

#### 1 THE SPORTS/CULTURAL ZONE

- Indoor Sport, Cultural/Recreation facility
- Soccer fields and grand stand
- Multiple use courts - netball/basketball/tennis
- Spectator parking
- Picnic shelters and BBQ facilities
- Commercial opportunities
- Fast food stand

#### 2 THE FORMER AIRSTRIP PROMENADE

- Water retention/filtration with small open water bodies
- Constructed habitats from Sydney Coastal Riverflat Forest
- Special Interest/Recreation Group Facilities
- Access point to parklands
- Regional Playground
- Picnic and BBQ Facilities

#### 3 THE INSTITUTIONAL ZONE

- Tourism & Education Facilities & Institutions
- Auxiliary spaces for Conferences & Events
- Parking

#### 4 THE RECREATION HUB

- Recreational open space
- Picnic shelters and BBQ facilities
- Large event space
- Translocation and revegetation of native grasslands
- Function/Entertainment Centre

#### 5 THE PRODUCTION BASED LANDSCAPE ZONE

- Land Banking
- Urban Forestry
- Flower production
- Market gardening
- Revegetation
- Fodder production
- Produce sales booth
- Agistment

#### 6 THE WETLANDS

- Open waterbody / wetland
- Boardwalk
- Shelters and seating
- Fitness running track

#### 7 THE FUTURE COMMERCIAL/RECREATION ZONE

- Fauna habitat along creek
- Interim environmental uses prior to further commercial development proposals





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  - Indoor Sport, Cultural/Recreation facility
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- 7 THE FUTURE COMMERCIAL/RECREATION ZONE**

  - Fauna habitat along creek
  - Interim environmental uses prior to further commercial development proposals
- LEGEND**

  - Site Boundary
  - Proposed Entry
  - Existing Entry
  - Possible Future Entry
  - Main Pedestrian Site Access
  - Proposed Sub-Station
  - Pathways
  - Possible Future Road
  - Creek Crossings
  - Wetlands
  - Waterbody
  - Playing Fields
- Existing Vegetation**

**Proposed Vegetation**

**Proposed Street Trees**

**Productive Landscape**

**Native Grasses**

**Detention Area**

**Environmental Corridor**

  - Riparian Restoration
  - Recover & Consolidate Existing Vegetation
  - Fauna Habitat
  - Bird Hides
  - Restricted Access & creek crossings





LEGEND

- SITE BOUNDARY (79.24ha)
- INDICATIVE SUBDIVISION FOOTPRINT (54.9ha 716lots)
- 100 YEAR FLOOD LINE
- BIODIVERSITY CORRIDOR
- MAIN WATERBODY
- APPROX CENTRE LINE OF CREEK
- DETENTION AREA
- STORMWATER TREATMENT WETLAND

Development Footprint 54.9ha  
Net developable area 342300m<sup>2</sup>  
Eco-median & pocket park 10462m<sup>2</sup>  
Road 196024m<sup>2</sup>



