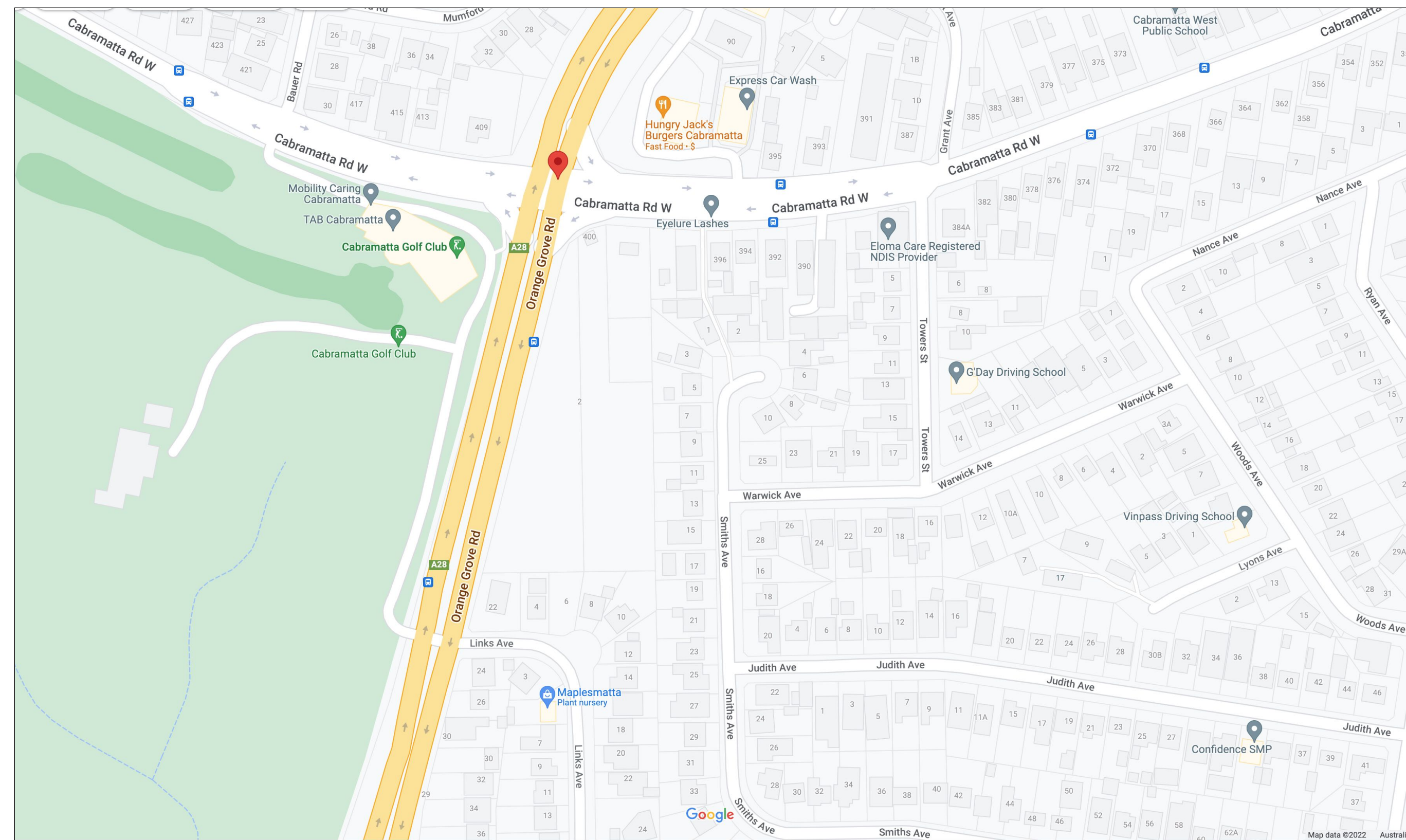


400-404 CABRAMATTA ROAD WEST, 2-18 ORANGE
GROVE ROAD AND 6 LINKS AVENUE,
CABRAMATTA NSW 2166

<u>SHEET NO.</u>	<u>SHEET TITLE</u>	<u>REVISION</u>	<u>DATE</u>
L/00	COVER SHEET	B	29.05.23
L/01	PROPOSED TREE RETENTION & REMOVAL PLAN	B	29.05.23
L/02	PROPOSED LANDSCAPE MASTER PLAN	B	29.05.23
L/03	PROPOSED LANDSCAPE MASTER PLAN	B	29.05.23
L/04	PROPOSED LANDSCAPE PLANTING PLAN	B	29.05.23
L/05	PROPOSED LANDSCAPE PLANTING PLAN	B	29.05.23
L/06	PROPOSED AREA CALCULATION PLAN	B	29.05.23
L/07	PROPOSED AREA CALCULATION PLAN	B	29.05.23
L/08	LANDSCAPE CONCEPT IMAGES	B	29.05.23
L/09	LANDSCAPE CONCEPT IMAGES	B	29.05.23
L/10	LANDSCAPE DETAILS	B	29.05.23
L/11	LANDSCAPE DETAILS	B	29.05.23
L/12	LANDSCAPE SPECIFICATION	B	29.05.23

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
<i>Boronia floribunda</i>	Pale Pink Boronia	168	5lt	1000	1000
<i>Brachychiton acerifolius</i>	Bottle Tree; Illawarra Flame Tree	19	100lt	5000	11000
<i>Callistemon 'Kings Park Special'</i>	Bottlebrush	36	75lt	5000	3500
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	26	25lt	2000	4000
<i>Correa alba</i>	Correa alba	68	5lt	1000	1000
<i>Dianella revoluta</i>	Blue Flax Lily	792	tube	700	700
<i>Dichondra repens</i>	Kidney Weed	508	tube	400	300
<i>Dodonea viscosa</i>	Purple Hop Bush	175	5lt	1500	3000
<i>Doranthus excelsa</i>	Gymea Lily	42	15lt	1500	1500
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	41	75lt	5000	8000
<i>Eucalyptus tereticornis</i>	Forest Red Gum	19	100lt	7000	17500
<i>Grevillea 'Bronze Rambler'</i>	Grevillea	8	5lt	1500	300
<i>Hardenbergia violacea</i>	Flase Sarsparilla	305	tube	900	400
<i>Indigofera australis</i>	Native Indigo	60	5lt	2000	2000
<i>Kennedia rubicunda</i>	Dusky Coral Pea	46	5lt	2000	2500
<i>Kunzea ambigua</i>	Tick Bush	25	25lt	1500	2000
<i>Lomandra longifolia</i>	Native Grass	395	tube	900	900
<i>Magnolia soulangeana</i>	Pink Magnolia	4	100lt	4000	5000
<i>Melaleuca lineariifolia</i>	Snow In Summer	43	100lt	5000	8000
<i>Pandorea pandorana</i>	Wonga Wonga Vine	95	5lt	1000	1000
<i>Philodendron 'Xanadu'</i>	Dwarf Philodendron	140	5lt	750	1000
<i>Photinia glabra 'Rubens'</i>	Photinia	171	5lt	1500	2500
<i>Poa labillardieri</i>	Tussock Grass	346	tube	900	900
<i>Prunus cerasifera 'Nigra'</i>	Purple Leaved Prunus	3	25lt	4000	5000
<i>Rhaphiolepis 'Oriental Pearl'</i>	Indian Hawthorn	13	5lt	1200	1000
<i>Syzygium 'Cascade'</i>	Dwarf Weeping Lillypilly	147	25lt	1500	3000
<i>Viburnum tinus</i>	Viburnum	43	25lt	1500	3000
<i>Viburnum tinus</i>	Viburnum	42	25lt	1500	3000
<i>Viola hederaceae</i>	Native Violets	549	tube	400	300
<i>Westringia fruticosa</i>	Coastal Rosemary	152	5lt	1000	1000



An aerial satellite view of a suburban area in Cabramatta, NSW, Australia. The image shows a mix of residential housing, green spaces, and infrastructure. A red pin is placed on Orange Grove Rd, just north of its intersection with Cabramatta Rd W. To the left of the road, the Cabramatta Golf Club is visible with its green fairways and sand traps. Several streets are labeled, including Cabramatta Rd W, Orange Grove Rd, Warwick Ave, Judith Ave, and Link Ave. Various landmarks and businesses are marked with icons and text, such as 'Huntley & Burgess Cabramatta Fast Food S', 'Express Car Wash', 'TAB Cabramatta', and 'Cabramatta Real Estate'. The overall scene depicts a typical Australian suburban neighborhood.

				Notes: 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work 2. Do not scale from drawings. 3. If in doubt contact Landscape Architect. 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects 5. This plan has been prepared for DA purposes only. 6. All Building Works shall be installed to Structural Engineers detail		 		Drawing: Cover Sheet Address: 400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta Project: Residential Development Client: Tcon Construction P/L		A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 T: (02) 9957 5122 E: design@atotalconcept.com.au www.atotalconcept.com.au 		Status  SCALE - NTS @ A1		Project No. Tcon	
B A	29/5/23 17/4/23	UPDATED TO NEW ARCHITECTURALS UPDATED FOR COUNCIL RFI	OC OC							Drawing No. Rev # L/00 B					
No.	Date	REVISION	By							OF 12					

LEGEND:

BOUNDARY

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

EXISTING TREE SRZ

EXISTING TREE TPZ

NOTE:

ALSO REFER ARBORIST REPORT

ORANGE GROVE ROAD

ORANGE GROVE ROAD

CABRAMATTA ROAD

LINKS AVE

LINKS AVENUE

NOTE:
REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGNICHE & ALEKSANDAR PROJECTS
REFER TO CIVIL DOCUMENTATION PREPARED BY ANACIVIL PTY LTD
REFER TOPOGRAPHICAL SURVEY PREPARED BY CHAMI & ASSOCIATES
REFER TO ARBORIST REPORT PREPARED BY URBAN FORESTRY AUSTRALIA PTY LTD

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No.	Date	REVISION	By
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
A	17/4/23	UPDATED FOR COUNCIL RFI	OC

