



Edmondson Park Streetscapes

Development Application

PREPARED FOR LANDCOM
MAY 2024

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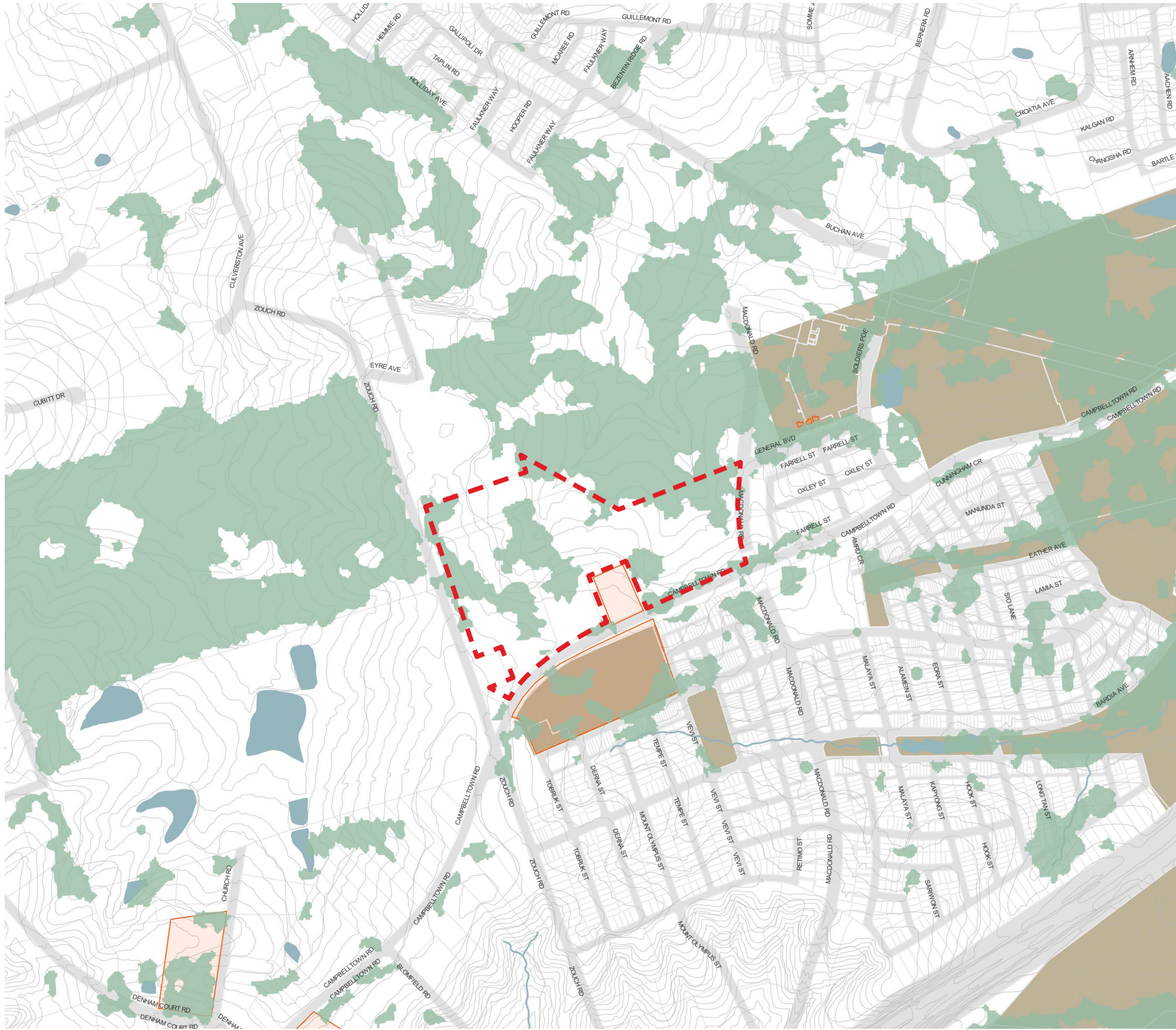
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1 SITE ANALYSIS

1.1 SITE HISTORY

Vegetation and heritage



LEGEND

- Site boundary
- Cumberland plain woodland
- Open space
- Heritage site: Ingleburn military heritage precinct

Site Overview

Edmondson Park was home to the Darug, Dharawal and Gundungurra Aboriginal language groups. In the early years of settlement, parts of the Cumberland Plain were turned into pastoral holdings. By 2005, the South West Priority Growth Area was established by the NSW Government to plan for urban expansion on Sydney's fringes. Edmondson Park was the first precinct to be planned and constructed as part of this area, with the suburb rezoned for development in May 2008.



Cumberland Plain

Edmondson Park is located within the Cumberland Plain, which is relatively flat region with Cumberland Plain Woodland presents on site. The community is a savannah that features dry sclerophyll woodlands, grasslands and/or forests, reminiscent of Mediterranean forests.

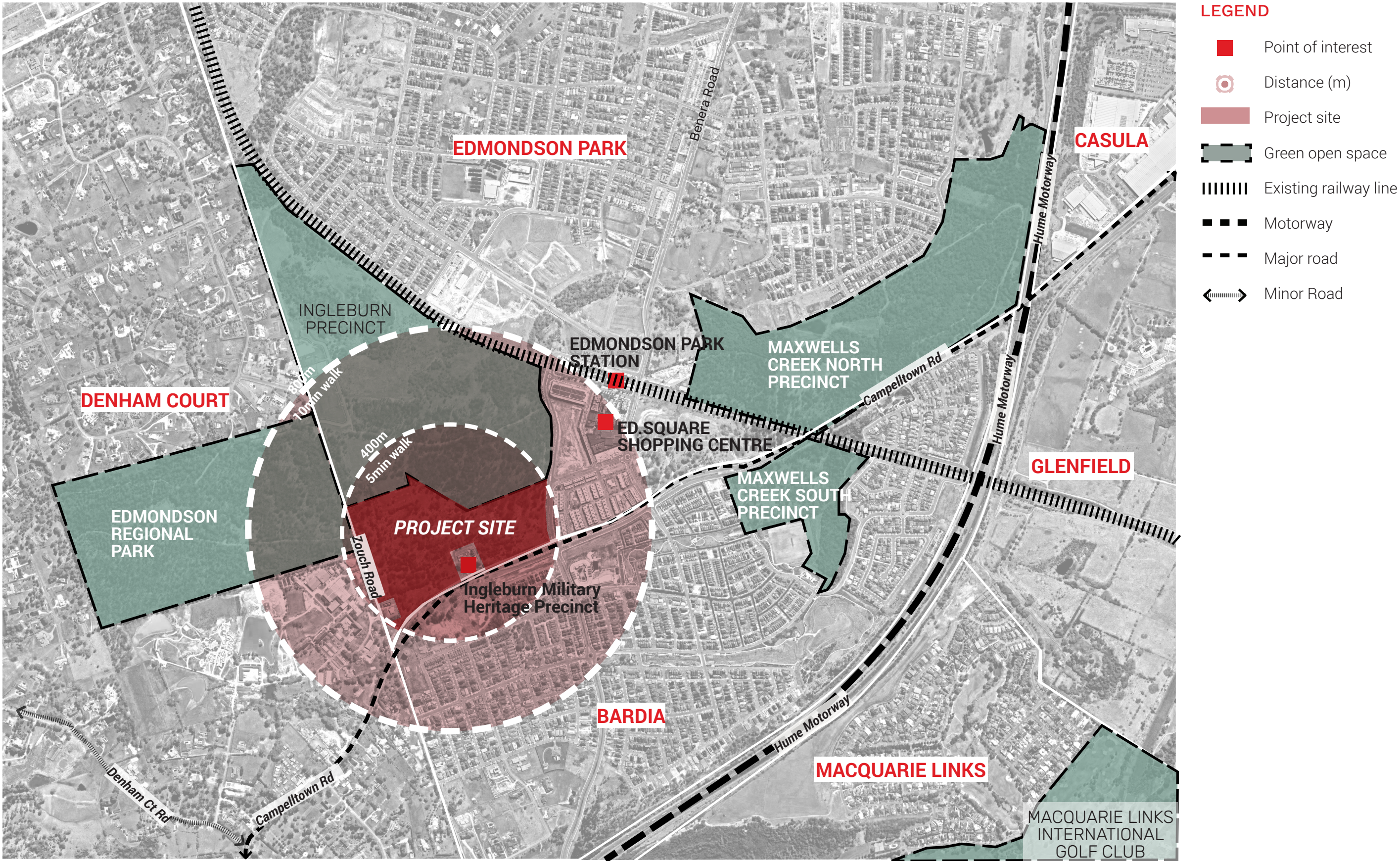


Ingleburn Military Heritage Precinct

The former Ingleburn Army Camp north of Campbelltown Road, was established during World War II in 1939. The site was decommissioned in 1997, while part of the site has been retained in the Ingleburn Military Heritage Precinct.

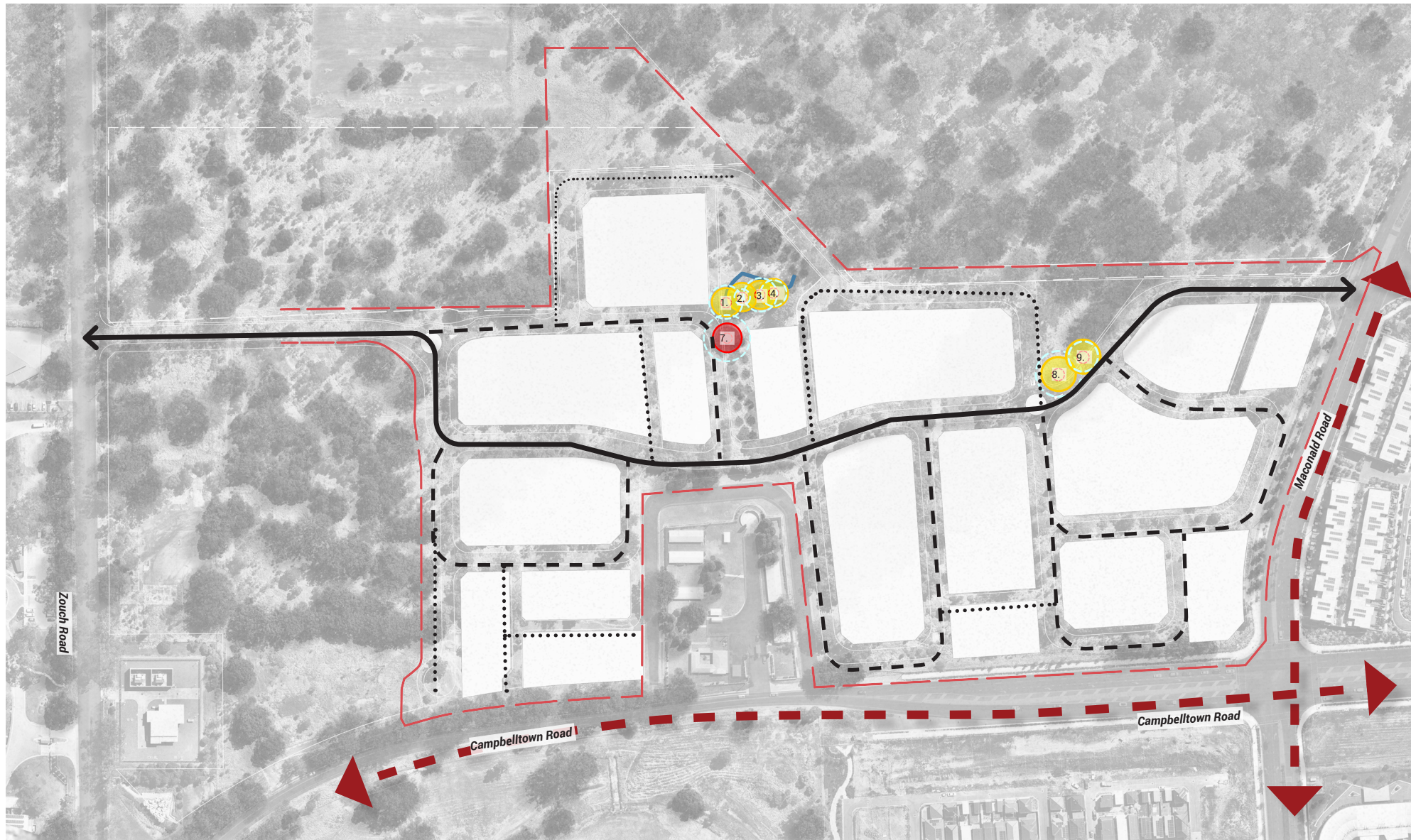
1.2 SITE CONTEXT

Strategic Context



1.3 SITE CONTEXT

Local Context



LEGEND

- Site boundary
- Primary circulation route
- Secondary circulation route
- Tertiary circulation route
- Local circulation route
- Heritage sandstone wall
- Low priority of retention
- Medium priority of retention
- TPZ - Tree protection zone
- SRZ - Structural root zone

Note:

We will look to retain and enhance through design the existing trees where possible, particularly within the central pocket park where a large stand of trees sits (with medium priority of retention).



2 PRINCIPLES

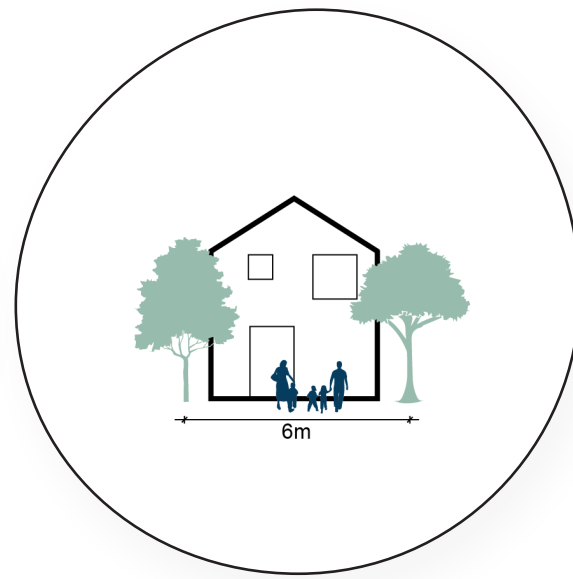
2.1 LANDSCAPE PRINCIPLES

Development Control Plan (DCP)



Trees Planted Before Release

Ensuring trees are established when residents move in.



2 trees per 6m

Providing sufficient street tree canopy to reduce urban heat island and provide more liveable paths..



Uniform species

Each street shall be planted with the same species to provide character and identity.



Adjacent Bushland

Endemic species are to be planted adjacent to bushland areas.

2.2 LANDSCAPE PRINCIPLES

Sustainability



Water

Activating the water basins and drawing in WSUD principles from the street to the park.



Climate and Resilience

Providing good canopy cover for shade whilst carefully selecting species that enhance local biodiversity.