BUNGARRIBEE PRECINCT

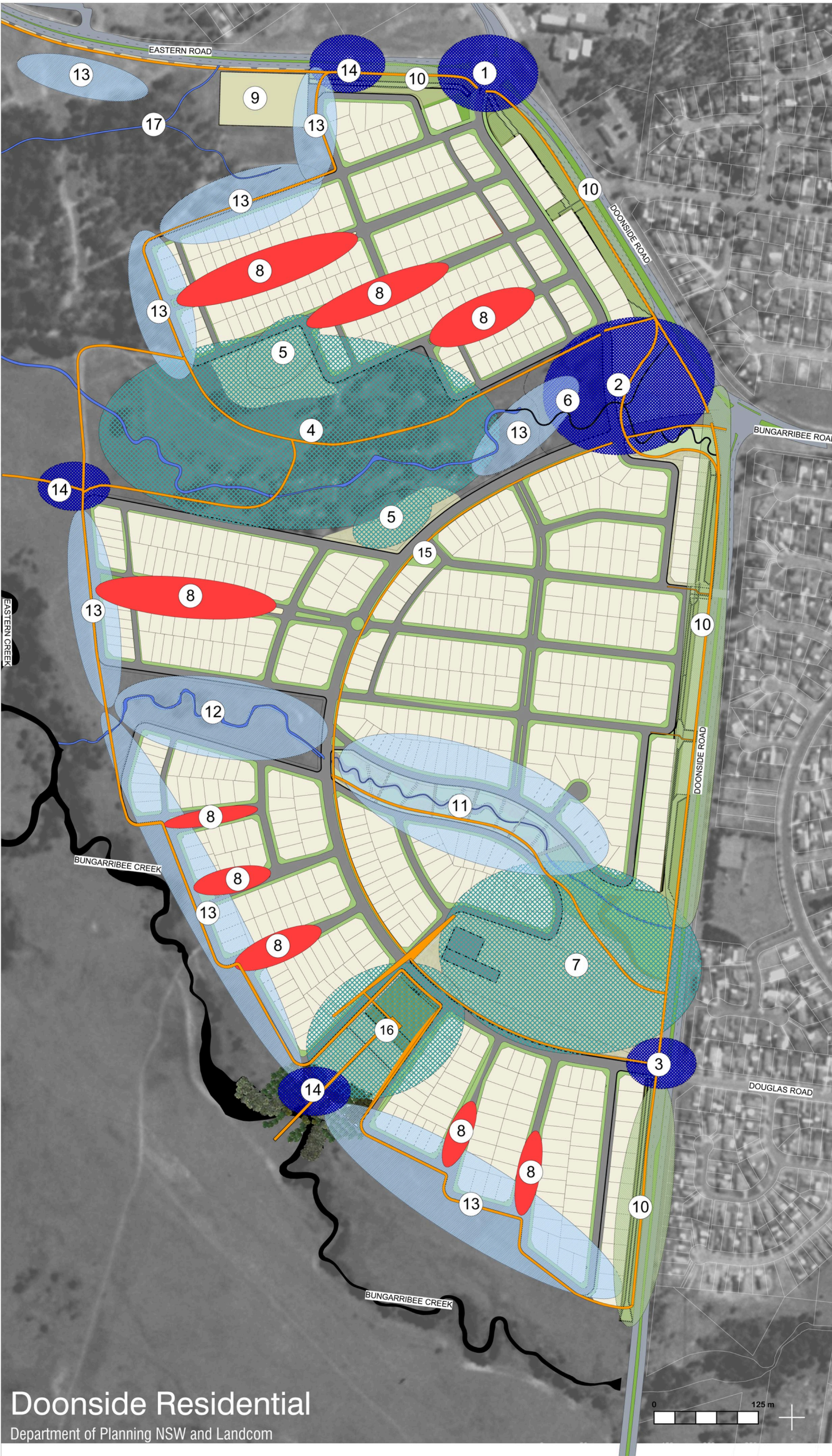
M 20 40 100 200 Scale 1:2000 @ A1

DATE 21 April 2008	Prepared for DOP LANDCOM	INDICATIVE SUBDIVISION LAYOUT - Product mix + Road RLs	Drawing no.	Revision 4
SOURCE: ARCHITECTUS				









# Key

1

Northern entry through acoustic mounds.

2

Open entry through existing reinstated bushland with views to parklands. Opportunity for ephemeral landart element to interact with water detention. Refer SK28

3

Southern entry. Potential for community/ artistic sculpture/ installation interpreting homestead heritage. Refer Public Art summary report for detail.

4

Bushland park. Active play/ exercise. Additional tree plantings to enhance habitat / canopy coverage. Opportunity for public art work to be integrated into the design of landscape elements. Refer Public Art summary report for detail.

5

Active open space/ kickabout area in bush land setting with childrens play facilities

6

Reinstated creekline. Refer Water Sensitive Urban Design Strategy for details

7

Homestead park/ open space with community centre, carparking & interpretive signage. Opportunity for public art work to be integrated into the design of landscape elements. Refer Public Art summary report for detail.

8

Eco-parks refer SK30

9

Site for proposed electricity substation

10

Acoustic barrier/ cycleway.

