

BRIDGE PLACE

HIGH DENSITY RESIDENTIAL DEVELOPMENT

93 Bridge Road Westmead NSW

Landscape Architectural Plans SSDA

JANUARY 2026

REVISION	DATE	PREPARED BY	CHECKED BY
B	31.03.25	CX	MS
C	11.04.25	CX	MS
D	15.04.25	CX	MS
E	17.04.25	CX	MS
F	16.09.25	PD	MS
G	21.01.26	PG	MS

Prepared For:

Bridge Road Unit Trust c/o Town Square Consultants

Site Location:

93 Bridge Road, Westmead NSW

Prepared By:

distinctive Living Design

Landscape Architecture - Design - Consultancy

56 John St, Camden NSW, Australia 2570

www.distinctive.net.au

Ph:02 4655 1881

DRAWING REGISTER

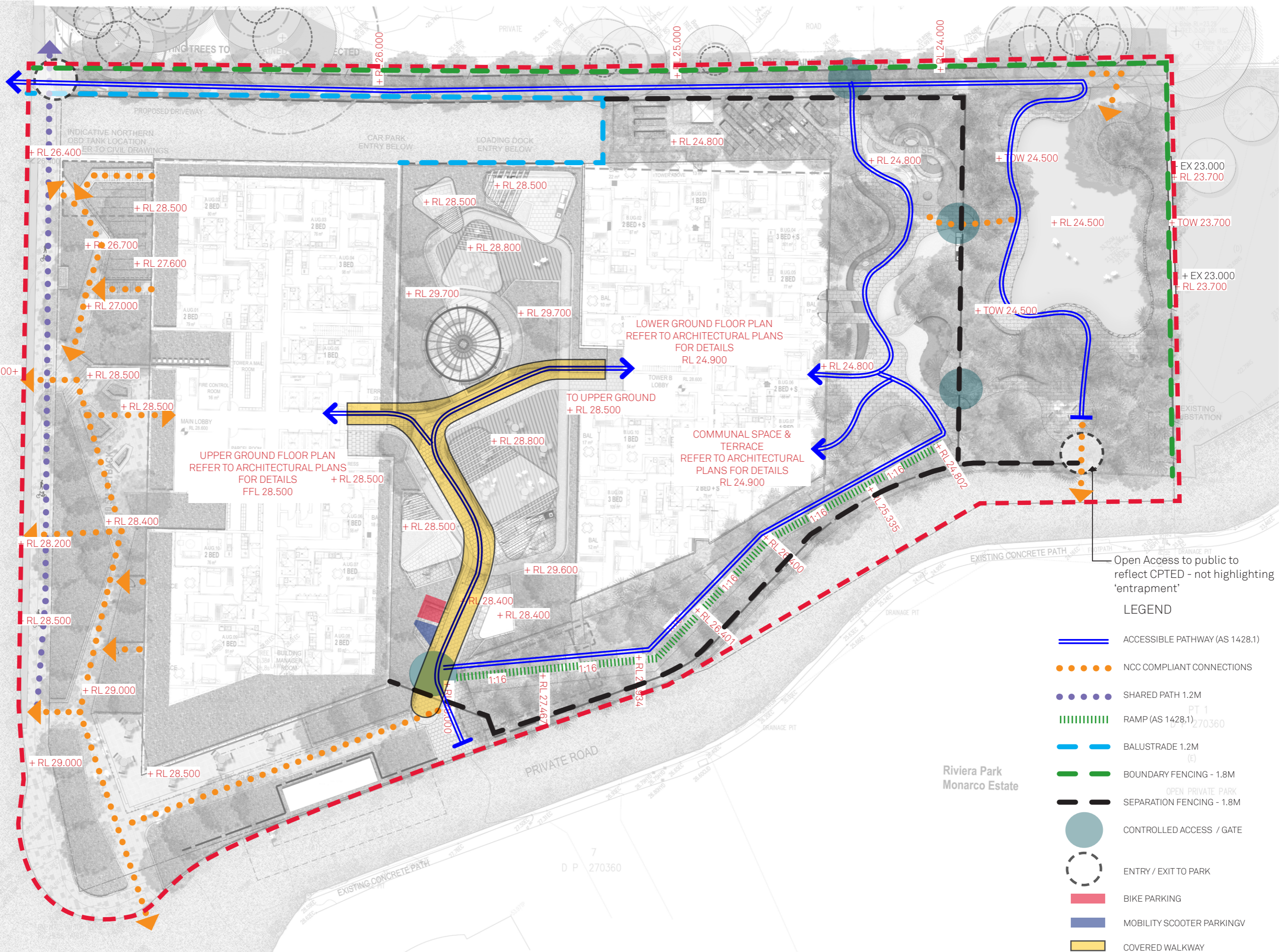
DRAWING	TITLE	REVISION
03-24.00	COVERSHEET	G
03-24.01	DRAWING REGISTER	G
03-24.02	LANDSCAPE MASTER PLAN	G
03-24.03	LEVELS & ACCESSIBILITY	G
03-24.04	DEEP SOIL CALCULATIONS	G
03-24.05	CANOPY COVER CALCULATIONS	G
03-24.06	TREE PLANTING PLAN	G
03-24.07	DETAIL ZONES DIRECTORY	G
03-24.08	CENTRAL COMMUNAL OPEN SPACE	G
03-24.09	DEEP SOIL SPACE	G
03-24.10	WALKWAYS & LANDSCAPE CONDUITS	G
03-24.11	BRIDGE RD STREETScape & LEVEL 3	G
03-24.12	LANDSCAPE SECTIONS 01	G
03-24.13	LANDSCAPE SECTIONS 2	G
03-24.14	PLANTING SCHEME	G
03-24.15	MATERIAL SCHEME	G
03-24.16	LANDSCAPE DETAILS & MAINTENANCE	G

"we respectfully acknowledge the traditional custodians of the lands we work on, the dharawal people and pay our respects to their elders past, present and emerging"





- LEGEND**
- BASEMENT UNDER/LIMIT OF DEEP SOIL
 - PROPERTY BOUNDARY
 - EXTENT OF WORKS
 - SEPARATION FENCING 1.8M HIGH
 - BALUSTRADE
 - BOUNDARY FENCING 1.8M HIGH
 - UNDERGROUND OSD TANKS
 - Flexible Activity Hub
 - Kick-about Space
 - Flexible Passive Opportunities
 - Virtual gym
 - Outdoor yoga
 - Playspace
 - Fitness Court
 - Shared Path
 - Pedestrian link
 - Shade Forest
 - Kitchen garden
 - BBQ Facilities
 - Public Art
 - Pedestrian Streetscapes
 - Activated Streetscapes



Open Access to public to reflect CPTED - not highlighting 'entrapment'

LEGEND

- ACCESSIBLE PATHWAY (AS 1428.1)
- NCC COMPLIANT CONNECTIONS
- SHARED PATH 1.2M
- RAMP (AS 1428.1)
- BALUSTRADE 1.2M
- BOUNDARY FENCING - 1.8M
- OPEN PRIVATE PARK SEPARATION FENCING - 1.8M
- CONTROLLED ACCESS / GATE
- ENTRY / EXIT TO PARK
- BIKE PARKING
- MOBILITY SCOOTER PARKINGV
- COVERED WALKWAY

Riviera Park Monarco Estate

D P 270360

REQUIREMENTS

COMMUNAL OPEN SPACE

- ADG OBJECTIVE 3D-1
MINIMUM 25% OF THE SITE AREA
- PARRAMATTA DCP
MINIMUM 30% OF THE SITE AREA

DEEP SOIL AREA

- ADG OBJECTIVE 3E-1
MINIMUM 7% OF SITE AREA
MINIMUM 6 X 6M OF DEEP SOIL ZONE
- State Environmental Planning Policy (Housing) 2021 NSW
MINIMUM 15% OF THE SITE AREA
(7% OF A MINIMUM DIMENSION OF 3 X 3M)
MINIMUM 3 X 3M OF DEEP SOIL ZONE

