

FOR DEVELOPMENT APPLICATION LANDSCAPE PLANS

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

DRAWING LIST

SHEET NO.	SHEET TITLE	REVISION	DATE
L/00	COVER SHEET	C	25.03.24
L/01	PROPOSED TREE RETENTION & REMOVAL PLAN	C	25.03.24
L/02	PROPOSED LANDSCAPE MASTER PLAN	C	25.03.24
L/03	PROPOSED LANDSCAPE MASTER PLAN	C	25.03.24
L/04	PROPOSED LANDSCAPE PLANTING PLAN	C	25.03.24
L/05	PROPOSED LANDSCAPE PLANTING PLAN	C	25.03.24
L/06	PROPOSED AREA CALCULATION PLAN	C	25.03.24
L/07	PROPOSED AREA CALCULATION PLAN	C	25.03.24
L/08	LANDSCAPE CONCEPT IMAGES	C	25.03.24
L/09	LANDSCAPE CONCEPT IMAGES	C	25.03.24
L/10	PROPOSED PUBLIC ART PLAN	C	25.03.24
L/11	LANDSCAPE DETAILS	C	25.03.24
L/12	LANDSCAPE DETAILS	C	25.03.24
L/13	LANDSCAPE SPECIFICATION	C	25.03.24

PLANTING SCHEDULE (ENTIRE PROJECT)

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Boronia floribunda	Pale Pink Boronia	183	5lt	1000	1000
Brachychiton acerifolius	Bottle Tree; Illawarra Flame Tree	7	100lt	5000	11000
Callistemon 'Kings Park Special'	Bottlebrush	36	75lt	5000	3500
Ceratopetalum gummiferum	NSW Christmas Bush	38	25lt	2000	4000
Correa alba	Correa alba	68	5lt	1000	1000
Dianella revoluta	Blue Flax Lily	393	tube	700	700
Dichondra repens	Kidney Weed	54	tube	400	300
Dodonea viscosa	Purple Hop Bush	171	5lt	1500	1500
Doryanthes excelsa	Gymea Lily	56	15lt	1500	1500
Elaeocarpus reticulatus	Blueberry Ash	45	75lt	5000	8000
Eucalyptus tereticornis	Forest Red Gum	12	100lt	7000	17500
Grevillea 'Bronze Rambler'	Grevillea	21	5lt	1500	300
Hardenbergia violacea	Flaxe Sarsparilla	299	tube	900	400
Indigofera australis	Native Indigo	77	5lt	2000	2000
Kennedia rubicunda	Dusky Coral Pea	102	5lt	2000	2500
Kunzea ambigua	Tick Bush	25	25lt	1500	2000
Lomandra longifolia	Native Grass	338	tube	900	900
Magnolia soulangiana	Pink Magnolia	4	100lt	4000	5000
Melaleuca linearifolia	Snow In Summer	44	100lt	5000	8000
Pandorea pandorana	Wonga Wonga Vine	85	5lt	1000	1000
Philodendron 'Xanadu'	Dwarf Philodendron	145	5lt	750	1000
Photinia glabra 'Rubens'	Photinia	178	5lt	1500	2500
Poa labillarderi	Tussock Grass	251	tube	900	900
Prunus cerasifera 'Nigra'	Purple Leaved Prunus	3	25lt	4000	5000
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	18	5lt	1200	1000
Syzygium 'Cascade'	Dwarf Weeping Lillypilly	149	25lt	1500	3000
Viburnum tinus	Viburnum	81	25lt	1500	3000
Viola hederaceae	Native Violets	72	tube	400	300
Westringia fruticosa	Coastal Rosemary	200	5lt	1000	1000



LOCATION PLAN - 400-404 CABRAMATTA ROAD WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA NSW 2166 (SOURCE: GOOGLE MAPS)



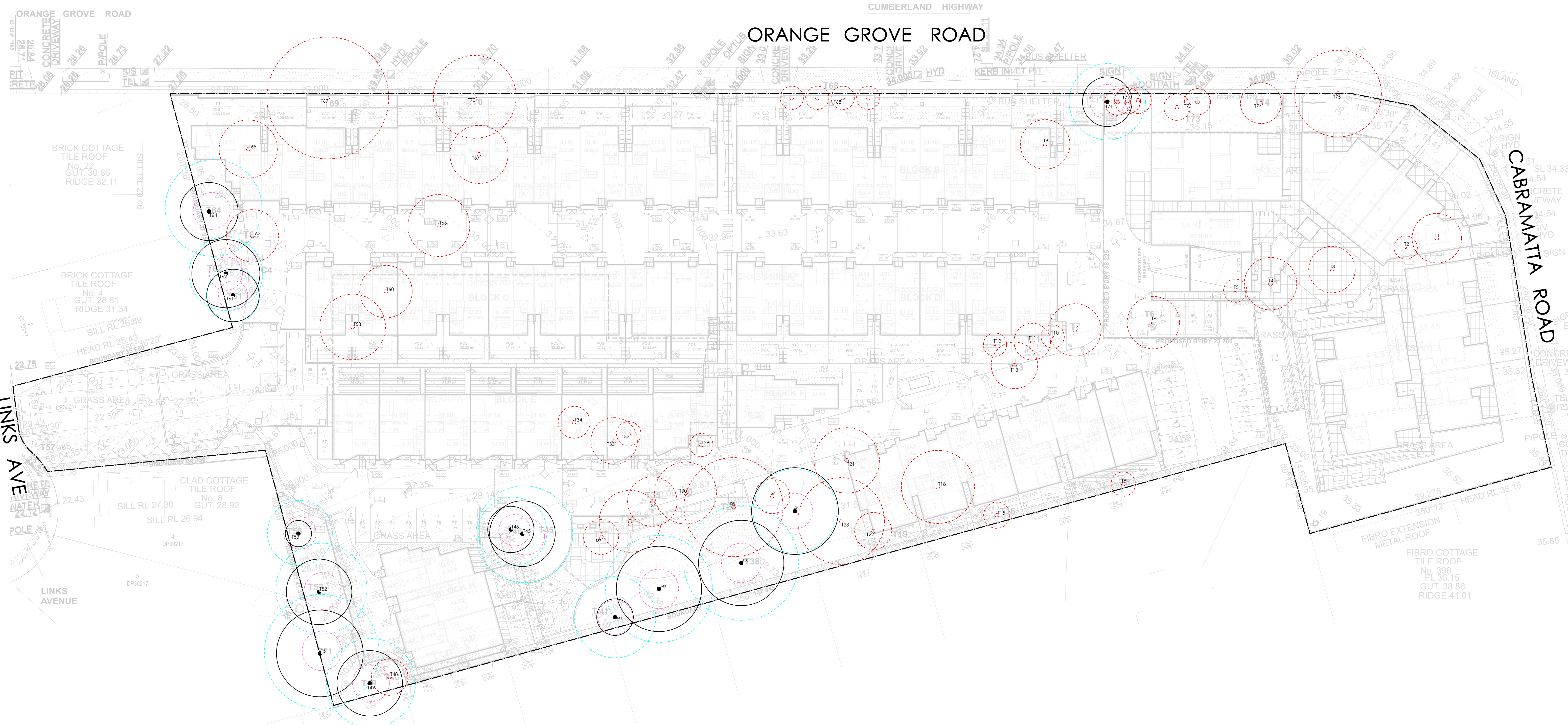
AERIAL PHOTO - 400-404 CABRAMATTA ROAD WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA NSW 2166 (SOURCE: SIX MAPS)

				Notes:				Drawing:		Status		Project No.	
				1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.				Cover Sheet				Tcon	
				2. Do not scale from drawings.				Address:		SCALE -			
				3. If in doubt contact Landscape Architect.				400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta		NTS @ A1			
				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:		Drawn By		Drawing No.	
				5. This plan has been prepared for DA purposes only.				Residential Development		KR		Rev #	
				6. All Building Works shall be installed to Structural Engineers detail				Client:		Checked By		L/00 C	
								Tcon Construction P/L		JRS		OF 12	
										CAD File Name			
										400 Cabramatta Road, Cabramatta - RFI			
										13.12.22			
										13.12.22			

LEGEND:

- BOUNDARY
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE SRZ
- EXISTING TREE TPZ

NOTE:
ALSO REFER ARBORIST REPORT



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

No.				Date				REVISION				By			
C				25/3/24				UPDATED FOR COUNCIL RFI				OC			
B				29/5/23				UPDATED TO NEW ARCHITECTURALS				OC			
A				17/4/23				UPDATED FOR COUNCIL RFI				OC			
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			
designiche				ALEKSANDAR				PROJECTS				Drawing:			
Building Designers												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			
												atc			
												a total concept			
												landscape architects & swimming pool designers			
												Status			
												SCALE - 1:300 @ A1			
												Drawing No.			
												Rev #			
												L/01 C			
												OF 12			



			Notes:		Client:		Drawing:		Status		Project No.	
			1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.		<div>designiche</div> <div>Building Designers</div>		Proposed Landscape Master Plan		<div>A Total Concept Landscape Architects & Swimming Pool Designers</div> <div>400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta</div> <div>www.atotalconcept.com.au</div>		<div>Tcon</div>	
			2. Do not scale from drawings.				Address:					
			3. If in doubt contact Landscape Architect.				400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta					
			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.				Residential Development					
			5. This plan has been prepared for DA purposes only.		<div>Client:</div> <div>Tcon Construction P/L</div>		A Total Concept Landscape Architects & Swimming Pool Designers		SCALE - 1:200 @ A1		<div>L/02 C</div> <div>OF 12</div>	
			6. All Building Works shall be installed to Structural Engineers detail				400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & 6 Links Ave, Cabramatta		www.atotalconcept.com.au			
C	25/3/24	UPDATED FOR COUNCIL RFI	OC									
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC									
A	17/4/23	UPDATED FOR COUNCIL RFI	OC									
No.	Date	REVISION	By									





No.	Date	REVISION	By
C	25/3/24	UPDATED FOR COUNCIL RFI	OC
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
A	17/4/23	UPDATED FOR COUNCIL RFI	OC

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- 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.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

designiche
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

Status

SCALE - 1:200 @ A1

Drawn By | KR
Checked By | JRS
CAD File Name | 400 Cabramatta Road, Cabramatta - RFI

Dwg Date | 13.12.22
Plot Date | 13.12.22

Project No.
Tcon

Drawing No. | **L/04 C**
Rev # | **OF 12**

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

atc
a total concept
landscape architects & swimming pool designers



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

Notes:			By	
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				
No.	Date	REVISION		
C	25/3/24	UPDATED FOR COUNCIL RFI		
B	29/5/23	UPDATED TO NEW ARCHITECTURALS		
A	17/4/23	UPDATED FOR COUNCIL RFI		



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@totalconcept.com.au
www.totalconcept.com.au