11

Constructed creekline and bioretention amenity zone. Refer SK29. Opportunity for public art work to be integrated into the design of landscape elements. Refer Public Art summary report for detail.

12

Retained creekline & riparian corridor.

13

Parklands interface consisting of shareway paths, bio- retention areas and. Opportunity for public art work to be integrated into the design of landscape elements. Refer Public Art summary report for detail.

14

Parklands entry points.

15

Pocket park with childrens play facilities

16

Homestead View Park

17

Kareela Avenue Water Ways

Pedestrian Connections.

Cycleway connections.

NOTES

1.

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3.

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Project

Doonside - Residential

Client

Department of Planning NSW and Landcom

Drawing

Openspace diagram

SYDNEY BRISBANE  
MELBOURNE  
SUNSHINE COAST

2-14 MOUNTAIN STREET ULTIMO NSW 2007  
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EDAW

AECOM

Scale

N/A

Project No.

06047

SK39F

Drawn

CY / MP

A.B.N. 37 003 886 306

QA 2-12(1)N



# Doonside- Residential

Department of Planning NSW and Landcom

Large Eucalyptus trees to insert parking bays framing views out to parklands

Staggered copses of indigenous trees to provide privacy between residents, whilst providing habitat for Parklands fauna

Raingarden or tree pit (behind) the water sensitive urban design strategy - spacing and size to suit localised conditions

Inset parking bays between driveways

Raingarden or tree pit (under) the water sensitive urban design strategy - spacing and size to suit localised conditions

Shareway path



Note: Dimensions are to the kerb upright. Landscape verge dimension will vary with the tree species selected for the street.

## NOTES

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Project	Doonside - Residential
Client	Department of Planning NSW and Landcom
Drawing	Collector Road

EDAP AECOM

2-14 MOUNTAIN STREET ULTIMO NSW 2007  
T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAP.COM

Scale	1 : 100 @ A1	SK33D
Project No.	06047	
Drawn	CY / MP	

A.B.N: 37 002 886 500 GA 2-12/17



# Doonside- Residential

Department of Planning NSW and Landcom



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Project Doonside - Residential

Client Department of Planning NSW and Landcom

Drawing Eco-Park Roads

EDAW AECOM

2-14 MOUNTAIN STREET ULTIMO NSW 2007  
T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAW.COM

Scale 1 : 100 @ A1  
Project No. 06047  
Drawn CY / MP

SK34C

A.B.N: 37 002 886 300 GA 2-12/19



Staggered copses of indigenous trees to provide privacy between residents, whilst providing habitat for Parklands fauna

Views through to Parklands

Lot Boundary

Site Boundary (Varies)

Bollards to Parklands edge. Opportunity for public art work to be integrated into the design of bollards and other landscape elements. Refer Public Art summary report for detail

1:3 planted batter providing definition to parklands edge

Footpath to Parklands Edge. Refer circulation diagram for further detail

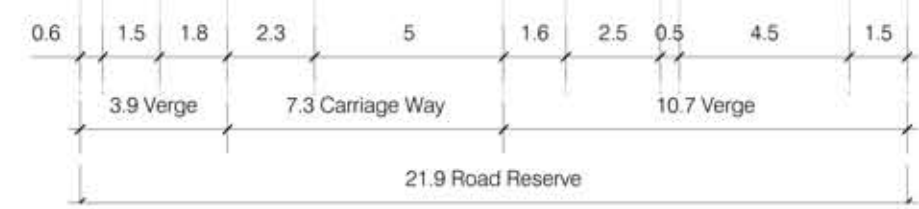
Linear bio-retention system

Storm water runoff directed to linear bio-retention system

Inset parking bays

# Doonside- Residential

Department of Planning NSW and Landcom



Note: Dimensions are to the kerb upright. Landscape verge dimension will vary with the tree species selected for the street.

