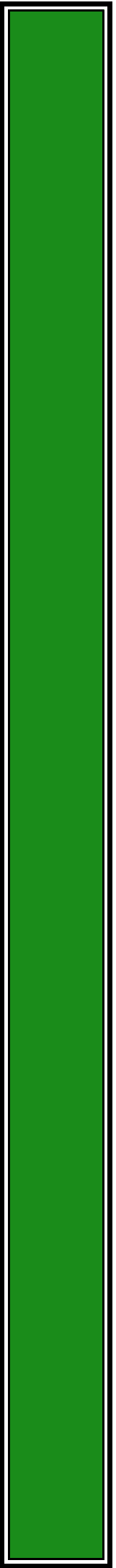


Attachment 15

Modified Landscape Plans



25 August 2016

Attn: Ben Sawley
Resource Co RRF
PO Box 542
Enfield Plaza, SA 5085

via: Matt Bell (mattbell@bellarc.com.au)

Dear Ben,

**Re: Resource Co Resource Recovery Facility,
35-37 Frank Street, Wetherill Park - Landscape Statement**

Tract Consultants were originally engaged by Bell Architecture December 2015 to prepare a conceptual landscape package based upon Mott McDonald's (project Civil Engineer) stormwater management plan and site grading. Following concerns regarding proposed site levels, the Ahrens Group engaged Triaxial Consulting to further refine the site grading and stormwater management of the development site.

The revised concept provided by Triaxial consulting allows the integrity of the landscape concept originally undertaken in December 2015 / January 2016 to be maintained, with minor amendments, whilst better integrating the development with its neighbours.

As a result of the revised site levels, the retaining wall to the Northern boundary has been reduced from 5.2m high to 3.25m high. The retaining wall to the Western boundary has been reduced in height and length (terminating near the weighbridge). There is a stronger street address (i.e. better visual connection / less segregation) with Frank Street as the reduced site levels have negated the need for retaining walls along the Southern boundary and allowed for a slight increase in garden bed area.

The resulting landscape treatment for 35 – 37 Frank Street, Wetherill Park has been designed to complement the architecture of the proposed administration building, accommodate the practical aspects of the industrial facility whilst being respectful of the existing streetscape character and significantly improve the landscape amenity to the lot.

Along the Western boundary a variable height retaining wall is still required to accommodate a variable level shift of the neighbouring industrial estate. This retaining wall system has been designed to minimise impact on the root zone of the existing neighbouring trees, in accordance with arborist recommendations. A 1.8m high fence will be installed along the retaining wall and return along the northern boundary. The western boundary will also be planted with screening shrubs and grasses to improve visual amenity.

A retaining wall is proposed along the Northern boundary, and 3m clear of the Northern boundary easement, to accommodate a variable level shift with the neighbouring industrial development. This wall will include a vehicle safety barrier, concrete footpath and 1.8m high fence.

The existing landscape character to the frontage of the site is poor and currently comprised of only turf and various tree species in relatively modest condition. An opportunity exists to rejuvenate and significantly improve the quality of the landscape/streetscape character by incorporating a variety of elements that will complement the architecture of the building and improve the streetscape character. This would involve removing some 17 trees in relatively poor condition to accommodate new hardscape areas and subsequent earthworks and

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replacing with some 21 advanced specimen trees. Refer to the arborist report for details of existing trees, and landscape plan for details of new planting.

The proposed landscape design has sought to provide a dedicated 5m vegetated buffer integrated with pedestrian orientated urban character within the 10m setback area by incorporating various hard and soft landscape elements to discreetly facilitate functional movement and the parking of light vehicles, whilst providing passive / contemplative space for visitors and staff to enjoy.

High quality permeable landscape materials such as Eco-Trihex within the car park area, allows stormwater to be retained on-site for longer periods of time and reduces the impact upon council's existing infrastructure during times of heavy rain. Garden beds are incorporated within the carpark area as well, to help soften visual impact of the permeable paved area.

A variety of hardscape materials of varying colours / textures including precast pavers, setts and masonry walls are used to articulate the plaza and forecourt space and provide a sense of arrival, address and identity. The front wall treatment around the entry plaza borrows from the architectural vernacular and presents an integrated approach by incorporating a battened palisade fence system to reflect that being used in the detailing of the administration building.