Health, Equity and Inclusion

Providing accessible spaces and places that provide respite, social opportunities and activity.



Safety and Wellbeing

Providing sufficient lighting and passive surveillance to ensure everyone feels safe, as well as exploring PERMAH principles of well-being:

- Positive Emotions
- Engagement
- Relationships
- Meaning
- Achievement
- Health

2.3 LANDSCAPE PRINCIPLES

Design



Reference Endemic Flora

Blurring the edges with native bushland and ensuring plant and tree palettes incorporate Cumberland Plain Woodland species.



Education and History

Signage, planting and materials selected to tell the story and history of the site.



Extension of the Backyard

Providing safe and usable recreation space for all, to be activated by the residents.



Extension of the Street

Using planting and furniture from streetscape design to provide a consistent sense of character within public open space.



Passive Recreation

Small gestures and programming to give ownership to users.

3 LANDSCAPE MASTERPLAN

3.1 LANDSCAPE MASTERPLAN

Public Domain Plan



LEGEND

- Site boundary
- APZ
- Pocket park sheet extent
-  Driveways
- 1 Bio-Retention Basin
- 2 Bio-Retention basin embankment planting
- 3 Batter planting
- 4 Turf
- 5 Laneway
- 6 Pocket park
- 7 Future public open space
- 8 Garbage Collection location



3.2 LANDSCAPE MASTERPLAN

Pocket Park



KEY PLAN



LEGEND

- Site boundary
- APZ
- 1 Bio-Retention Basin
- 2 Bio-retention embankment planting
- 3 Buffer planting
- 4 Turf
- 5 Softfall mulch
- 6 Mass planting
- 7 Childrens play
- 8 Older play
- 9 Nature play elements
- 10 Sandstone logs
- 11 Existing sandstone wall (retention subject to levels)
- 12 Proposed trees
- 13 Existing trees
- 14 Shelters
- 15 Seating nooks
- 16 Decomposed granite path
- 17 Future Public Art



3.3 POCKET PARK

Detail Plan



KEY PLAN



LEGEND

- Site boundary
- APZ
- 1 Bushwood Combo 3 Swing
- 2 Bushwood Balance Trail
- 3 Climbing Course
- 4 Flinders Tower
- 5 Softfall mounds
- 6 Trampolines
- 7 Billy Cart Rocker
- 8 Tropicana Bungalo
- 9 Nature play elements
- 10 Future Public Art

3.4 SECTION

Section AA



Buffer planting General park planting Shelter with picnic setting Play space

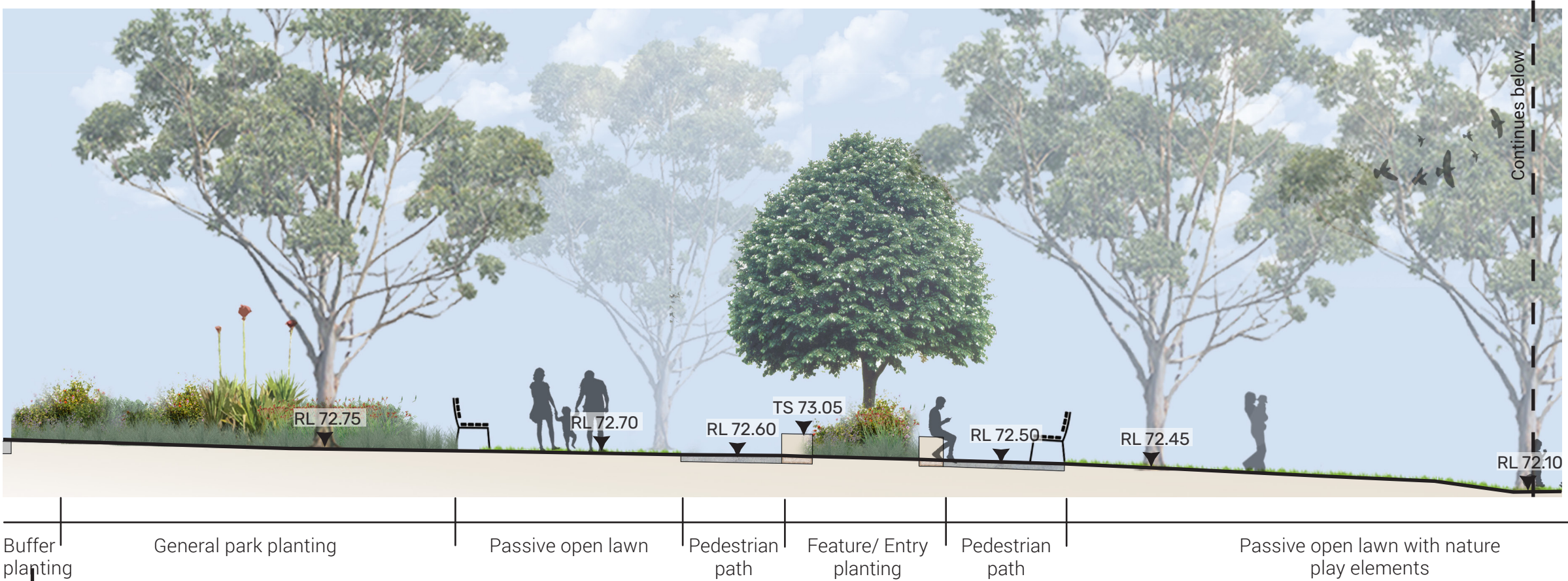
KEY PLAN



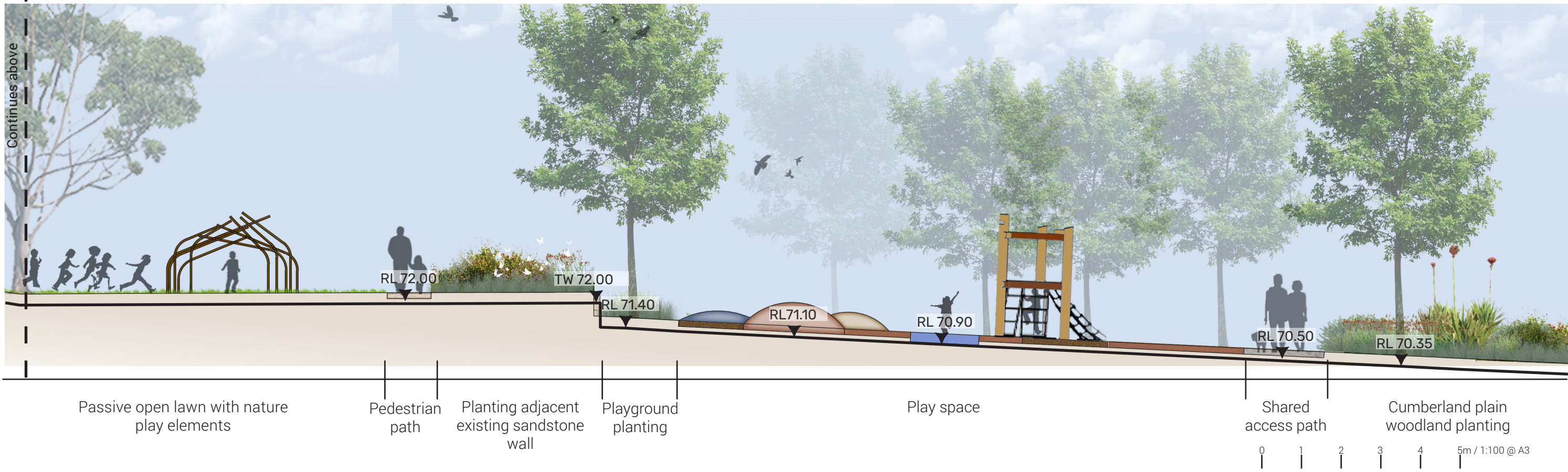
Play space Shared access path Playground planting Cumberland plain woodland planting Road

3.4 SECTION

Section BB



KEY PLAN



3.5 SECTION

Section CC

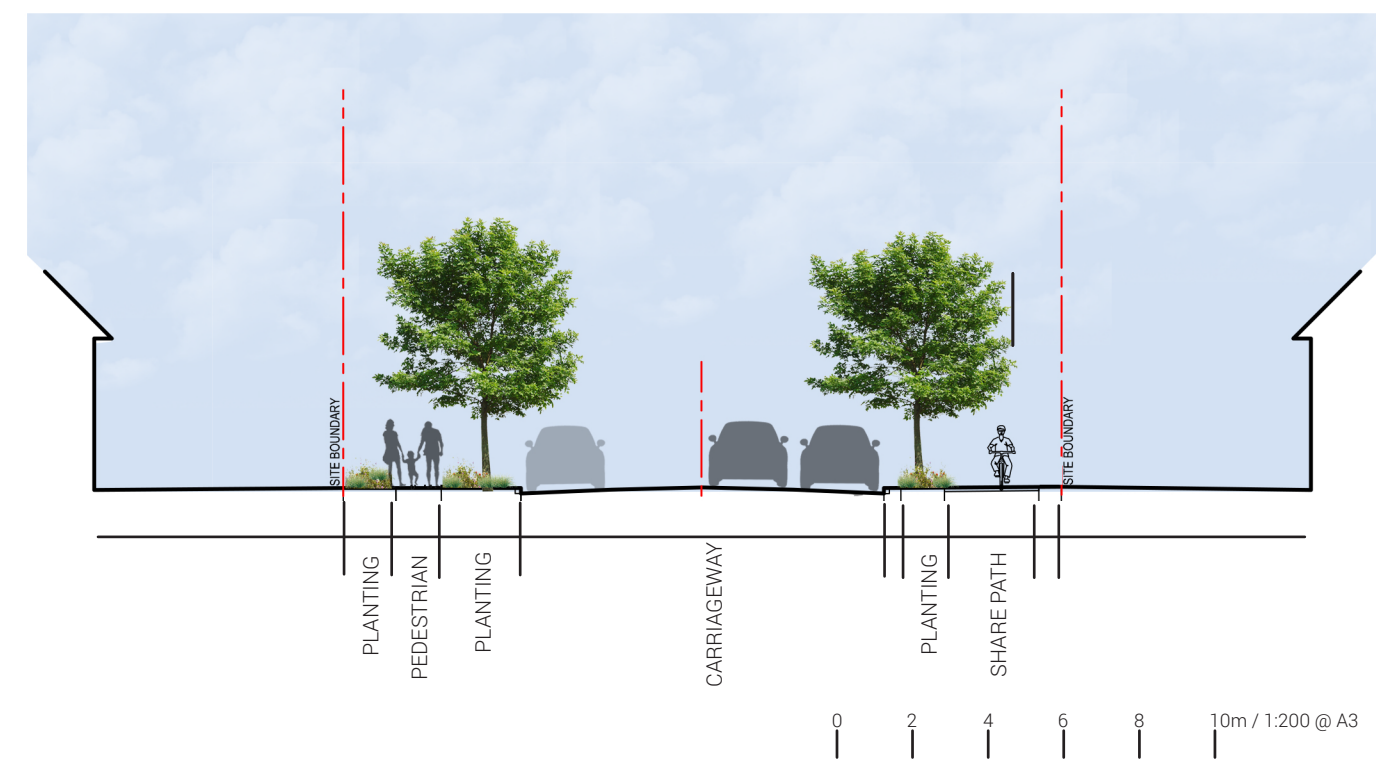


KEY PLAN



3.6 SECTION

Section DD - Secondary Circulation / Urban Street

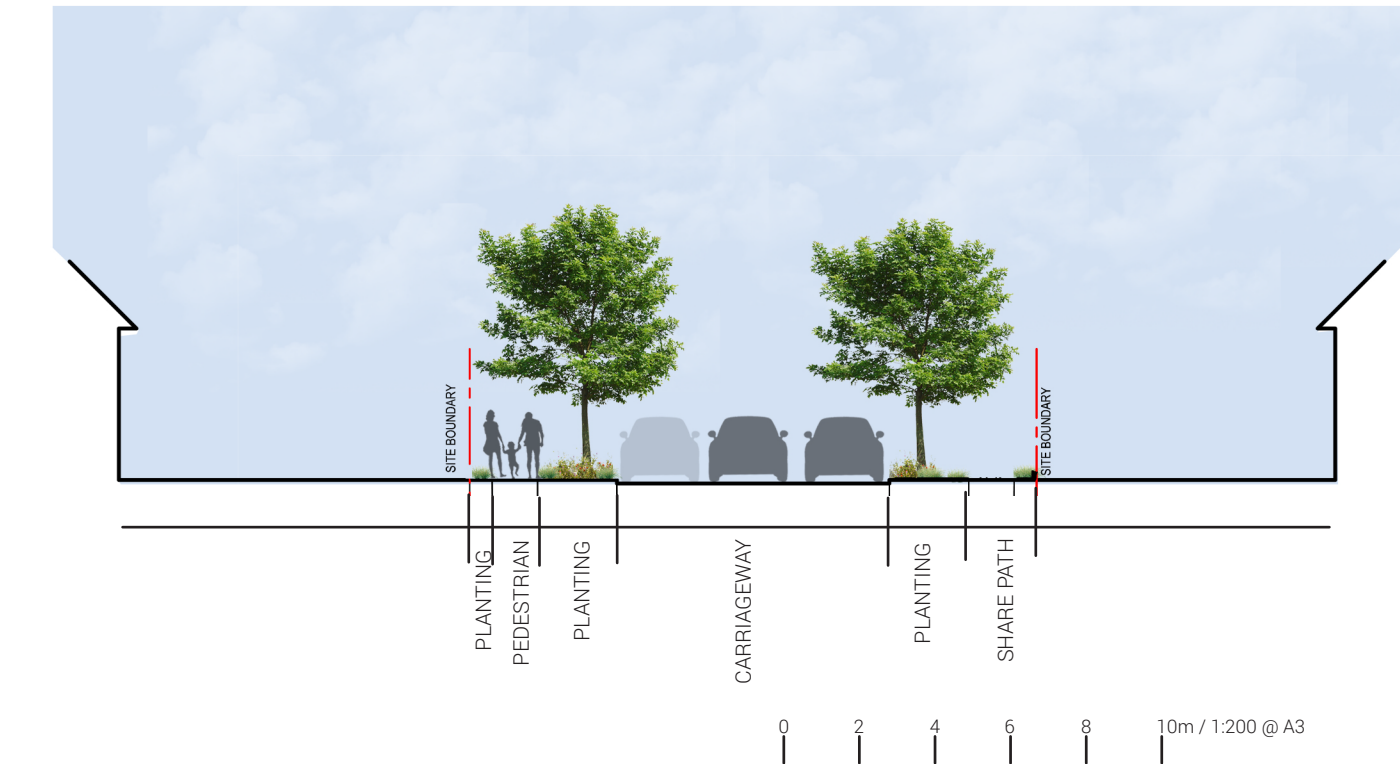


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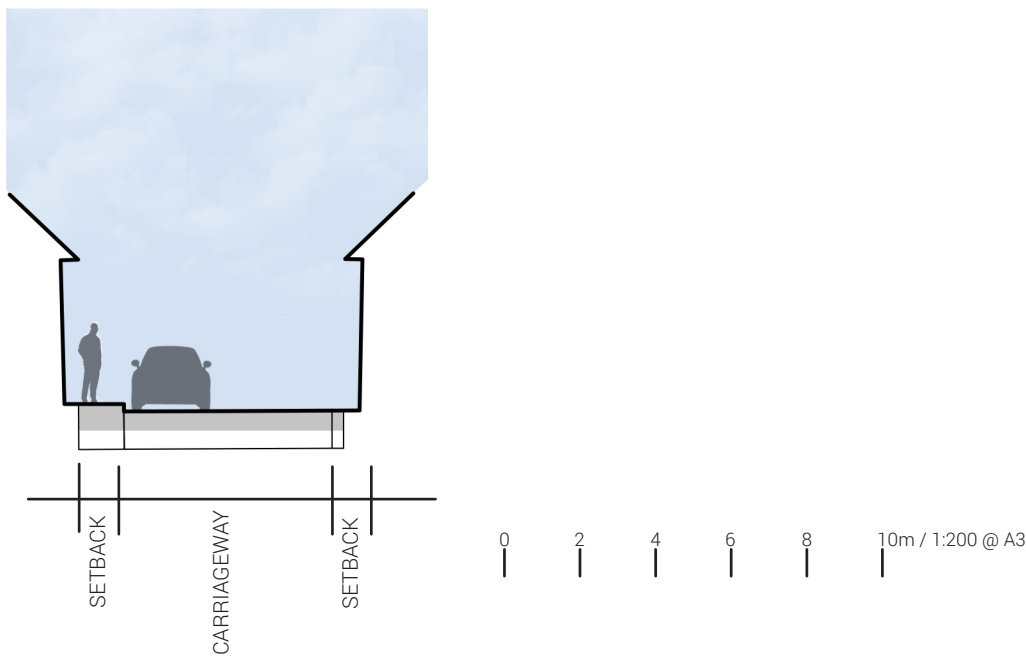
3.7 SECTION

