

KEY PLAN

NOTES

02/06/08	Issued for approval
27/05/08	Issued for approval
20/11/07	Final issue for DA approval
01/11/07	Issued for approval
23/10/07	Issued for approval

REVISIONS

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PROJECT
**Bonnyrigg
Living Communities Project**

DESCRIPTION
**Landscape Stage 1 DA
Cover Sheet**

Project No
07502501.01

Date
02.06.08

Scale
1:1500@ B1

Drawing No
L01.DA 100

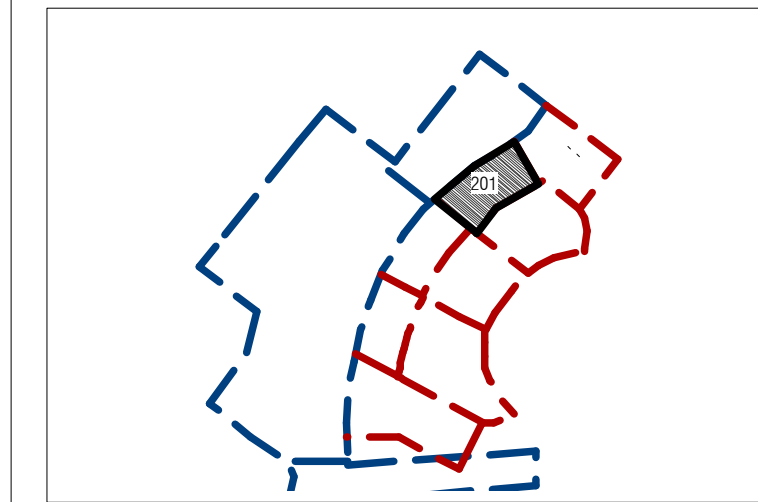
Revision
E

PRELIMINARY

LANDSCAPE DESIGN SHEET REGISTER

Drawing Number	Drawing Title
L01.DA 100 E	Landscape Stage 1 DA - Cover Sheet
L01.DA 200 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 201 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 202 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 203 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 204 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 205 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 206 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 207 E	Landscape Stage 1 DA - Private Lots and Streetscape
L01.DA 208 E	Landscape Stage 1 DA - Typical Lot Landscape
L01.DA 209 E	Landscape Stage 1 DA - Typical Street Cross- sections
L01.DA 210 E	Landscape Stage 1 DA - Private Lot Planting Schedule
L01.DA 211 E	Landscape Stage 1 DA - Streetscape Planting Schedule
L01.DA 212 E	Landscape Stage 1 DA - Private Lots and Streetscape Materials
L01.DA 300 D	Landscape Stage 1 DA - Cover Sheet Series 300
L01.DA 301 D	Landscape Stage 1 DA - Public Open Space Park 1
L01.DA 302 D	Landscape Stage 1 DA - Public Open Space Park 2
L01.DA 303 D	Landscape Stage 1 DA - Park 2 Sections
L01.DA 304 D	Landscape Stage 1 DA - Public Open Space Park 3
L01.DA 305 D	Landscape Stage 1 DA - Public Open Space Park 4
L01.DA 306 D	Landscape Stage 1 DA - Lucky Creek & Raingarden
L01.DA 307 D	Landscape Stage 1 DA - Shade Structures
L01.DA 308 D	Landscape Stage 1 DA - Open Space Planting Palette
L01.DA 309 D	Landscape Stage 1 DA - Open Space Materials Palette

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PROJECT
**Bonnyrigg
Living Communities Project**

DESCRIPTION
**Landscape Stage 1 DA
Private Lots and Streetscape**

Project No
07502501.01

Date
02.06.08

Scale
1:200 @B1

Drawing No
L01.DA 201

Revision
E



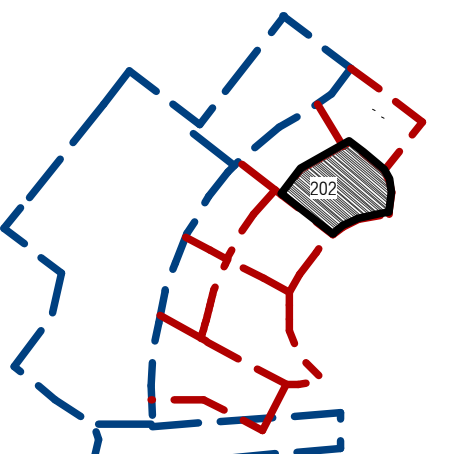
LEGEND

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- Street Tree
- Private Lot tree
- Ribbon tree planting
- 2-3m high shrub
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- Raingarden in verge
- Public seating
- Private lot paving
- Public paving
- Turf
- Driveway
- Stepping stones in gravel/groundcover
- Drying rack
- Rubbish bins
- Letterbox

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- 3A 1800mm high timber pier with brushwood infill
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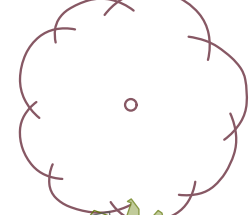
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Revision
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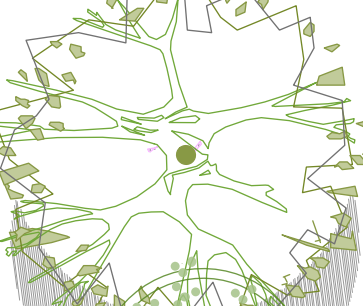
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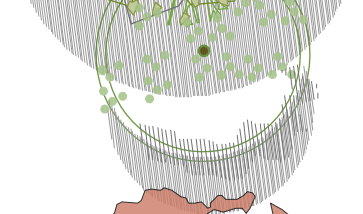
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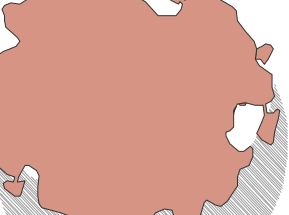
Existing tree to be removed



Street Tree



Private Lot tree



Ribbon tree planting

2-3m high shrub

1m high shrub

Low groundcovers planting

Raingarden in verge

Public seating

Private lot paving

Public paving

Turf

Driveway

Stepping stones in gravel/groundcover

Drying rack

Rubbish bins

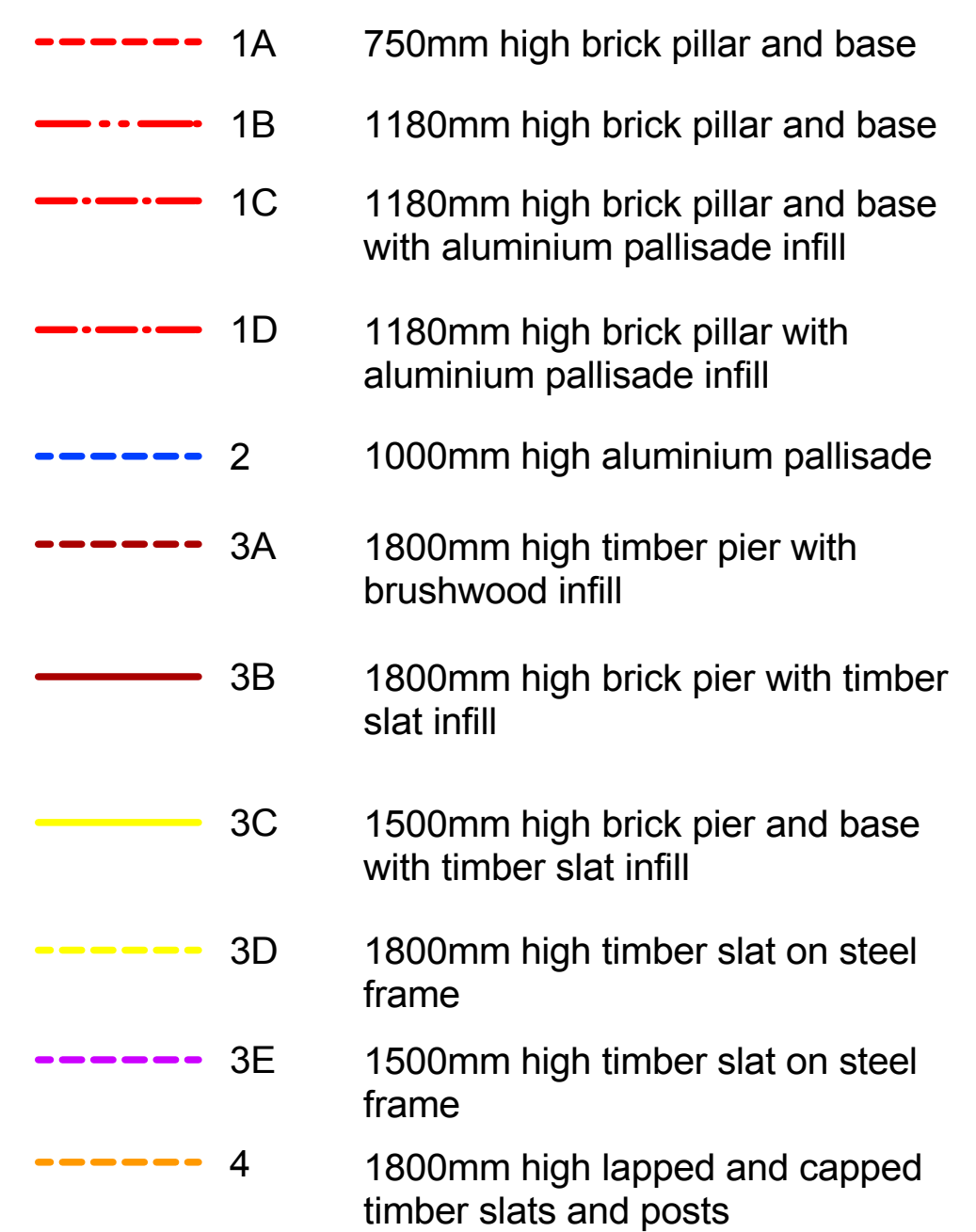
Letterbox

FENCING LEGEND

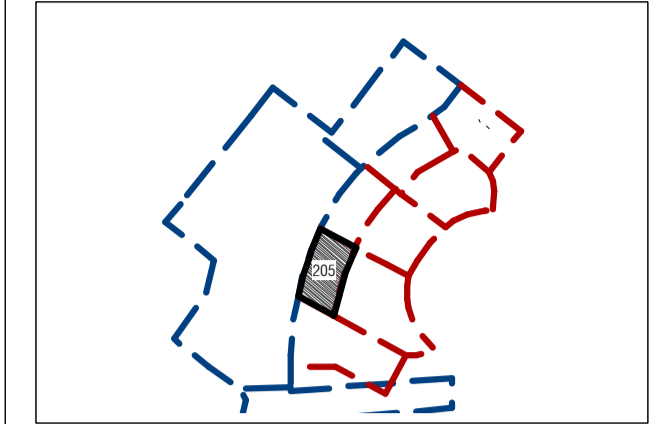
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PRELIMINARY

0 5 10 15m



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Living Communities Project

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Landscape Stage 1 DA
Private Lots and Streetscape

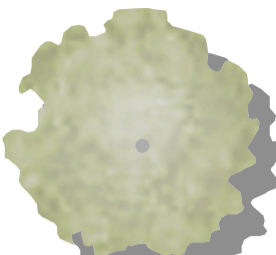

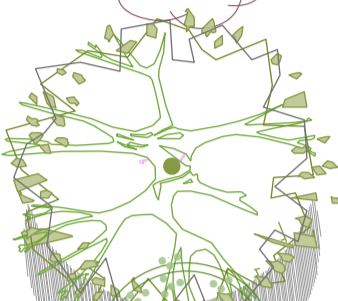
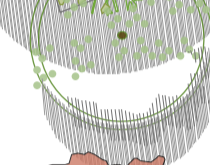
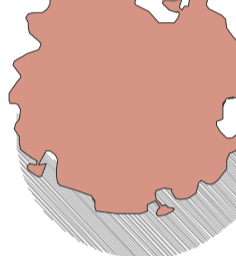













Project No 07502501.01 Date 02.06.08

Scale
1:200 @ B1












Drawing No L01.DA 205 Revision E



LEGEND

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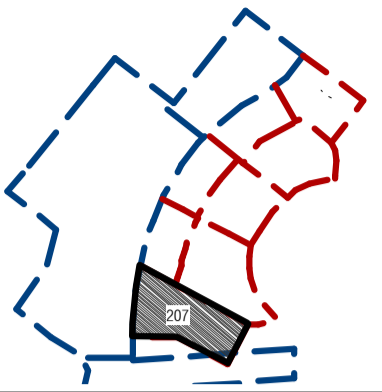
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Living Communities Project**

DESCRIPTION
**Landscape Stage 1 DA
Private Lots and Streetscape**

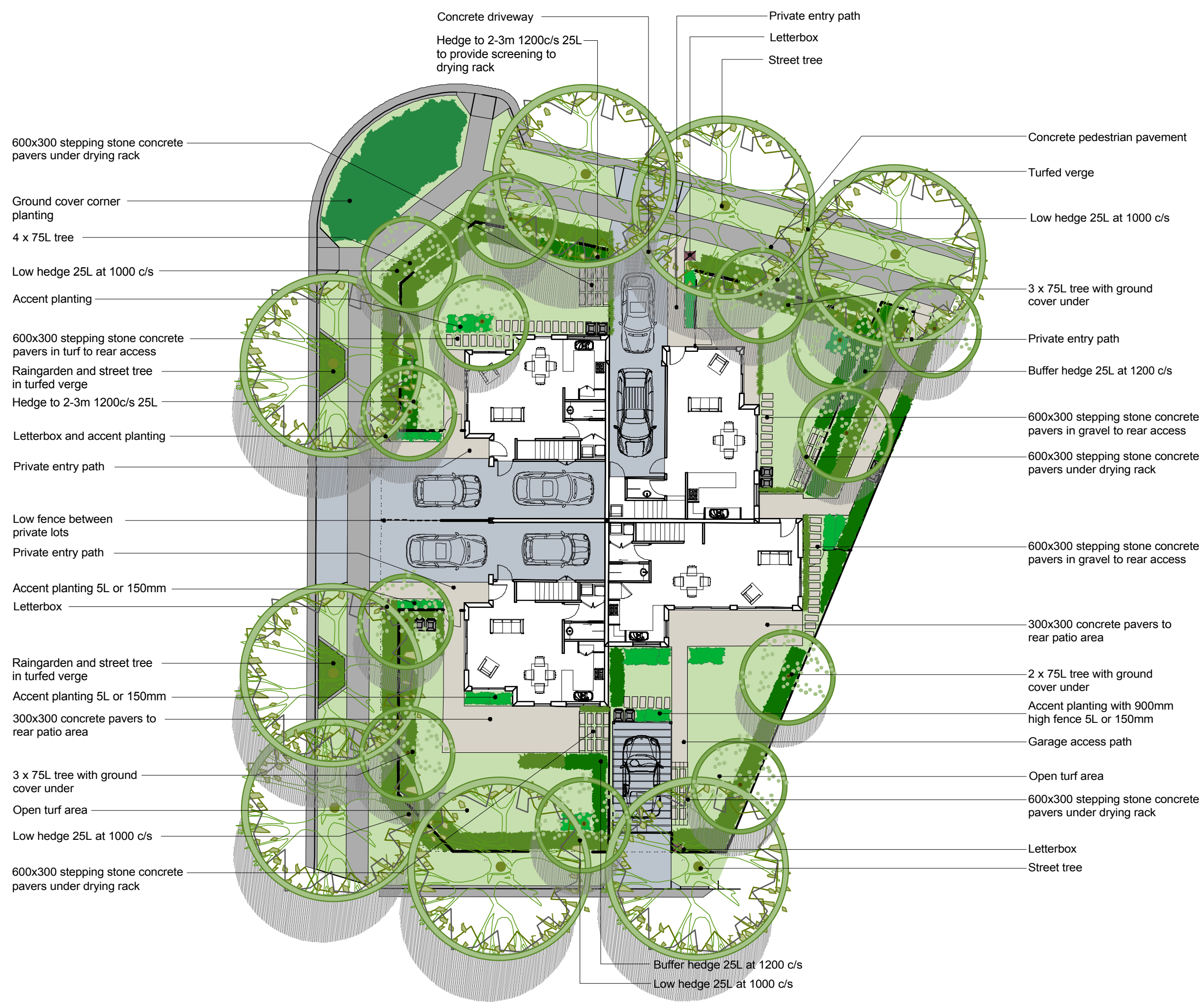
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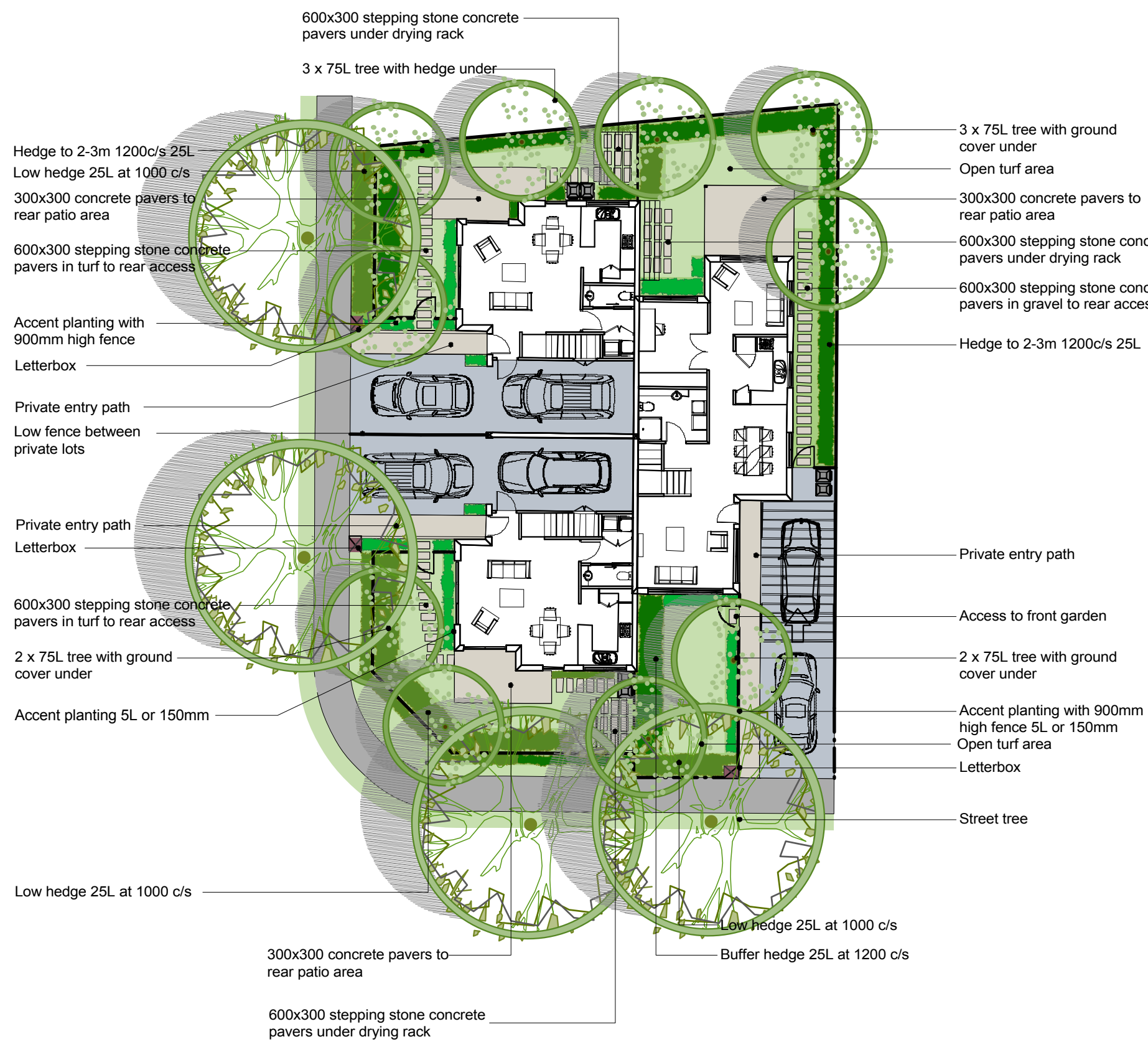
Drawing No L01.DA 207 Revision E