Architectural bench seating is provided within the plaza, shaded by the proposed deciduous feature tree planting to facilitate a comfortable and desirable microclimate for visitors and staff all year round. The main pedestrian entry from the street to the building is directed through the small urbanised entry plaza and is suitable for all abilities access (i.e. wheelchairs) as per Australian Standards.

The DCP requires a 10m landscape setback to Frank Street boundary, for "Landscaping" only (except where driveways are located). "Landscaping" is not defined in the DCP (vis-a-vis hard or soft). DCP Control (item 9.4.1 Landscaping) provides for the use of decorative paving treatments, and the use of planting to visually soften areas, provide shade and reduce heat effects.

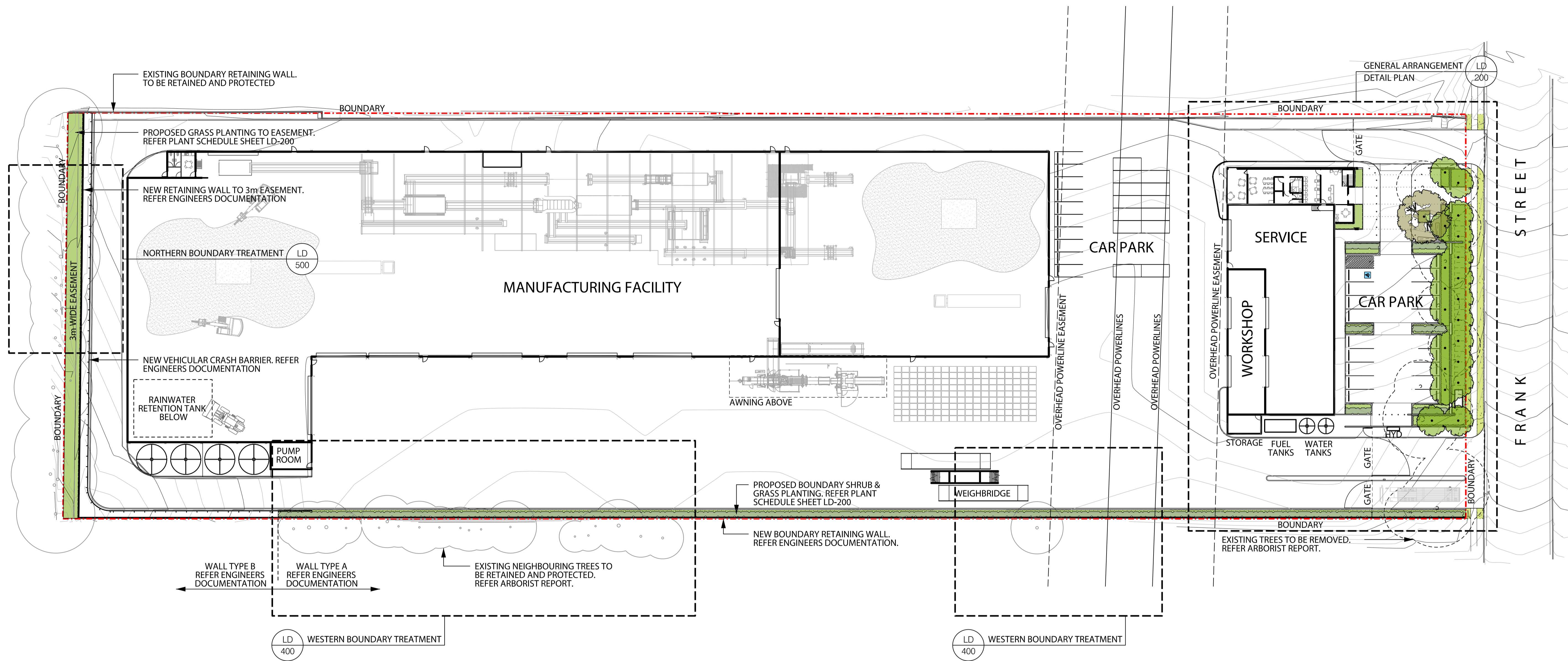
The landscape threshold addressing Frank Street has been designed to include a dedicated 5m wide garden bed and a 20m wide mixed-use zone incorporating landscaped car park and plaza areas comprising; feature paving, articulated walls, fences, footpaths, permeable paving, furniture, garden beds and shade trees.