DEEP SOIL AREA CALCULATION

SITE AREA = 8663m²

CALCULATION OF REAL DEEP SOIL AREA (WITHOUT MIN DIMENSION)

AREA

PERCENTAGE

LANDSCAPE PODIUM AREA = 731.83 m²
PERMEABLE PAVING AREA = 199.37 m²
TOTAL DEEP SOIL AREA = 1893.93 m²

8.45% OF SITE
7.80% OF DPZ

CALCULATION OF PRIVATE & PUBLIC LANDSCAPE (COMMON SPACE & PUBLIC PARK)

AREA

PERCENTAGE

MIN 6 x 6m DEEP SOIL AREA (ADG COMPLIANT) = 1118.36 m²
MIN 3 x 3m DEEP SOIL AREA (SEPP COMPLIANT) = 1661.19 m²
PERMEABLE PAVING AREA = 107.64 m²

13.14% OF SITE
20.34% OF SITE
9.62% OF TOTAL DPZ

LANDSCAPE AREA (COMMON SPACE & PUBLIC PARK) = 3289.77 m²
LANDSCAPE AREA (COMMON SPACE ONLY) = 24467.30 m²

37.97% OF SITE
28.48% OF SITE

LEGEND

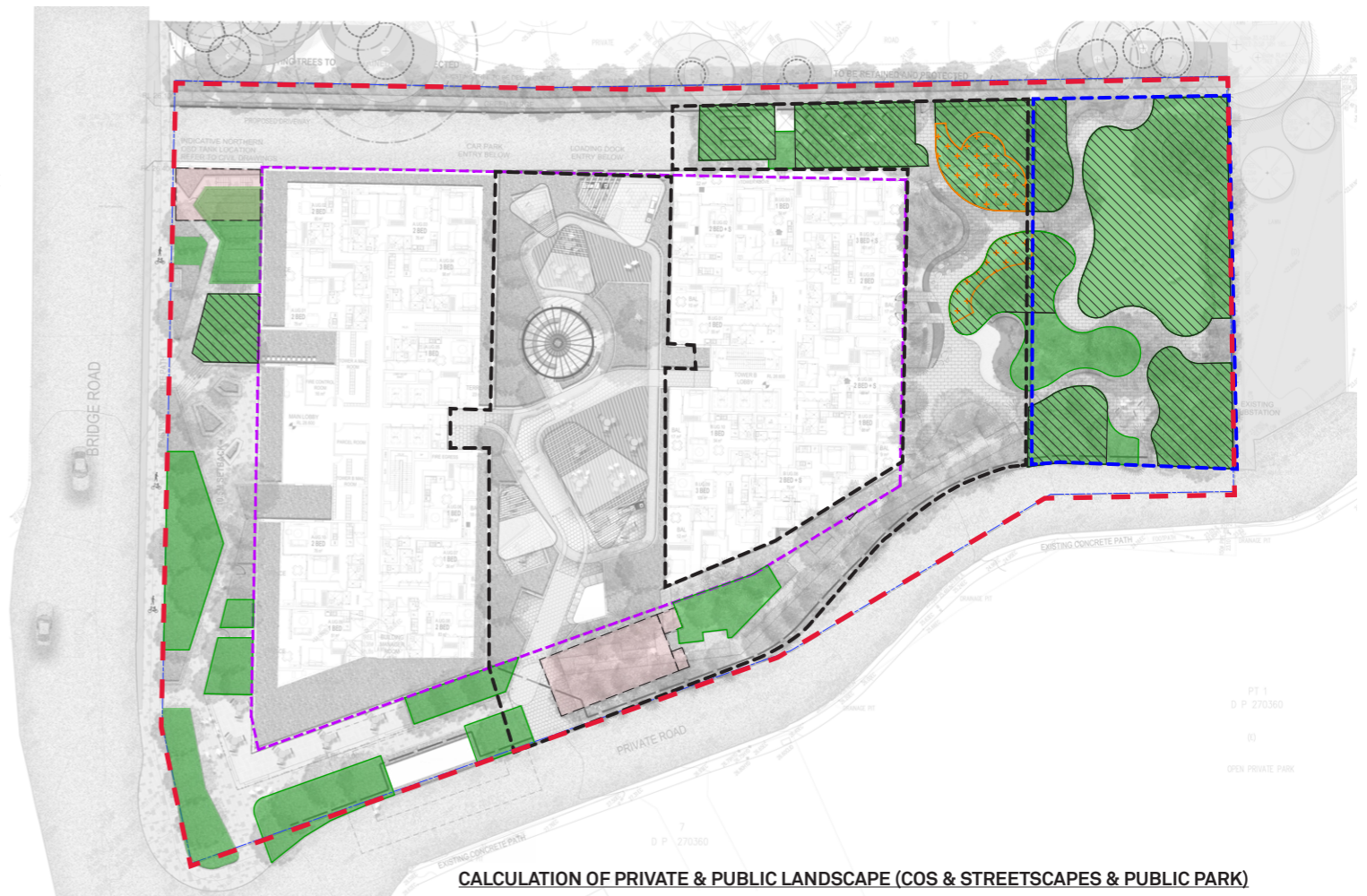
- PROPERTY BOUNDARY
- EXTENT OF BASEMENT
- COMMUNAL OPEN SPACE
- PUBLIC PARK
- DEEP SOIL AREA
- LANDSCAPE PODIUM AREA
- PERMEABLE PAVING



CALCULATION OF REAL DEEP SOIL AREA (WITHOUT MIN DIMENSION)

LEGEND

- PROPERTY BOUNDARY
- EXTENT OF BASEMENT
- COMMUNAL OPEN SPACE
- PUBLIC PARK
- MIN 6M X 6M DPZ
- MIN 3M X 3M DPZ
- PERMEABLE PAVING
- OSD BY CIVIL



CALCULATION OF PRIVATE & PUBLIC LANDSCAPE (COS & STREETSCAPES & PUBLIC PARK)

Bridge Place High Density Mixed Use Westmead
CANOPY COVER CALCULATION

Client:
BRIDGE ROAD UNIT TRUST

Architect:
GROUP GSA

Sheet No: 03-24.05
Drawn: PG
Scale: 1:400 @ A3
Revision: G
Date: 21.01.26

Location of all services is to be carried out by all contractors prior to commencement of works. Please Dial-Before-You-Dig Ptn: 1100. Refer plans by Architect, Engineers & Surveyors for other working drawings. Information on Distinctive plans is for reference & co-ordination only. This drawings are to be read in conjunction with prepared specifications & details. It is the responsibility of the contractor to notify Distinctive of any construction within the plans & receive appropriate direction prior to construction works. Final layout is to be determined on site and at the direction of the site supervisor. Plans are copyright to Distinctive Gardens & Interiors Pty Ltd.



ESD PRINCIPLES ADDRESSED

- Urban Heat Sink Providing 40.08% (3472.22m²) total site canopy coverage.
- Permeability (WSUD) Proposed Permeable Paver used within the Public Domain to enhance deep soil planting zones
- Indigenous Species (WSUD) Low maintenance & Low water use species (Refer Planting Palette)

