NOTICE OF MEETING

Pursuant to the provisions of section 88 (1) of the
Local Government Act 1999

Infrastructure and Environment Committee of the

Adelaide Plains Council

will be held in

The Brolga Room, Hewett Centre
21 Kingfisher Drive, Hewett

on

Friday 18 October 2019 at 12:00pm

.....

James Miller
CHIEF EXECUTIVE OFFICER

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Nil

15 NEXT MEETING

To be confirmed

16 CLOSURE

Adelaide Plains Council	**2. Confirmation of Minutes**
Friday 18 October 2019	

2.1 "that the minutes of the Infrastructure and Environment Committee meeting held on Tuesday 8 October 2019 (MB Folios 21 to 27, inclusive), be accepted as read and confirmed."

MINUTES

of the

Adjourned Infrastructure and Environment Committee

of the

Pursuant to the provisions of section 88 (1) of the
Local Government Act 1999

HELD IN

Council Chamber
Redbanks Road
Mallala

on

Tuesday 8 October 2019 at 6:00pm

Subject to Confirmation

The Chairperson formally declared the meeting open at 6:00pm.

1. ATTENDANCE

1.1 Present

Mr John Comrie	Chairperson
Mr Richard Dodson	Independent Member
Mayor Mark Wasley	Mayor
Councillor John Lush	Mallala/Dublin Ward
Councillor Kay Boon	Two Wells Ward
Councillor Margherita Panella	Lewiston Ward
Councillor Brian Parker	Lewiston Ward

Also in Attendance

Chief Executive Officer	Mr James Miller
General Manager – Infrastructure and Environment	Mr Thomas Jones
General Manager – Development and Community	Mr Robert Veitch
General Manager – Governance and Executive Office	Ms Sheree Schenk
Manager Governance and Administration/Minute Taker	Ms Alyssa Denicola
Property Officer	Ms Allison Down

1.2 Apologies

Councillor Terry-Anne Keen	Mallala/Dublin Ward

1.3 Not Present

Councillor Frank Maiolo	Two Wells Ward

Subject to Confirmation

2. CONFIRMATION OF MINUTES

2.1 Infrastructure and Environment Committee Meeting – 4 July 2019

Committee Resolution

Moved Councillor Parker Seconded Councillor Lush **2019/ 033**

"that the minutes of the Infrastructure and Environment Committee meeting held on Thursday 4 July 2019 (MB Folios 13 to 19, inclusive), be accepted as read and confirmed."

CARRIED

3. BUSINESS ARISING

Nil

4. DECLARATION OF MEMBERS' INTERESTS (material, actual, perceived)

Nil

5. ADJOURNED ITEMS

Nil

6. DEPUTATIONS

6.1 Representatives from, and on behalf of, the Hickinbotham Group gave a 30 minute deputation in relation to project updates and landscaping and street naming proposals for the Two Wells, Eden and Liberty projects.

Councillor Parker left the meeting at 6.47pm.

Councillor Parker returned to the meeting at 6.48pm.

7. REPORTS FOR INFORMATION

7.1 Committee Resolutions

Committee Resolution

Moved Councillor Boon Seconded Mr Richard Dodson **2019/ 034**

"that the Infrastructure and Environment Committee, having considered Item 7.1 – *Committee Resolutions*, dated 16 September 2019, receives and notes the report."

CARRIED

Subject to Confirmation

7.2 Middle Beach Boat Ramp

Committee Resolution

Moved Councillor Lush Seconded Mayor Wasley **2019/ 035**

"that the Infrastructure and Environment Committee, having considered Item 7.2 – *Middle Beach Boat Ramp*, dated 16 September 2019, receives and notes the report."

CARRIED

7.3 Rubble Supply

Committee Resolution

Moved Councillor Parker Seconded Mayor Wasley **2019/ 036**

"that the Infrastructure and Environment Committee, having considered Item 7.3 – *Rubble Supply*, dated 16 September 2019, receives and notes the report."

CARRIED

8. REPORTS FOR INFORMATION

8.1 Policy Review – Road Naming Policy

Committee Resolution

Moved Mayor Wasley Seconded Councillor Boon **2019/ 037**

"that the Infrastructure and Environment Committee, having considered Item 8.1 – *Policy Review – Road Naming Policy*, dated 16 September 2019, receives and notes the report and in doing so recommends to Council that it undertake public consultation on the proposed *Road and Public Places Naming Policy* as presented at Attachment 2 to this Report."

CARRIED

8.2 Policy Review – Rural Property Addressing Policy

Committee Resolution

Moved Councillor Lush Seconded Mr Richard Dodson **2019/ 038**

"that the Infrastructure and Environment Committee, having considered Item 8.2 – *Policy Review – Rural Property Addressing Policy,* dated 16 September 2019, receives and notes the report and in doing so recommends to Council that it undertake public consultation on the proposed *Rural Property Addressing Policy* as presented at Attachment 1 to this Report."

CARRIED

Subject to Confirmation

8.3 Policy Review – Water and Sewerage Services Hardship Policy

Committee Resolution

Moved Mr Richard Dodson Seconded Councillor Boon **2019/ 039**

"that the Infrastructure and Environment Committee, having considered Item 8.3 – *Policy Review – Water and Sewerage Services Hardship Policy,* dated 16 September 2019, receives and notes the report and in doing so recommends to Council that it adopt the revised *Water and Sewerage Services Hardship Policy* presented at Attachment 1 to this Report."

CARRIED

8.4 Policy Introduction – Leasing and Licencing Policy

Committee Resolution

Moved Mayor Wasley Seconded Councillor Parker **2019/ 040**

"that the Infrastructure and Environment Committee, having considered Item 8.4 – *Policy Introduction – Leasing and Licencing Policy,* dated 16 September 2019, receives and notes the report and in doing so recommends to Council that it adopt the proposed *Leasing and Licencing Policy* as presented at Attachment 1 to this Report."

CARRIED

8.5 Port Prime Road Service Levels

Committee Resolution

Moved Councillor Boon Seconded Mayor Wasley **2019/ 040**

"that the Infrastructure and Environment Committee, having considered Item 8.5 – *Port Prime Road Service Levels,* dated 16 September 2019, receives and notes the report."

CARRIED

9. QUESTIONS ON NOTICE

Nil

10. QUESTIONS WITHOUT NOTICE

Not recorded in Minutes in accordance with Regulation 9(5) of the *Local Government (Procedures at Meetings) Regulations 2013.*

11. MOTIONS ON NOTICE

Nil

Subject to Confirmation

12. MOTIONS WITHOUT NOTICE

12.1 Accelerated Infrastructure Program

Committee Resolution

Moved Councillor Lush Seconded **2019/ 041**

"that the Chief Executive Officer bring back a report outlining the possibilities of an accelerated infrastructure program, with a view to borrowing a large amount of money to fund the program."

MOTION WITHDRAWN

13. URGENT BUSINESS

13.1 Section 51 Clearance

Committee Resolution

Moved Councillor Panella Seconded Councillor Boon **2019/ 042**

"that:-

1. **Pursuant to section 90(2) of the *Local Government Act 1999*, the Infrastructure and Environment Committee orders that all members of the public, except Chief Executive Officer, General Manager – Infrastructure and Environment, General Manager – Development and Community, Manager Governance and Administration/Minute Taker and Property Officer be excluded from attendance at the meeting of the Committee to receive a briefing from Management regarding a request from the Hickinbotham Group;**
2. **The Committee is satisfied that pursuant to section 90(3)(b)(i) of the *Local Government Act 1999*, the briefing concerns commercial information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, or to prejudice the commercial position of the council, being a verbal briefing relating to ongoing negotiations; and**
3. **The Committee is satisfied that the principle that Committee meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."**

CARRIED

Subject to Confirmation

13.1 Section 51 Clearance

Committee Resolution

Moved Councillor Lush Seconded Mayor Wasley **2019/ 043**

"that the Infrastructure and Environment Committee, having received a verbal briefing from Management regarding the request from the Hickinbotham Group for Council to issue a Section 51 Clearance Certificate for Stage 1 Liberty (the Application) to enable the creation of titles:-

1. **Acknowledges that the Application relies on land that sits outside of the development site for stormwater management purposes; and**
2. **Understands the inherent risks (financial, reputational, legal and operational) associated with endorsing the Application; and**
3. **Recommends to Council that it instructs the Chief Executive Officer to advise the Hickinbotham Group to either:**
   a. **Undertake the stormwater management and landscaping infrastructure work and make necessary amendments to the Application; or**
   b. **Provide the appropriate level of finance by way of a bonding agreement; or**
   c. **Undertake other works/actions to satisfy Council's risk."**

CARRIED

14. CONFIDENTIAL ITEMS

Nil

15. NEXT MEETING

Friday 18 October 2019, 12.00pm, at the Hewett Centre, 21 Kingfisher Drive Hewett.

16. CLOSURE

There being no further business, the Chairperson declared the meeting closed at 8.04pm.

Confirmed as a true record.

Chairperson:.....

Date: ____/____/____

Subject to Confirmation

Adelaide Plains Council	**8.1**	**Eden and Liberty Landscaping**
	Department:	**Infrastructure and Environment**
	Report Author:	**General Manager Infrastructure and Environment**
Date: 18 October 2019	**Document Ref:**	**D19/51941**

EXECUTIVE SUMMARY

- The purpose of this report is for the Infrastructure and Environment Committee (the Committee) to consider, and provide recommendations to Council in relation to the proposed landscaping plans for Eden and Liberty, Two Wells.
- Two Wells is currently experiencing significant residential growth due to development by the Hickinbotham Group (Hickinbotham) – Eden Estate (Eden) and Liberty Estate (Liberty).
- Hickinbotham will hand over the public infrastructure within Eden and Liberty after each respective defects liability period.
- Following handover, Council will be responsible for maintaining the public infrastructure.
- It is recommended that the Committee consider this report, and adopt Eden Central reserve landscape plans, continue negotiations with Hickinbotham and carry out an open space assessment for Liberty Central Reserve, water bodies, swale and entrance reserve concept landscape plans to reflect a lower maintenance, higher biodiversity and reasonable amenity outcome for Liberty.
- It is recommended that the Committee consider this report, and negotiate an alternative solution to turfed verges, such as the negotiation of an extension of the 24 month maintenance period to no less than 2022/2023 to help reduce the financial impact on Council.

RECOMMENDATION

"that the Committee, having considered Item 8.1 – *Eden and Liberty Landscaping*, dated 18 October 2019, receives and notes the report and in doing so recommends to Council that it:

1) Adopts the Eden Central Reserve landscape plans and outcomes of the open space assessment as presented in Attachment 1 and Attachment 3 this Report; and

2) Adopts the thrust and direction of Liberty Central Reserve, water bodies, swale and entrance reserve concept landscape plans as presented in Attachment 2 this Report; and

3) Instructs the Chief Executive Officer to negotiate with The Hickinbotham Group on:

a) carrying out an open space assessment for Liberty Central Reserve, water bodies, swale and entrance reserve concept landscape plans to reflect a lower maintenance, higher biodiversity, outcome for Liberty

b) an alternative solution to turfed verges, and

c) the maintenance period being extended to no less than the 2022/2023 financial year, to reduce the financial impact on Council."