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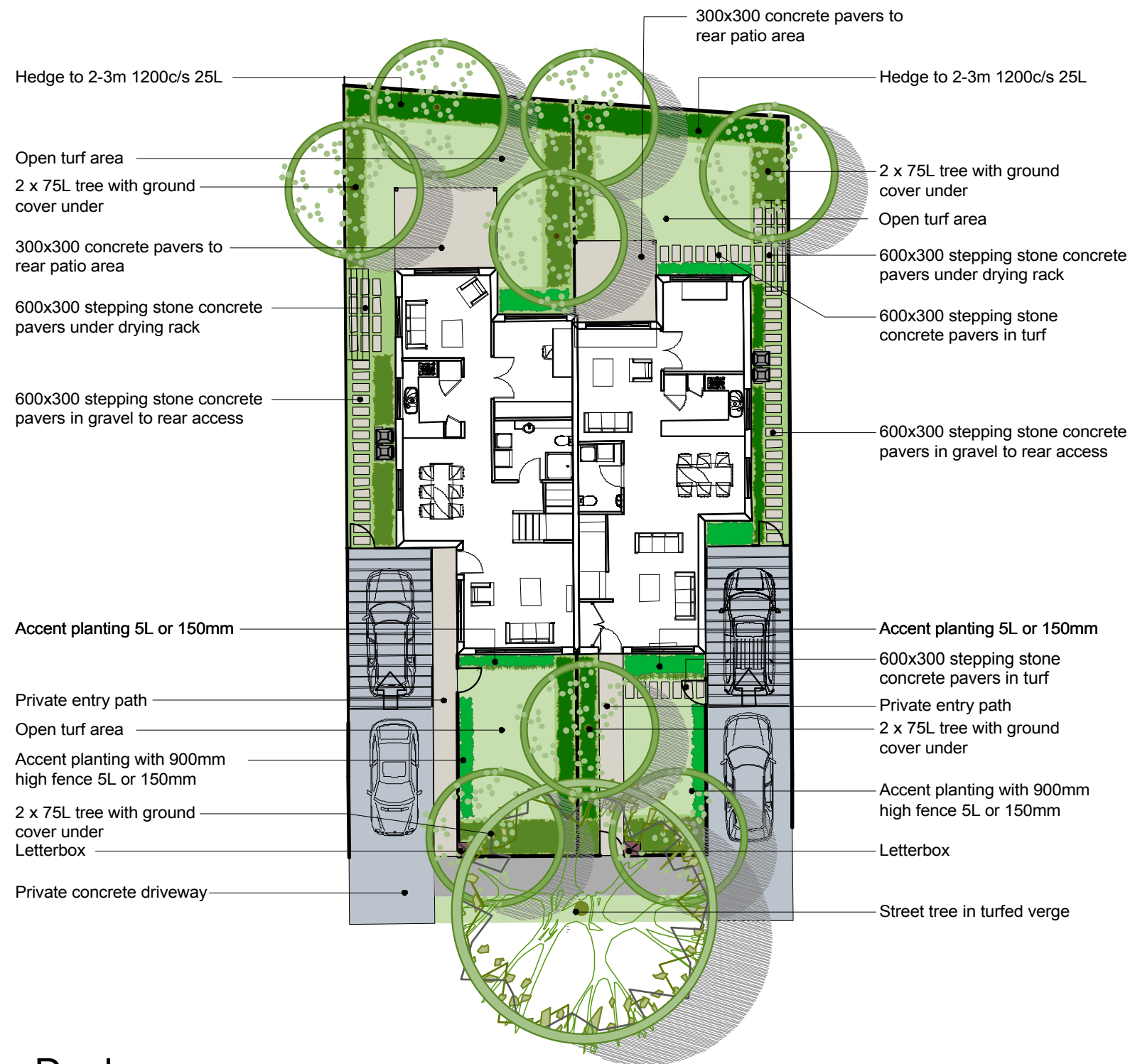




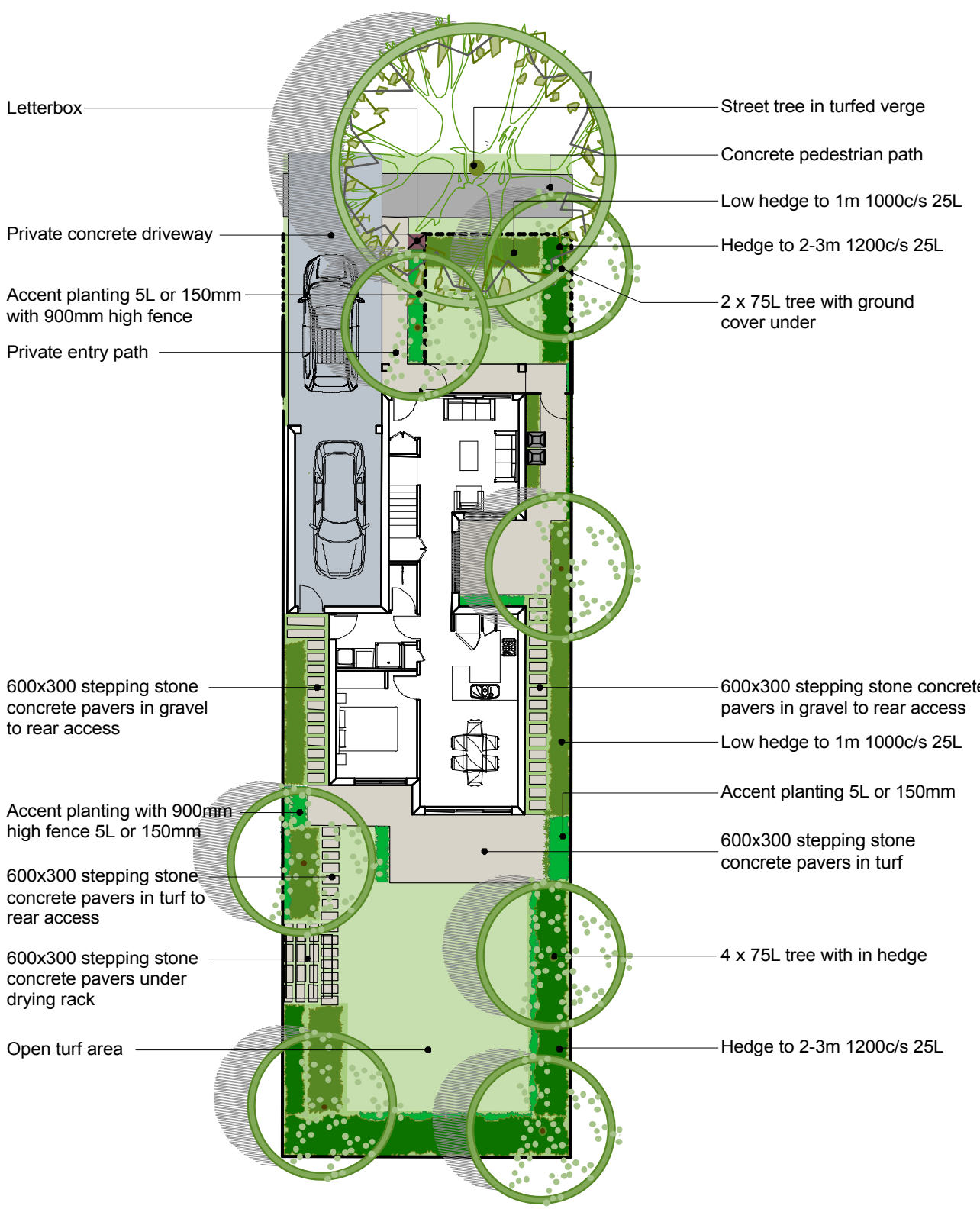
4- Plex



3- Plex



Duplex



Single dwelling

BONNYRIGG DESIGN PRINCIPLES

HARDWORKS

- Bins** Generally located in a position not visible from the street yet accessible from the street
6 unit pavers under (adjacent wall of house or fence lane)
- Edging** Spade between garden beds and turf
Edging for parks, or where turf is adjacent buildings in lots (see below)
- Turf** Minimum 2m wide zone
Maximise single areas where possible
Broad leaved buffalo

- Clotheslines** Generally located in the rear service yard near the laundry door.
4 pavers in turf under the clothesline, 100mm apart, 100mm in from the outside edge of the clothesline

- Paving** Access from laundry pad of 6 concrete pavers directly outside laundry door, line up with corner of house

- Fences** Type 1 Brush fence generally at the rear of properties where the fence is not visible from the street; usually on top of a painted blockwork wall
Type 2 Timber Lap & Cap fence generally at the side of properties where fence is visible from the street.
Type 3 Detail brick fence with timber panel infills surrounding private courtyards where they occur adjacent to the street.

- Footpaths** Always on both sides of the street.
1200mm wide brushed concrete as per spec and details
Pram ramp with grey tactile paving as detailed

PLANTING

- General** Maximise the use of a single species where possible for larger areas, rather than a number of species.
Highlight planting groupings of 3-5 of one species.
Smaller native trees in front yards, deciduous trees in rear courtyards
Concentrate plant material in areas that are directly visible from outdoor pergola areas and indoor living areas. Minimise planting in areas that are not visible, such as service courtyards and side access ways.
Planting palette per house to be max. 8 species
Planting palette determined by house highlight colour.

- Street Trees**
Size - 200L
Species - as per Street Tree Masterplan
Spacing - generally copped as shown
Mulch bed 600 x 600mm wide with spade edge, centred between footpath and kerb

- Trees**
Front Yard Species as listed in Master Plant Schedule
1 x 100L in corner of lot
1 x 75L near letterbox or between driveway and path
- Rear Yard** 1 x 75L tree as per Master Plant Schedule to corner of yard
1 x 45L Acmena or Syzygium l if needed for screening and highlight planting directly opposite double doors from family/ dining rooms.

- Spacings**
Big hedge (Syzygium etc @ 25L)
Front boundary to be Syzygium only @ 600mm
Rear yard facing main internal living area @ 1200mm
Rear yard on secondary wall @ 1400mm
Accent (Cordylina etc. @ 25L)
Front windows or wall @ 500-600mm
Small Hedge (Hebe, Eriostemon etc. @ 5L)
Front yard @ 500-750mm
Rear service yard @ 1000-1500mm
Groundcovers (Grevillea, Hibbertia etc. @ 150mm)
Front yard @ 500mm
Side passage @ 500-750mm
Rear yard @ 500-750mm

- Corners** Small trees / large shrubs at 45L of single species x 5-6.
Lower level shrub of single species behind Groundcovers next to footpath

- Streetfront** Continuous row of one species where possible to create continuity along street
Hedge to front boundary, ie. footpath edge garden bed, to be tall to provide privacy to living room windows minimum 2m mature height and spaced as per Spacings.
Lower feature accent planting directly in front of windows of 25L size, and at least 1m tall

- Letterboxes/ Entries** Single lower highlight species with colour x 6-8 to the front of the letterbox, single taller highlight species x 5-7 at rear of letterbox to hide gas meter etc.
Highlight species with colour on either side of entry at street and porch (same as front of rear of letterbox)
Garden bed between the driveway and path where possible single species in a row



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PROJECT
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DESCRIPTION
Landscape Stage 1 DA
Typical Lot Landscape

Project No
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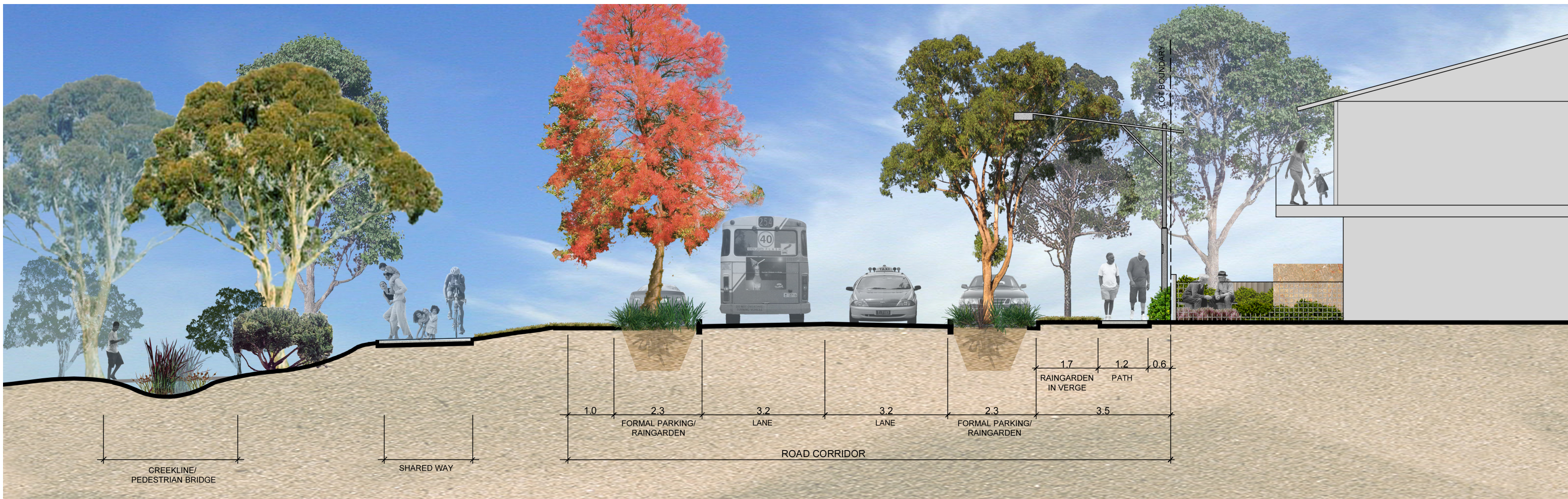
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Revision
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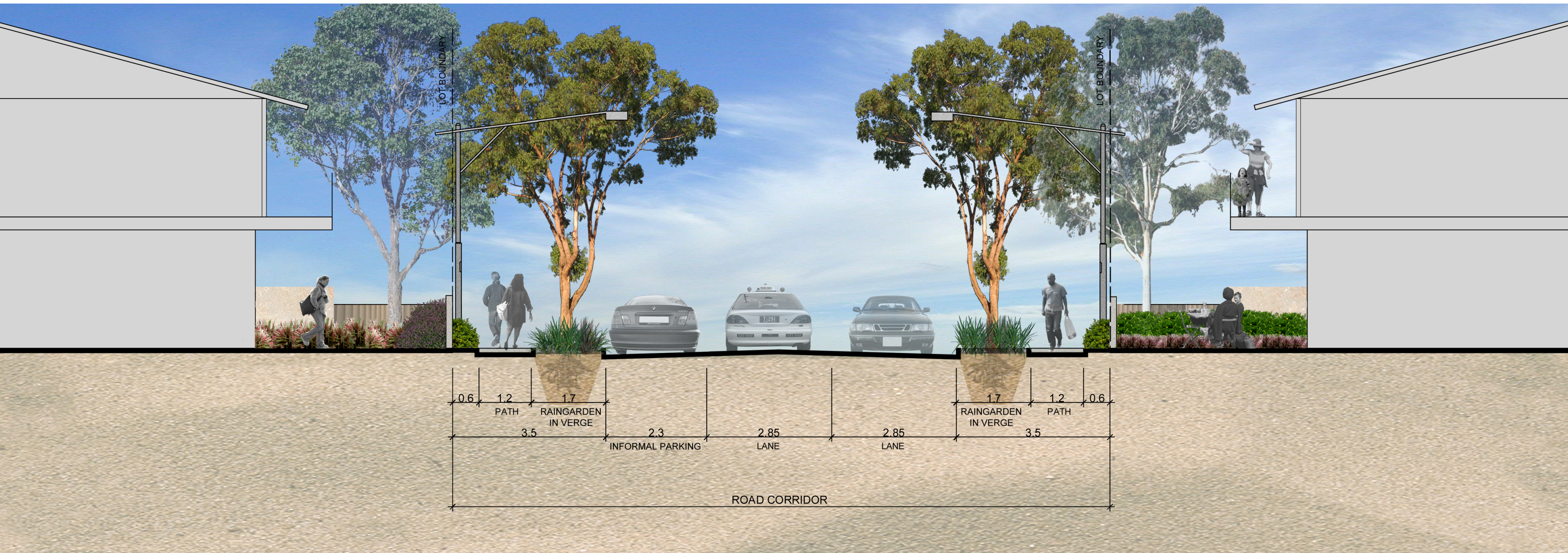
PRELIMINARY



Typical 18m wide Collector Road to park edge



Detail: Raingarden in street



Typical 15m wide Access Street



Typical 8m wide Minor Road

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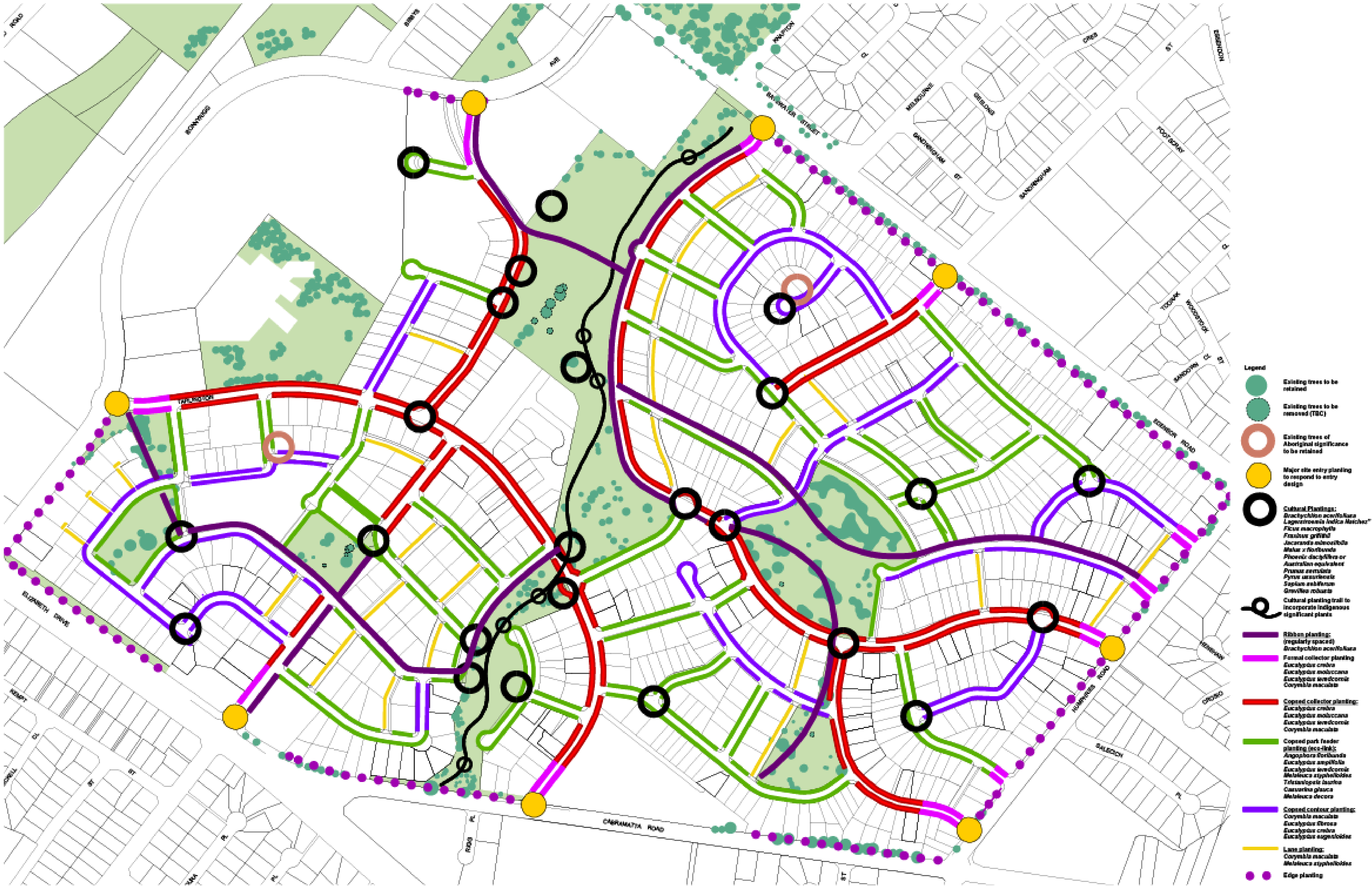


