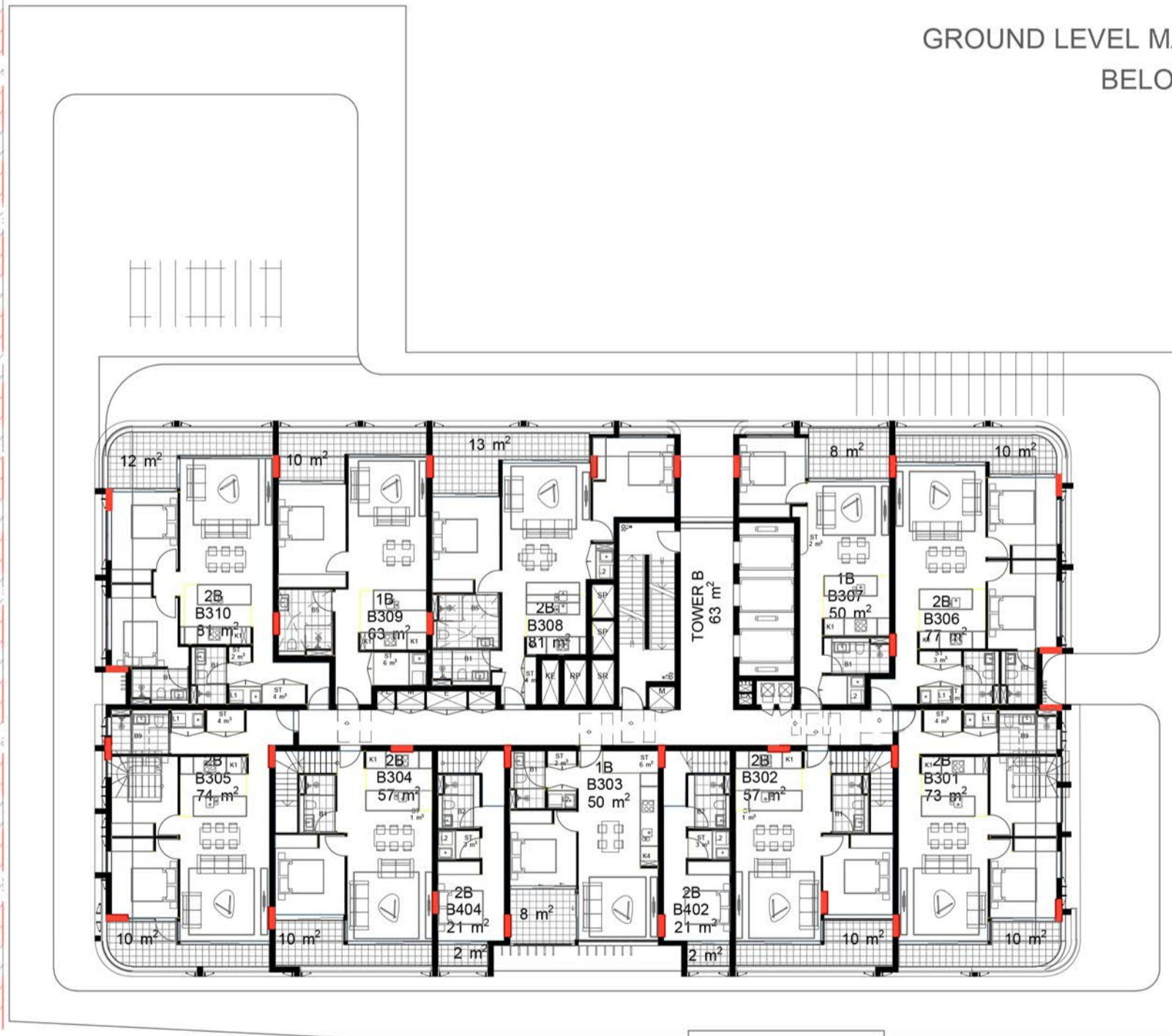
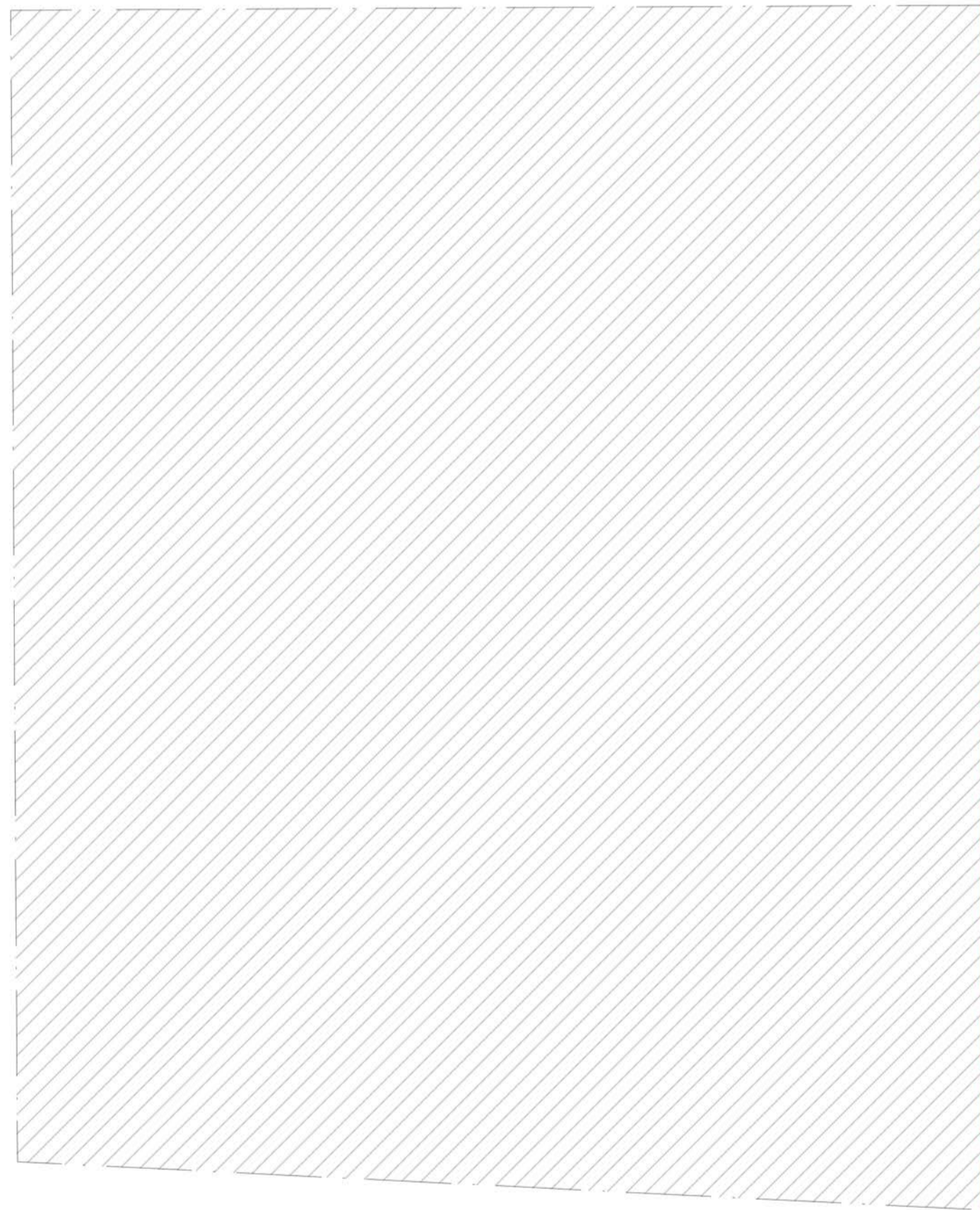
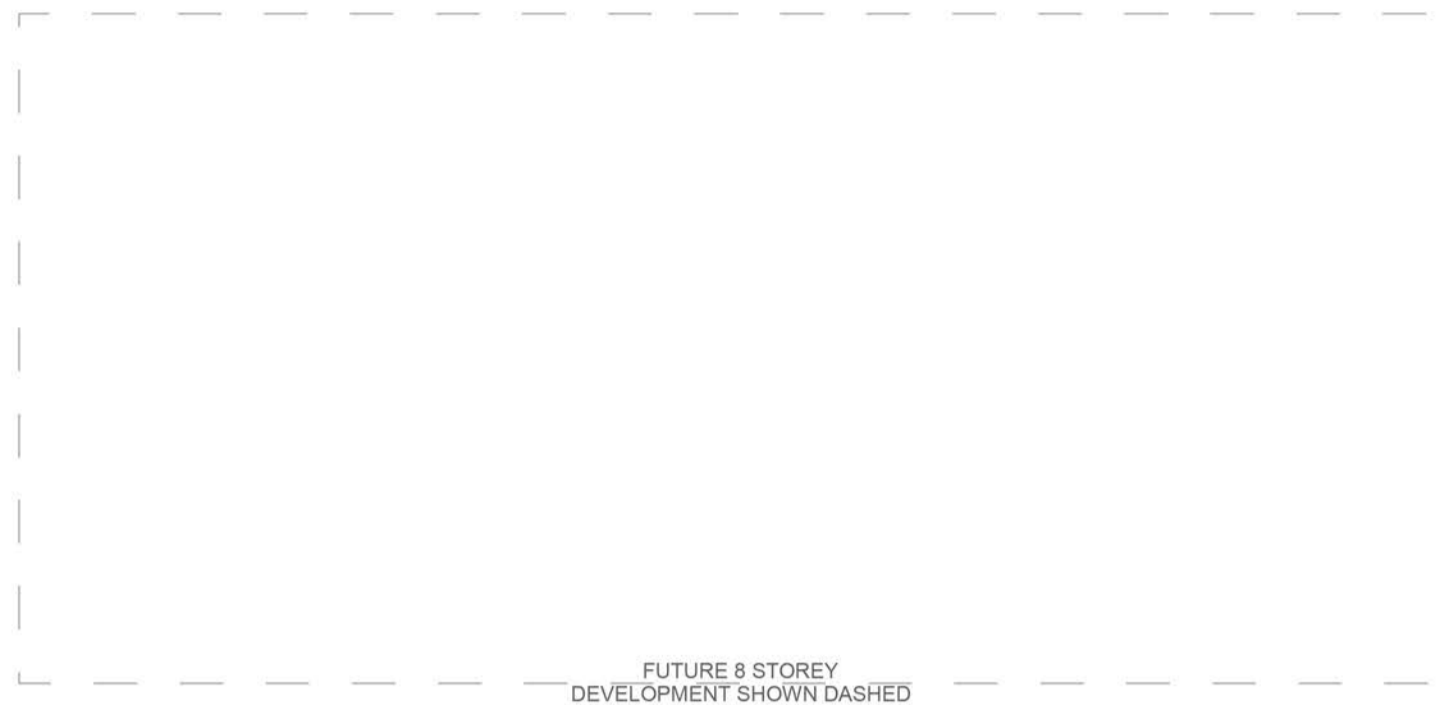
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**Moon Investments Pty Ltd**  
Architect  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Detail plan - 1**  
**Level 2**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS17-3527  
Drawing Number: L-110  
Issue: B