BUDGET IMPACT

Estimated Cost:	TBC
Future ongoing operating costs:	TBC
Is this Budgeted?	TBC

RISK ASSESSMENT

Financial Risk

Given the significance (in terms of the value and extent) of the new public infrastructure within the Hickinbotham development, failure to consider the resources needed to maintain new assets once they are handed over to the Council after the defects liability period will have negative financial implications in terms of higher maintenance/assets renewal and inconsistent service standards throughout the area.

Attachments

1. Eden Landscaping Plans
2. Eden Open space assessment of the submitted landscape design
3. Liberty Landscaping Plans

DETAILED REPORT

Purpose

The purpose of this report is for the Infrastructure and Environment Committee (the Committee) to consider, and provide recommendations to Council in relation to the proposed landscaping plans for Eden and Liberty, Two Wells.

Background/History

Two Wells is currently experiencing significant residential growth due to development by the Hickinbotham Group (Hickinbotham) – Eden Estate (Eden) and Liberty Estate (Liberty).

It is expected that once completed, Eden will have 267 new houses and Liberty will have approximately 3,200 new houses. Eden is expected to be completed in 2022/2023. Tranche 1 of Liberty began in early 2019 and potentially could take 20 years to complete all stages.

Hickinbotham will hand over the public infrastructure within Eden and Liberty after each respective defects liability period. Following handover, Council will be responsible for maintaining the public infrastructure.

Council expects to breakeven in the year 2022/2023. The breakeven is when the Council can effectively have surplus cash from the development. Accordingly, until 2022/2023 Council will not generate surplus cashflows from Eden and Liberty development. However, from 2022/2023 onwards it is predicted that Council will have positive cash flows that will gradually increase to a significant cash surplus that can be used to provide Council services to the residents in the housing development as well as the broader Adelaide Plains community.

Discussion

Landscaping Design Plans

Hickinbotham have submitted open space landscape design plans for approval by the Council for Eden Central Reserve and verges **(Attachment 1)**, and concept open space landscaping design for Liberty Central Reserve, verges, swales, water bodies and entrance reserve **(Attachment 3)**.

Management have undertaken an open space assessment of landscape design plans in consultation with the developer and their landscape architect consultant for Eden Central Reserve and Eden verges. The outcomes of the open space assessment of the submitted landscape design plans is presented in **(Attachment 2)** to this report.

The Liberty concept landscape design plans were initially provided by the developer for Council approval in September 2019 **(Attachment 3).** Should the Committee adopt the thrust and direction of Liberty concept landscape plans an open space assessment will be carried out by Management to provide Hickinbotham direction in updating the concept landscape design plans to reflect a lower maintenance, higher biodiversity and reasonable amenity outcome for Liberty.

The open space assessment will provide the future community of Liberty and Eden with a usable open space facility and verges that meets Council's standard maintenance service levels. To summarise, commentary that will be provided to the developer for Liberty and Eden are:

1. All Garden Planting areas, species selection will be drought tolerant, hardy, long lived and suitable to the existing soil conditions on site. Native species are preferred. Irrigation should be considered for establishment purposes only
2. Individual placement of shrub/grass and groundcover species is to consider the mature spread of the plant adjacent footpaths and kerbing. Thus eliminating maintenance pruning activities (i.e. provide clear passage along all footpaths)
3. Rationalise garden bed and gravel paving areas between street trees along verges adjacent the reserve, with ongoing maintenance to street trees being the priority, to achieve full growth and canopy connection along the entire streetscape
4. Rationalise areas of irrigated space
5. Rationalise pathways within the reserve
6. Improve inclusive access
7. Riparian and macrophyte plantings in the swale for water quality treatment
8. Provide alternative (sustainable) solutions in lieu of potable water for irrigation.

In general, the Liberty Central Reserve is likely to be a district/regional open space with an activated swale area representing high maintenance service levels.

Maintenance Period

It should be noted that Eden and Liberty reserves, verges, swales, water bodies and entrance reserve landscaping all currently have a 24 month maintenance period.

While it is recommended that Management negotiate the extension of the 24 month maintenance period at minimum to 2022/2023 to reduce the financial impact on Council, it is also recommended to negotiate an alternative solution to turfed verges, however any decision should take into account the following:

Option A

Option A is to negotiate the extension of 24 month maintenance period to no less than 2022/2023 for Eden and Liberty water bodies, swales, reserves and verge.

Option B

Option B is to negotiate the extension of 24 month maintenance period to no less than 2022/2023 for Eden and Liberty water bodies, swales, reserves and verge. Also Management negotiate an alternative solution to turfed verges at Eden and Liberty.

Option C

The Committee consider a mixture of Option A and B or other options.

Option D

Option D is to accept all landscaping as presented in **Attachments 1 and 3**, at Eden and Liberty including water bodies, swales, reserves and verge with a 24 month maintenance period. At the conclusion of the 24 month period costs associated with the following will be incurred:

- Watering of the verge and reserves
- Maintenance of verge and reserves (Additional horticulture staff and plant/equipment required)
- Operational cost associated with water bodies
    - water reticulation systems (pumps and power)
    - water balance (topping up water bodies due to evaporation).

Conclusion

With significant residential growth at Eden and Liberty Council needs to ensure that it can sustainably maintain landscaping throughout its area in a way that provides a reasonable level of amenity but represents equity for ratepayers. It is for the Committee to now consider the options, and make recommendations to Council accordingly.

References

Legislation

Local Government Act 1999

Council Policies/Plans

Infrastructure and Asset Management Plan

Long Term Financial Plan

PURPOSE:	DIVISION	AREA NAME:	TWO WELLS	APPROVED:	
MAP REF:	6628/10/R, 6628/10/J	COUNCIL:	ADELAIDE PLAINS COUNCIL	DEPOSITED/FILED:	
LAST PLAN:	F58660	DEVELOPMENT NO:	312/D001/14/001	SHEET 1 OF 10	
				67772_text_01_v01	

AGENT DETAILS: FYFE PTY LTD
LEVEL 1, 124 SOUTH TERRACE
ADELAIDE SA 5000
PH: 82019600
FAX:

AGENT CODE: ALRF

REFERENCE: 18866/1/44DC8-R7

SURVEYORS CERTIFICATION:

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE	NUMBER
CT	6028	72		ALLOTMENT(S)	10	D	77932	PORT GAWLER		SECTION	457
								PORT GAWLER		SECTION	458
CT	5855	444		ALLOTMENT(S)	28	D	56870	PORT GAWLER		SECTION	456

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	5000*	SERVICE	EASEMENT(S)	D	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
NEW	5001*	SERVICE	EASEMENT(S)	C	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA
NEW	5000*	SERVICE	EASEMENT(S)	B(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA
NEW	35.5000*.5001*	SERVICE	EASEMENT(S)	E(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA
NEW	5000*	LONG	EASEMENT(S)	S	FOR SEWERAGE PURPOSES	ALANO UTILITIES (MT BARKER) PTY LTD	
NEW	5000*	SERVICE	EASEMENT(S)	W	FOR WATER SUPPLY PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA

ANNOTATIONS:

PIECES SCHEDULE

ONE ALLOTMENT COMPRISES	TOTAL AREA
5000* and 5001*	65·46ha

* ASTERISK DENOTES PIECE IDENTIFIER ONLY

SHEET 2 OF 10

67772_pland_1_V01

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSMs 6628/26989 - 6528/5002

TOTAL AREA: 70·51ha

SCALE METRES
0 75 150 225 300 375

PORT WAKEFIELD ROAD
MIDDLE BEACH ROAD
SHARPE
WARREN ROAD
MEANEY ROAD
HIGHWAY
VIDE ENLGT H7
VIDE ENLGT B2
VIDE ENLGT G7
SECOMB ROAD
MALLALA ROAD
VIDE ENLGT K8
VIDE ENLGT A2
VIDE ENLGT Q10
VIDE ENLGT E5
VIDE ENLGT J8
VIDE ENLGT D4
VIDE ENLGT M9
VIDE ENLGT C3
VIDE ENLGT F6
VIDE ENLGT L8
STOCKYARD ROAD
D77932
D56870
5000* (64·11ha)
5001*

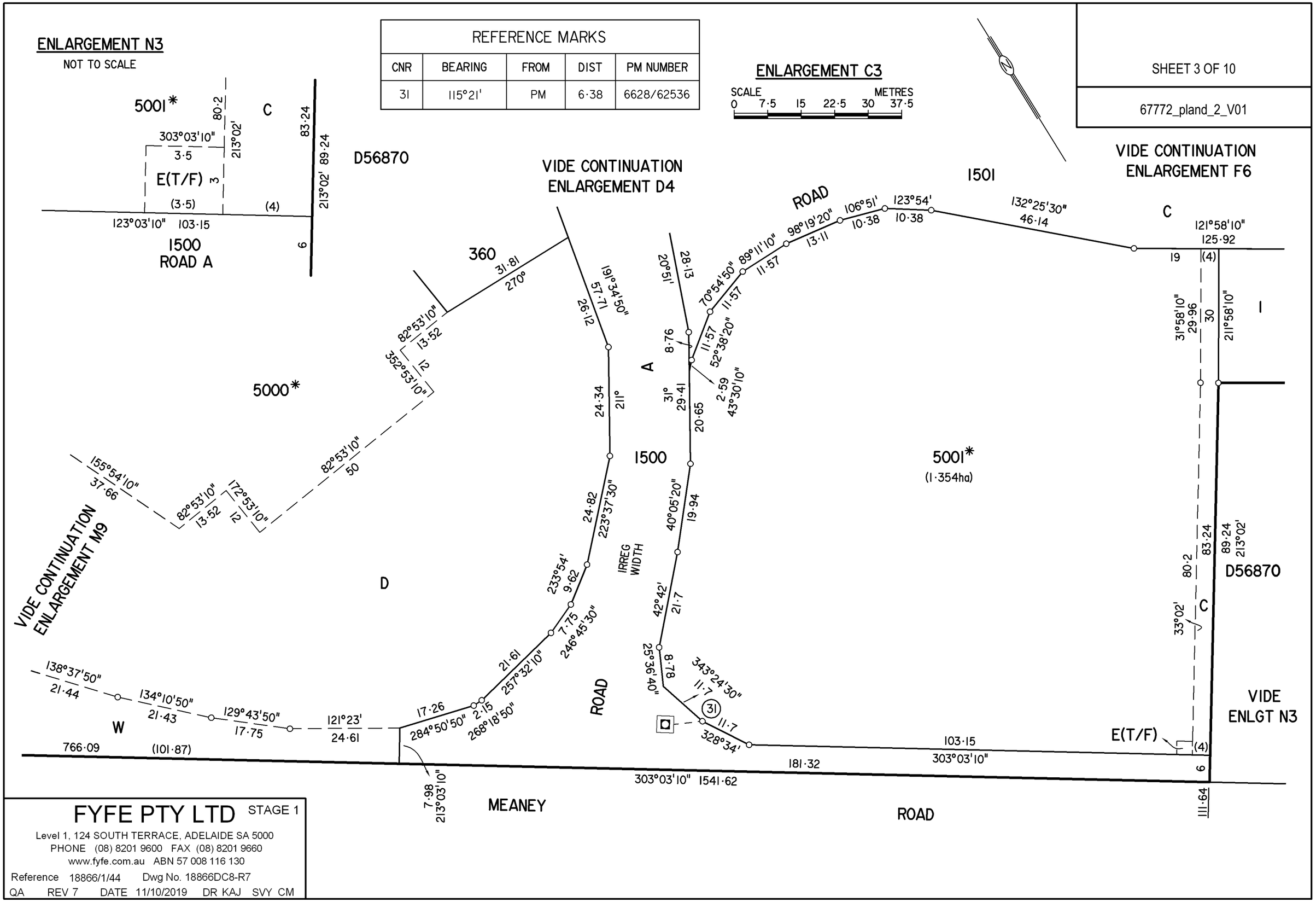
ENLARGEMENT B2
NOT TO SCALE

ENLARGEMENT A2
NOT TO SCALE

REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NUMBER
21	-	PM FD	-	6628/55516
22	125°13'	PM FD	0·78	6628/56122