STREET TREES

Botanical Name	Common Name	Height
Angophora floribunda	Rough- barked Apple, Boor	15
Casuarina glauca	Swamp She- Oak, Grey Sh	20
Corymbia maculata	Spotted Gum	20
Eucalyptus amplifolia	Cabbage Gum	30
Eucalyptus crebra	Narrow- leaved Ironbark	15
Eucalyptus eugenioides	Thin- leaved Stringybark	10
Eucalyptus fibrosa	Broad- leaved Ironbark	20
Eucalyptus moluccana	Grey Box	40
Eucalyptus tereticornis	Forrest Red Gum, Burringo	15
Melaleuca decora	White Feather Honeymyrtle	15
Melaleuca styphelioides	Prickly- leaved Paperbark	8
Tristaniopsis laurina	Water Gum	10

RIBBON TREES

Botanical Name	Common Name	Height
Brachychiton acerifolia	Australian Flame Tree	15



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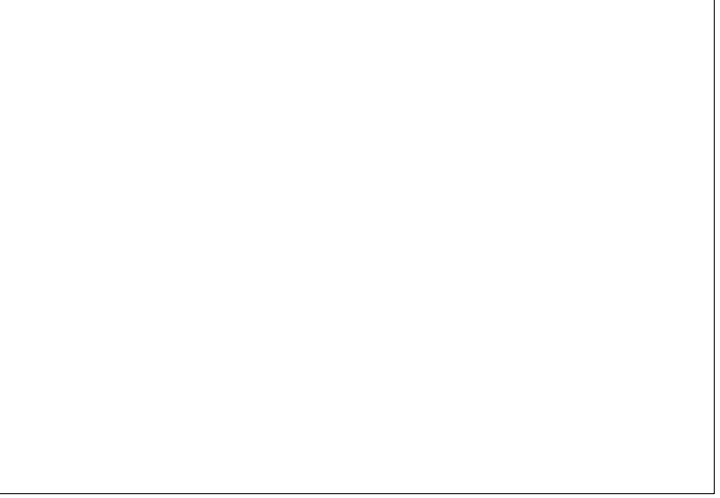
DESCRIPTION
Landscape Stage 1 DA:
Streetscape Planting

Project No 07502501.01 Date 02.06.08

Scale NTS

Drawing No L01.DA 211 Revision E

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PROJECT
**Bonnyrigg
Living Communities Project**

DESCRIPTION
**Landscape Stage 1 DA: Private
Lots and Streetscape Materials**

Project No
07502501.01

Date
02.06.08

Scale
N/A

Drawing No
L01.DA 212

Revision
E

PRIVATE LOTS
Paving



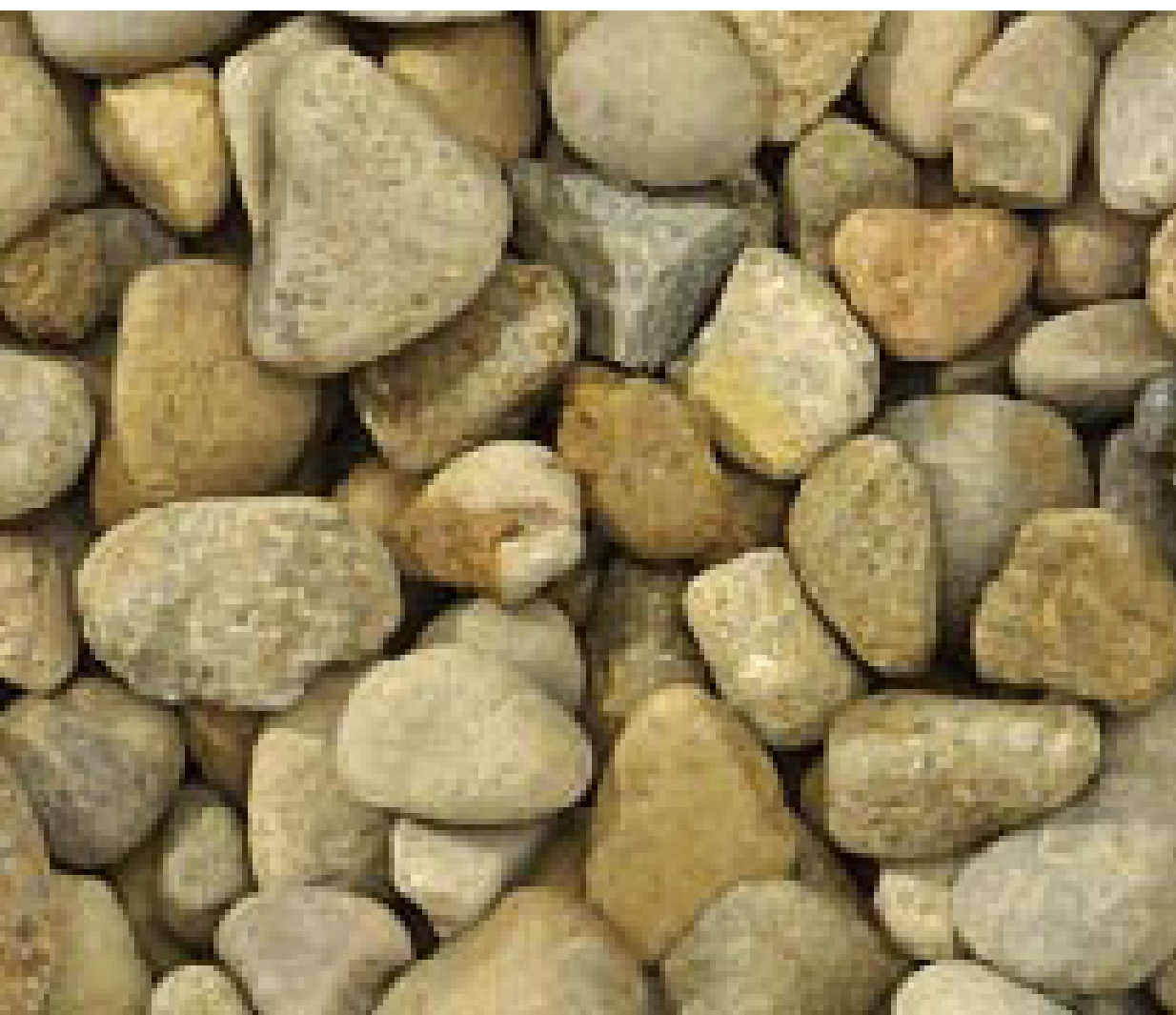
Gravels



Crushed tile brick



Crushed concrete



Napean river gravel

Mulch

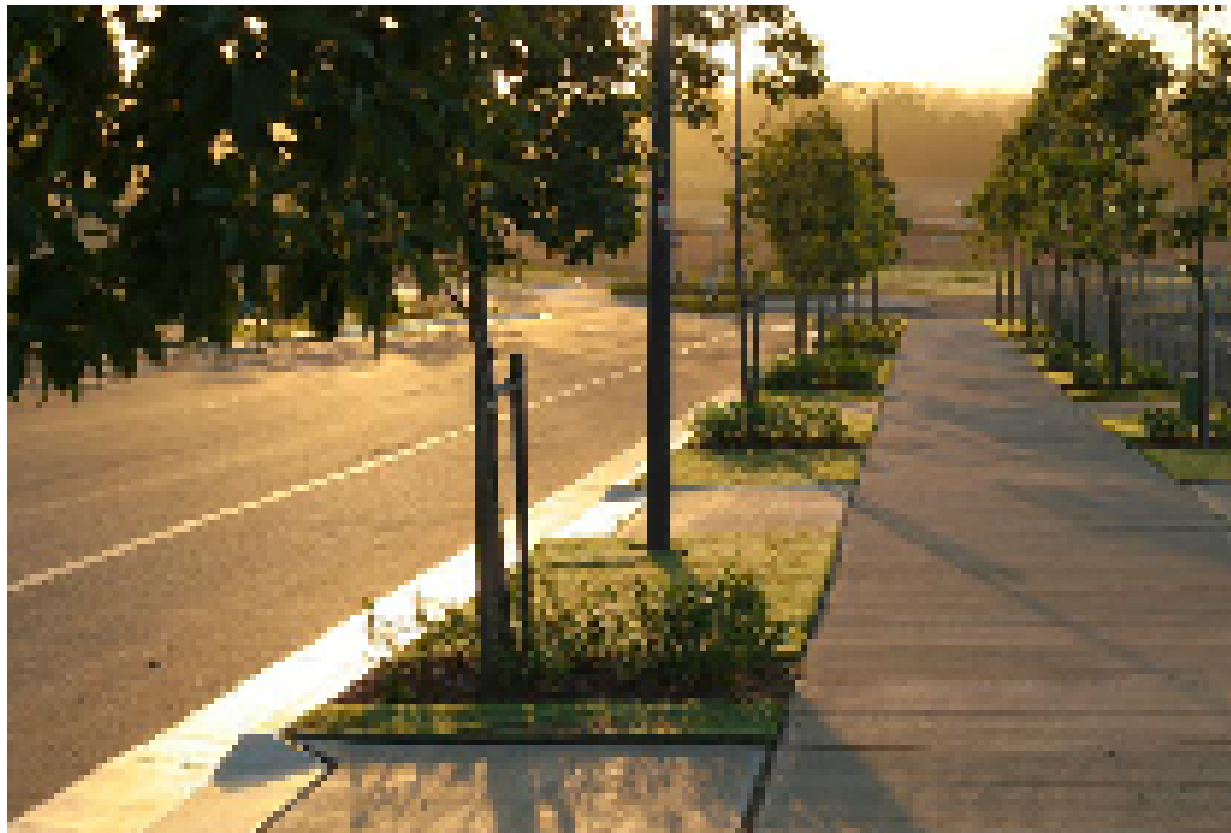


Stepping stones



Timber palling fence with capping

STREETSCAPE
Character images



Fencing



Painted timber picket fence



Vertical timber slat on steel frame

SPECIFICATION NOTES

SITEWORKS

WEED ERADICATION

REQUIREMENT: Eradicate weeds to the entire site by environmentally acceptable methods using a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate. Regularly remove, by hand, rubbish and weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of the trees in grassed areas. Continue eradication throughout the course of the Works and during the Planting Establishment Period.

LANDSCAPE

SUBSOIL

PREPARATION: Remove all weeds, roots, builder's rubbish and other debris.
EXCAVATION: Excavate to bring subsoil to a minimum of 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the newly excavated subsoil surface to a further depth of 100mm. Should subsoil base be rock, excavate rock as necessary to ensure adequate drainage.
RIPPING: Rip subgrade parallel to the final contours wherever possible. Do not rip when the subsoil is wet or plastic. Do not rip within the dripline of trees to be retained. Rip the subsoil to the typical depths of 300mm for compacted subsoil.
CULTIVATION: Cultivate subsoil to all grass and planting areas ongrade to a depth of 100mm. Do not disturb services or tree roots; if necessary cultivate these areas by hand. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

TOPSOIL

GENERALLY: Topsoil shall be imported topsoil obtained from an approved off-site source and consisting of a mixture of nominated ingredients.
PLACING: Eradicate weeds by environmentally acceptable methods prior to placing topsoil, using a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate. Place the appropriate topsoil on the prepared subsoil. Spread and grade evenly, making the necessary allowances so that:
The required finished levels and contours may be achieved after light compaction.
Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips, feathering edges into adjoining undisturbed ground.
TOPSOIL SCHEDULE:

Location	Depth	Composition
Planting	300mm	46% coarse sand 34% blacksoil 5% mushroom compost 5% pine bark fines 5% composted sawdust 5% composted manure
Turf	100mm	75% coarse sand 25% blacksoil

FERTILISER:

REQUIREMENT: For all turf areas provide Shirleys No 17 Lawn Food. Use in accordance with the manufacturer' recommendations.
For all planting areas provide:

Proprietary Item	N:P:K ratio		
Complete Fertilisers		Application rate	Location
Aboska Native Plant Food	8:1:5		
Nutricote Blue No 12	16:4:4:8:3	75-100g/m²-clay 50g/m²-sand 400g/m²	Native plants Native and ornamental trees (4-5 months)

GRASSING

TURF: Obtain turf sods from a specialist grower of cultivated turf. Use turf sod of 'Sir Walter' Buffalo of even thickness, free from weeds and other foreign matter.
SUPPLY: Deliver the turf sods from the supplier within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying. If it is not laid within 36 hours roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.
FERTILISING: Mix the fertiliser thoroughly into the topsoil before placing the turf.
LAYING: Lay the turf:
-In "stretcher" pattern with the joints staggered and close buttet.
-Parallel with the long sides of level areas, and with contours on slopes.
-To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.
Apply a layer of top dressing between the strips of turf. Finish with an even surface.
TAMPING: Lightly tamp to an even surface immediately after laying. Do not use a roller.
WATERING: Water immediately after laying. Moisten the topsoil to its full depth. Continue watering as necessary to maintain moisture to this depth. Keep the grass in a healthy condition.
FERTILISING: Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.
MAKING GOOD: Lift failed turf and relay with new turf to give a good even layer whilst still revealing the grass shoots.
PLANTING

REQUIREMENT: For all planting areas provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates. Use in accordance with the manufacturer's recommendations.

PLANTS

GENERALLY: Supply plants which
-Have large healthy root systems, with no evidence of root curl, restriction or damage.Are true to type.
-Have foliage size, texture and colour consistent with that shown in healthy specimens of the species.
-Have pests and disease to < 10% of the foliage, such that potential for long term success of the trees is not affected.
-Other than tubestock shrubs or small trees are self-supporting unstaked.
-Comply with the recommendations of AS 4373.
-Are vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
-Are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site unless required to be multi-stemmed, are trees with a single leading shoot.
PLANT MATERIALS REQUIREMENTS:
Plant heights to be measured from top of rootball to top of foliage except for palms which shall be measured from top of root ball to underside of first palm fronds.
Calliper to be measured 200mm above base of rootball top, adjacent to and perpendicular to bole.
Supply trees with extension growth consistent with that shown in vigorous specimens of the species.
Maximum variation in crown bulk on opposite sides of stem axis: ±20%.
Supply trees which have a defined central leader and intact apical bud.
SUBSTITUTIONS: Make no substitutions. Should plant material specified be unavailable then the Contractor shall inform the Superintendent in writing with available substitutions for approval.
REPLACEMENTS: Order sufficient quantities to allow for plant failures. Using plants of the same type, quality and size, replace any plants which are damaged whilst being transported to the site or during the work under the Contract, or which fail or are rejected.
PLANTINGS: Excavate planting hole twice the diameter of the plant root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm, and loosen compacted sides of the hole to prevent confinement of root growth.

STAKES AND TIES

STAKES: Durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.
STAKE SIZES: For 100 litre trees or greater provide three 50 x 50 x 2400mm stakes per plant. For 75 litre trees provide two 50 x 50 x 1800mm stakes per plant. For 15-35 litre trees provide one 38 x 38 x 1200mm stake per plant.
TIES: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant. 100 litre trees or greater provide: Two strands of 2.5mm galvanised wire neatly twisted together, passed through reinforced rubber or plastic hose, and installed around stake and stem in a figure of eight pattern. For 15-75 litre trees provide: 50mm hessian webbing stapled to the stake.

MULCH

GENERALLY: Use mulch to AS 4454 which is free of deleterious and extraneous matter such as soil, weeds, sticks and stones.
PLACING MULCH: Place mulch to the required depth of 75mm clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread mulch so that after settling, or after rolling, it is:
-Smooth and evenly graded between design surface levels. Flush with adjacent finished levels of the required depths. Sloped towards the base of plant stems in plantation beds, but not in contact with the stem.
MULCH TYPE: Eucalyptus Mulch

PAVING

GRADE: Grade all external paving to even falls. Drain the surface away from structures and to drainage outlets or the surface run-off system provided, without ponding.
REQUIREMENT: Minimum compressive strengthfor concrete units shall be 30MPa when tested to MA20.
BASE COURSE: Spread Fine Crushed Rock (FCR) base course material to loose thickness of 100mm by approved mechanical means. Compact the material by approved mechanical means until it has reached a minimum of 95% of the maximum density at optimum moisture content as determined by the dry density/moisture content test E2.1 to and during placing.
BEDDING COURSE: Bedding Sand: Use clean coarse sand, free from deleterious material including soluble salts or other contaminants liable to cause efflorescence or reduced skid resistance and excessive or non-uniform moisture content. Maximum particle size 4.75mm not more than 30% passing a 0.3mm sieve.
- Joint filling sand: The joint-filling sand shall be dry sand-cement mix swept between pavers.
- Over the base course lay bedding sand screeded to a uniform thickness not exceeding 20mm, and to the required levels and falls
EDGE RESTRAINT: Provide a 20MPa concrete haunch to contain the edge of unit paving as shown on drawings and as detailed.
CLEANING: Leave paving finish clean on completion. Cleaning of unit paving is to be carried out in accordance with the recommendations of the individual paving manufacturer. Progressively remove all mortar stains and splashes from all parts of the paving by sponging with clean water. No acid wash is to be used.

IN-SITU CONCRETE

LOCATION: as shown on drawings and to Engineer's certification.
CONCRETE: concrete to AS3600 to engineers detail, and Council requirements.
BASE: Lay slabs on 100mm consolidated thickness of fine crushed rock compacted to 95% medium dry density and graded to falls.
REINFORCEMENT: F62 mesh with 30mm minimum cover to engineers detail.
CONTROL JOINTS: Joints at maximum 6m spacing to be parallel with boundary or side of driveway.
TOOLED JOINTS: At edge of footpath crossing as shown on drawing.
EXPANSION JOINTS: Cast in 6mm thick proprietary joint filler at boundary as shown on drawing.
WOOD FLOAT FINISH: Wood float to an even textured slip resistant surface in accordance with AS 4586, with steel tooled margins.

GRAVEL

LOCATION: Paving type 3 as shown on drawings.
MATERIAL:
- Sub-base: Crushed rock consists of hard, dense, durable particles of uniform quality, free from deleterious materials or coatings including clay or organic matter, and containing not more than 1% of disintegrated, weathered, discoloured, soft fractured, friable or poorly indurated fragments.
- Base Material: Fine Crushed Rock (FCR), free from sand, to the particle size distribution specified below. Crusher run to screened and recombined materials are acceptable.
- Gravel: Nepean River Gravel: 7-14 mm crushed
INSTALLATION: Gravel paved areas shall be installed over prepared sub-base. Over the base material lay gravel as specified. Lay only 25mm loose thickness at first, screeded to a uniform thickness not exceeding 25mm. Grade the surface evenly to design levels.

REINSTATEMENT

EXISTING TREES to be retained and protected.
DAMAGED TURF to road verge to be replaced with Sir Walter Buffalo at completion of requirements.
LAYBACKS DAMAGED during construction are to be replaced.

ESTABLISHMENT

PLANTING

PLANTING: Continue to ensure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the full Planting Establishment Period.
FERTILISING: Soil testing is to be done on a two year schedule and would include taking samples from both planting beds and lawn areas. The fertilisation program shall be based on the soil testing results. Generally an all purpose fertiliser N: P: K10:4:6 (equivalent to Multigro) should be applied at recommended rates. Alternatively 12 month slow release fertiliser (such as Nutricote) may be applied at the manufacturer's recommended rate. All purpose fertiliser shall be applied to shrubs annually in two bands and cultivated into the soil 100mm deep.
Fertilisation of shrubs and trees shall take place in September and March according to seasonal growth requirement.
INSECT AND DISEASE CONTROL: The Contractor shall be responsible for the control of any pest or disease which may affect the plants and turf.
STAKES AND TIES: Adjust stakes and ties where necessary. Where plants are robust with well developed systems and are strong enough to no longer require support, stakes and ties shall be removed. Where plants are unable to be self supported or where stakes are damaged, plants shall be staked or restaked. Remove those not required at the end of the Plant Establishment Period.