GROUND LEVEL MARKET SQUARE  
BELOW



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

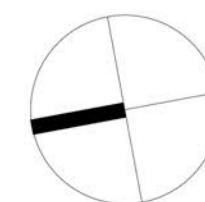
#### LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:



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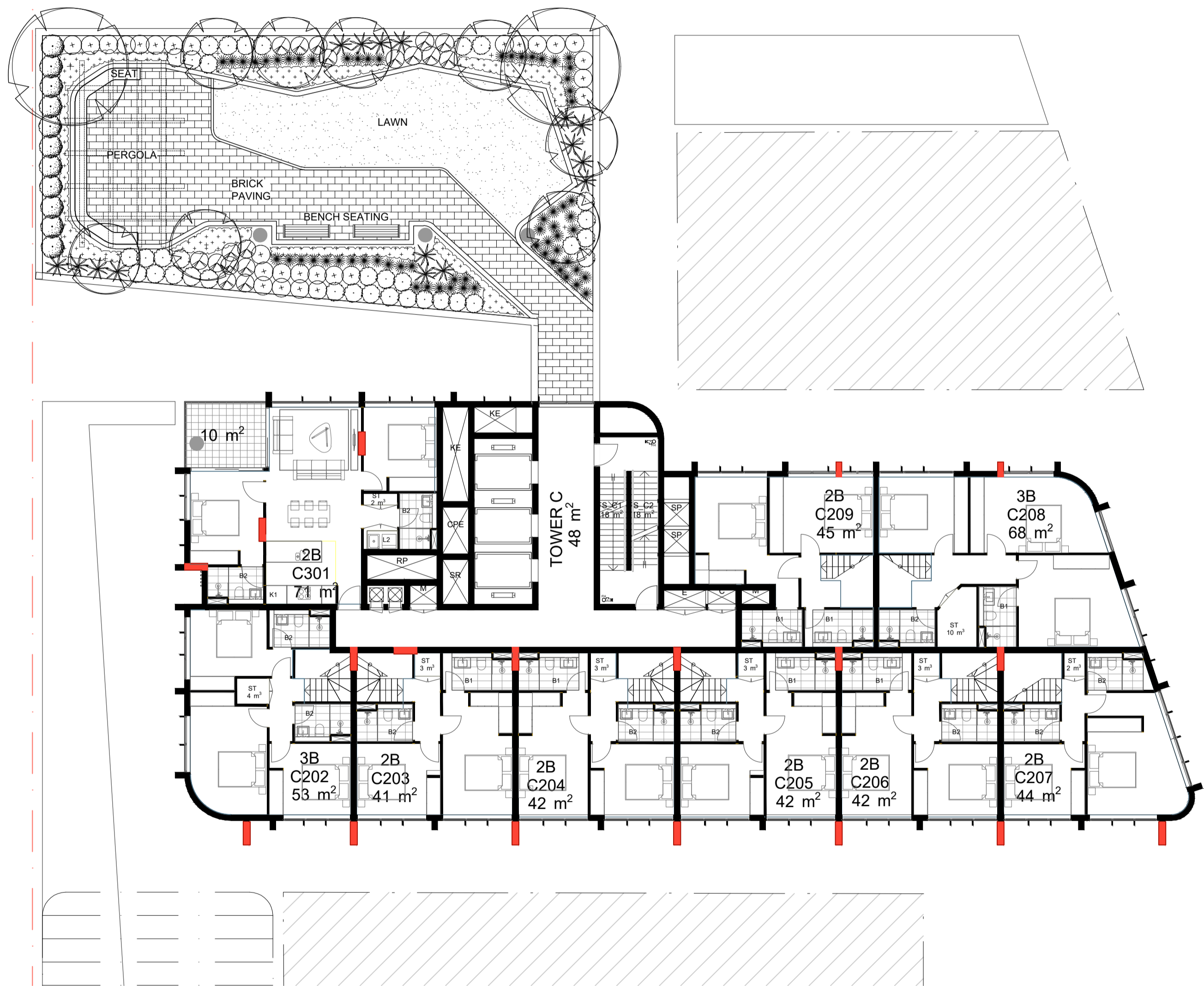
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**Broomfield Street Cabramatta**

Drawing Name:  
**Landscape Plan**  
**Level 3**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS17-3527  
Drawing Number: L-112  
Issue: B

ARKET SQUARE  
W



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B	Issue for DA
A	Issue for DA
Issue	Revision Description

NH	RS	28.04.2023
PD	RS	14.04.2023
Drawn	Check	Date

LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:

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Project:  
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**Broomfield Street Cabramatta**

Drawing Name:  
**Detail plan - 1**  
**Level 3**

Scale: 1:150 @ A1  
Job Number:  
**SS17-3527**  
Drawing Number:  
**L-113**  
Issue:  
**B**



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

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Drawing Name:  
**Landscape Plan**  
**Level 14**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS17-3527  
Drawing Number: L-114  
Issue: B

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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

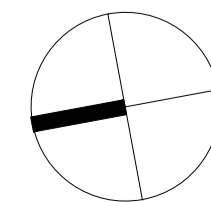
#### LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:

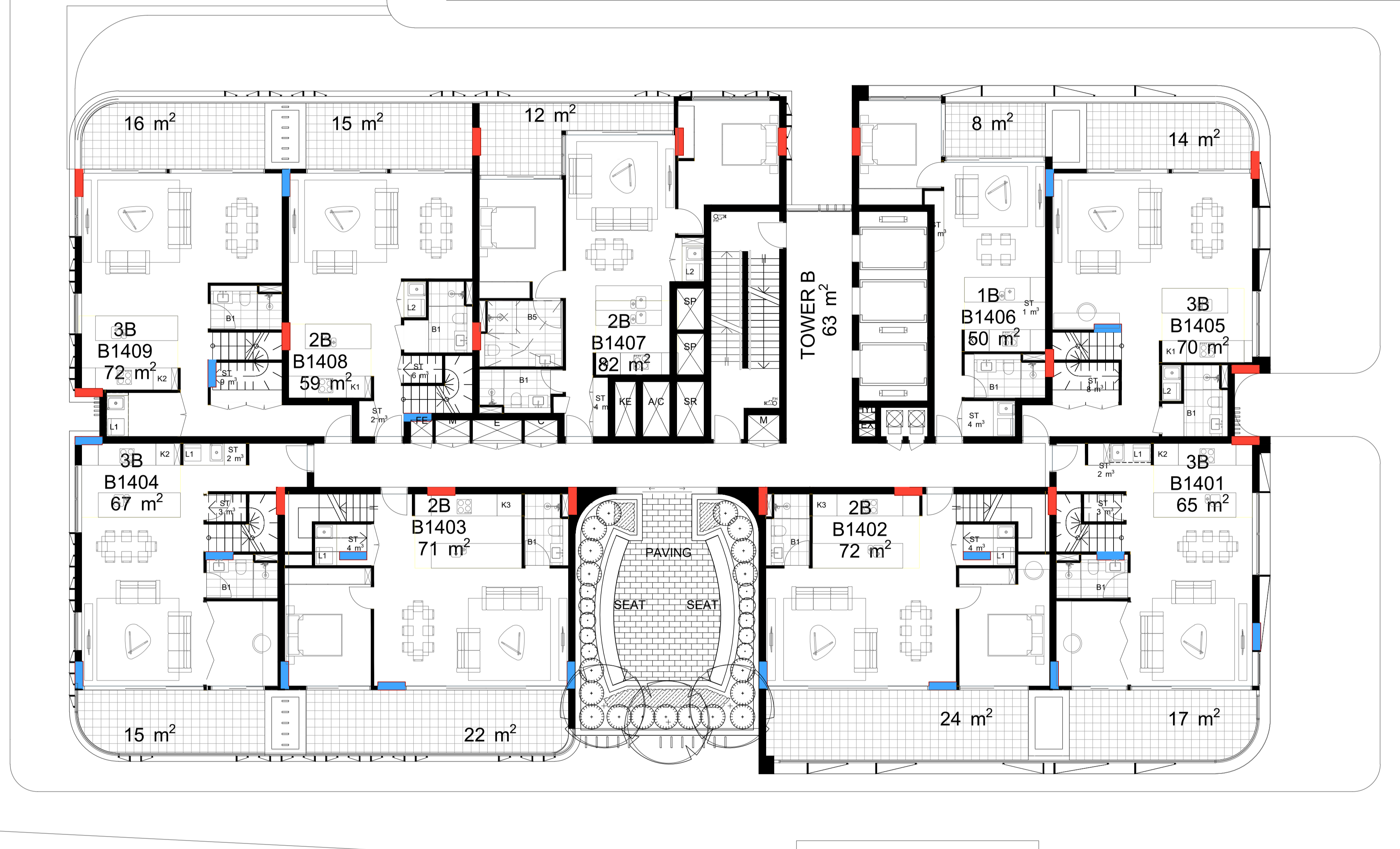


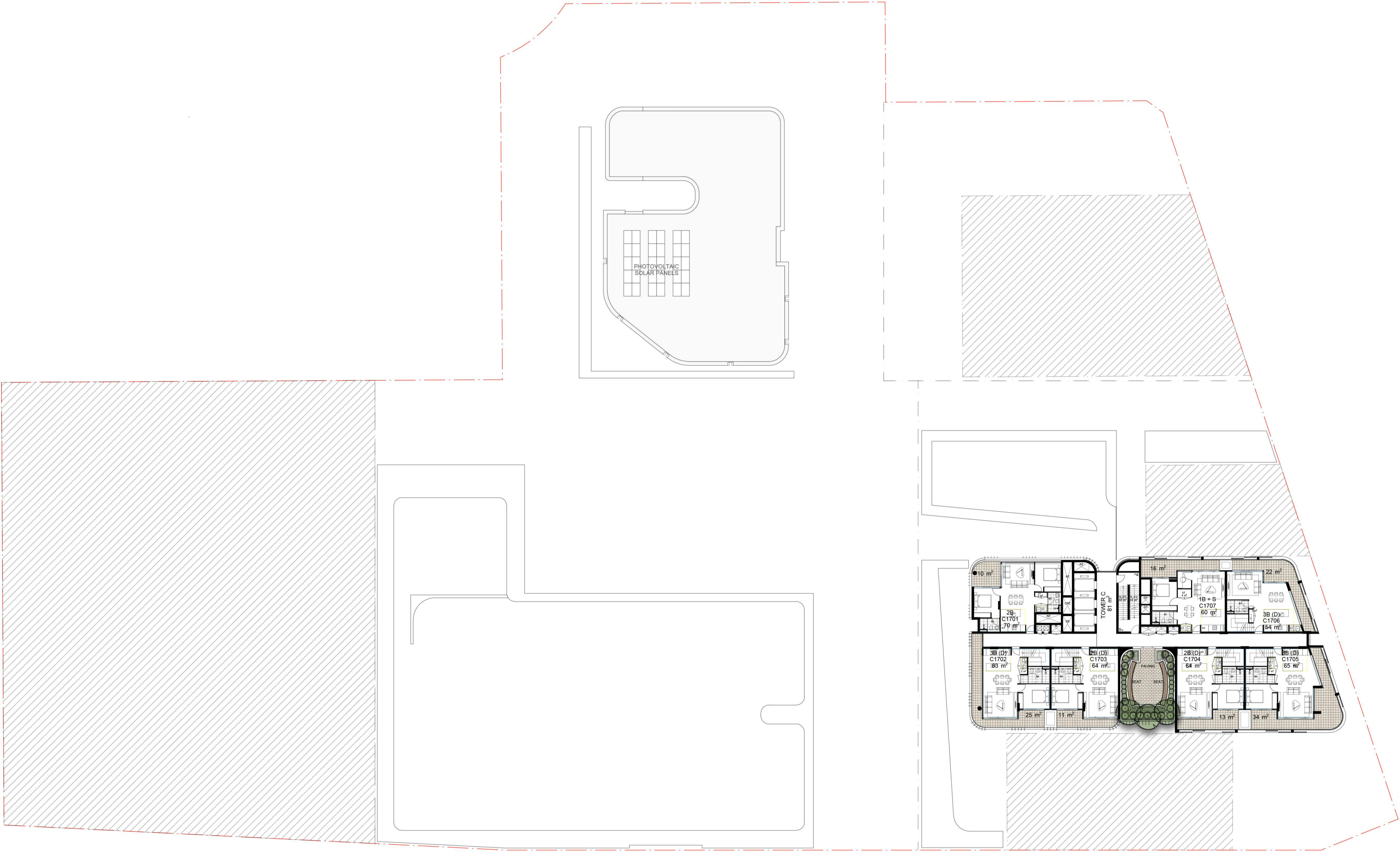
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Architect  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Detail plan - 1**  
**Level 14**

Scale: 1:100 @ A1  
Job Number:  
**SS17-3527**

0 1 2 3 4 5m  
Drawing Number:  
**L-115** Issue:  
**B**





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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

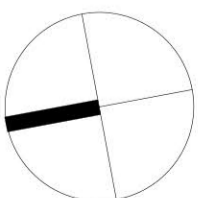
LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:

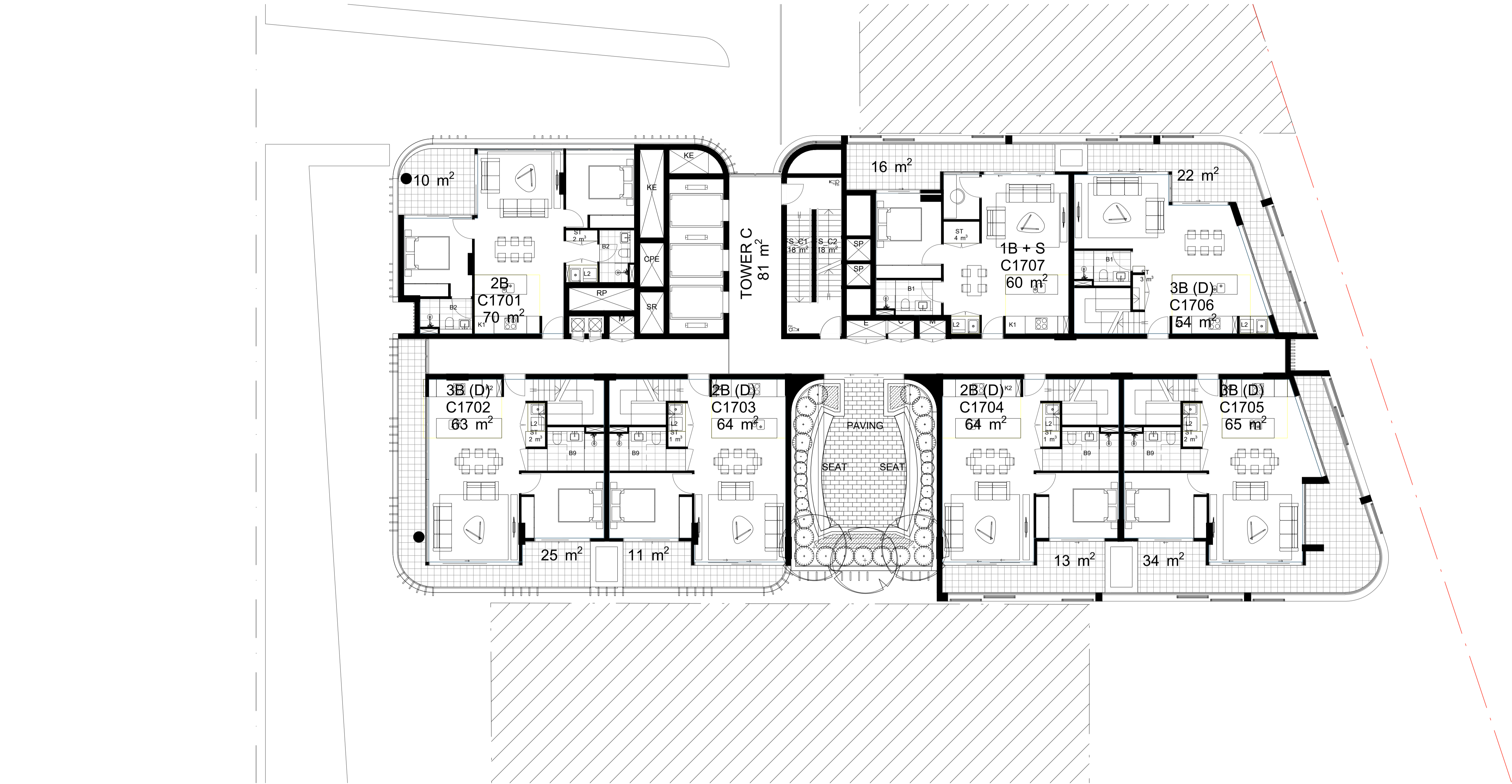


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Project:  
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Broomfield Street Cabramatta

Drawing Name:  
Landscape Plan  
Level 17

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS17-3527  
Drawing Number: L-116  
Issue: B



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

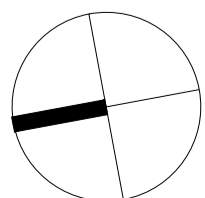
LEGEND

- Trees to be retained (Refer Arborists report)
- Proposed Trees (Refer Plant Schedule)
- Proposed Shrubs (Refer Plant Schedule)
- Proposed Ground Covers (Refer Plant Schedule)
- Lawn
- Furniture

- Bench Seating
- Retaining Walls (Refer Details)
- Paving 1
- Paving 2
- Paving 3
- Stepping Stones in Planting (Refer Details)

- Feature Artwork (Refer details)
- Public Art (Refer details)
- Hanging Lanterns (Refer Details)
- Basement Outline
- Boundary

Key Plan:

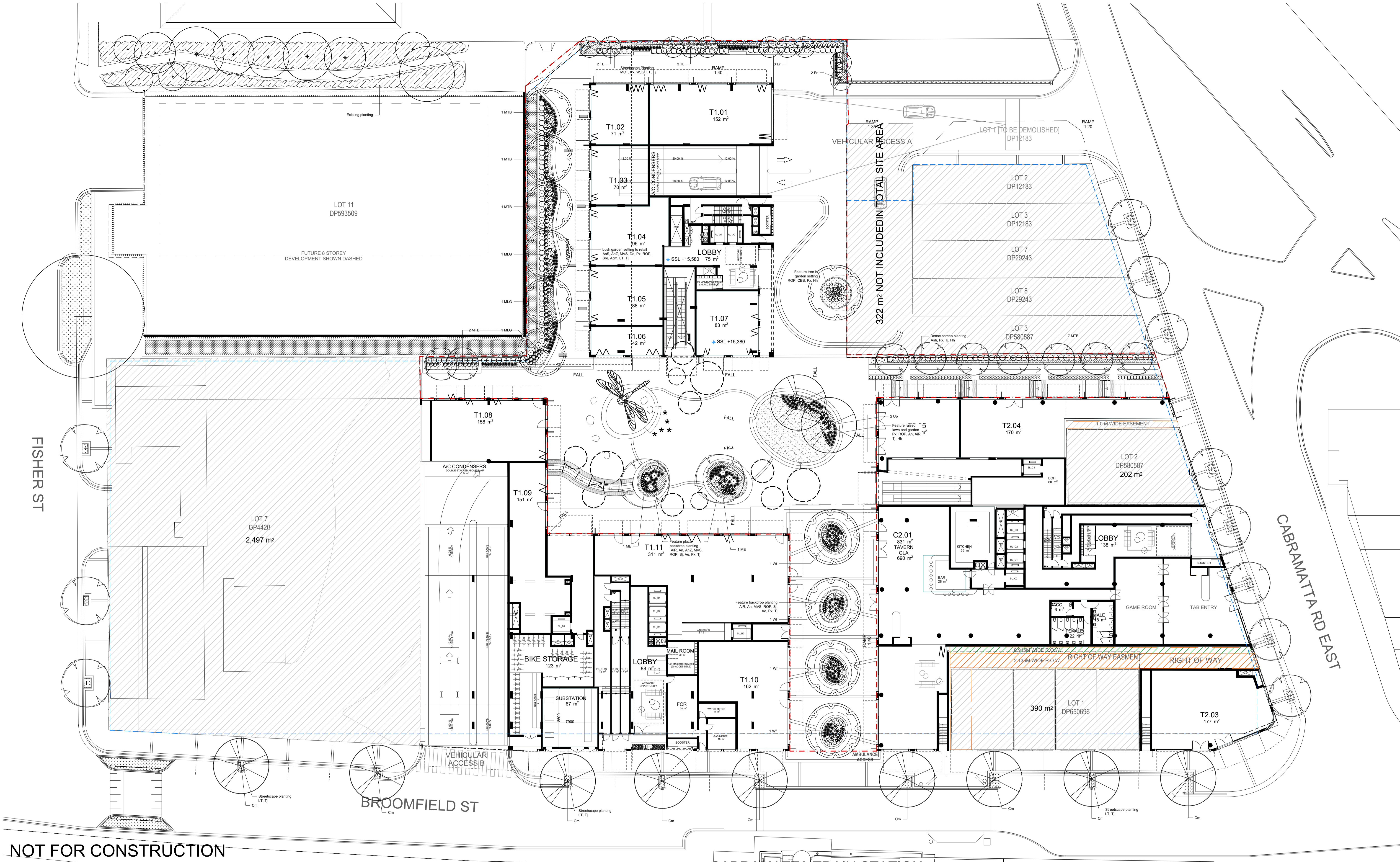


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Plus Architecture  
Project:  
Cabramatta East Precinct  
Broomfield Street Cabramatta

Drawing Name:  
Detail plan - 1  
Level 17

DEVELOPMENT APPLICATION  
Scale: 1:100 @ A1  
Job Number:  
SS17-3527  
Sheet \_ of \_  
Drawing Number:  
L-117 B  
Issue:



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

#### LEGEND

- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall

- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2

- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary

Key Plan:

SITE IMAGE

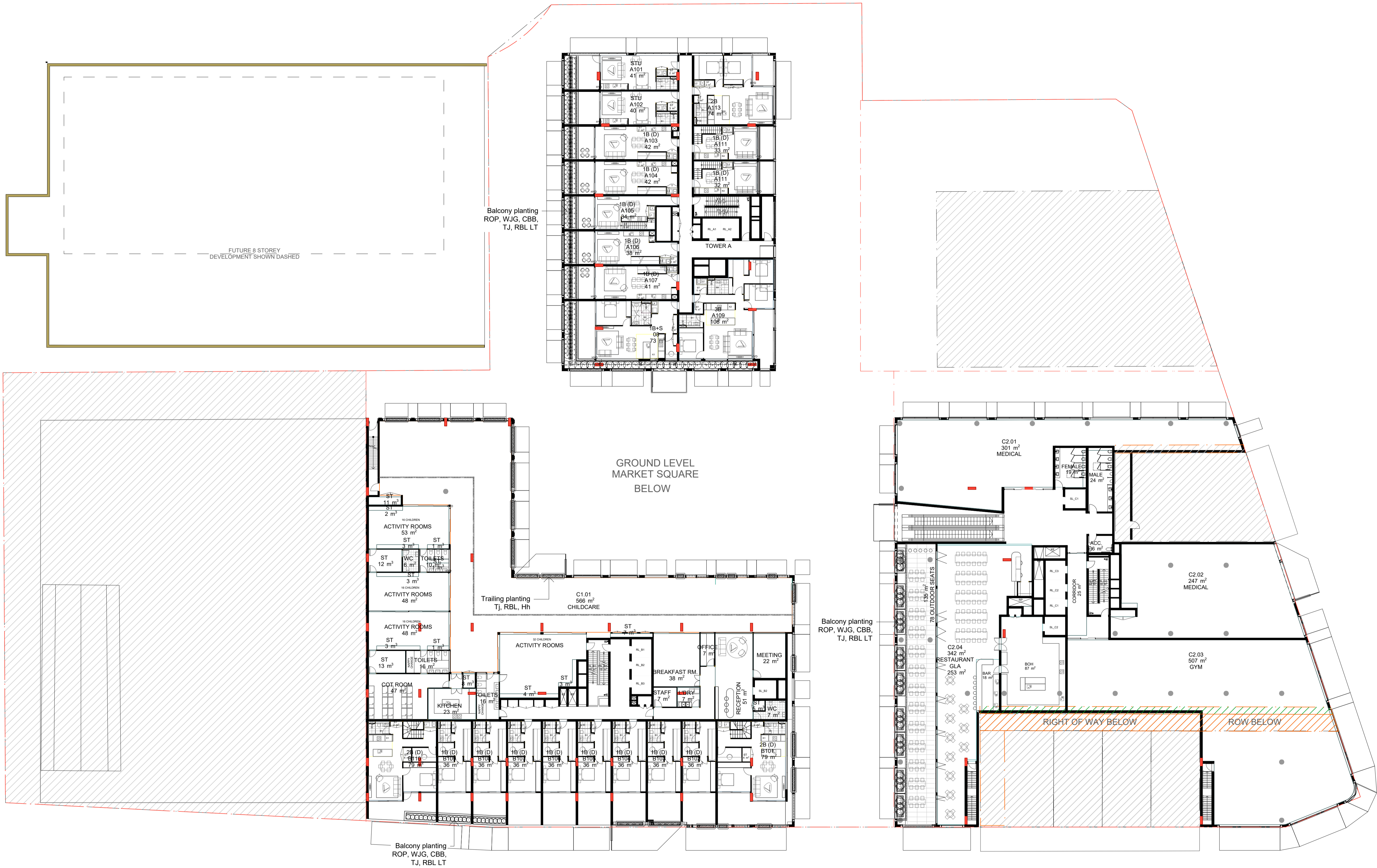


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Architect  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Planting Plan**  
**Ground Floor**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number:  
SS17-3527  
Drawing Number:  
L-201 B



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND

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Key Plan:

SITE IMAGE

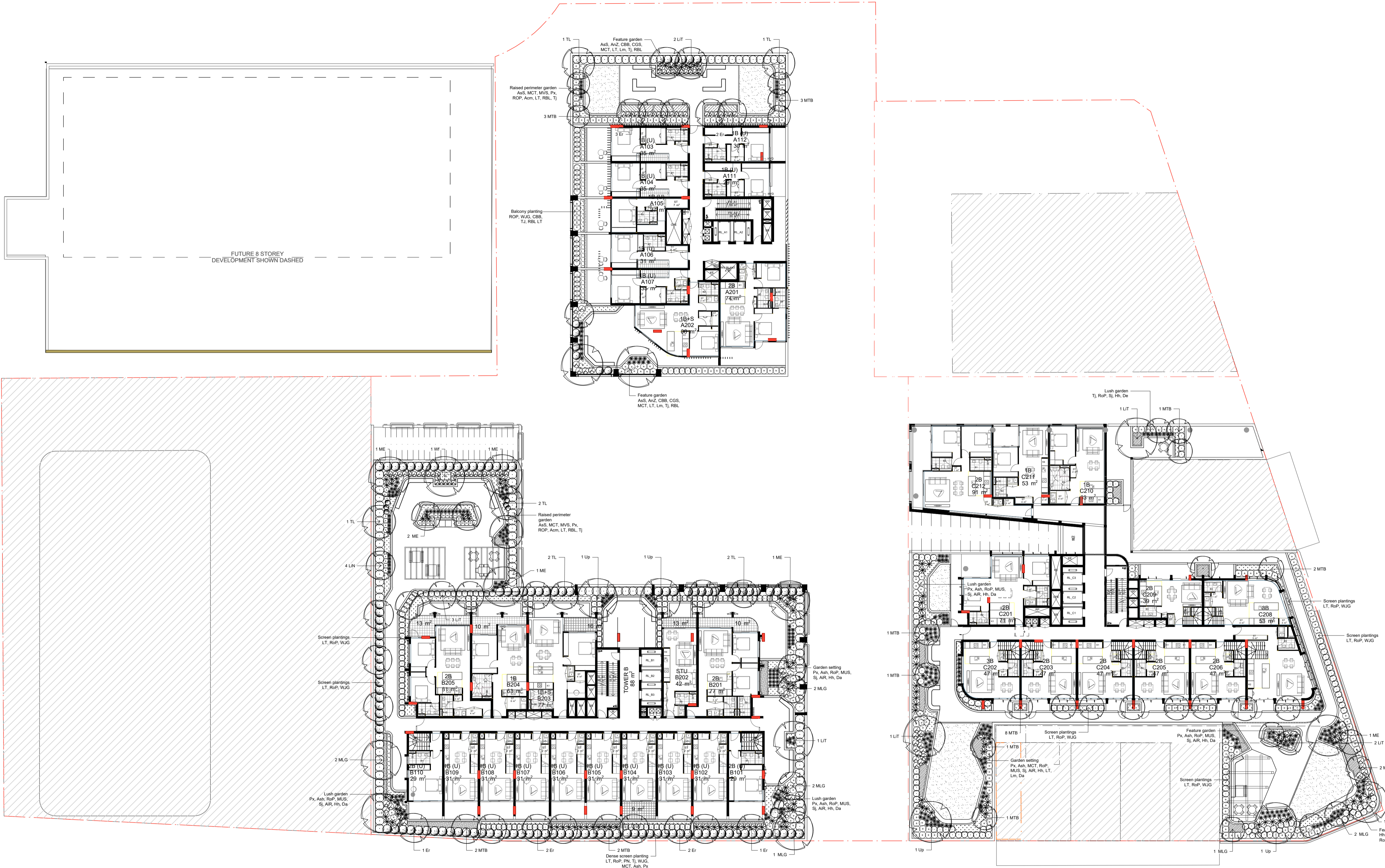


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**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Planting Plan**  
**Level 1**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number:  
SS17-3527  
Drawing Number:  
L-207 B  
Issue:



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND

- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall

- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2

- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary

Key Plan:

SITE IMAGE

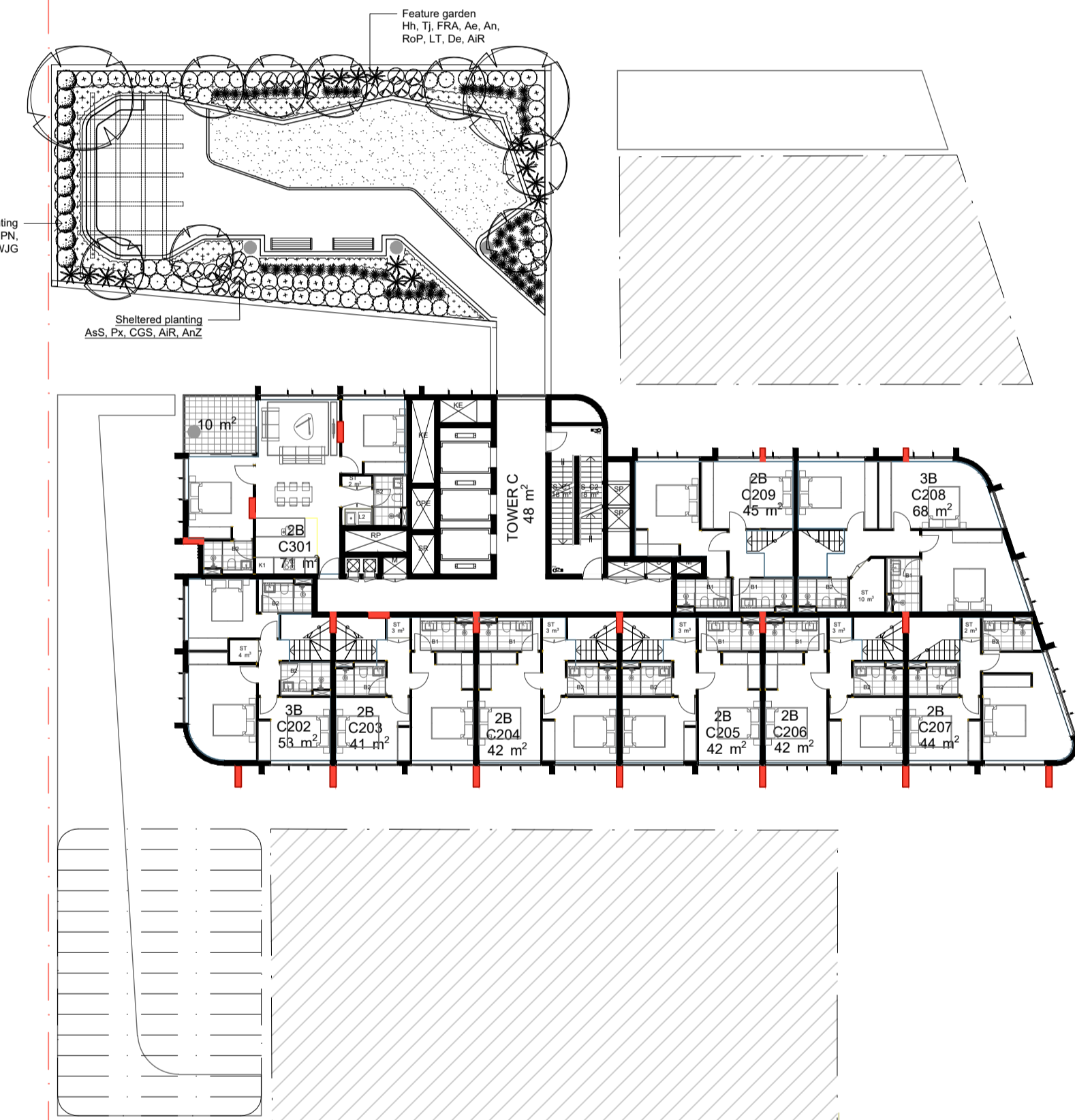


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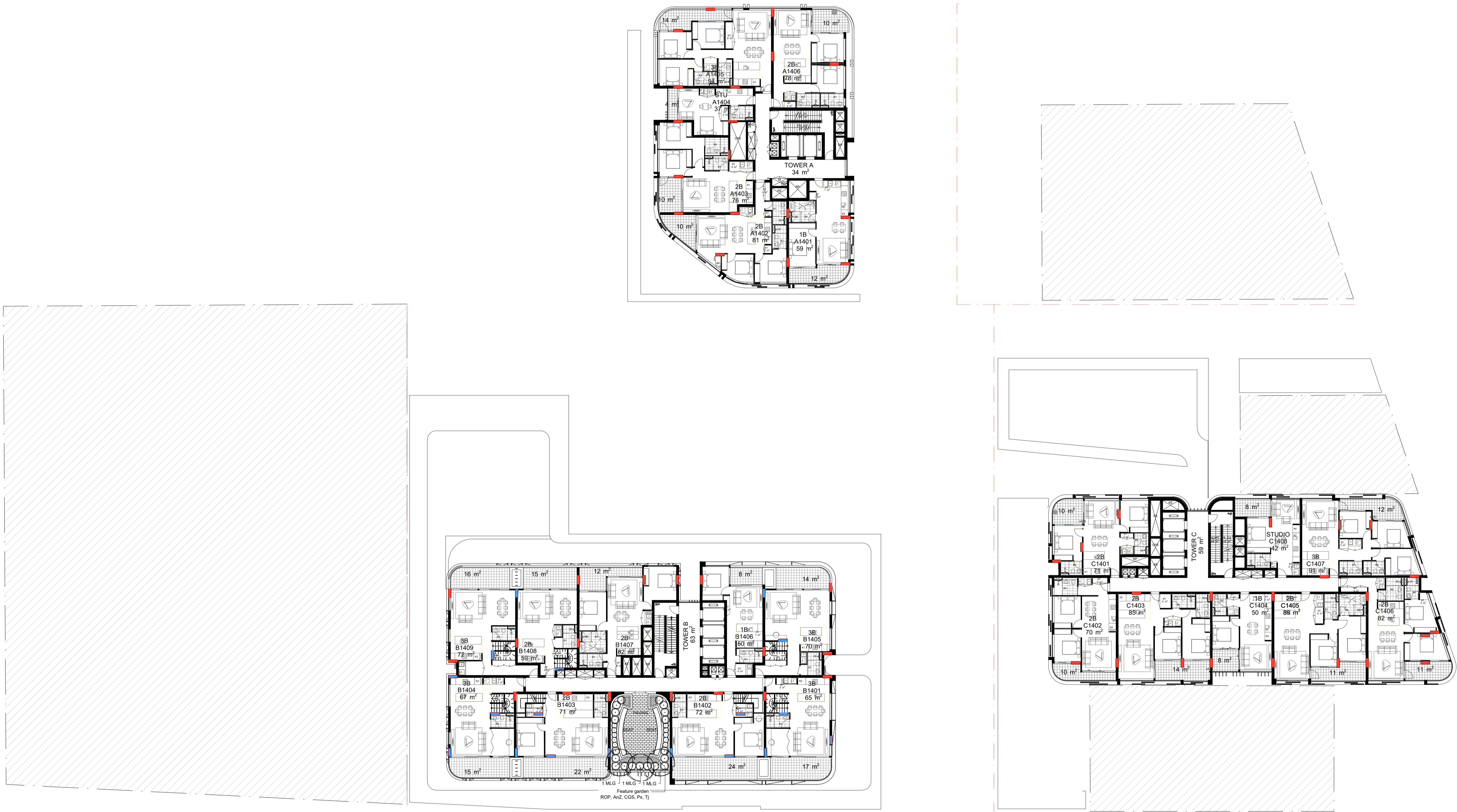
Client:  
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**Plus Architecture**  
Project:  
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**Broomfield Street Cabramatta**

Drawing Name:  
**Planting Plan**  
**Level 2**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS17-3527  
Drawing Number: L-209  
Issue: B



A1



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

#### LEGEND

- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall

- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2

- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary

Key Plan:

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Project:  
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**Broomfield Street Cabramatta**