Section EE - Tertiary Circulation / Minor Road



3.8 SECTION

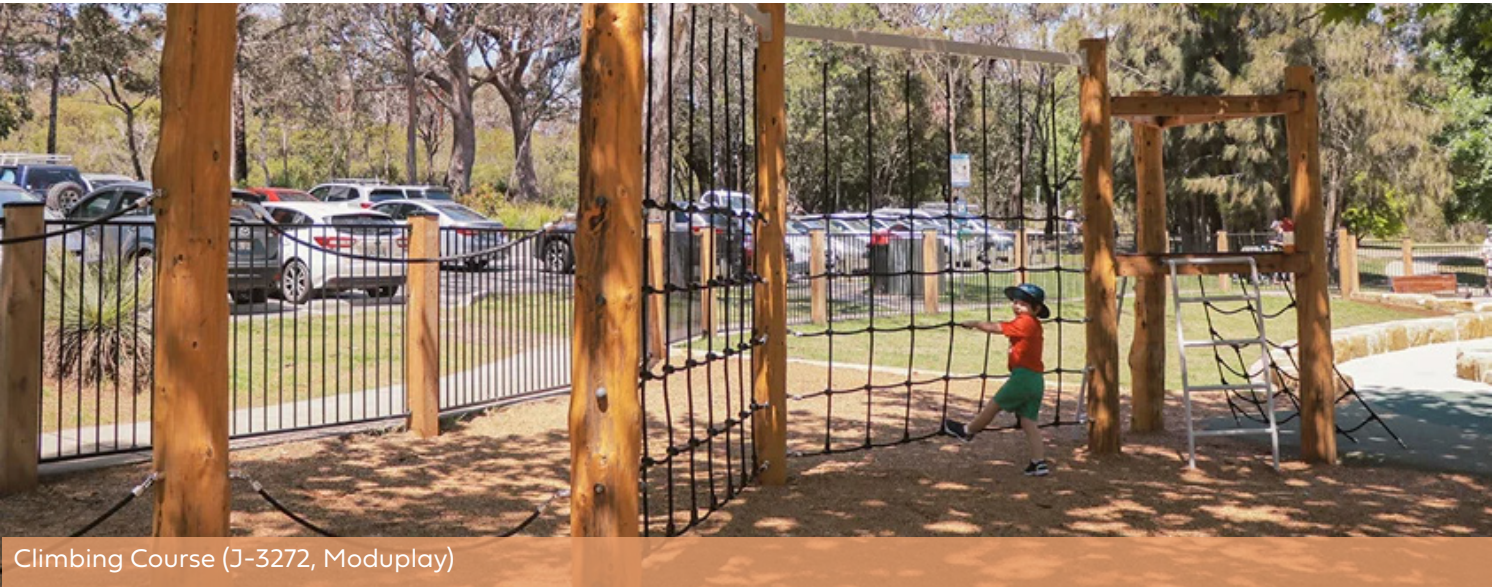
Section FF - Local Circulation / Lane way



4 PRECEDENTS, MATERIAL AND PLANTING PALETTES

4.1 PLAY ELEMENTS

Pocket park



4.2 CHARACTER IMAGES

Pocket Park



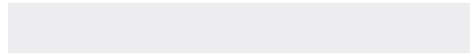
4.3 MATERIALS

Palette

HARDSCAPE



Decomposed granite



Coloured concrete



Sandstone logs

SOFTSCAPE



Mass planting



Turf



Rubber Soft fall (Natural colours)



Soft fall mulch

FURNITURE



Linea Table, Hardwood and Black Powdercoat (Street Furniture Aus)



Linea Curved Bench (Street Furniture Australia)



Botanic Shelter, Black powder coated steel (Spark Furniture)



Linea Seat, Hardwood and Black Powdercoat (Street Furniture Aus)



Escola Bin Enclosure (Street Furniture Australia)

5 TREE PLANTING PLANS

5.1 STREET TREE PLANTING

Site plan

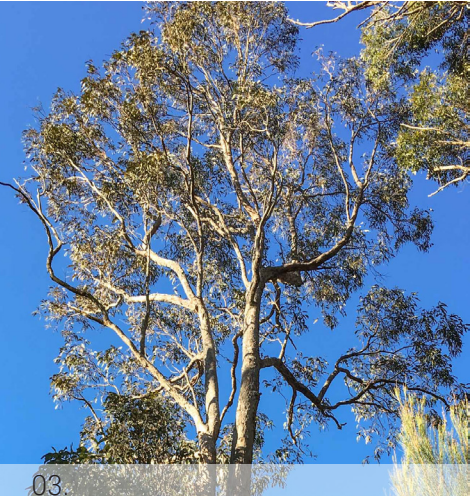


LEGEND		
	Lc	<i>Lophostemon confertus</i>
	Ac	<i>Angophora costata</i>
	Tl	<i>Tristaniopsis laurina 'Luscious'</i>
	Cv	<i>Corymbia 'Variegata'</i>
	Em	<i>Eucalyptus moluccana</i>
	Wf	<i>Waterhousea floribunda 'Green Avenue'</i>
	Mg	<i>Magnolia grandiflora</i>
	Ee	<i>Elaeocarpus eumundi</i>

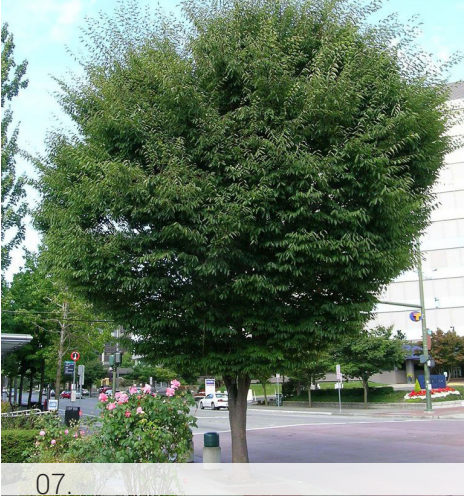
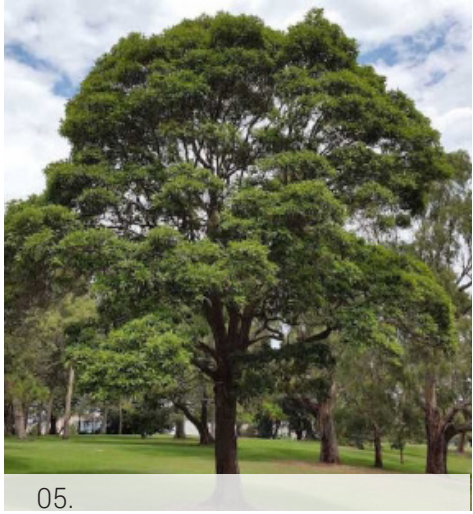
5.2 STREET TREE PLANTING

Tree list

NATIVE				
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	POT SIZE
01.Smooth Barked Apple	<i>Angophora costata</i>	20m	10m	100L
02. Spotted Gum	<i>Corymbia citriodora</i> "Variegata"	20m	8m	100L
03. Woollybutt	<i>Eucalyptus longifolia</i>	20m	6m	100L
04. Grey Box	<i>Eucalyptus moluccana</i>	25m	10m	100L
05. Brush Box	<i>Lophostemon confertus</i>	10m	7m	200L
06. Weeping Lilli Pilli	<i>Waterhousea floribunda</i> "Green Avenue"	20m	7m	100L



EXOTIC				
COMMON NAME	TECHNICAL NAME	HEIGHT	WIDTH	POT SIZE
07. Japanese Elm	<i>Zelkova serrata</i>	15m	10m	100L
08. Cimmarron Ash	<i>Fraxinus pennsylvanica</i> "Cimmarron"	15m	7m	100L
09. White Crepe Mytle	<i>Lagerstroemia "Natchez"</i>	8m	5m	100L



5.3 POCKET PARK TREE PLANTING

Plan



KEY PLAN



LEGEND

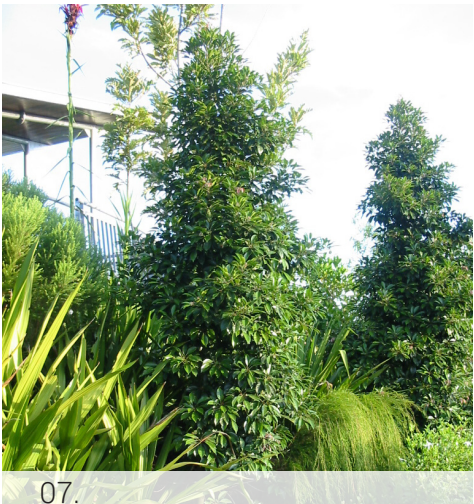
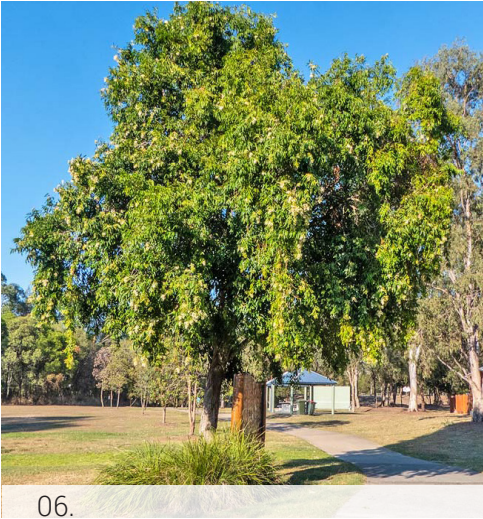
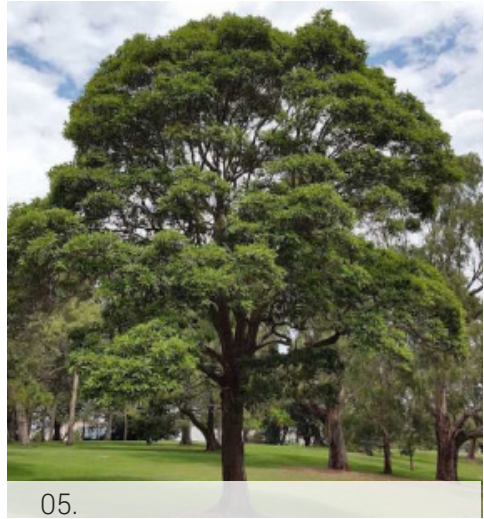
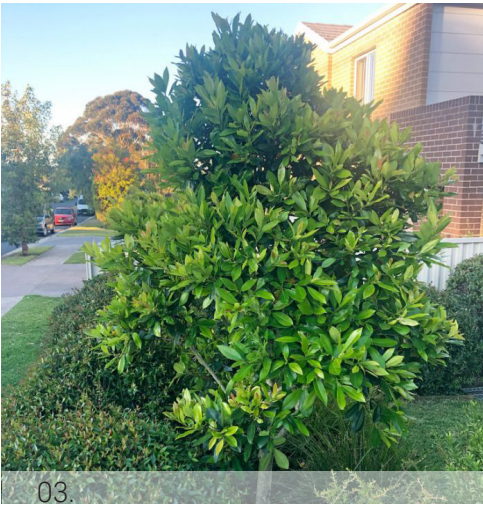
- Lc *Lophostemon confertus*
- Ac *Angophora costata*
- Tl *Tristaniopsis laurina* 'Luscious'
- Cv *Corymbia* 'Variegata'
- Em *Eucalyptus moluccana*
- Wf *Waterhousea floribunda* 'Green Avenue'
- Mg *Magnolia grandiflora*
- Ee *Elaeocarpus eumundi*

5.4 POCKET PARK TREE PLANTING

Tree list

NATIVE				
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	POT SIZE
01.Smooth Barked Apple	<i>Angophora costata</i>	20m	10m	200L
02. Spotted Gum	<i>Corymbia citriodora</i> "Variegata"	20m	8m	200L
03. Luscious Tristaniopsis	<i>Tristaniopsis laurina</i> "Luscious"	10m	5m	200L
04. Grey Box	<i>Eucalyptus moluccana</i>	25m	10m	200L
05. Brush Box	<i>Lophostemon confertus</i>	10m	7m	200L
06. Weeping Lilli Pilli	<i>Waterhousea floribunda</i> "Green Avenue"	20m	7m	200L
07. Smooth-Leaved Quandong	<i>Elaeocarpus eumundi</i>	15m	5m	200L

EXOTIC				
COMMON NAME	TECHNICAL NAME	HEIGHT	WIDTH	POT SIZE
08. Southern magnolia	<i>Magnolia grandiflora</i>	10m	5m	200L



6 PLANTING PLANS

6.1 PLANTING MASTERPLAN

Planting Mix Masterplan



LEGEND

- Mix 1 - 5 refer to 6.2 Detailed Planting Pocket Park
- Mix 6: Batter planting
- Mix 7: Bio-retention planting
- Mix 8: Roundabout planting