GRASS

MOWING AND TRIMMING: Lawn areas shall be mown at a height consistent with the growth habit of the grass variety. A regular height range of 25 to 40mm shall be maintained throughout the year. Mowing is to be carried out on a weekly basis during the mowing season, November to March, and at bi-weekly intervals during April to October. The lawn shall be raked once every month before mowing during the mowing season with a flexible rake. At the same time as mowing, lawn edges to plant beds, pathways, base of trees and other obstacles, shall be trimmed. When mowing or trimming, care shall be taken so damage to trees and shrubs is prevented.

TOPDRESSING: Established lawns shall be topdressed with coarse or medium soil, the following Spring after establishment using a weed free imported sandy topsoil to a depth of 5mm. Further topdressing is only required to smooth out any depressions or irregularities in the lawn area as directed.
FERTILISING: Apply lawn fertiliser at the completion of the first and last mowings of the Defects Period, and at other times as required to maintain healthy grass cover.

GARDEN BEDS

WEEDING AND CLEARING: Remove all weed growth and re-occurring weed growth by hand or spray with approved herbicide unless otherwise specified throughout all planted and mulched areas. This work shall be executed regularly so that the planted, paved and mulched areas are weed free when observed at bi-weekly intervals. Vigorous ground covers shall be cleared from and maintained 200mm from the base of any shrub or tree. Remove all rubbish by hand from the site. Leaf litter shall be removed from all path and lawn areas and spread evenly over the mulched areas as directed. The removal of leaf litter shall be executed weekly during the months of April to August.
MULCHED SURFACES: Mulched areas should be inspected bi-weekly to determine mulch requirements. Generally a minimum depth of 75mm cover should be maintained to ensure adequate weed suppression and quality finish. Special care when re-mulching should be given to maintaining original ground levels around the base of plants.

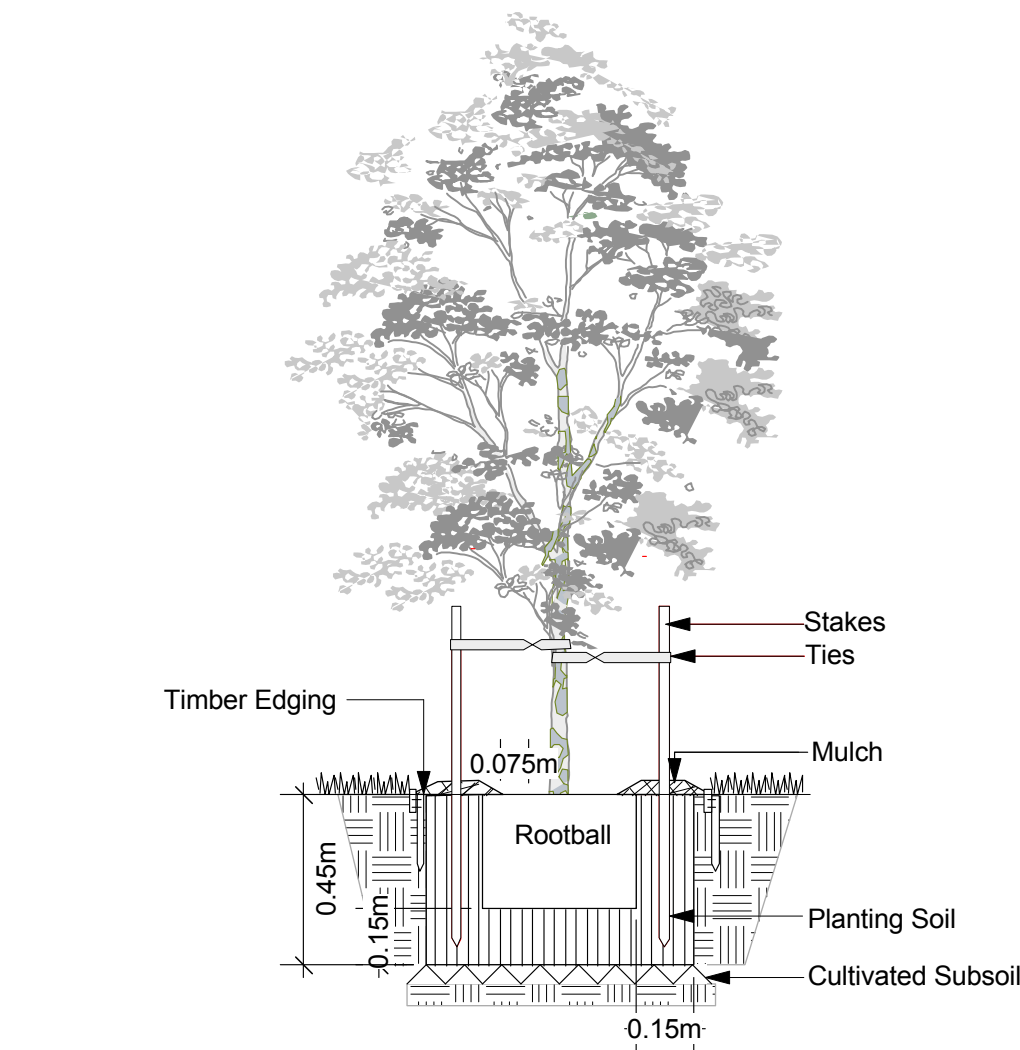
WATERING

ESTABLISHMENT: All irrigated and non-irrigated plantings and lawn areas are to receive a minimum three (3) complete waterings (i.e. soaked to a depth of 150mm) at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. It shall be the Contractors responsibility to co-ordinate water supply and to confirm watering regime against Federal and State Government legislation and restrictions at the time.

HAND: Manually water all lawn and planting areas as necessary to maintain a vigorous and healthy growth.

IRRIGATION

GENERALLY: This section of specification titled IRRIGATION is to be read as performance criteria only with the Contractor to allow for all outstanding items, parts and labour necessary to provide the required operational system to all planting and turf areas that complies with both State and Local Government requirements.
REQUIREMENT: Automatic drip irrigation system where specified. The installed Irrigation System shall be compatible to the type and extent of plant material and turf, the appropriate rates of water required and, where appropriate adjustable and fully serviceable.
Supply and installation of the permanent irrigation system, including:
- Supply and installation of all piping and fittings beyond the water supply points.
- Supply and installation of automatic timers to water supply point and all associated fittings.
- Supply and installation of rain sensors linked to the programming of the irrigation system.
- Supply and installation of irrigation drip feed type fittings to all planting and turf areas.
In order to provide a minimum standard for the irrigation system and control the quality and performance of the irrigation, the design criteria and standard items of equipment and materials are specified.
If the specified items are not available for any reason the tenderer may offer alternative items of equipment of a standard "equal to" those listed within the intent of the specification. Approval for changes to the materials, equipment or design criteria during the contract period must be obtained from the Superintendent. Where alternate equipment, materials or variations to the design are approved prices will be adjusted accordingly.
AUTHORITIES: All relevant public and other authorities whose requirements apply to the work of this Section including their ordinances, regulations, by-laws and the like specifying those requirements, shall be adhered to.
SHOP DRAWINGS: The Contractor is to prepare detailed Shop Drawings and a full performance programme for the required irrigation system. A CD-rom of all shop drawings is to be submitted to the Superintendent for review and approval prior to supply and installation of the Works.
EQUIPMENT: All reticulation irrigation equipment, emitters, adapters, bends, couples, risers, filters shall be PVC of appropriate diameters to suit the design flow area.
QUALIFICATIONS AND WORKMANSHIP: All work is to be carried out by persons suitably qualified and where necessary licensed by the Building Services Corporation to install urban irrigation. All work will be to a standard acceptable to any authority having control over the works and comply with conditions contained elsewhere in this specification.
STANDARD: Where not otherwise specified, Australian Standards or approved international standard will be used and in all cases, the work will be carried out to the satisfaction of the Superintendent.
WARRANTY: The Contractor will warrant the complete system for a period of 52 weeks after Practical Completion. All costs for replacement, repairs and labour will be accepted by the Contractor and suppliers within this period.
TESTING: When the system has been installed to the satisfaction of the Superintendent, the installation shall be tested. Supply apparatus and materials necessary for, and carry out the tests required by the Specification or regulatory authorities, in the presence of the Superintendent and the authorised representative of the relevant authority for the service under test.
COMMISSIONING: After satisfactory completion, turn on water supply points and automatic timers and leave the service in fully operational condition.



SECTION: 100L Tree in Grass
Scale: 1:20

KEY PLAN

NOTES

26/05/08	Issued for review
20/11/07	Final issue for DA approval
01/11/07	Issued for approval
23/10/07	Issued for approval

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PROJECT

Bonnyrigg
Living Communities Project

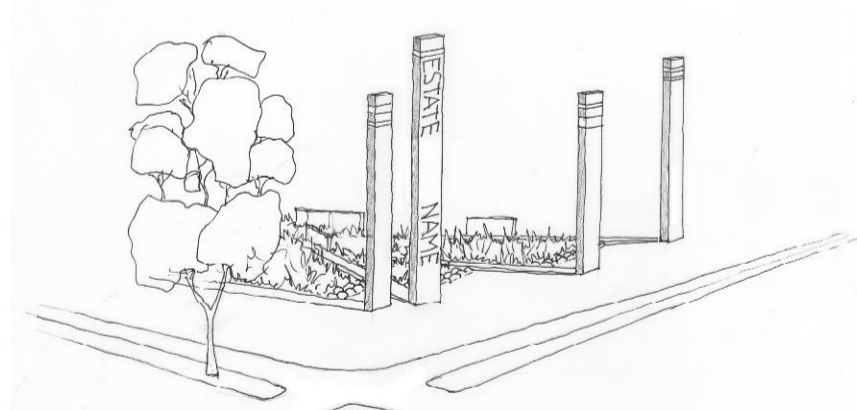
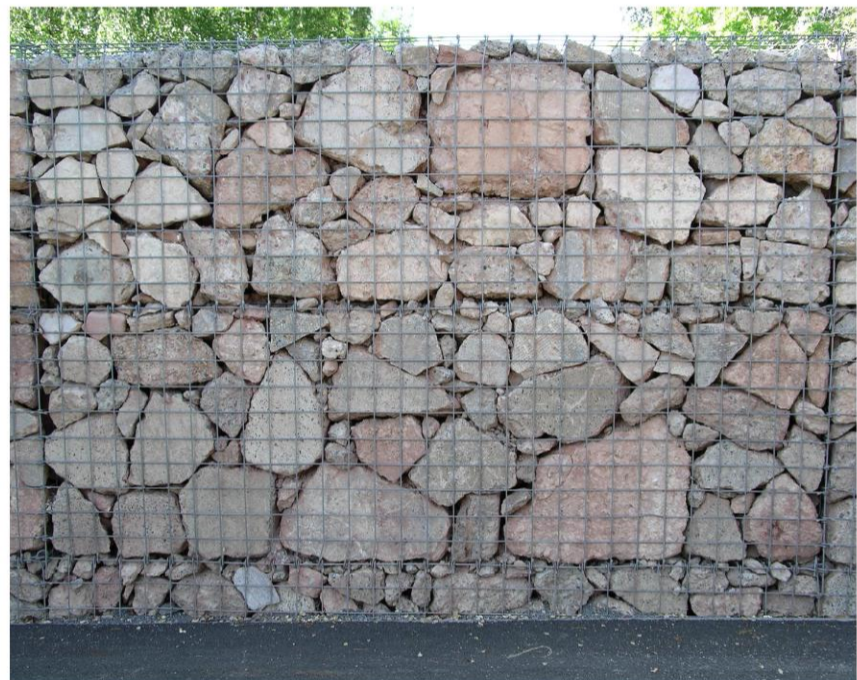
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Landscape Stage 1 DA:
Specification Notes

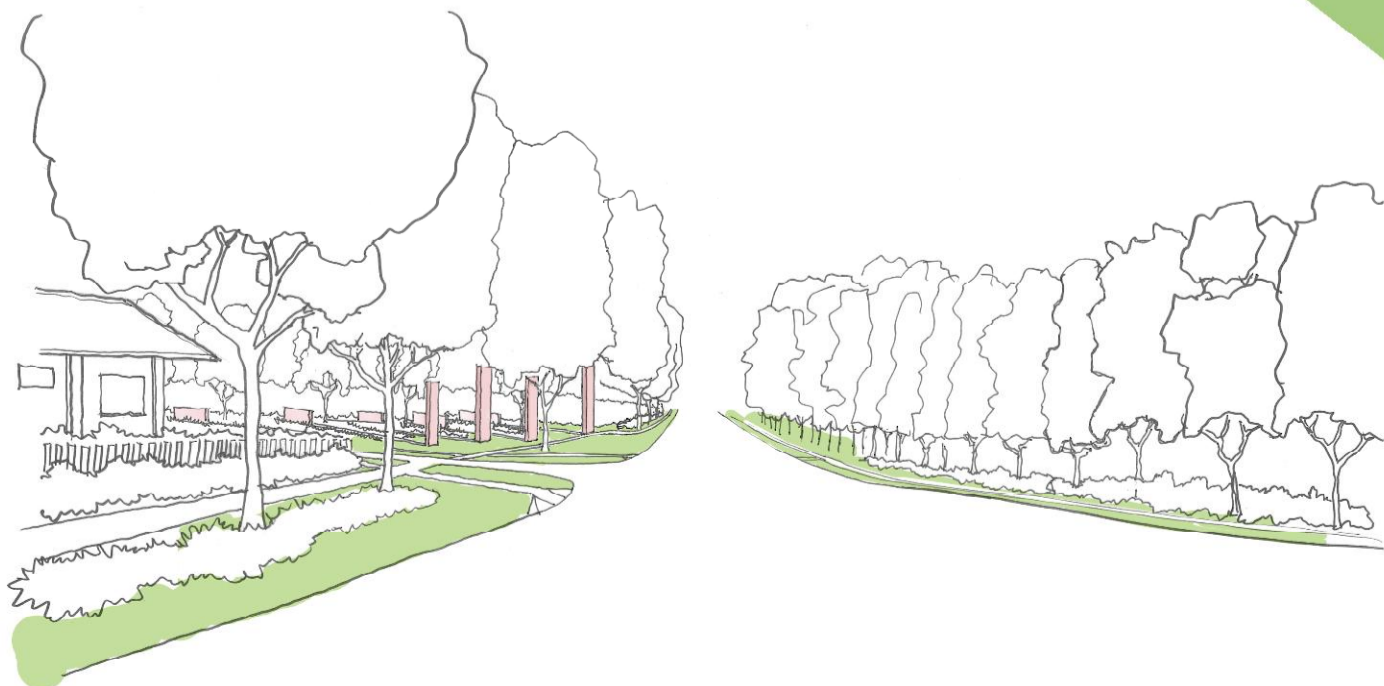
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07502501.01	26.05.08

Scale	
As shown	
Drawing No	Revision
L01.DA 400	D

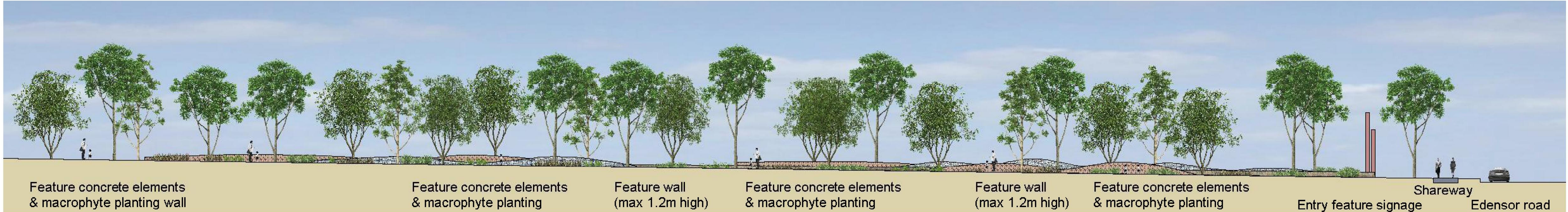
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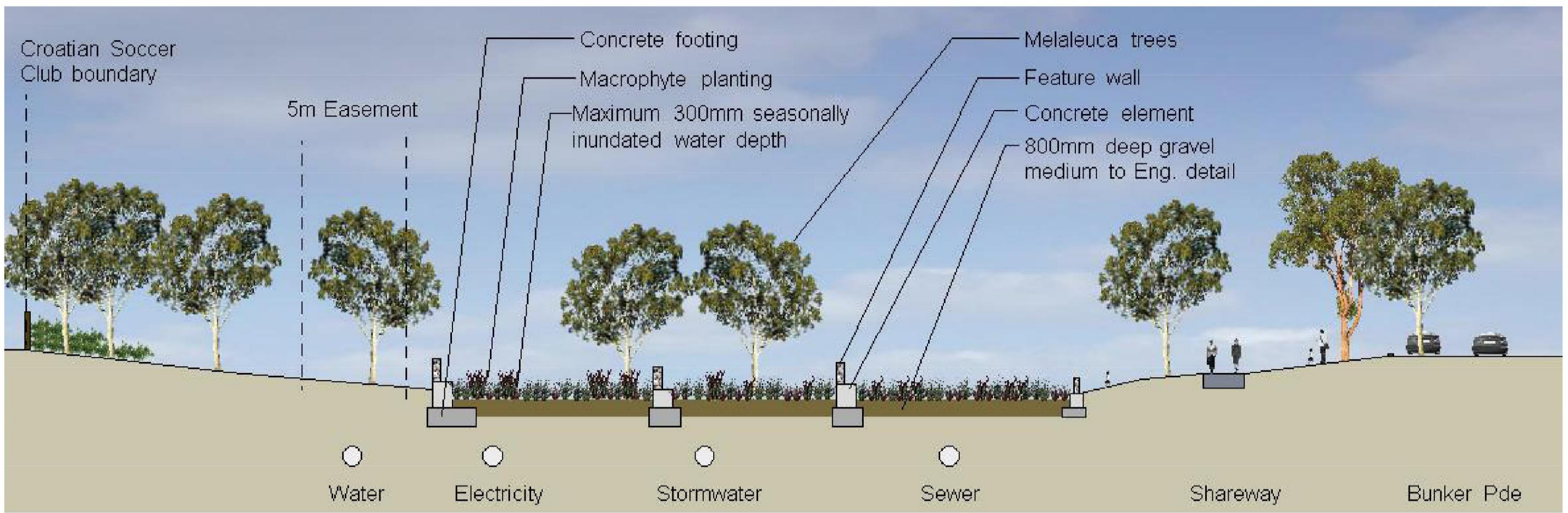
Entry signage sketch