- NOTES**
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Project	Doonside - Residential
Client	Department of Planning NSW and Landcom
Drawing	Parklands Edge

EDAP | AECOM

2-14 MOUNTAIN STREET ULTIMO NSW 2007  
T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAP.COM

Scale 1 : 100 @ A1  
Project No. 06047  
Drawn CY / MP

SK36D

GA 3-10114N

GA 3-10114N



# Doonside- Residential

Department of Planning NSW and Landcom



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Project Doonside - Residential

Client Department of Planning NSW and Landcom

Drawing Local Streets

EDAW AECOM

2-14 MOUNTAIN STREET ULTIMO NSW 2007  
T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAW.COM

Scale 1 : 100 @ A1  
Project No. 06047 SK35C  
Drawn CY / MP

A 0.16 37 002 886 300 GA 2-12/17



# Doonside- Residential

Department of Planning NSW and Landcom

Staggered copses of indigenous trees to provide privacy between residents, whilst providing habitat for Parklands fauna

Raingarden or tree pit as part of the water sensitive urban design strategy - spacing and size to suit localised conditions

Stagger driveways to avoid cars being parked directly opposite each other

Reduced footpath width possible only with wider lots mean as there will be a reduced no. of residents using this type of street

Raingarden or tree pit as part of the water sensitive urban design strategy - spacing and size to suit localised conditions



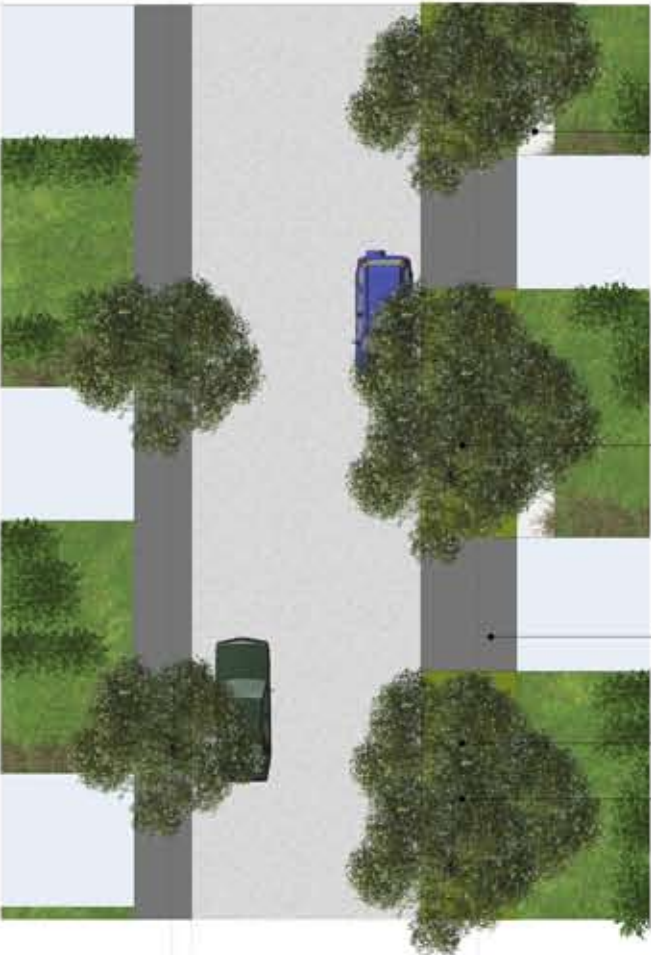
Note: Dimensions are to the kerb upright. Landscape verge dimension will vary with the tree species selected for the street.

- NOTES**
1. Information relating to architectural, electrical, hydraulic, civil and other works as represented on EDAW documentation is for reference and EDAW co-ordination purpose only. All documentation to these and other works outside EDAW scope should be referred to the relevant consultants drawings and specification for details.
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Project	Doonside - Residential
Client	Department of Planning - NSW and Landcom
Drawing	Minor Local Streets

SYDNEY BRISBANE MELBOURNE SUNSHINE COAST	<b>EDAW   AECOM</b>
2-14 MOUNTAIN STREET ULTIMO NSW 2007 T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAW.COM	
Scale	1 : 100 @ A1
Project No.	06047
Drawn	CY / MP
A.B.N: 37 003 886 306	QA 2-12(1)N





For narrower lots the bin enclosure will be within the rear courtyard.