This revised site levels allows the landscape component of the new development to be better integrated into existing site conditions established along all boundaries and ultimately provides a new and improved 25m wide streetscape between the new building and Frank Street boundary.



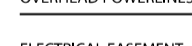

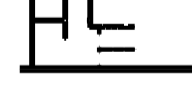


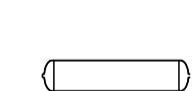
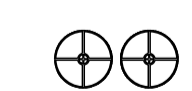




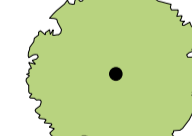




Regards,



Ben Moorcroft
Senior Landscape Architect
Tract Consultants Pty Ltd

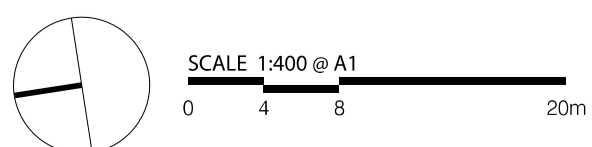


LEGEND

-  BOUNDARY
-  ELECTRICAL EASEMENT
-  OVERHEAD POWERLINES
-  ELECTRICAL EASEMENT
-  PROPOSED BUILDING / FACILITY
-  EXISTING RETAINING WALL TO EASTERN BOUNDARY
-  PROPOSED RETAINING WALL TO NORTHERN AND WESTERN BOUNDARIES
-  PROPOSED FUEL TANKS
-  PROPOSED ABOVE GROUND WATER TANKS
-  PEDESTRIAN AND VEHICULAR SECURITY GATES, POST AND FENCING
-  PROPOSED PAD-MOUNT ELECTRICAL SUB-STATION
-  EXISTING TREES ON NEIGHBOURING PROPERTY TO BE RETAINED AND PROTECTED. REFER ARBORIST REPORT.
-  EXISTING TREES TO BE REMOVED. REFER ARBORIST REPORT.
-  PROPOSED NATIVE TREES
-  PROPOSED FEATURE TREE
-  PROPOSED SHRUB PLANTING
-  PROPOSED GRASSES & GROUNDCOVERS
-  PROPOSED TURF

SITE WIDE GENERAL ARRANGEMENT PLAN

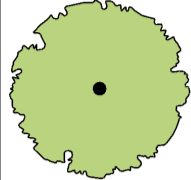




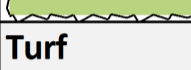

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LEGEND

- ① IN-SITU CONCRETE FOOTPATH
- ② PRECAST PAVERS
- ③ PRECAST SETTS
- ④ ECO-TRIHEX PERMIABLE PAVERS
- ⑤ EXISTING BOUNDARY RETAINING WALL TO BE RETAINED
- ⑥ NEW BOUNDARY RETAINING WALL. REFER ENGINEERS DETAIL
- ⑦ MASONRY WALL WITH FENCING
- ⑧ MASONRY WALL
- ⑨ HYDRANT / BOOSTER
- ⑩ BOLLARDS
- ⑪ BENCH SEAT
- ⑫ PEDESTRIAN AND VEHICULAR SECURITY GATES, POST AND FENCING
- ⑬ PARKING BAY MARKERS AND WHEELSTOPS
- ⑭ INTERCOM / SWIPE CARD PILLAR
- ⑮ EXISTING TREES (17 No.) TO BE REMOVED (SHOWN DASHED). REFER ARBORIST REPORT.

PLANT SCHEDULE

Sym	Botanical Name	Common Name	Size at Installation	Mature Size (H x W)	Spacing	Location
Trees						
	<i>Corymbia maculata</i>	Spotted Gum	2.4m (h), 50mm cal.	12 x 6m	As shown	Street Tree
	<i>Platanus x acerifolia</i>	London Plane	6.0m (h) 100mm cal.	14 x 10m	As shown	Courtyard
Shrubs						
	<i>Murraya paniculata</i>	Orange Jessamine	200mm pot	3.0 x 1.0m	1 / Lm	Western Boundary
	<i>Raphiolepis indica 'Cosmic White'</i>	Indian Hawthorn	300mm pot	1.5 x 1.5m	1 / Lm	Carpark
Grasses and Groundcovers (plant in groupings of 5, 7 or 9 and min. 300mm from edge of path)						
	<i>Lomandra longifolia 'Verday'</i>	Lomandra Verday	150mm pot	0.5 x 0.5m	6 / sqm	All Garden Beds
	<i>Liriope muscari 'Just Right'</i>	Liriope Just Right	150mm pot	0.5 x 0.5m	6 / sqm	
Turf						
	Sapphire Buffalo		N/A	N/A	N/A	Verge