6.2 DETAILED PLANTING

Pocket Park



LEGEND

- Mix 1: Cumberland Plain Woodland planting
- Mix 2: Playground planting
- Mix 3: Feature / entry planting
- Mix 4: Buffer planting
- Mix 5: General park planting

6.3 PLANTING MIX 1

Cumberland Plain Woodland

NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Twining Glycine	<i>Glycine clandestina</i>	0.4m	0.4m
02. Forest Goodenia	<i>Goodenia hederacea</i>	0.8m	0.8m
03. Purple Coral Pea	<i>Hardenbergia violacea</i>	0.2m	2m
04. Wattle Mat Rush	<i>Lomandra filiformis</i>	0.25m	0.2m
05. Many-flowered Mat Rush	<i>Lomandra multiflora</i>	0.25m	0.2m
06. Weeping Seed Heads	<i>Microlaena stipoides</i>	0.7m	0.4m
07. White Root	<i>Pratia purpurascens</i>	0.12m	0.3m
08. Kangaroo Grass	<i>Themeda australis</i>	0.5m	0.5m
09. Australian Bluebell	<i>Wahlenbergia gracilis</i>	0.5m	0.5m

PLANTING IN APZ:

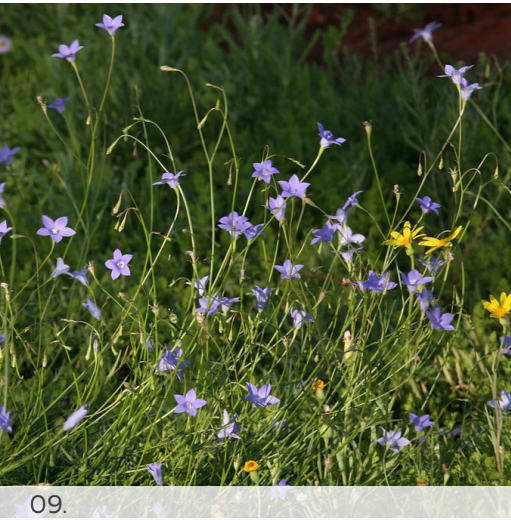
Trees:

- Tree canopy cover should be less than 15% at maturity;
- Trees (at maturity) should not touch or overhang the building;
- Lower limbs should be removed up to a height of 2 m above ground;
- Canopies should be separated by 2 to 5 m; and
- Preference should be given to smooth barked and evergreen trees. Shrubs
- Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- Shrubs should not be located under trees;
- Shrubs should not form more than 10% ground cover; and
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass:

- Should be kept mown (as a guide grass should be kept to no more than 100 mm in height); and
- Leaves and vegetation debris should be removed.

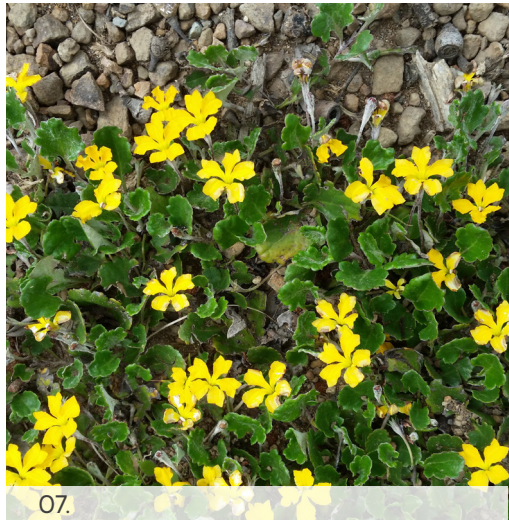
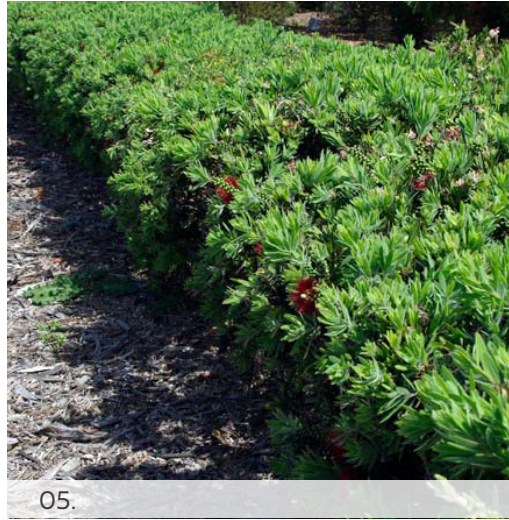
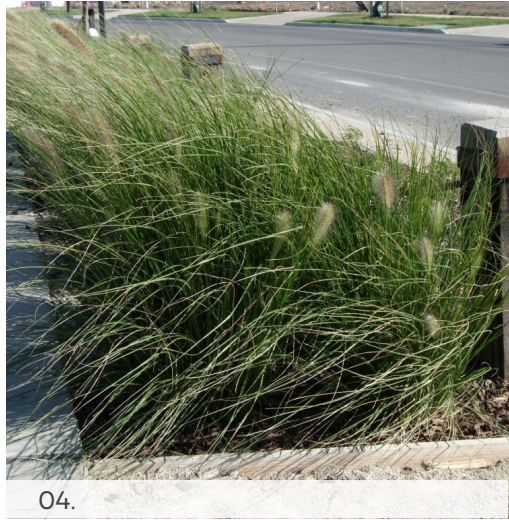
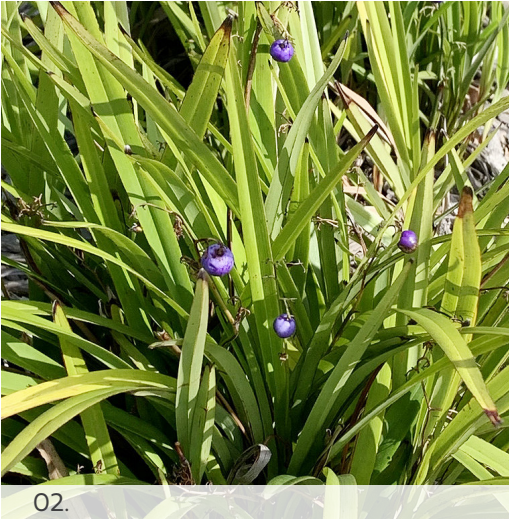
Bushfire Protection Assessment, Proposed Residential Subdivision, Precinct 3, Edmondson Park -Ecological



6.4 PLANTING MIX 2

Playground Planting

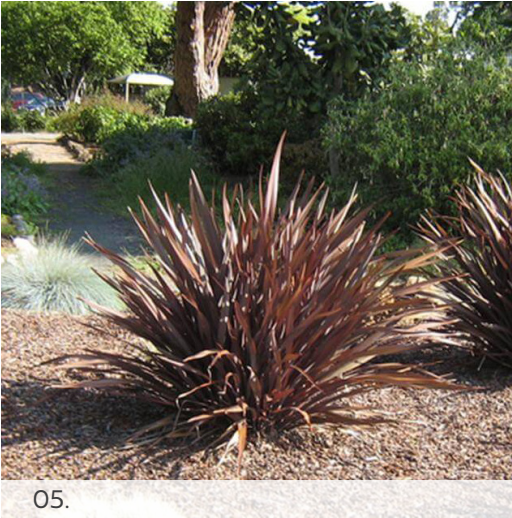
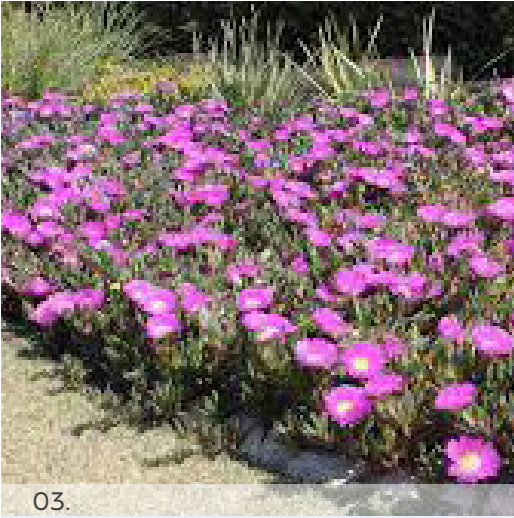
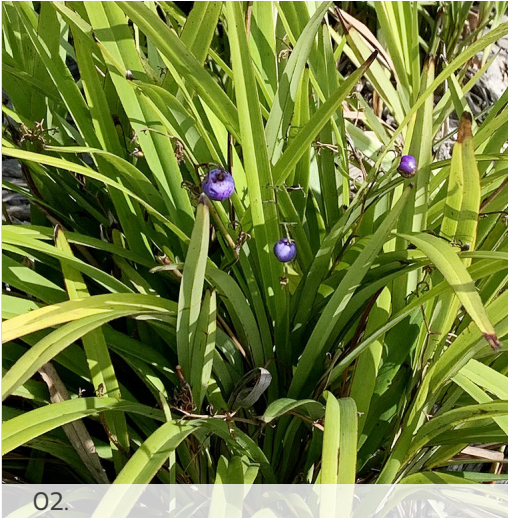
NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Prostrate Banksia	<i>Banksia spinulosa 'Birthday Candles'</i>	0.5m	1m
02. Dianella "Little Jess"	<i>Dianella caerulea</i>	0.4m	0.4m
03. Liriope Evergreen Giant	<i>Liriope muscari 'Giant'</i>	0.5m	0.4m
04. Swamp Foxtail Grass	<i>Pennisetum alopecuroides 'Nafray'</i>	0.7m	0.8m
05. Dwarf Bottlebrush	<i>Callistemon 'Little John'</i>	0.75m	4m
06. Kangaroo Paw	<i>Anigozanthos 'Bush Ranger'</i>	0.6m	0.5m
07. Forest Goodenia	<i>Goodenia hederacea</i>	0.8m	0.8m
08. Creeping Boobialla	<i>Myoporum parvifolium</i>	0.3m	3m
09. Native Rosemary	<i>Westringia fruticosa 'Grey Box'</i>	0.6m	0.6m



6.5 PLANTING MIX 3

Feature/ Entry Planting

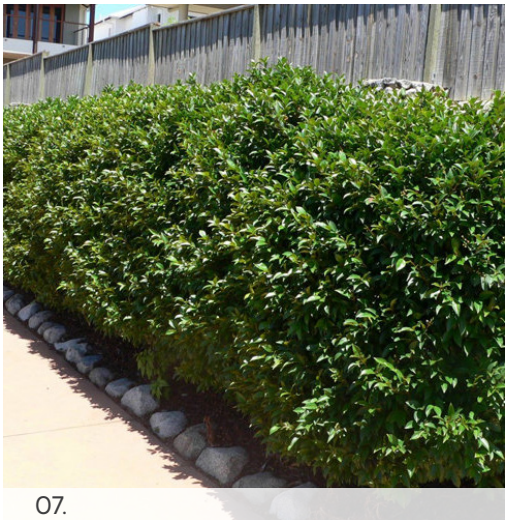
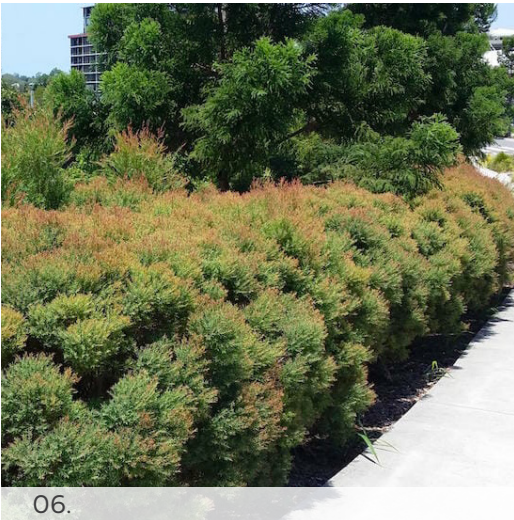
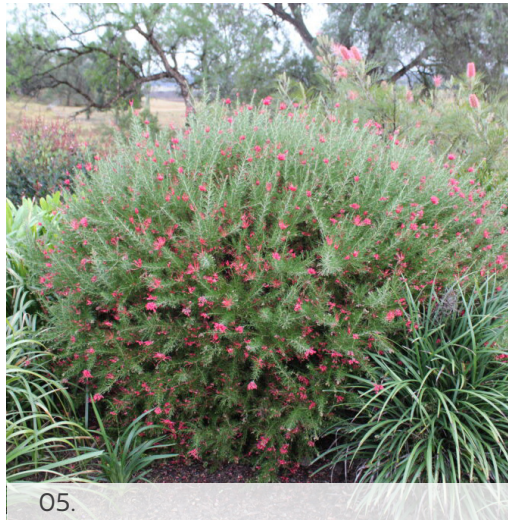
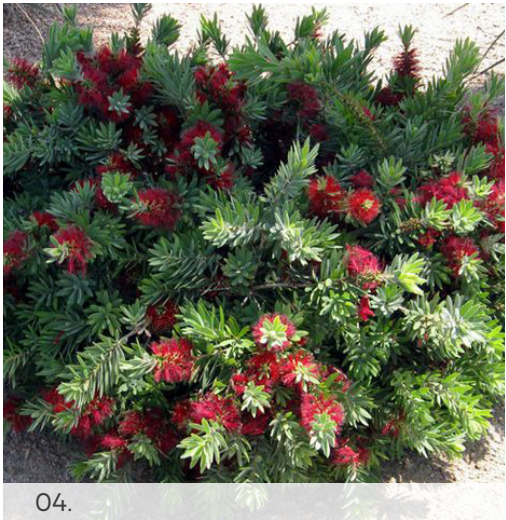
NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Mat Rush	<i>Lomandra 'Shara'</i>	0.55m	0.5m
02. Cassa Blue Dianella	<i>Dianella caerulea</i>	0.5m	0.4m
03. Pig Face	<i>Carpobrotus 'Aussie Rambler'</i>	0.2m	2m
04. Creeping boobialla	<i>Myoporum parvifolium 'Yareena'</i>	0.1m	1m
05. New Zealand Flax Purple	<i>Phormium Tenax Purpureum</i>	1.5m	1.5m
06. Gynea Lily	<i>Doryanthes excelsa</i>	1.5m	As Shown
07. Kangaroo Paw	<i>Anigozanthos 'Bush Ranger'</i>	0.6m	0.5m



