

# SITE

## HISTORY & CHARACTER



RAILWAY

INFRASTRUCTURE - MOVEMENT - CONNECTION

BEENYUP BROOK

SITE

SPUR RAILWAY

HISTORY - TRANSPORT - CONNECTION

COMMUNITY

WORKING COMMUNITY - SERVICE

BRICKMAKERS



FOOTHILLS

FARMING - VINEYARD - HOBBY FARMS



BYFORD COMMERCIAL  
PREPARED FOR ACCORD BYFORD

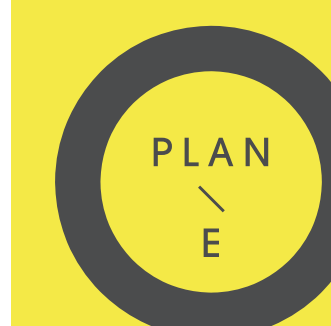
SITE ANALYSIS  
SEPTEMBER 2022

JOB NO. 2209301  
NTS @ A1

C1.101

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# SITE

## ANALYSIS



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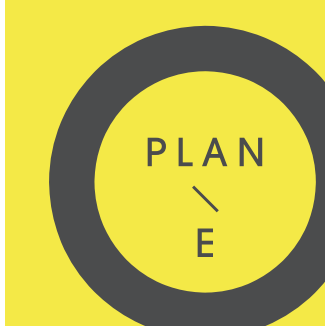
SITE ANALYSIS  
SEPTEMBER 2022

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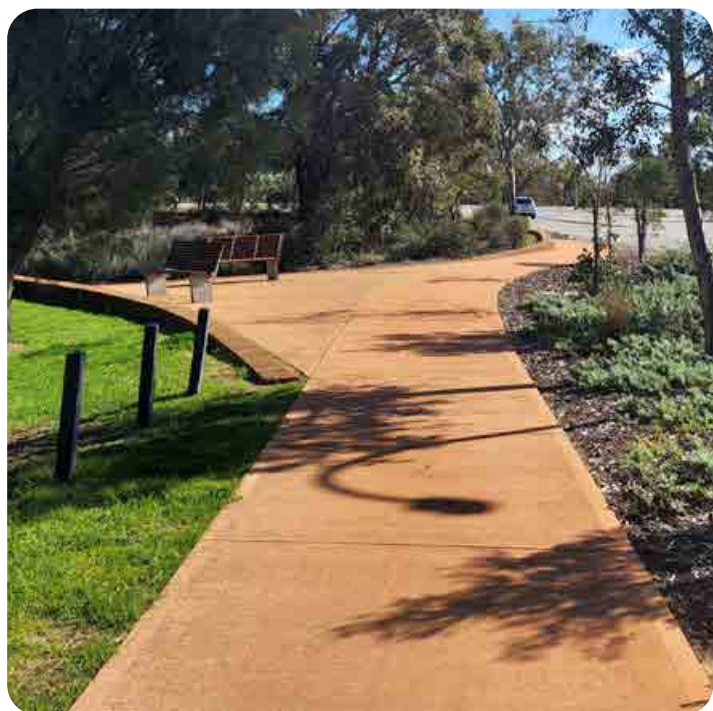


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PROPOSED HARDWORKS INTENT

SURFACES



COLOURED CONCRETE TO MATCH  
(EXISTING)