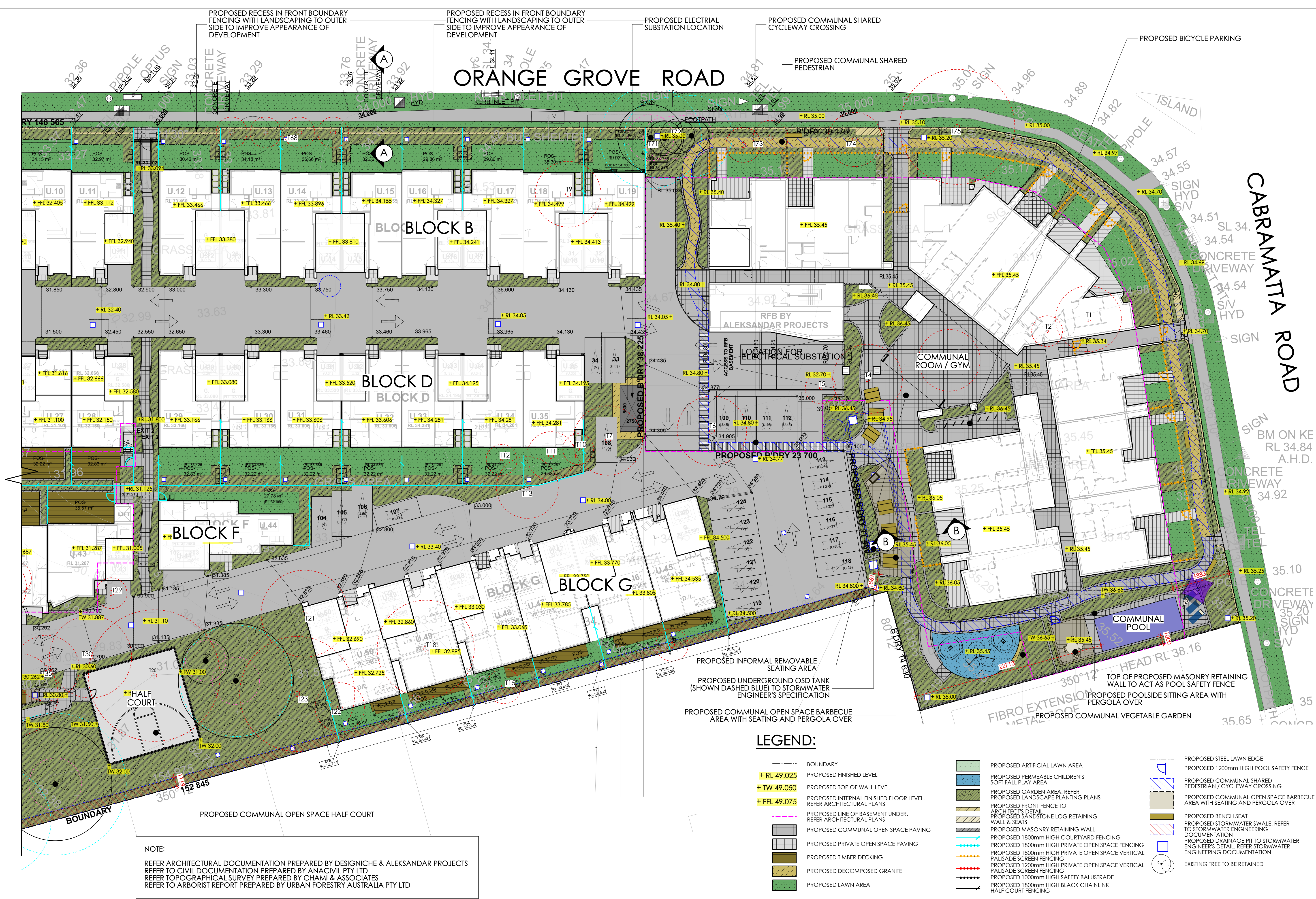
designiche
Building Designers

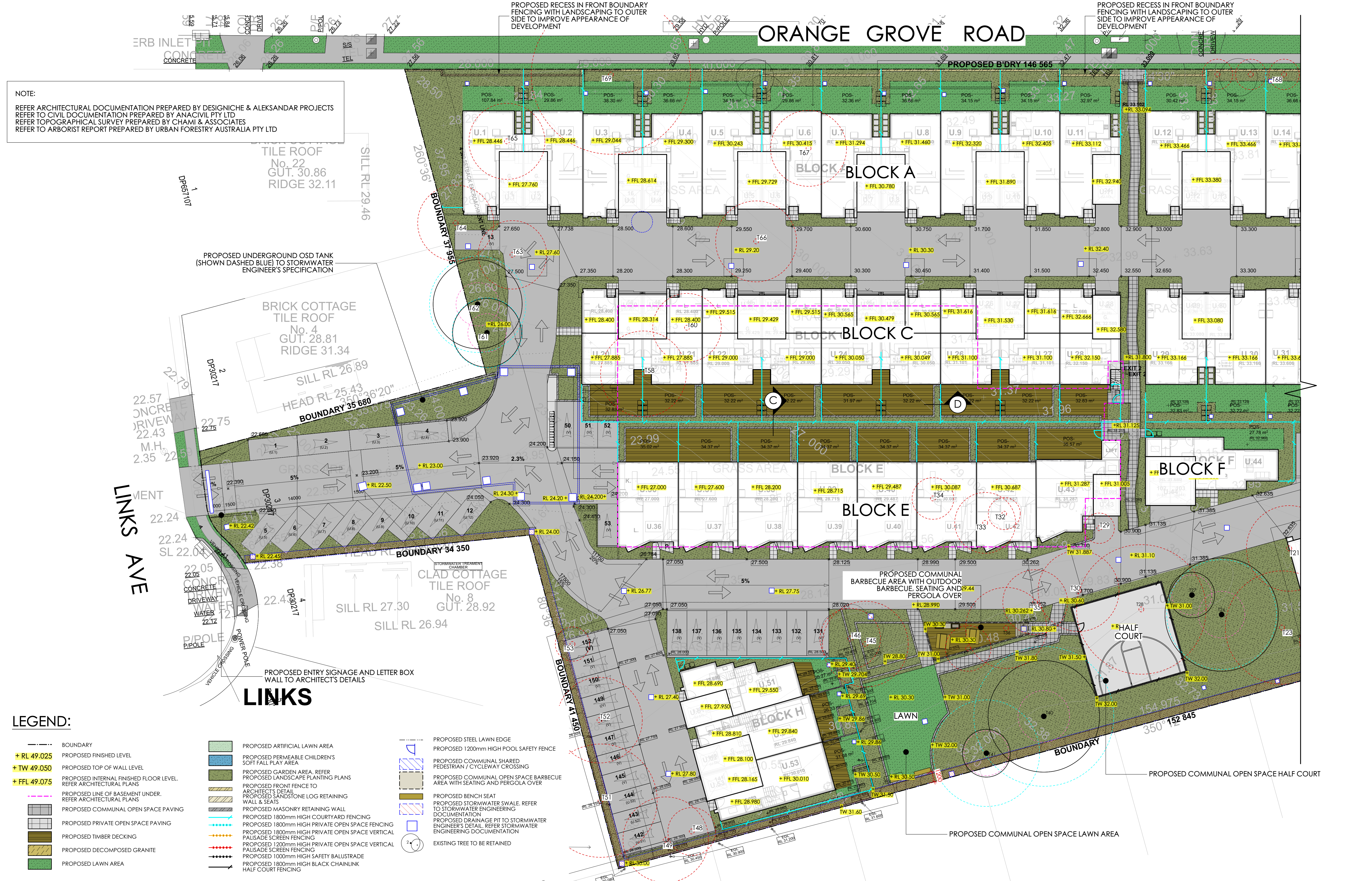
ALEKSANDAR
PROJECTS

Drawing:
Proposed Tree Retention & Removal Plan
Address:
400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6
Links Ave, Cabramatta
Project:
Residential Development
Client:
Tcon Construction P/L

A Total Concept Landscape Architects
& Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au
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a total concept
landscape architects & swimming pool designers

Status		Project No.	
SCALE - 1:300 @ A1		Tcon	
Drawn By	KR	Dwg Date:	13.12.22
Checked By	JRS	Plot Date:	13.12.22
CAD File Name	400 Cabramatta Road, Cabramatta - RPIA		
Drawing No.		Rev #	
L/01 B		OF 12	





NOTE:
REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGNICHE & ALEKSANDAR PROJECTS
REFER TO CIVIL DOCUMENTATION PREPARED BY ANACIVIL PTY LTD
REFER TOPOGRAPHICAL SURVEY PREPARED BY CHAMI & ASSOCIATES
REFER TO ARBORIST REPORT PREPARED BY URBAN FORESTRY AUSTRALIA PTY LTD

- LEGEND:**
- BOUNDARY
 - + RL 49.025 PROPOSED FINISHED LEVEL
 - + TW 49.050 PROPOSED TOP OF WALL LEVEL
 - + FFL 49.075 PROPOSED INTERNAL FINISHED FLOOR LEVEL. REFER ARCHITECTURAL PLANS
 - PROPOSED LINE OF BASEMENT UNDER. REFER ARCHITECTURAL PLANS
 - PROPOSED COMMUNAL OPEN SPACE PAVING
 - PROPOSED PRIVATE OPEN SPACE PAVING
 - PROPOSED TIMBER DECKING
 - PROPOSED DECOMPOSED GRANITE
 - PROPOSED LAWN AREA
 - PROPOSED ARTIFICIAL LAWN AREA
 - PROPOSED PERMEABLE CHILDREN'S SOFT FALL PLAY AREA
 - PROPOSED GARDEN AREA. REFER PROPOSED LANDSCAPE PLANTING PLANS
 - PROPOSED FRONT FENCE TO ARCHITECT'S DETAIL
 - PROPOSED SANDSTONE LOG RETAINING WALL & SEATS
 - PROPOSED MASONRY RETAINING WALL
 - PROPOSED 1800mm HIGH COURTYARD FENCING
 - PROPOSED 1800mm HIGH PRIVATE OPEN SPACE FENCING
 - PROPOSED 1800mm HIGH PRIVATE OPEN SPACE VERTICAL PALISADE SCREEN FENCING
 - PROPOSED 1200mm HIGH PRIVATE OPEN SPACE VERTICAL PALISADE SCREEN FENCING
 - PROPOSED 1000mm HIGH SAFETY BALUSTRADE
 - PROPOSED 1800mm HIGH BLACK CHAINLINK HALF COURT FENCING
 - PROPOSED STEEL LAWN EDGE
 - PROPOSED 1200mm HIGH POOL SAFETY FENCE
 - PROPOSED COMMUNAL SHARED PEDESTRIAN / CYCLEWAY CROSSING
 - PROPOSED COMMUNAL OPEN SPACE BARBECUE AREA WITH SEATING AND PERGOLA OVER
 - PROPOSED BENCH SEAT
 - PROPOSED STORMWATER SWALE. REFER TO STORMWATER ENGINEERING DOCUMENTATION
 - PROPOSED DRAINAGE PIT TO STORMWATER ENGINEER'S DETAIL. REFER STORMWATER ENGINEERING DOCUMENTATION
 - EXISTING TREE TO BE RETAINED

Notes:			
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B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
A	17/4/23	UPDATED FOR COUNCIL RFI	OC
No.	Date	REVISION	By

Drawing:
Proposed Landscape Master Plan

Address:
400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta

Project:
Residential Development

Client:
Tcon Construction P/L

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

Status

SCALE - 1:200 @ A1

Drawn By | KR Dwg Date: | 13.12.22

Checked By | JRS Plot Date: | 13.12.22

CAD File Name | 400 Cabramatta Road, Cabramatta - RPIA.dwg

Project No.

Tcon

Drawing No.

L/03 B

Rev #

OF 12



NOTE:
REFER TO DWG L/00 COVER SHEET FOR PLANTING SCHEDULE

NOTE:
REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGNICHE & ALEKSANDAR PROJECTS
REFER TO CIVIL DOCUMENTATION PREPARED BY ANACIVIL PTY LTD
REFER TOPOGRAPHICAL SURVEY PREPARED BY CHAMI & ASSOCIATES
REFER TO ARBORIST REPORT PREPARED BY URBAN FORESTRY AUSTRALIA PTY LTD



NOTE:
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- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

designniche
Building Designers

ALEKSANDAR
PROJECTS

Drawing:

Proposed Landscape Planting Plan

Address:

400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6
Links Ave, Cabramatta

Project:

Residential Development

Client:

Tcon Construction P/L

A Total Concept Landscape Architects
& Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

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landscape architects & swimming pool designers

Status

SCALE - 1:200 @ A1

Drawn By

KR

Dwg Date

13.12.22

Checked By

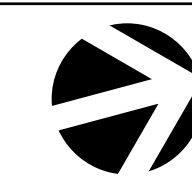
JRS

Plot Date

13.12.22

CAD File Name

400 Cabramatta Road,
Cabramatta - RPIA
Landscape



Project No.

Tcon

Drawing No.

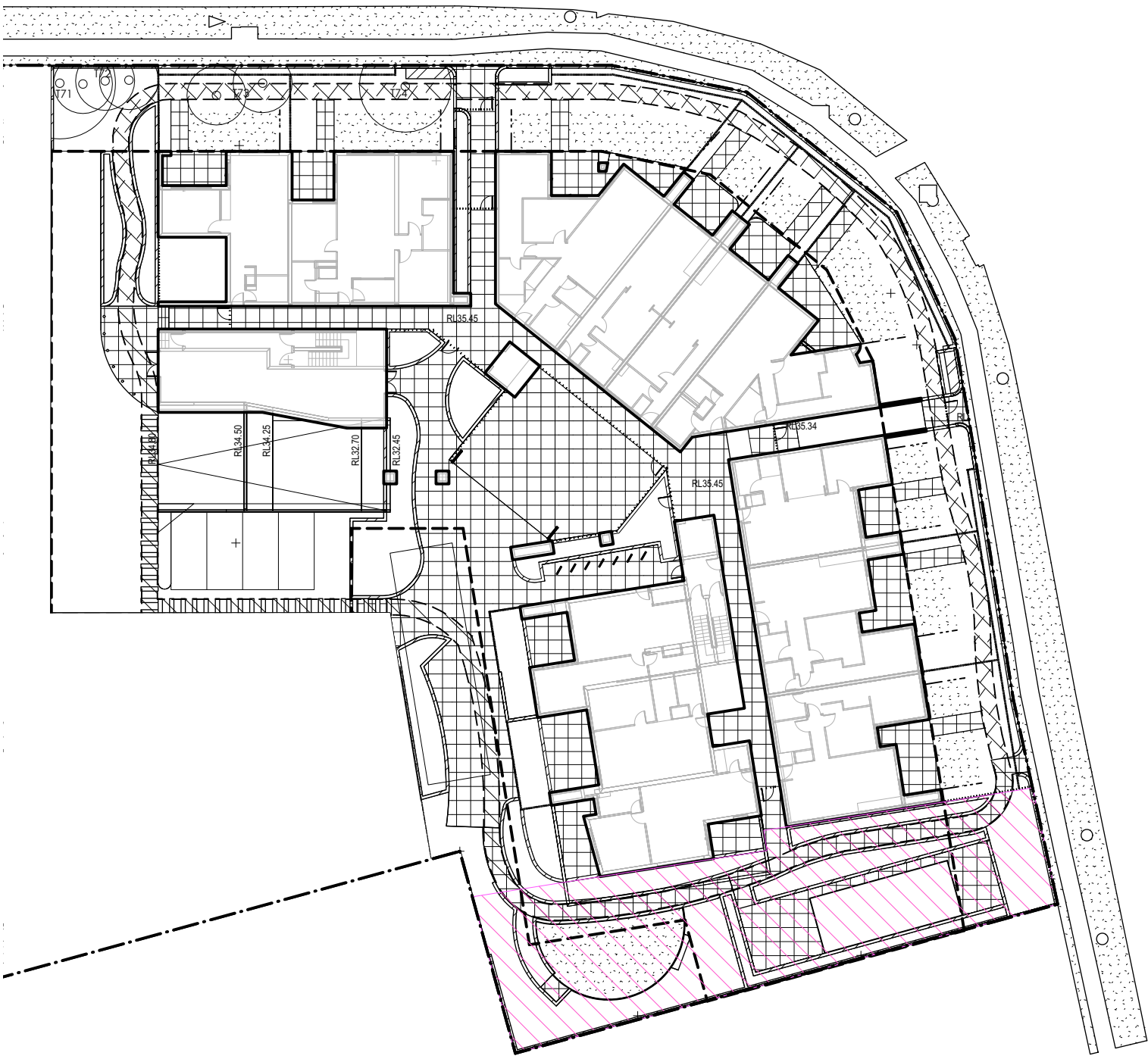
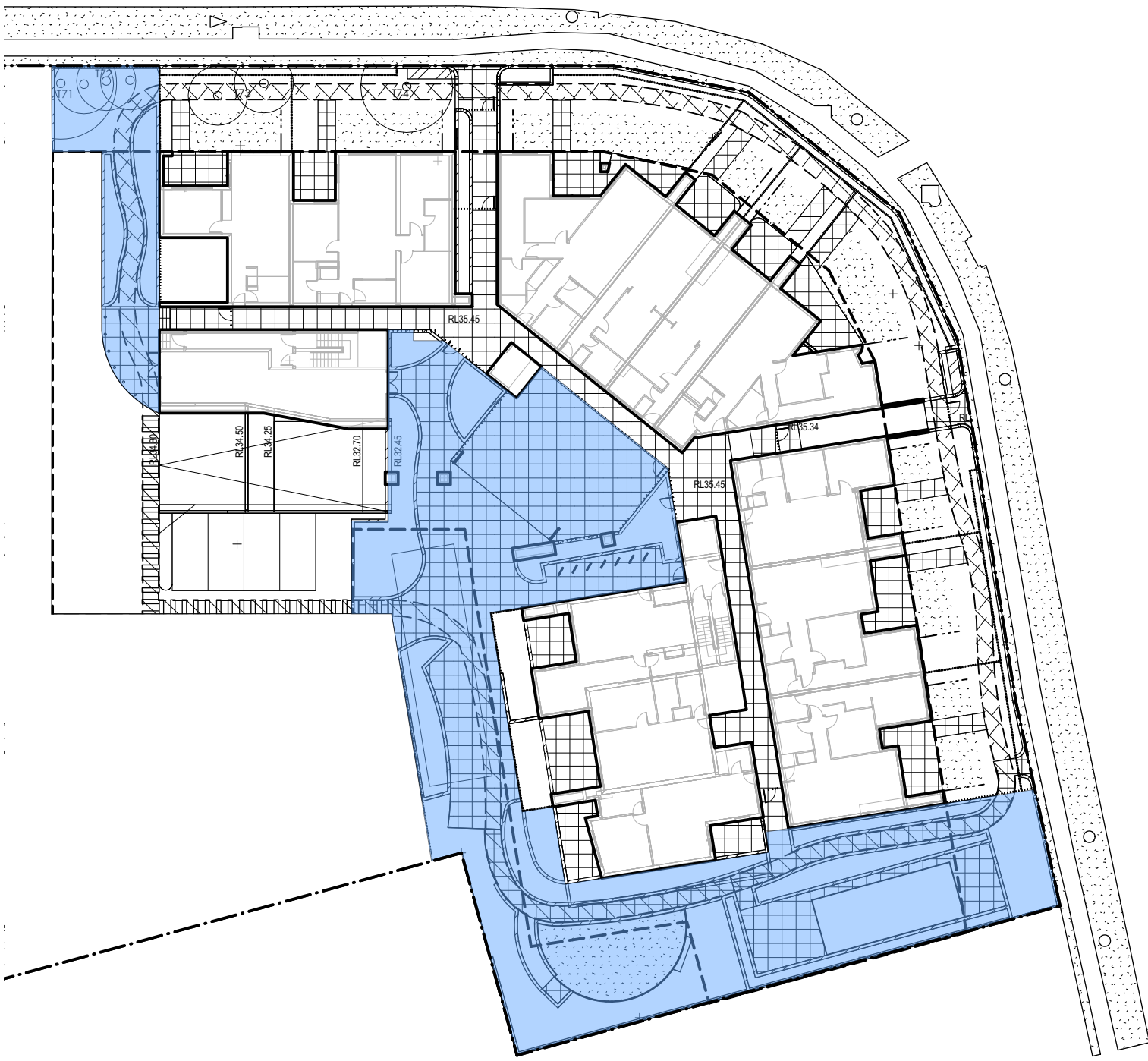
Rev #