FYFE PTY LTD STAGE 1
Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

Reference 18866/1/44 Dwg No. 18866DC8-R7
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM



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CNR	BEARING	FROM	DIST	PM NUMBER
31	115°21'	PM	6·38	6628/62536

SHEET 3 OF 10

67772_pland_2_V01

FYFE PTY LTD STAGE 1

Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

Reference 18866/1/44 Dwg No. 18866DC8-R7
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

SHEET 4 OF 10

67772_pland_3_V01

SCALE 0 7·5 15 22·5 30 37·5 METRES

ENLARGEMENT D4

VIDE CONTINUATION ENLARGEMENT C3

VIDE CONTINUATION ENLARGEMENT E5

VIDE CONTINUATION ENLARGEMENT F6

REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NUMBER
33	357°18'	PM	6·46	6628/62538
34	57°33'	PM	8·73	6628/62539

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STAGE 1

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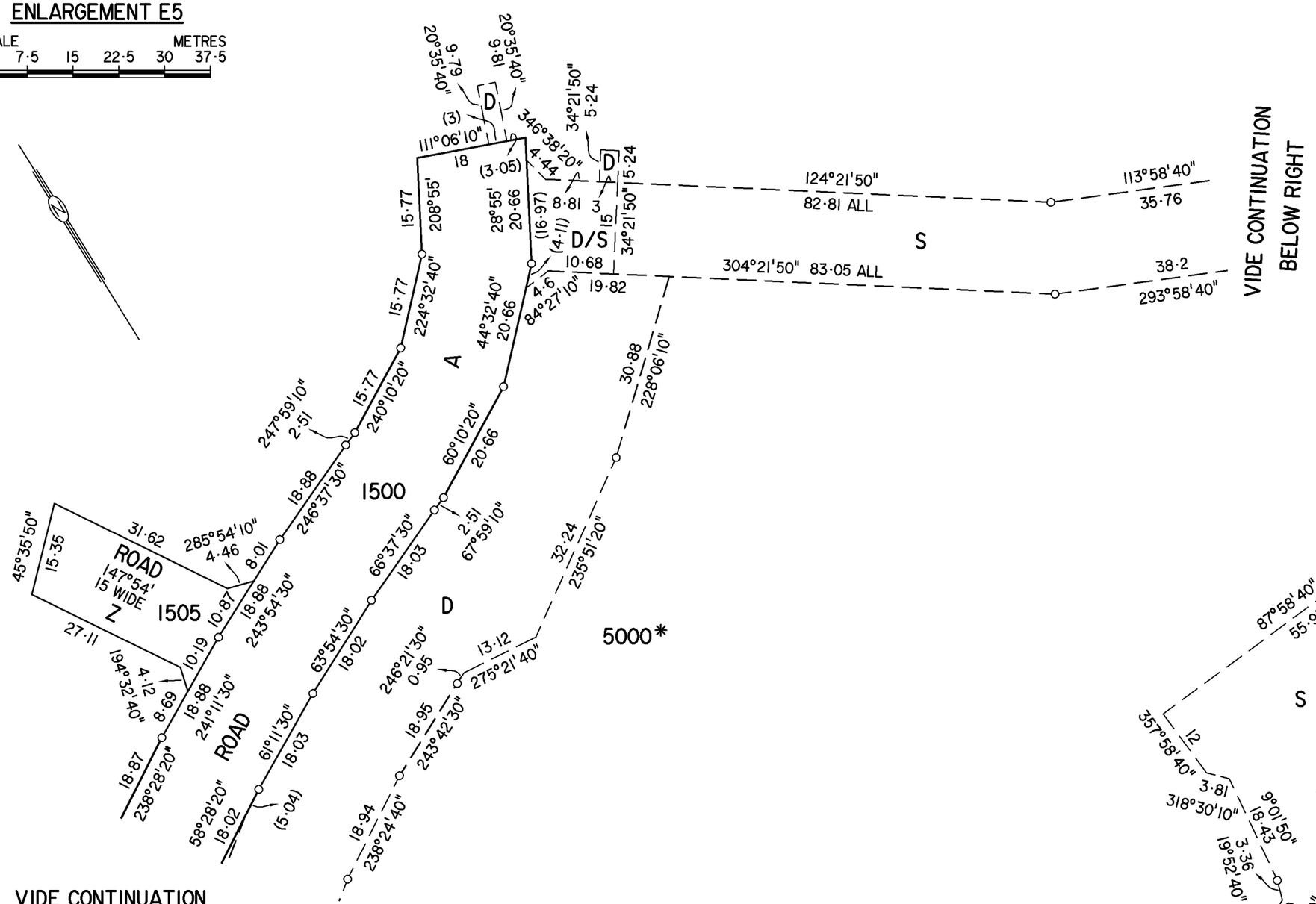
Reference 18866/1/44 Dwg No. 18866DC8-R7

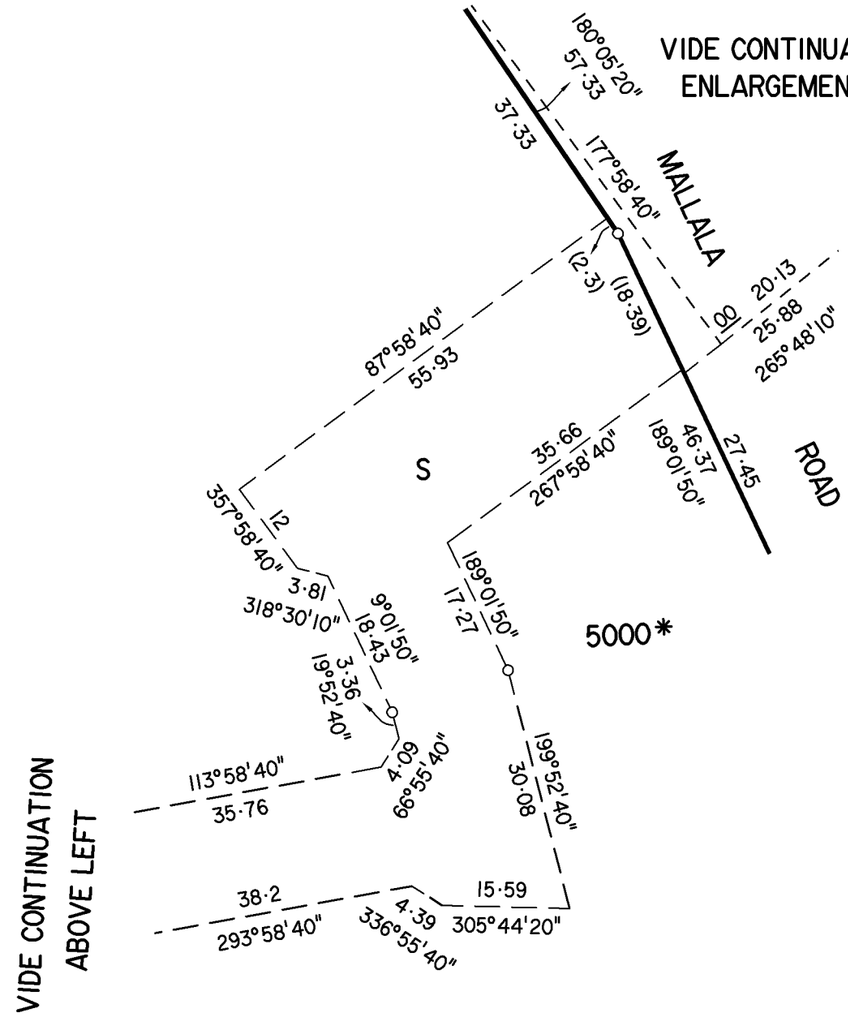
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

ENLARGEMENT E5

SCALE 0 7·5 15 22·5 30 37·5 METRES



VIDE CONTINUATION
ENLARGEMENT D4



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Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

Reference 18866/1/44 Dwg No. 18866DC8-R7
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

SHEET 6 OF 10

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ENLARGEMENT F6

SCALE METRES
0 7·5 15 22·5 30 37·5

VIDE CONTINUATION ENLARGEMENT D4

REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NUMBER
25	303°05'	MP FD	1	
32	9°15'	PM	8·63	6628/62537

FYFE PTY LTD STAGE 1

Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

Reference 18866/1/44 Dwg No. 18866DC8-R7
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