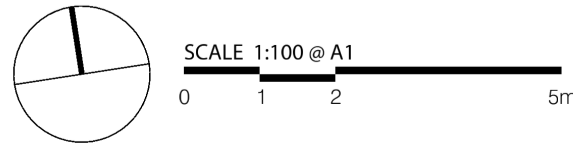
NOTE: VEHICULAR CONCRETE AREAS, CROSSOVERS, KERBS, GUTTERS, AND RAISED MEDIANS AS PER ENGINEERS DOCUMENTATION.



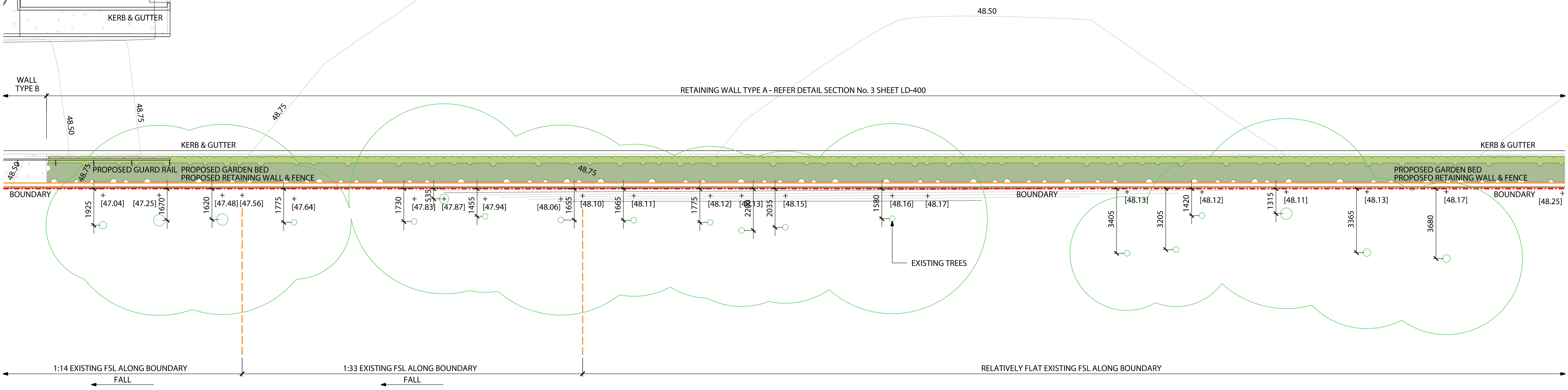
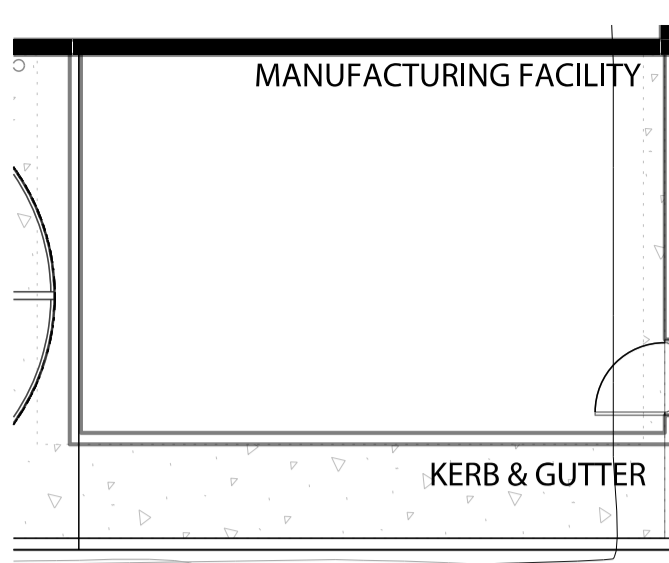
FRANK STREET