6.6 PLANTING MIX 4

Buffer Planting

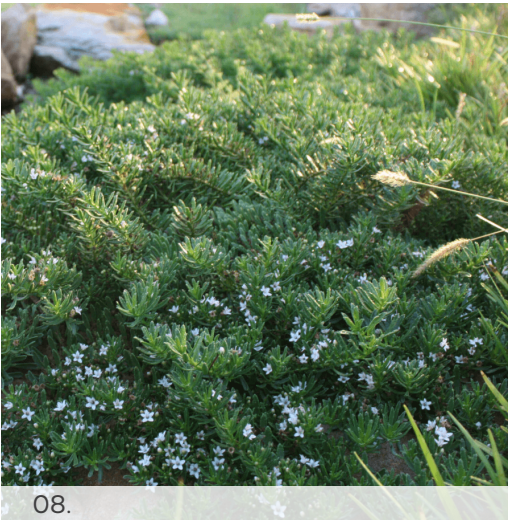
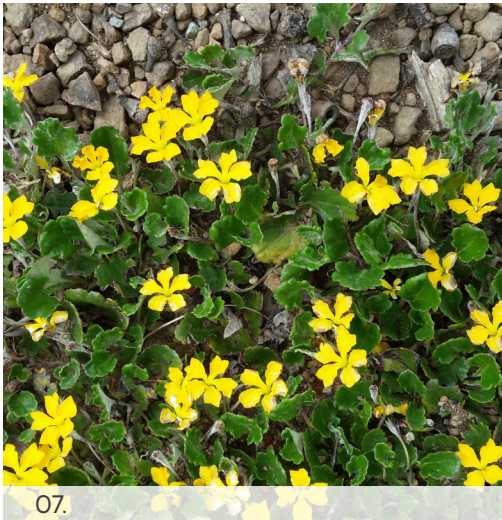
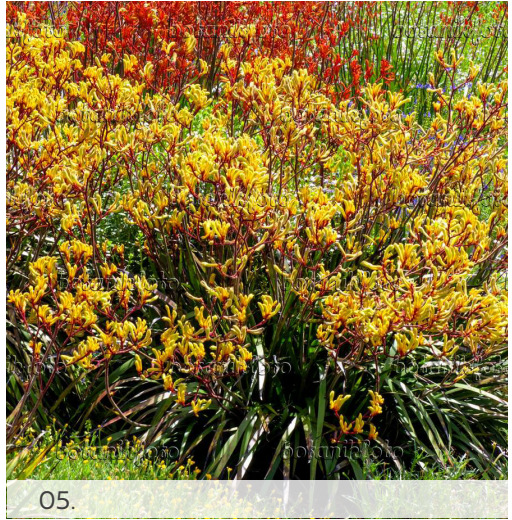
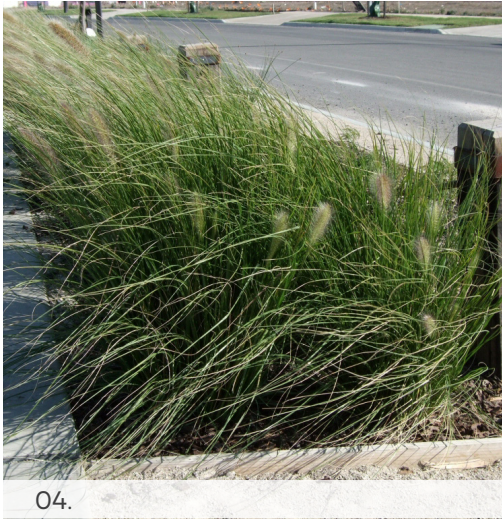
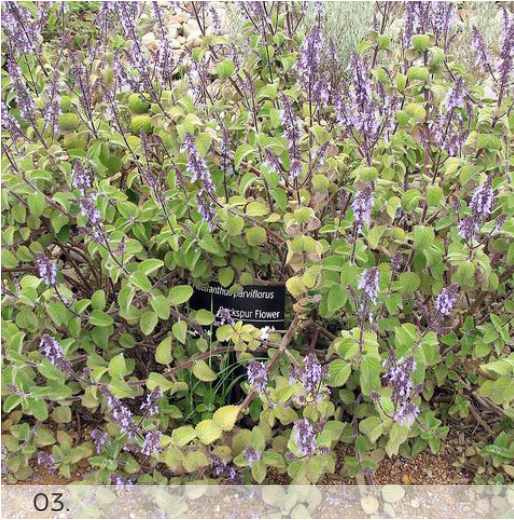
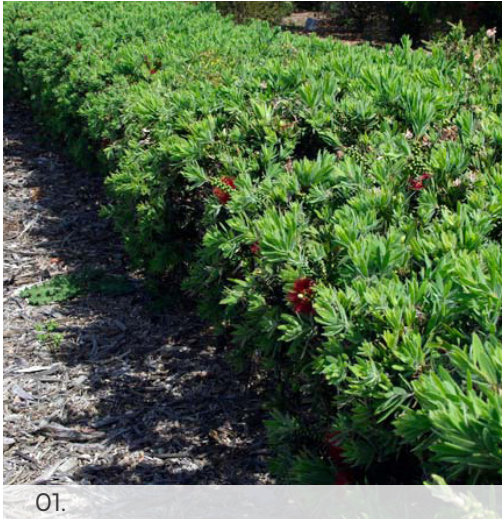
NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Mat Rush	<i>Lomandra 'Shara'</i>	0.55m	0.5m
02. Mat Rush	<i>Lomandra 'Tropic Bell'</i>	0.7m	0.4m
03. Creeping boobialla	<i>Myoporum parvifolium 'Yareena'</i>	0.1m	1m
04. Bottlebrush	<i>Callistemon 'Macarthur'</i>	1.8m	1.5m
05. Crimson Villea	<i>Grevillea rosmarinifolia 'Crimson Villea'</i>	0.8m	0.8
06. Honey Myrtle	<i>Melaleuca 'Claret Tops'</i>	1.5m	1m
07. Lilly Pilly	<i>Syzygium 'Aussie Boomer'</i>	2m	1.5m



6.7 PLANTING MIX 5

General Park Planting

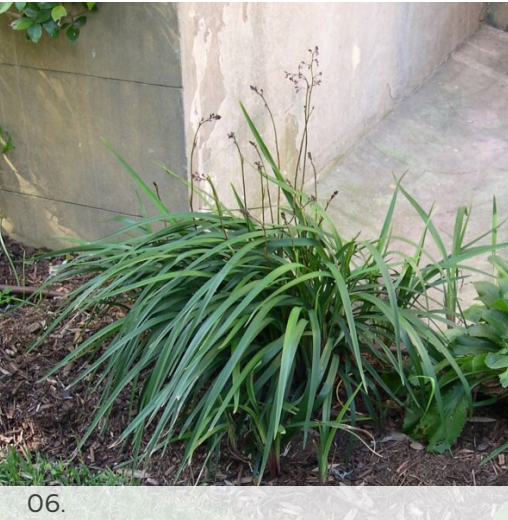
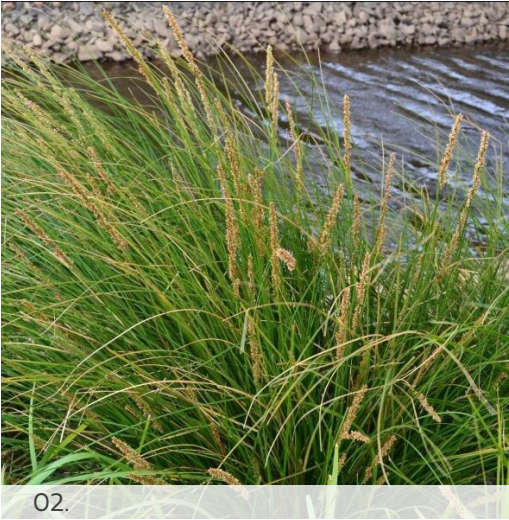
NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Dwarf Bottlebrush	<i>Callistemon 'Little John'</i>	0.6m	0.6m
02. Native Rosemary	<i>Westringia fruticosa 'Grey Box'</i>	1.2m	1.2m
03. Little Spurflower	<i>Plectranthus parvifolius</i>	0.5m	0.4m
04. Swamp Foxtail Grass	<i>Pennisetum alopecureoides 'Nafray'</i>	0.7m	0.8m
05. Bush Haze Kangaroo Paw	<i>Anigozanthos 'Bush Haze'</i>	1m	0.8m
06. Kangaroo Paw	<i>Anigozanthos 'Bush Ranger'</i>	0.6m	0.5m
07. Forest Goodenia	<i>Goodenia hederacea</i>	0.8m	0.8m
08. Creeping Boobialla	<i>Myoporum parvifolium</i>	0.3m	3m
Lomandra 'Shara	<i>Lomandra 'Shara'</i>	0.4m	0.5m
09. Chamomile Sunray	<i>Rhodanthe anthemoides</i>	0.4m	0.6m



6.8 PLANTING MIX 6

Batter Planting

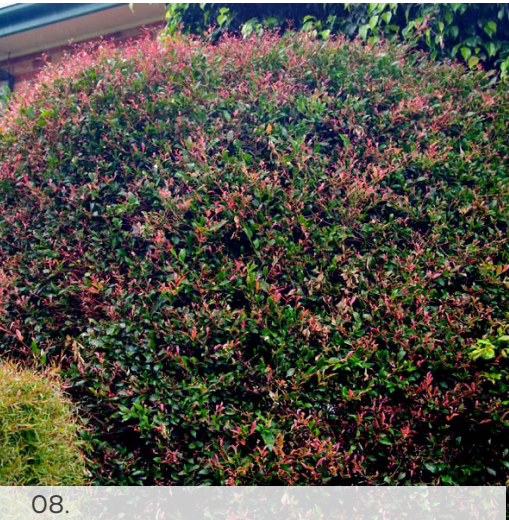
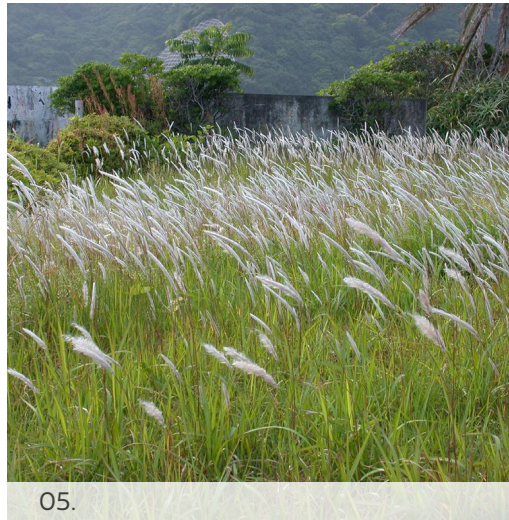
NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Breeze Dianella	<i>Dianella caerulea 'Breeze'</i>	0.7m	0.7m
02. Tall Sedge	<i>Carex appressa</i>	1.2m	1m
03. Lomandra 'Shara	<i>Lomandra 'Shara'</i>	0.4m	0.5m
04. Lomandra 'Nyalla	<i>Lomandra 'Nyalla'</i>	0.9m	0.9m
05. Katie Belles	<i>Katie Belles™ Lomandra hystrix 'LHBYF' PBR</i>	1.8m	1.5m
06. Lucia Dianella	<i>Dianella caerulea 'Lucia'</i>	0.4m	0.5m
07. Swamp Foxtail Grass	<i>Pennisetum alopecuroides 'Nafray'</i>	0.7m	0.8m



6.9 PLANTING MIX 7

Bio-retention Basin

NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Swamp Banksia	<i>Banksia robur</i>	2m	2m
02. White Correa	<i>Correa alba</i>	1.5m	1.5m
03. Blue Fax-Lily	<i>Dianella caerulea 'King Alfred'</i>	0.7m	0.7m
Shorthair Plumegrass	<i>Dichelachne micrantha</i>	0.4m	0.4m
04. Gynea Lily	<i>Doryanthes excelsa</i>	4m	3m
05. Blady Grass	<i>Imperata cylindrical</i>	1.2m	1.2m
06. Knotted Club-rush	<i>Isolepsis nodosa</i>	1.5m	2m
Green Mat-rush	<i>Lomandra hystrix</i>	1.5m	1m
07. Mat Rush	<i>Lomandra longifolia</i>	1m	0.6m
Honey Myrtle	<i>Melaleuca thymifolia</i>	1.2m	2m
08. Lily Pilly	<i>Acmena smithii</i>	5m	3m



6.10 PLANTING MIX 8

Roundabout Panting

NATIVE			
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
01. Mat Rush	<i>Lomandra 'Shara'</i>	0.55m	0.5m
02. Cassa Blue Dianella	<i>Dianella caerulea</i>	0.5m	0.4m
03. Pig Face	<i>Carpobrotus 'Aussie Rambler'</i>	0.2m	2m
04. Creeping boobialla	<i>Myoporum parvifolium 'Yareena'</i>	0.1m	1m
05. Kangaroo Paw	<i>Anigozanthos 'Bush Ranger'</i>	0.6m	0.5m



01.



02.



03.



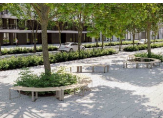
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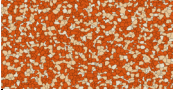
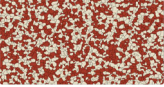
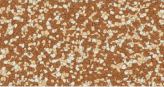


05.