Edensor Road Entry Perspective



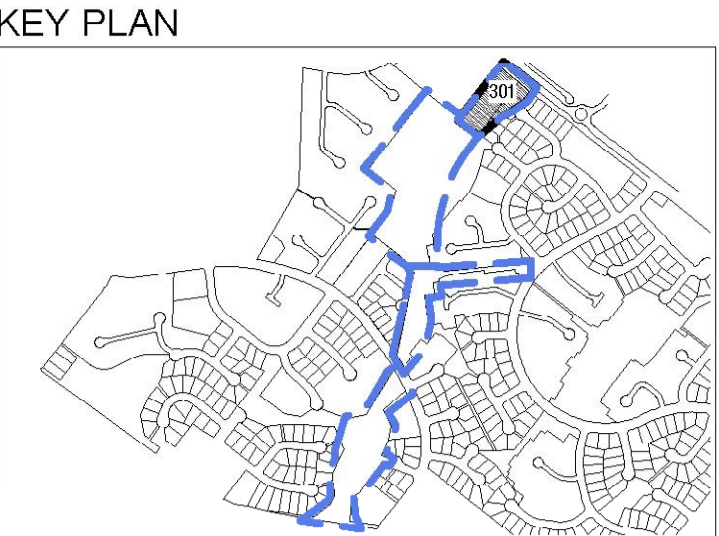
Entry Park Elevation
Scale 1:500 @B1



Section A
Scale 1:400 @B1



- LEGEND**
- Existing Contours
 - Staging Boundary
 - Existing trees
 - Existing trees to be removed
 - Temporary buffer planting
 - Street trees
 - Cultural tree planting
 - Ribbon Planting
 - Canopy planting
 - Canopy trees, shrubs, groundcovers
 - Grasses, groundcover planting & macrophyte planting
 - Open playing fields
 - Turf
 - Dry creek line & rain gardens
 - Bridge
 - Temp. Bridge
 - 2.5m Share way (Standard concrete finish)
 - Temp. 2.5m Share way (Standard concrete finish)
 - 1.2m Pedestrian path (Standard concrete finish)
 - Temp. 1.2m Pedestrian path (Standard concrete finish)
 - Existing Paths to be retained
 - Shelters (with feature paving)
 - Childrens Playground
 - Lighting Pole Top (Indicative locations only)
 - Existing Basketball Court



NOTES

28/05/08	Issued for approval
20/11/07	Issued for approval
01/11/07	Issued for approval
23/10/07	Issued for approval

REVISIONS

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PROJECT
Bonnyrigg
Living Communities project

DESCRIPTION
Landscape Stage 1 DA
Public Open Space Park 1

Project No
07502501.01

Date
20.11.07

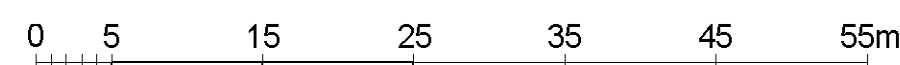
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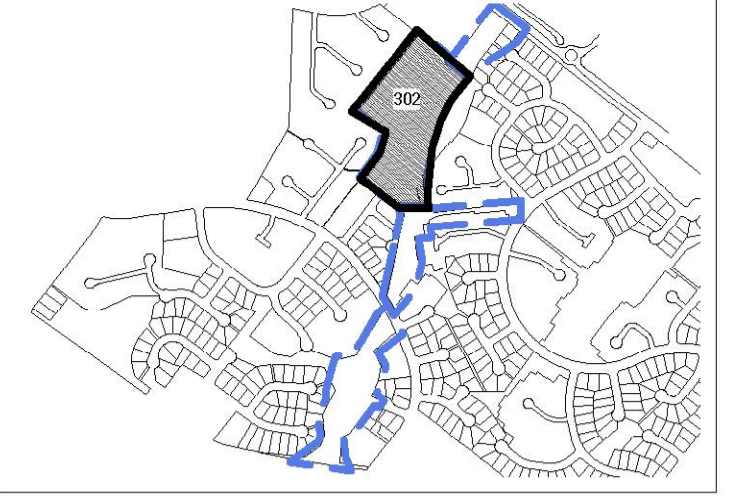
Revision
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PRELIMINARY

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KEY PLAN



NOTES

29/05/08	Issued for approval
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PROJECT
Bonnyrigg
Living Communities project

DESCRIPTION
Landscape Stage 1 DA
Public Open Space Park 2

Project No 07502501.01 Date 20.11.07

Scale
1:500 @B1

Drawing No L01.DA 302 Revision D

Revision

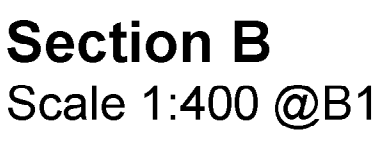
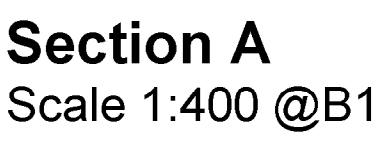
REVISIONS

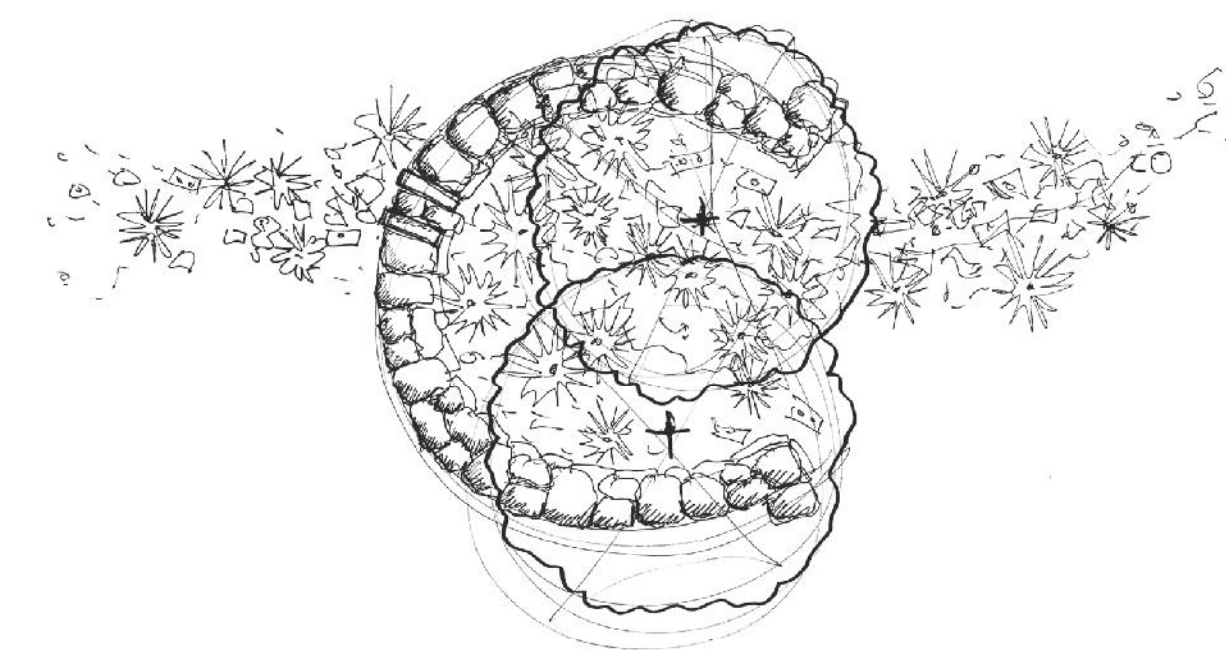
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PROJECT
Bonnyrigg
Living Communities project

Drawing No L01.DA 303	Revision D
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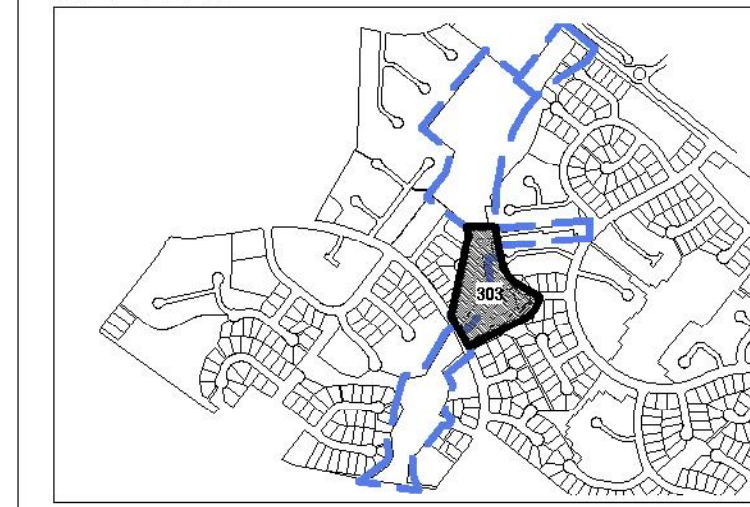




Plan: Lucky Creek & Constructed Rain Gardens



KEY PLAN

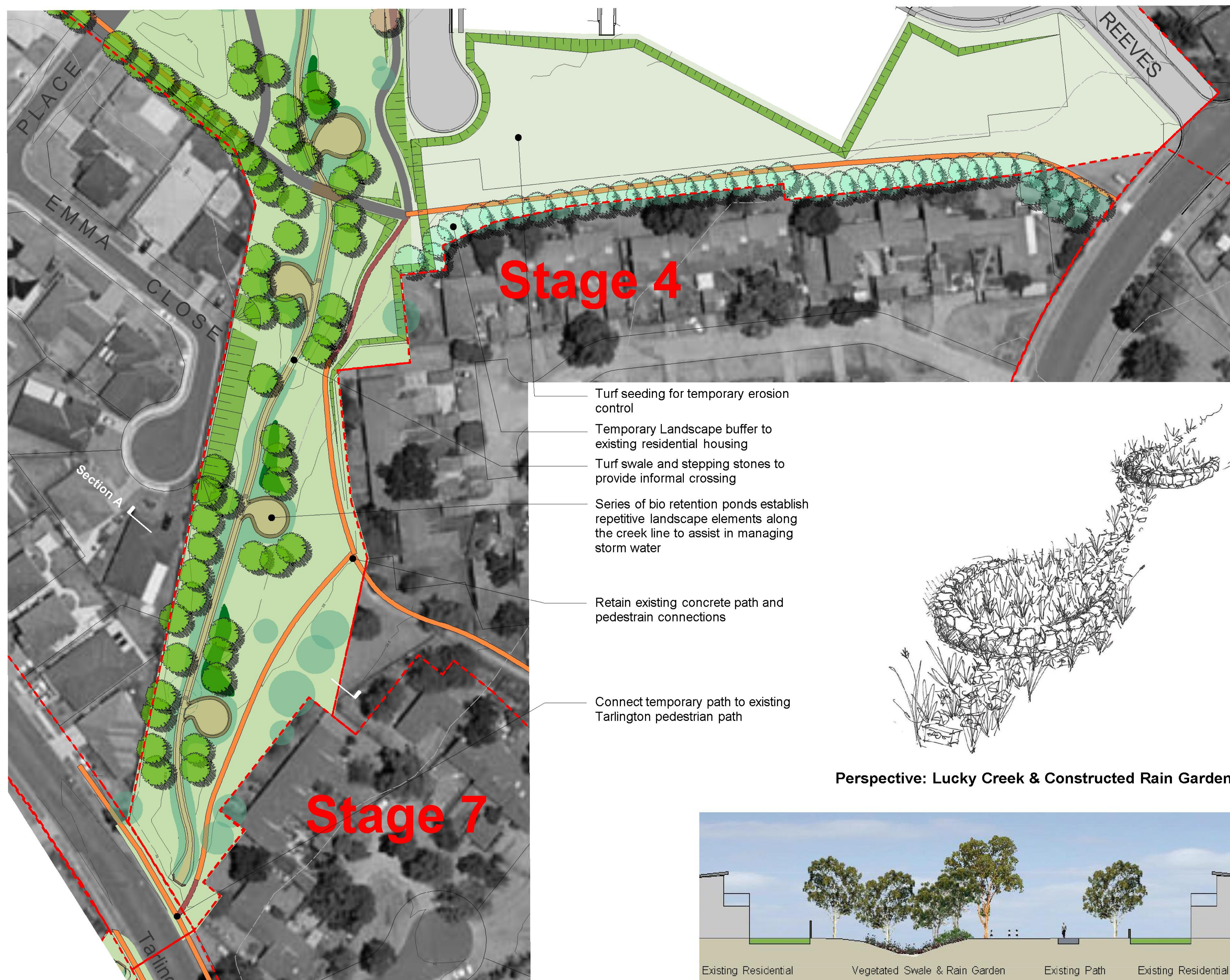


NOTES

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01/11/07	Issued for approval
23/10/07	Issued for approval

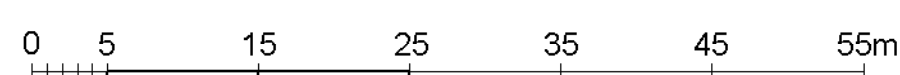
REVISIONS

[illegible]


























Perspective: Lucky Creek & Constructed Rain Gardens



Section A
Scale 1:400 @B1



LEGEND

	Existing Countours
	Staging Boundary
	Existing trees
	Existing trees to be removed
	Temporary buffer planting
	Street trees
	Cultural tree planting
	Ribbon Planting
	Canopy planting
	Canopy trees, shrubs, groundcovers
	Grasses, groundcover planting & macrophyte planting
	Open playing fields
	Turf
	Dry creek line & rain gardens
	Bridge
	Temp. Bridge
	2.5m Share way (Standard concrete finish)
	Temp. 2.5m Share way (Standard concrete finish)
	1.2m Pedestrian path (Standard concrete finish)
	Temp. 1.2m Pedestrian path (Standard concrete finish)
	Existing Paths to be retained
	Shelters (with feature paving)
	Childrens Playground
	Lighting Pole Top (Indicative locations only)
	Existing Basketball Court

SYDNEY BRISBANE
MELBOURNE
SUNSHINE COAST

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PROJECT
Bonnyrigg
Living Communities project

DESCRIPTION
Landscape Stage 1 DA
Public Open Space Park 3

Project No	Date
07502501.01	20.11.07

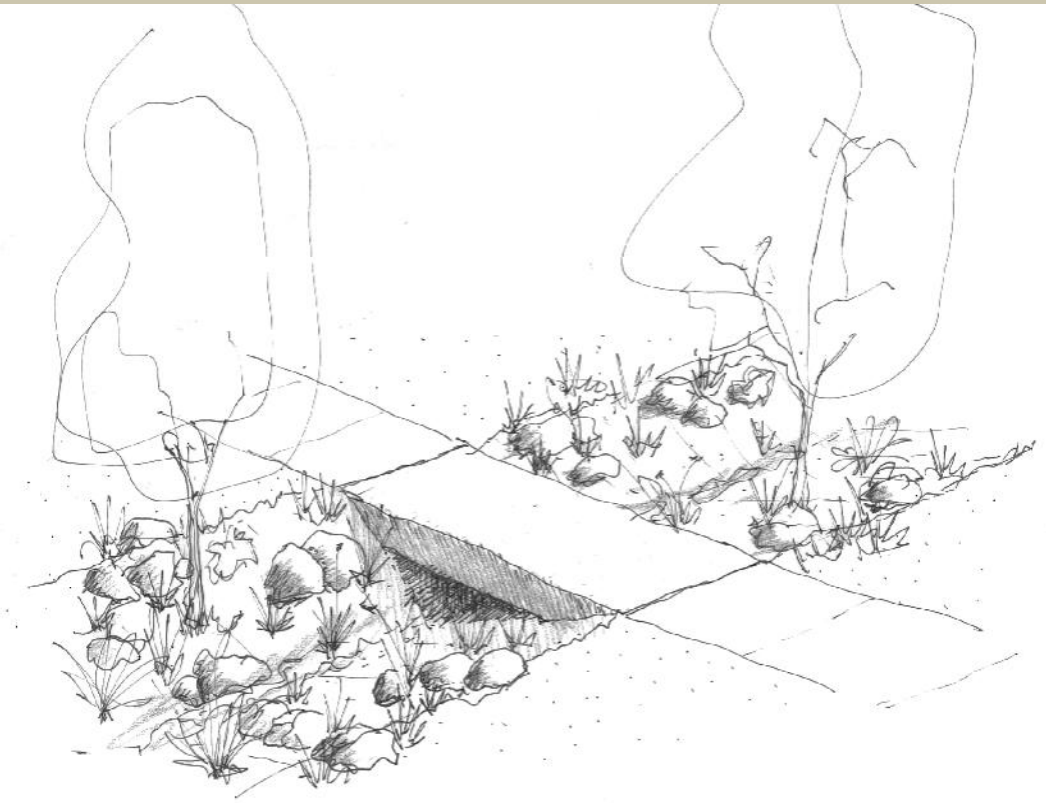
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1:500 @B1

Drawing No L01.DA 304	Revision D
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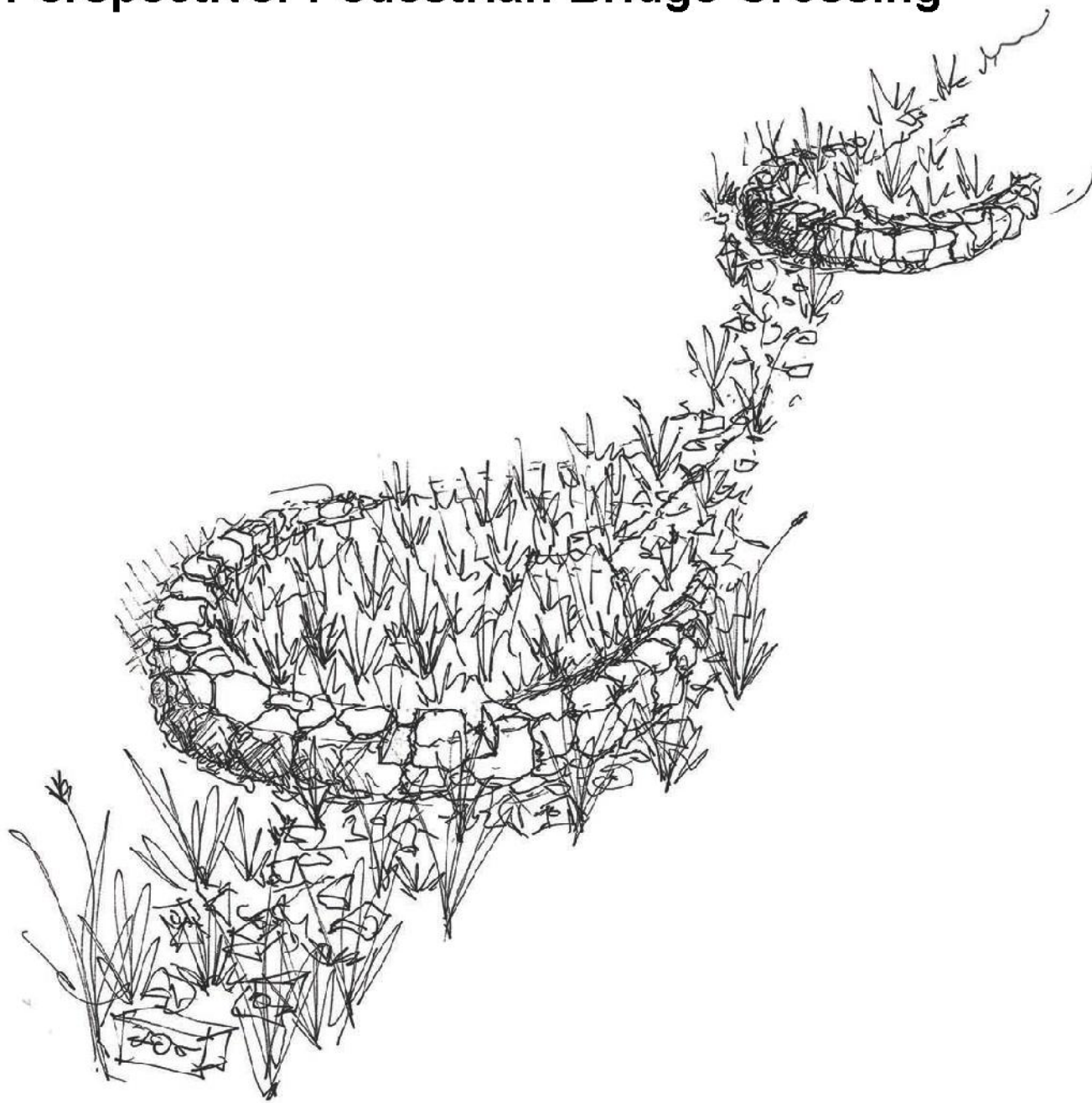
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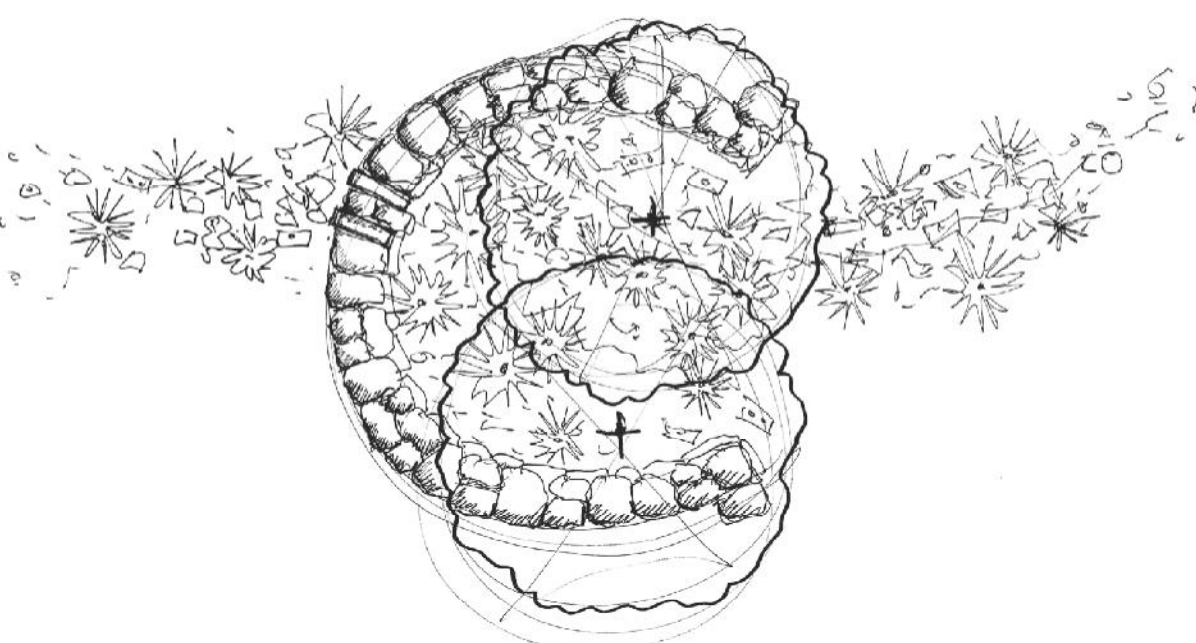
Section A
Scale 1:400 @B1