PT 1
D P 270360
(E)
OPEN PRIVATE PARK

Riviera Park
Monarco Estate

Bridge Place High Density Mixed Use Westmead
TREE PLANTING PLAN

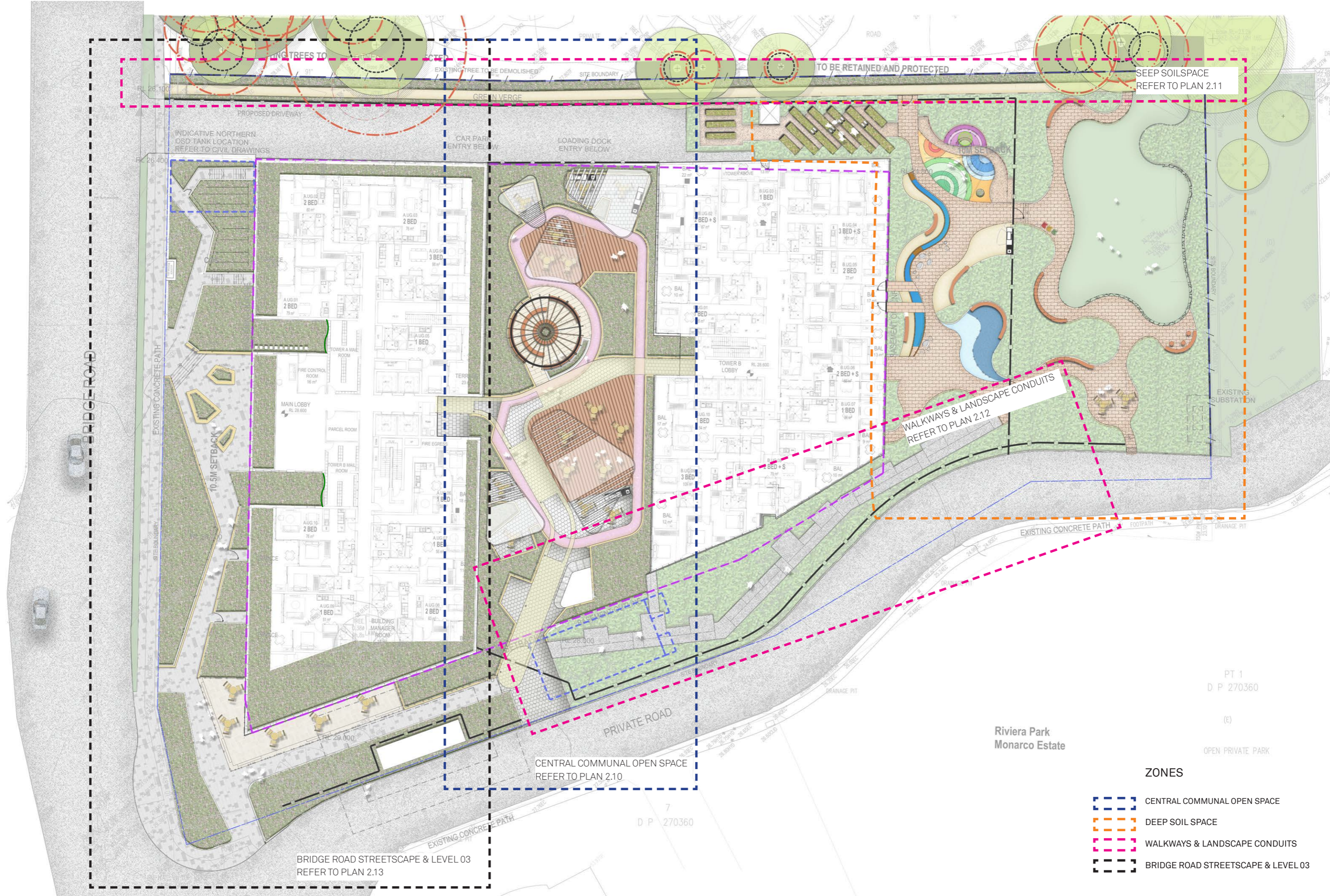
Client:
BRIDGE ROAD UNIT TRUST

Architect:
GROUP USA

Sheet No: 03-24.06
 Drawn: PG
 Scale: 1:400 @ A3
 Revision: G
 Date: 21.01.26

Location of all services is to be carried out by all contractors prior to commencement of works. Please Dial-Before-You-Dig Ptn: 1100. Refer plans by Architect, Engineers & Surveyors for other working drawings. Information on distinctive plans is for reference & co-ordination only. This drawings are to be read in conjunction with prepared specifications & details. It is the responsibility of the contractor to notify Distinctive of any contradiction within the plans & receive appropriate direction prior to construction works. Final layout is to be determined on site and at the direction of the site supervisor. Plans are copyright to Distinctive Gardens & Interiors Pty Ltd.









SEEP SOILSPACE
 REFER TO PLAN 2.11

WALKWAYS & LANDSCAPE CONDUITS
 REFER TO PLAN 2.12

CENTRAL COMMUNAL OPEN SPACE
 REFER TO PLAN 2.10

BRIDGE ROAD STREETSCAPE & LEVEL 03
 REFER TO PLAN 2.13

- ZONES**
-  CENTRAL COMMUNAL OPEN SPACE
 -  DEEP SOIL SPACE
 -  WALKWAYS & LANDSCAPE CONDUITS
 -  BRIDGE ROAD STREETSCAPE & LEVEL 03

PT 1
 D P 270360

(E)