6.11

SELECTIONS SCHEDULE

Image	Product Name	NATSPEC Section	Dimensions	Specification	Recommended Supplier	Notes
PAVEMENTS + SURFACES						
	CONCRETE PAVING TYPE 1 (FOOT PATH)	0274 - CONCRETE PAVEMENT	D: 75mm thick path	Description: Coloured concrete path Colour: TBC Finish: Light broom finish to full surface with 10mm round edges Edge: Trowel edge	Concrete colour systems (CCS) www.concretecoloursystems.c om.au Tel: 02 9677 1056	Refer engineer's documentation
WALLS, EDGES AND FENCES						
	STEEL EDGE	0241 LANDSCAPE WALLING AND EDGING	150mm x 5mm thick	Description: Galvanised steel edge Size: 150mm x 5mm thick Material: Galvanised steel edge Staking: Max 800m centres	Contractor	
	CONCRETE EDGE	242 LANDSCAPE WALLING AND EDGING	H: 100 mm D: 200mm L: Varies	Description: In situ concrete kerb (raised) Size: 150w x 300d Finish: Off form Class 2 (trowel top) with 10mm radius edge Colour: Standard Grey Concrete strength: 32 MPa Jointing: Refer engineer's detail	N/A	Refer engineer's documentation
FURNITURE AND FIXTURES						
	PICNIC SETTING	261 LANDSCAPE FURNITURE AND FIXTURES	H: 720mm W: 750mm L: Various	Description: Linea Table Materials: Timber Look Alluminium Slats	Street Furniture Australia Pty Limited 1800 027 799 Email: info@streetfurniture.com https://streetfurniture.com/pr oduct/linea-table/	Refer to manufacturers recommendations for installation
	TIMBER BENCH SEATS	261 LANDSCAPE FURNITURE AND FIXTURES	H: 430mm W: 445 L: Various	Description: Linea Bench Materials: Timber Look Alluminium Slats Fixing: Subsurface	Street Furniture Australia Pty Limited 1800 027 799 Email: info@streetfurniture.com https://streetfurniture.com/pr oduct/linea-bench/	Refer to manufacturers recommendations for installation
	TIMBER BENCH SEATS	261 LANDSCAPE FURNITURE AND FIXTURES	Internal Radius:1500M M Chord Length: 1930MM Length: 1930MM	Description: Linea Curved Bench Materials: Timber Look Alluminium Slats Fixing: Subsurface	Street Furniture Australia Pty Limited 1800 027 799 Email: info@streetfurniture.com https://streetfurniture.com/pr oduct/linea-curved- bench/?gclid=Cj0KCQiAq5meB hCyARisAJrt6gmExWtodScT 29x8Fg4Mxg8u2x- c4MC_JzvKCKiXLaoEAMp25u gEaAUPwEAlw_wcB	Refer to manufacturers recommendations for installation
	BOLLARD	261 LANDSCAPE FURNITURE AND FIXTURES	H: 1000mm W: 97mm D: 99mm	Description: Linea Bollard Materials: Aluminium Woodgrain Insert and Powdercoated Steel Frame Fixing: Surface-fixed	Street Furniture Australia Pty Limited 1800 027 799 Email: info@streetfurniture.com https://streetfurniture.com/pr oduct/linea-bollard/	Refer to manufacturers recommendations for installation

	SANDSTONE LOG TYPE 1	0332 STONE MASONRY	L: 1000mm W: 500mm D: 500mm	Description: Sandstone Log (Grade A) Size: 1000mm l x 500mm w x 500mm d Finish: Grade A, sawn on top.Keep exposed pebbles and aggregate below 5%. Remove as much of machine scouring without making entirely smooth. Colour: Colour tones distributed evenly, no white stock or heavy dark banding Fixing: 100mm compacted roadbase	Gosford Quarries Contact: Elie Frangi Telephone: 0458 230 278 Email: elie@gosfordquarries.com.au Or approved equivalent Sandstone logs to be approved by landscape architect prior to delivery	
SOFT SURFACES, MULCHES						
	TURF	0263 EXTERNAL SPORTS AND PLAYGROUND SURFACES		Type: Sir Walter Buffalo - ANL Landscapes Depth: on 200mm turf underlay, cultivate subgrade to 150mm depth	ANL Landscapes 4 Tollis Pl, Seven Hills, NSW 2147 T: (02) 9674 4899	
	GARDEN BED MULCH	0253 LANDSCAPE - PLANTING	NA	Description: Eucalyptus mulch Size: Fine 15mm mulch particles Depth: 75mm to all garden beds		
	PLAYGROUND MULCH	0262 - EXTERNAL SPORTS AND PLAYGROUND SURFACES	Depth: 75- 300mm	Description: The Hills Forest Play Mulch (certified playground mulch) Depth: 300mm Critical Fall Height: 3.0m	The Hills Bark Blower sales@barkblower.com.au Tel: (02)9654 2288	Play mulch is to be certified to AS 4422 - 2016. Playground surfacing - specification requirements and test methods
	RUBBER SOFTFALL TYPE 01	0262 - EXTERNAL SPORTS AND PLAYGROUND SURFACES		Description: Rosehill TPV (Thermoplastic Vulcanised Rubber) Thickness: to Critical Fall Height requirements Binder: Aliphatic binding agent Colour: RH50 ORANGE(60%) RH30 BEIGE (25%) RH31 CREAM (15%)	Synthetic grass and rubber surfaces HR@syntheticgrass.com.au Ph: 02 9986 1133 Alternative supplier: Rosehill TPV info@rosehillsportsandplay .com	Rubber softfall is to be certified to AS 4422 - 2016. Playground surfacing - specification requirements and test methods. Refer to council typical specifications. To approval of Landscape Architect prior to ordering and delivering.
	RUBBER SOFTFALL TYPE 02	0262 - EXTERNAL SPORTS AND PLAYGROUND SURFACES		Description: Rosehill TPV (Thermoplastic Vulcanised Rubber) Thickness: to Critical Fall Height requirements Binder: Aliphatic binding agent Colour: RH01 STANDARD RED(60%) RH30 BEIGE (25%) RH31 CREAM (15%)	Synthetic grass and rubber surfaces HR@syntheticgrass.com.au Ph: 02 9986 1133 Alternative supplier: Rosehill TPV info@rosehillsportsandplay .com	Rubber softfall is to be certified to AS 4422 - 2016. Playground surfacing - specification requirements and test methods. Refer to council typical specifications. To approval of Landscape Architect prior to ordering and delivering.
	RUBBER SOFTFALL TYPE 03	0262 - EXTERNAL SPORTS AND PLAYGROUND SURFACES		Description: Rosehill TPV (Thermoplastic Vulcanised Rubber) Thickness: to Critical Fall Height requirements Binder: Aliphatic binding agent Colour: RH32 BROWN(60%) RH30 BEIGE (25%) RH31 CREAM (15%)	Synthetic grass and rubber surfaces HR@syntheticgrass.com.au Ph: 02 9986 1133 Alternative supplier: Rosehill TPV info@rosehillsportsandplay .com	Rubber softfall is to be certified to AS 4422 - 2016. Playground surfacing - specification requirements and test methods. Refer to council typical specifications. To approval of Landscape Architect prior to ordering and delivering.

6.12

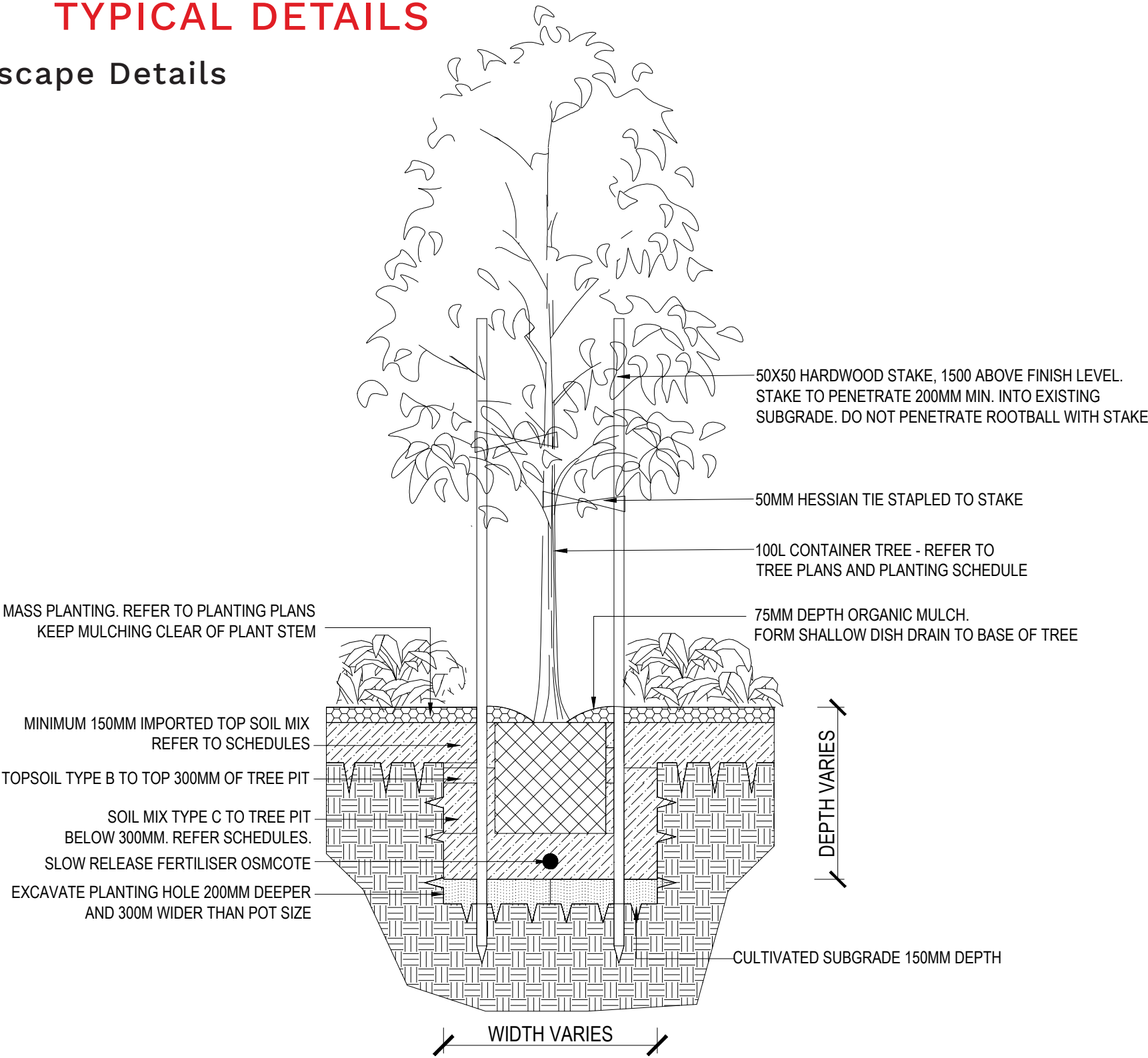
SELECTIONS SCHEDULE

	Bushwood Climb Course	261 LANDSCAPE FURNITURE AND FIXTURES	Overall Height:2600m m Length: 10860mm Width: 2640mm	Description: Bushwood Balance Trail 8 Product Code: J-3272 Materials: Australian hardwood	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307 https://www.moduplay.com.au/product/bushwood-j-4001/	Install to manufacturer's details
	Bushwood Flinders	261 LANDSCAPE FURNITURE AND FIXTURES	Overall Height:4900m m Length: 10000mm Width: 4960mm	Description: Bushwood Flinders Product Code: J-2229 Materials: Australian hardwood	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307 https://www.moduplay.com.au/product/bushwood-j-2229/	Install to manufacturer's details
	Billy Cart Rocker	261 LANDSCAPE FURNITURE AND FIXTURES	Overall Height:880mm Length: 3330mm Width: 675mm	Description: Bushwood Billy Cart Rocker Product Code: J-3020	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307 https://www.moduplay.com.au/product/bushwood-j-3020/	Install to manufacturer's details
	Bushwood Topicana Bungalo	261 LANDSCAPE FURNITURE AND FIXTURES	Overall Height:1700m m Length: 2165mm Width: 1575mm	Description: Bushwood Topicana Bungalo Product Code: J-8000	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307 https://www.moduplay.com.au/product/bushwood-tropicana-bungalo-j-8000/	Install to manufacturer's details
	Bushwood Combo 3 Seater Nest Swing	261 LANDSCAPE FURNITURE AND FIXTURES	Overall Height:2700m m Length: 7520mm Width: 2800mm	Description: Bushwood Combo 3 Seater Nest Swing Product Code: S-9917	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307 https://www.moduplay.com.au/product/bushwood-s-9917/#download_tab	Install to manufacturer's details
	Softfall Mounds with climber	261 LANDSCAPE FURNITURE AND FIXTURES	Height: 900- 500mm Length: Varies - refer to plan Width:Varies - refer to plan	Description: Softfall mounds	N/A	By contractor
	TRAMPOLINE CIRCLE 90	261 LANDSCAPE FURNITURE AND FIXTURES	1750mm	Description: Round Model in-ground Trampoline Product Code: F -8616 - 18 Installation: To manufacturer's details	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307 https://www.moduplay.com.au/product/trampoline-pi-z-1310-02/	Install to manufacturer's details
SHELTERS AND SHADE						
	Shelter	261 LANDSCAPE FURNITURE AND FIXTURES	W: 4600mm D: 4300mm H: 3400/3100mm	Description: Bontanica Shelter 4643 Materials: Hot dip galvanised powder coated steel and timber look alluminium slats Installation: Base plate	Supplier: Spark Furniture (P):1800 688 367 Email:design@sparkfurniture. com.au Address: 13/19 Heath Street Lonsdale SA 5160 https://www.sparkfurniture.com.au/products/shelters/bontanica-shelter-4643/	Refer to manufacturers recommendations for installation

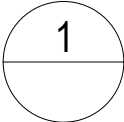
7 TYPICAL DETAILS

7.1 TYPICAL DETAILS

Softscape Details



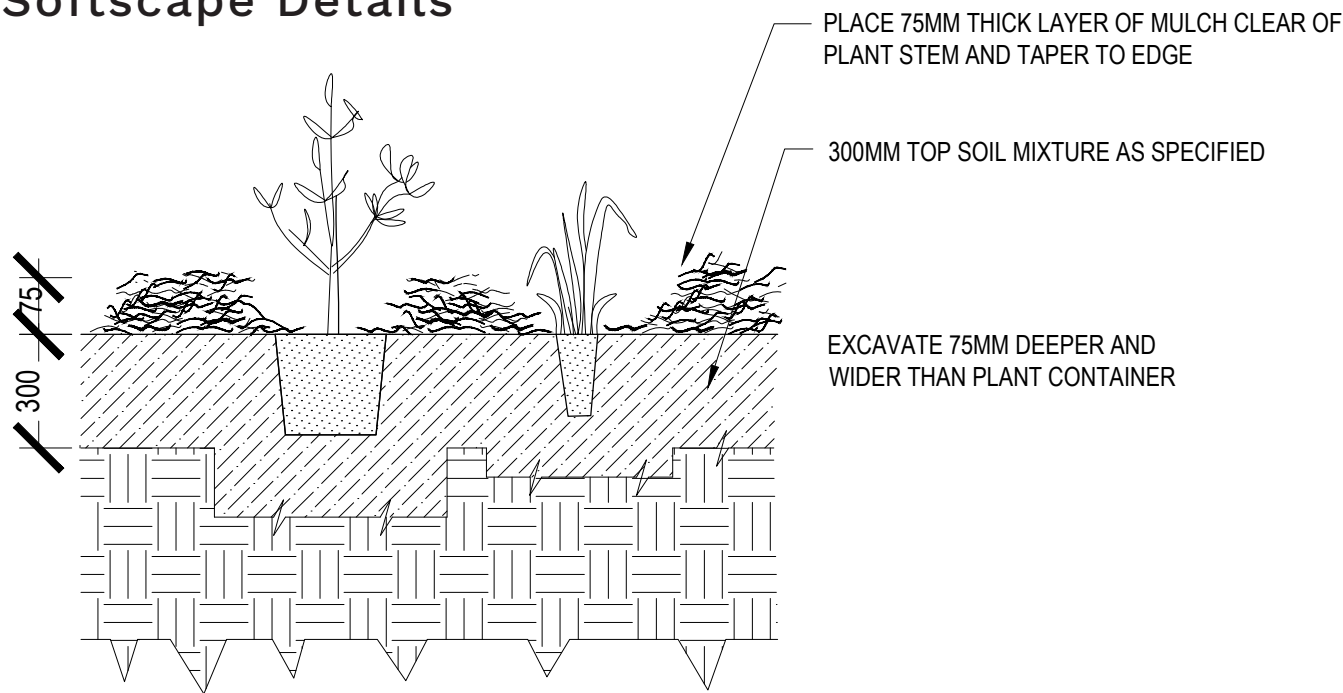
NOTE: TREE PLANTING HOLE DIMENSIONS ACCORDING TO CONTAINER SIZE: WIDTH MIN. 2X ROOT BALL DIAMETER (MIN. 820 / 1100 / 1400MM FOR 45/75/100L CONTAINERS) AND DEPTH MIN. 1.5X ROOT BALL HEIGHT (MIN. 615/825/1050MM FOR 45/75/100L CONTAINERS)