Drawing Name:  
**Planting Plan**  
**Level 14**

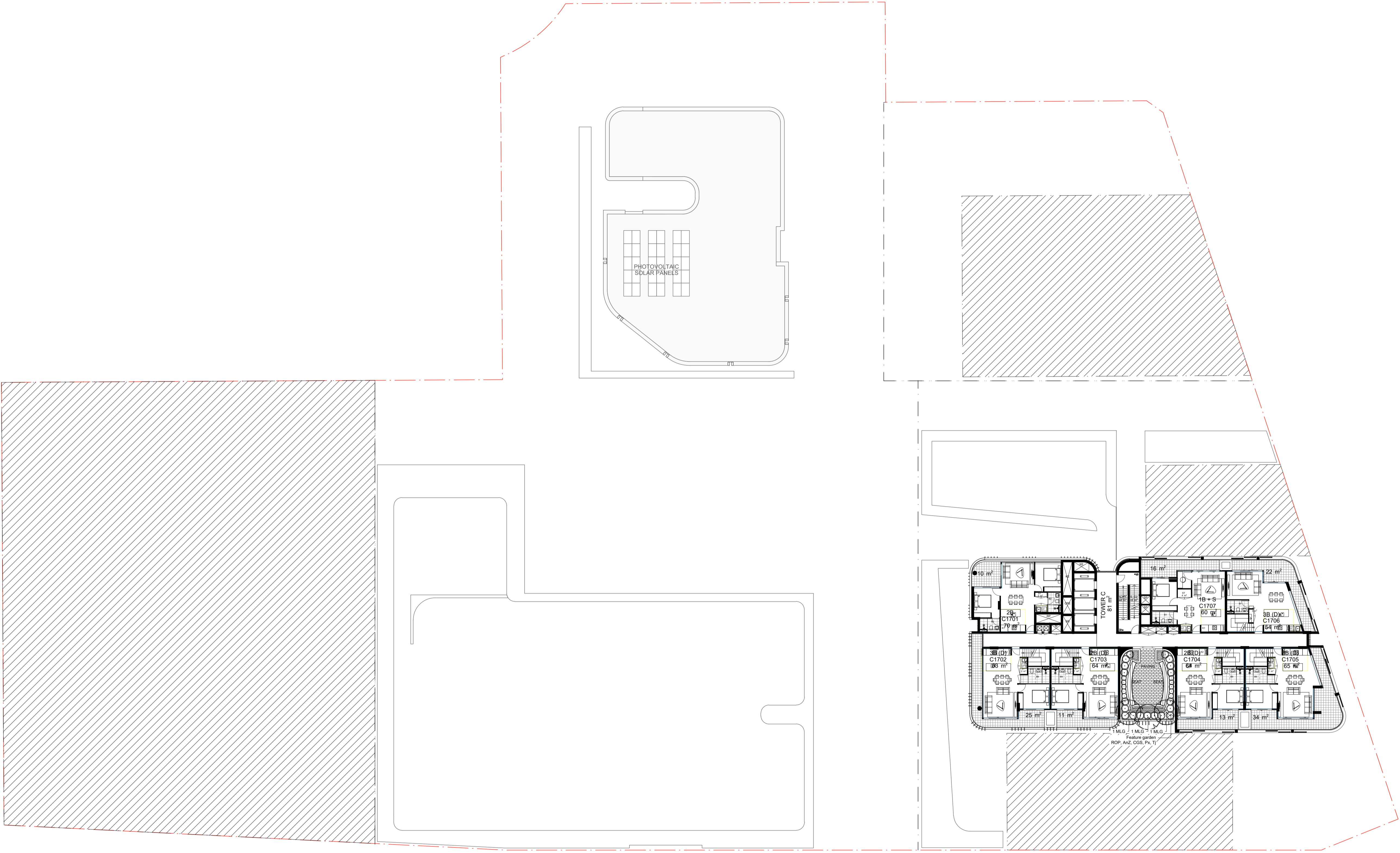
DEVELOPMENT APPLICATION

Scale: 1:250 @ A1  
Job Number:  
**SS17-3527**

Drawing Number:  
**L-214**

Sheet \_ of \_

B



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B Issue for DA  
A Issue for DA  
Issue Revision Description

NH RS 28.04.2023  
PD RS 14.04.2023  
Drawn Check Date

LEGEND

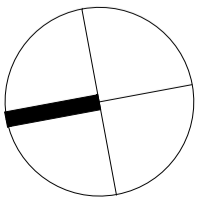
- Trees to be retained / Existing vegetation
- Proposed trees
- Proposed shrubs
- Proposed groundcovers
- Lawn
- Raised planter wall

- Loose furniture
- Loose furniture
- Inground water jet
- Feature seating wall
- Paving 1
- Paving 2

- Paving 3
- Paving 4
- Public domain paving
- Hanging lanterns
- Feature Artwork
- Feature paving inlay

- Soil depth
- Basement Outline
- Boundary

Key Plan:



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Client:  
**Moon Investments Pty Ltd**  
Architect  
**Plus Architecture**  
Project:  
**Cabramatta East Precinct**  
**Broomfield Street Cabramatta**

Drawing Name:  
**Planting Plan**  
**Level 17**

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS17-3527  
Drawing Number: L-216  
Issue: B

# SPECIFICATION NOTES

## GENERAL NOTES

### References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

### Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

### EARTHWORKS

#### Excavation, Trimming and Filling

Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

#### Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

### HARDWORKS

#### Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

#### Garden Walls, Fences, Steps, TGSi and Edging

Construct garden walls, fences, steps, TGSi and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

#### Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

### SOFTWORKS

#### Site Soil Testing

Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

#### Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

#### Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil

testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

### Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

### Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

### Plants

Supply plants in accordance with the landscape design drawings and schedules, which have 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/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

### Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

### Embankment Stabilisation

Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

### Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

### Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

### Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants >25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
- Advanced plants ≥100 lt: 3 off 50 x 50 x 2400mm.

### Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even

thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Species: *Stenotaphrum secundatum* Sir Walter Soft-leaf Buffalo.

### IRRIGATION

Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like. The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

### LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

### Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

### Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- Insect, disease and pest control** - Avoid spraying:
  - if ever possible;
  - in wet weather or if wet weather is imminent;
  - if target plants are still wet after rain;
  - in windy weather; and
  - if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,

- Results of application, and
- Use approval authority.
- Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
  - Product brand / manufacturer's name,
  - Fertiliser / product name,
  - Application quantity and rate, and
  - Date of application and location.
- Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

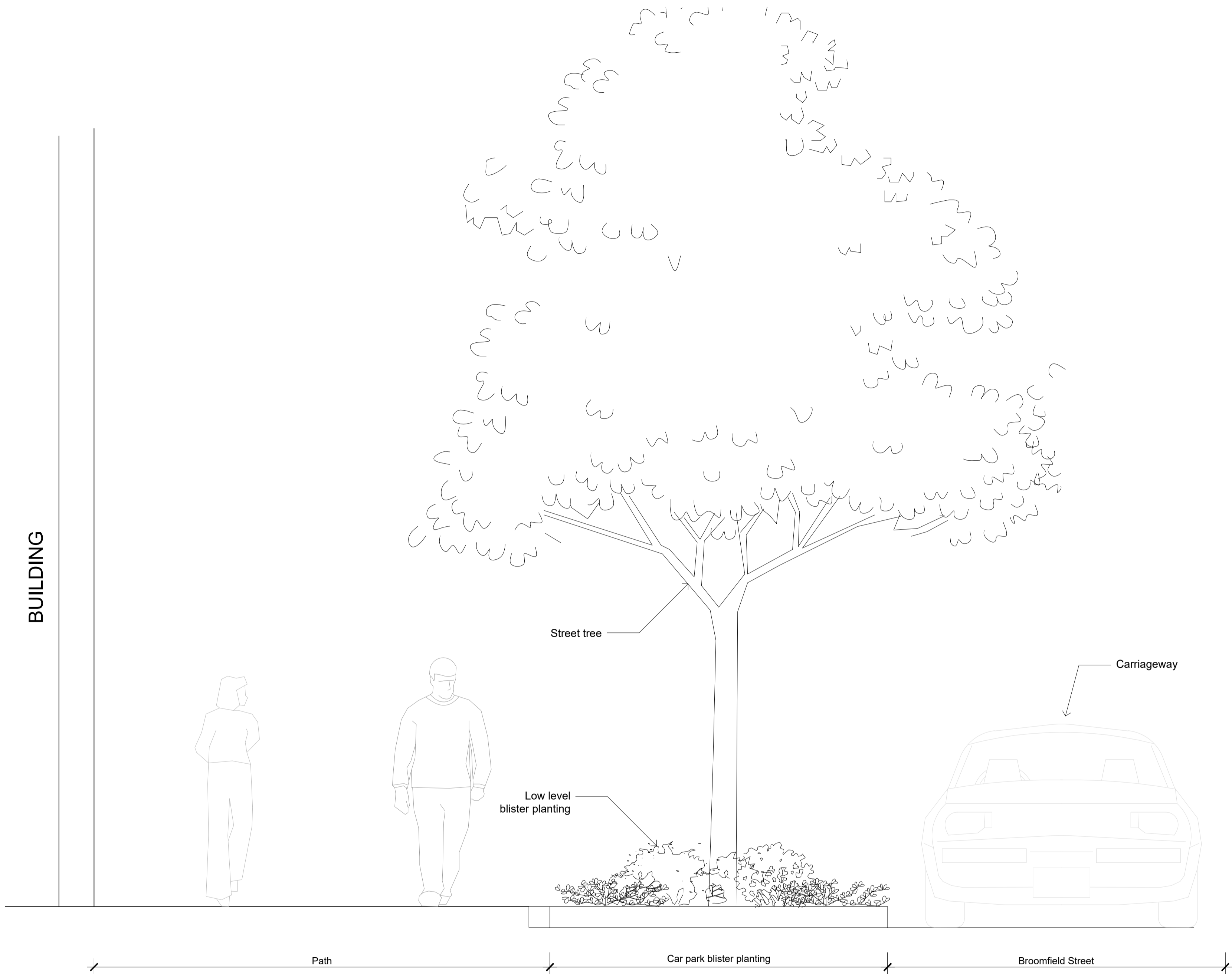
SS17-3527 Cabramatta East					
Plant schedule					
Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot size	Spacings

Trees					
Cm	<i>Corymbia maculata</i>	Spotted Gum	25 x 10	200L	As Shown
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	12 x 3	100L	As Shown
LiN	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	8 x 6	100L	As Shown
LiT	<i>Lagerstroemia</i> 'Tuscarora'	Tuscarora Crepe Myrtle	7 x 5	100L	As Shown
ME	<i>Magnolia</i> 'Exmouth	Bull Bay Magnolia	5 x 3	200L	As Shown
MLG	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia Little Gem	4 X 5	100L	As Shown
MTB	<i>Magnolia</i> 'Teddy Bear'	Teddy Bear magnolia	4 x 3	100L	As Shown
TL	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	9 x 5	100L	As Shown
Up	<i>Ulmus parvifolia</i>	Chinese Elm	13 x 10	200L	As Shown
Wf	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	15 x 7	200L	As Shown