OPEN PRIVATE PARK

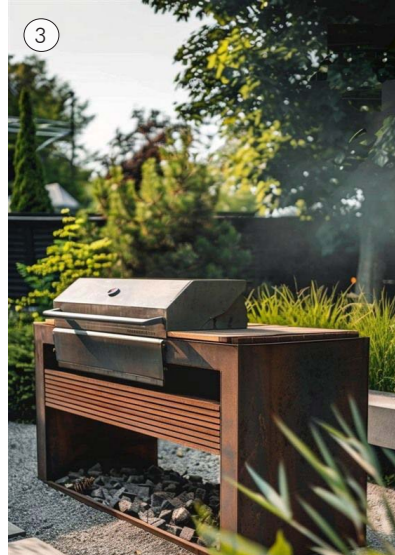
Riviera Park
 Monaco Estate



Curved seating and planting box for community passive activities



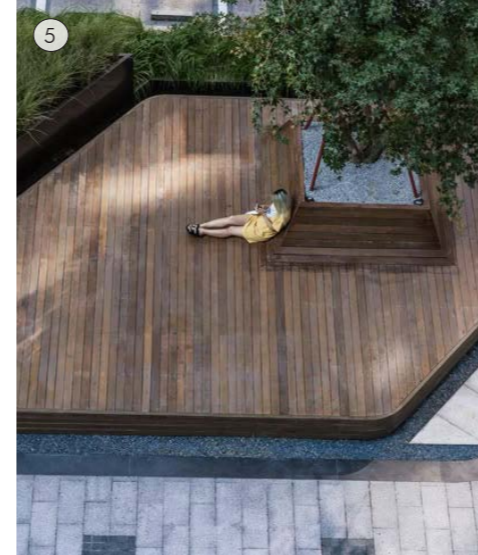
Circular pergola



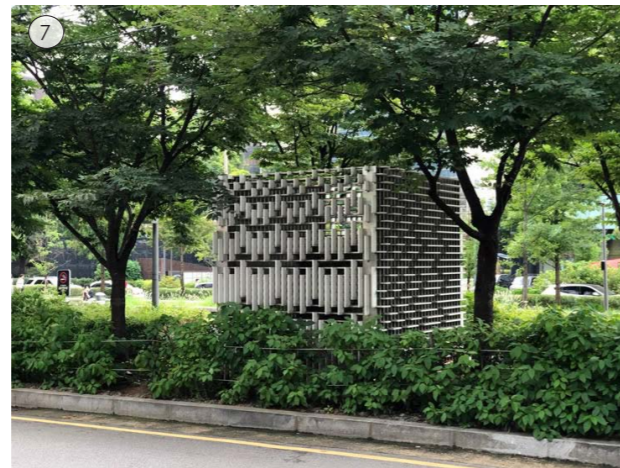
Covered BBQ facilities



Covered walkway to link building lobbies

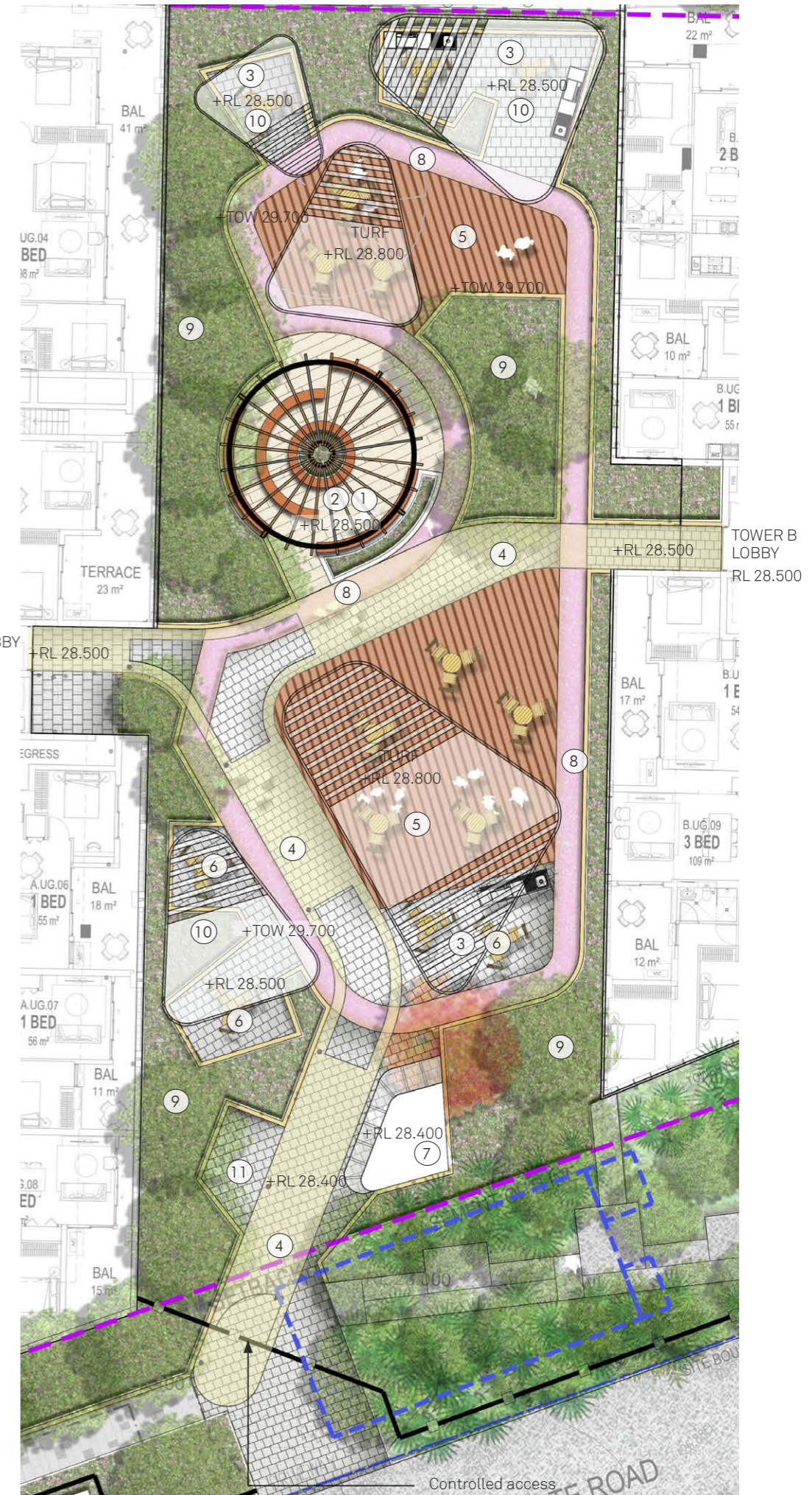


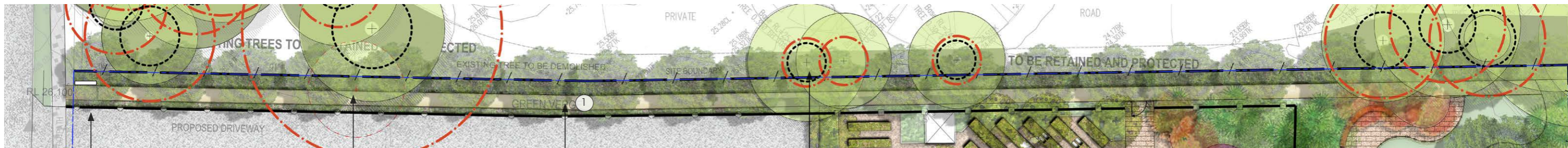
Intimate Space formed by concave planter box



Sculptural box of carpark exhaust amongst landscape

- ① Curved Seating
- ② Circular pergola
- ③ BBQ Facilities
- ④ Covered Pathway
- ⑤ Timber Decking
- ⑥ Intimate Space
- ⑦ Carpark Exhaust
- ⑧ Circuit Pathway
- ⑨ Planter Box
- ⑩ Shade Over Amenities
- ⑪ Bike / Scooter Parking
- Separation Fencing 1.8m H
- Balustrade 1.2m H



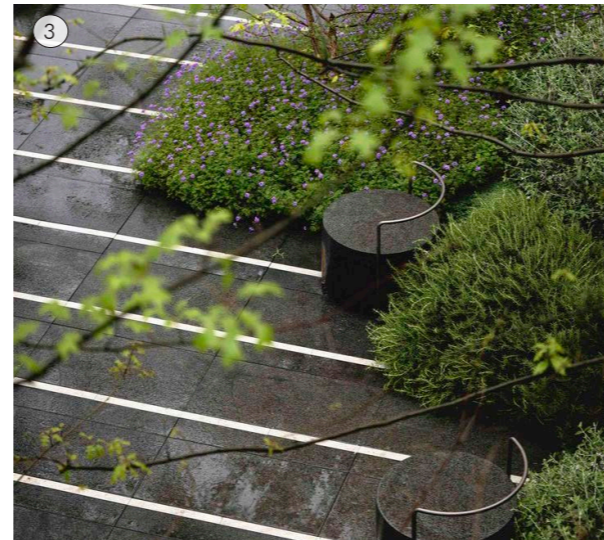
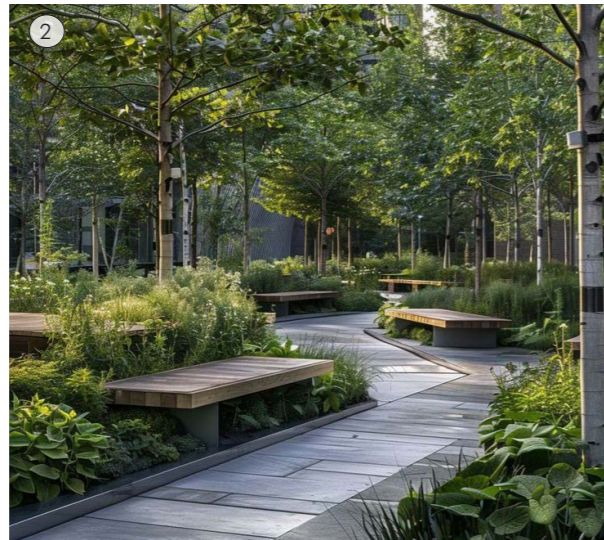


Pavement band across driveway & Signage to link pedestrian access and promote wayfinding