Provide tree guard for the trees until they mature to protect them from vehicles.

Upper floor habitable space should be provided at regular intervals along both sides of laneway.

Singular street tree plantings

Copses of native trees with low planting to base

0.5 Verge      6 Carriage Way      1.5 Verge

8 Road Reserve

# Doonside- Residential

Department of Planning NSW and Landcom

Note: Dimensions are to the kerb upright.  
Landscape verge dimension will vary with the tree species selected for the street.

- NOTES**
1. Information relating to architectural, electrical, hydraulic, civil and other works as represented on EDAR documentation is for reference and EDAR co-ordination purpose only. All documentation to these and other works outside EDAR scope should be referred to the relevant consultants drawings and specification for details.
  2. This drawing should be read in conjunction with EDAR prepared specification and details. Should a conflict exist advice and direction should be sought from EDAR prior undertaking any construction work.
  3. All levels shown are in metres Australian Height Datum and dimensions in millimetres unless otherwise specified.

Project	Doonside - Residential
Client	Department of Planning NSW and Landcom
Drawing	Laneways

EDAR	EDAR
2-14 MOUNTAIN STREET ULTIMO NSW 2007	
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Scale	1 : 100 @ A1	SK37B
Project No.	06047	
Drawn	CY / MP	





Image One and Two: Andy Goldsworthy Landart



- Key**
- 1 Doonside Road cycleway
  - 2 Shareway path connecting to parklands
  - 3 Doonside Road acoustic barrier. Refer Noise assessment report for details
  - 4 Re-aligned creekline channel from south culvert. Possible ephemeral landart opportunity. Refer images 1 and 2 and perspective montage 1 and 2.
  - 5 Wetland plantings. Refer Water Sensitive Urban Design Strategy for detail
  - 6 Stormwater detention basins. Refer Water Sensitive Urban Design Strategy for detail
  - 7 Pedestrian/ cycleway to road edge
  - 8 Change in surface treatment to signify entry to site. Refer perspective montage A and B.
  - 9 Main entrance to Estate. Refer traffic report for details.
  - 10 Existing trees to be retained
  - 11 Existing grasslands to be retained and enhanced
  - 12 Melaleuca groves
  - 13 Bushland regeneration
  - 14 Bioretention to road edge
  - 15 Collector Road Street Trees
  - 16 Realigned creek channel from north culvert. Refer Water Sensitive Urban Design Strategy fro details.
  - 17 Existing contours at 1 meter intervals

NOTE: Plan depicts creekline following rain event. During dry periods water will recede to Creekline channel. (Refer perspective montage A and Water Sensitive Urban Design Strategy for details.)

- NOTES**
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05.06.2007 B Client Issue  
17.04.2007 A Client Issue

Project Bungarribee  
Client Department of Planning NSW and Landcom  
Drawing Site entry

SYDNEY BRISBANE MELBOURNE SUNSHINE COAST  
**EDAW | AECOM**  
2-14 MOUNTAIN STREET ULTIMO NSW 2007  
T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAW.COM

Scale 1 : 500 @ A1  
Project No. 06047  
Drawn CY / MP  
A.B.N. 37 003 886 306 QA 2-12(1)N



Perspective montage A entry from Doonside Road



Perspective montage B of Doonside road following rain event. Water depth to conform with all safety standards