VIDE CONTINUATION ENLARGEMENT C3

VIDE CONTINUATION ENLARGEMENT L8

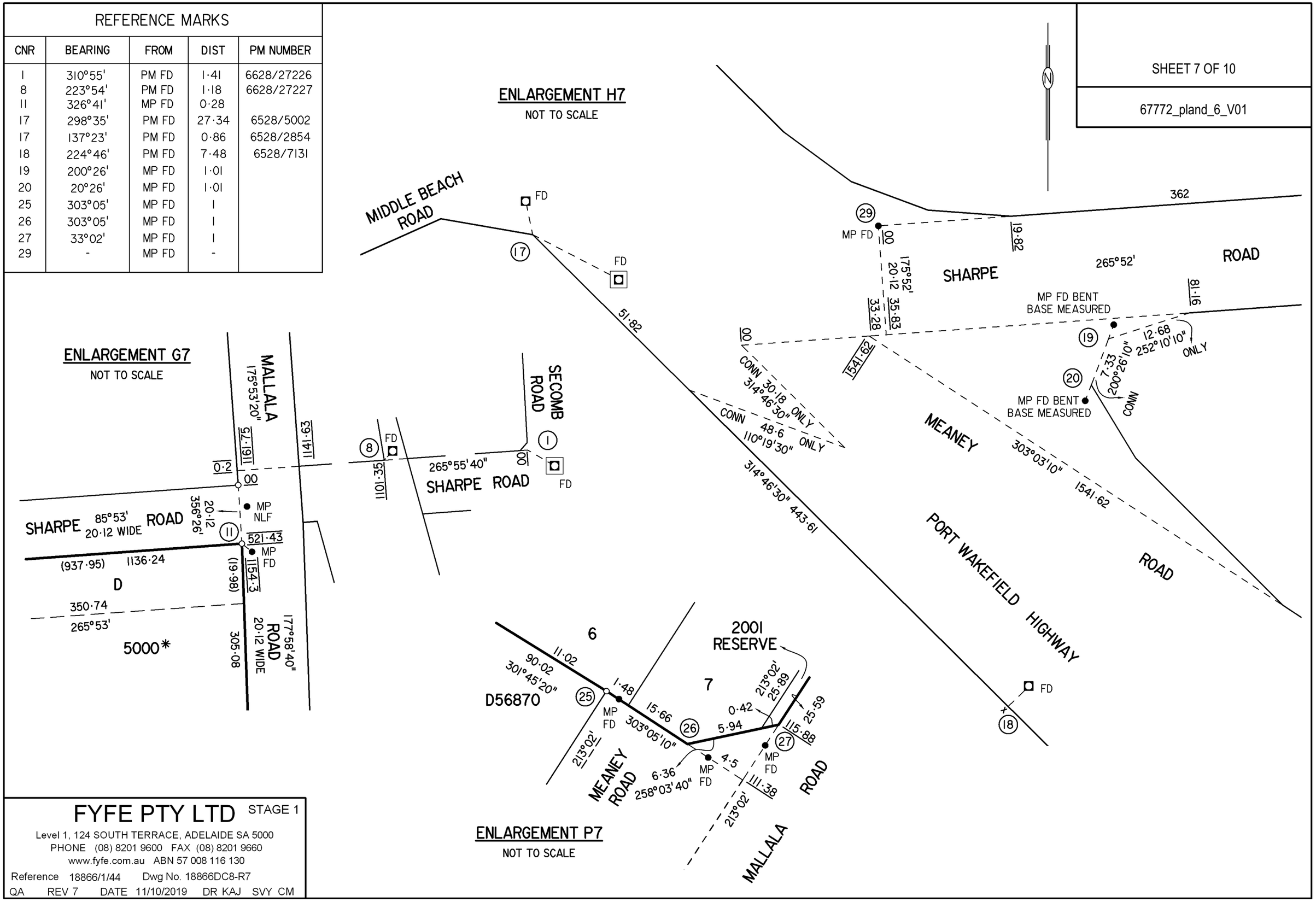
VIDE ENLARGEMENT P7

SHEET 7 OF 10

67772_pland_6_V01

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NUMBER
1	310°55'	PM FD	1·41	6628/27226
8	223°54'	PM FD	1·18	6628/27227
11	326°41'	MP FD	0·28	
17	298°35'	PM FD	27·34	6528/5002
17	137°23'	PM FD	0·86	6528/2854
18	224°46'	PM FD	7·48	6528/7131
19	200°26'	MP FD	1·01	
20	20°26'	MP FD	1·01	
25	303°05'	MP FD	1	
26	303°05'	MP FD	1	
27	33°02'	MP FD	1	
29	-	MP FD	-	



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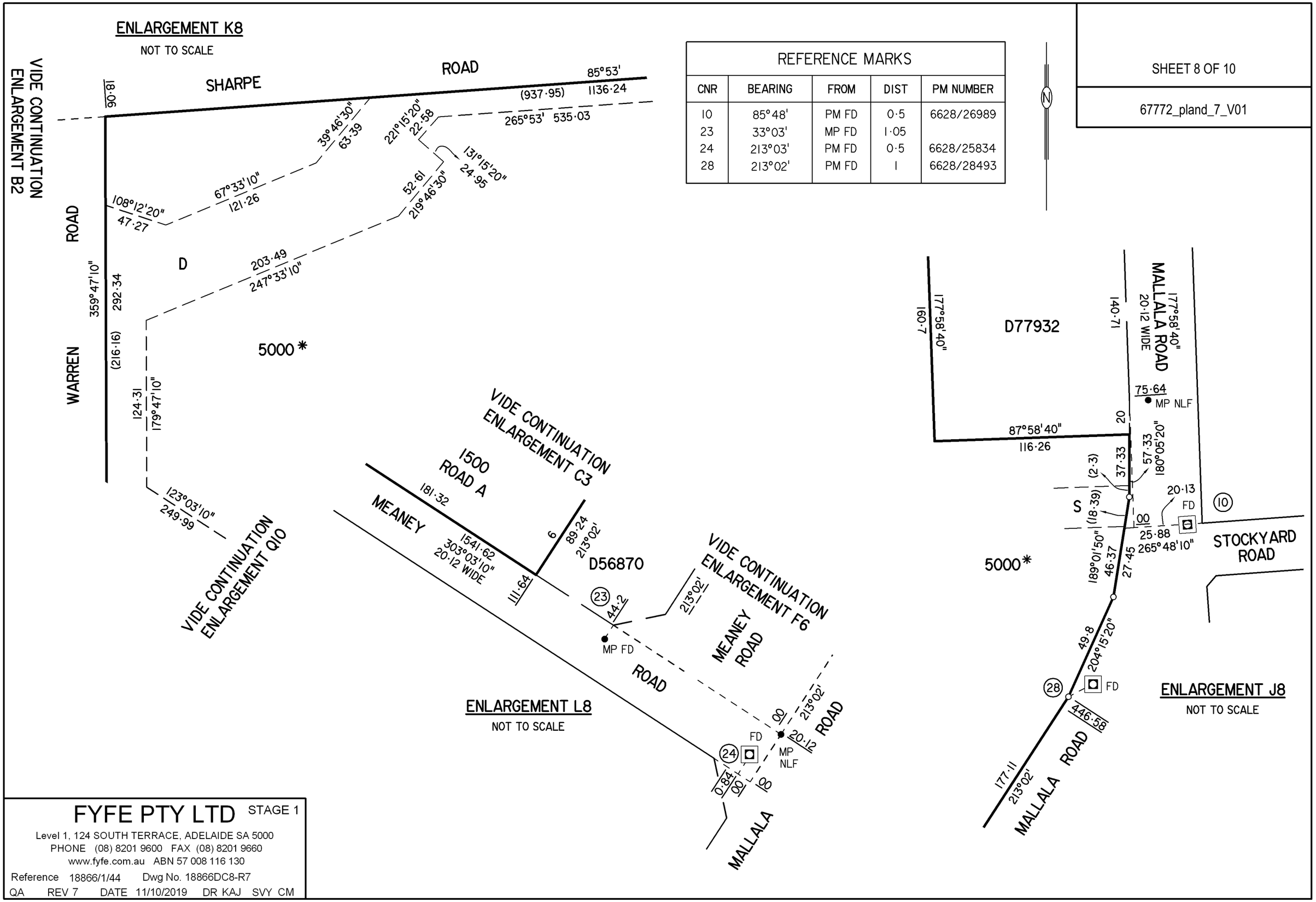
Reference 18866/1/44 Dwg No. 18866DC8-R7

QA REV 7 DATE 11/10/2019 DR KAJ SVY CM



REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NUMBER
10	85°48'	PM FD	0·5	6628/26989
23	33°03'	MP FD	1·05	
24	213°03'	PM FD	0·5	6628/25834
28	213°02'	PM FD	1	6628/28493

FYFE PTY LTD STAGE 1
Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

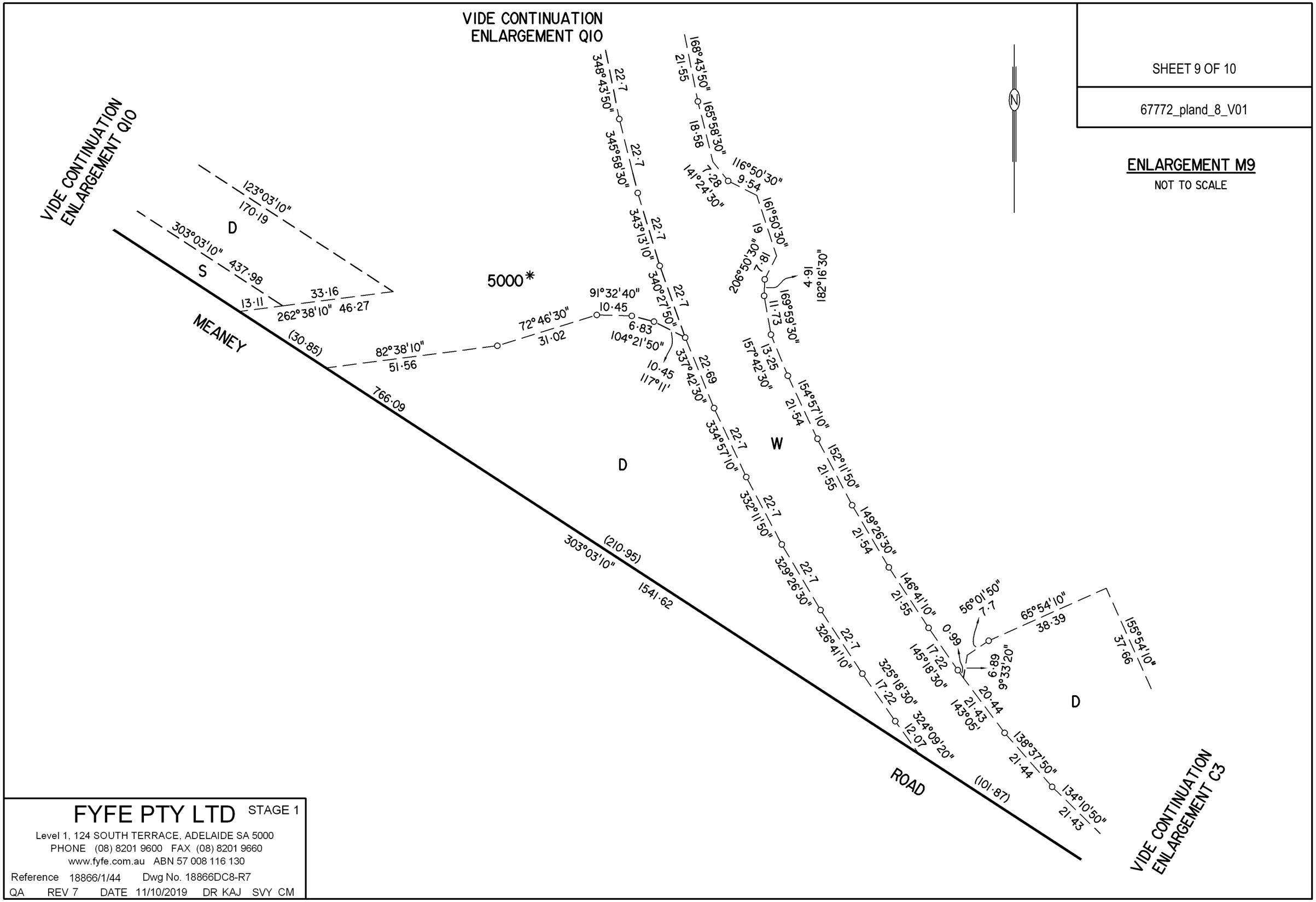
Reference 18866/1/44 Dwg No. 18866DC8-R7
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