EXPOSED AGGREGATE CONCRETE TO  
PATH AREAS



FEATURE PAVING BANDS



PAVEMENT AT PEDESTRIAN  
CROSSINGS

WALLS



RAMMED EARTH WALL



BRICK WALL

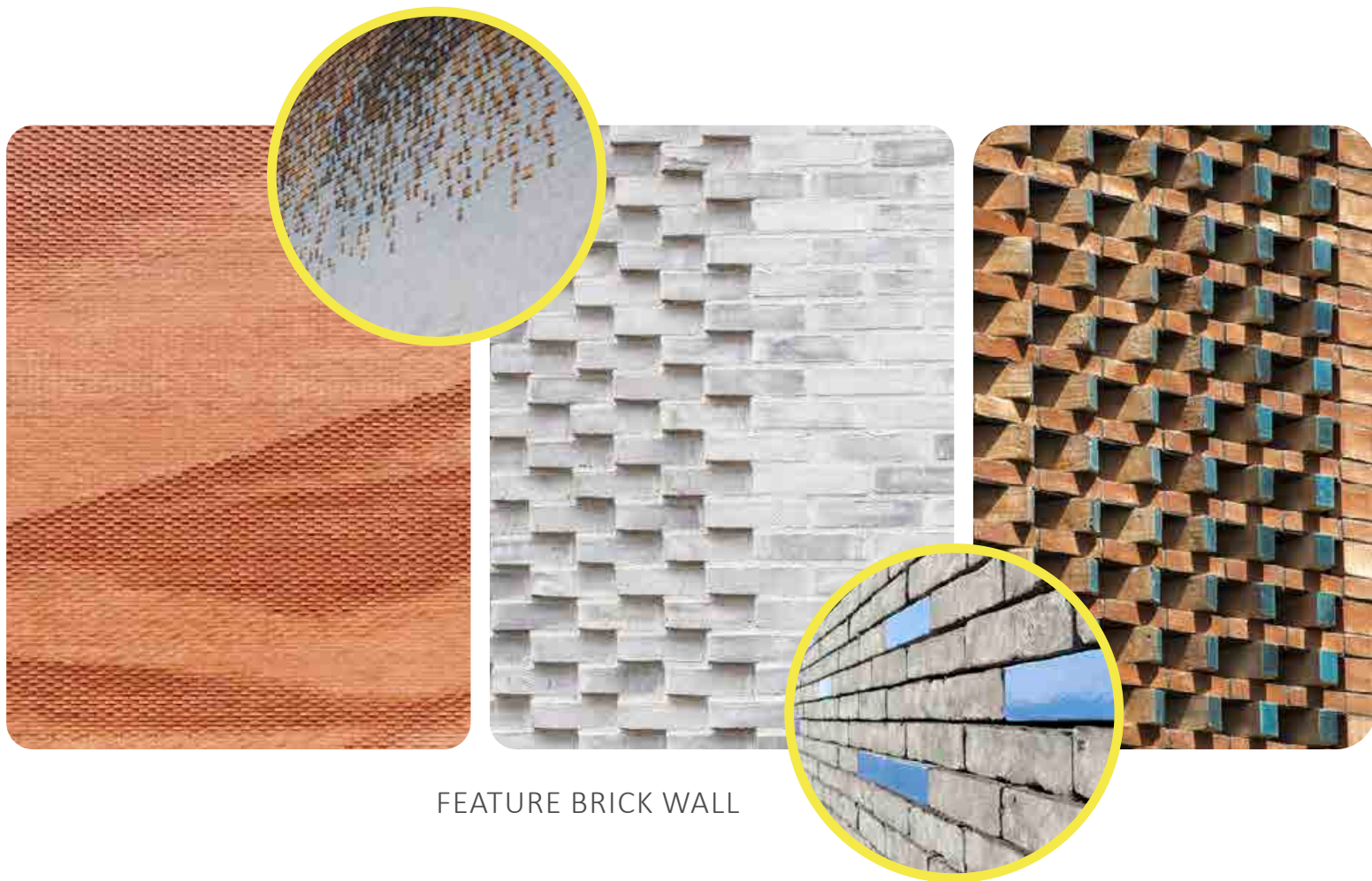


NATURAL EARTH LIMESTONE BLOCK  
WALL



NATURAL EARTH LIMESTONE BLOCK &  
BRICK WALL FEATURE

ART OPPORTUNITIES



FEATURE BRICK WALL



PRECAST / OFF FORM PATTERN



CLADDING TEXTURE/PATTERN



LANDSCAPE INTERPRETATIVE ART  
RAILWAY LINK BETWEEN THE  
SOUTH-WEST LINE AND THE STATE

FENCE / BALUSTRADE INTENT



CORTEN STEEL FRAMES



VERTICAL STEEL BALUSTRADE

HARDSCAPE NOTES

The hardscape palette has been provided as a guide for the type of material to be investigated for use across the development site and landscape during detailed design.

The material texture, colour and overall design to reflect the rural, rustic character of Byford.