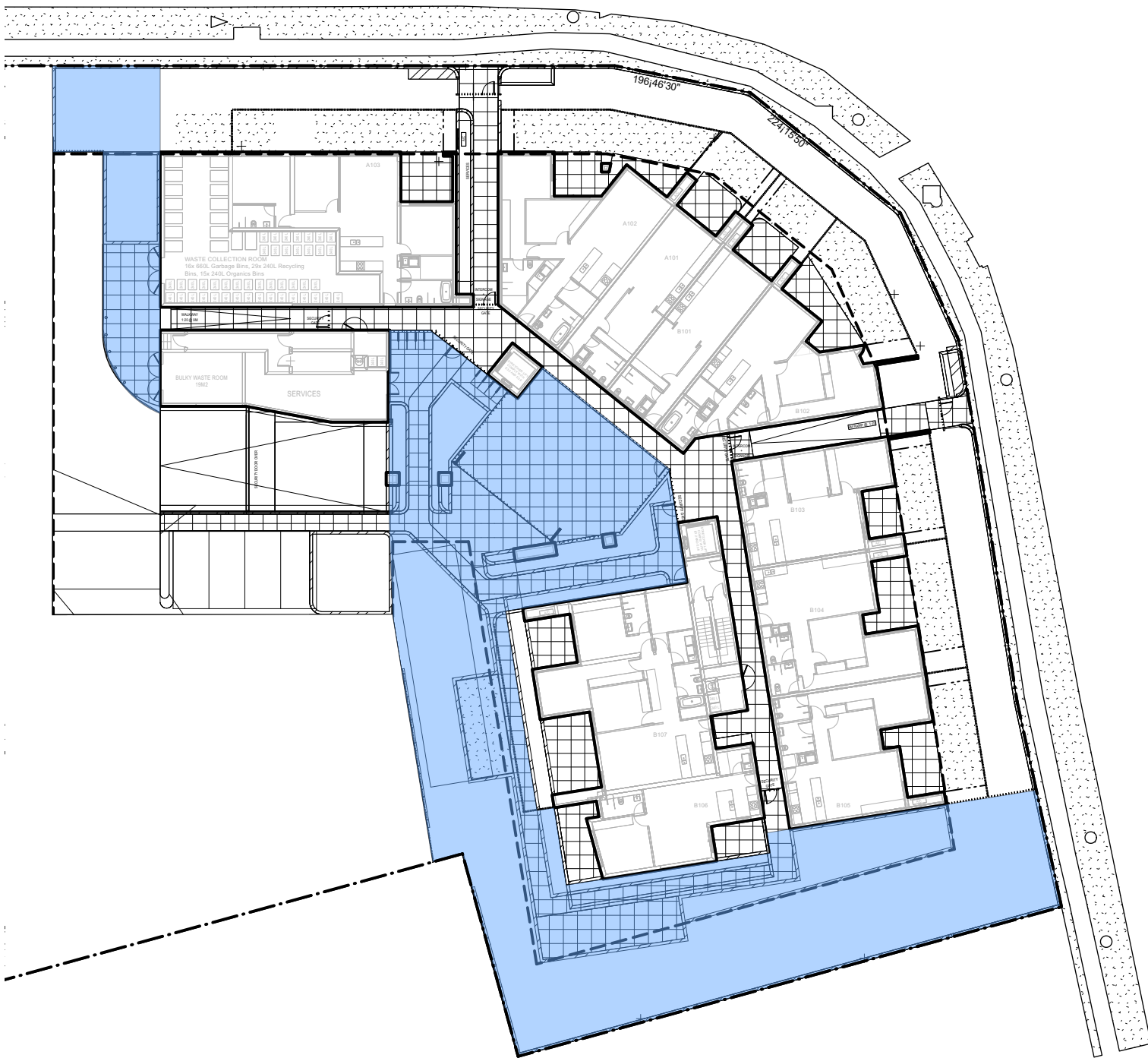
atc
a total concept
landscape architects & swimming pool designers

Status		Project No.	
SCALE - 1:200 @ 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 - RFI	Drawing No.	Rev #
		L/05 C	
		OF 12	

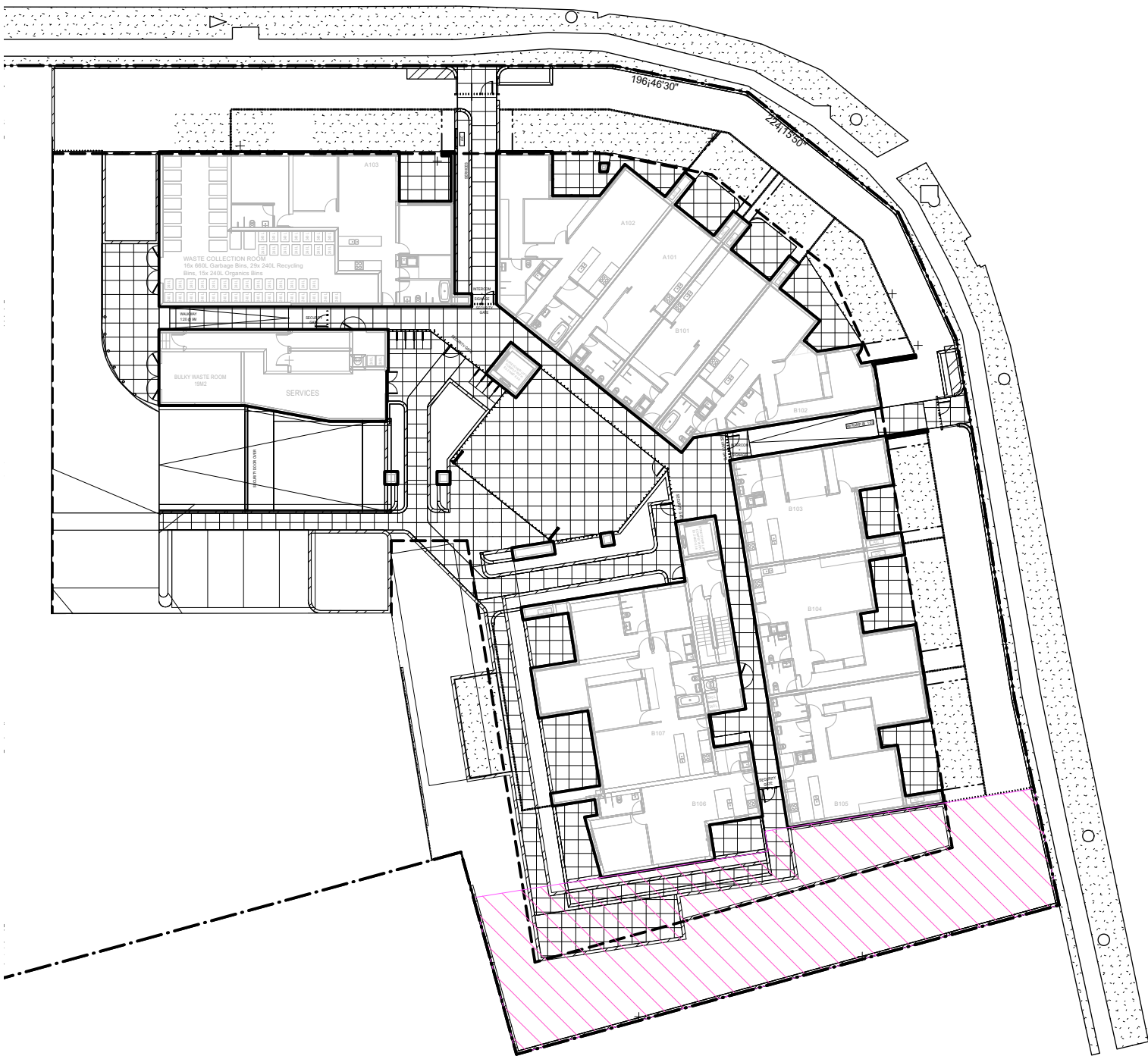
LEGEND

- 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	955.5 sqm (28.2% 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	740.45 sqm (21.8% 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

C B A	25/3/24	UPDATED FOR COUNCIL RFI	OC
	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
	17/4/23	UPDATED FOR COUNCIL RFI	OC
	No.	Date	REVISION
		By	

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- 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.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail



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


a total concept
landscape architects & swimming pool designers

Status



SCALE - 1:200 @ A1

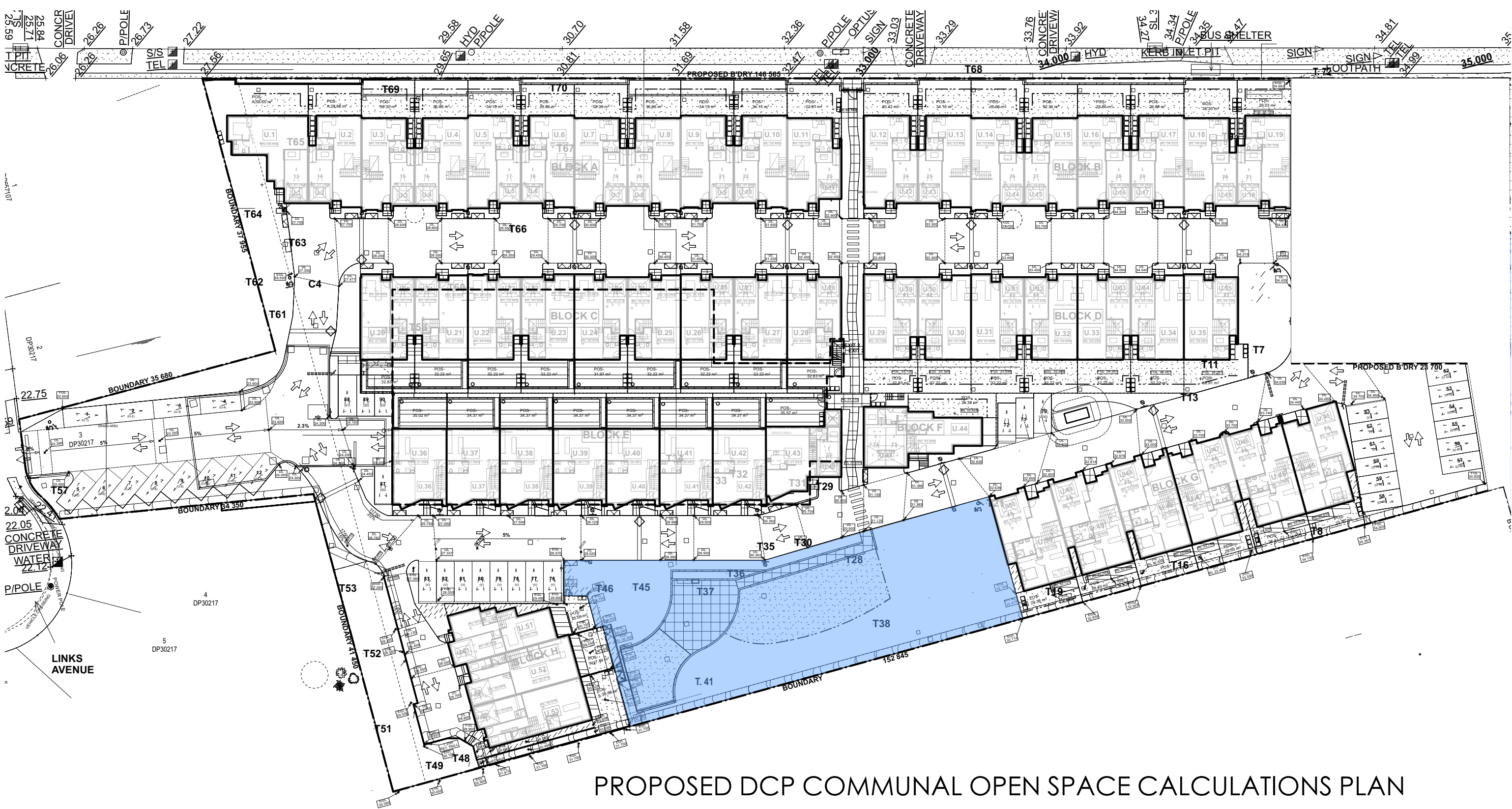
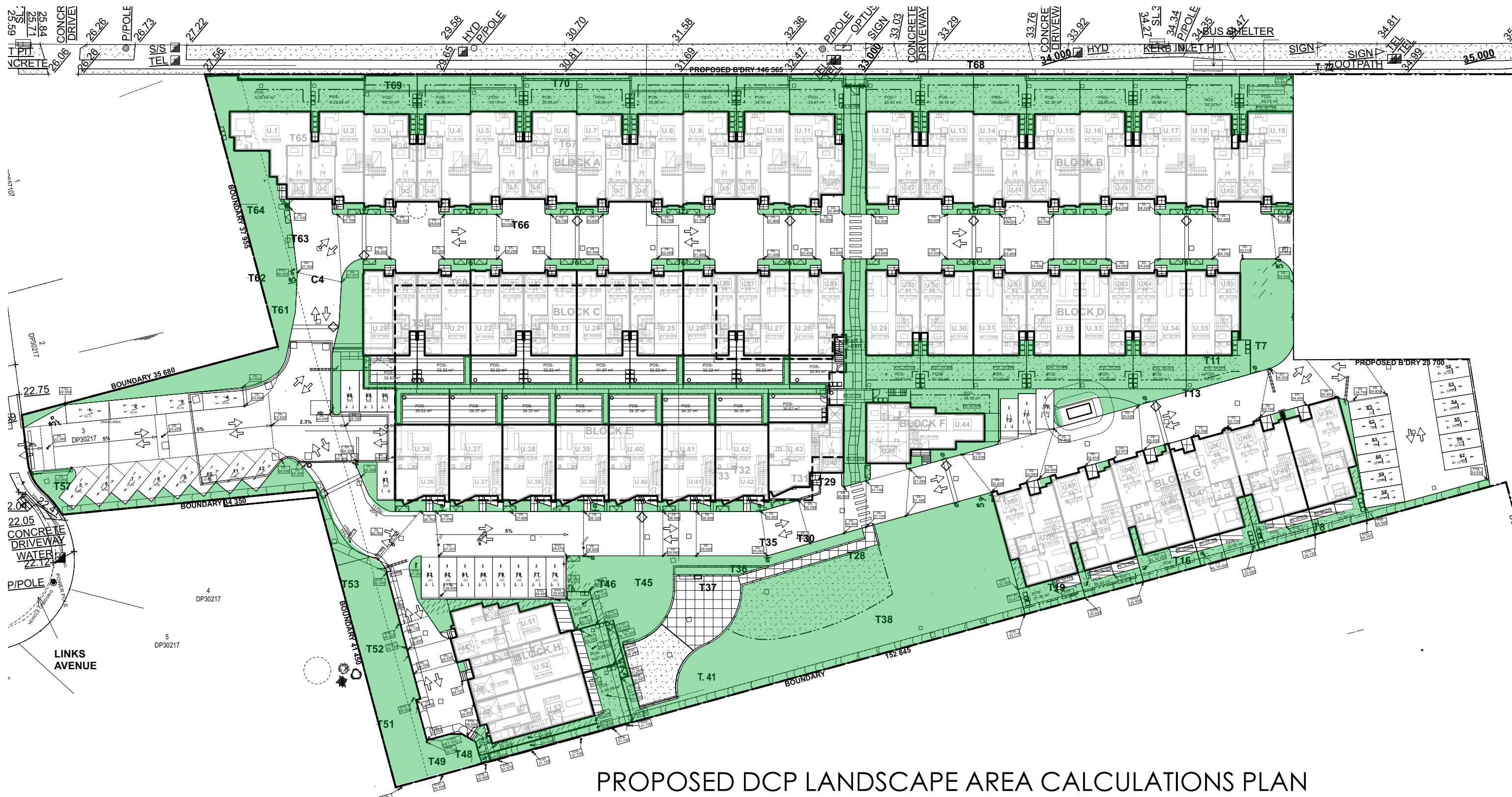
Drawn By	KR	Dwg Date:	13.12.22
Checked By	JRS	Plot Date:	13.12.22
CAD File Name	400 Cabramatta Road, Cabramatta - RFI RL only		