SHEET 9 OF 10

67772_pland_8_V01

ENLARGEMENT M9

NOT TO SCALE



FYFE PTY LTD STAGE 1

Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

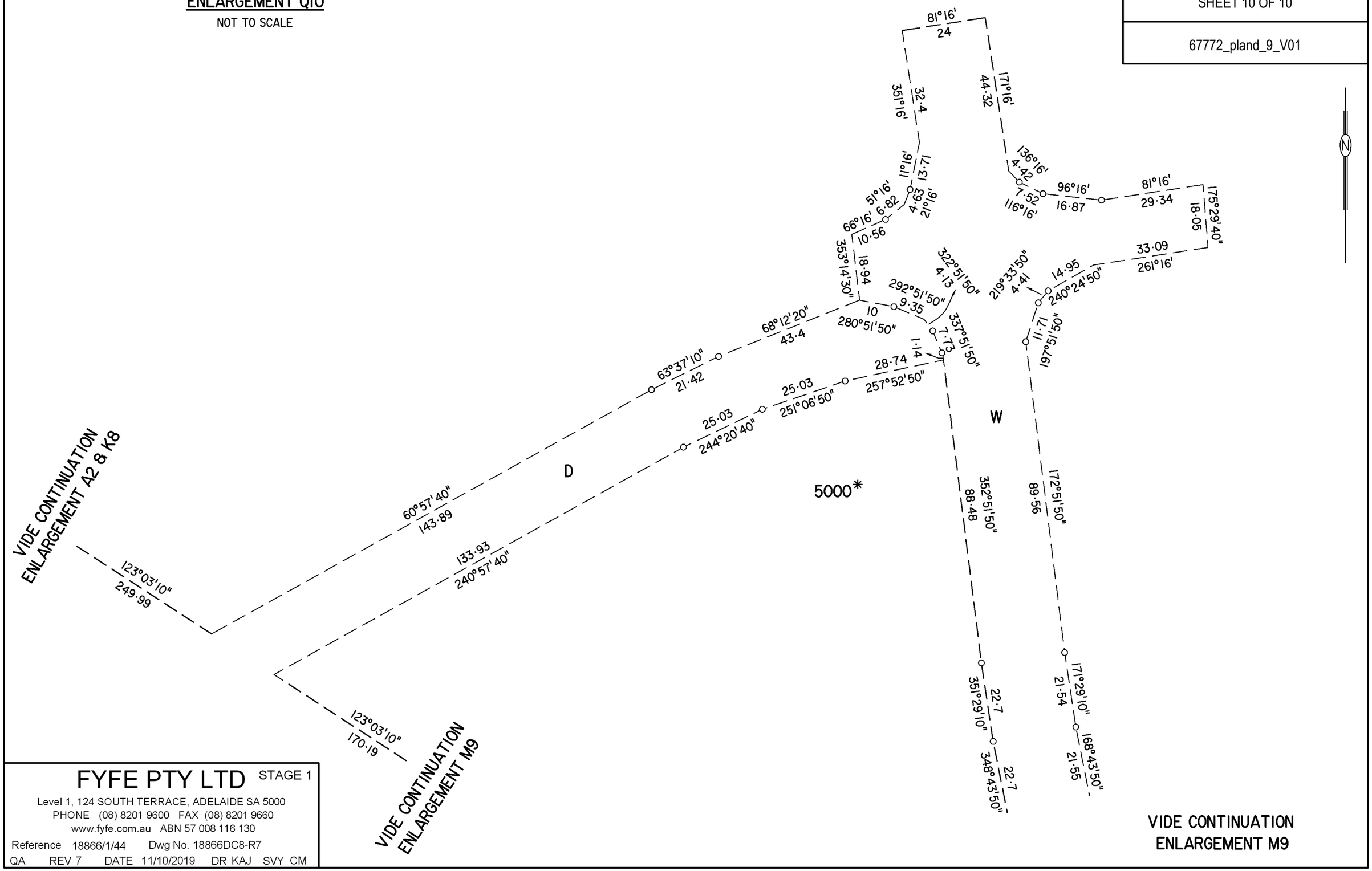
Reference 18866/1/44 Dwg No. 18866DC8-R7
QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

ENLARGEMENT Q10

NOT TO SCALE

SHEET 10 OF 10

67772_pland_9_V01



FYFE PTY LTD STAGE 1

Level 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130

Reference 18866/1/44 Dwg No. 18866DC8-R7

QA REV 7 DATE 11/10/2019 DR KAJ SVY CM

Adelaide Plains Council
Development Assessment
Review - Issues And Comments Form

Application No	**312/329/2013**
Applicant	**Hickinbotham**
Development Proposal	**Landscaping**
Subject Land	**Eden, Two Wells**
Zone	
TRIM Doc Reference	**D19/27553**
Date	**29/05/2019**

ITEM	REVIEWER	REVIEWER COMMENT	DATE SENT	DEVELOPMENT RESPONSE	DATE RECEIVED	COUNCILS RESPONSE	DATE SENT
		Street Trees					
	TJ	Council request further infromation on proposed street tree specie - What variety of Box Elder (Acer negundo) is intended to be planted. A standard box elder can be affected majorly by temperatures over 40c, causing them to lose the majority of their leafs resulting in an un-appealing tree for an extended period.	29/05/2019	We've spoken to Freshford nursery and indicated Acer negundo 'Sensation', which is a good all-round grower, has been used in a large range of council areas including down Onkaparinga Council where the environment is similar to that of the Adelaide Plains ie warmer/ hotter.	26/06/2019	Acer negundo 'Sensation' are accepable	19/07/2019
	TJ	Council request further infromation on proposed street tree specie - Liquidambar styraciflua (American Sweetgum) this tree may be of concern due to the fact their seed pods are rather large (25-38mm) and spikey, commonly called a 'spike balls'. These seed pods can accumulate underneath the trees and be a potential problem as a projectile while mowing or slipping hazard on concrete footpaths. There may be a non-seeding variety, clarification required.	29/05/2019	We will change specifications to Liquidambar styraciflua 'Rotundiloba' which is the non-fruiting option.	26/06/2019	Liquidambar styraciflua 'Rotundiloba are acceptable	19/07/2019
	TJ	Street trees boarders				Council request street trees have boarders utilising flush galvanised steel edging (6mm thick). Further converstation required to ensure maintenance issues don't arise. e.g Proposal is on footpath side back of kerb to front of footpath. Non footpath dependant on off set of tree. See emaple tab for example photo.	19/07/2019
		Road Verge					
	TJ	Council require further discussions regarding road verge treatement - Meeting to be coordinated with David Luu, Rob Veitch and Tom Jones.	29/05/2019	Hickinbotham met Council 6/6/19. It is understood that Council would like to see a coordinated approach to achieve uniform outcome for road verges. The Eden design guidelines currently provides owners are required to extend front yard landscaping to the kerb and/or back of the footpath. Council's concern is that there will be various landscape outcomes in the road verge dependent on each individual owners landscaping. Council provided examples of either a uniform grassed or gravel outcome that would achieve a "green" streetscape and be acceptable to Council. Hickinbotham would be prepared to offer for all road verge areas to be seeded as part of the civil construction to achieve the desired outcome.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019

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	TJ	Council request an irrigation plan (recycle water compatible)	29/05/2019	irrigation plan to be provided by nominated landscape contractor for approval by Council prior to works commencing. Irrigation plan to include Main (Magnolia) Boulevard verges and Reserve 501	26/06/2019	Accepted. Confirm no works to commence until irrigation plan is provided and approved by Council.	19/07/2019
	TJ	Council request further information on how 5.2 Front Garden of the encumbrances will be managed e.g. connection into irrigation and maintenance.	29/05/2019	Hickinbotham met Council 6/6/19. Whilst irrigation conduits are provided for each allotment that is adjacent a public footpath this is provided to accommodate owners who would like to irrigate landscaping within the road verge but is not mandatory. Hickinbotham has the experience from other developments to manage the delivery of owners responsibilites under the encumbrance. Alot of the time this is more a matter of education than compliance.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019

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	TJ	Councils preference is for recycle water to be utlisies for verges. One system controlled by Council rather than many various resident owned systems using mains water.	29/05/2019	Hickinbotham's preference is for main boulevards (Collector Roads) to be irrigated whereas residential streets would not. The current proposal before Council provides for the above with the irrigation being able to accommodate recycled water as/and when this becomes available. Due to the maintenance requirements for irrigation it is not recommended to provide irrigation system throughout.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019
	TJ	Council request further information on proposed verge treatment (all other roads - excluding Magnolia Boulevard)	29/05/2019	As above, Hickinbotham proposes to hydroseed all road verges as part of civil construction.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	

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	TJ	Council request further infromation on the maintenance period, and if maintenance period restarts at areas were failures occur.	29/05/2019	Hickinbotham has offered to maintain the central reserve for a period of 24 months, this being twice the industry accepted standard of 12 months. Hickinbotham have also committed to continue the maintenance of the landscaping provided thus far for an additional 12 months until January 2020. Street trees and verges would be maintained inline with the industry accepted standard of 12 months. Where any defects arise during the maintenance period these will be attended to prior to handover as per normal standard practice.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019
Central Reserve - Lot 501							
	TJ	Council request an irrigation plan (recycle water compatible)	29/05/2019	irrigation plan to be provided by nominated landscape contractor for approval by Council prior to works commencing	26/06/2019	Accepted. Confirm no works to commence until irrigation plan is provided and approved by Council.	19/07/2019

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	TJ	Council request further information on the avalability of recyceled water	29/05/2019	Recycled water from the waste water treatment plant is not available currently. Alano Water have indicated recycled water will be available at approximately 1,000 homes feeding into the wastewater treatment plant.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019
	TJ	Council preference is for reserve furniture and shelter to be constrcuted out of steel and or composite materials	29/05/2019	Preference is to use the equipment and furniture already ordered.	26/06/2019	Council request reserve furniture and shelter to be constrcuted out of steel and or composite materials	19/07/2019
	TJ	Council request further information on the proposed open space lighting and shelter lighting	29/05/2019	No lighting is proposed.	26/06/2019	Council request open space lighting and shelter lighting (smart lighting is Councils preference)	19/07/2019
	TJ	Council request that the rubble path network in reserve be 1.5 metres wide	29/05/2019	we will adjust to 1.5m wide paths	26/06/2019	Accepted	19/07/2019
	TJ	Council request further information on the material/colour of rubble path materail	29/05/2019	Outerspace have specified Penrice fines QR which is earthy brown/ beige in colour	26/06/2019	Accepted	19/07/2019
	TJ	Councils preference is for toilets to be included in the central reserve design	29/05/2019	Public toilet facility not considered during the planning assessment for the land division. Eden reserve is a relatively localised reserve that will cater for the local catchment, this neighbour park is not considered a regional facility that would deem a public toilet facility requirement.	26/06/2019	Councils request toilets to be included in the central reserve design. Council consider the reseve to be a distirict reserve not a neighbourhood reserve.	19/07/2019
	TJ	Councils preference is for additional trees (in dry land grass area) to be included in the central reserve design	29/05/2019	the planting/ street tree plans prepared by Outerspace indicate trees provided on Magnolia Boulevard to the southern boundary of the reserve and Honeysuckle Drive on the northern boundary, these total at least an additional 47 trees to those already specified within the reserve.	26/06/2019	Accepted	19/07/2019
	TJ	Council request that flush galvanised steel edging (6mm thick) be used in lieu of timber edging	29/05/2019	preference is for timber edging as a reliable type for this application	26/06/2019	Council request that flush galvanised steel edging (6mm thick) be used in lieu of timber edging	19/07/2019