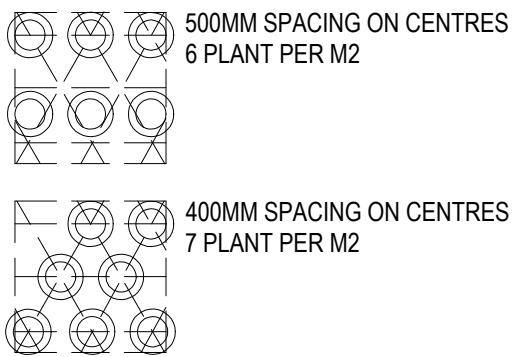
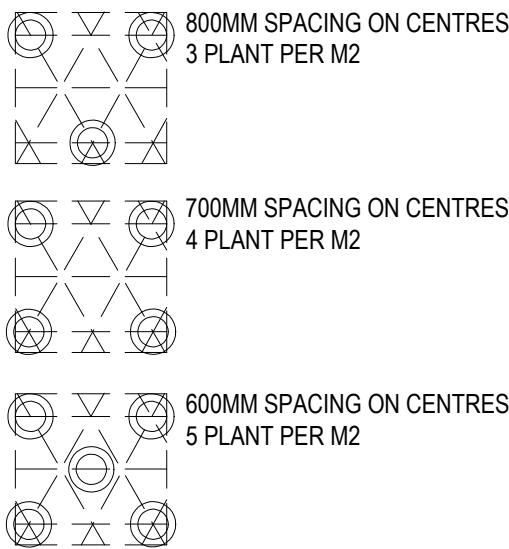
TYPICAL TREE PLANTING IN MASS PLANTING DETAIL
SCALE 1:25

7.2 TYPICAL DETAILS

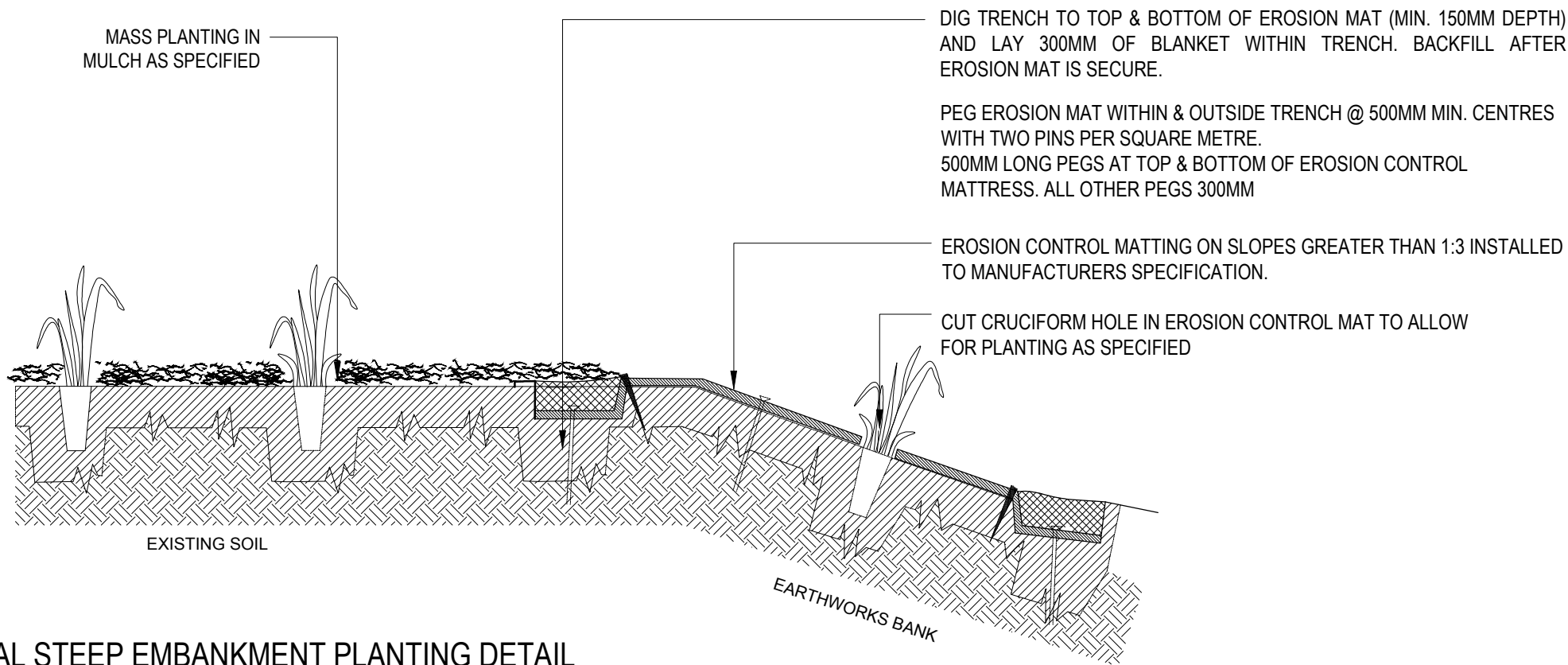
Softscape Details



1 TYPICAL MASS PLANTING DETAIL
SCALE 1:20



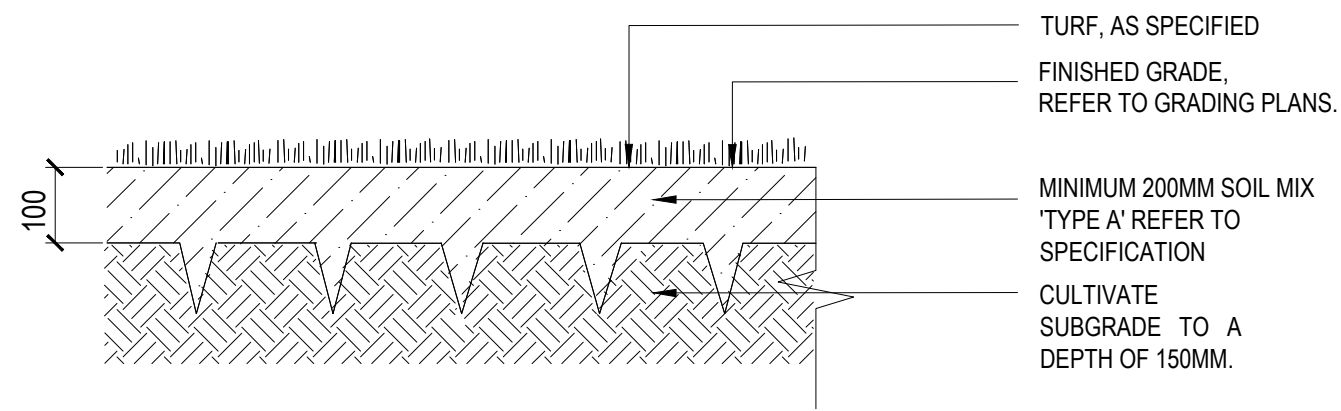
2 TYPICAL PLANTING ARRANGEMENT DETAIL
SCALE 1:50



3 TYPICAL STEEP EMBANKMENT PLANTING DETAIL
SCALE 1:50

7.3 TYPICAL DETAILS

Softscape Details



GENERAL NOTES:

REGULARLY REMOVE WEED GROWTH THROUGHOUT PLANTED AND MULCHED AREAS DURING THE COURSE OF PROJECT CONTRUCTION.

LIGHTLY TAMP OR ROLL SURFACE OF TURF AFTER INSTALLATION TO ENSURE THAT TURF ROOTS ARE IN CONTACT WITH TOPSOIL.

TURF ON LOW SIDE OF ANY PATH OR EDGE TO FINISH 10MM BELOW FINISHED PATH/EDGE LEVEL.

1 TYPICAL TURF DETAIL
SCALE 1:10

7.4 TYPICAL DETAILS

Hardscape Details

NOTE: INSTALLATION REFER TO MANUFACTURERS
DETAIL BY CERTIFIED INSTALLER

IMPACT ATTENUATION LAYER BLACK RUBBER SET WITH POLYURETHANE
BINDER, TO MANUFACTURERS DETAILS. LAYER THICKNESS VARIES
DEPENDING ON THE FREE HEIGHT OF FALL OF THE EQUIPMENT INSTALLED.
TYPICAL THICKNESS FOR THIS LAYER ARE BETWEEN 20MM - 80MM

BASE MATERIAL LAYER DGB OR RECYCLED CONCRETE.
SOMETIMES SHAPED TO CREATE SECTIONS OF DIFFERING
CRITICAL FALL HEIGHTS. MECHANICALLY COMPACTED TO CREATE
A RIGID LAYER ON TO WHICH UPPER LAYERS ARE INSTALLED.
LAYER THICKNESS TYPICALLY 100MM +/- 20MM. EXISTING HARD
SURFACES SUCH AS CONCRETE OR BITUMEN MAY PRECLUDE THE
REQUIREMENT OF A BASE MATERIAL LAYER.

COMPACTED SUB BASE LAYER

COLOURED SURFACE WEAR LAYER THICKNESS TYPICALLY FROM 12MM -
15MM. GRAIN SIZE BETWEEN 1MM - 4MM. SET WITH POLYURETHANE
BINDER.

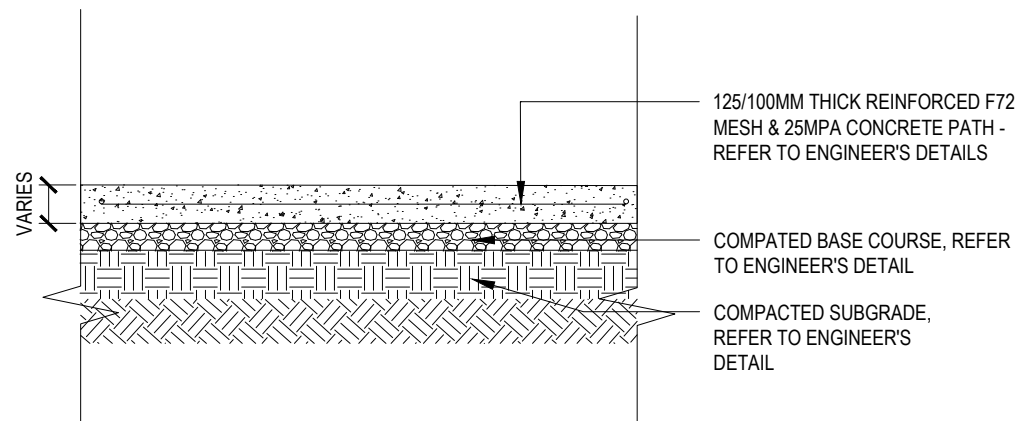
SURFACE WEAR LAYER INCREASES IN DEPTH TO MIN 35MM AT OUTER
EDGES.

PAVEMENT TYPE P-1

HARD SURFACE CONCRETE EDGE MUST BE PRE-COATED WITH BINDER TO
ENSURE LONG-TERM ADHESION. REFER TO MANUFACTURERS
INSTRUCTIONS FOR DETAILS.

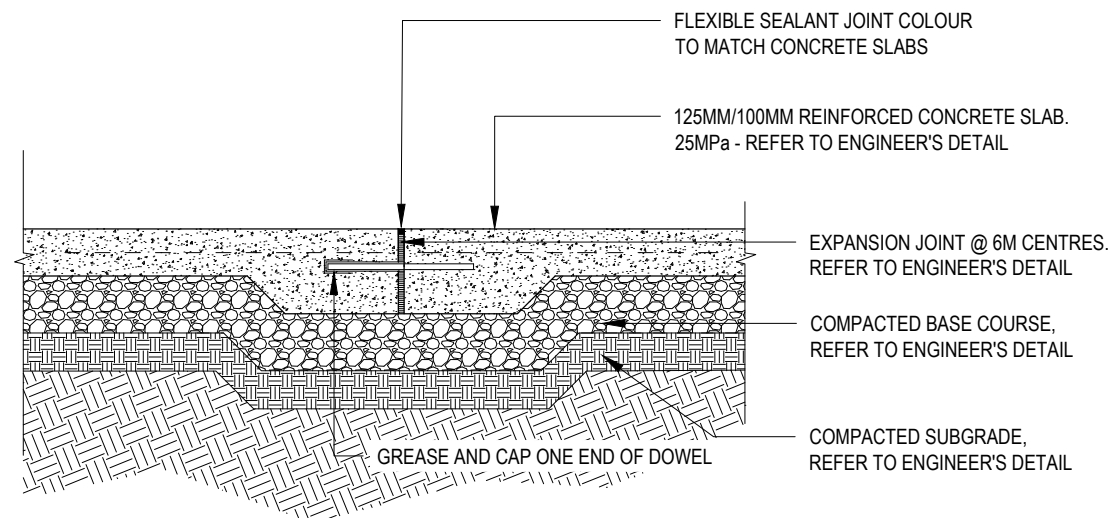
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TYPICAL RUBBER SOFT FALL DETAIL
SCALE 1:10



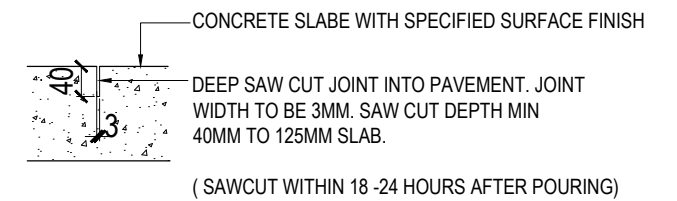
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TYPICAL CONCRETE PATH
SCALE 1:20