Project No.	
Tcon	
Drawing No.	Rev #
L/06 C	
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	3505.7 sqm (29.3% OF SITE)	NO



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

No.			Date	REVISION	By
C	25/3/24	UPDATED FOR COUNCIL RFI	OC		
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC		
A	17/4/23	UPDATED FOR COUNCIL RFI	OC		

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- 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.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail



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
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

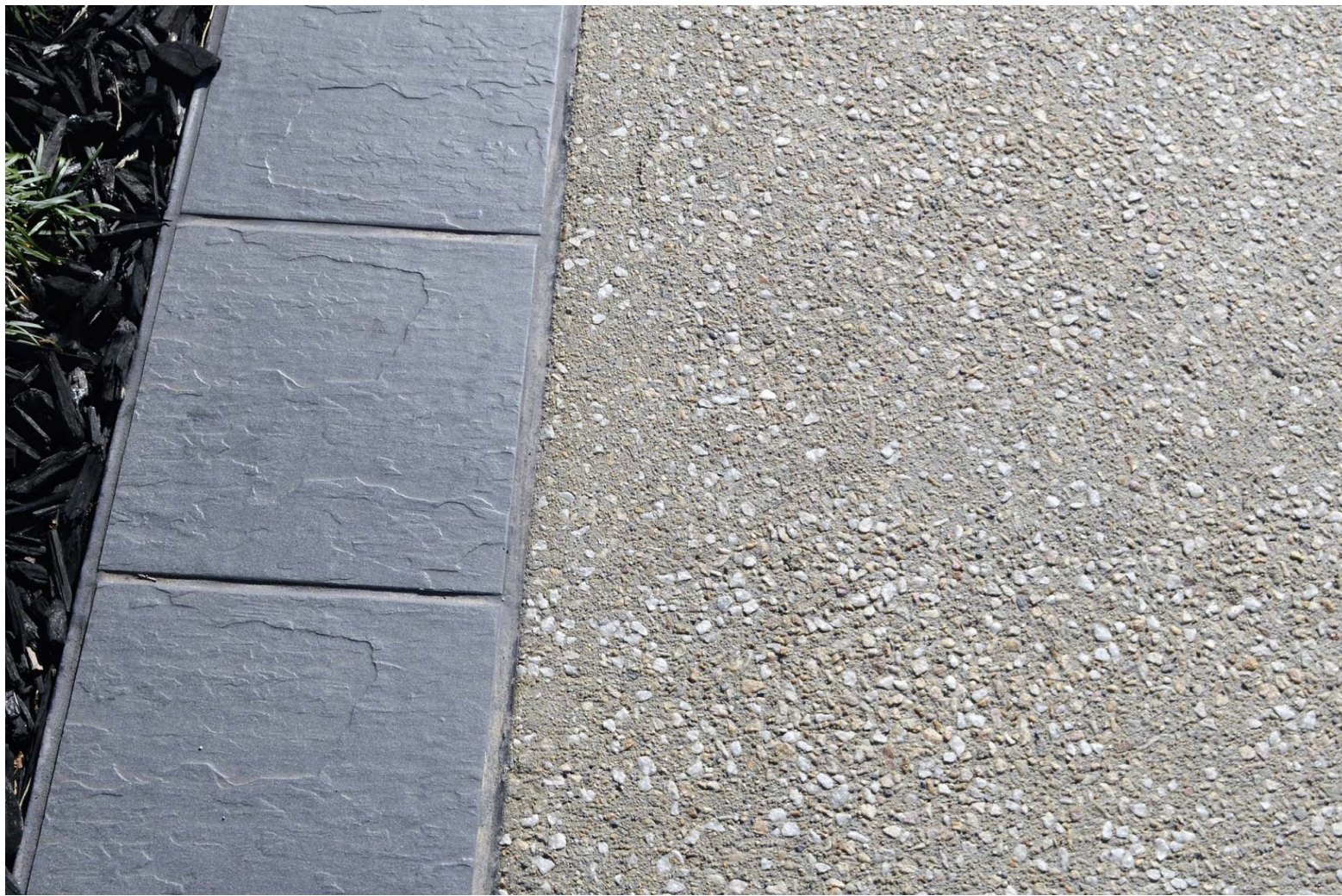
atc
a total concept
landscape architects & swimming pool designers

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 - RFI	

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



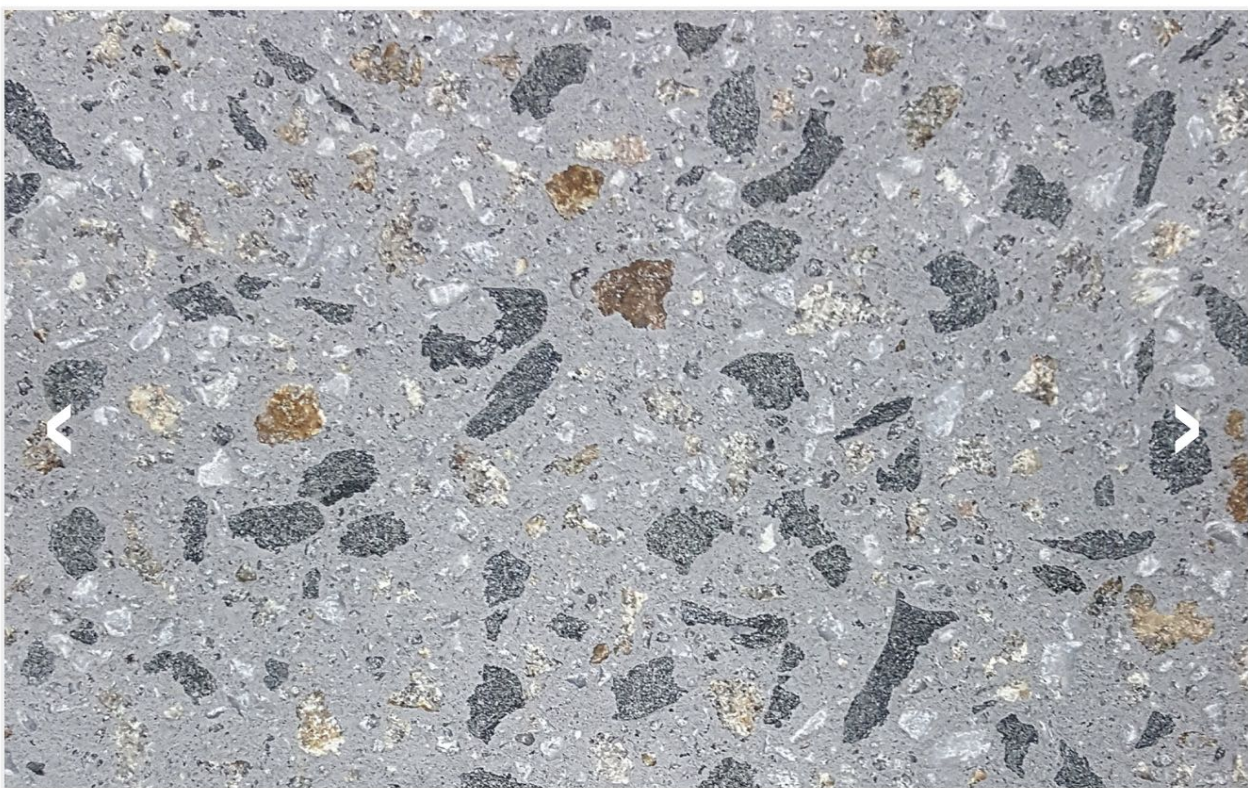
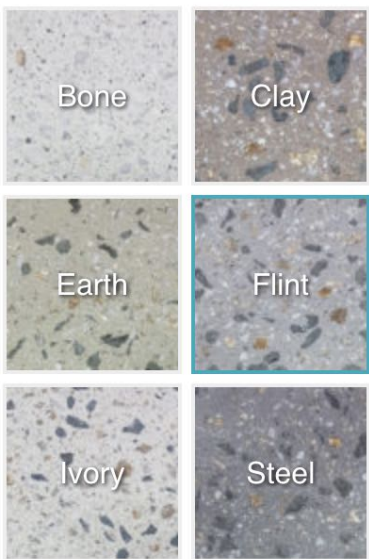
EXPOSED BLACK AGGREGATE FINISH WITH 300MM WIDE STENCILLED CONCRETE BORDER TO PERIMETER AND ACROSS DRIVEWAY AT NOMINAL 3000MM CENTRES (EXPANSION JOINTS) IN FULL DEPTH CHARCOAL COLOUR (AS AVAILABLE FROM BORAL).



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.