Perspective: Pedestrian Bridge Crossing



Perspective: Vegetated Swale & Constructed Rain Gardens



Plan: Vegetated Swale & Constructed Rain Gardens

Potential for future art piece to address Cabramatta Road

Bonnyrigg pedestrian access to connect with existing Cabramatta Road pedestrian path

Proposed shareway to connect with existing Tarlington Road pedestrian path
Retain existing concrete path and pedestrian connections

Existing basketball court to be retained and resurfaced

Vegetated Swale to follow approx. location of existing swale

Cultural tree plantings positioned on axis of bisecting street network

Connect proposed shareway to existing concrete path and pedestrian connections

Boundary to future stages

Series of bio retention ponds establish repetitive landscape elements along Vegetated Swale to assist in managing storm water

Turf swale and stepping stones to provide informal crossing

Stage 15

Stage 14

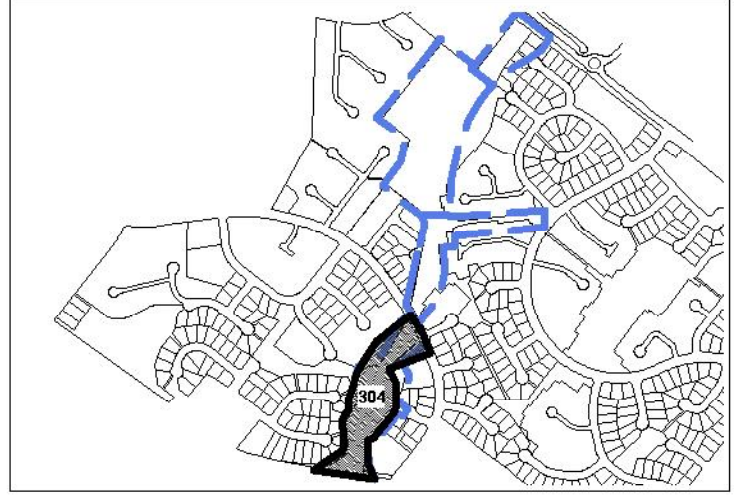
Stage 6

Section A

LEGEND

- Existing Countours
- Staging Boundary
- Existing trees
- Existing trees to be removed
- Temporary buffer planting
- Street trees
- Cultural tree planting
- Ribbon Planting
- Canopy planting
- Canopy trees, shrubs, groundcovers
- Grasses, groundcover planting & macrophyte planting
- Open playing fields
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- Dry creek line & rain gardens
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- Temp. Bridge
- 2.5m Share way (Standard concrete finish)
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- Existing Paths to be retained
- Shelters (with feature paving)
- Childrens Playground
- Lighting Pole Top (Indicative locations only)
- Existing Basketball Court

KEY PLAN



NOTES

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20/11/07 Issued for approval
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REVISIONS

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PROJECT
Bonnyrigg
Living Communities project

DESCRIPTION
Landscape Stage 1 DA
Public Open Space Park 4

Project No 07502501.01 Date 20.11.07

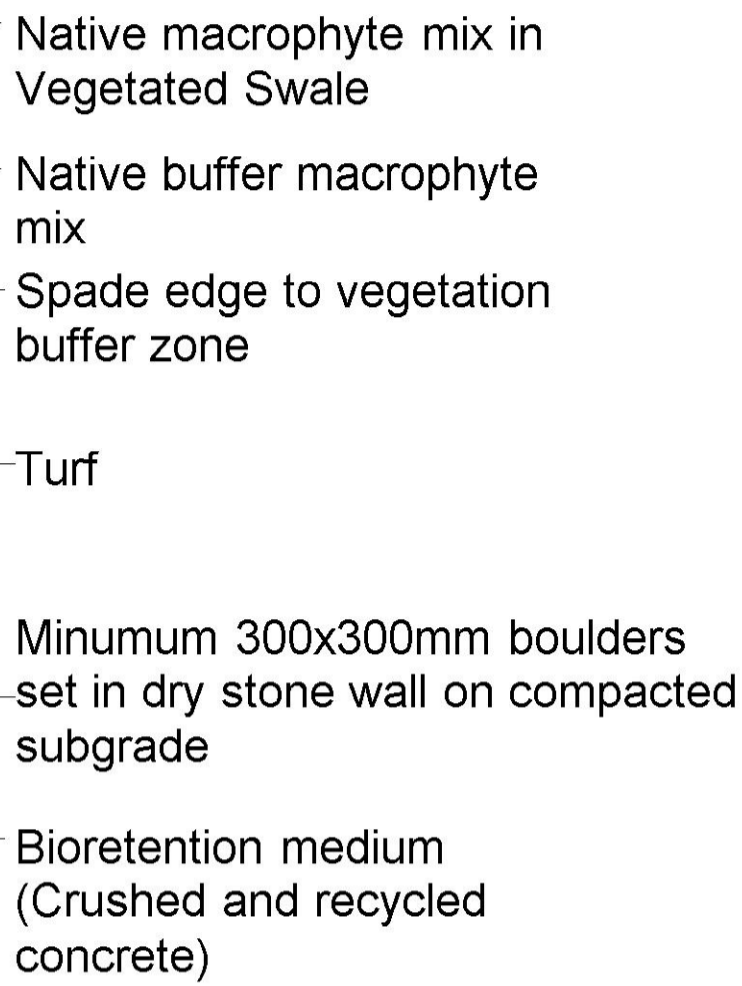
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Drawing No L01.DA 305 Revision D

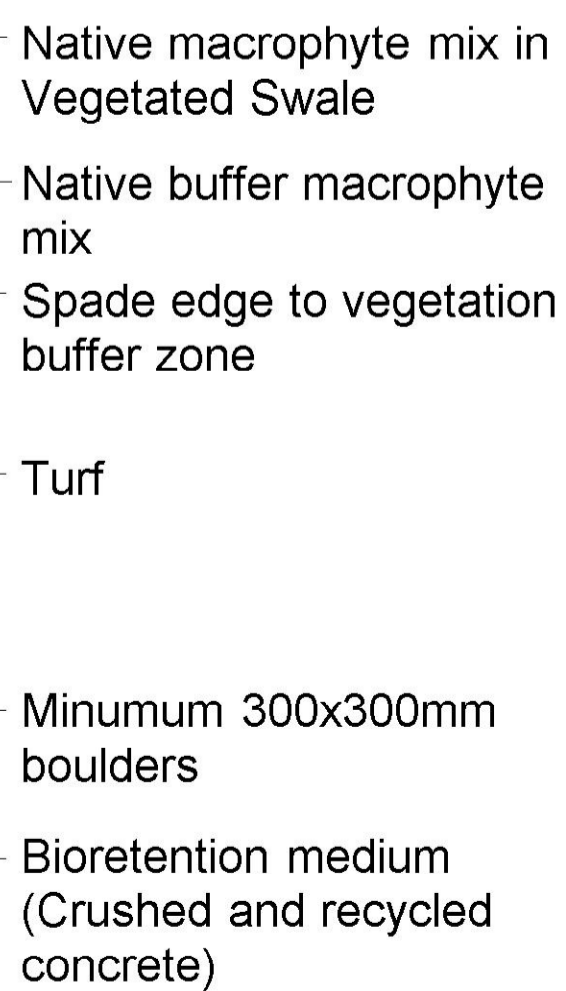
PRELIMINARY



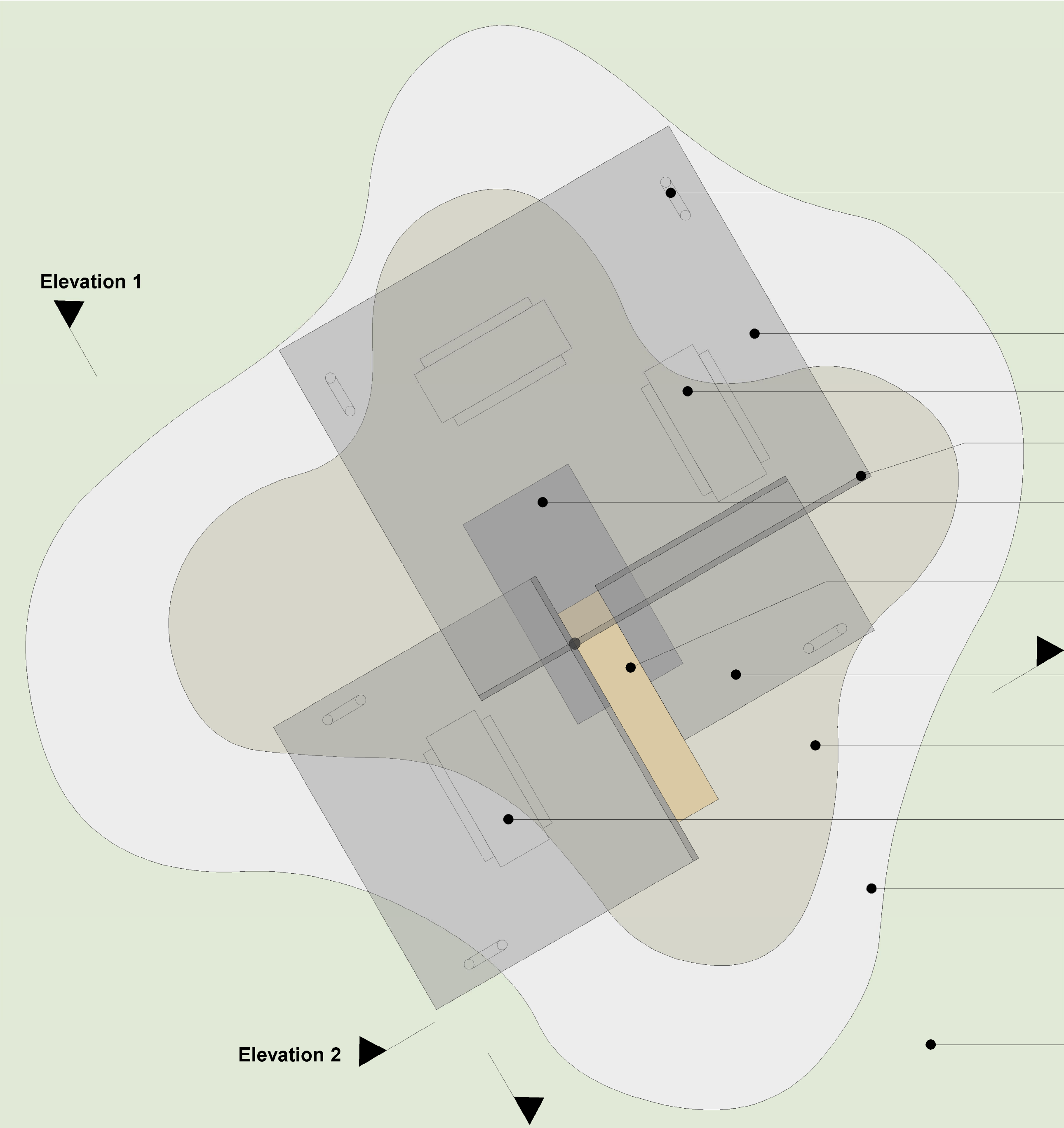
- Accent planting to highlight areas along Vegetated Swale
- Minimum 300x300mm boulders to be placed strategically in small groupings along edge of Vegetated Swale
- Vegetated Swale bedded with recycled concrete and gravels
- Spade edge to vegetation buffer zone
- 2.5m Shareway



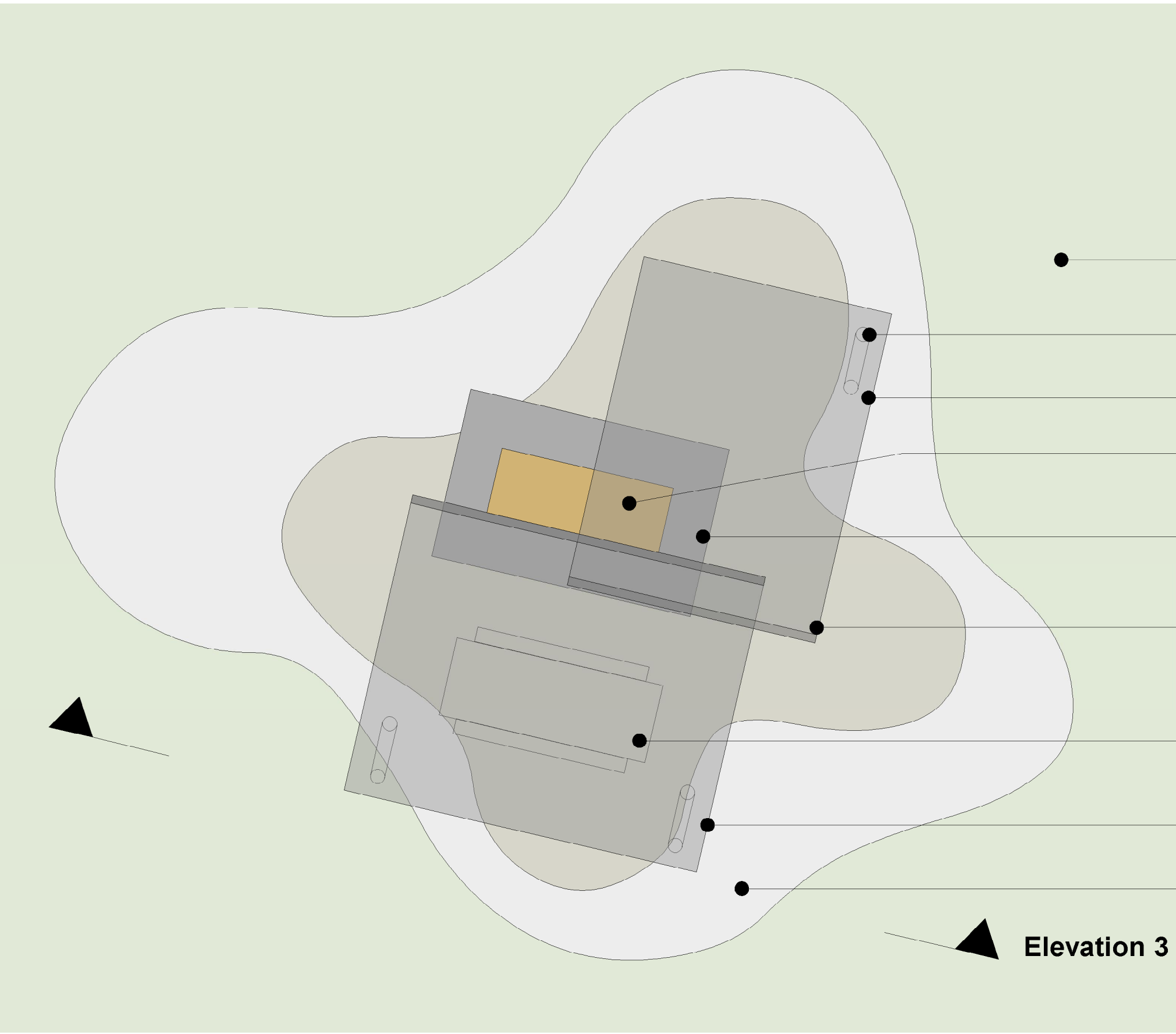
Section A: Constructed Rain Garden
Scale 1:50 @B1



Section B: Vegetated Swale
Scale 1:50 @B1



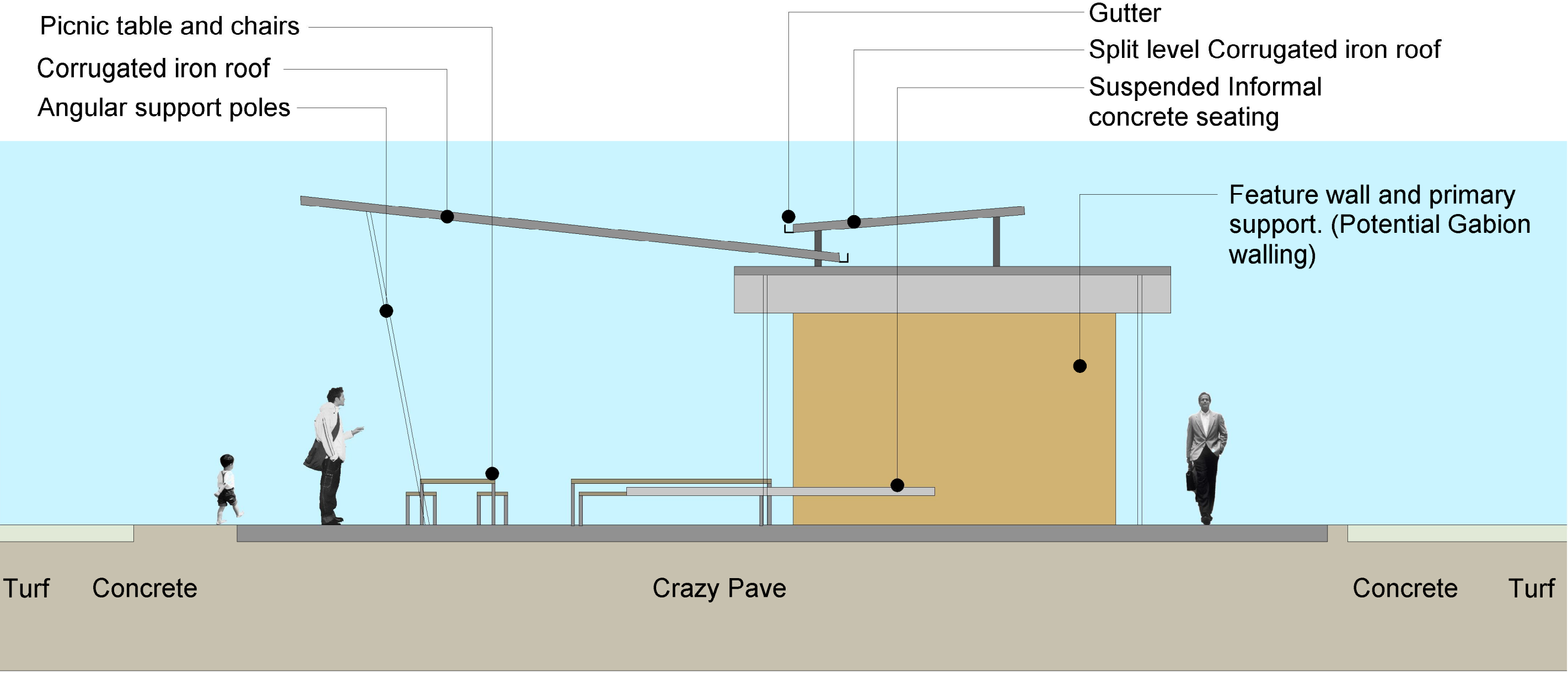
Large Shade Structure Plan
Scale 1:50 @B1