2

TYPICAL EXPANSION JOINT
SCALE 1:20

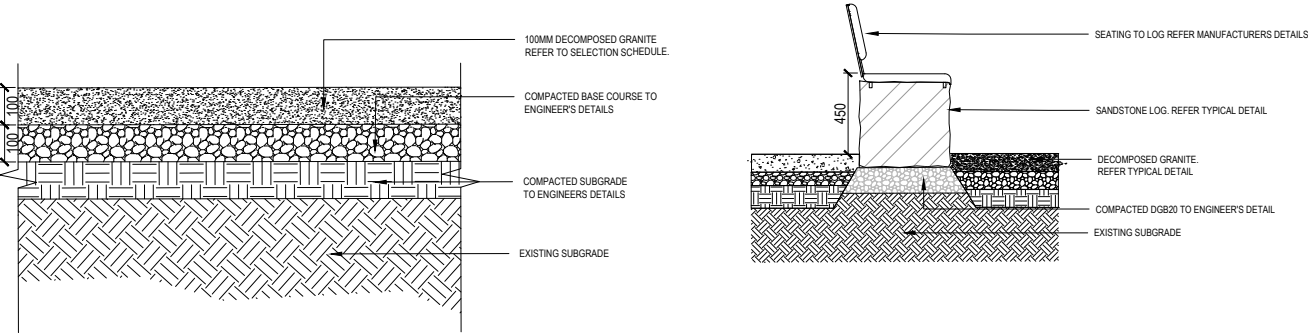


3

TYPICAL CONCRETE SAW CUT
SCALE 1:10

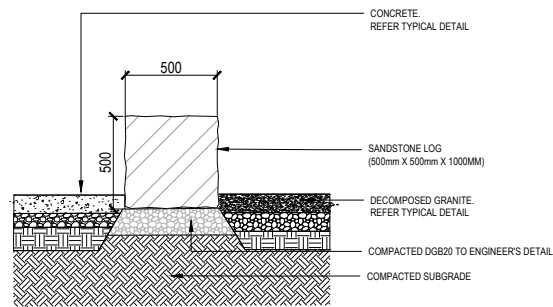
7.5 TYPICAL DETAILS

Hardscape Details



1 TYPICAL DECOMPOSED GRANITE DETAIL
SCALE 1:10

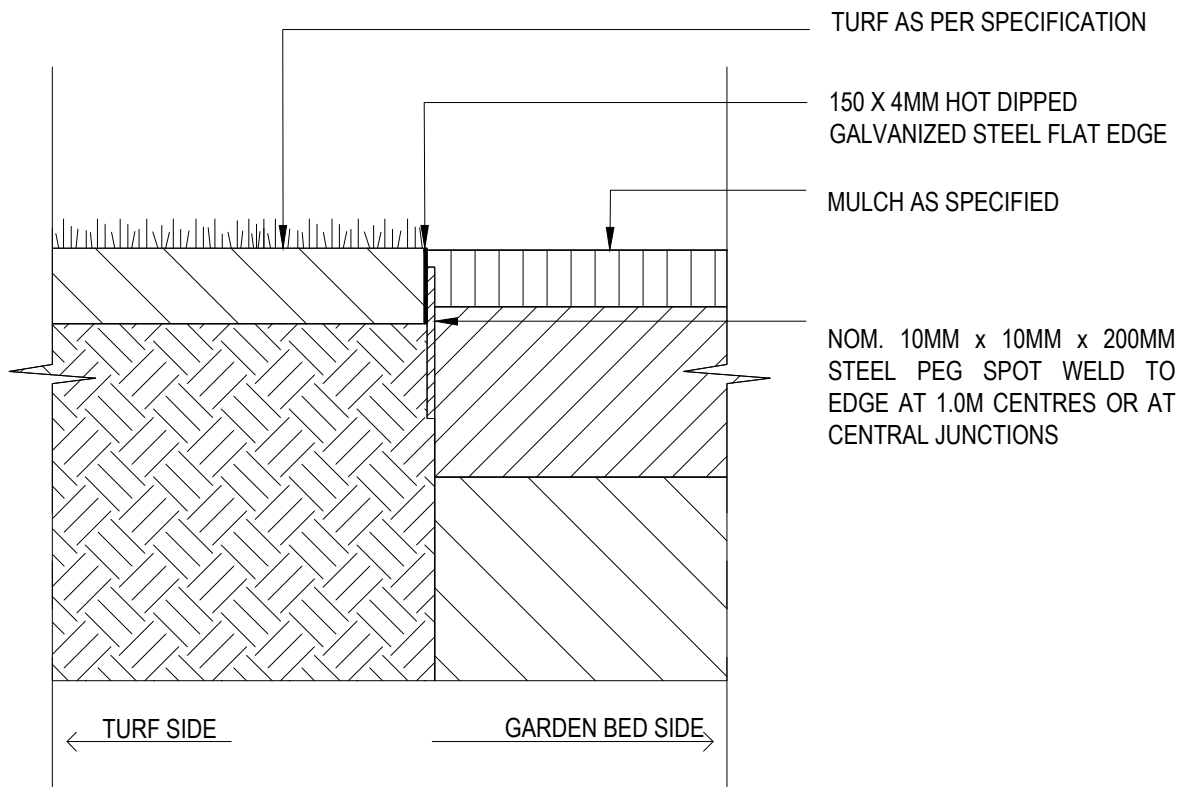
2 TYPICAL TIMBER SEATING TO SANDSTONE LOG DETAIL
SCALE 1:20



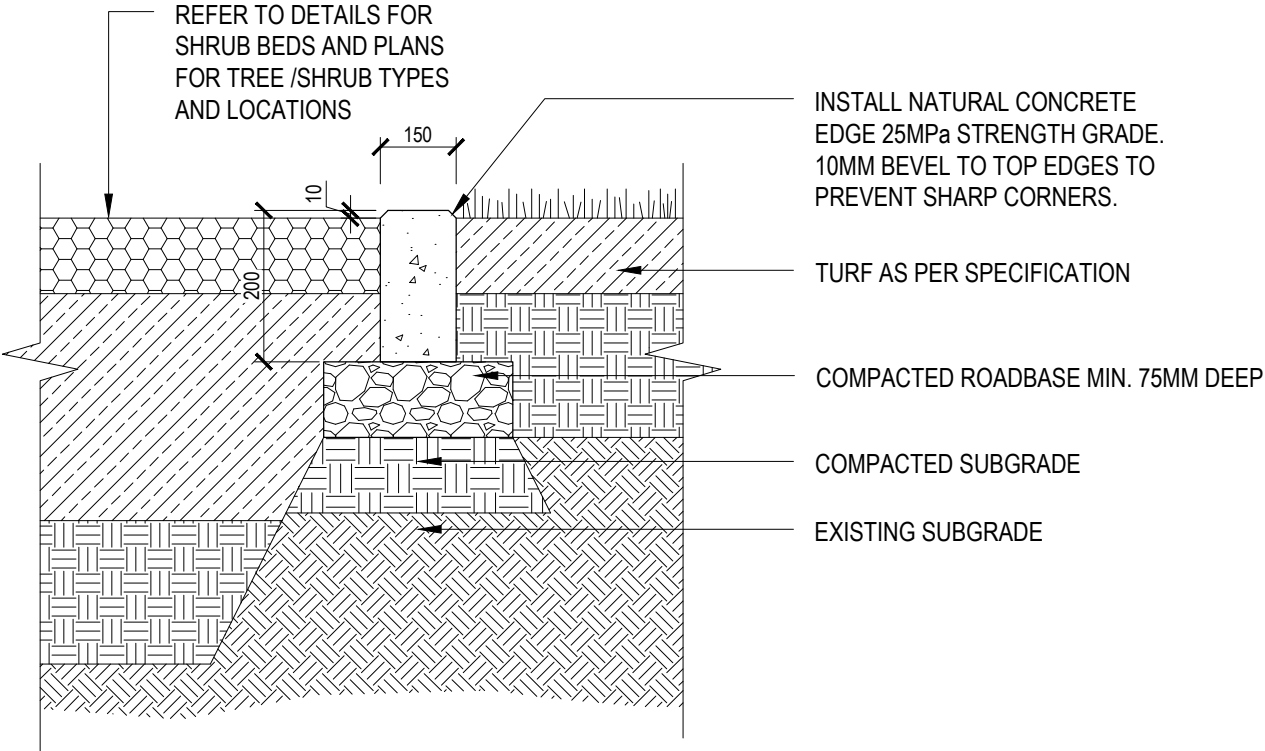
3 TYPICAL SANDSTONE LOG DETAIL
SCALE 1:20

7.6 TYPICAL DETAILS

Hardscape Details



1 TYPICAL STEEL EDGE DETAIL
SCALE 1:10



- Note:
1. GARDEN EDGES TO BE INSTALLED TO ALL JUNCTIONS BETWEEN PLANTED AREAS AND TURF REFER TO PLANS FOR LOCATIONS;
 2. THE EDGE SECTION IS INCREASED TO 200 X 300 MM AT THE LOCATIONS WHERE MAINTENANCE VEHICLES ARE PROPOSED TO ACCESS GARDENS; he
 3. DUMMY JOINTS EVERY 1.5M. EXPANSION JOINTS EVERY 6.0M

2 TYPICAL CONCRETE EDGE DETAIL
SCALE 1:10

8 MAINTENANCE SCHEDULE

8.1

MAINTENANCE PLAN

Schedule

Place Design Group Pty Ltd		
DEVELOPER MAINTENANCE & DEFECTS LIABILITY PROGRAM		
Client:	Landcom	
Project Name:	Edmondson Park Open Space	
Precinct Name:	Display Centre	
Works Description:	Maintenance for all Hard Landscape areas	
Maintenance Period:	12 Months from Practical Completion	
HARDSCAPE AREAS:		
TASK DESCRIPTION:	FREQUENCY: 0-6 Months	FREQUENCY: 6 - 12 Months
Concrete pavements, walls & edging Visual inspection of all pavements for damage, cracks or chips Visual inspection of all pavements for efflorescence (Salt deposits) Visual inspection of all pavements for colour consistency and stains Leaf and debris clearance with blower	<i>Fortnightly</i> <i>Fortnightly</i> <i>As Required</i> <i>Monthly</i>	<i>Monthly</i> <i>Monthly</i> <i>As Required</i> <i>Quarterly</i>
Paved Surfaces Visual inspection of all paving for damage, cracks or stains Visual inspection of all paving for lifting of sub base Visual inspection of all paving for mortar damage / re-pointing Clean in accordance with manufacturers recommendations and warranties Replace failed or damaged paving and resin bound gravels	<i>Fortnightly</i> <i>Fortnightly</i> <i>As required</i> <i>As required</i>	<i>Monthly</i> <i>Monthly</i> <i>As required</i> <i>As required</i>
Shelter and Play Equipment Inspect, maintain & repair all defects to steel shelter and roof in accordance to the manufacturers recommendations and warranties Inspect, maintain & repair all defects to all play equipment in accordance to the manufacturers recommendations and warranties Clean in accordance with manufacturers recommendations and warranties Allow for re-application of timber exterior paint or oil based stain every two years where timber is used	<i>Monthly/ As required</i> <i>Monthly/ As required</i> <i>As Required</i> 	<i>Quarterly</i> <i>Quarterly</i> <i>As Required</i> <i>2 years</i>
Furniture Inspect, maintain & repair all furniture elements in accordance to the manufacturers recommendations and warranties Allow for re-application of timber exterior paint or oil based stain every two years where timber is used	<i>Monthly/ As required</i> 	<i>Monthly/ As required</i> <i>2 years</i>
Bollards Inspect, maintain & repair all defects to removable Steel bollards & collars Clean stains in accordance with manufacturers recommendations Allow for re-application of timber exterior paint or oil based stain every two years where timber is used	<i>Monthly</i> <i>As Required</i> 	<i>Monthly/ As required</i> <i>As Required</i> <i>2 years</i>
Drainage Replace failed or damaged surface drains or grates Replace failed or damaged sub surface drains or outlets Remove all leaf and debris from field gullies & surface drains Clear away all Leaf and debris with blower	<i>As required</i> <i>As required</i> <i>Monthly</i> <i>Monthly</i>	<i>As required</i> <i>As required</i> <i>Quarterly</i> <i>Quarterly</i>
Irrigation (if required) Inspect, maintain & repair all defects to lines & emitters Inspection of water storage tank Inspection & service of irrigation pump and UV filter Inspection & service of irrigation control panel	<i>Monthly/ As required</i> <i>Bi-Annually</i> <i>Monthly</i> <i>Monthly</i>	<i>Quarterly</i> <i>Annually/ As Required</i> <i>Quarterly</i> <i>Quarterly</i>
Urgent works Report any theft, damage or vandalism	<i>Weekly</i>	<i>As required</i>
ADDITIONAL WORKS / COMMENTS:		

Place Design Group Pty Ltd

DEVELOPER MAINTENANCE & DEFECTS LIABILITY PROGRAM

Client:

Landcom

Project Name:

Edmondson Park Open Space

Precinct Name:

Display Centre

Works Description:

Maintenance for all Hard Landscape areas

Maintenance Period:

12 Months from Practical Completion

HARDSCAPE AREAS:

TASK DESCRIPTION:	FREQUENCY: 0-6 Months	FREQUENCY: 6 - 12 Months
Concrete pavements, walls & edging Visual inspection of all pavements for damage, cracks or chips Visual inspection of all pavements for efflorescence (Salt deposits) Visual inspection of all pavements for colour consistency and stains Leaf and debris clearance with blower	<i>Fortnightly</i> <i>Fortnightly</i> <i>As Required</i> <i>Monthly</i>	<i>Monthly</i> <i>Monthly</i> <i>As Required</i> <i>Quarterly</i>
Paved Surfaces Visual inspection of all paving for damage, cracks or stains Visual inspection of all paving for lifting of sub base Visual inspection of all paving for mortar damage / re-pointing Clean in accordance with manufacturers recommendations and warranties Replace failed or damaged paving and resin bound gravels	<i>Fortnightly</i> <i>Fortnightly</i> <i>As required</i> <i>As required</i>	<i>Monthly</i> <i>Monthly</i> <i>As required</i> <i>As required</i>
Shelter and Play Equipment Inspect, maintain & repair all defects to steel shelter and roof in accordance to the manufacturers recommendations and warranties Inspect, maintain & repair all defects to all play equipment in accordance to the manufacturers recommendations and warranties Clean in accordance with manufacturers recommendations and warranties Allow for re-application of timber exterior paint or oil based stain every two years where timber is used	<i>Monthly/ As required</i> <i>Monthly/ As required</i> <i>As Required</i> 	<i>Quarterly</i> <i>Quarterly</i> <i>As Required</i> <i>2 years</i>
Furniture Inspect, maintain & repair all furniture elements in accordance to the manufacturers recommendations and warranties Allow for re-application of timber exterior paint or oil based stain every two years where timber is used	<i>Monthly/ As required</i> 	<i>Monthly/ As required</i> <i>2 years</i>
Bollards Inspect, maintain & repair all defects to removable Steel bollards & collars Clean stains in accordance with manufacturers recommendations Allow for re-application of timber exterior paint or oil based stain every two years where timber is used	<i>Monthly</i> <i>As Required</i> 	<i>Monthly/ As required</i> <i>As Required</i> <i>2 years</i>
Drainage Replace failed or damaged surface drains or grates Replace failed or damaged sub surface drains or outlets Remove all leaf and debris from field gullies & surface drains Clear away all Leaf and debris with blower	<i>As required</i> <i>As required</i> <i>Monthly</i> <i>Monthly</i>	<i>As required</i> <i>As required</i> <i>Quarterly</i> <i>Quarterly</i>
Irrigation (if required) Inspect, maintain & repair all defects to lines & emitters Inspection of water storage tank	<i>Monthly/ As required</i> <i>Bi-Annually</i>	<i>Quarterly</i> <i>Annually/ As Required</i>

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