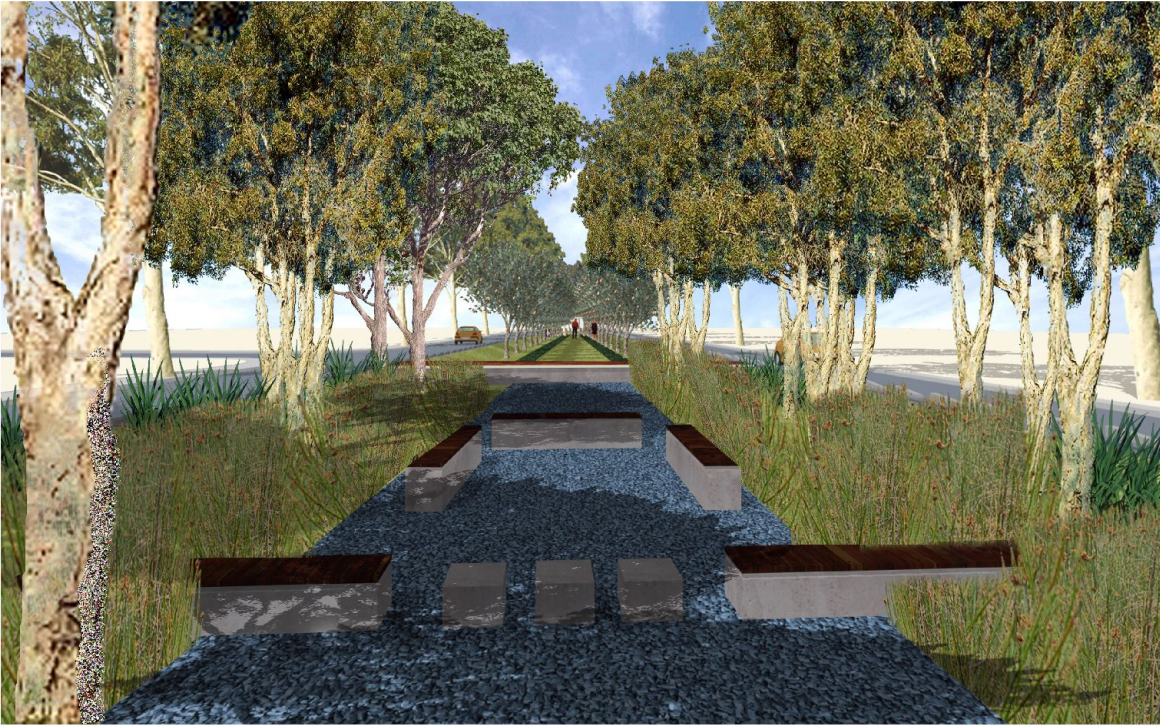
# Doonside - Residential

Department of Planning NSW and Landcom





Diagrammatic illustration of Eco-Park



Perspective montage A of Eco-Park during dry period



- Key**
- 1 Melaleuca grove stormwater detention area. Refer SK34 for further detail and Water Sensitive Urban Design Strategy.
  - 2 Seating area under Melaleuca grove. Refer perspective montage A and B
  - 3 Pedestrian crossing and weir
  - 4 Production based trees in bioretention systems
  - 5 Road side kerb designed to allow uniform runoff to bio-retention systems within the eco-parks.
  - 6 Turf detention and bio-filtration zone. Refer Water Sensitive Urban Design Strategy.
  - 7 Eucalyptus grove with gravel to base
  - 8 Existing contours at 1meter intervals
  - A Drainage to exit detention system to parklands. Refer Water Sensitive Urban Design Strategy.
  - B Melaleuca grove stormwater detention area. Angular gravel to base, Native grasses to graded zones to edge. Refer perspective montage A and B.
  - C All Eco-parks following natural grade of land draining towards Eastern Creek. Vegetation selection considers the Dry to Wet conditions.
  - D Production based trees, Utilising stormwater catchment and reuse. Water Sensitive Urban Design Strategy.
  - E Grove of Eucalyptus Spp. to bookend park and increase shade coverage.
  - F Stormwater storage

- NOTES**
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29.11.2006 | Client Changes

Project	Doonside - Residential
Client	Department of Planning NSW and Landcom
Drawing	Eco-Parks

SYDNEY BRIDGEMAN MELBOURNE SUNSHINE COAST		EDAW   AECOM	
ASR ENRUP MIDDLE EAST USA		2-14 MOUNTAIN STREET ULTIMO NSW 2007 T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAW.COM	
Scale	Various	SK30B	
Project No.	06047		
Drawn	CY / MP		
A.B.N. 37 003 886 306		QA 2-12(1)N	