L/05 B
OF 12

LEGEND

- BOUNDARY LINE
- LINE OF BASEMENT
- PROPOSED DEEP SOIL ZONE AREA
- PROPOSED COMMUNAL OPEN SPACE AREA
- ADDITIONAL PROPOSED DEEP SOIL ZONE AREA
- PROPOSED PRINCIPLE USUABLE OPEN SPACE

ADG COMPLIANCE TABLE		
SITE AREA AS SURVEYED - 3389.4 sq.		
COMMUNAL OPEN SPACE (COS) AREA		
MINIMUM COS AREA	847.4 sqm (25% OF SITE)	N/A
PROPOSED COS AREA	957.7 sqm (28.3% OF SITE)	YES
DEEP SOIL ZONE AREA		
MINIMUM DEEP SOIL ZONE AREA	237.3 sqm (7% OF SITE)	N/A
PROPOSED DEEP SOIL ZONE AREA	571.8 sqm (16.9% OF SITE)	YES
PROPOSED PRINCIPLE USUABLE OPEN SPACE	386.8 sqm (11.4% OF SITE)	N/A



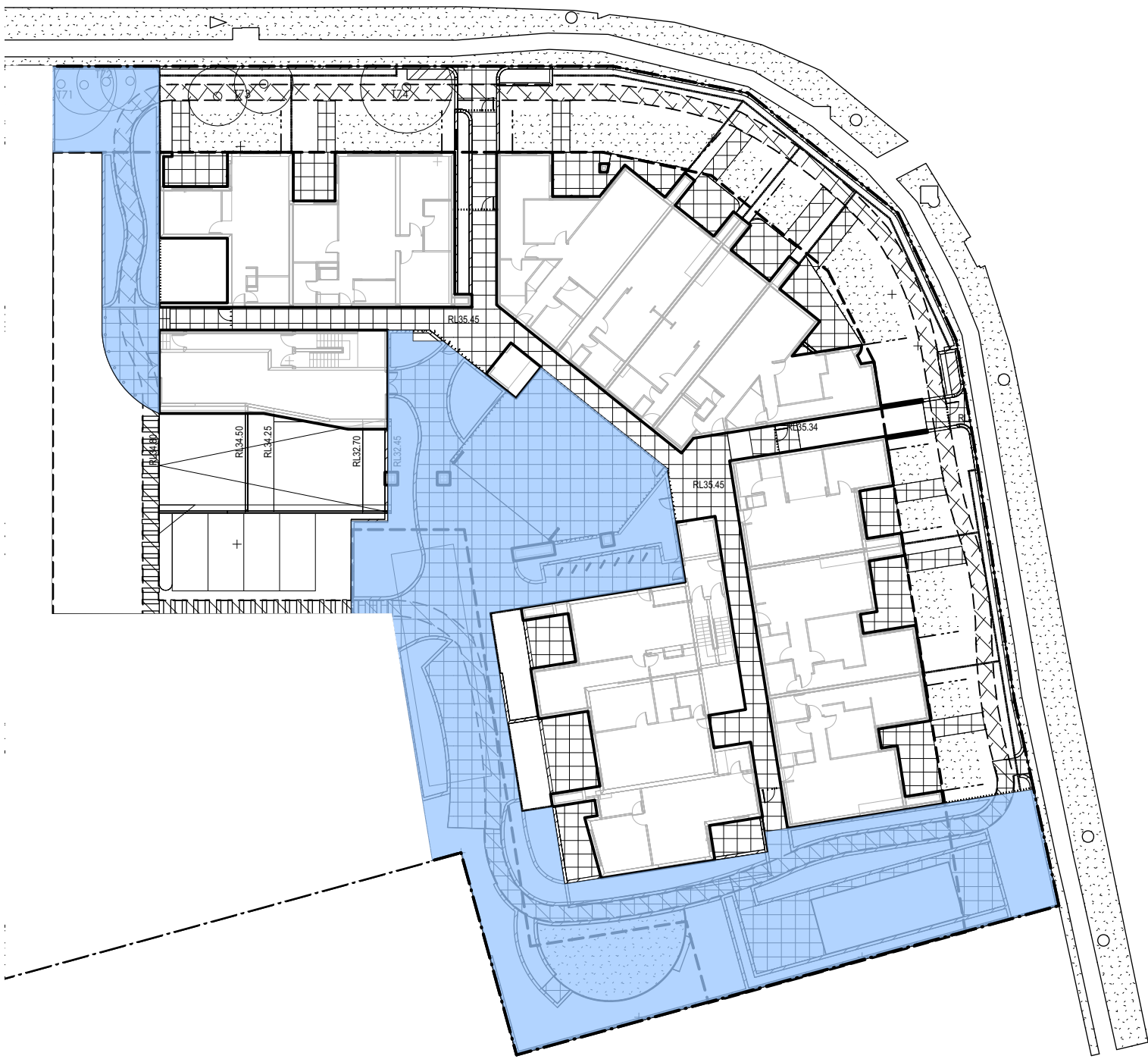
PROPOSED ADG COMMUNAL OPEN SPACE CALCULATIONS PLAN PROPOSED PRINCIPLE USUABLE OPEN SPACE CALCULATIONS PLAN PROPOSED ADG DEEP SOIL CALCULATIONS PLAN

LEGEND

- BOUNDARY LINE
- LINE OF BASEMENT
- PROPOSED DEEP SOIL ZONE AREA
- PROPOSED COMMUNAL OPEN SPACE AREA
- ADDITIONAL PROPOSED DEEP SOIL ZONE AREA

FAIRFIELD CITY COUNCIL DCP COMPLIANCE TABLE		
SITE AREA AS SURVEYED - 3389.4 sq.		
COMMUNAL OPEN SPACE (COS) AREA		
MINIMUM COS AREA	847.4 sqm (25% OF SITE)	N/A
PROPOSED COS AREA	957.7 sqm (28.3% OF SITE)	YES
DEEP SOIL ZONE AREA		
MINIMUM DEEP SOIL ZONE AREA	239.4 sqm (25% OF COS)	N/A
PROPOSED COS DEEP SOIL ZONE AREA	218.5 sqm (22.8% OF COS)	NO
PROPOSED ADDITIONAL DEEP SOIL AREA	481.7 sqm (14.2% of SITE)	N/A
TOTAL DEEP SOIL AREA	700.1 sqm (20.6% OF SITE)	N/A

NOTE:
REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGNICHE & ALEKSANDAR PROJECTS
REFER TO CIVIL DOCUMENTATION PREPARED BY ANACIVIL PTY LTD
REFER TOPOGRAPHICAL SURVEY PREPARED BY CHAMI & ASSOCIATES
REFER TO ARBORIST REPORT PREPARED BY URBAN FORESTRY AUSTRALIA PTY LTD



PROPOSED DCP COMMUNAL OPEN SPACE CALCULATIONS PLAN PROPOSED DCP DEEP SOIL CALCULATIONS PLAN

PROPOSED ADDITIONAL
DEEP SOIL ZONE AREA

PROPOSED DEEP SOIL
ZONE AREA WITHIN
COMMUNAL OPEN
SPACE AREA

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B	29/5/23	UPDATED TO NEW ARCHITECTURALS		OC		
A	17/4/23	UPDATED FOR COUNCIL RFI		OC		
No.	Date	REVISION		By		

designiche
Building Designers

ALEKSANDAR
PROJECTS

Drawing:
Proposed Area Calculation Plan - RFB
Address:
400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave., Cabramatta
Project:
Residential Development
Client:
Tcon Construction P/L

A Total Concept Landscape Architects
& Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au
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landscape architects & swimming pool designers

Status
SCALE - 1:200 @ A1
Drawn By | KR
Checked By | JRS
CAD File Name | 400 Cabramatta Road, Cabramatta - RFI A
Dwg Date: | 13.12.22
Plot Date: | 13.12.22