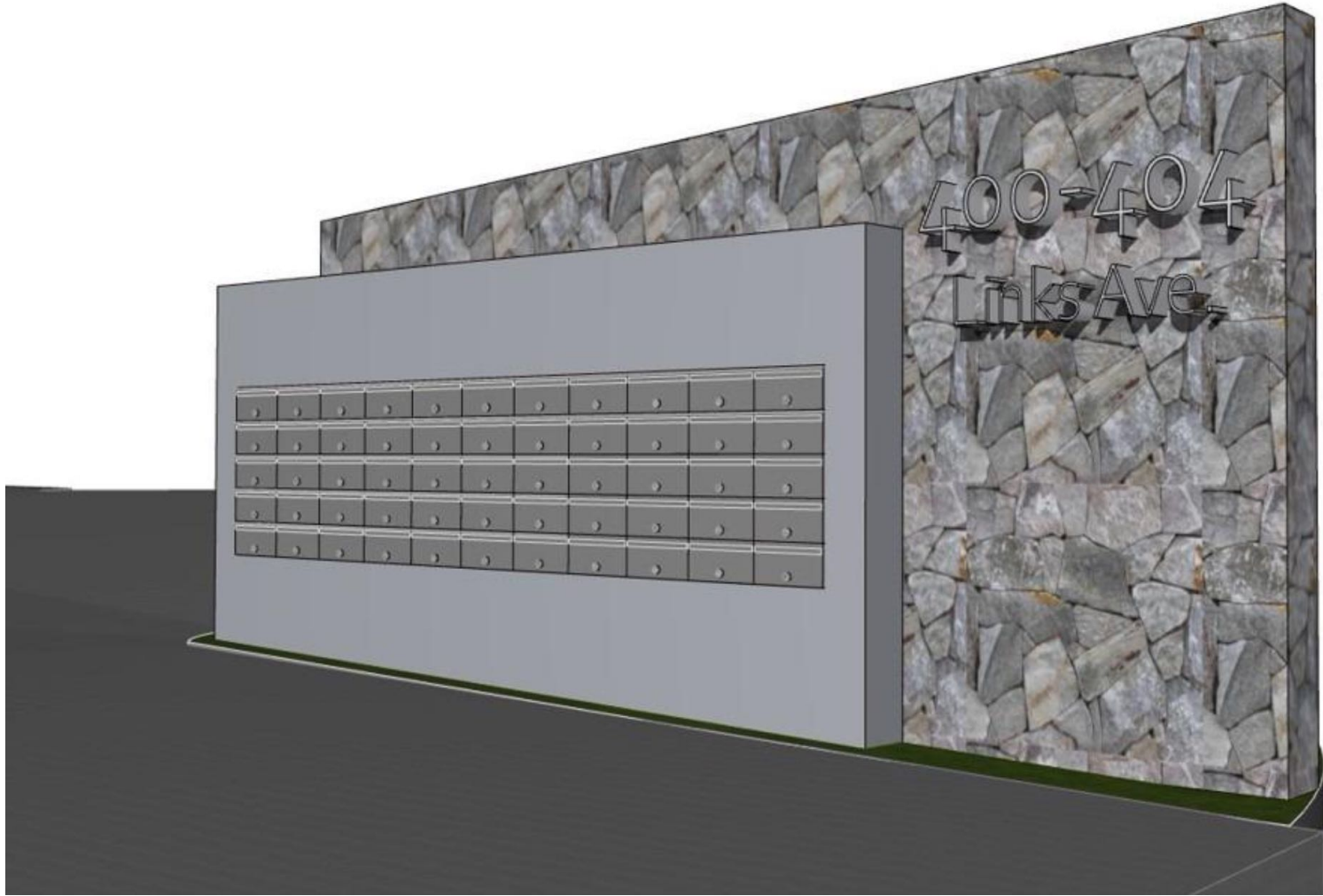
COMMUNAL OPEN SPACE BENCHES AND TABLES



BICYCLE RACKS



GENERAL SEATING TO MATCH BARBECUE AREA SEATING



FRONT ENTRY SIGNAGE AND LETTER BOX WALL



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.				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 T: (02) 9957 5122 E: design@totalconcept.com.au www.atotalconcept.com.au		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:		atc a total concept landscape architects & swimming pool designers www.atotalconcept.com		L/08 C	
			5. This plan has been prepared for DA purposes only.				Residential Development				OF 12	
			6. All Building Works shall be installed to Structural Engineers detail				Client:					
							Tcon Construction P/L					



DECOMPOSED GRANITE PEDESTRIAN PATHWAYS



COMMUNAL OPEN SPACE TIMBER DECKING



COMMUNAL OPEN SPACE TIMBER DECKING



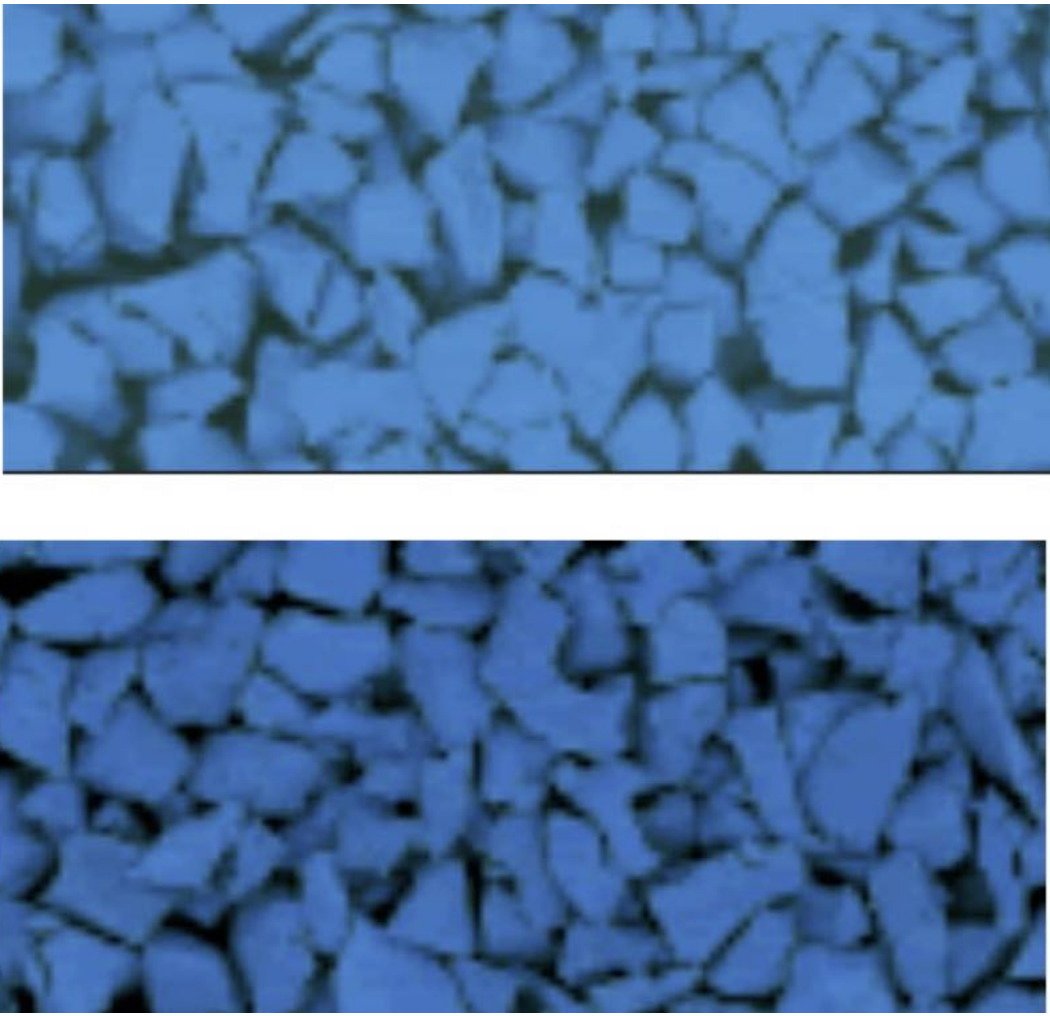
CHILDREN'S PLAY EQUIPMENT



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.		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:		1, (02) 9957 5122 E: design@totalconcept.com.au www.totalconcept.com.au		L/09 C	
				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		CAD File Name			
C	25/3/24	UPDATED FOR COUNCIL RFI	OC					Drawn By			
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC					Checked By			
A	17/4/23	UPDATED FOR COUNCIL RFI	OC					Plot Date:			
No.	Date	REVISION	By					400 Cabramatta Road, Cabramatta - RFI			

Introduction

Aims and objectives of public artwork in relation to this development. Thematic framework for developing the artwork concepts, project timeline and concepts.

- Public art is defined as artworks and performance located in the public realm.
- Public art can be of any art form.
- Public art has a broad scope with many possibilities for the form, function, materials and degree of permanency of the artwork. It can include: Stand alone freestanding artworks, artwork that is applied to a surface, artwork that is integrated into the design and function of a place, commemorative artwork that recognises the history or culture of a place, person or event, interactive artwork that responds to the public or interacts with the environment, multimedia artworks with the audience/ participant/ public in a shared space and contributes to the cultural voices in placemaking.
- This public art plan initiates a documentation process which will take the identified artworks through design briefs, design development and installation.

- The aim for public artwork for the 400 Cabramatta Rd, Cabramatta is to integrate artwork into the development that contributes positively to the site and surrounds, responding to the natural and built environment.
- The artwork should reinforce local identity, character and sense of place, strengthening and connecting with the neighbourhood and creating a point of interest for the community.
- The public artwork should be implemented to be sustainable in both materials and longevity.
- The artwork should encourage the increased use and enjoyment of public spaces through public involvement and encourage different interpretations and understandings.
- The artwork will assist in developing an identity for the development and reflect the history and future of the site.
- The artwork should be further developed by a professional artist to ensure quality of design, as the artwork is for the public, installation should be undertaken by community involvement under the guidance of the artist.

- 400 Cabramatta Rd. Cabramatta is a very high-profile site of equal value to the landowner and community.
- The public art should be incorporated into the streetside masonry wall on the corner of Cabramatta Road and A28 Orange Grove Road opposite Cabramatta Golf Club.
- The public art should be mosaic in nature.
- The process need not be over laboured.
- When executed well, these legacies stand the test of time.



There are many stories that may be told in relation to Cabramatta. The site has a rich and diverse history from its associations with first inhabitants and traditional owners the Cabrogal tribe, a subgroup of the Gandangara tribe, lived in the area. The name Cabramatta derives from in the dialect of the original inhabitants, the Cabrogal, a Cabra was a tasty fresh water grub.

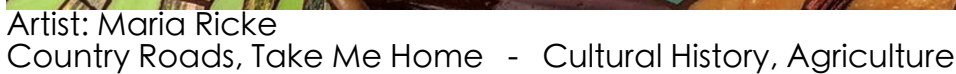
The first land grants were made in 1791. A network of creeks, pastoral properties, vineyards market gardens and orchards prospered for the early settlers due to good soils and several small farms were operating. The township of Cabramatta became a secondary main centre to Fairfield, with the railway station used predominantly for loading and unloading freight and livestock, and the land subdivisions for the "Township of Cabramatta" were auctioned in 1884.

The railway station was not open for public transport until 1856; a school was established in 1882, and a post office in 1886. Cabramatta remained a predominantly agricultural township evolving into a Sydney suburb in the mid 20th century, partly as the result of a major state housing project in the nearby Liverpool area in the 1960s that in turn swallowed cabramatta. The presence of a migrant hostel alongside Cabramatta High School was decisive in shaping the community in the post second war period. In the first phase, large numbers of post-war immigrants from Europe passed through the hostel and settled in the surrounding area during the 1950s and 1960s. They satisfied labour demand for surrounding industry, manufacturing and construction activities.

In the 1960s and 1970s, the migrant hostel hosted a second wave of migration; this time from South-East Asia as a result of the Vietnam War. During the 1980s, Cabramatta was transformed into a thriving Asian community, displacing many of the previous migrant generation. Nowadays, Cabramatta is a hotspot for Vietnamese cuisine and tourism and has a diverse multi-cultural demographic mix.

400 Cabramatta Rd, Cabramatta is situated on the corner of two very busy road transport hubs, Cabramatta Road and A28 Orange Grove Road opposite Cabramatta Golf Club.

For the development of the public art, concepts for 400 Cabramatta Rd, Cabramatta, will build upon a framework around one key theme that being cultural history and includes topics of farming, populations/immigration and industry.



Designs for the artworks shall be developed concurrently with the development of other design disciplines during Construction Certificate Stage of the approval process and then during construction. It is assumed that the design development and implementation will run concurrently with the staging of the development.