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	TJ	Councils preference is for slide mound edge treatment to be steel or concrete in lieu of spade edge	29/05/2019	it is not necessary to have any form of edging at the base of mound; the soft fall mulch can go up against it with no issues.	26/06/2019	Accepted	19/07/2019
		Council request that edge treatment be installed at the transition of turfed area and rubble path		Prefer not to provide edge treatement between rubble path and turfed area	26/06/2019	Council request that edge treatment be installed at the transition of turfed area and rubble path	19/07/2019
	TJ	Council request further information on the turf seed mix in the kick-about space	29/05/2019	already provided in tech specs which was sent to council with the drawing sets. Refer selections page 28 in the tech specs	26/06/2019	Accepted	19/07/2019
	TJ	Councils preference is for car parking to be included in the central reserve design (turnaround point on Honeysuckle Drive or other alternatives)	29/05/2019	Hickinbotham has discussed with Council, as Magnolia Boulevard to the southern boundary of the reserve is already constructed we are not able to accommodate the request. There maybe opportunity to the northern boundary on Honeysuckle Drive where the road has not been constructed to incorporate some car parking.	26/06/2019	Council request additional parking requirement to be included as part of the reserve. There is not sufficent space avaliable on Honeysuckle Drive. See proposed locations on example tab. Compacted rubble with bollard or simiar as boarder to stop traffic entering into reserve.	19/07/2019
	TJ	Council request further infromation on the maintenance period, and if maintenance period restarts at areas were failures occur.	29/05/2019	Hickinbotham has offered to maintain the central reserve for a period of 24 months, this being twice the industry accepted standard of 12 months. Hickinbotham have also committed to continue the maintenance of the landscaping provided thus far for an additional 12 months until January 2020. Street trees and verges would be maintained inline with the industry accepted standard of 12 months. Where any defects arise during the maintenance period these will be attended to prior to handover as per normal standard practice.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019
	TJ	Councils preference is for a shelter over the barbeque to be included in the central reserve design	29/05/2019	OS to review design and shift barbecue under shelter	26/06/2019	Accepted	19/07/2019
	TJ	Councils preference is for a shade structure for playground element to be included in the central reserve design	29/05/2019	We understand the importance of shade in play space, hence we have provided natural shade option using trees within the play area.	26/06/2019	Councils request a shade structure for playground element (Although trees will be planted at a respectable size they will not provide adequate shade for many years)	19/07/2019
	TJ	Councils preference is for additonal bins to be included in the central reserve design	29/05/2019	we will add a couple more bins in strategic locations.	26/06/2019	Accepted	19/07/2019

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	TJ	Councils preference is for bollards/strategically located rocks to restrict access to bridge be included in the central reserve design	29/05/2019	Noted. Outerspace to include large rocks to restrict vehicle access	26/06/2019	Accepted	19/07/2019
	TJ	Council request further infromation on the edge beam treatment to the kangatrak bridge	29/05/2019	see separate pdf attachment on details of Kangatrak bridge	26/06/2019	Accepted	19/07/2019
	TJ	Council request a landscaping plan for Tangari Estate walkway (West of Lot 190)	29/05/2019	Outerspace will prepare landscape plan for Tangari Estate walkway (West of Lot 190) which will be sent to Council for approval once completed. This will be underway soon. We'd like to emphasise the availability of this document shouldn't withhold approval of central reserve or street tree plans already lodged with Council.	26/06/2019	Accepted	19/07/2019
	TJ	Council request a recycle water connection point is installed at southern end of Tangari Estate walkway (West of Lot 190)	29/05/2019	No recycled water network currently exists within the estate.	26/06/2019	Reserve Matter - To allow progress of the submitted verge, street tree planting and central reserve plans, Council is willing to place this item as a reserve matter. Management will provide Council members an update with regard to the following resolution:- "that Council endorses resolution 2019/021. of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to advise The Hickinbotham Group that Council will not endorse the proposed landscape plans on the basis that the location of the footpaths, and landscape treatment of associated verges will create an unreasonable burden to Council, in particular the practicality of maintaining the verge, the maintenance of turf and ongoing costs association with watering same." Further discussions required with Hickinbotham, following Council member's recommendation.	19/07/2019
	TJ	Councils preference is for a drinking fountain to be included in the central reserve design	29/05/2019	we will provide drinking fountain in the reserve	26/06/2019	Accepted	19/07/2019
	TJ	Council request a landscaping plan for Reserve Lot 502	29/05/2019	Outerspace will prepare landscape plan for Reserve Lot 502 which will be sent to Council for approval once completed. This will be underway soon. We'd like to emphasise the availability of this document shouldn't withhold approval of central reserve or street tree plans already lodged with Council.	26/06/2019	Accepted	19/07/2019

LOCATION PLAN

N

RESERVE 2011

RESERVE 1001

PROPOSED LOCATION OF ENTRY SIGNAGE (PART OF RESERVE 2011)

JEFFERSEN BLVD

SOLID CONCRETE ISLAND SEPARATORS

LOW UNDERSTOREY PLANTING TO CENTRE OF ROUNDABOUT FOR UNOBSTRUCTIVE TRAFFIC SIGHTLINES

ALTERNATING PATTERNS OF GARDEN BEDS & GROUND COVERS TO VERGE LEADING INTO THE DEVELOPMENT

POLES WITH BANNERS TO LEAD GUESTS INTO THE DEVELOPMENT

SCREEN PLANTING AROUND TRANSFORMER

MALLALA ROAD

MEANEY ROAD

COMPACTED RUBBLE PATH PROVIDED FOR EXISTING OWNER ACCESS

COPSE OF SMALL TREES AND SHRUBS AT END OF JEFFERSEN BOULEVARD AS SCREENING BACKGROUND VEGETATION

LARGE-CANOPIED TREES TO CREATE A BOULEVARD EFFECT

POTENTIAL TO EXTEND TREATMENT TO MALLALA ROAD (BY COUNCIL)

LEGEND

- UNDERSTOREY PLANTING
- TREES
- COMPACTED RUBBLE FOOTPATH
- GROUND COVER
- POST AND RAIL FENCE
- LIGHT POLES
- ENTRY SIGNAGE
- POLES WITH BANNERS
- CONCRETE FOOTPATH (BY OTHERS)

DESIGN INTENT

THE LANDSCAPE TREATMENT FOR THE SECTION OF ROAD BETWEEN JEFFERSEN BOULEVARD AND MALLALA ROAD SHOULD BE UNIQUE AND STAND OUT FROM THE REST OF THE AREA. THE ROAD WILL BE LINED ON EITHER SIDE WITH LARGE STATELY TREES PLANTED OPPOSITE EACH OTHER FOR BETTER CANOPY COVER. POLES INTERSPERSED BETWEEN TREES AND FESTOONED WITH BANNERS WILL ADD TO THE VERTICAL ELEMENTS AND REINFORCE THE BOULEVARD FEEL OF THE SPACE ENTICING GUESTS AND VISITORS INTO THE DEVELOPMENT.

ONCE IN THE AREA, WELL-ORCHESTRATED DISPLAY OF UNDERSTOREY PLANTING AND GROUND COVER CREATE AN INTERESTING PLAY OF PLANT HEIGHTS, CULMINATING AT THE ROUNDABOUT WHICH WILL HAVE LOW ATTRACTIVE UNDERSTOREY PLANTING IN THE MIDDLE, ENSURING TRAFFIC SIGHTLINES ARE MAINTAINED.

PLANT SELECTION CRITERIA INCLUDE HARDY, LOW-MAINTENANCE PLANTS OF VARYING COLOURS, TEXTURES AND FORM TO REINFORCE SPATIAL STRUCTURE, FRAME, SCREEN AND GENERALLY ADD INTEREST TO THIS IMPORTANT ENTRY GATEWAY.

OUTER SPACE®

Project: LIBERTY TWO WELLS

Client: HICKINBOTHAM GROUP

Drawing: MEANEY RD CONCEPT PLAN
FROM JEFFERSEN BLVD TO MALLALA RD

PRELIMINARY
NOT FOR CONSTRUCTION

0 4 8 12 16 20m
SCALE 1:400 @ A1

Date: 19/09/2019 Drawn By : AI

Dwg No.: OS424_CP01B Checked By: GH

Revision: Approved By: PG

PLANT PALETTE

BOULEVARD TREES

Ulmus parvifolia 'Todd'
Chinese Elm
H: 12-15m W: 6m

Platanus orientalis 'Digitata'
Oriental Plane
H: 15m W: 10m

ACCENT TREES

Liquidambar styraciflua
American Sweetgum
H: 20-35m W: 15-23m

Pistacia chinensis
Chinese pistache
H: 8m W: 6m

Koelreuteria paniculata
Golden Raintree
H: 6m W: 4m

SHRUBS AND GROUNDCOVERS

Rosmarinus officinalis
Rosemary
H: 1m W: 1m

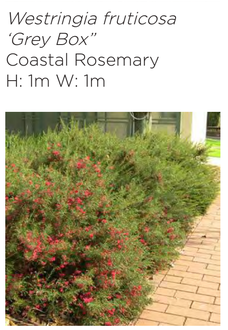
Westringia fruticosa 'Grey Box"
Coastal Rosemary
H: 1m W: 1m

Limonium perezii
Sea Lavender
H: 0.6 W: 0.5m

Nandina domestica 'Flirt"
Flirt Nandina
H: 0.5-1m W: 0.5m

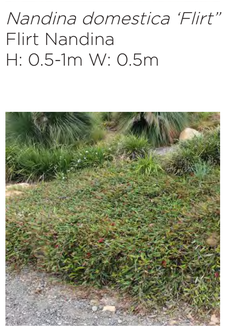
Correa reflexa
Common correa
H: 0.5-1m W: 1m