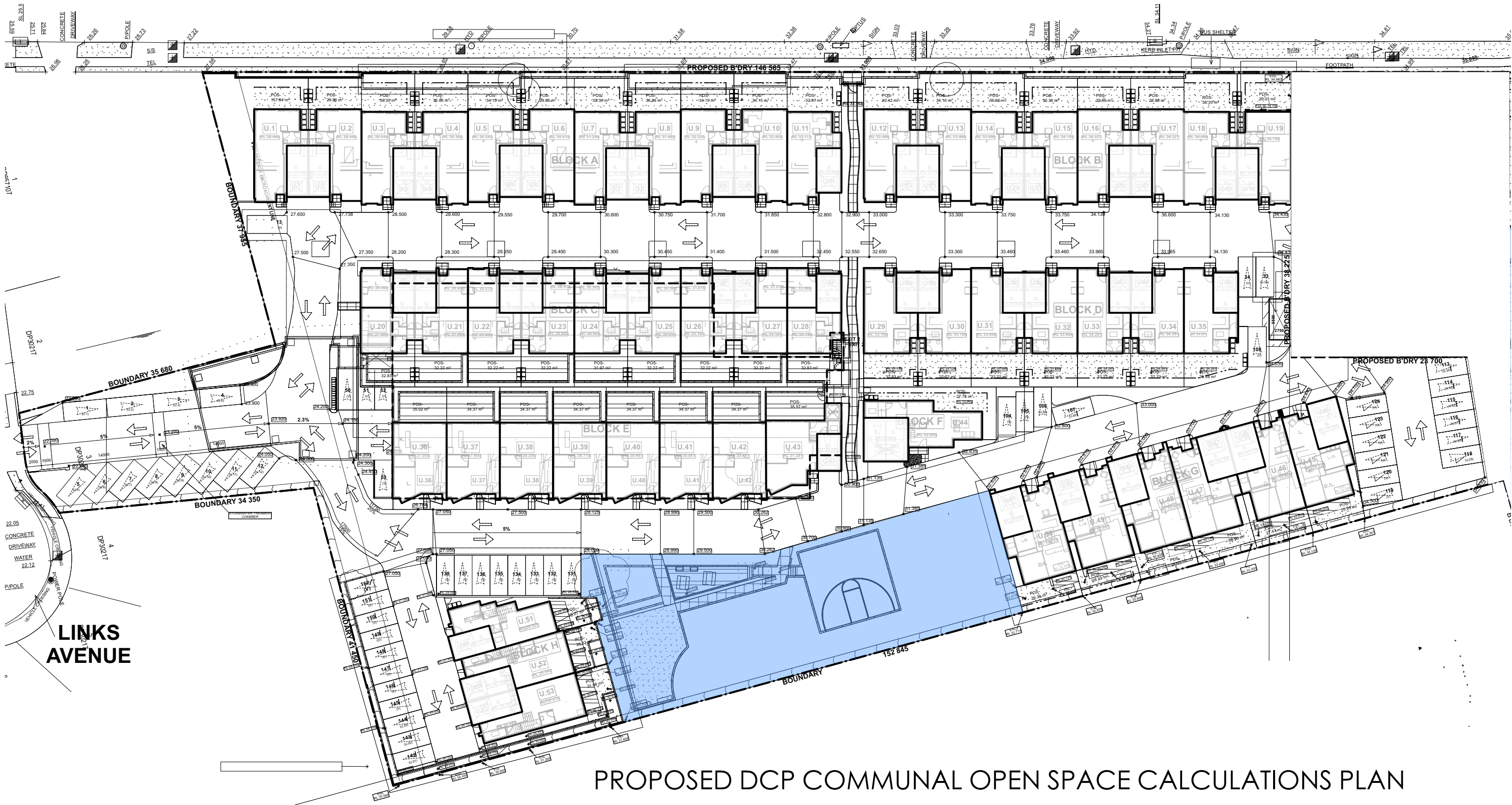
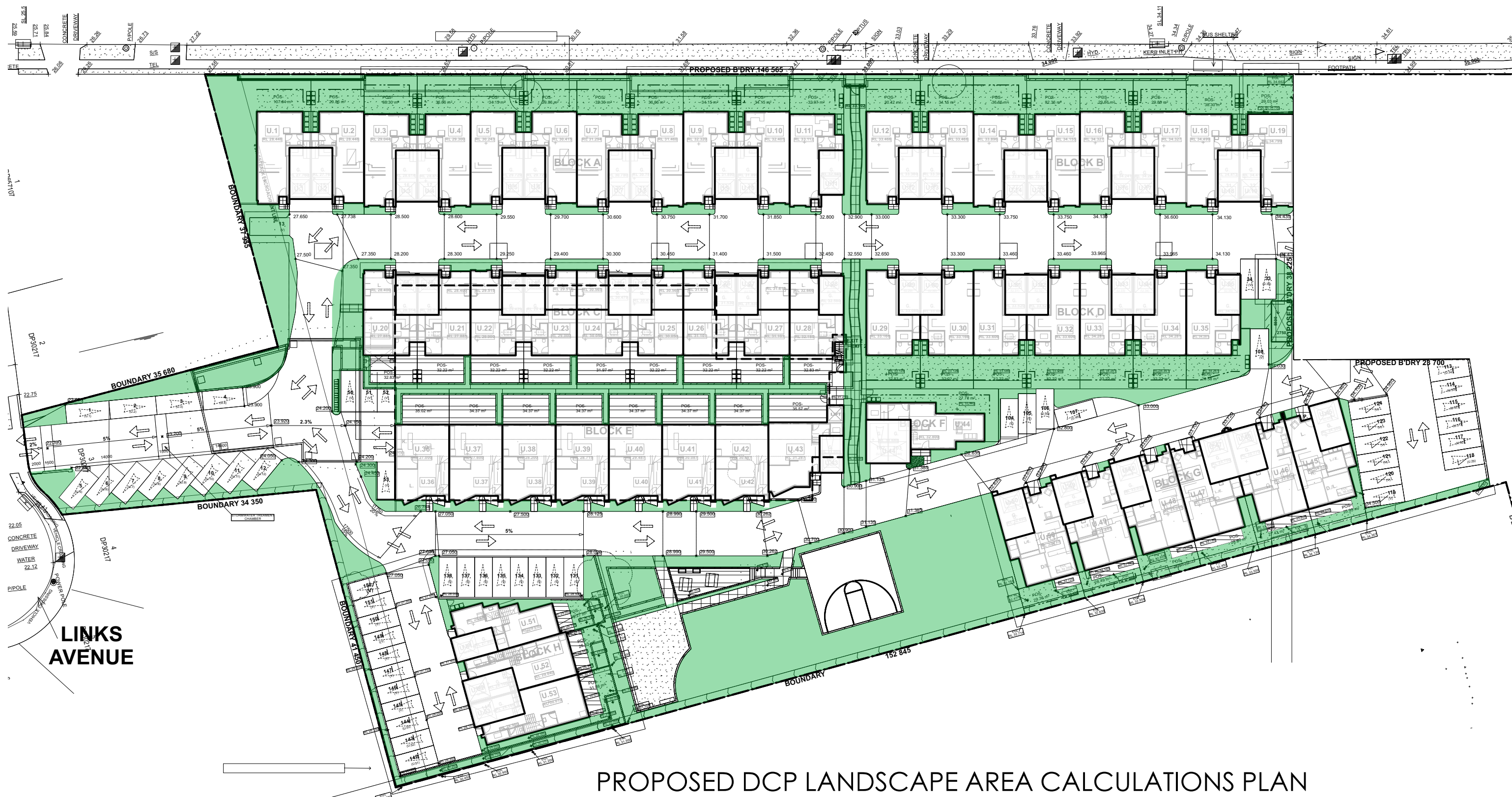


Project No.
Tcon
Drawing No. Rev #
L/06 B
OF 12

LEGEND

- BOUNDARY LINE
- LINE OF BASEMENT
- PROPOSED LANDSCAPE AREA AREA
- PROPOSED COMMUNAL OPEN SPACE AREA

FAIRFIELD CITY COUNCIL DCP COMPLIANCE TABLE		
SITE AREA AS SURVEYED - 11962.8 sq.		
COMMUNAL OPEN SPACE (COS) AREA		
MINIMUM COS AREA	1020.0 sqm	N/A
PROPOSED COS AREA	1020.0 sqm	YES
LANDSCAPE AREA		
MINIMUM LANDSCAPE AREA	3588.8 sqm (30% OF SITE)	N/A
PROPOSED LANDSCAPE AREA	3156.4 sqm (26.4% OF SITE)	NO



NOTE:
REFER ARCHITECTURAL DOCUMENTATION PREPARED BY DESIGNICHE & ALEKSANDAR PROJECTS
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No.	Date	REVISION	By
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
A	17/4/23	UPDATED FOR COUNCIL RFI	OC

designiche
Building Designers

ALEKSANDAR
PROJECTS

Drawing:
Proposed Area Calculation Plan - Townhouses
Address:
400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6
Links Ave, Cabramatta
Project:
Residential Development
Client:
Tcon Construction P/L

A Total Concept Landscape Architects
& Swimming Pool Designers
65 West Street, North Sydney NSW 2060
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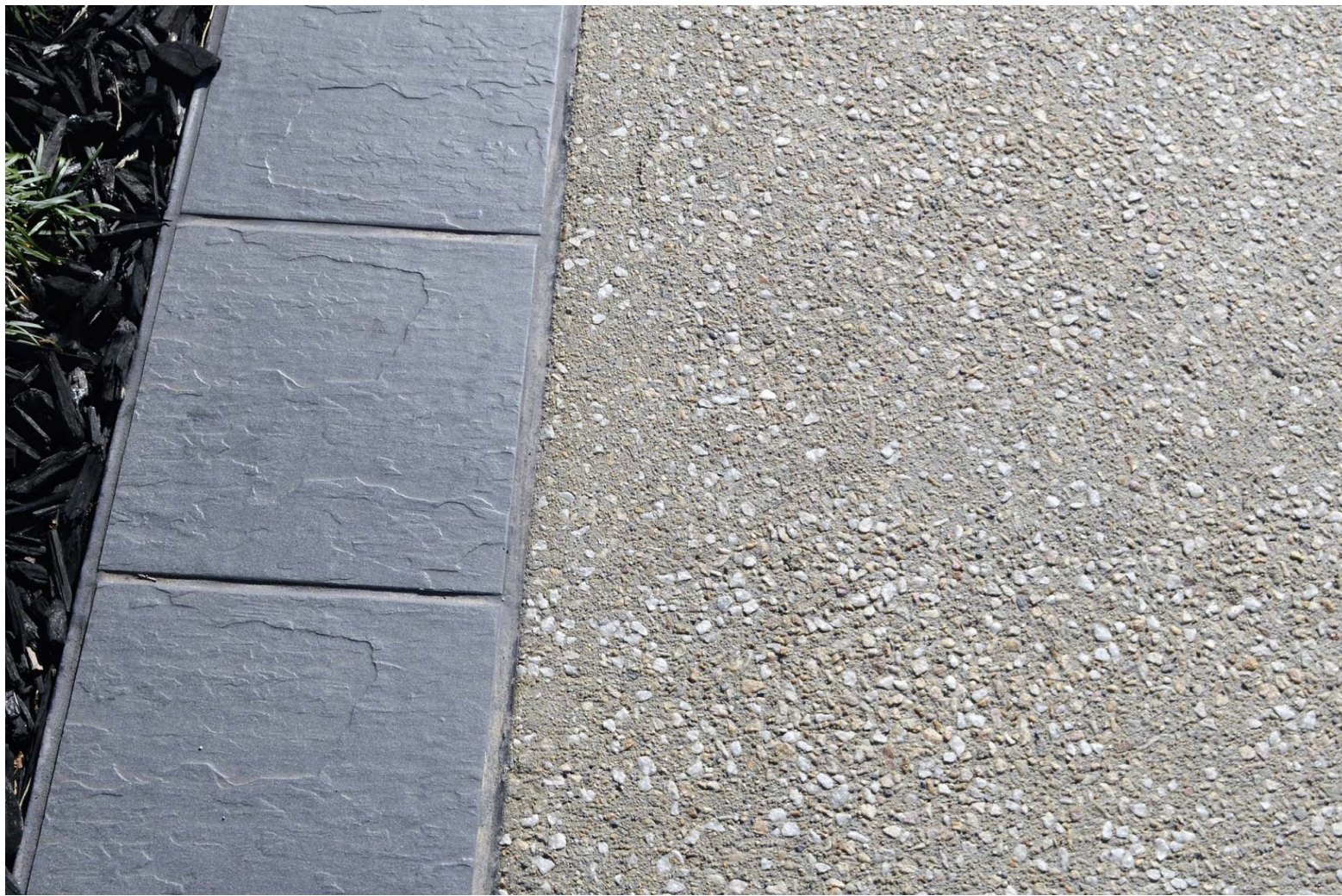
Status
SCALE - 1:200 @ A1
Drawn By | KR
Checked By | JRS
Dwg Date: | 13.12.22
Plot Date: | 13.12.22
CAD File Name | 400 Cabramatta Road, Cabramatta - RPIA.dwg



Project No.
Tcon
Drawing No.
Rev #
L/07 B
OF 12



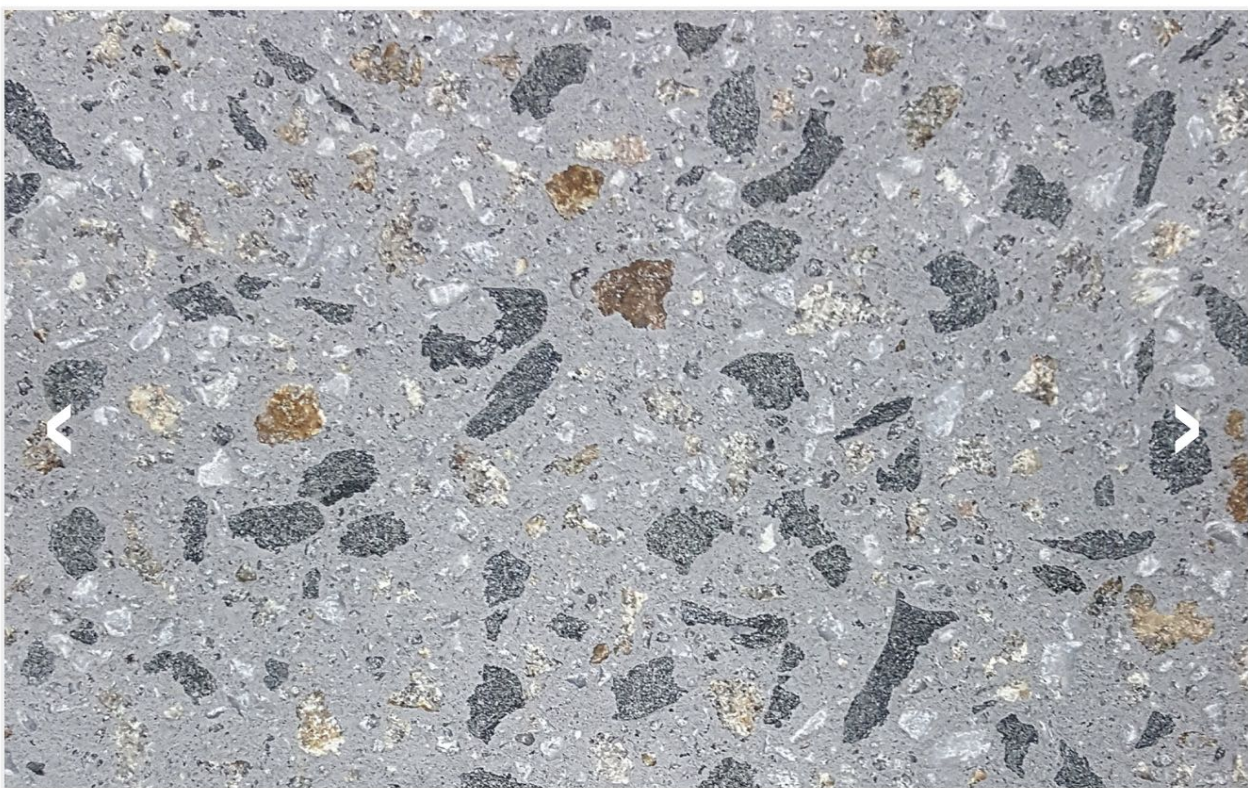
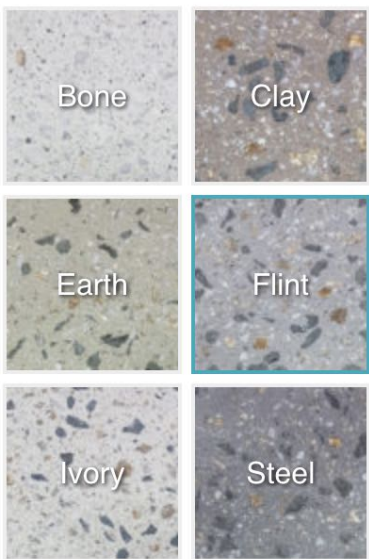
EXPOSED BLACK AGGREGATE FINISH WITH 300MM WIDE STENCILLED CONCRETE BORDER TO PERIMETER AND ACROSS DRIVEWAY AT NOMINAL 3000MM CENTRES (EXPANSION JOINTS) IN FULL DEPTH CHARCOAL COLOUR (AS AVAILABLE FROM BORAL).