Existing tree to be removed

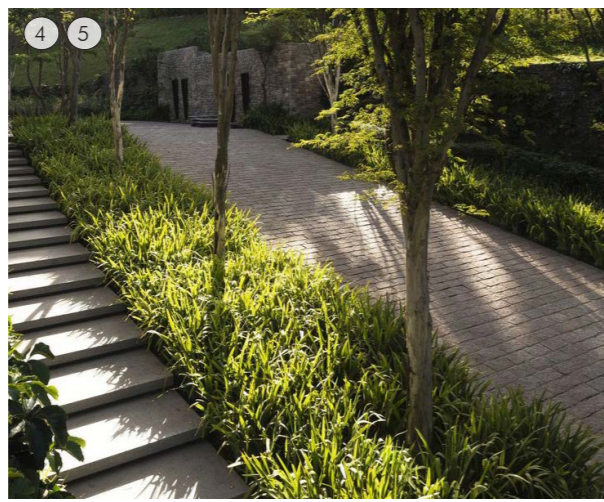
Permeable Pathway. Refer to AIA

Existing tree to be retained. Refer to Arborist Arboricultural Impact Assessment



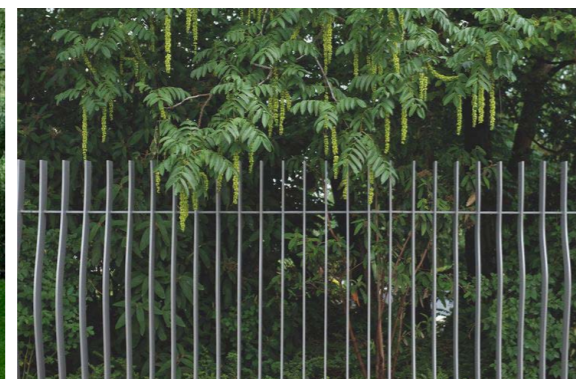
Landscape buffer to South boundary

Steps bleeding into landscape



High visibility park accessway

Stairs & Ramp encased by landscape buffer



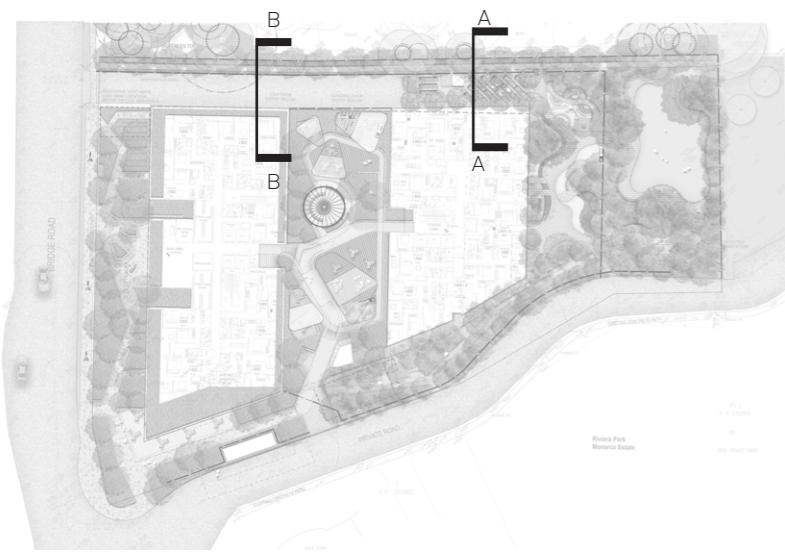
Fencing receding into landscape

Separation fencing: 1.8m h open palisade

- ① Landscaped Pathway to Public Park
- ② landscape Buffer
- ③ Intermittant Stops
- ④ Ramps at 1:16
- ⑤ Stairs
- ⑥ Separation Fencing
- ⑦ Controlled Access

- Separation Fencing 1.8m H
- Balustrade 1.2m H
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)