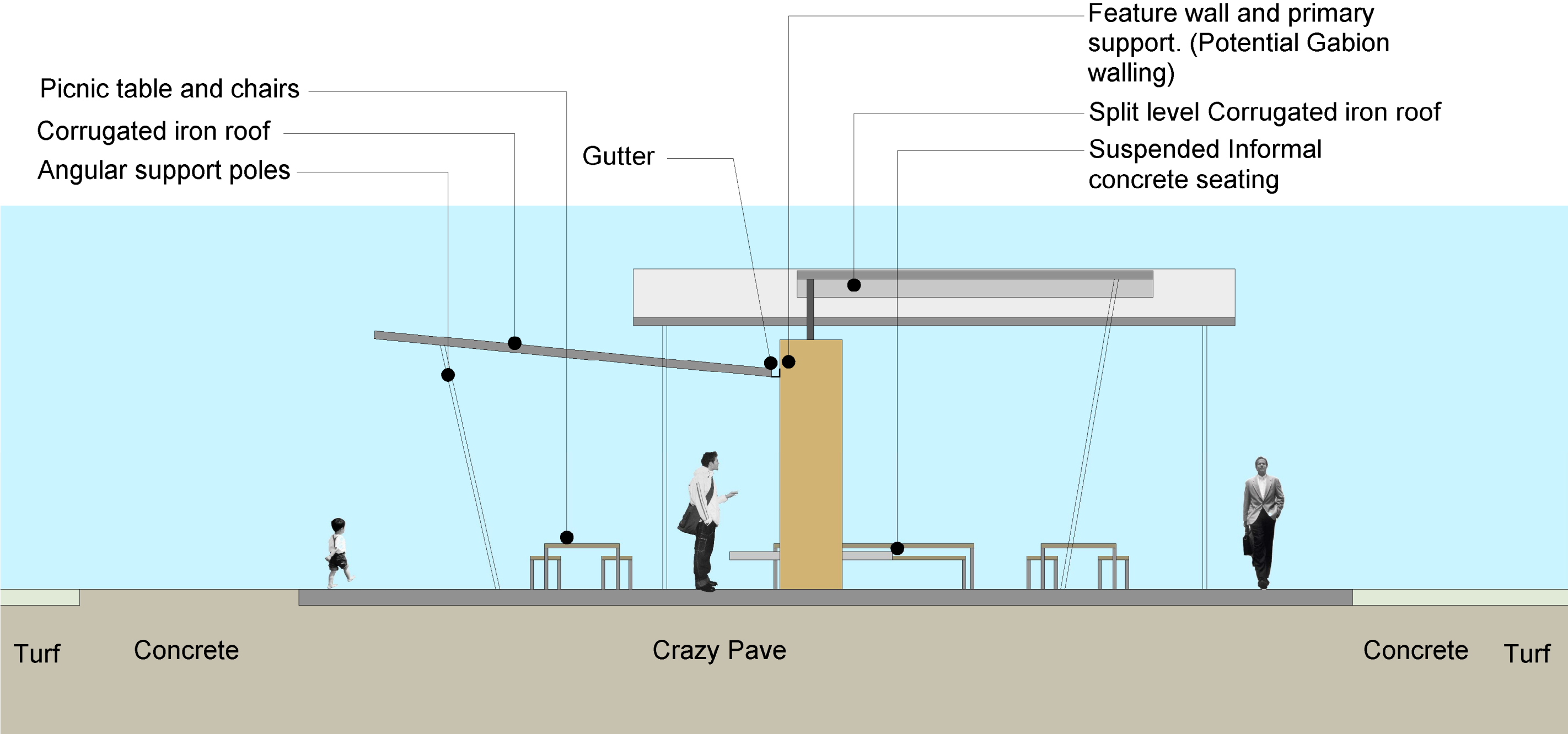
Small Shade Structure Plan
Scale 1:50 @B1

- Angular support poles
- Corrugated iron roof
- Picnic table and chairs
- Gutter
- Suspended Informal concrete seating
- Feature wall and primary support. (Potential Gabion walling)
- Three level Corrugated iron roof
- Recycled brick, concrete crazy pave
- Picnic table and chairs
- Concrete
- Turf

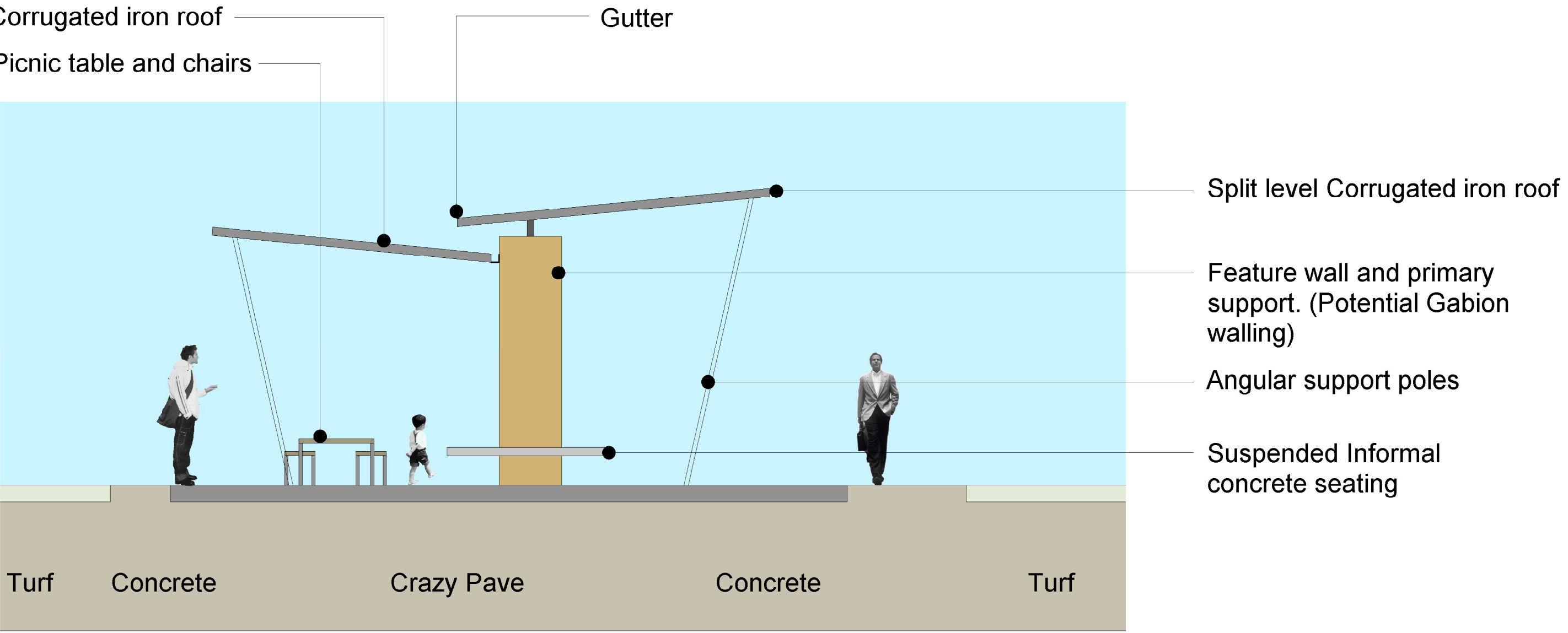
Feature wall and primary support. (Potential Gabion walling)



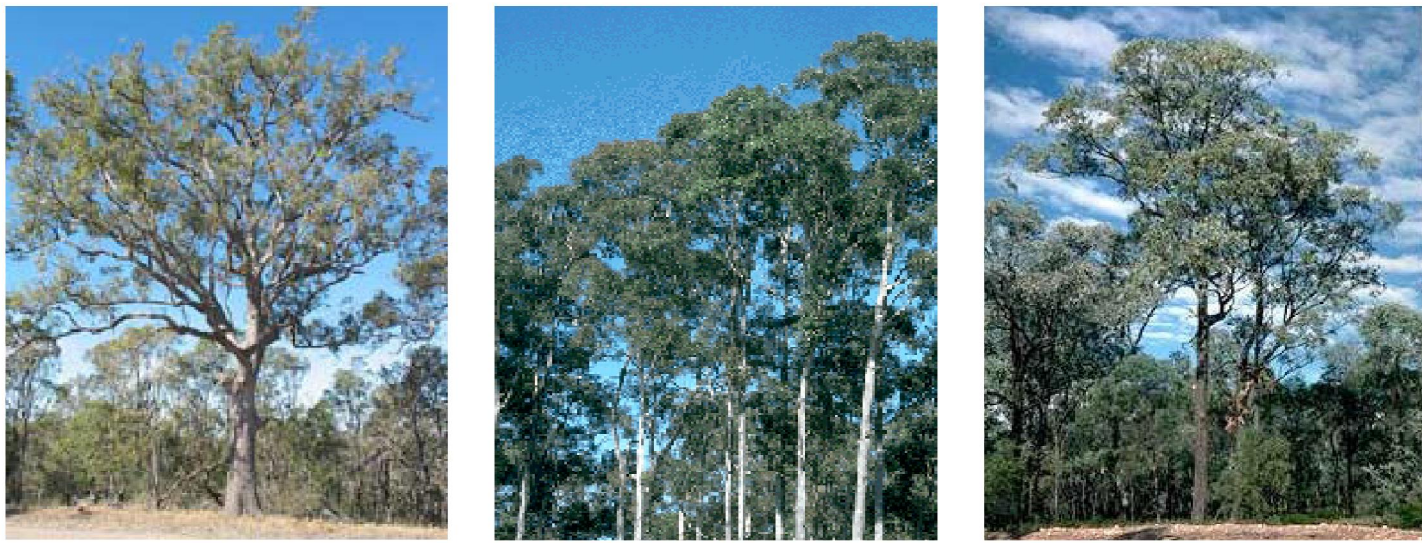
Elevation 1: Large Shade Structure
Scale 1:50 @B1



Elevation 2: Large Shade Structure
Scale 1:50 @B1



Elevation 3: Small Shade Structure
Scale 1:50 @B1



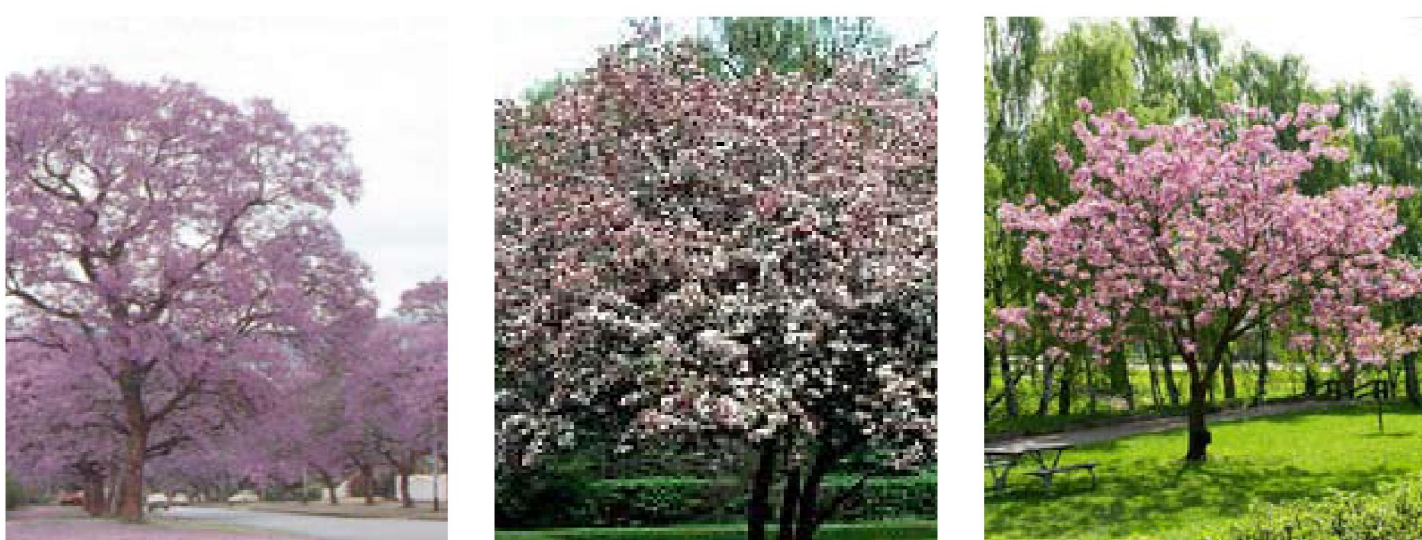
Angophora floribunda Corymbia maculata Eucalyptus fibrosa



Eucalyptus tereticornis Allocasuarina torulosa Callistemon salignus



Grevillea robusta Ficus macrophylla Fraxinus griffithii



Jacaranda mimosifolia Malus x floribunda Prunus serrulata



Casuarina glauca Livistona australis Melaleuca decora



Casuarina glauca Livistona australis Melaleuca decora



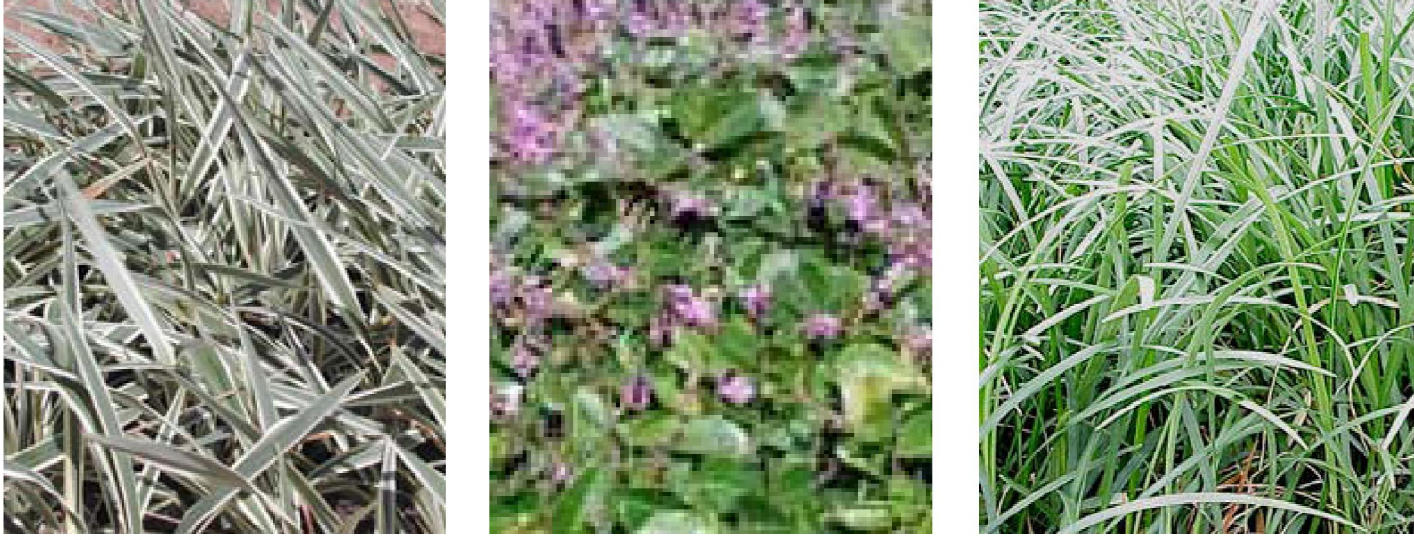
Fraxinus oxycarpa 'Raywoodii' Acacia implexa Doryanthes excelsa



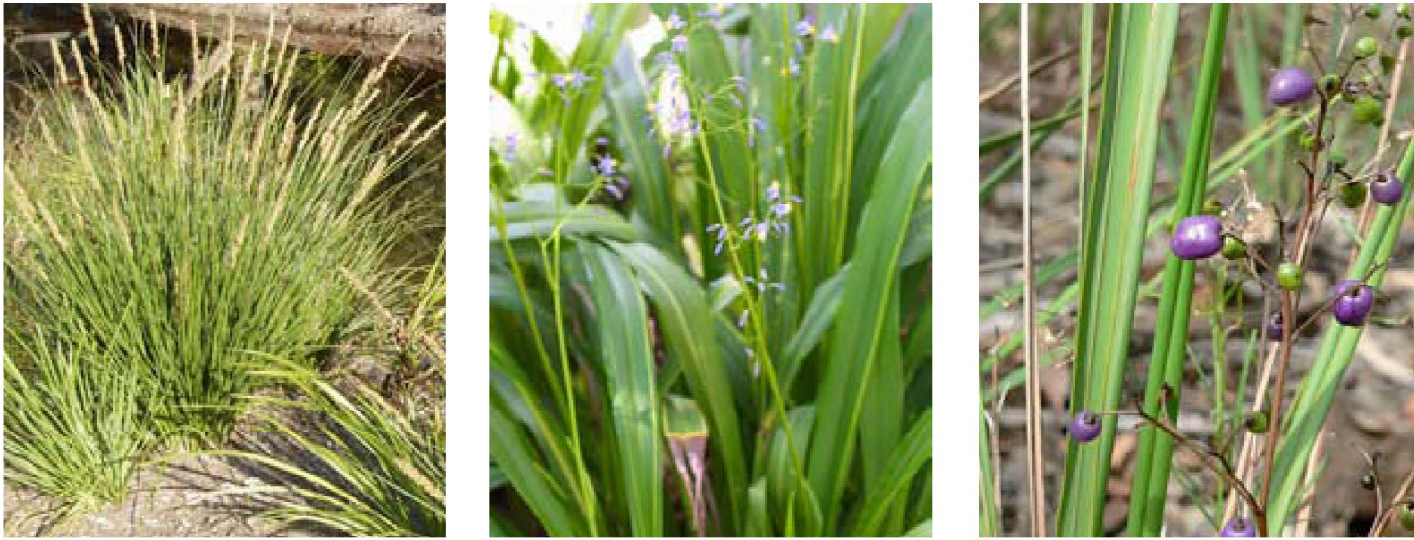
Fraxinus oxycarpa 'Raywoodii' Acacia implexa Doryanthes excelsa