COMMUNAL OPEN SPACE PERGOLA & BARBECUE AREA



COMMUNAL OPEN SPACE PEDESTRIAN PAVING STYLE AND FINISHES



Flint exudes a stylish metallic vibe, with flecks of rust-coloured stone adding warmth to its cool demeanour. The mid-grey base pays tribute to stock-standard, no-nonsense concrete.



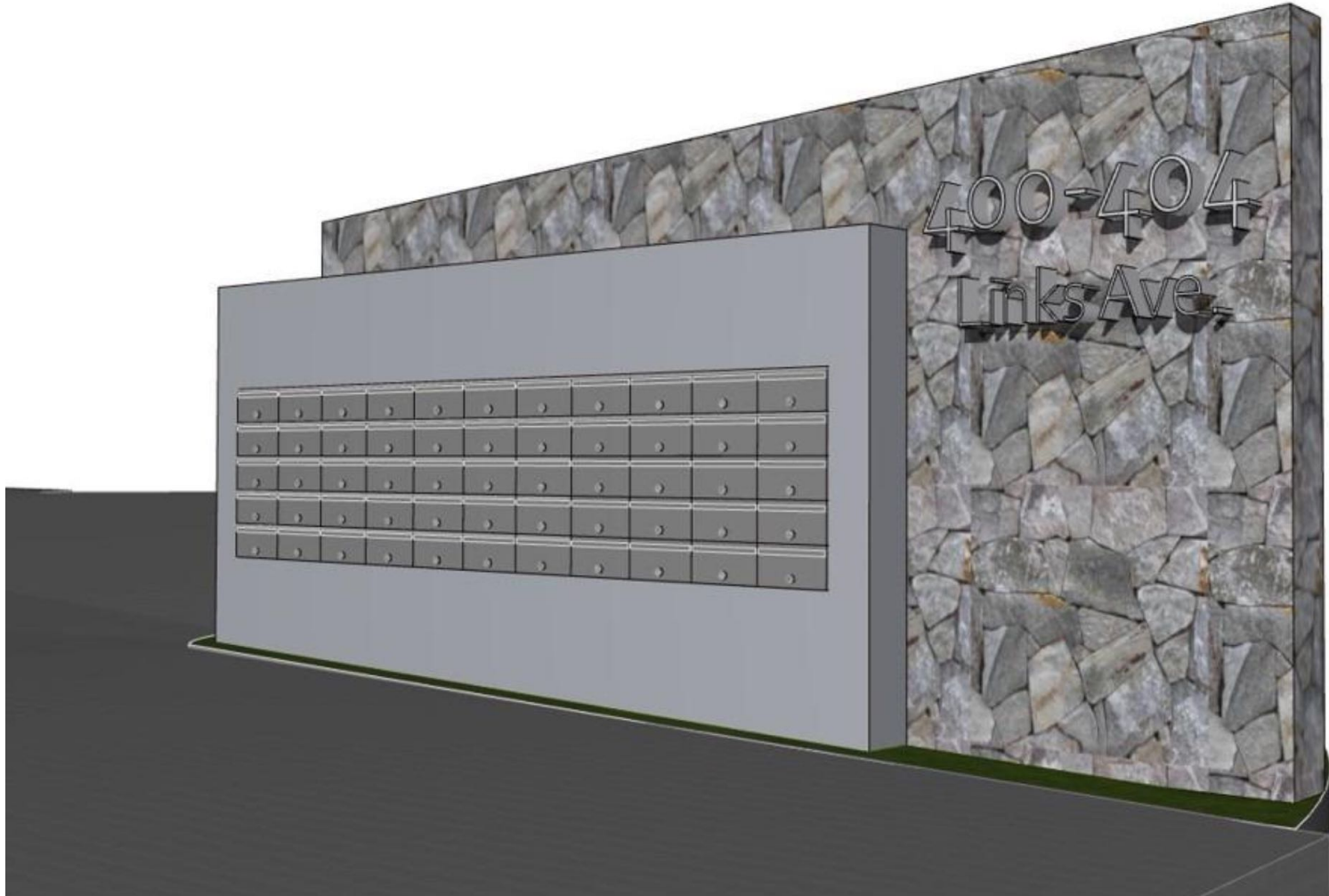
COMMUNAL OPEN SPACE BENCHES AND TABLES



BICYCLE RACKS



GENERAL SEATING TO MATCH BARBECUE AREA SEATING



FRONT ENTRY SIGNAGE AND LETTER BOX WALL



SWIMMING POOL COLOUR AND PAVING STYLE



COMMUNAL OPEN SPACE VEGETABLE GARDEN

				Notes:				Drawing:		Status		Project No.	
				1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.				Proposed Landscape Concept Images		SCALE - NTS @ A1		Tcon	
				2. Do not scale from drawings.				Address:		A Total Concept Landscape Architects & Swimming Pool Designers		Drawing No.	
				3. If in doubt contact Landscape Architect.				400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta		65 West Street, North Sydney NSW 2060		Rev #	
				4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.				Project:		T. (02) 9957 5122 E. design@atotalconcept.com.au		L/08 B	
				5. This plan has been prepared for DA purposes only.				Client:		a total concept landscape architects & swimming pool designers		OF 12	
				6. All Building Works shall be installed to Structural Engineers detail				Tcon Construction P/L		a total concept landscape architects & swimming pool designers			
										CAD File Name			
										400 Cabramatta Road, Cabramatta - RPIA			



DECOMPOSED GRANITE PEDESTRIAN PATHWAYS



COMMUNAL OPEN SPACE TIMBER DECKING



COMMUNAL OPEN SPACE TIMBER DECKING



COMMUNAL OPEN SPACE HALF COURT



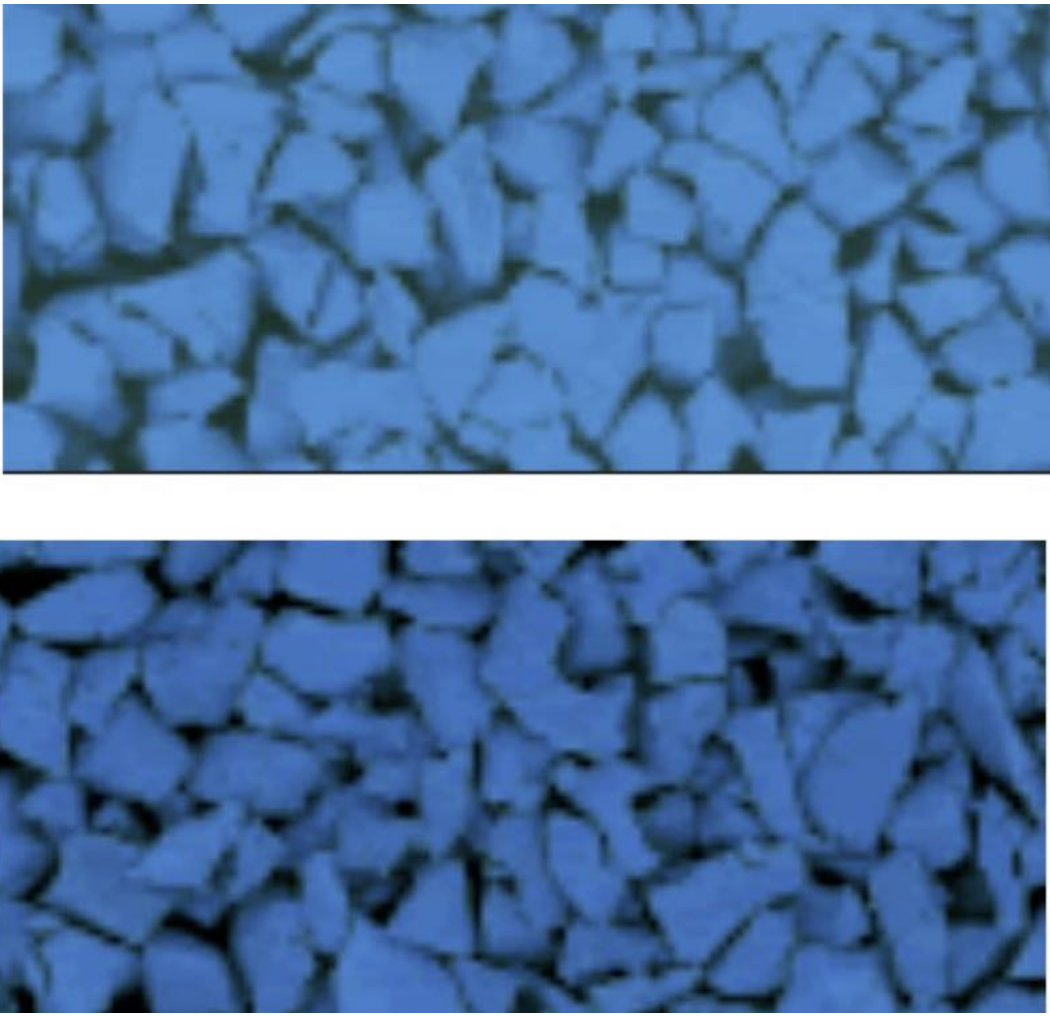
CHILDREN'S PLAY EQUIPMENT



CHILDREN'S PLAY EQUIPMENT



CHILDRENS PLAYGROUND PERMEABLE SOFTFALL



PERMEABLE SOFTFALL COLOUR SELECTION



CIRCULAR LAWN AREA

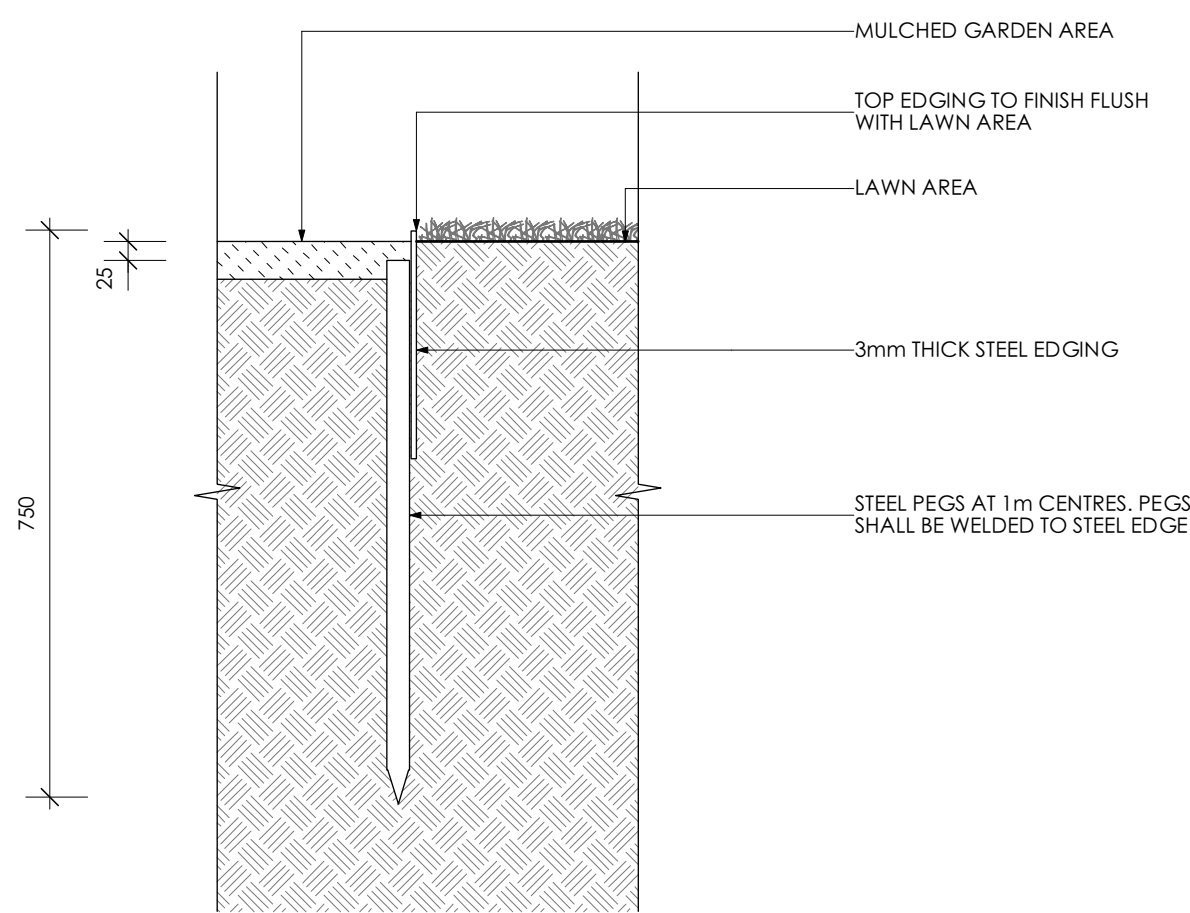
				Notes:				Drawing:		Status		Project No.	
				1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.				Proposed Landscape Concept Images		SCALE - NTS @ A1		Tcon	
				2. Do not scale from drawings.				Address:		A Total Concept Landscape Architects & Swimming Pool Designers			
				3. If in doubt contact Landscape Architect.				400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta		65 West Street, North Sydney NSW 2060			
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				5. This plan has been prepared for DA purposes only.				Residential Development		www.atotalconcept.com.au			
				6. All Building Works shall be installed to Structural Engineers detail				Client:		atc a total concept landscape architects & swimming pool designers			
								Tcon Construction P/L		400 Cabramatta Road, Cabramatta - RPTA			
										CAD File Name			
												</	