PROPOSED PLANTING

TREES

ENTRY/BOULEVARD



*Pyrus calleryana*  
Aristocrat



*Liquidambar styraciflua*

CARPARK




*Triadica sebifera*  
Chinese Tallow Tree



*Corymbia ficifolia*  
Red Flowering Gum



*Melaleuca viridiflora*  
Broad Leaf Paperbark

 Existing species  
found in site

OTHERS



*Agonis flexuosa*  
WA Peppermint



*Eucalyptus lane-poolei*  
Salmon barked white gum



*Eucalyptus laeiae*  
Butter Gum



*Eucalyptus caesia*  
Silver princess



*Eucalyptus erythrocorys*  
Red capped Gum



*Banksia grandis*  
Bull Banksia

PLANTING MIX A - GROUND COVERS / LOW



*Anigozanthos manglesii*  
Mangle's Kangaroo Paw



*Anigozanthos humilis*  
Cats Paw



*Conostylis aculeata*  
Prickly Conostylis



*Dasypogon bromeliifolius*  
Pineapple Bush



*Daniella revoluta*  
Blueberry Lily



*Hardenbergia  
comptoniana*



*Kennedia coccinea*  
Coral Vine





PROPOSED PLANTING

PLANTING MIX A - GROUND COVERS / LOW

 Existing species found in site



*Acacia stenoptera*  
Narrow Winged Wattle



*Astroloma pallidum*  
Kick Bush



*Grevillea pilulifera*  
Woolly-flowered Grevillea



*Hemiandra pungens*  
Snake Bush



*Hovea trisperma*  
Common Hovea



*Melaleuca trichophylla*  
Pretty Honey Myrtle

PLANTING MIX B - MEDIUM SHRUBS



*Acacia lasiocarpa*  
Dune Moses/Panjang



*Adenanthos meisneri*  
Prostate Wollybush



*Astartea fascicularis*  
False Baeckea



*Calothamnus quadrifidus*  
One Sided Bottlebrush



*Conospermum stoechadis*  
Smokebush



*Hakea ceratophylla*  
Horned Leaf Hakea



*Kunzea recurva*  
Swamp Kunzea



*Macrozamia riedlei*  
Zamia Palm



*Phyllanthus calycinus*  
Flase Boronia



*Xanthorrhoea gracilis*  
Graceful Grass Tree



*Scholtzia involucrata*  
Spiked Scholtzia



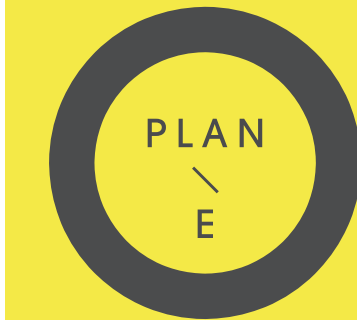
*Eremophila glabra*  
Tar/Emu Bush



*Grevillea obtusifolia*  
Obtuse-leaved Grevillea



*Grevillea braschystachya*  
Short-spiked Grevillea





PROPOSED PLANTING

PLANTING MIX C - TALL SHRUBS

Existing species found in site



Adenanthos cygnorum  
Woolly Bush



Banksia sessilis  
Parrot Bush



Eremaea pauciflora  
Orange Flowered Eremaea



Taxandria linearifolia



Viminaria juncea  
Swish Bush



Xanthorrhoea preissii  
Grass Tree

SEDGES & RUSHES



Bolboschoenus caldwellii  
Marsh Club-rush



Juncus pallidus  
Pale Rush



Lepidosperma  
longitudinale



Schoenoplectus validus  
Lake Club-rush

- Source:
- Landcare-SJ-Keeping-it-Local-Plants-Guide-July-2017-Edition. (PDF)
  - E19-5766-Recommended-Trees-for-Urban-Environments (PDF) - Shire of Serpentine Jarrahdale

LANDSCAPE AREA SUMMARY

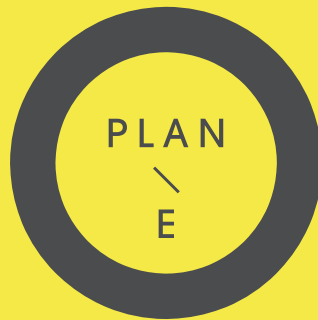
Site Area sq.m	82,522		Sq.m site area as taken from Landgate				
	Proposed Soft landscaping		Proposed trees - estimate (number)	Proposed Hard landscaping			Total Landscaping
	Garden Bed	Mulch Only		Concrete Paving	Concrete Paving Feature	Gravel Fines	
On lot landscaping (sq.m)	6,650	250	180	3,355	500	80	11,015
On lot landscaping (% of site area)	8.06%	0.30%		4.07%	0.61%	0.10%	13%
Additional landscape areas (beyond the lot boundary)							
SW Highway Verge (sq.m)	765	25	5	320	0	0	1,115
Wilaring Verge (sq.m)	675	160	25	115	0	0	975
POS extension works (south) (sq.m)	1,000	95	12	230	0	0	1,337

- PLANTING NOTES:
- Planting mixes to be determined during detailed design with a combination of the species listed above, typically;
    - Small and medium shrubs will be allocated to all planting areas.
    - Medium and Tall plants to the buffer planting areas along Wilaring Street and centrally located in the landscape node areas
  - All shrub planting to be 140mm pots, at 3 per sq.m
  - Soil conditioner required to all planting areas
  - Pine bark mulch to all planting areas- 100mm thick
  - All planting to be irrigated (refer irrigation notes)

- TREE NOTES:
- All tree locations subject to service location review
  - Carpark trees to be 45L size
  - Entry Boulevard trees to be 100L
  - Mature tree to roundabout - 500L minimum
  - All other trees to be minimum 45L size
  - All trees to be irrigated (refer irrigation notes)

- IRRIGATION NOTES:
- Irrigation required to all landscape areas
  - Irrigation to commercial lot landscape, including associated verges, to building scheme water connection with controller etc. to be located in an agreed location. Long term management by Commercial poperty developer
  - Irrigation to the public open space to connect into the existing open space irrigation system (long term management by Shire of Serpentine Jarrahdale)
  - Use of pop- up flood bubblers to suit size of garden beds to ensure any over-spray and wastage is mitigated
  - irrigation to connect to building scheme water connection with controller etc. to be located in an agreed location

- GENERAL NOTES:
- Planter boxes, screens and built-in seats proposed to development site pathways. Refer Architectural drawings
  - Road treatment, walling and balustrades. Refer to Civil and architectural drawings







- LANDSCAPE KEY PROPOSALS
- 01

SOUTH WEST HIGHWAY PATH - maintain pedestrian connections and use soft landscape to enhance to walking experience

02

EXISTING PUBLIC OPEN SPACE - Existing POS to be expanded creating an entrance to the new commercial zone and maintain visual separation with the existing residential along Wilaring Street

03

EXISTING PATH NETWORK - Maintain existing path alignment to guide pedestrians to designated crossing points

04

MOUNDING - Create a low, planted mound within the new POS location. The undulations will provide a soft, visual barrier between the entrance of SW Highway and the existing Wilaring Street

05

EXISTING VEGETATED DRAINAGE BASIN - Enhance the existing drainage basin and commercial zone entry with supplementary planting to the drainage basin- including reeds, sedges and trees

06

ROUNDBABOUT- New roundabout to be planted with a mature feature tree providing seasonal colour.