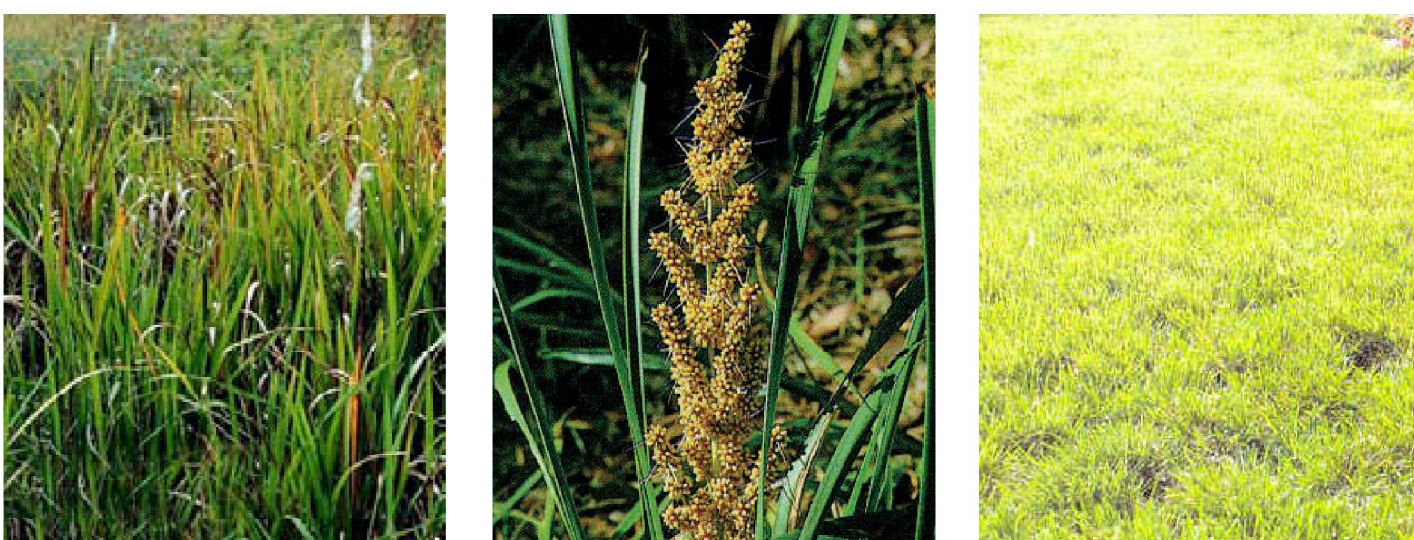
Kunzea ambigua Syzygium australe Clematis glycinoides



Dianella 'Silver Streak' Hardenbergia violacea Liriope muscari



Lomandra tanika Dianella caerulea Dianella revoluta



Imperata cylindrica var. major Lomandra longifolia Microlaena stipoides var. stipoides



Themeda australis Wahlenbergia gracilis Carex appressa



Carex inversa Alisma plantago-aquatica Baumea juncea



Eleocharis acuta Gahnia aspera Juncus usitatus



Lepidosperma laterale Schoenoplectus validus Villarsia exaltata

STREET TREES

Botanical Name	Common Name	Height
Angophora floribunda	Rough- barked Apple, Boonah	15 m
Casuarina glauca	Swamp She- Oak, Grey She- Oak	20 m
Corymbia maculata	Spotted Gum	20 m
Eucalyptus amplifolia	Cabbage Gum	30 m
Eucalyptus crebra	Narrow- leaved Ironbark	15 m
Eucalyptus eugenioides	Thin- leaved Stringybark	10 m
Eucalyptus fibrosa	Broad- leaved Ironbark	20 m
Eucalyptus moluccana	Grey Box	40 m
Eucalyptus tereticornis	Forrest Red Gum, Burringtoa	15 m
Melaleuca decora	White Feather Honeymyrtle	15 m
Melaleuca styphelioides	Prickly- leaved Paperbark	8 m
Tristaniopsis laurina	Water Gum	10 m

ADDITIONAL PARK TREES

Botanical Name	Common Name	Height
Allocasuarina torulosa	Forest She- Oak	8 m
Callistemon salignus	Willow Bottlebrush	1 m

CULTURAL TREES

Botanical Name	Common Name	Height
Lagerstroemia indica 'Natchez'	White Creep Myrtle	10 m
Ficus macrophylla	Moreton Bay Fig	50 m
Fraxinus griffithii	European Ash	15 m
Jacaranda mimosifolia	Jacaranda	12 m
Malus x floribunda	Japanese Crab Apple	8 m
Phoenix dactylifera or Livistona australis	Date Plam	21 m
Prunus serrulata	Cherry Blossom	15 m
Pyrus ussuriensis	Manchurian Pear	10 m
Sapium sebiferum	Chinese Tallowood	8 m

RIPARIAN TREES

Botanical Name	Common Name	Height
Casuarina cunninghamiana	River She- Oak	30 m
Casuarina glauca	Swamp She- Oak, Grey She- Oak	20 m
Livistona australis	Cabbage Tree Plam	24 m
Melaleuca decora	White Feather Honeymyrtle	15 m
Melaleuca linariifolia	Snow in Summer	8 m
Melaleuca styphelioides	Prickly- leaved Paperbark	8 m
Tristaniopsis laurina	Water Gum	10 m

RIBBON TREES

Botanical Name	Common Name	Height
Fraxinus oxycarpa 'Raywoodii'	Claret Ash	15 m

SHRUB AND ACCENT

Botanical Name	Common Name	Height
Acacia falcata	Hickory Wattle	2.5 m
Acacia implexa	Lightwood, Hickory	10.5 m
Backhousia myrtifolia	Gray Myrtle, Ironwood	6 m
Bursaria spinosa (thorns)	Blackthorn	2.5 m
Daviesia ulicifolia (thorns)	Gorse Bitter Pea	1.5 m
Doryanthes excelsa	Giant Lily, Illawarra Lily	3.6 m
Grevillea superba		1.8 m
Hakea sericea	Needlebush, Silky Hakea	2 m
Kunzea ambigua	Tick- Bush	3.5 m
Pultenaea villosa		1.2 m
Syzygium australe 'Aussie Southern'	Brush Sherry, Magenta Sherry	8 m
Syzygium 'Bush Christmas'	Lillypilly	2 m
Syzygium 'Cascade'	Pink Flowering Lillypilly	3 m

GROUNDCOVERS

Botanical Name	Common Name	Height
Clematis glycinoides	Forest Clematis	15 m
Dianella caerulea	Flax Lily	1 m
Dianella revoluta	Mauve Flax Lily	1 m
Dianella 'Silver Streak'	Silver Flax Lily	0.5 m
Eriostemon myoporoides	Long- leaved Waxflower	1.8 m
Grevillea 'Royal Mantle'		0.2 m
Hardenbergia violacea	Native Sarsaparilla	0.2 m
Liriope muscari 'Evergreen Giant'	Evergreen Giant Lillyturf	0.8 m
Lomandra longifolia	Spiny- headed Matt Rush	1 m
Lomandra longifolia 'tanika'	Spiny- headed Mat Rush	0.7 m
Microlaena stipoides var stipoides	Weeping Meadow Grass	1 m
Myoporum parvifolium	Creeping Boobialla	0.2 m
Themeda australis	Kangaroo Grass	0.5 m
Trachelospermum jasminoides	Chinese Star Jasmine	1 m
Viola hederaceae	Native Violet	0.3 m

NATIVE GRASSES / MEDOWS

Botanical Name	Common Name	Height
Aristida ramosa	Purple Wiregrass	1.2 m
Aristida vagans	Three- awn Speargrass	0.4 m
Austrodanthonia linkii	Wallaby Grass	
Bothriochloa macra	Red Grass	0.5 m
Dianella caerulea	Flax Lily	1 m
Dianella revoluta	Blueberry Lily	1 m
Dichelachne micrantha	Shorthair Plume Grass	1.2 m
Imperata cylindrica var.major	Blady Grass	1.2 m
Lomandra longifolia	Spiny- headed Matt Rush	1 m
Microlaena stipoides var. stipoides	Weeping Meadow Grass	1 m
Themeda australis	Kangaroo Grass	0.5 m
Wahlenbergia gracilis	Native Blue Bell	0.2 m

WSUD RAIN GARDENS

Botanical Name	Common Name	Height
Carex appressa	Tall Sedge	0.8 m
Carex inversa	Knob Sedge	0.5 m
Carex longibrachiata	Drooping Sedge	
Juncus usitatus	Common Rush, Pin Rush	0.6 m
Lepidosperma laterale	Variable Sword Sedge	1 m

SWALES

Botanical Name	Common Name	Height
Carex appressa	Tall Sedge	0.8 m
Carex inversa	Knob Sedge	0.5 m
Carex longibrachiata	Drooping Sedge	
Juncus usitatus	Common Rush	0.8 m

KEY PLAN

NOTES

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20/11/07	Issued for approval
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PROJECT

Bonnyrigg
Living Communities project

DESCRIPTION

Landscape Stage 1 DA: Public
Open Space Planting Palette

Project No	Date
07502501.01	20.11.07

Scale	
N/A	

Drawing No	Revision
L01.DA 108	D

PRELIMINARY

KEY PLAN



NOTES

Notes section with multiple lines for handwritten or typed notes.

26/05/08 Issued for approval
20/11/07 Issued for approval
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REVISIONS

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PROJECT
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Living Communities project**

DESCRIPTION
**Landscape Stage 1 DA: Public
Open Space Materials Palette**

Project No
07502501.01
Date
20.11.07

Scale
N/A

Drawing No
L01.DA 109
Revision
D

PRELIMINARY

Feature paving

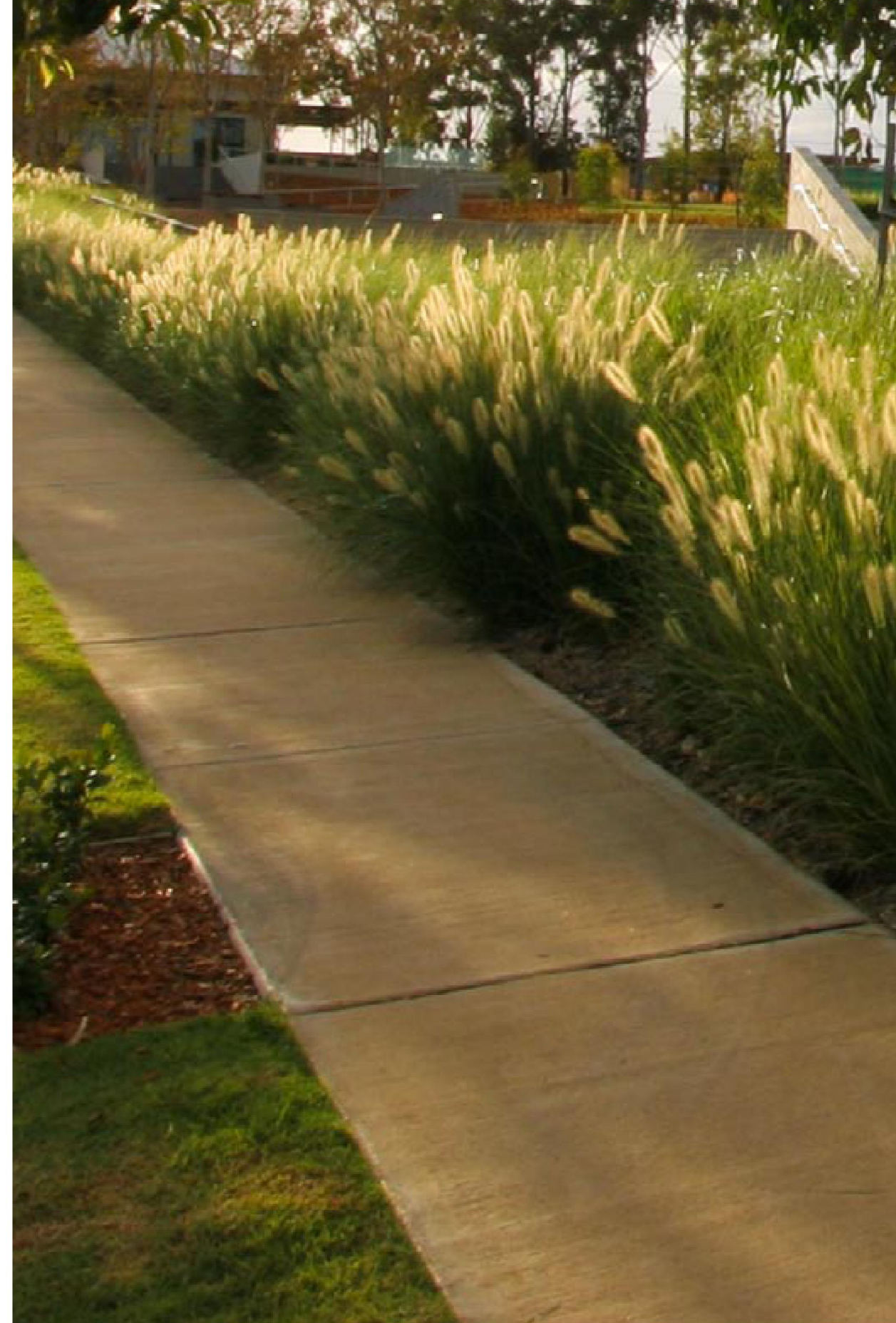
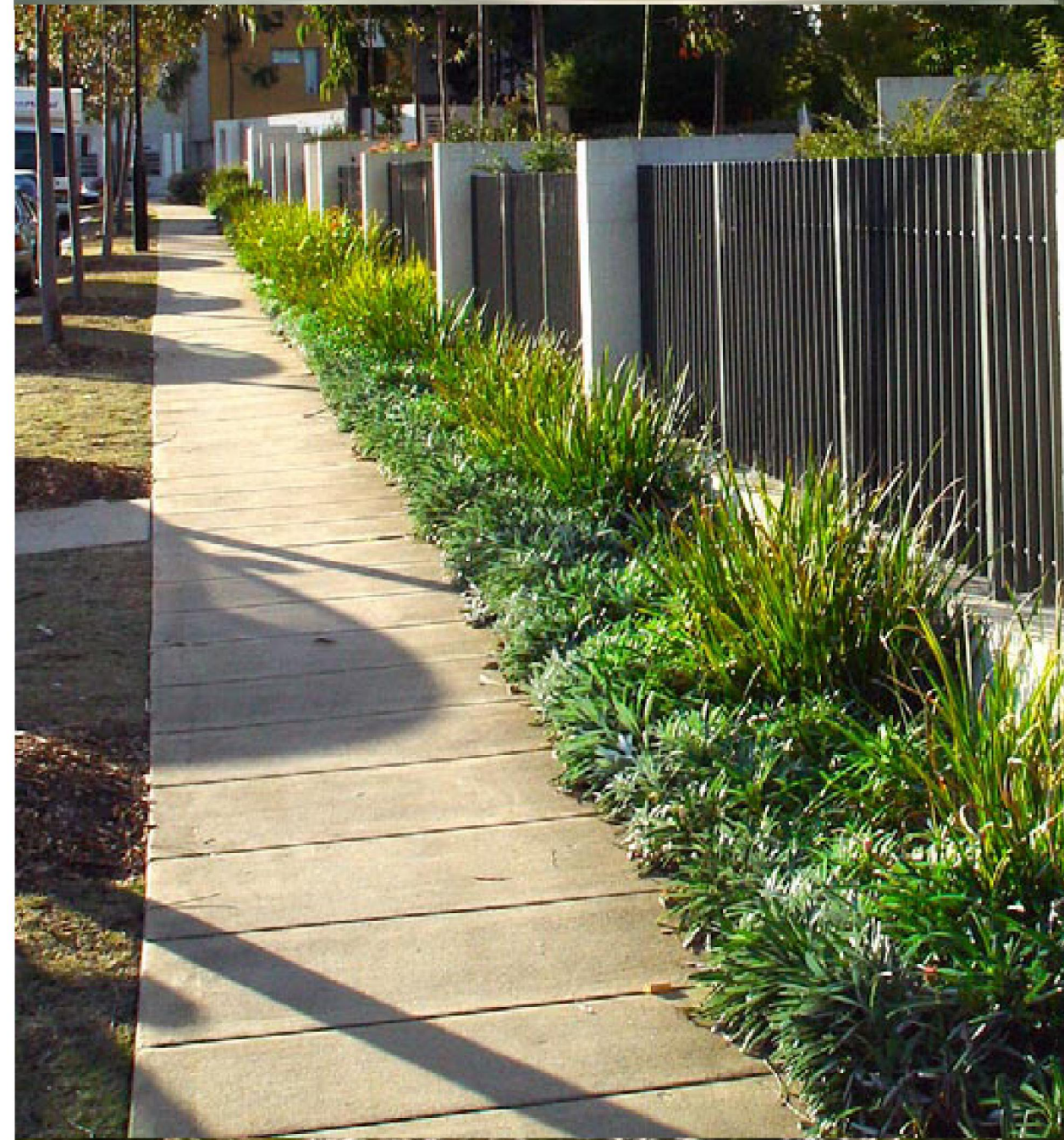


Recycled concrete, tiles, brick etc. to be reused in specific areas

Shade structures



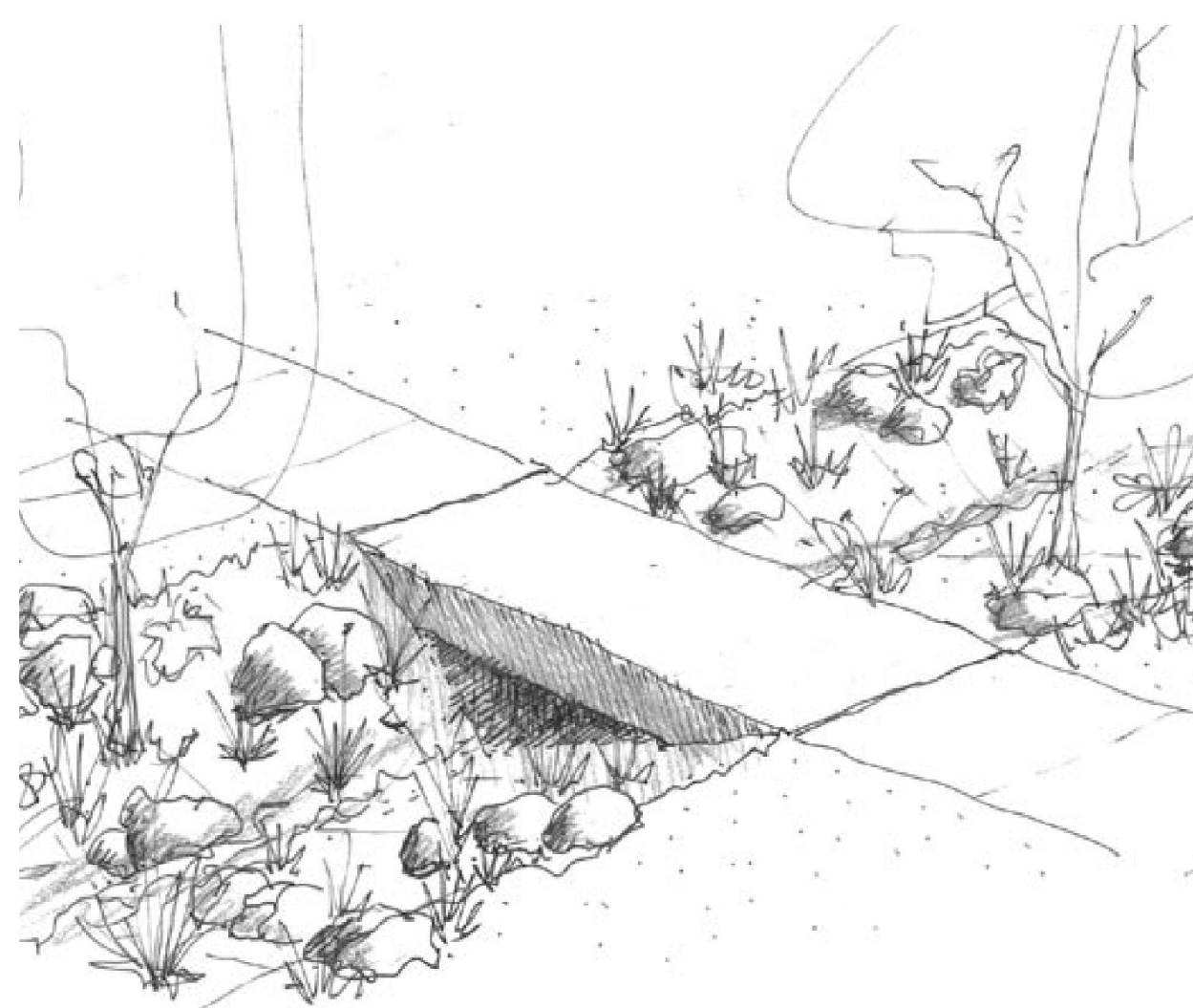
Standard concrete finish



Bridges/ Crossings



Formal stream crossing



Box culvert concrete bridge



Bitumen Sports/ Carparking



Crushed and graded roof tiles and house bricks



Crushed recycled concrete