- Design Development (CC) /Tender
- Engage artist
- Develop a reconciled cost plan
- Develop approved Artwork Concepts in conjunction with Client, Consultant Team and in accordance with approval conditions, the reconciled cost plan and all relevant codes.
- Provide detail design input for all proposed design that require coordination with other consultants.
- Develop documentation package to detailed design with integration of consultants advice / documentation
- Prepare and submit documentation for Tender and CC submission
- Sourcing of suppliers & interested community participants
- Finalise budget • Prepare program of works • Engage suppliers and community participants for installation under instruction of artist. • Conduct on-site briefing to ensure all members of the team are fully aware of the artwork layout.
- Provide on-going liaison to ensure the installation are correctly implemented and assist the installation team to resolve any issues.
- Prepare supplementary documents and responses to any RFi (Requests for Information)
- Perform inspection of completed art, provide list of defects, and provide practical completion upon completion.



- Council has identified the corner of Cabramatta Road and A28 Orange Grove Road opposite Cabramatta Golf Club as the most suitable and highly visible location to integrate Public Art into the Development.
- The Public Art should be developed onto the corner's proposed front 1800mm high perimeter wall as a series of panels as a timeline mosaic mural.
- The Public Art should incorporate cultural history with topics of
 - farming
 - populations/immigration
 - industry.

It is proposed that through further consultation with the client, artist and community that the following concepts be further developed into a left to right mosaic story panels in a timeline from indigenous Australians to today.

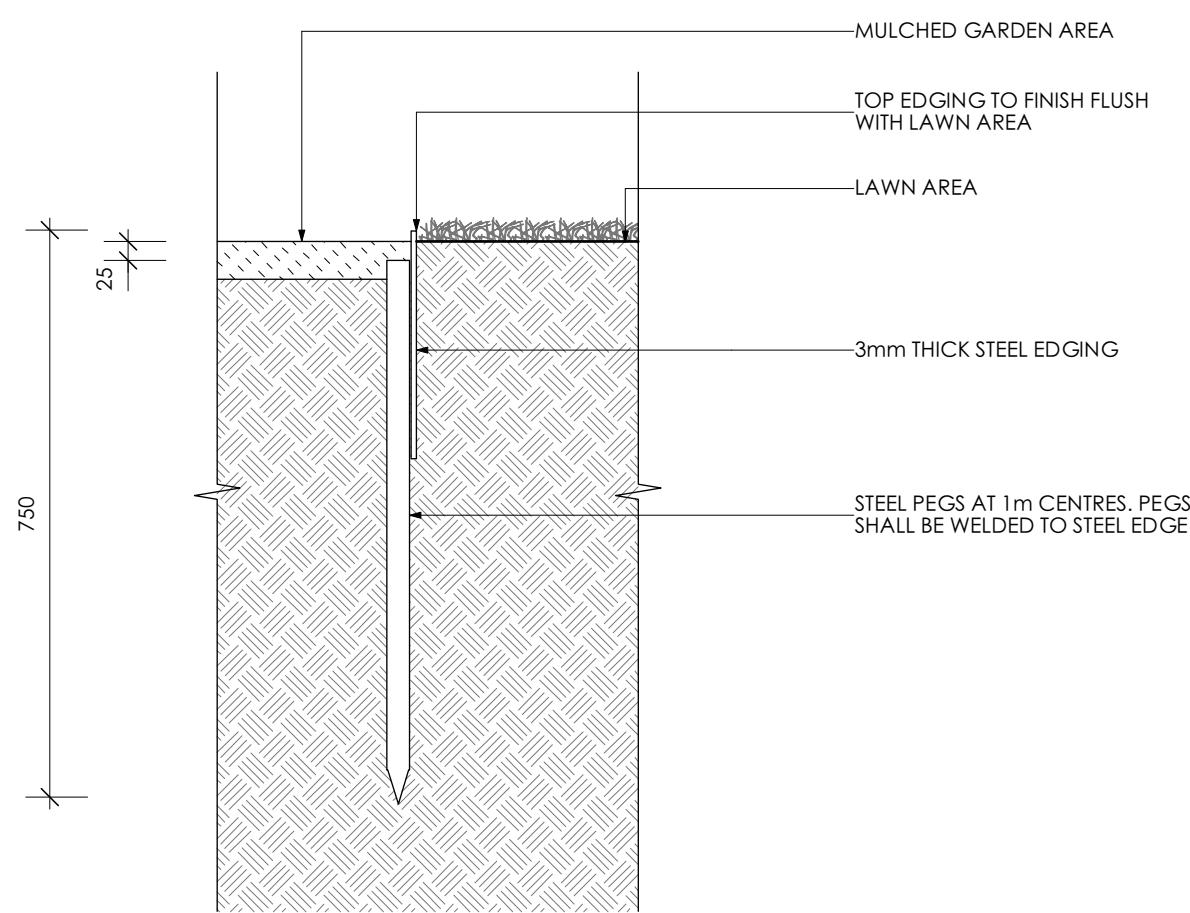
[illegible]

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

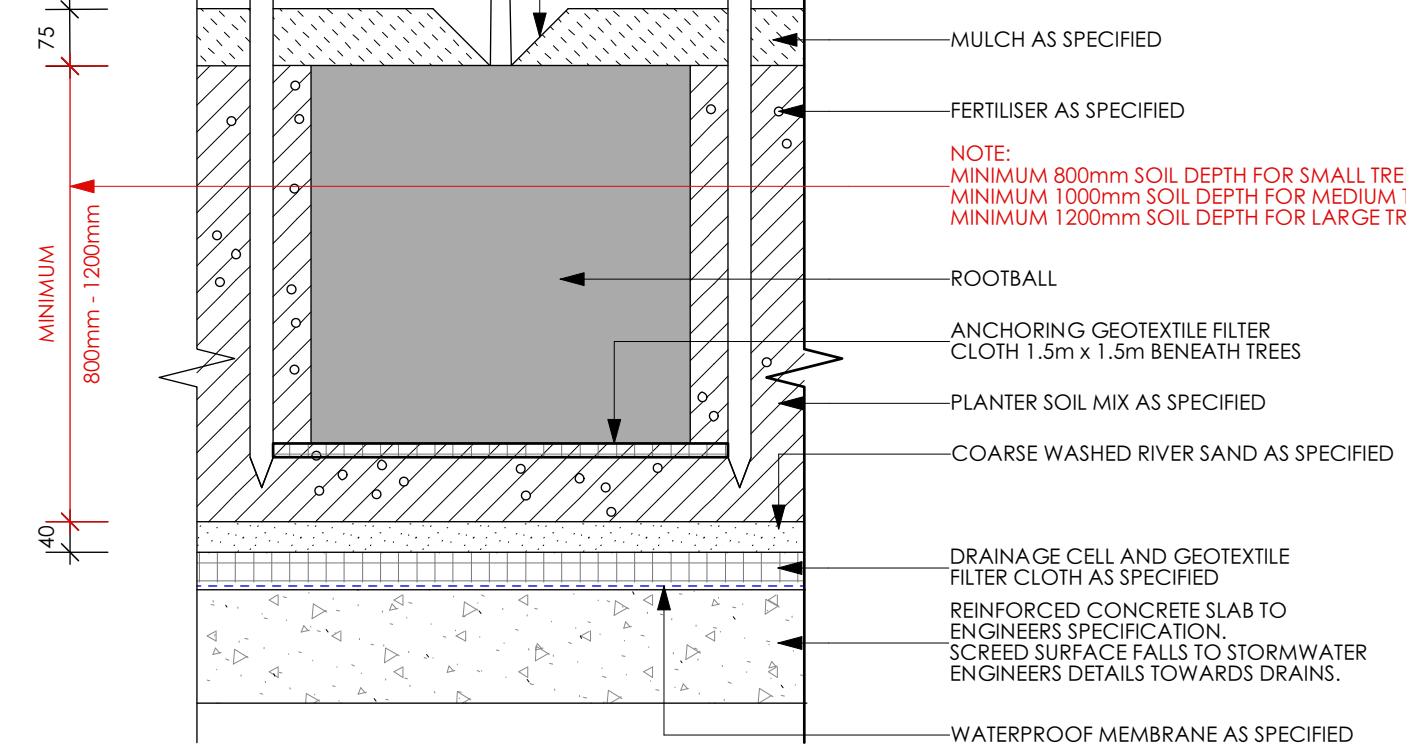
Table 5 Minimum soil standards for plant types and sizes				
Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
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

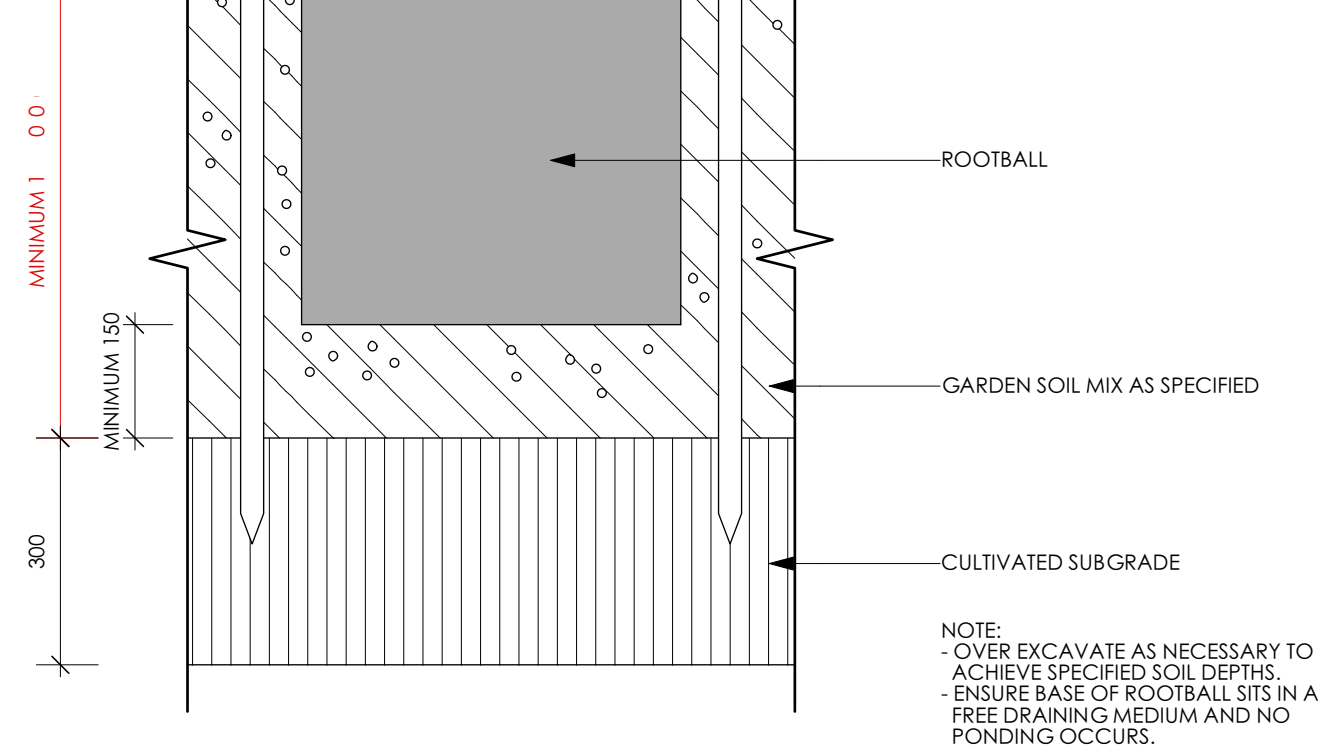
LANDSCAPE DETAILS :