07

ENTRY LANDSCAPE - Mass planted landscape areas at the entry to visually buffer the carpark and commercial zone behind.

08

ENTRY LANDSCAPE - Mass planted landscape areas at the entry to visually buffer the commercial zone behind. Where possible, existing vegetation will be retained and protected.

09

EXISTING BUS STOP - The proposed path network will connect the commercial zone with the western bus stop along Wilaring Street

10

LEVEL CHANGES - Refer to civil and architectural drawings for the proposed level changes, proposed walling and handrails. In some instances handrails are required to roadway edge for safe travel

11

CARPARK TREE WELLS - Tree wells to carparking areas. Each well will be irrigated and the sub-base well prepared with good soil mix and mulch. Trees selection to suit the conditions

12

ENTRY ROAD / BOULEVARD - Pavement to delineate the entry to the commercial zone and Wilaring Street. Line markings will identify key pedestrian crossing points

13

PEDESTRIAN CONNECTIONS - North-South pedestrian connections between the two major building precincts

14

ENTRY BOULEVARD - Create an entrance boulevard to the commercial precinct. Boulevard to include a pedestrian path, feature trees (deciduous) to contrast with the hills beyond

15

PAVING FEATURE - Paving highlights across the site to identify entry points and reflect architectural structure / features

16

PAVING GENERAL - Consistent paving treatment to the pedestrian areas. Paving to be robust and reflect the character of the broader Byford area

17

PLANTING BUFFER AND MURAL OPPORTUNITY - Wilaring Street is lower than the proposed development site. Opportunities for mural on proposed wall and planting buffer between

18

PLANTING BUFFER - Wilaring Street and the proposed development site are at the same level. Tree and large shrub planting to provide a visual buffer for the residents

19

PLANTING BUFFER - Wilaring Street is higher than the proposed development site. Opportunities for trees and large shrub planting

20

VERGE STREET TREES - Provision of street trees along Wilaring Street verge. Trees to be planted close together, with an understorey of plantings to provide a long term visual buffer

21

LANDSCAPE NODE - Utilise large areas for a mass planted landscape node with trees and shrub planting

22

LANDSCAPE NODE - Utilise large area for a mass planted landscape node with trees and shrub planting. Provide informal compacted gravel path to accommodate pedestrian movement

23

LANDSCAPE NODE - Utilise large area for a well planted landscape node with trees and shrub planting. Provide informal compacted gravel path to accommodate pedestrian movement

24

FEATURE TREES - Use exotic tree species sparingly to create a splash of seasonal colour. A different species will be used for the entry, mid and upper zones

25

PLANTED WALL - Use narrow and tall plant species to create a mass planted garden bed against blank walls

26

BUILT FORM - Building canopies are providing shade to the pedestrian path. Screens, planters and built-in seats will be located along the path network

27

UNIVERSAL ACCESS - a ramp will provide universal access between the mid and upper zones of the development

28

PYLON SIGNS - Located on the development site, with planting designed to ensure long term sign visibility

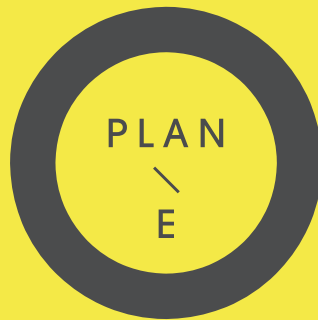
29

ENTRY LANDSCAPE - Retain suitable tree and shrub species in the existing entry landscape and enhance with new mass plantings of local plant species

30

ENTRY TREES - Entry tree species to be planted at close centres to enhance the entry from the SW Highway