APARTMENT DESIGN GUIDE :
PART 4P PLANTING ON STRUCTURES
TABLE 5: MINIMUM SOIL STANDARDS FOR PLANTING TYPES AND SIZES

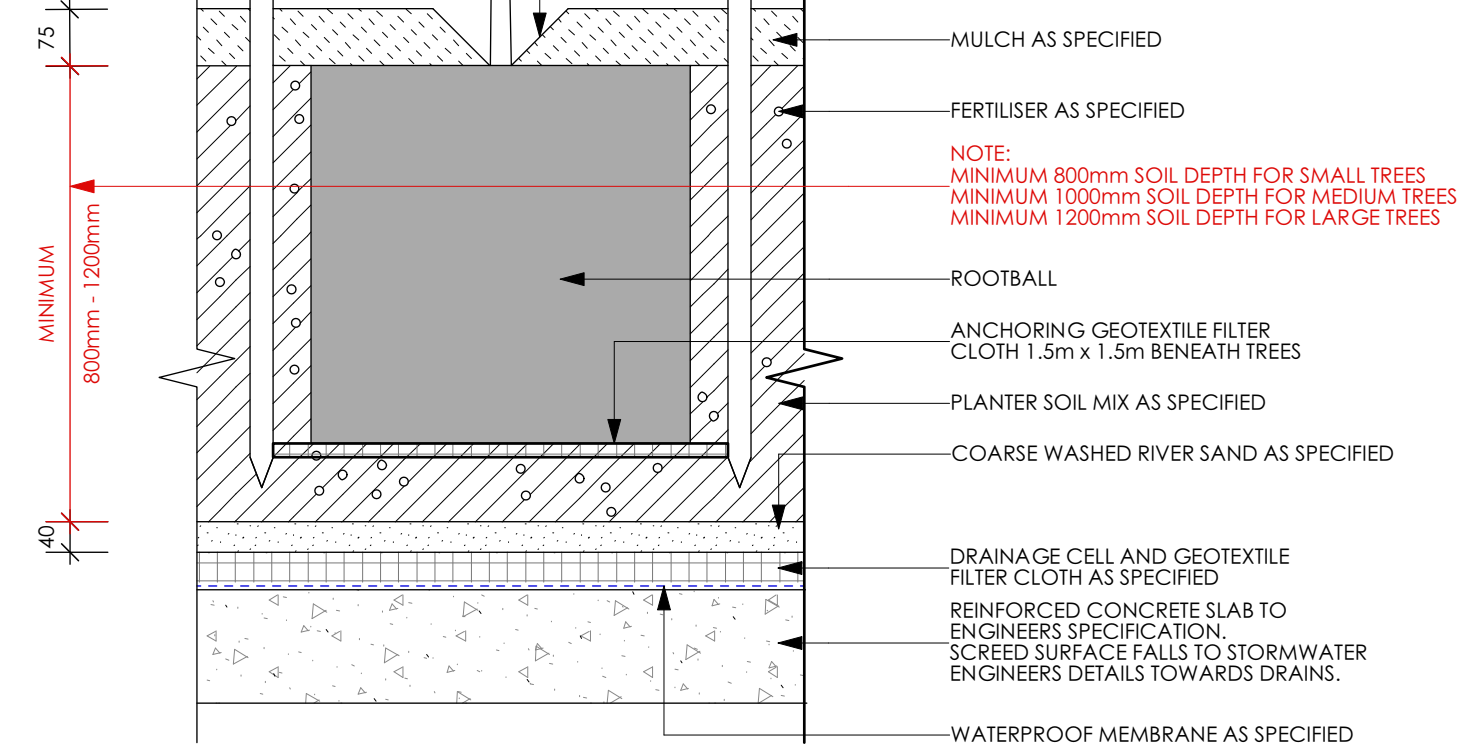
Table 5 Minimum soil standards for plant types and sizes				
Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 18m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

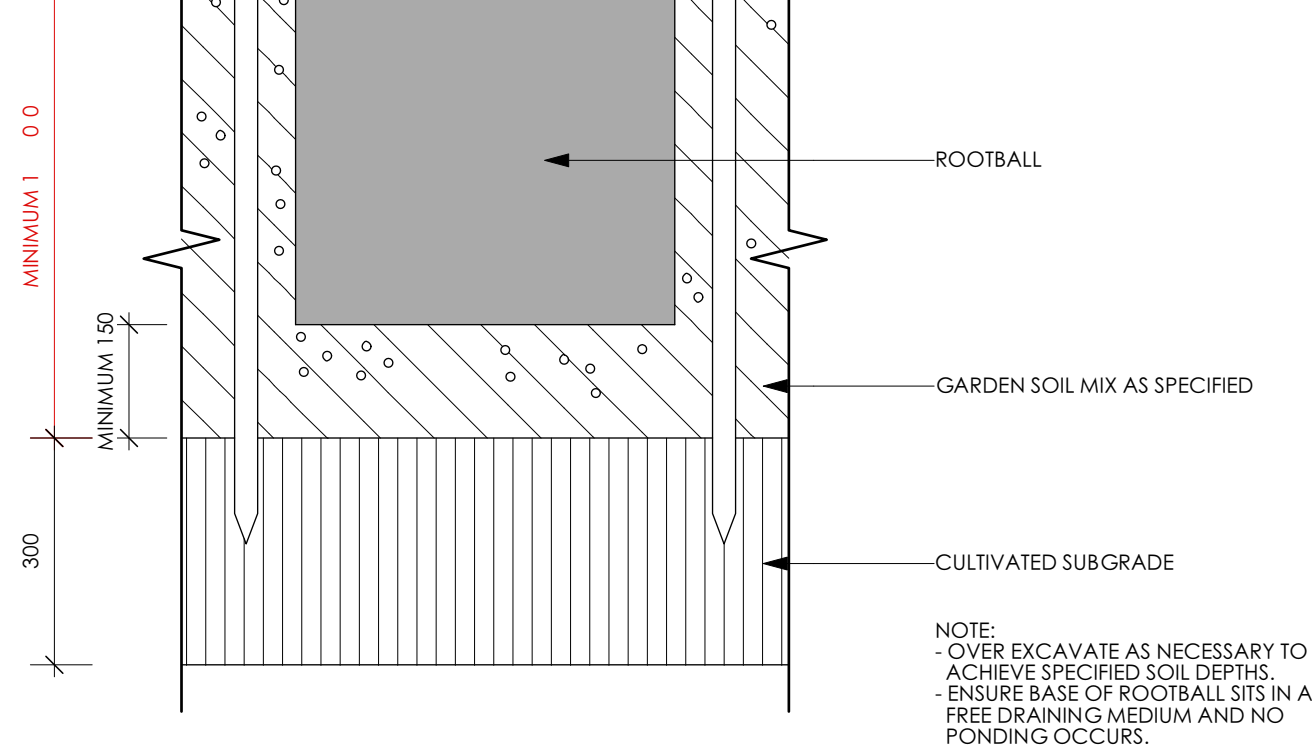
LANDSCAPE DETAILS :



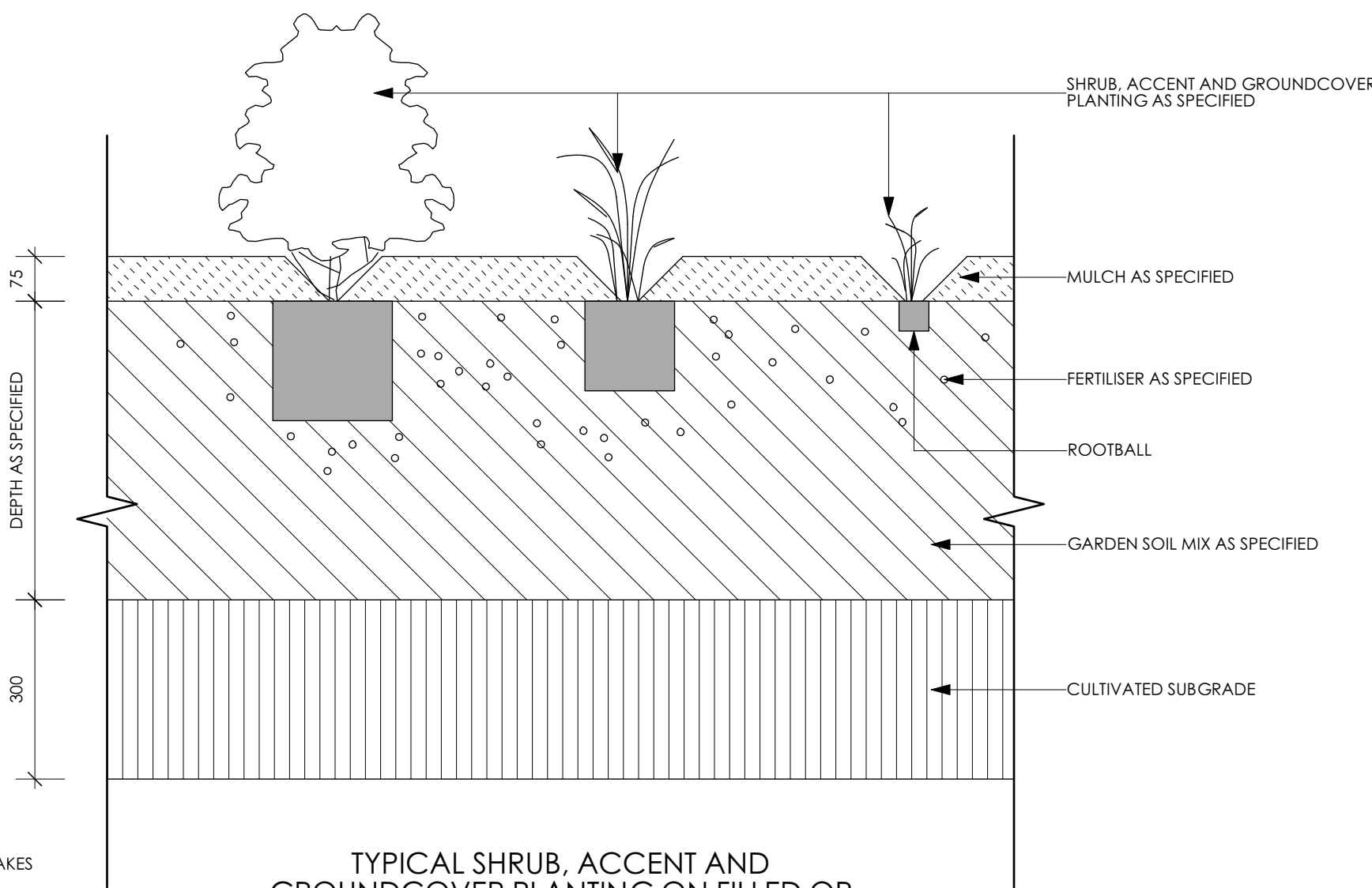
STEEL LAWN EDGE DETAIL
SCALE 1:10



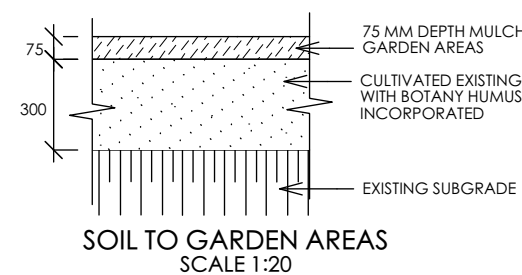
TYPICAL TREE PLANTING ON SLAB DETAIL
SCALE 1:10