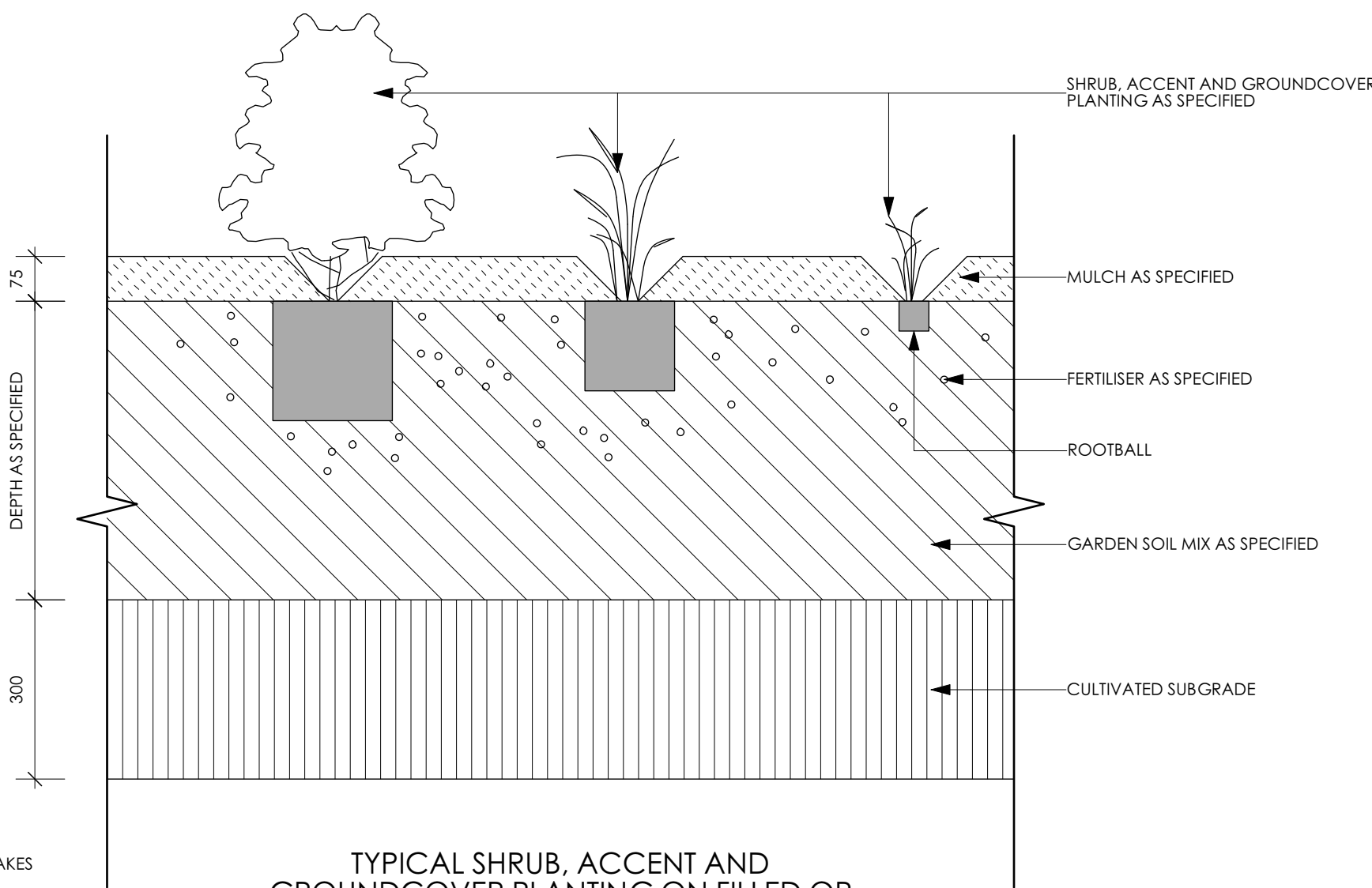
STEEL LAWN EDGE DETAIL
SCALE 1:10



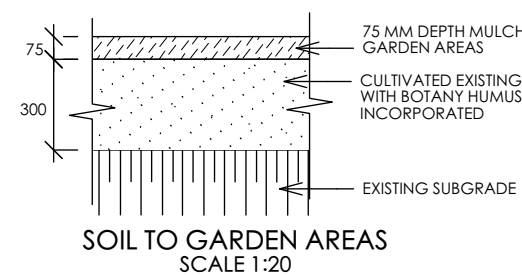
TYPICAL TREE PLANTING ON SLAB DETAIL
SCALE 1:10



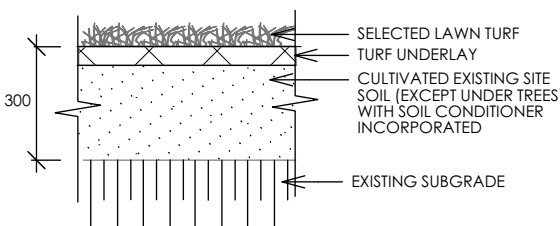
TYPICAL 25-200L TREE PLANTING ON
FILLED OR EXCAVATED GROUND DETAIL
SCALE 1:10



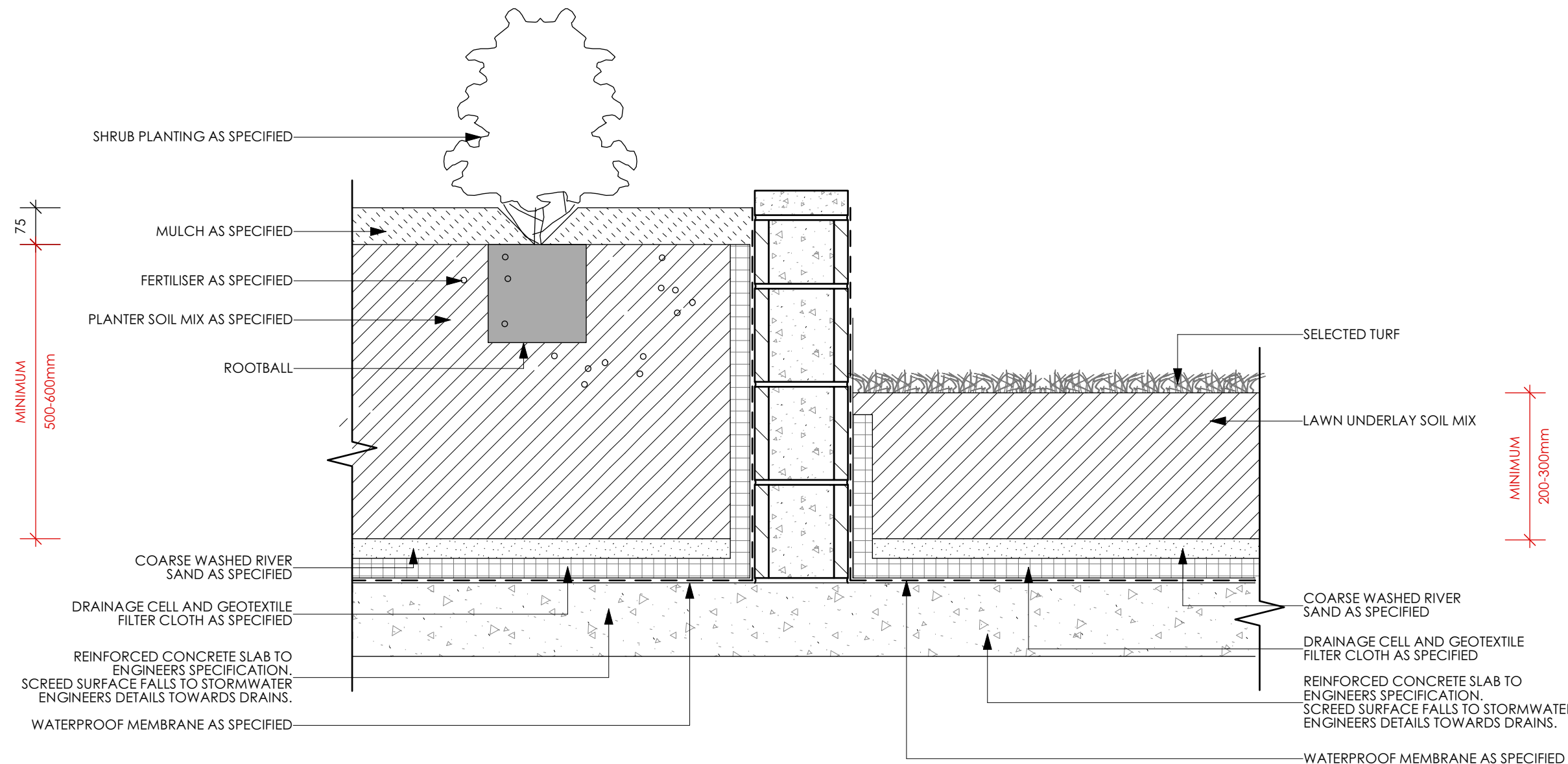
TYPICAL SHRUB, ACCENT AND
GROUNDCOVER PLANTING ON FILLED OR
EXCAVATED GROUND DETAIL
SCALE 1:10