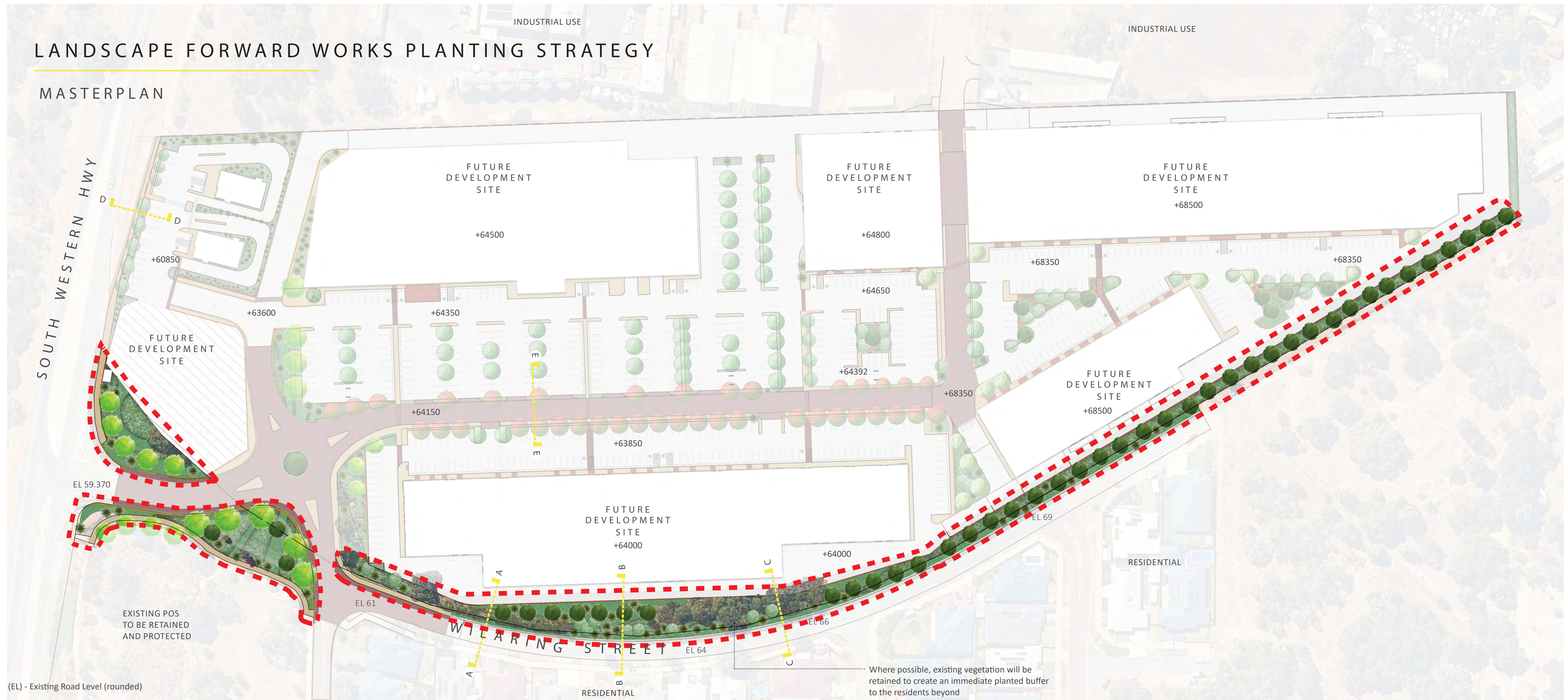
(EL) - Existing Road Level (rounded)





# LANDSCAPE FORWARD WORKS PLANTING STRATEGY

## MASTERPLAN



## FORWARD WORKS PLANTING STRATEGY



PROPOSED FORWARD WORKS PLANTING AREA

The Forward Works Planting Strategy proposes the early planting of the Wilaring Street verge and the entry landscape areas.

Early planting of the verge and entry landscape areas will allow time for the planting to establish and mature to their full height prior to the finalisation of the Commercial Development (which will be constructed over a number of years).

The overarching intent of the Forward Works Planting Strategy is to provide an established, soft, visual planted buffer between the existing residential area (Wilaring Street) and the proposed Commercial development.

## KEY COMPONENTS OF THE FORWARD WORKS PLANTING

1. Existing trees within the verge and entry landscape areas to be retained and protected to Australian Standards (AS4970 – Protection of trees on development sites), including all required protective fencing;
2. Existing native/endemic shrub plants to be identified and protected on site with protective fencing;
3. Weeds to be carefully removed;
4. Early site works (by Civil) to facilitate the proposed early planting works along Wilaring Street verge and entry landscape areas. The civil works shall include the required lot walls and fencing to their final alignments to limit future construction works near the forward works planting areas;
5. Infill planting shall be irrigated, maintained and monitored with an allowance for infill planting during the following winter seasons to ensure the new planted areas are a consistent, well established planted buffer;
6. The planting is proposed to be irrigated during establishment to provide optimal growing conditions;
7. Final planting species and numbers shall be in consultation with the Shire of Serpentine Jarrahdale;
8. Planting species have been provided in the following categories:
  - Planting Mix A- Groundcover / Low Shrub planting
  - Planting Mix B - Medium Shrub planting
  - Planting Mix C - High Shrub planting
  - Tree planting