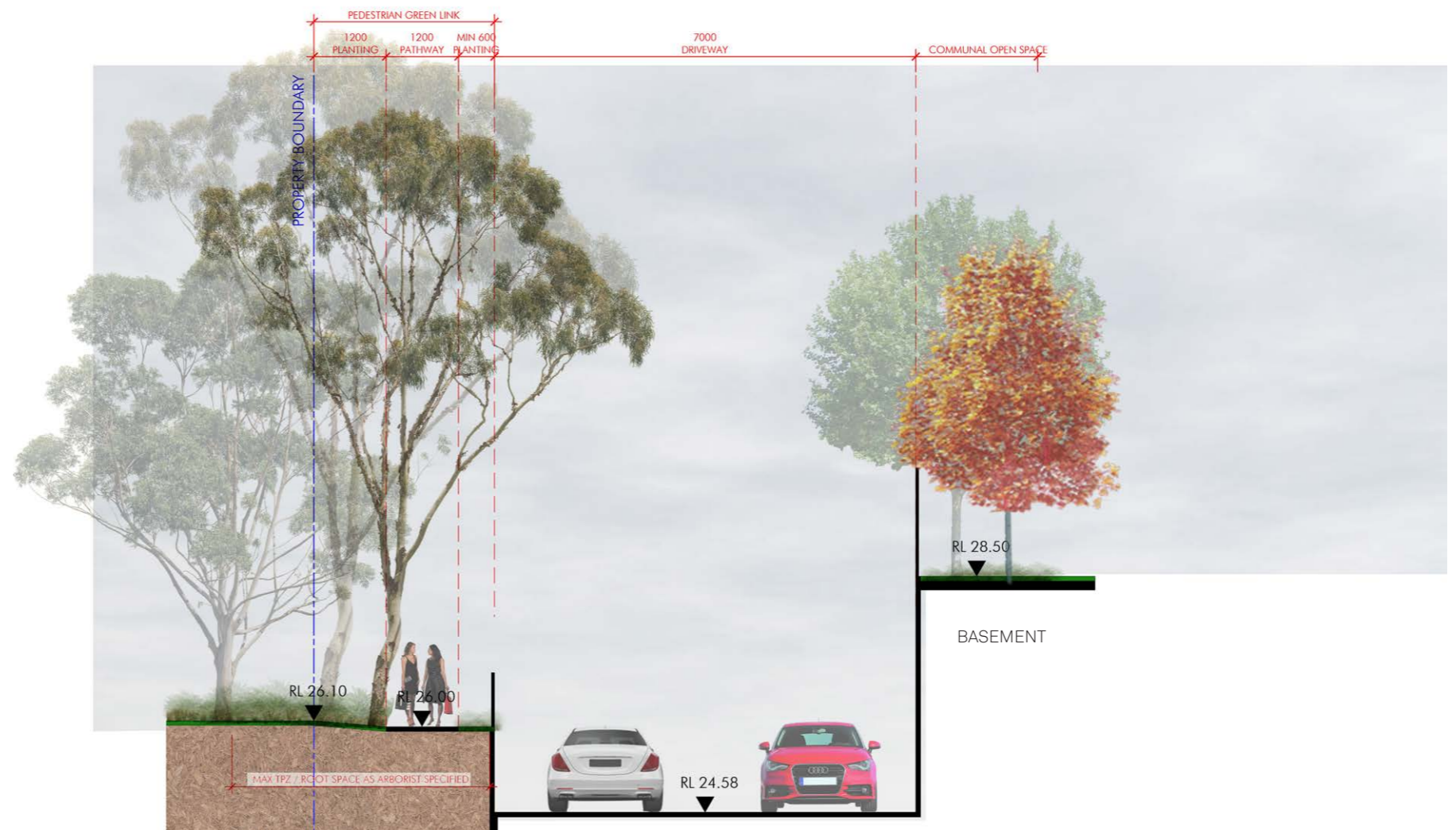




KEY PLAN



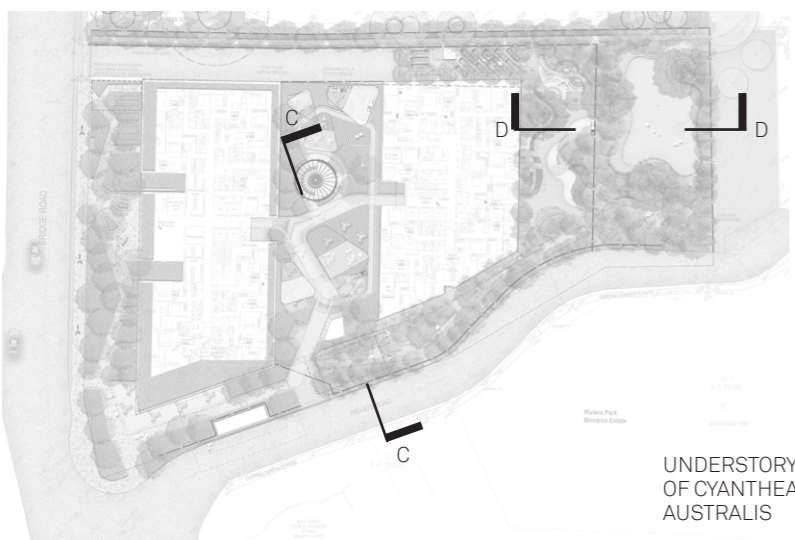
SECTION A-A SCALE: 1:100



SECTION B-B SCALE: 1:100



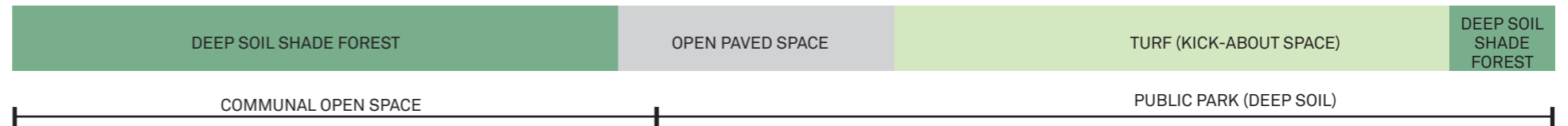
SECTION C-C SCALE: 1:150



REFER TO ARCHITECTURAL'S
PLANS FOR DETAILS

UNDERSTORY OF CYANTHEA AUSTRALIS

BASEMENT



SECTION D-D SCALE: 1:150

SYDNEY GULLY FOREST TYPE COMMUNITY



P POLLINATORS **N** AUSTRALIAN NATIVE **F** FRAGRANCE **I** LOCALLY INDIGENOUS

Western Sydney Dry Rainforest and Moist Woodland on Shale Profile and supporting species

EMERGENT TREES



Corymbia maculata



Melaleuca stypheloides



Brachychiton populneus



Streblus brunonianus



Acacia implexa



Melaleuca quinquenervia



Eucalyptus tereticornis



Alectryon subcinereus

UNDERSTOREY



Cyathea australis



Elaeocarpus reticulatus



Syzygium australe



Backhousia myrtifolia



Pittosporum revolutum



Ceratopetalum gummiferum



Breyניה oblongifolia



Elaeocarpus eumundii

SUPPORT SHRUBS



Asplenium australasicum



Macrozamia communis



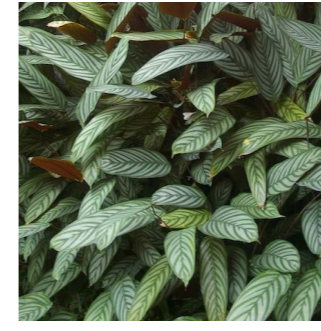
Philodendron 'Xanadu'



Blechnum cartilagineum 'Dwarf Tree Fern'



Zamia furfuracea



Ctenanthe setosa 'Never Never Plant'



Alocasia macrorrhiza 'Giant Taro'



Alpinia zerumbet variegata



Molineria capitulata

GROUNDCOVERS



Adiantum aethiopicum



Calochlaena 'Dubra Fern'