Diagrammatic illustration of Southern Creek Line following rain event



Southern Creek Line  
1 : 500 @A1

## Key Plan



## Key

- 1 Ephemeral markers and play elements. Refer perspective montage A and B
- 2 Approximate extent of maximum water levels follow rain events, demarcated by red line. Refer Water Sensitive Urban Design Strategy. Refer perspective montage A and B
- 3 Nominal extent of creekline during dry periods. Refer Water Sensitive Urban Design Strategy. Refer perspective montage A and B
- 4 Creekline channel
- 5 High flow water distribution channel. Refer Water Sensitive Urban Design Strategy for details
- 6 Footpath
- 7 Pedestrian crossing and weir
- 8 Cycleway / shareway
- 9 Wetland plantings to detention area. Refer Water Sensitive Urban Design Strategy and typical plant species list
- 10 Existing contours at 1 metre intervals
- 11 Eucalyptus shade groves
- 12 Metaleuca groves
- 13 Maximum 1:8 grade to base of detention

NOTE: Plan depicts creekline following rain event. During dry periods water will recede to Creekline channel. (Refer perspective montage A and Water Sensitive Urban Design Strategy)

## NOTES

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2. This drawing should be read in conjunction with EDAA prepared specification and details. Should a conflict exist advice and direction should be sought from EDAA prior undertaking any construction works.
3. All levels shown are in metres Australian Height Datum and dimensions in millimetres unless otherwise specified.

04.05.2007	C	Client / Consultant changes
13.04.2007	B	Client / Consultant changes
29.03.2007	A	Client issue

Project	Doonside - Residential
Client	Department of Planning NSW and Landcom
Drawing	Southern Creekline

EDAA	AECOM
2-14 MOUNTAIN STREET ULTIMO NSW 2007 T 02 9212 3666 F 02 9212 4499 E SYDNEY@EDAA.COM	
Scale	Various
Project No.	06047
Drawn	CY / MP
A.B.N. 37 003 886 306	GA 2-12/1/04



Perspective montage A of Southern Creek during dry period



Perspective montage B of Southern Creek following rain event. Water depth to conform with all safety standards

# Doonside - Residential

Department of Planning NSW and Landcom





Perspective montage A: View from community area in Heritage park looking towards Heritage view park. Existing retained vegetation to middle and back ground. Potential additional plantings to referenced homestead history and former gardens. Public art work to be integrated into the design of landscape elements. Refer Public Art summary report for detail.



Perspective montage B looking from edge of main road over open space to parklands and beyond.



1 Heritage View Park  
1 : 500 @A1

## Key Plan



## Key

- 1 Heritage area and community facilities. Refer Perspective Montage A and SK29
- 2 Turfed berm with 500mm level change, max 1 : 4 slope. Formalised steps leading to open kick about area
- 3 Open space / kick about area
- 4 Retaining wall with low level planting to base. Opportunity for public art work to be integrated into the design of landscape elements. Refer Public Art summary report for detail.
- 5 Pedestrian pathway leading to parklands. Maximum 1 : 20 slope
- 6 Seating area with views to parkland and Blue Mountains. Refer Perspective montage B
- 7 Turfed bank with 3000mm level change. Maximum slope 1 : 4
- 8 Linear planting of indigenous parkland plantings to attract fauna into subdivision. Species selection not to obstruct heritage views to greater landscape. Refer Perspective Montage B
- 9 Pedestrian pathway to parklands cafe and parklands
- 10 Copse street tree plantings
- 11 Parklands shareway path
- 12 Bungarribee Creek crossing through existing clearing in Swamp Oak vegetation
- 13 Existing 1 meter contours
- 14 Revegetation to Bungarribee Creek biodiversity corridor. Refer Parklands drawing set.
- 15 Existing vegetation
- 16 Line demarcates edge of Bungarribee Creek bio-diversity corridor

## NOTES

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04/06/07 C Client Issue  
27/05/07 B Client Issue  
11/4/07 A Client Issue

Project Bungarribee  
Client Department of Planning NSW and Landcom  
Drawing Heritage View Park

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2-14 MOUNTAIN STREET ULTIMO NSW 2007  
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Scale Various  
Project No. 06047 SK31C  
Drawn CY / MP

A.B.N. 37 000 886 206 QA 2-1211/N