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LANDSCAPE FORWARD WORKS PLANTING STRATEGY

JANUARY 2023

JOB NO. 2209301

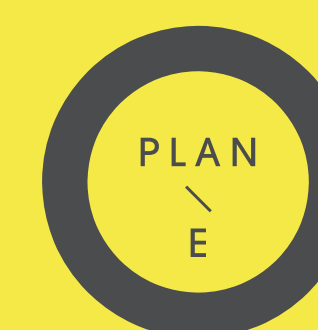
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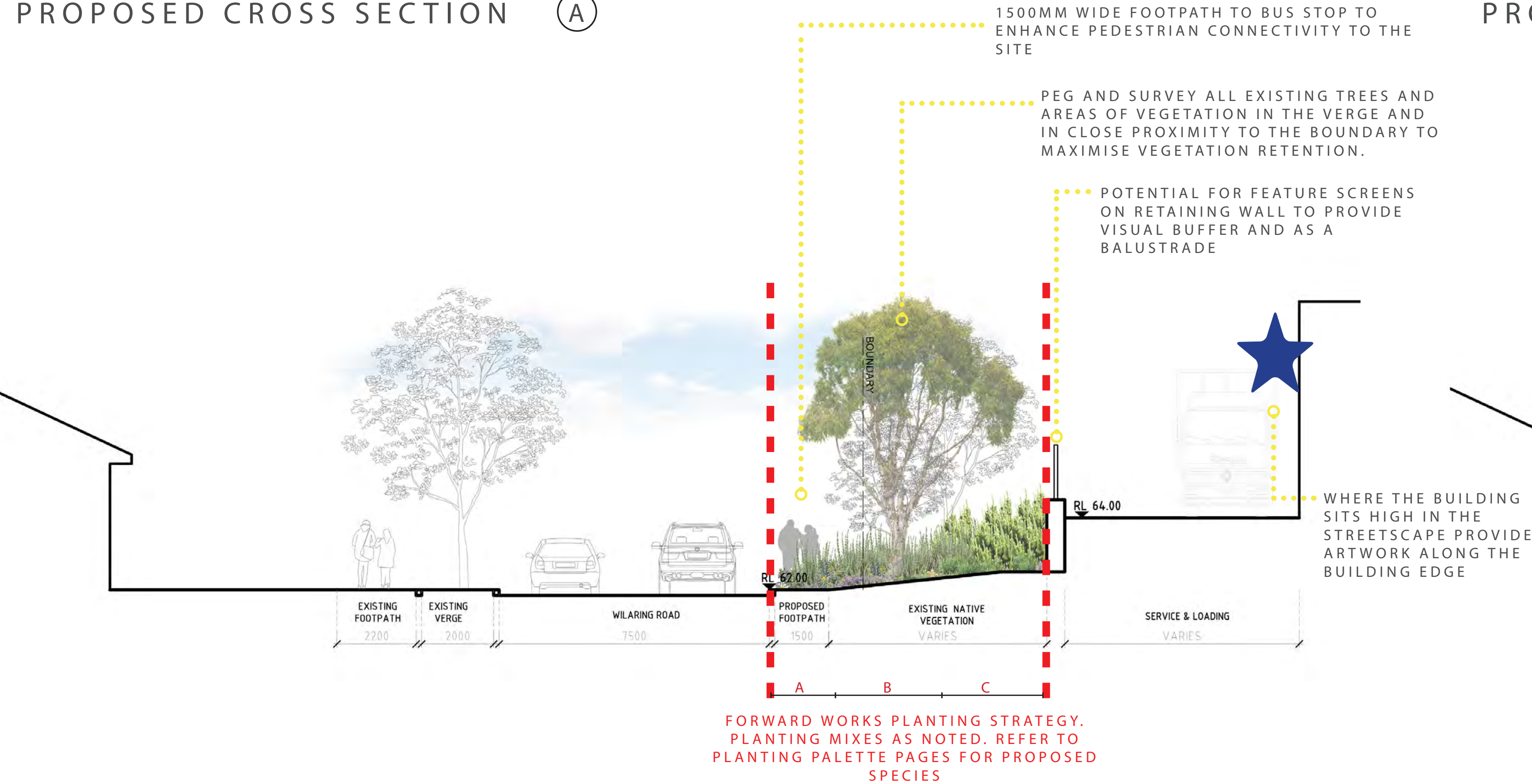
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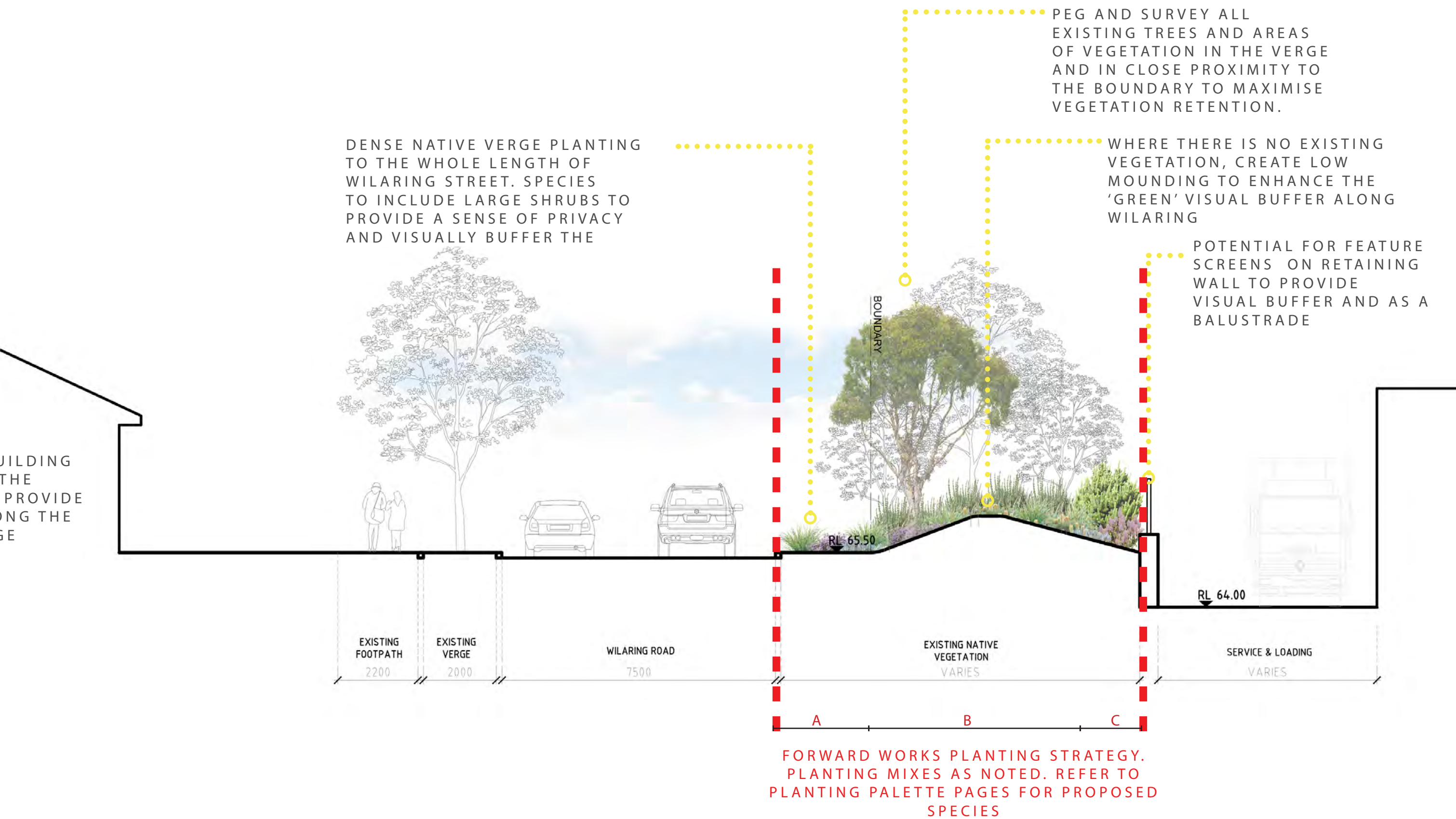
WILARING STREET (WEST)