DETAIL GENERAL ARRANGEMENT PLAN

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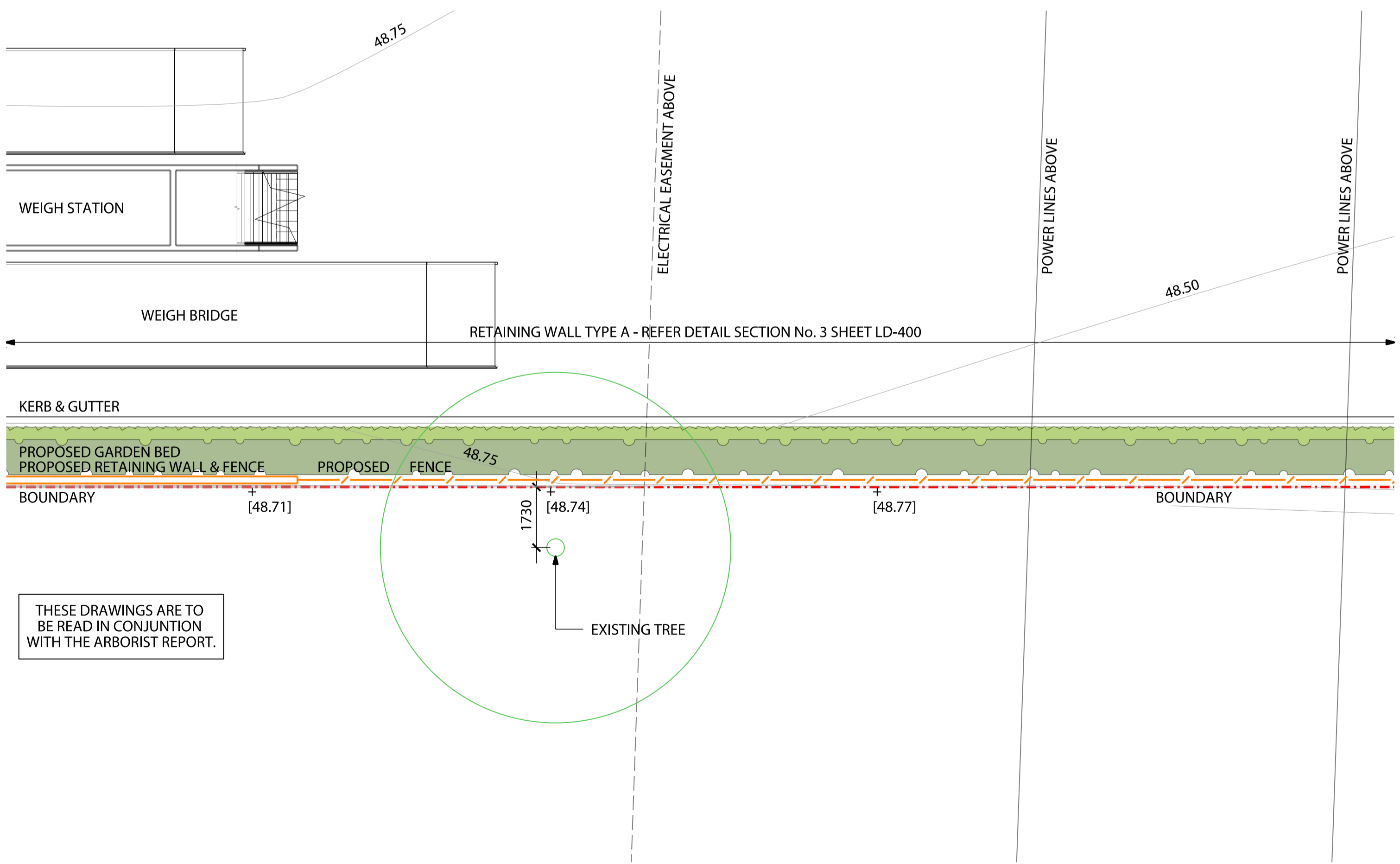


THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARBORIST REPORT.