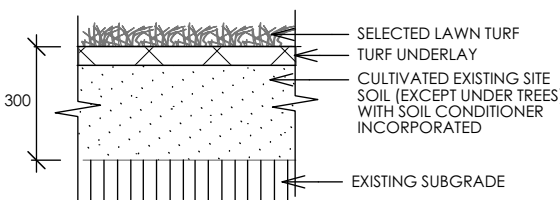
TYPICAL 25-200L TREE PLANTING ON
FILLED OR EXCAVATED GROUND DETAIL
SCALE 1:10



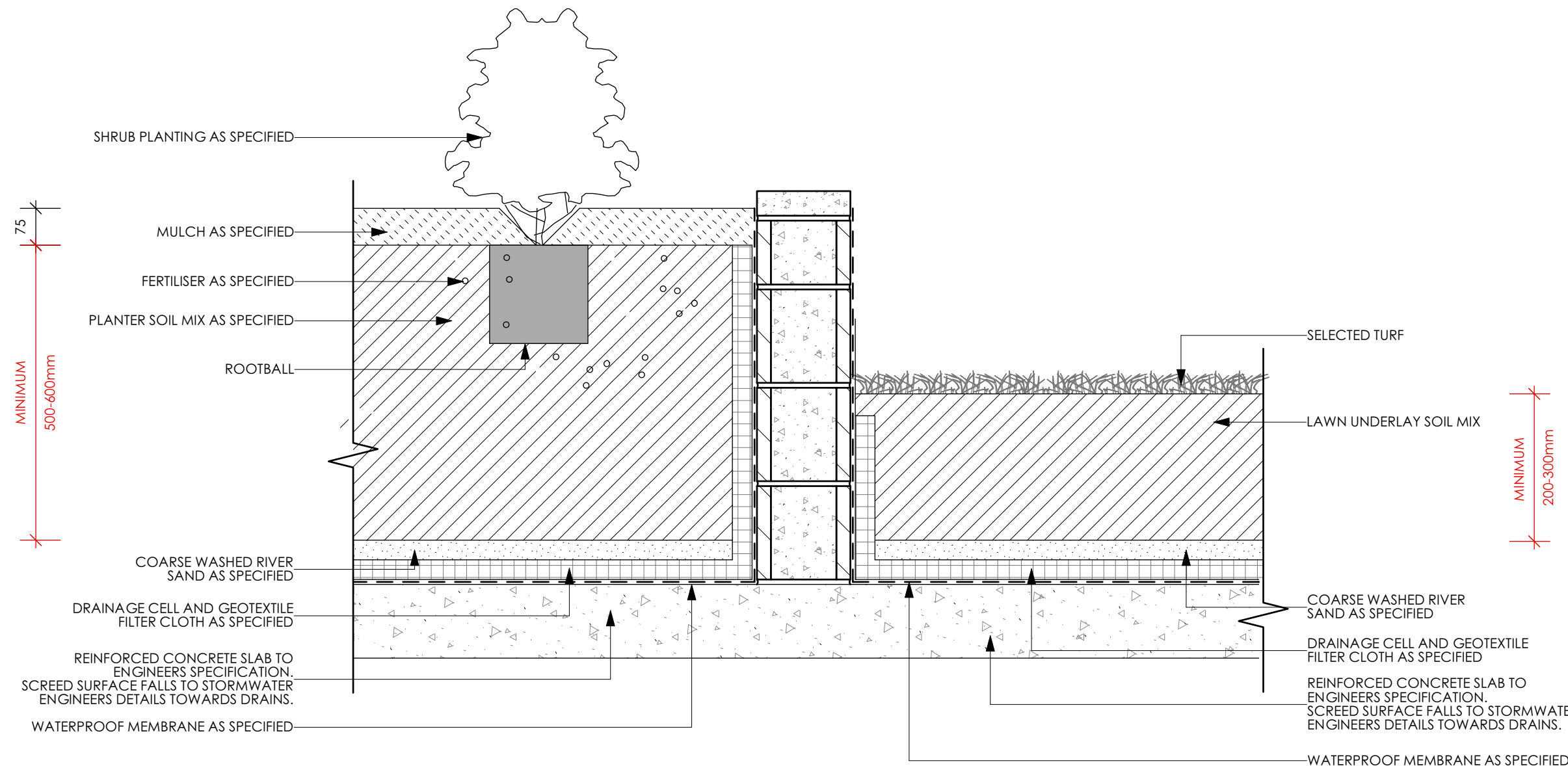
TYPICAL SHRUB, ACCENT AND
GROUNDCOVER PLANTING ON FILLED OR
EXCAVATED GROUND DETAIL
SCALE 1:10



SOIL TO GARDEN AREAS
SCALE 1:20

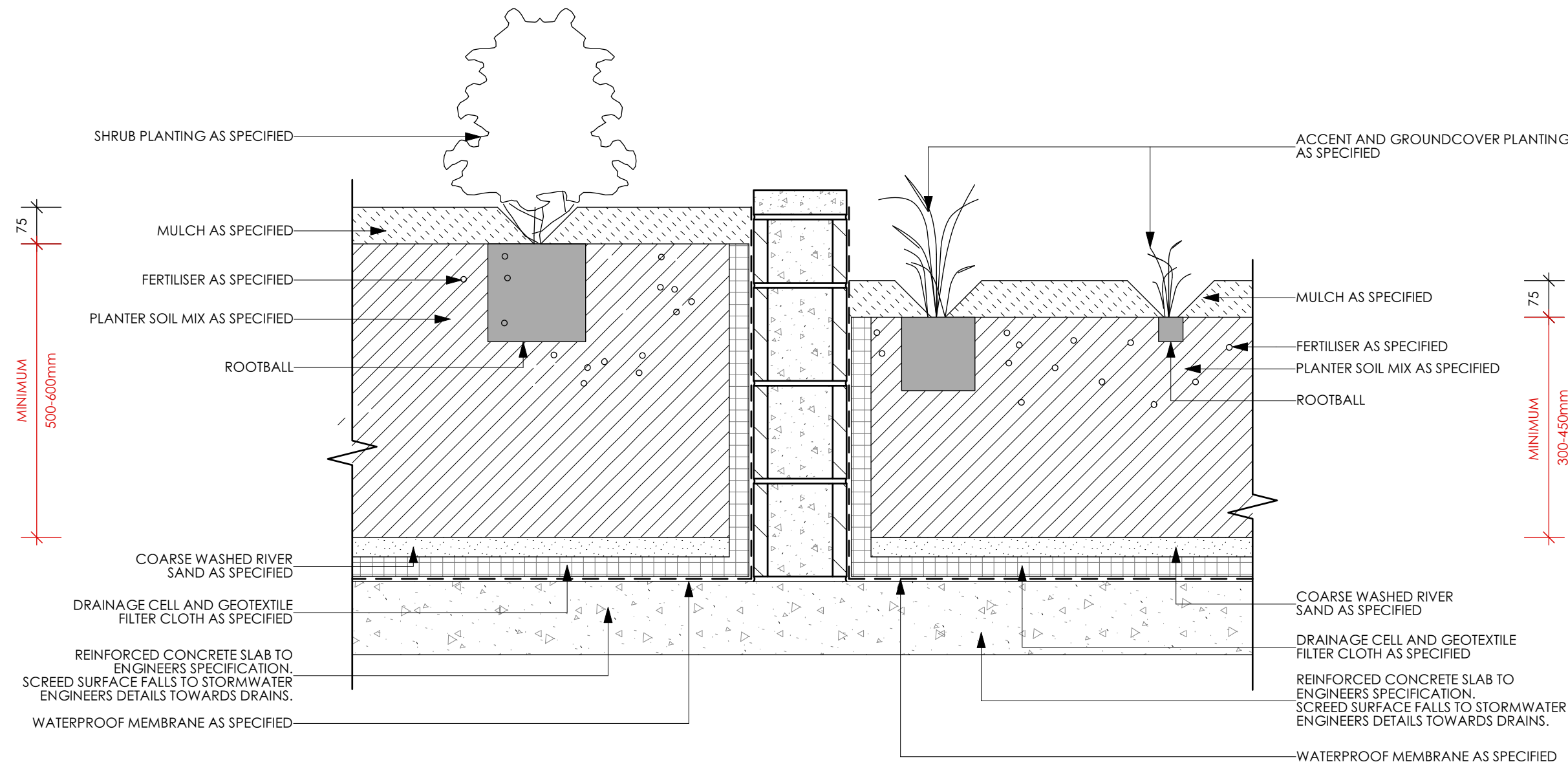


TYPICAL TURF DETAIL
SCALE 1:20



TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10

TYPICAL TURF ON SLAB DETAIL
SCALE 1:10



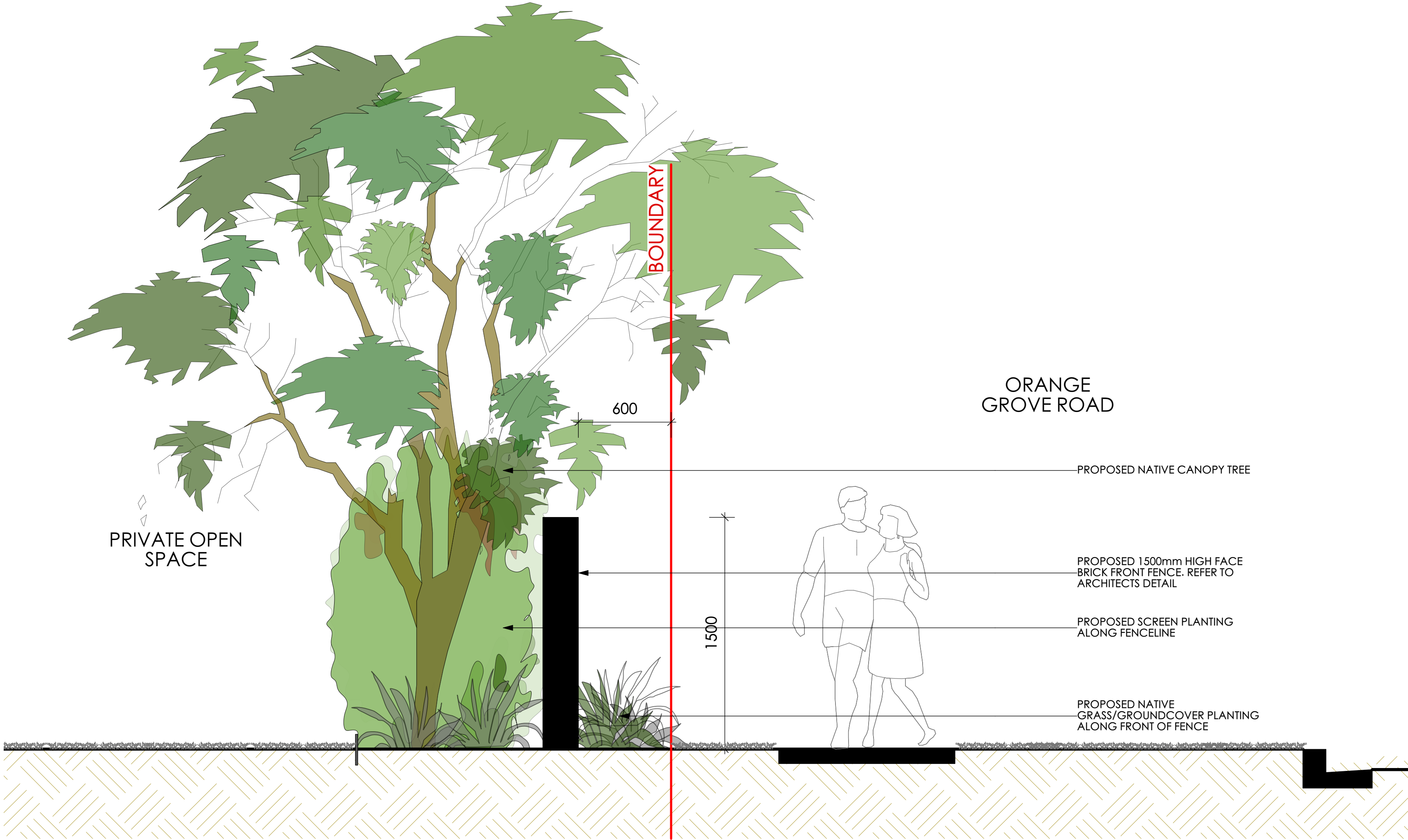
TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10