Shrubs and Accents					
AsS	<i>Acmena smithi</i> 'Sublime'	Acmena Sublime	2.8 x 1.2	300mm	As Shown
AiR	<i>Alcantarea imperialis</i> 'Rubra'	Imperial Red Bromeliad	1.2 x 1.5	300mm	As Shown
AnZ	<i>Alpinia nutans</i> 'Zerumbet'	Dwarf ginger	1.5 x 1.5	45L	As Shown
An	<i>Asplenium nidus</i>	Bird's Nest Fern	1.0 x 1.0	300mm	As Shown
CBB	<i>Crassula</i> 'Bluebird'	Crassula	0.8 x 0.8	200mm	As Shown
CGS	<i>Ctenanthe</i> 'Grey Star'	Ctenanthe	1.5 x 0.8	300mm	As Shown
De	<i>Doryanthes excelsa</i>	Gynea Lily	1.8 x 2.0	200mm	As Shown
MCT	<i>Melaleuca</i> 'Clart Tops'	Claret Tops	1 x 1	300mm	As Shown
MVS	<i>Metrosiderous</i> 'Velvet Sky'	NZ Christmas Bush	2 x 1	300mm	As Shown
Px	<i>Phildendron xanadu</i>	Xanadu	0.8 x 0.8	300mm	As Shown
PMM	<i>Pittosporum</i> 'Miss Muffet'	Miss muffet pittosporum	0.8 x 0.6	200mm	As Shown
ROP	<i>Raphiolepis</i> 'Oriental Pearl'	Indian Hawthorn	1.5 x 1.2	300mm	As Shown
Sj	<i>Strelitzia juncea</i>	Leafless Bird of Paradise	1.2 x 0.6	300mm	As Shown
Sre	<i>Strelitzia reginae</i>	Bird of paradise	2.0 x 1.5	300mm	As Shown
WJG	<i>Westringia</i> 'Jervis Gem'	Coastal Rosemary	1.5 x 1.5	300mm	As Shown

Groundcovers					
Acm	<i>Arthropodium cirratum</i>	NZ Rock Lily	0.5 x 0.5	200mm	5/m2
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.4 x 0.2	150mm	5/m2
Da	<i>Dichondra argentea</i> 'Silver Falls'	Dichondra Silver Falls	0.1 x Spreading	150mm	5/m2
Hh	<i>Hedera helix</i>	English Ivy	0.3 x Spreading	150mm	5/m2
Lm	<i>Liriope muscari</i>	Liriope	0.4 x 0.5	150mm	5/m2
LT	<i>Lomandra 'Tanika'</i>	Lomandra	0.6 x 0.6	150mm	5/m2
RBL	<i>Rosmarinus</i> 'Blue Lagoon'	Prostrate Rosemary	0.3 x 0.8	150mm	5/m2
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.2 x 1.8	150mm	5/m2





01 Broomfield St. Carpark Blister Planting - Section  
502 1:20

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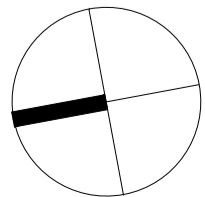
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B	Issue for DA
A	Issue for DA
Issue	Revision Description

NH	RS	28.04.2023
PD	RS	14.04.2023
Drawn	Check	Date

LEGEND

Key Plan:

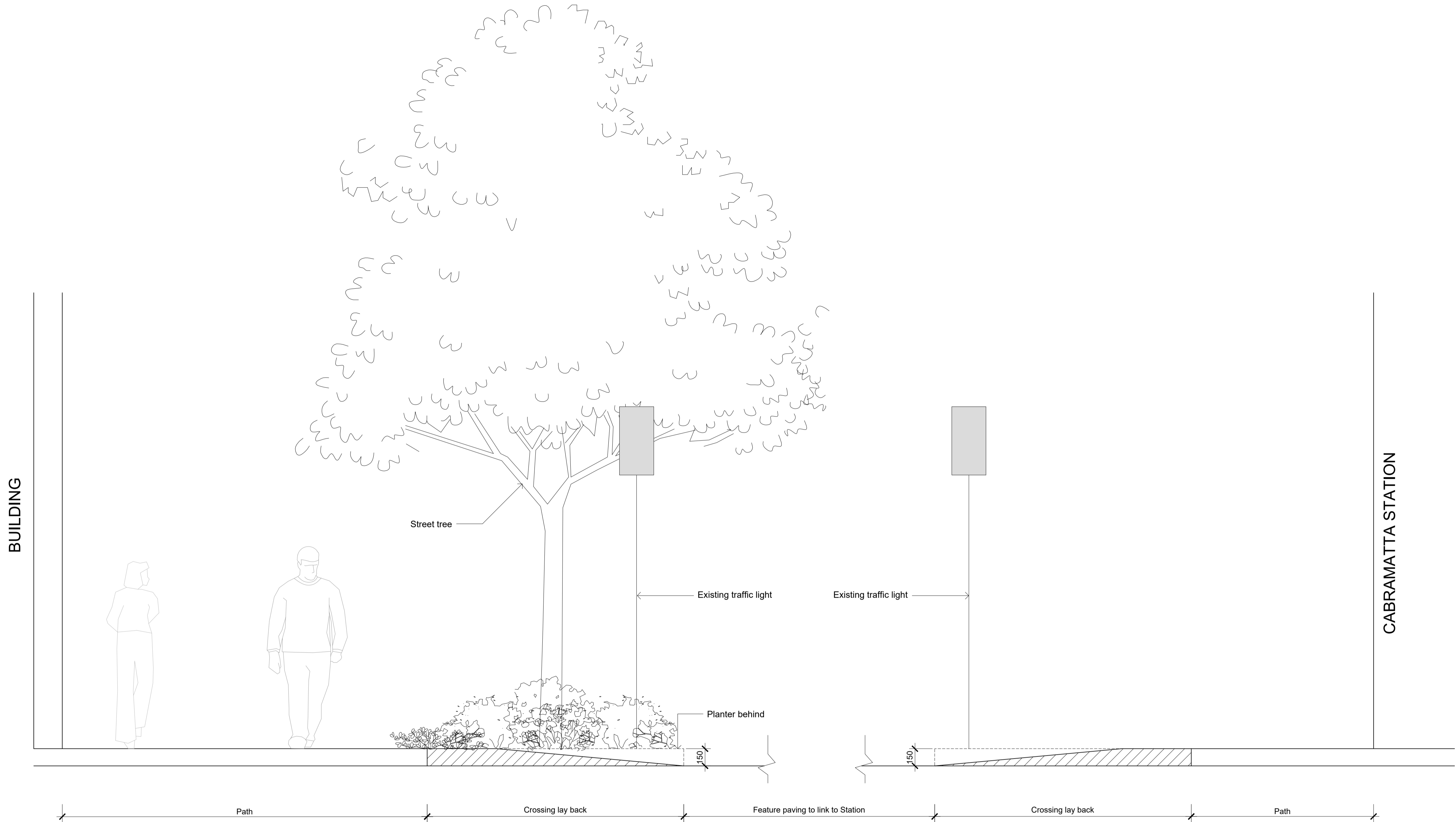


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Architect  
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Project:  
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**Broomfield Street Cabramatta**

Drawing Name:  
**Landscape details**  
2  
DEVELOPMENT APPLICATION  
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Job Number:  
**SS17-3527**  
Drawing Number:  
Issue:  
**502 B**