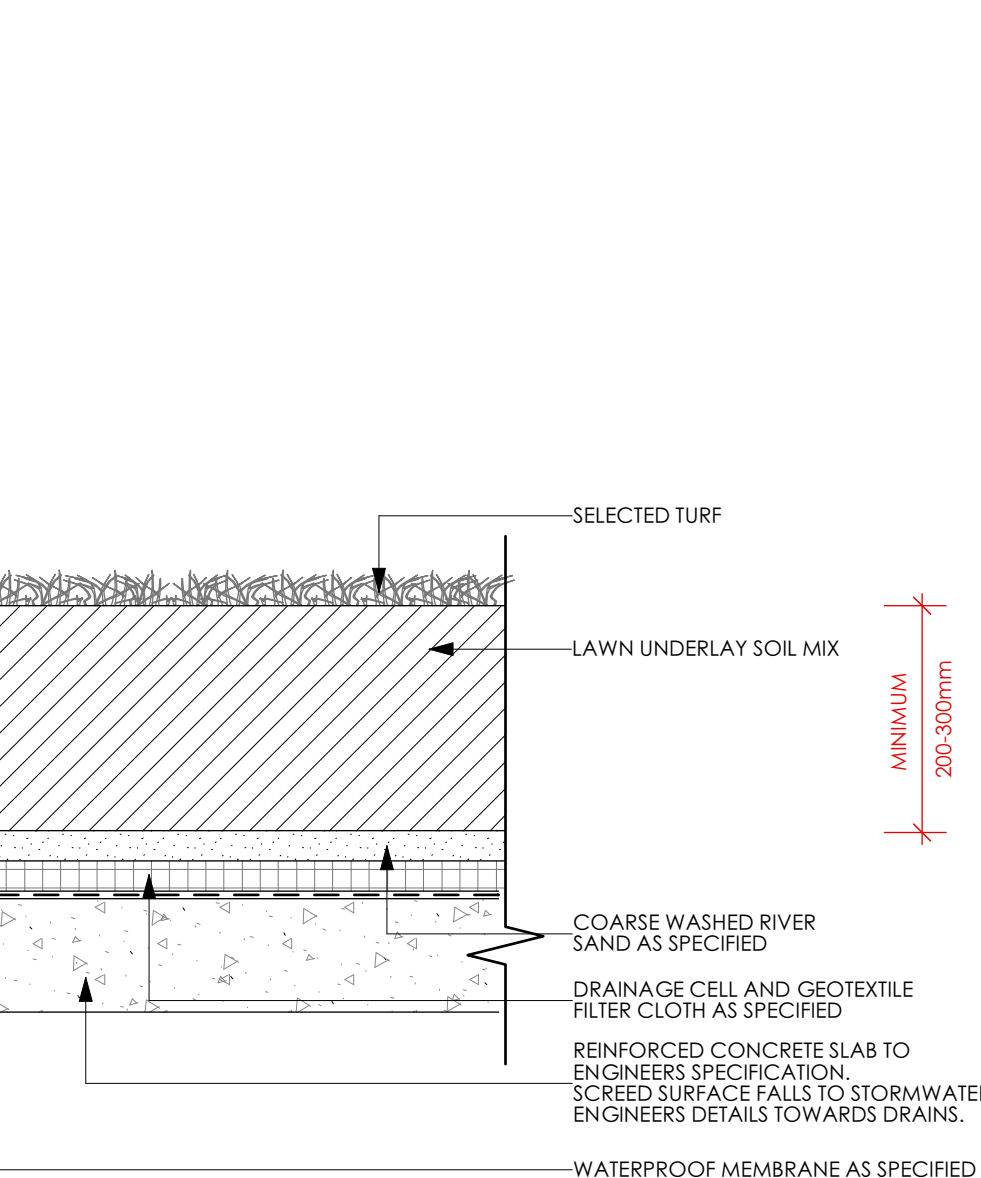
SOIL TO GARDEN AREAS
SCALE 1:20



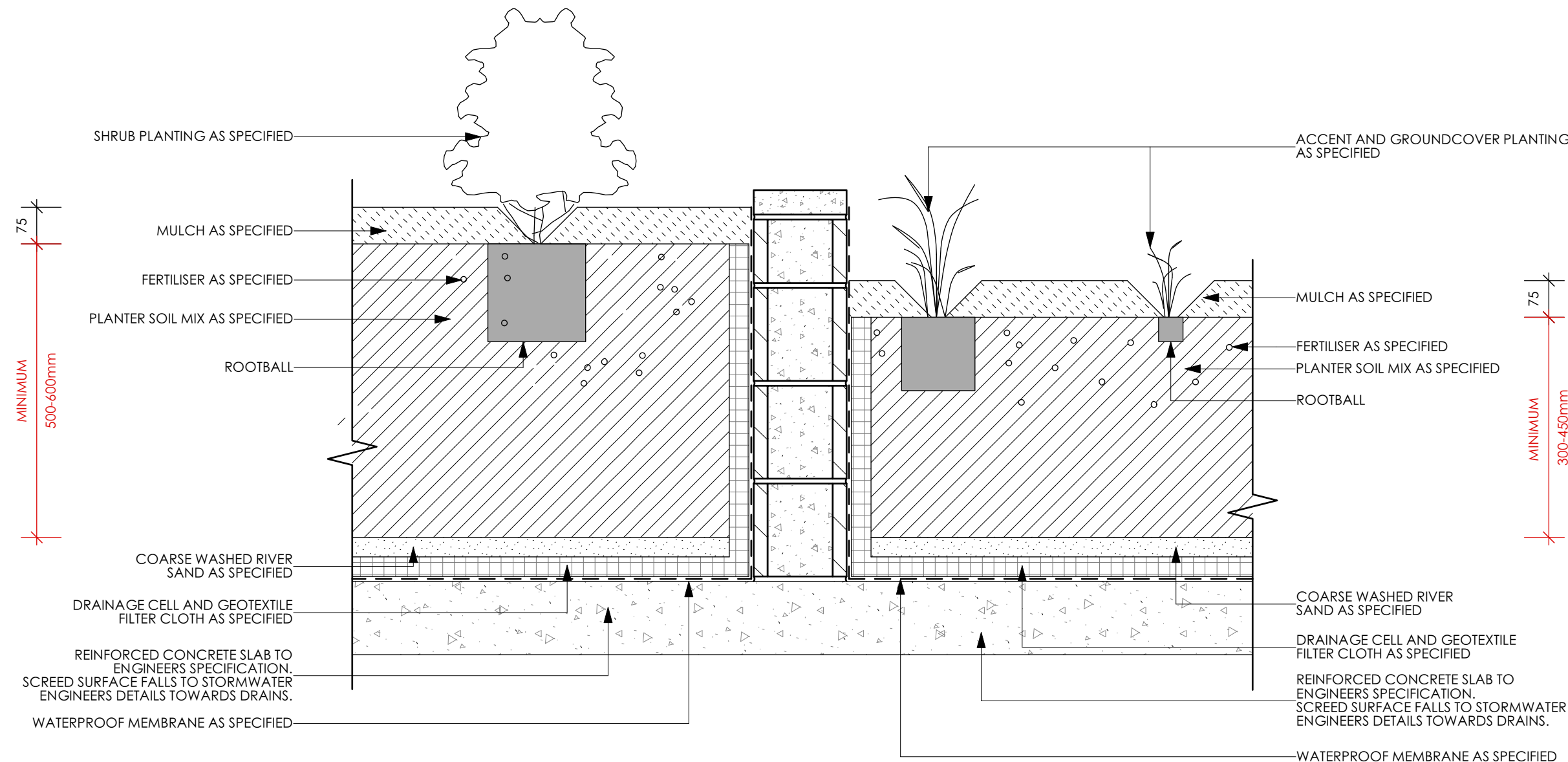
TYPICAL TURF DETAIL
SCALE 1:20



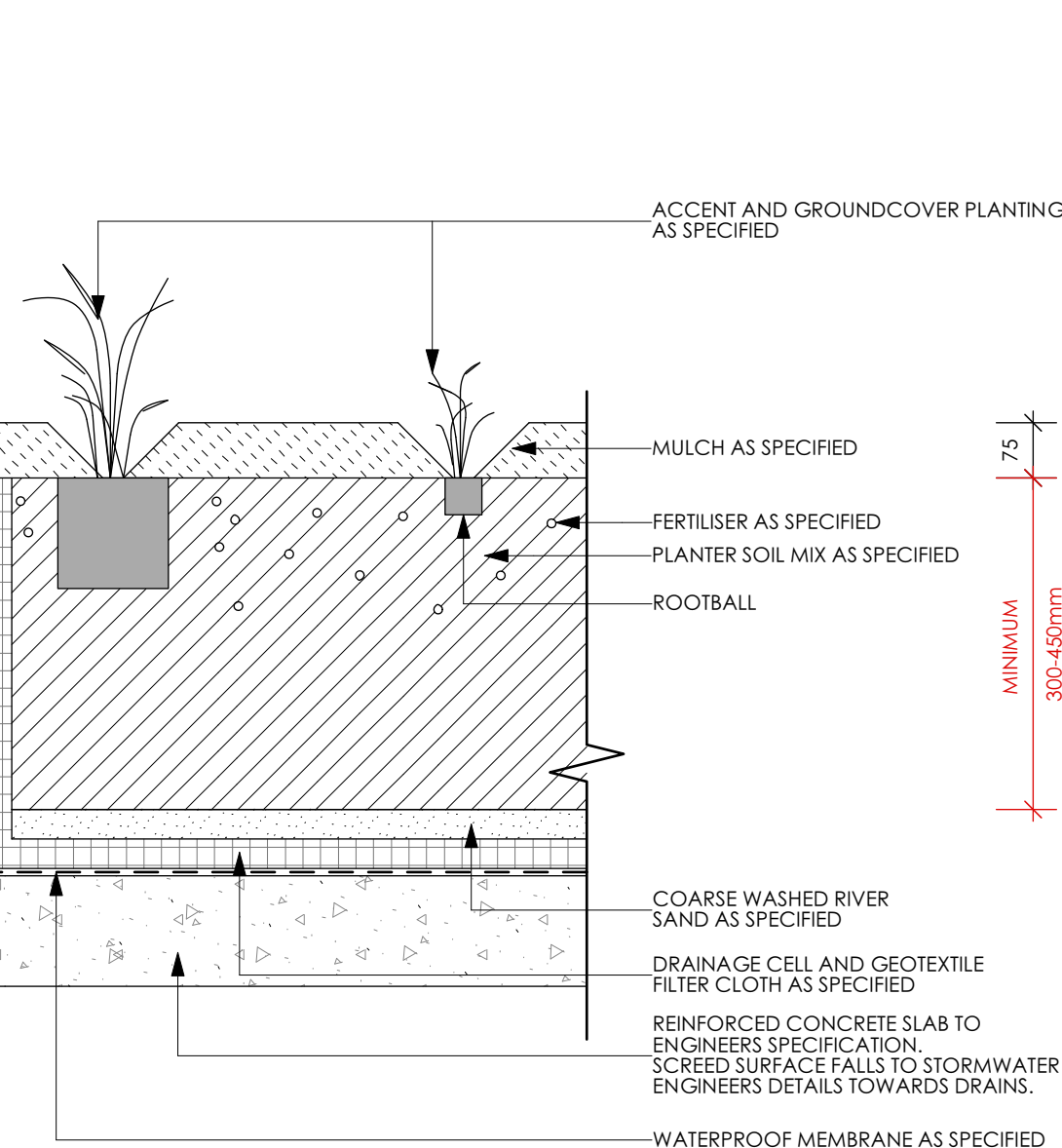
TYPICAL SHRUB PLANTING ON SLAB DETAIL
SCALE 1:10



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

No.	Date	REVISION	By
C	25/3/24	UPDATED FOR COUNCIL RFI	OC
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
A	17/4/23	UPDATED FOR COUNCIL RFI	OC

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- 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.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

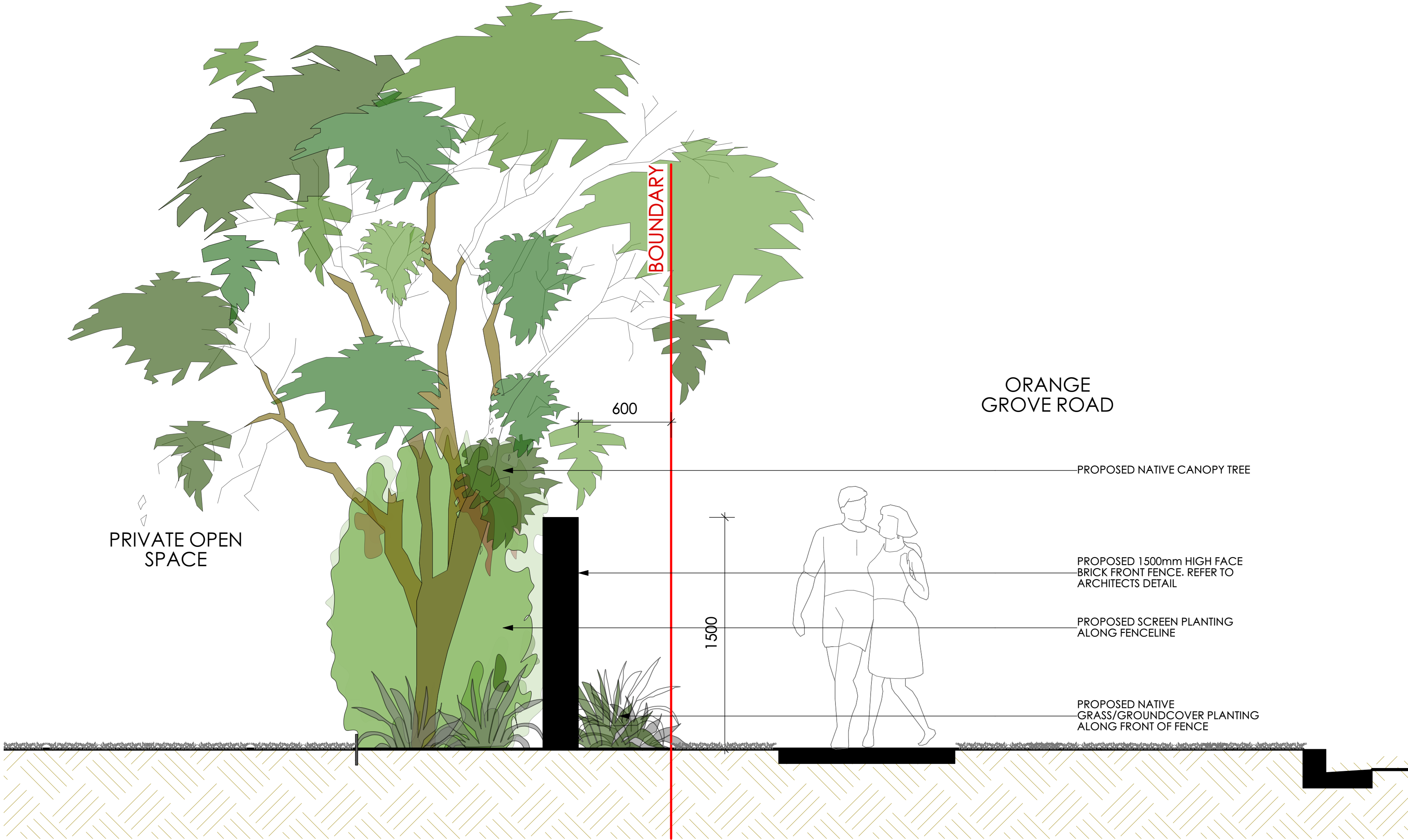
Drawing: Landscape Details
Address: 400-404 Cabramatta Rd West, 2-18 Orange Grove Rd & Links Ave, Cabramatta
Project: Residential Development
Client: Tcon Construction P/L