PROPOSED CROSS SECTION (A)



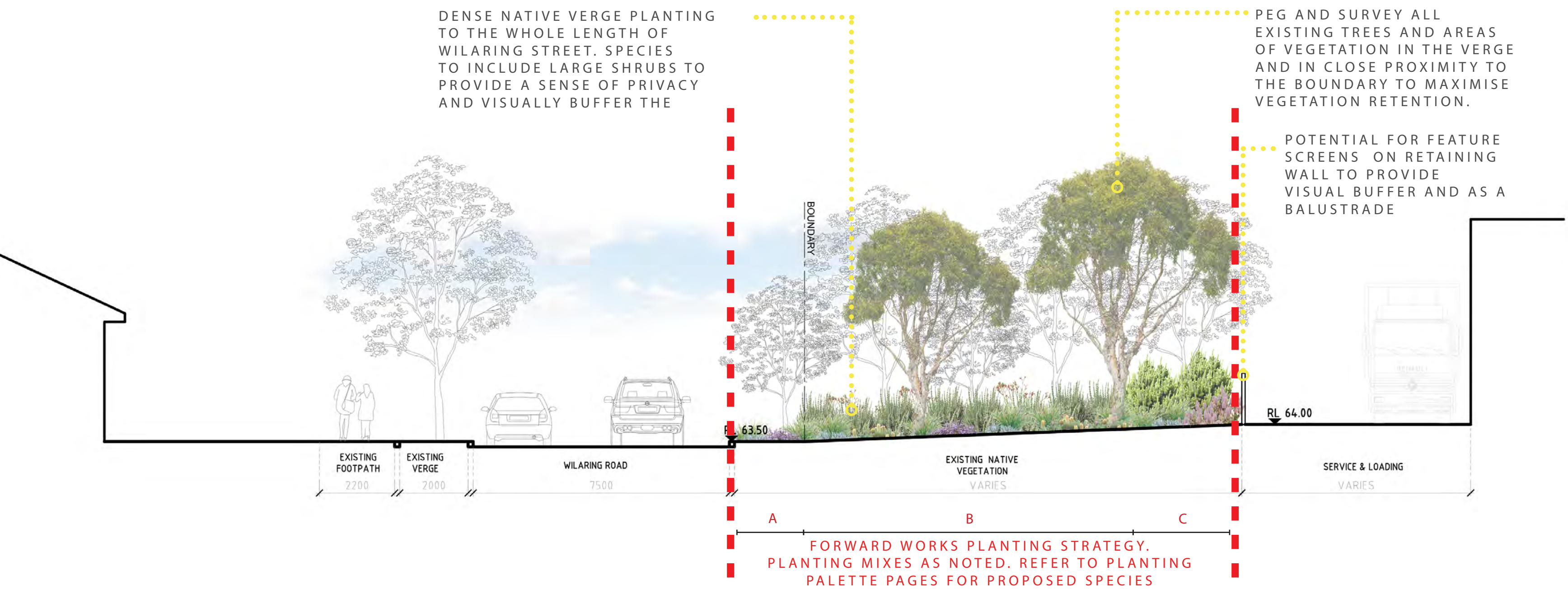
WILARING STREET (EAST)