01 Broomfield St. crossing - Section  
503 1:20

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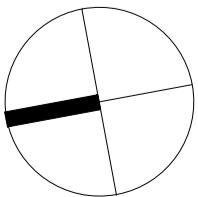
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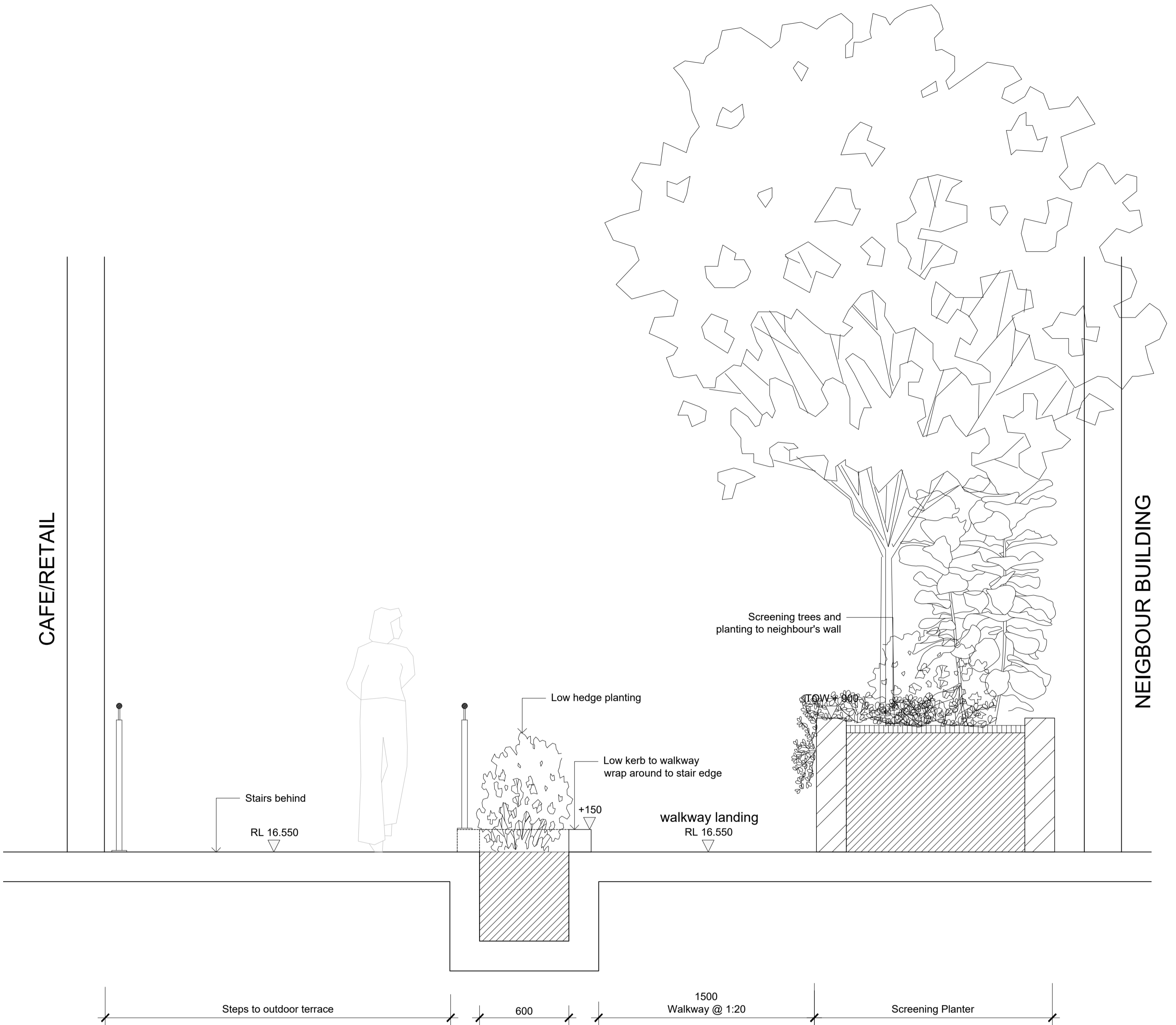
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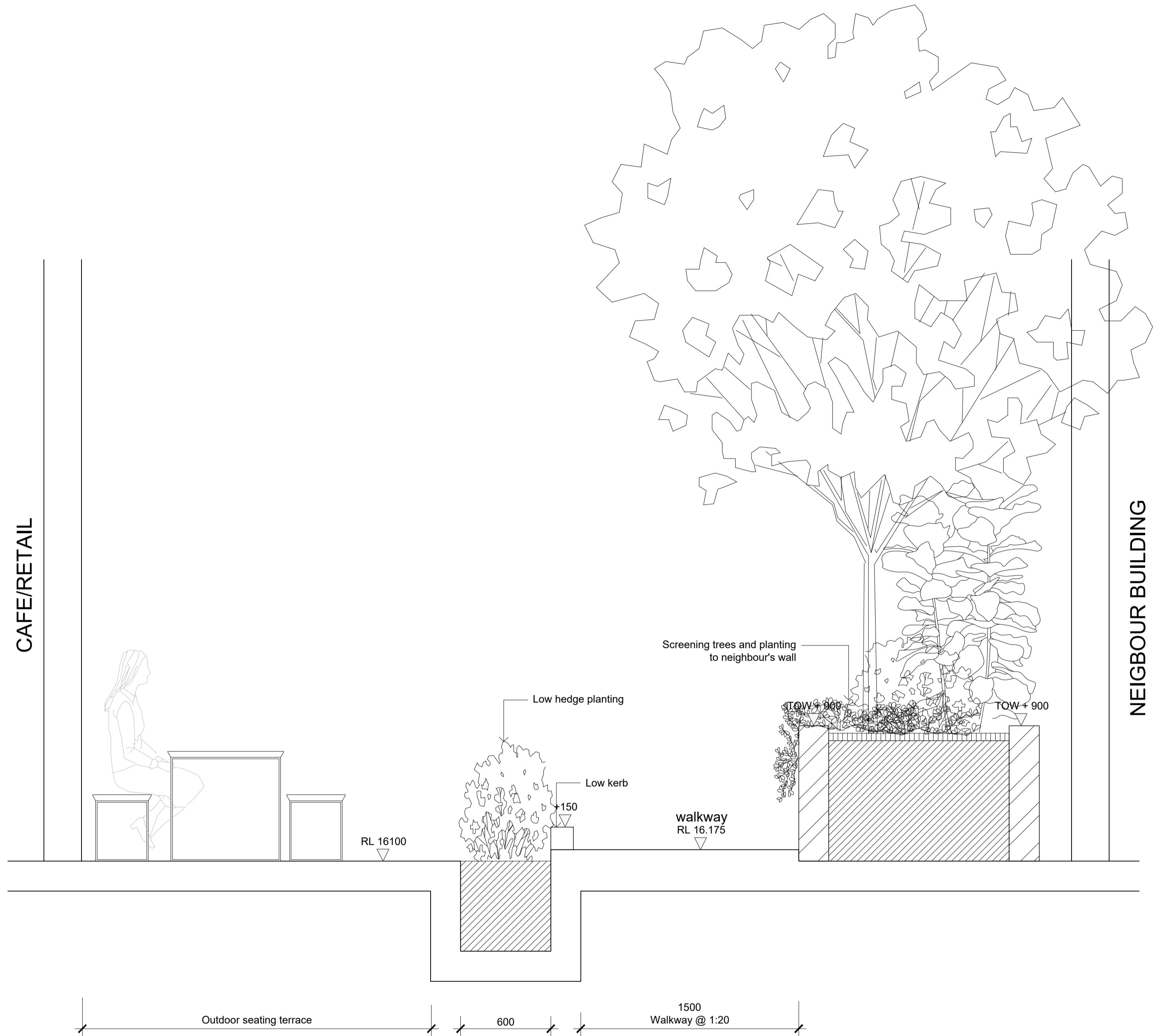
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3

DEVELOPMENT APPLICATION

Scale: as Shown  
Job Number: SS17-3527  
Drawing Number: 503  
Issue: B



01 Laneway to Cabramatta East Road - Section  
504 1:20



02 Laneway to Cabramatta East Road - Section  
504 1:20

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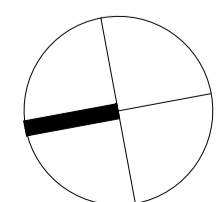
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4

Scale: as Shown  
Job Number: SS17-3527  
Drawing Number:  
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504 B



01  
505  
1:20  
Raised lawn and garden - Section

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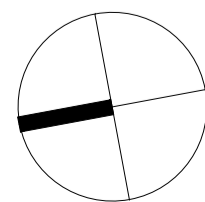
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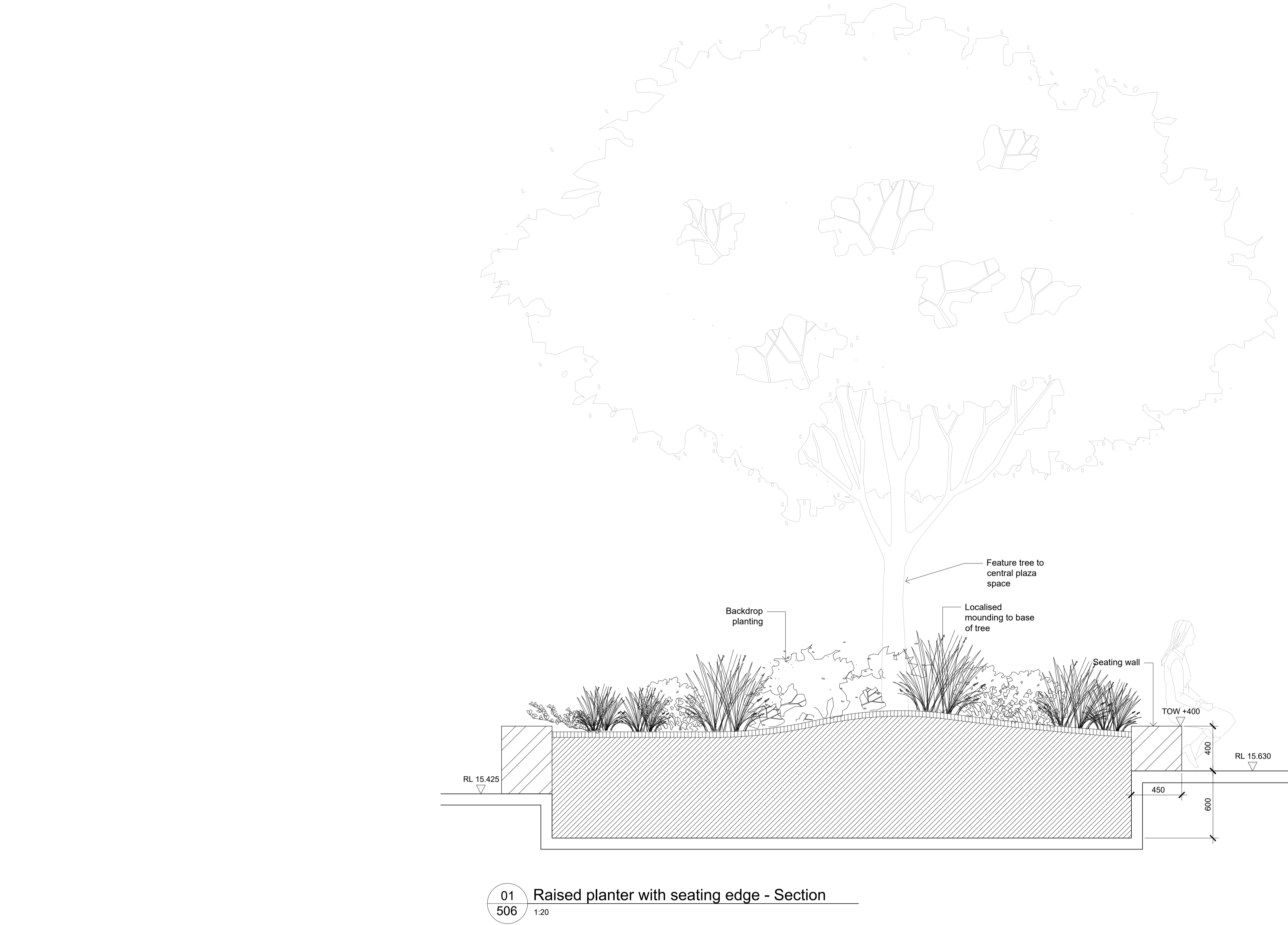


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**Landscape details**  
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DEVELOPMENT APPLICATION  
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Job Number: SS17-3527  
Drawing Number: 505  
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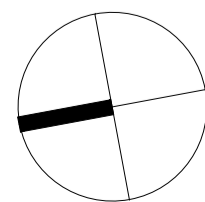
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**Landscape details**  
6  
Sheet \_ of \_  
**DEVELOPMENT APPLICATION**  
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Issue:  
506 B