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

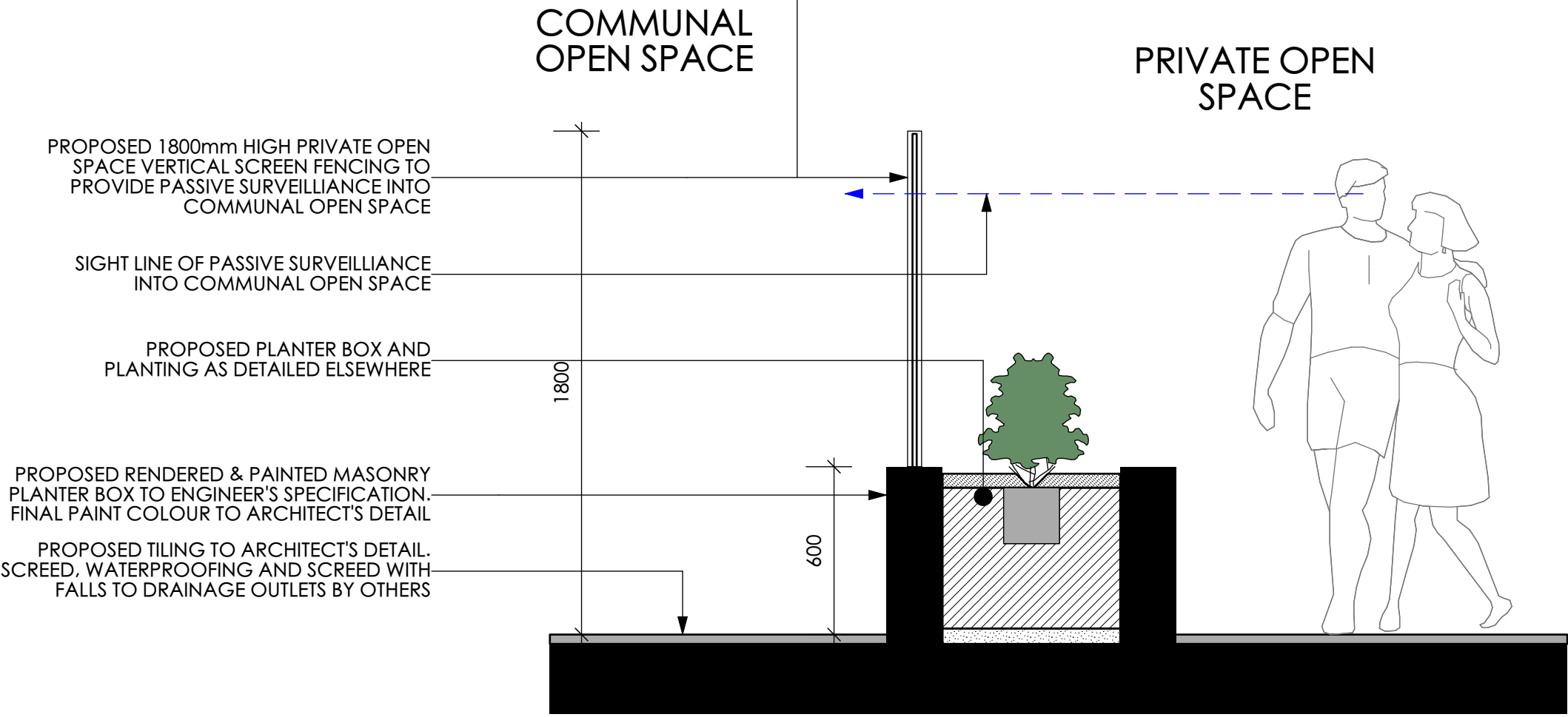
Status	Project No.
SCALE As Noted @ A1	Tcon
Drawn By KR Checked By JRS CAD File Name 400 Cabramatta Road, Cabramatta - RFI Rev #	Drawing No. Rev #
Dwg Date: 13.12.22 Plot Date: 13.12.22	L/11 C OF 12



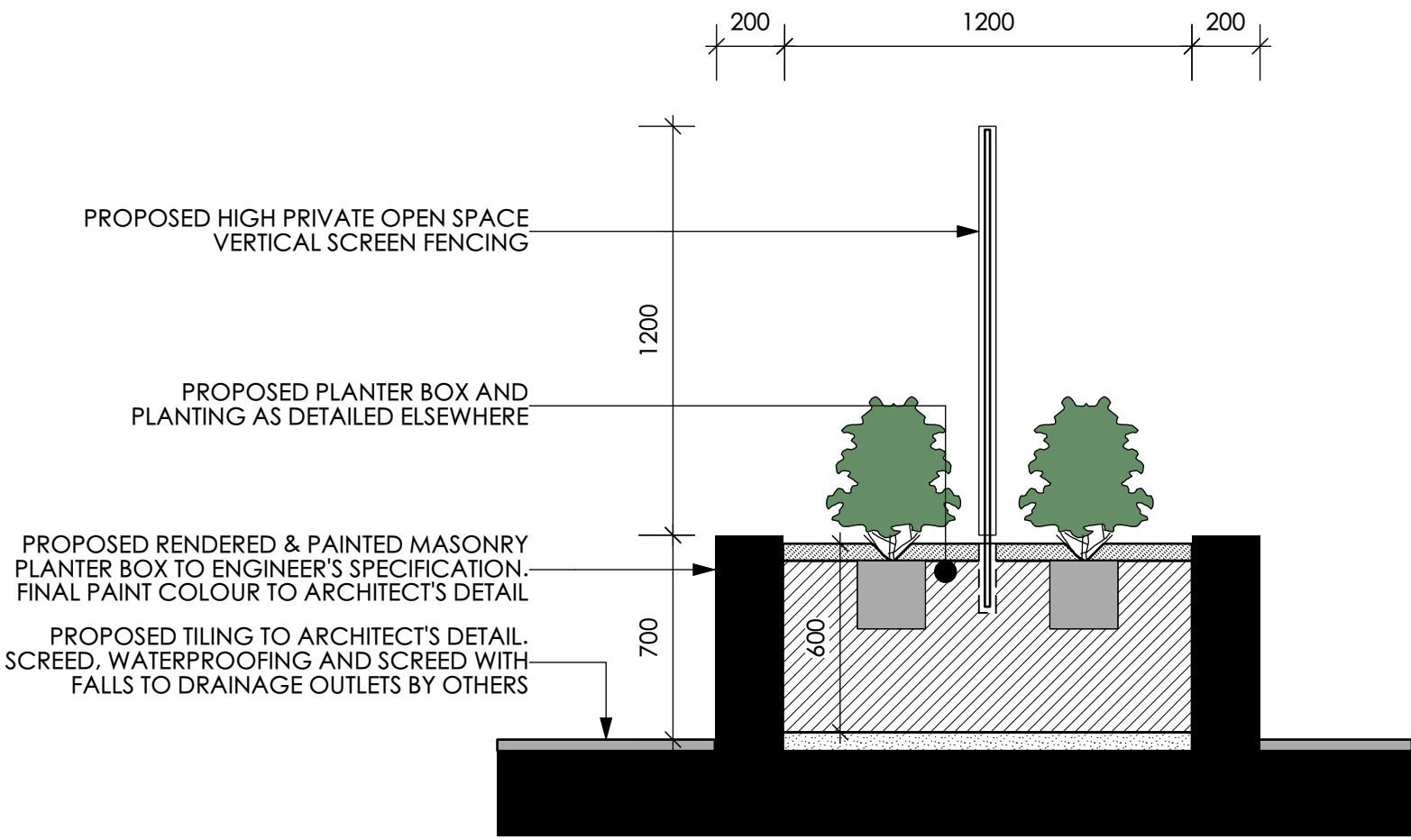
PROPOSED 1800mm HIGH PRIVATE OPEN SPACE VERTICAL SCREEN FENCING TO PROVIDE PASSIVE SURVEILLANCE INTO COMMUNAL OPEN SPACE



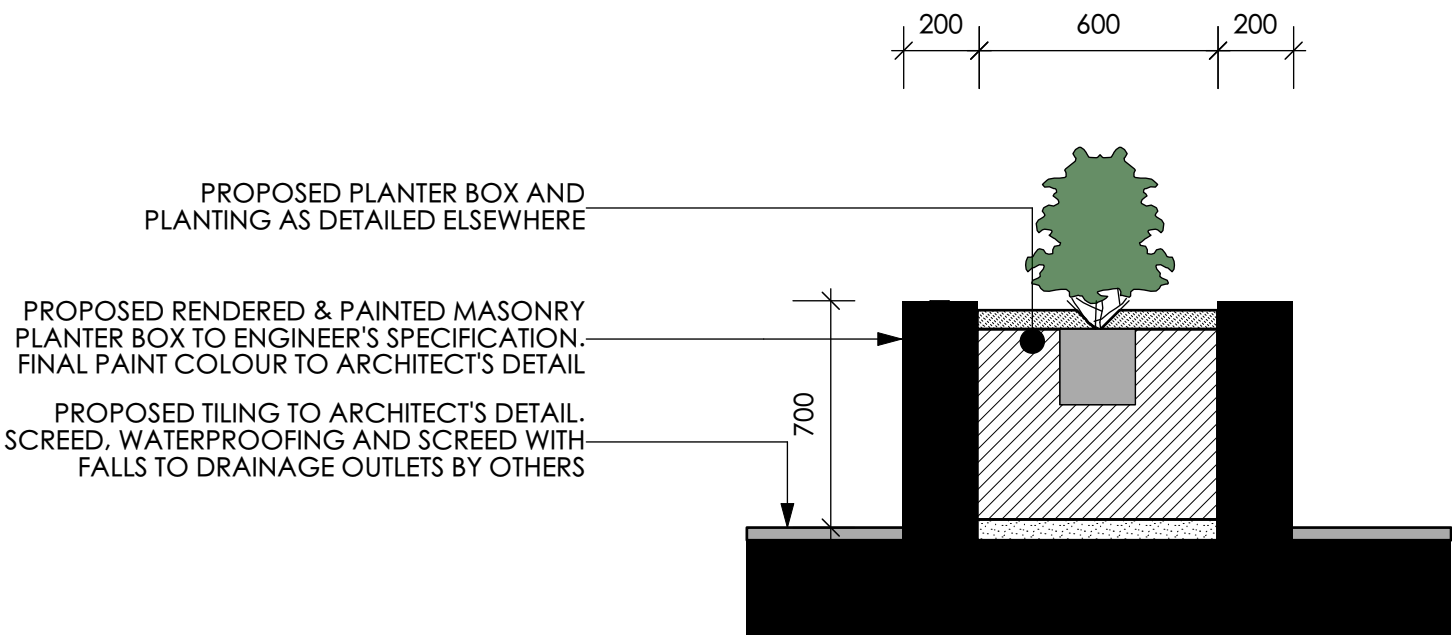
SECTION AA - TYPICAL ARTICULATION ZONE DETAIL
SCALE 1:20



SECTION BB - FENCE FRONTING COMUNAL 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

No.	Date	REVISION	By
C	25/3/24	UPDATED FOR COUNCIL RFI	OC
B	29/5/23	UPDATED TO NEW ARCHITECTURALS	OC
A	17/4/23	UPDATED FOR COUNCIL RFI	OC

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- 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.
- 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:
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

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

atc
a total concept
landscape architects & swimming pool designers

Status
SCALE As Noted @ A1

Drawn By | KR Dwg Date: | 13.12.22
Checked By | JRS Plot Date: | 13.12.22
CAD File Name | 400 Cabramatta Road, Cabramatta - RFI
B1.wdw

Project No.
Tcon

Drawing No. Rev #
**L/12 C
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.

			Notes:				Drawing:		Project No.	
			1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.				Landscape Specification		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 T: (02) 9957 5122 E: design@totalconcept.com.au www.totalconcept.com.au	
			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:		Residential Development	
			5. This plan has been prepared for DA purposes only.				Client:			
			6. All Building Works shall be installed to Structural Engineers detail				Tcon Construction P/L		CAD File Name: 400 Cabramatta Road, Cabramatta - RFI	
UNCIL RFI			OC						Drawn By: KR Dwg Date: 13.12.22	
ARCHITECTURALS			OC						Checked By: JRS Plot Date: 13.12.22	
UNCIL RFI			OC						Rev #	
ION			By						L/13 C	
									OF 12	