TYPICAL ACCENT AND GROUNDCOVER
PLANTING ON SLAB DETAIL
SCALE 1:10

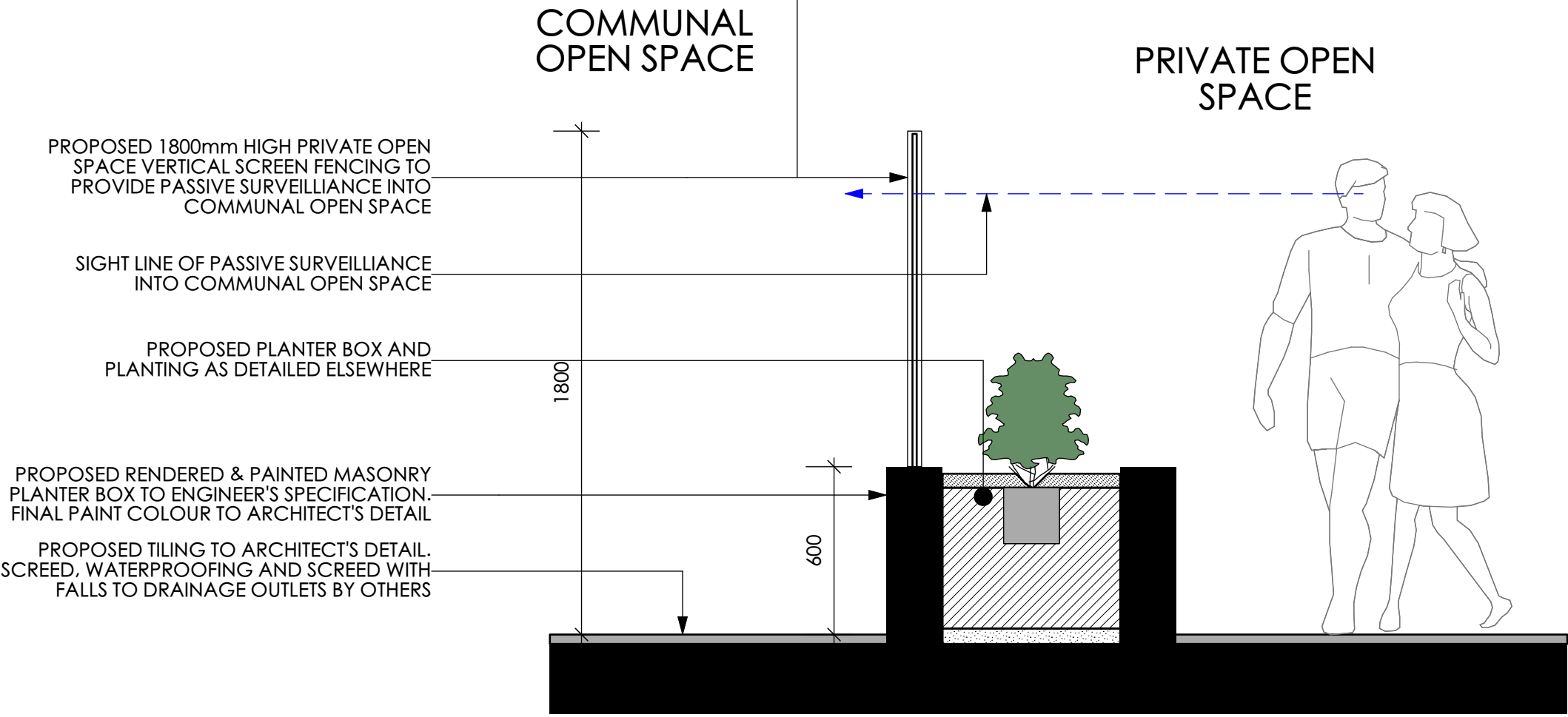
			Notes:		<div><div>designniche</div><div>Building Designers</div></div> <div>ALEKSANDAR PROJECTS</div>		<div>Drawing: Landscape Details</div> <div>Address: 400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta</div> <div>Project: Residential Development</div> <div>Client: Tcon Construction P/L</div>		<div>A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 T: (02) 9957 5122 E: design@totalconcept.com.au www.atotalconcept.com.au</div> <div><div>atc</div><div>a total concept</div><div>landscape architects & swimming pool designers</div><div>www.atotalconcept.com.au</div></div>		<div>Status</div> <div>SCALE As Noted @ A1</div> <div><div>Drawn By</div><div>Checked By</div><div>CAD File Name</div></div> <div><div>JKR</div><div>JRS</div><div>400 Cabramatta Road, Cabramatta - RPIA</div></div> <div><div>Dwg Date:</div><div>Plot Date:</div></div> <div><div>13.12.22</div><div>13.12.22</div></div>		<div>Project No.</div> <div>Tcon</div> <div>Drawing No.</div> <div>Rev #</div> <div>L/10 B</div> <div>OF 12</div>		
B	29/5/23	UPDATED TO NEW ARCHITECTURAL	OC	1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.											
A	17/4/23	UPDATED FOR COUNCIL RFI	OC	2. Do not scale from drawings.											
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No.	Date	REVISION	By	6. All Building Works shall be installed to Structural Engineers detail											



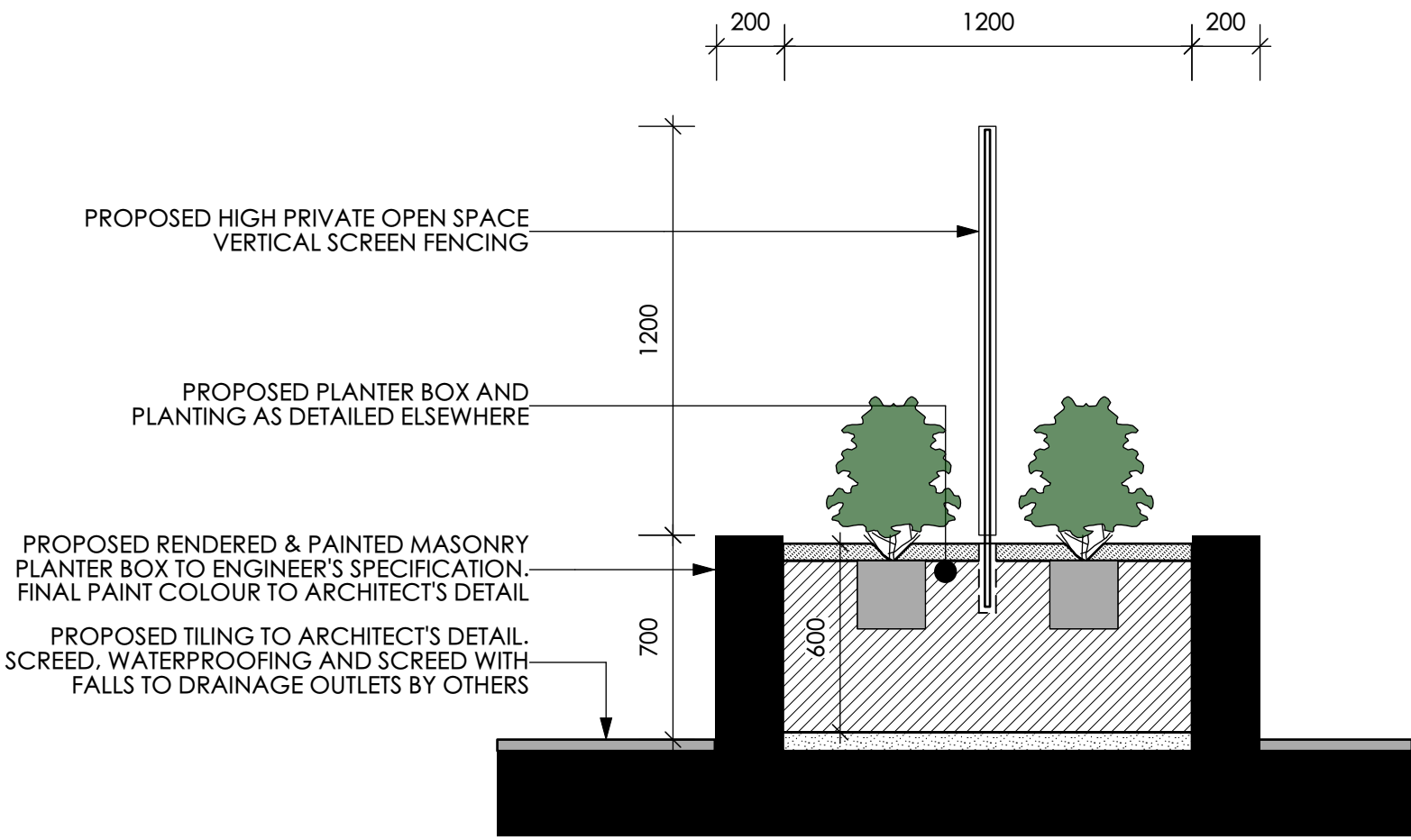
PROPOSED 1800mm HIGH PRIVATE OPEN SPACE VERTICAL SCREEN FENCING TO PROVIDE PASSIVE SURVEILLANCE INTO COMMUNAL OPEN SPACE



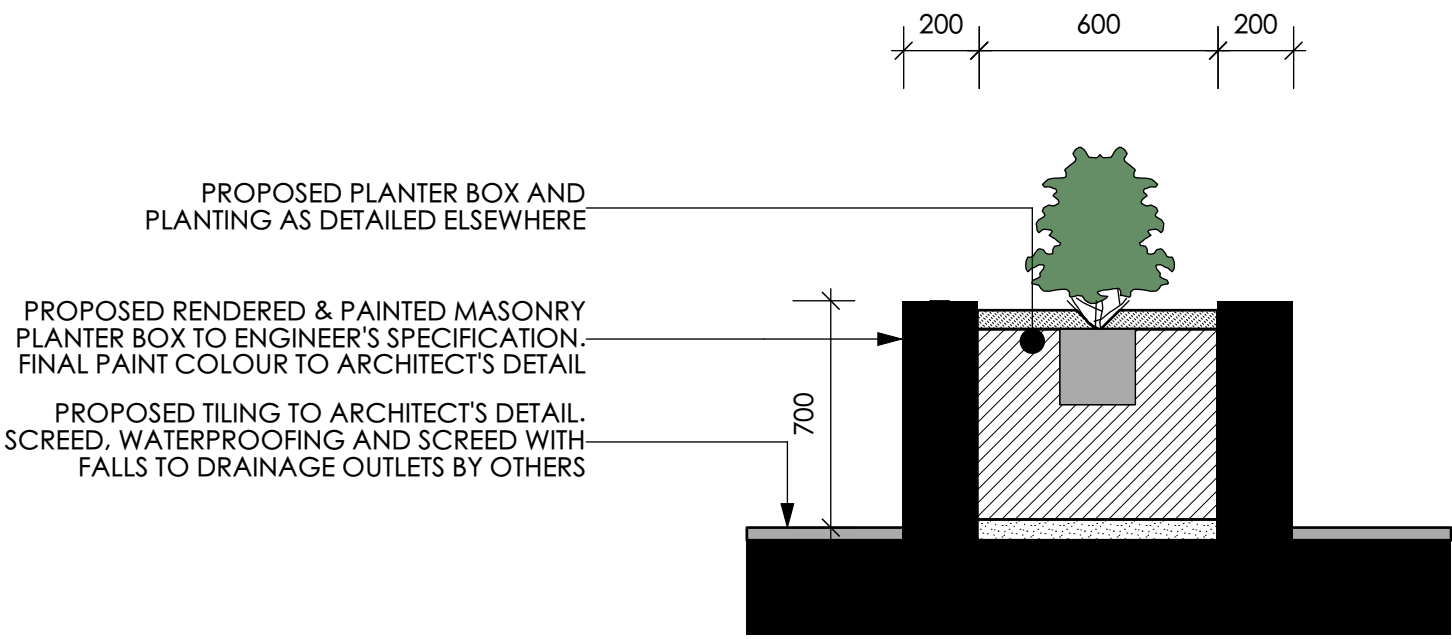
SECTION AA - TYPICAL ARTICULATION ZONE DETAIL
SCALE 1:20



SECTION BB - FENCE FRONTING COMMUNAL OPEN SPACE DETAIL
SCALE 1:20



SECTION CC - PLANTER WITH FENCE PRIVATE OPEN SPACE DETAIL
SCALE 1:20



SECTION DD - PLANTER ON SLAB DETAIL
SCALE 1:20

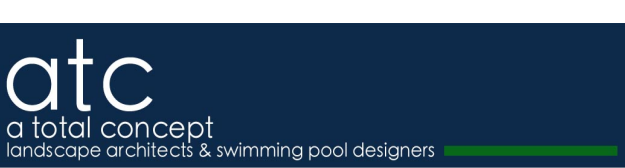
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B A	29/5/23 17/4/23	UPDATED TO NEW ARCHITECTURALS UPDATED FOR COUNCIL RFI	OC OC
No.	Date	REVISION	By

designniche
Building Designers

ALEKSANDAR
PROJECTS

Drawing:	Landscape Details
Address:	400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave., Cabramatta
Project:	Residential Development
Client:	Tcon Construction P/L

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& Swimming Pool Designers
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Status	SCALE As Noted @ A1
Drawn By	JKR
Checked By	JRS
CAD File Name	400 Cabramatta Road, Cabramatta - RFI A
Dwg Date:	13.12.22
Plot Date:	13.12.22

Project No.	Tcon
Drawing No.	L/11 B
Rev #	OF 12

MAINTENANCE SCHEDULE:

TWELVE MONTHS MAINTENANCE SCHEDULE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plant Care												
Monitoring												
Pruning as required												
Deadhead /tip pruning												
Slow release fertilise												
Rapid soluble fertilise as required												
Cut back perennials and grasses												
Watering as required												
Garden Bed												
Edging												
Remove weeds and herbicide spraying as required												
Top up mulch as required												
Dead foliage removal												
Pest Management												
Monitoring and herbicide spraying as required												
Turfed Area												
Fertilise												
Make good turf as required												
Winter clean up												
Remove dead foliage and pruning as required												

OUTLINE LANDSCAPE SPECIFICATION:

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor.

Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones: Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix.

Allow to retrim and returf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) **Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) **Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) **Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) **Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) **Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) **Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) **Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) **Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) **Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) **Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

ARCHITECTURALS UNCIL RFI ION	OC OC By	Notes:	<div><div>designniche</div><div>Building Designers</div></div> <div><div>ALEKSANDAR</div><div>PROJECTS</div></div>	Drawing: Landscape Specification	A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 T: (02) 9957 5122 E: design@totalconcept.com.au www.totalconcept.com.au <div><div>atc</div><div>a total concept</div><div>landscape architects & swimming pool designers</div></div>	Status	Project No.	
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		Project: Residential Development		Client: Tcon Construction P/L		Drawing No. Rev #	L/12 B	
								OF 12