Viburnum tinus
Laurestinus
H: 3m W: 2m

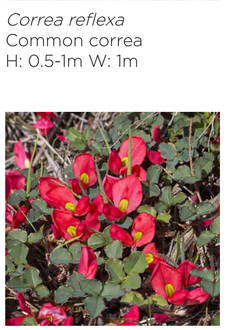


Grevillea lavandulacea
Lavender grevillea
H: 0.5-1m W: 0.5-2m

Myoporum parvifolium
Creeping Boobialla
H: 0.1m W: 1m



Grevillea 'Royal Rambler'
Royal Rambler
H: 0.5-1m W: 0.5-1m



Kennedia carinata
Clover carpet
H: 0.3m W: 0.5-1mv

TUSSOCKS

Dianella tasmanica 'Destiny'
Flax Lily
H: 0.35m W: 0.35m

Dianella tasmanica 'Tas Red'
Tas Red dianella
H: 0.6m W: 0.6m

Dietes grandiflora
Fortnight lily
H: 0.9-1.2m W: 0.6-0.9m

Lomandra tanika
Dwarf mat-rush
H: 0.5-0.6m W: 0.65m

Lomandra longifolia 'Nyalla'
Nyalla Lomandra
H: 0.75m W: 0.75m

PRECEDENT IMAGES

Roundabout with planting on center

Alternating patterns of garden bed and ground covers

OUTER SPACE®

Project: LIBERTY TWO WELLS

Client: HICKINBOTHAM GROUP

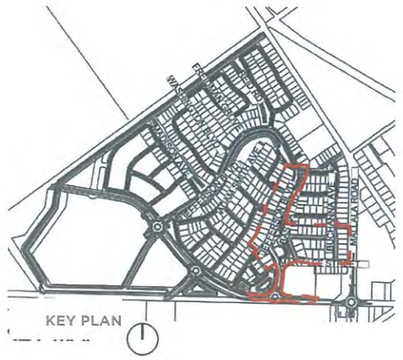
Drawing: MEANEY RD PRECEDENT IMAGES AND PLANT PALETTE

PRELIMINARY
NOT FOR CONSTRUCTION

Date: 19/09/2019 Drawn By : AI

Dwg No.: OS424_CP02B Checked By: GH

Revision: Approved By: PG



LEGEND:

PROPOSED PRIMARY STREET TREES

PROPOSED SECONDARY STREET TREES

IRRIGATED GRASS & PLANTING ALONG VERGE

PLANT PALETTE

PRIMARY STREET TREES

Melia azederach
White Cedar
H: 3-10m W: 3-10m

Quercus cerris
Turkey Oak
H: 13-20m W: 13-20m

SECONDARY STREET TREES

Acer monspessulanum
Montpellier Maple
H: 3-10m W: 3-10m

Pyrus calleryana 'Bradford'
Ornamental Pear
H: 10m W: 5m

Lagerstroemia indica x fauriei 'Tuscarora'
Tuscarora Crepe Myrtle
H: 3-6m W: 4-5m

Ulmus parvifolia
Lacebark Elm
H: 10-15m W: 10-15m

OUTER SPACE

PROJECT LIBERTY TWO WELLS

CLIENT HICKINBOTHAM GROUP

DRAWING STAGE 1 STREET TREE CONCEPT PLAN

0 25 50 75 100m

SCALE 1:1000 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 03-07-18 BY: BV

DWG NO. OS424_CP01 APPROVED BY: GH

PLANT PALETTE

TREES

Acer monspessulanum
Montpellier Maple
H: 3-10m W: 3-10m

Lagerstroemia indica x fauriei 'Tuscarora'
Tuscarora Crepe Myrtle
H: 3-6m W: 4-5m

Melia azederach
White Cedar
H: 3-10m W: 3-10m

Pyrus calleryana 'Bradford'
Ornamental Pear
H: 10m W: 5m

Quercus cerris
Turkey Oak
H: 13-20m W: 13-20m

Ulmus parvifolia
Lacebark Elm
H: 10-15m W: 10-15m

SEDGES & TUSSOCKS

Dianella revoluta
Black Anther Flax Lily
H: 0.3-1m W: 0.5-2m

Ficinia nodosa
Knobby Club Rush
H: 0.8-1m W: 0.6-0.8m

Juncus kraussii
Sea Rush
H: 0.6-1m W: 0.5-1.5m

Lepidosperma viscidum
Sticky Sword Sedge
H: 0.3-0.6m W: 0.3m

Lomandra densiflora
Pointed Mat Rush
H: 0.2-0.4m W: 0.3-0.4m

Lomandra multiflora ssp. Dura
Stiff Iron Grass
H: 0.4-0.7m W: 0.3-0.6m

SHRUBS & GROUNDCOVERS

Atriplex semibaccata
Australian Saltbush
H: 0.8m W: 1.5-2m

Carpobrotus glaucescens
Pig Face
H: 0.1m W: 0.3m

Dietes grandiflora
Wild Iris
H: 0.9m W: 0.6m

Lomandra longifolia
Lime Light
H: 0.6m W: 0.6m

Murraya paniculata
Chinese Box
H: 2m W: 15m

Myoporum parvifolium
Creeping Boobialla
H: 0.2m W: 2m

Nandina domestica 'Nana'
Dwarf Nandina
H: 0.5m W: 0.5m

Rhagodia parabolica
Mealy Saltbush
H: 1.5-3m W: 2-5m

Rosmarinus officinalis
Rosemary
H: 0.6-2m W: 0.6-1.5m

Scaevola albida 'Mauve Clusters'
Fairy Fan Flower
H: 0.3m W: 1.5m

Syzygium australe 'Select Form'
Select Scrub Cherry
H: 3-5m W: 1.5m

Westringia fruticosa
Coastal Rosemary
H: 1m W: 1m

OUTER SPACE

PROJECT LIBERTY TWO WELLS
CLIENT HICKINBOTHAM GROUP
DRAWING STAGE 1 PLANT PALETTE

DATE: 03-07-18 BY: BV
DWG NO. OS424_CP09 APPROVED BY: GH

KEY PLAN

LEGEND:

PROPOSED TREES

DRYLAND GRASS

FOOTPATH

MULCHED GARDEN BEDS

HEADWALL INLET/ OUTLET WITH PLANTING

ROCK STEPPERS

FEATURE ENTRY SIGNAGE

SHELTER WITH PICNIC SETTING

LOG BENCH

COUNTRY STYLE FENCE WITH STONE PILLARS

PLANT PALETTE

TREES

Acer monspessulanum
Montpellier Maple
H: 3-10m W: 3-10m

Quercus cerris
Turkey Oak
H: 13-20m W: 13-20m

Ulmus parvifolia
Lacebark Elm
H: 10-15m W: 10-15m

PRECEDENT IMAGES

FEATURE WALL SIGNAGE

RIPARIAN PLANTING

COUNTRY STYLE FENCE

OUTER SPACE

PROJECT LIBERTY, TWO WELLS

CLIENT HICKINBOTHAM GROUP

DRAWING RESERVE 2011 LANDSCAPE CONCEPT PLAN

0 5 10 15 20 40m

SCALE 1:400 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 03-07-18 BY: BV

DWG NO. OS424_CP06 APPROVED BY: GH

KEY PLAN

LEGEND:

- PROPOSED TREES
- DRYLAND GRASS
- MULCHED GARDEN BEDS
- LOG BENCH SEATS
- FEATURE TOTEM POLE
- HEADWALL OUTLET WITH PLANTING
- LANDSCAPE BOULDERS
- WATER FOUNTAIN FEATURE
- COUNTRY STYLE FENCE WITH STONE PILLARS

PLANT PALETTE
TREE

Eucalyptus torquata
Coral Gum

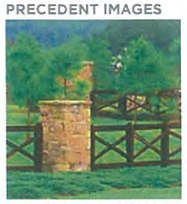
Melia azederach
White Cedar

Ulmus parvifolia
Lacebark Elm

PRECEDENT IMAGES

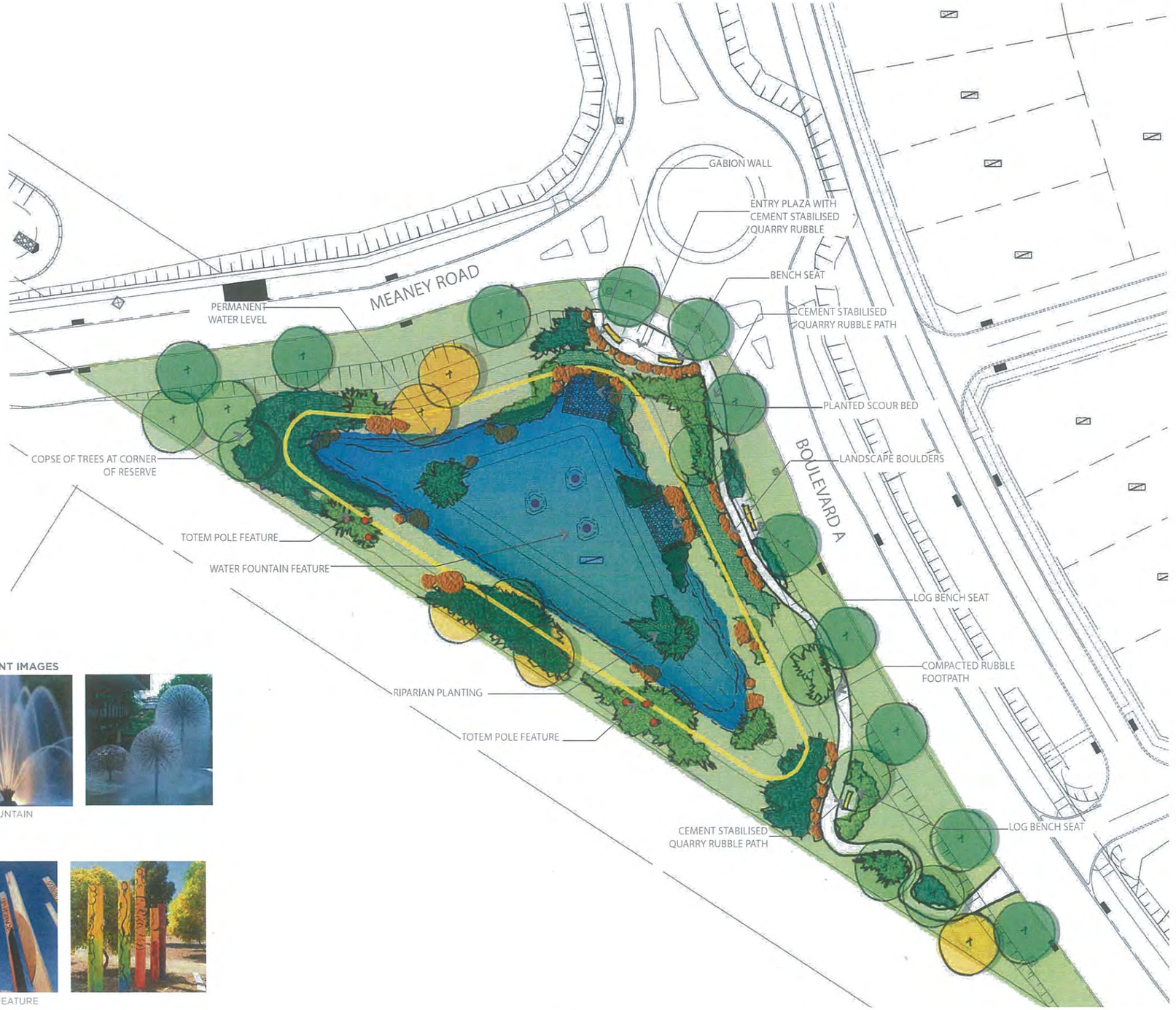
WATER FOUNTAIN

PRECEDENT IMAGES



COUNTRY STYLE FENCE

TOTEM POLE FEATURE



OUTER SPACE

PROJECT LIBERTY, TWO WELLS
CLIENT HICKINBOTHAM GROUP
DRAWING RESERVE 2009 LANDSCAPE CONCEPT PLAN

0 5 10 15 20 40m
SCALE 1:400 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 03-07-18 BY: BV
DWG NO. OS424_CP08 APPROVED BY: GH