PROPOSED CROSS SECTION (C)



WILARING STREET (MID)

PROPOSED CROSS SECTION (B)



FORWARD WORKS PLANTING STRATEGY NOTES

1. REFER FORWARD WORKS PLANTING STRATEGY PLAN C1.110 FOR AREA
2. REFER TO PLANTING PALETTE PAGES (C1.104 / 105 & 106 FOR PROPOSED PLANTING SPECIES). FINAL PLANTING LISTS TO BE PREPARED IN LIAISON WITH SHIRE OF SERPENTINE JARRAHDALE

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LANDSCAPE CONCEPT SECTIONS

JANUARY 2023

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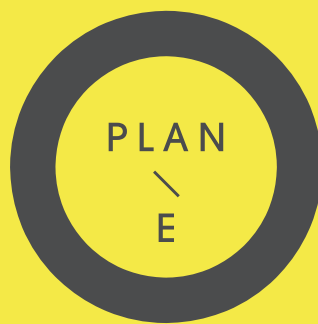
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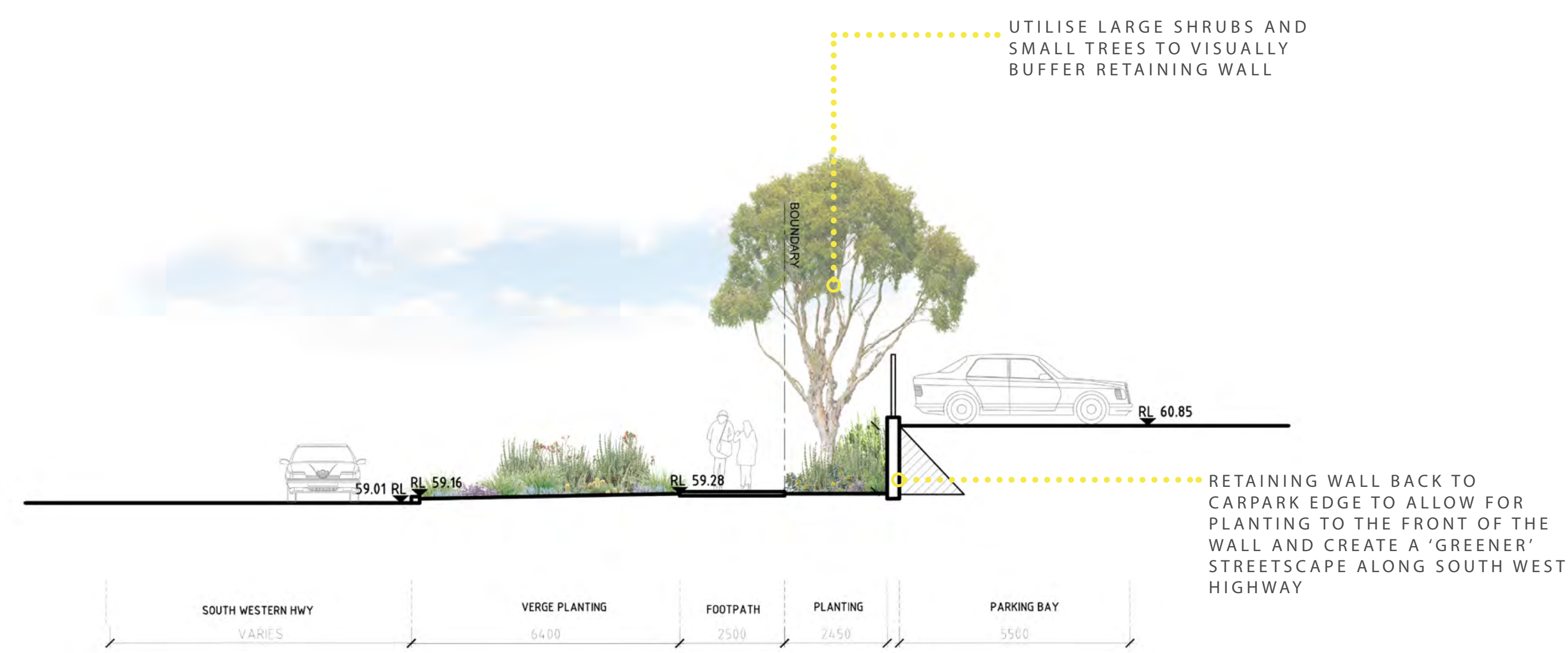
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SOUTH WESTERN HWY

PROPOSED CROSS SECTION (D)



ENTRY BOULEVARD

PROPOSED CROSS SECTION (E)