Asplenium flabellifolium



Myoporum parvifolium



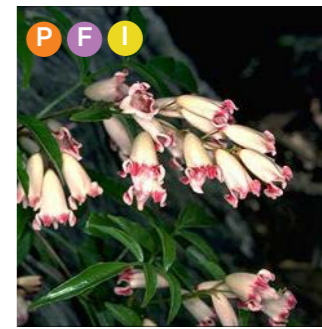
Dichondra repens



Lomandra longifolia



Cissus antarctica



Pandorea pandorana



Aphanopetalum resinosa

CLIMBERS

Bridge Place High Density Mixed Use Westmead
PLANTING SCHEME

Client:
BRIDGE ROAD UNIT TRUST

Architect:
GROUP GSA

Sheet No: 03-24.14
Drawn: PG
Scale:
Revision: G
Date: 21.01.26

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INDICATIVE MATERIALITY



Curvilinear Ground & Overhead Forms



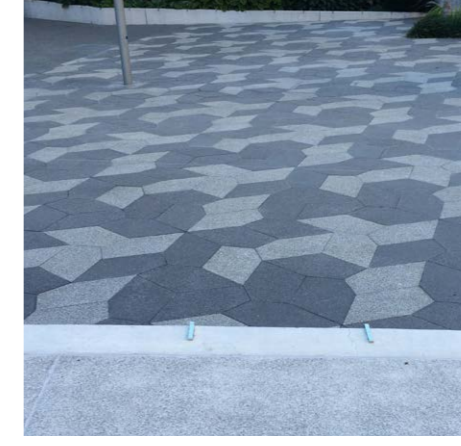
Curvilinear Ground & Overhead Forms



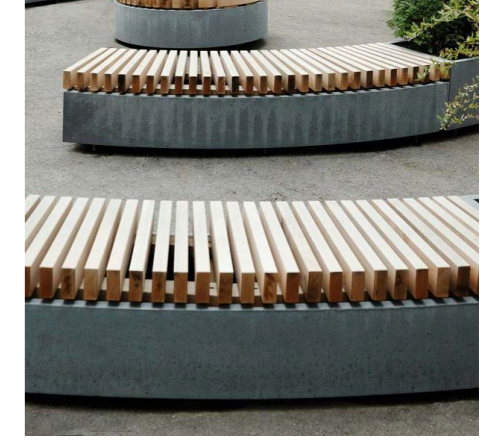
Feature Paving Band



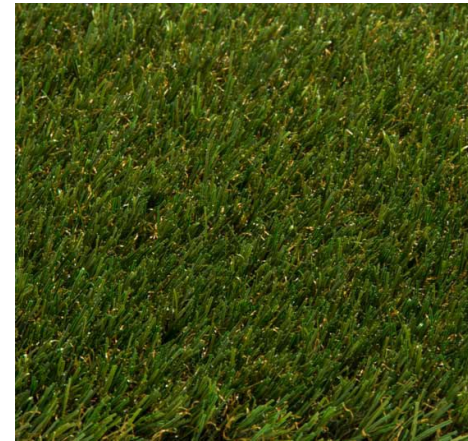
Brick Seating Walls



Urban Paving



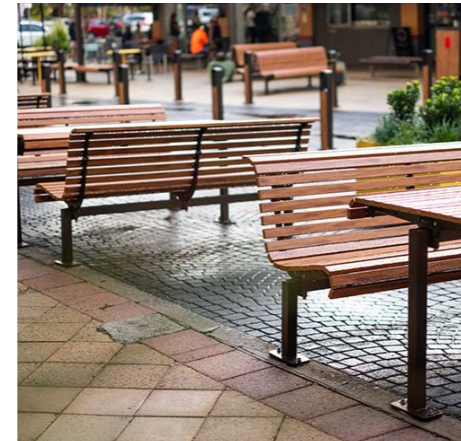
Timber Deck Platforms



Turf



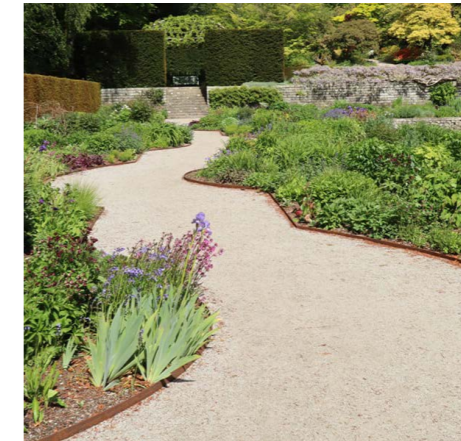
Bench Seating / Casual Seating



Dining / Picnic Tables



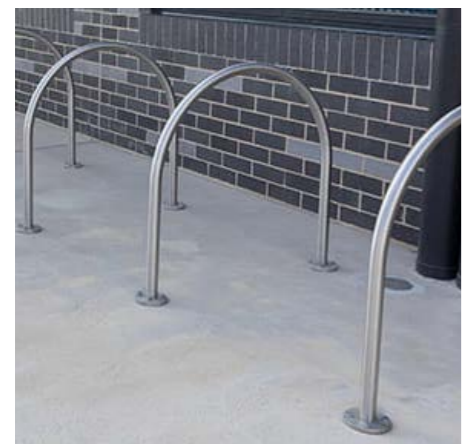
Flexible Furnishing



Gravel



Dynamic Planting



Bike Rack



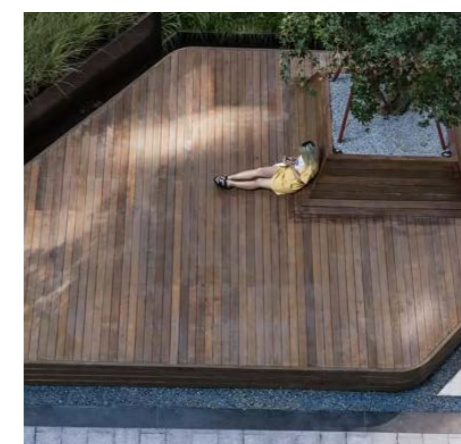
Drinking Fountain



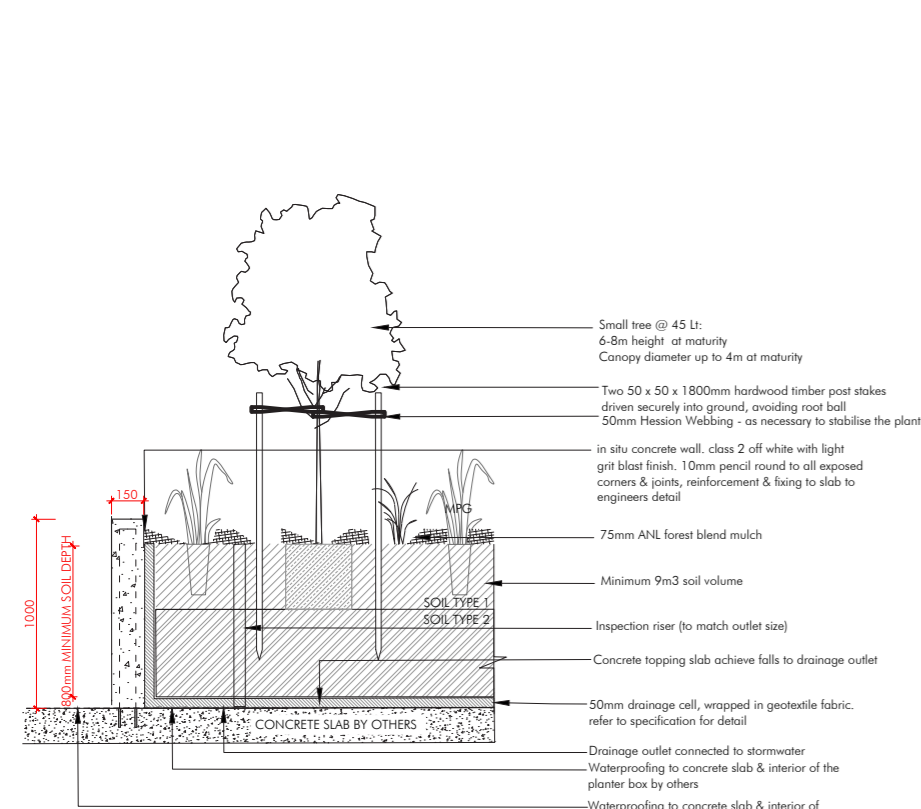
Covered Walkway



Shade Over Amenities

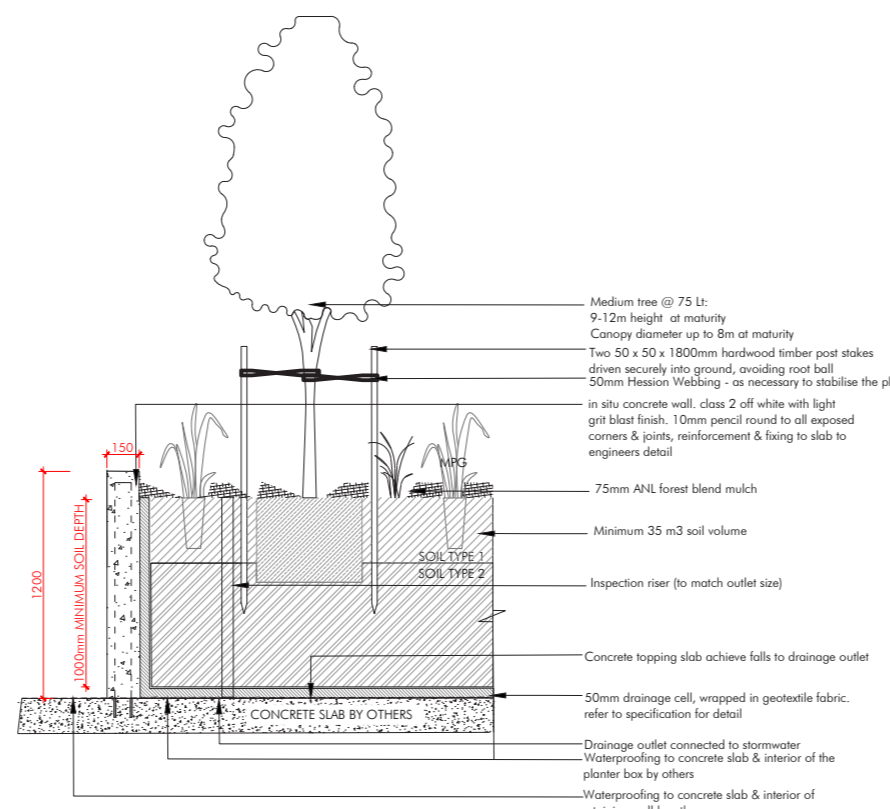


Timber Decking



NOTE: MINIMUM SOIL VOLUME FOR SMALL TREES IS 9m3 & APPROXIMATE SOIL AREA 3.5m x 3.5m OR EQUIVALENT

ADG GUIDELINE COMPLIANT
SMALL TREES IN PLANTER BOX DETAIL
1:20 - TYPICAL SECTION



NOTE: MINIMUM SOIL VOLUME FOR MEDIUM TREES IS 35m3 & APPROXIMATE SOIL AREA 6m x 6m OR EQUIVALENT

ADG GUIDELINE COMPLIANT
MEDIUM TREES IN PLANTER BOX DETAIL
1:20 - TYPICAL SECTION

PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. 'Tree Protection Zone' is to be attached to the protective fence.

GARDEN BEDS

Cultivate to a depth of 200mm so that soil can be worked freely. Apply gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread premium blend garden bed mix to a depth of 200mm, when settled. Back filling shall be tampered progressively to match existing soil compaction, to avoid later subsidence. Mound all garden beds to centre. Allow for depth of mulch to finished levels when installing soil mix. Refer to Garden Bed Preparation Detail.

PLANTS

All plants which have been declared, pursuant to section 7 & 8 of the Noxious Weed Act 1993, to be Noxious Weeds within the area of Campbelltown City Council shall be removed on site and replaced with appropriate indigenous or native species.

All labels are to remain on plants and delivery receipts or copies of plant purchases, stating the species, amount, and container sizes of plants, shall be made available to Council's Construction Services or Private Certifier to facilitate certification that the landscape plan and conditions of consent have been implemented.

LAWN AREAS

Cultivate to a depth of 150mm, so that soil can be worked freely. Apply Gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread 100mm layer of sandy loam topsoil blend. Rake over to form a smooth, even surface ready for lawn installation.