PRECEDENT IMAGES

ACTIVE CENTRAL LINEAR NETWORK + POCKET PARK

PASSIVE RECREATION OPEN SPACE

BOULEVARD STREET TREES

FURNITURE

COUNTRY STYLE FENCE

NATURE PLAY ALONG SWALE

HEADWALL/ENDWALL

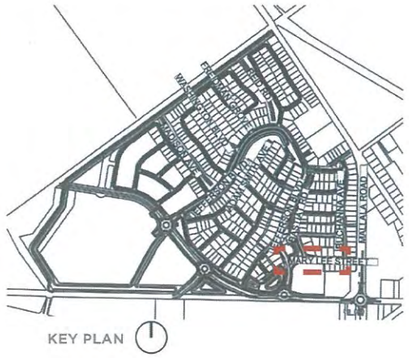
LOW STONE BARRIER

LIBERTARIAN QOUTES INTEGRATED INTO THE DESIGN

OUTER SPACE

PROJECT LIBERTY TWO WELLS
CLIENT HICKINBOTHAM GROUP
DRAWING STAGE 1 PRECEDENT IMAGES

DATE: 03-07-18 BY: BV
DWG NO. OS424_CP10 APPROVED BY: GH



KEY PLAN

LEGEND:

- PROPOSED TREES
- RIPARIAN PLANTING
- SHRUBS
- SCOUR BED WITH PLANTING
- DRYLAND GRASS
- BOLLARDS
- LANDSCAPE BOULDERS
- WATER
- DRIVEWAY
- LOW STONE WALL BARRIER

PLANT PALETTE

TREES

Melia azederach
White Cedar
H: 3-10m W: 3-10m

Pyrus calleryana 'Bradford'
Ornamental Pear
H: 10m W: 5m

SEDGES & TUSSOCKS

Dianella revoluta
Black Anther Flax Lily
H: 0.3-1m W: 0.5-2m

Ficinia nodosa
Knobby Club Rush
H: 0.8-1m W: 0.6-0.8m

Juncus kraussii
Sea Rush
H: 0.6-1m W: 0.5-1.5m

Lepidosperma viscidum
Sticky Sword Sedge
H: 0.3-0.6m W: 0.3m

SHRUBS & GROUNDCOVERS

Atriplex semibaccata
Australian Saltbush
H: 0.8m W: 1.5-2m

Murraya paniculata
Chinese Box
H: 2m W: 15m

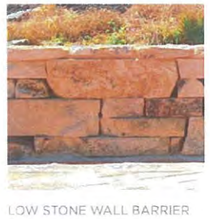
Nandina domestica 'Nana'
Dwarf Nandina
H: 0.5m W: 0.5m

Rosmarinus officinalis
Rosemary
H: 0.6-2m W: 0.6-1.5m

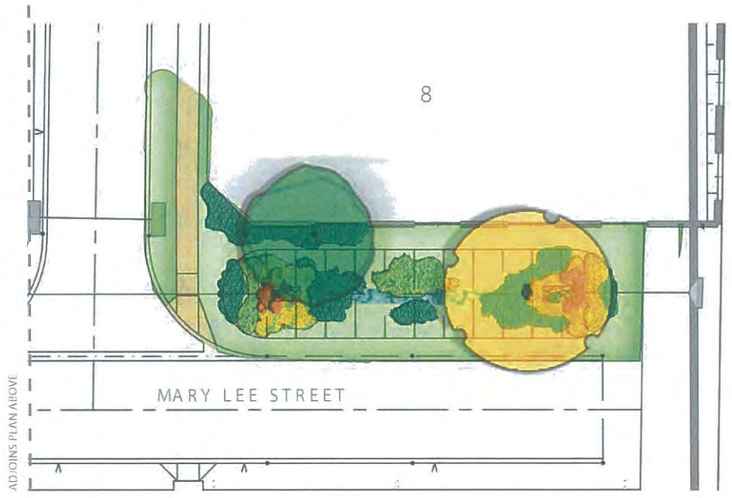
PRECEDENT IMAGES

HEADWALL/ENDWALL

BOLLARDS



LOW STONE WALL BARRIER



OUTER SPACE

PROJECT LIBERTY, TWO WELLS
CLIENT HICKINBOTHAM GROUP
DRAWING MARY LEE STREET SWALE LANDSCAPE PLAN

0 1 2 3 4 5 10m
SCALE 1:200 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 03-07-18 BY: BV
DWG NO. OS424_CP02 APPROVED BY: GH

'THE FREEDOM OF CHOICE, THE FREEDOM TO CHOOSE YOUR OWN PATH AND EXPRESS A NEW BEGINNING'

'THE FREEDOM TO EXPLORE, THE FREEDOM TO GROW & ESTABLISH THE NEW FRONTIER'

'THEY DID NOT KNOW IT WAS IMPOSSIBLE, SO THEY DID IT.'

ADVENTURE + PLAYGROUND SYSTEM

KEY

- (A) FEATURE BARN PLAYHOUSE
- (B) PLAY SHELTER
- (C) WIND / WATER WHEEL
- (D) TRACTOR TYRE ADVENTURE PLAY
- (E) CLIMBING WALL
- (F) FIRE POLE
- (G) ANIMAL TRACKS (OVERSIZED)
- (H) VILLAGE GRANDSTAND
- (J) VILLAGE GREEN
- (K) FEATURE WALL
- (L) TRACTOR PLAY & SWINGS
- (M) MUSHROOM STEPS
- (N) CHESS/CHECKERS BOARD PLAY
- (O) NATURE PLAY ZONE
- (P) TREE HOUSE / SWINGS
- (Q) OVERSIZED VEGETABLE GARDEN
- (R) SPIDERS WEB NETTING
- (S) SLIPPERY SLIDES
- (T) SWALE CROSSING
- (U) BULLDOZER SANDPIT
- (V) STORYBOOK SCULPTURE TRAIL
- (W) WATER PLAY ZONE
- (X) COMMUNITY ART TOTEM POLES
- (Y) 2 WELLS REFLECTION POND
- (Z) TREE ROWS USING EXISTING TREE STOCK

OVERSIZED ANIMAL TRACKS GUIDE PEOPLE THROUGH THE PLAYSPACES

PLAY SHELTER

FEATURE BARN PLAYHOUSE

TRACTOR TYPE PLAY

WIND / WATER WHEEL PLAY ZONE

CREATIVE NATURE PLAY

WATER PLAY

SOLID NATURAL WOOD CONSTRUCTION

NATURAL PLAY EQUIPMENT

DIGGING EQUIPMENT

OVERSIZED ANIMAL TRACKS

'A COMBINATION OF NATURE PLAY, CREATIVE PLAY BASED AROUND A FUN AND THEATRICAL INTERPRETATION OF THE FARM LAND THEME'

'A VARIETY OF CREATIVE SPACES SO THE ADVENTURE NEVER STOPS'

'THE EXPLORATIVE PLAY IS DIFFERENT WITH EVERY VISIT, THERE'S SOMETHING NEW AROUND EACH CORNER'

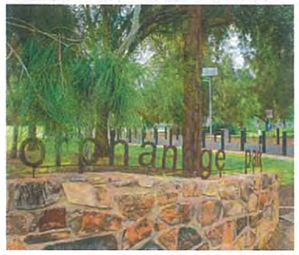
Project: LIBERTY TWO WELLS - PLAYGROUND
Client: HICKINBOTHAM
Drawing: LANDSCAPE CONCEPT PLAN

0 2 6 10 15m
SCALE 1:250 @A1

Date: 23/08/18
Dwg No.: OS424_CP01
Drawn By: AL
Approved By: PW

OUTER SPACE

PRECEDENT IMAGES



PLANT PALETTE

TREES

Pyrus calleryana 'Bradford'
Ornamental Pear
10m(H) x 5m (W)

Melia azederach
White Cedar
H: 3-10m W: 3-10m

Quercus cerris
Turkey Oak
H: 13-20m W: 13-20m

Ulmus parvifolia
Lacebark Elm
H: 10-15m W: 10-15m

Pistacia chinensis
Chinese Pistachio
8m(H) x 6m(W)

Acer negundo 'Sensation'
Box Elder Maple
8m(H) x 5m(W)

SHRUBS AND GROUNDCOVERS

Acacia calamifolia
Wallowa Wattle
2m(H) x 2m(W)

Rosmarinus officinalis
Rosemary
H: 0.6-2m W: 0.6-1.5m

Syzygium australe 'Select Form'
Select Scrub Cherry
H: 3-5m W: 1.5m

Murraya paniculata
Chinese box
2m(H) x 15m (W)

Westringia fruticosa
Coastal Rosemary
1m(H) x 1m (W)

Nandina domestica 'Nana'
Drawf nandina
0.5m(H) x 0.5m(W)

Dietes grandiflora
Wild Iris
0.9m(H) x 0.6m(W)

Myoporum parvifolium
Creeping Boobialla
0.2m(H) x 2.0m(W)

Scaevola albida
"Pale Fan flower"
0.30m (H) x 0.60m (W)

SEDGES & TUSSOCKS

Dianella revoluta
Black Anther Flax Lily
H: 0.3-1m W: 0.5-2m

Ficinia nodosa
Knobby Club Rush
H: 0.8-1m W: 0.6-0.8m

Juncus kraussii
Sea Rush
H: 0.6-1m W: 0.5-1.5m

Lepidosperma viscidum
Sticky Sword Sedge
H: 0.3-0.6m W: 0.3m

Lomandra longifolia
'Lime Light'
0.6m(H) x 0.6m(W)

Lomandra densiflora
Pointed Mat Rush
H: 0.2-0.4m W: 0.3-0.4m

Lomandra multiflora ssp. Dura
Stiff Iron Grass
H: 0.4-0.7m W: 0.3-0.6m

OUTER SPACE

PROJECT LIBERTY, TWO WELLS
CLIENT HICKINBOTHAM GROUP
DRAWING RESERVE 2004 PLANT PALETTE AND PRECEDENT IMAGES

DATE: 03-07-18 BY: BV
DWG NO. OS424_CP05 APPROVED BY: GH