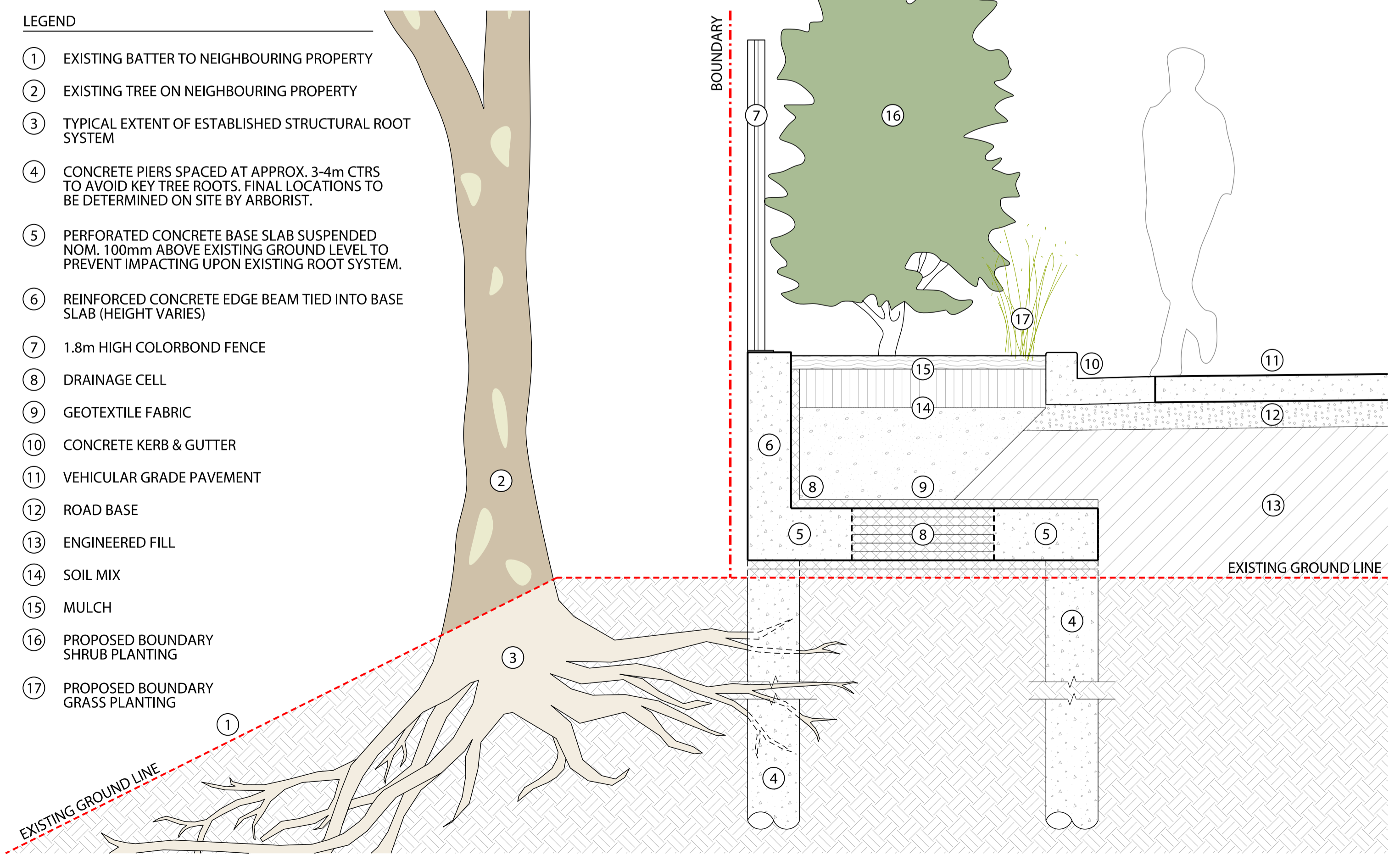
1 Western Boundary Study
Detail Plan 01

1:100 @ A1



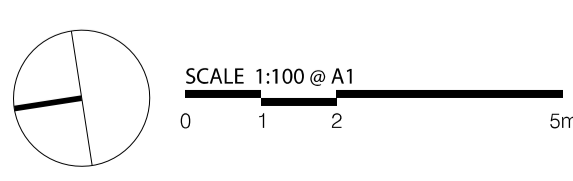
2 Western Boundary Study
Detail Plan 02

1:100 @ A1



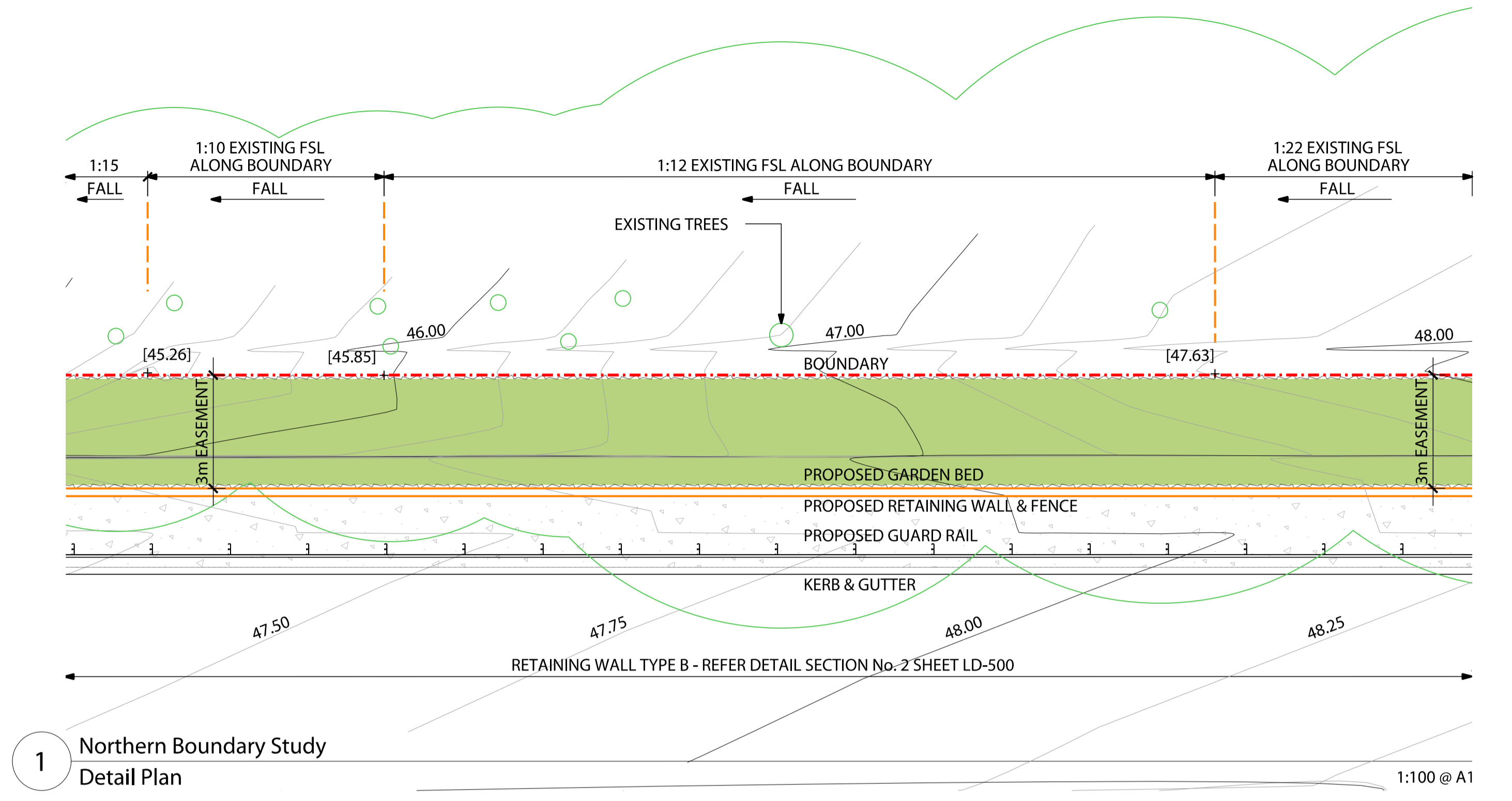
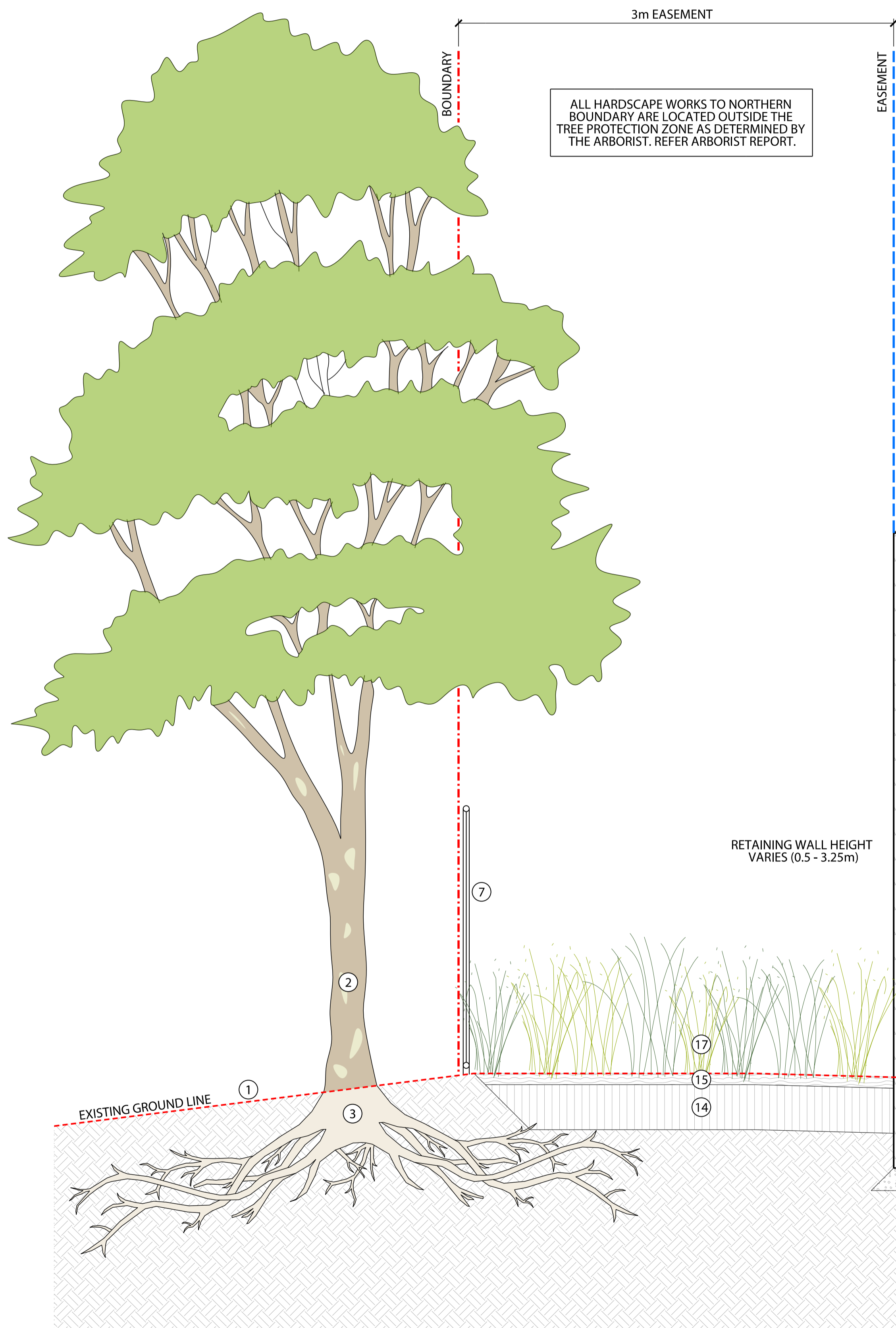
3 Wall Type A to Western Boundary
Detail Section

1:20 @ A1



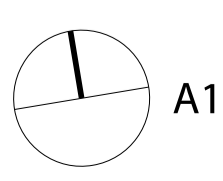
LEGEND

- | | | |
|--|-----------------------------|--------------------------------------|
| ① EXISTING BATTER TO NEIGHBOURING PROPERTY | ⑦ 1.8m HIGH CHAINMESH FENCE | ⑭ SOIL MIX |
| ② EXISTING TREE ON NEIGHBOURING PROPERTY | ⑩ CONCRETE KERB & GUTTER | ⑮ MULCH |
| ③ TYPICAL EXTENT OF ESTABLISHED STRUCTURAL ROOT SYSTEM | ⑪ VEHICULAR GRADE PAVEMENT | ⑯ PROPOSED BOUNDARY GRASS PLANTING |
| ⑤ RETAINING WALL (HEIGHT VARIES). REFER ENGINEERS DOCUMENTATION. | ⑫ ROAD BASE | ⑰ VEHICULAR SAFETY BARRIER |
| | ⑬ ENGINEERED FILL | ⑱ PEDESTRIAN GRADE CONCRETE FOOTPATH |



2 Wall Type B to Northern Boundary Detail Section

1:20 @ A1



NORTHERN BOUNDARY STUDY

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