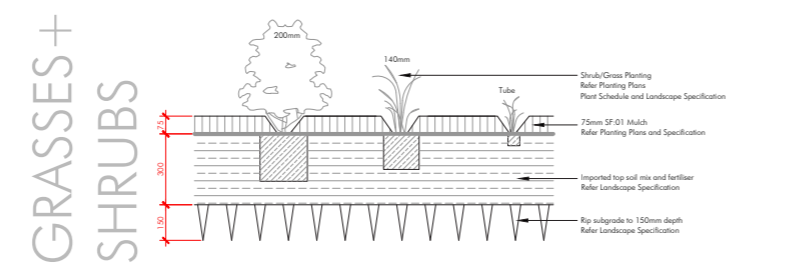
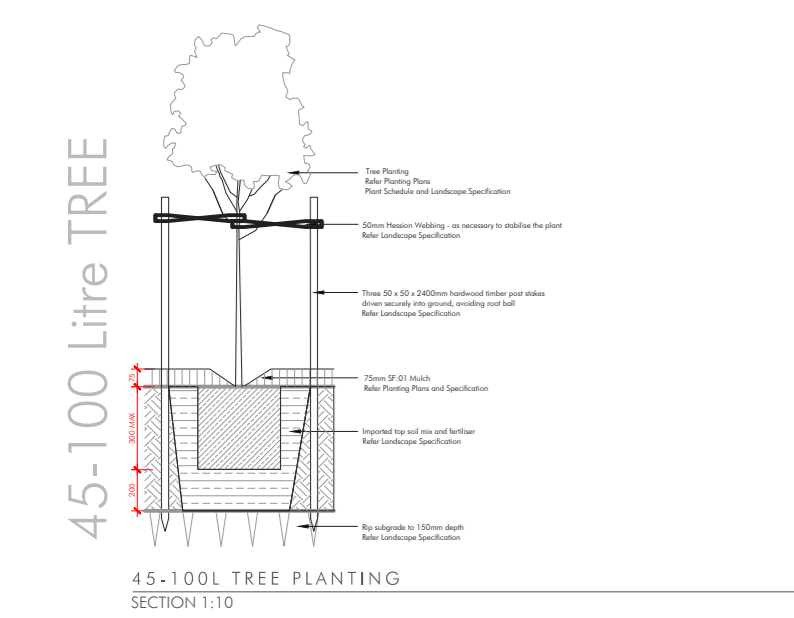
New turf to all areas to be Soft leaf buffalo. Lay with staggered and close-butted joints along contours, to prepared surface. Water immediately, top dress once established. Refer to Turf detail.

MULCH

Mulch shall be ANL Forest Blend or similar; which is best suited to the plant type and clients needs. Variation from this can only be made with consultation with the project manager. Mulch shall be free of soil, weed growth or any other foreign matter. Spread mulch evenly to a depth of 75mm over all garden beds. Rake over mulch surface to create an even finish.

IRRIGATION SYSTEM

An irrigation system is to be installed to all garden beds, planter boxes, and turf areas shown on the landscape plans. Drip systems are recommended for all garden beds and planter boxes, and pop-up systems for turf areas to the manufactures guidelines. Water connection to mains and requirements for metering are to be installed by a licensed plumber or qualified irrigation contractor.



MAINTENANCE SCHEDULE

The consolidation program shall include, but not limited to, the following items:

Routine Maintenance. Provide routine maintenance for a period of six months after practical completion. Program to include but not limited to plant establishment, watering, mowing, fertilising, weeding, staking, pruning, mulching, pest and disease control and generally maintaining the site in a neat and tidy condition.

Watering: Watering of plants and turf should be done in conjunction with current Sydney Water watering restrictions.

Fertilising: Apply an appropriate lawn fertiliser, at manufacturer's rates, after 6 weeks of installation. Ensure fertiliser is adequately watered and evenly dispersed for healthy even lawn growth.

Mulch of garden beds must adhere to Australian Standard AS4454.

Lawns: Repair lawns in all failed areas.

Disease and Pest Control. If pathological disease or insect pests appear, they are to be controlled using organic methods or pest and disease control. Failing this, chemical sprays may be used, at manufacturer's rates, with prior consent of client.

Replacement: Defects including any dead or unhealthy plant must be replaced or treated within 3 weeks. Missing, dead or unhealthy plants are to be replaced with plants of similar size and quality and identical species/variety, unless a substitution has been approved by Council.

Any Pruning must be carried out to meet Australian Standards AS4373 'Pruning of Amenity Trees' and shall comply with Councils Tree Preservation Order.

Making Good: The contractor shall make good erosion of soil or subsidence which may occur, at no contract variation.

03-24 Plant Schedule by distinctive										
Code	Genus	species	Hybrids/Cultivars	Common Name	Pot Size	Height	Width	Spacing	Australian Native	Locally Indigenous
Emergent Trees										
Ac im	Acacia	implexa		Lightwood	75L	15	5	As Shown	✓	✓
Al su	Alectryon	subcinereus		Native Quince	75L	8	6	As Shown	✓	✓
Br po	Brachychiton	populheus		Kurrajong	75L	15	12	As Shown	✓	✓
Co ma	Corymbia	maculata		Spotted Gum	75L	30	16	As Shown	✓	✓
Eu te	Eucalyptus	tereticornis		Red Forest Gum	75L	25	16	As Shown	✓	✓
Me qu	Melaleuca	quinguenervia		Broad Leaf Paperbark	75L	17	12	As Shown	✓	✓
Me st	Melaleuca	stypheoloides		Prickly Paperbark	75L	10	8	As Shown	✓	✓
St br	Streblus	brunonianus		Whalebone Tree	75L	15	6	As Shown	✓	✓
Understorey Trees										
Ba my	Backhousia	myrtifolia		Grey Myrtle	45L	3	3	As Shown		✓
Br ob	Breynia	oblongifolia		Coffe Bush	45L	3	3	As Shown		✓
Ce gu	Ceratopetalum	gummiferum		NSW Christmas Bush	75L	5	4	As Shown		✓
Cy au	Cyathea	australis		Rough Tree Fern	300mm	8	4	As Shown		✓
El eu	Elaeocarpus	eumundii		Quondong	75L	8	5	As Shown	✓	
El re	Elaeocarpus	reticulatus		Blueberry Ash	75L	10	7	As Shown		✓
Pi re	Pittosporum	revolutum		Rough -fruited Pittosporum	45L	3	2	As Shown		✓
Sy au	Syzygium	australe		Lily Pilly Tree	45L	8	6	As Shown		✓
Fruit Trees										
Ci li	Citrus	limon		Lemon	45L	4	3	As Shown		
Ci si	Citrus	sinensis		Orange	45L	4	3	As Shown		
Ma GS	Malus	domestica	'Granny Smith'	Granny Smith Apple	45L	4	4	As Shown		
Support Shrubs										
Al ma	Alocaisa	macrorrhiza		Elephant Ears	300mm	2	2.5	As shown		
As au	Asplenium	australasicum	'Birds Nest'	Birds Nest Fern	300mm	1.5	2	As Shown	✓	
Bl ca	Blechnum	cartilaginea	'Dwarf Tree Fern'	Cristle Fern	200mm	1.5	1.5	As shown	✓	
Ci GS	Ctenanthe	setosa	'Grey Star'	Grey Star Ctenanthe	200mm	1.2	0.6	As Shown		
Ma co	Macrozamia	communis		Burrawang	200mm	1.8	0.8	As Shown	✓	
Mo ca	Molinieria	capitulata		Palm Grass	140mm	1	0.5	As shown		
Ph Xa	Philodendron		'Xanadu'	Xanadu	200mm	0.8	0.8	3/m3		
Za fu	Zamia	furfuraceae		Cardbord Palm	300mm	1	2	As Shown		
Groundcovers										
Ad ae	Adiantum	aethiopicum		Common Maidenhair	140mm	0.4	0.2	5/m2		✓
As fl	Asplenium	flabellifolium		Necklace Fern	140mm	0.2	0.5	3/m2		✓
Ca du	Calochloaena	dubia	'Dubra Fern'	Bracken Fern	140mm	1.5	1.5	2/m2	✓	✓
Di re	Dichondra	repens		Kidney Weed	140mm	0.1	0.5	5/m2		✓
Lo lo	Lomandra	longifolia		Spiny-headed Mat Rush	200mm	1	1	2/m2		✓
My pa	Myoporum	parvifolium		Creeping Boobiolla	140mm	0.2	1.5	3/m2		✓
Climbers										
Ap re	Aphanopetalum	resinosum		Gum Vine	140mm	0.2	0.2	As shown		✓
Ci an	Cissus	Antartica			200mm	0.2	0.2	As shown		✓
Pa pa	Pandorea	pandorana		Wonga Wonga Vine	140mm	0.3	5	1/m2		✓