

Proposed Byford Early Learning Centre

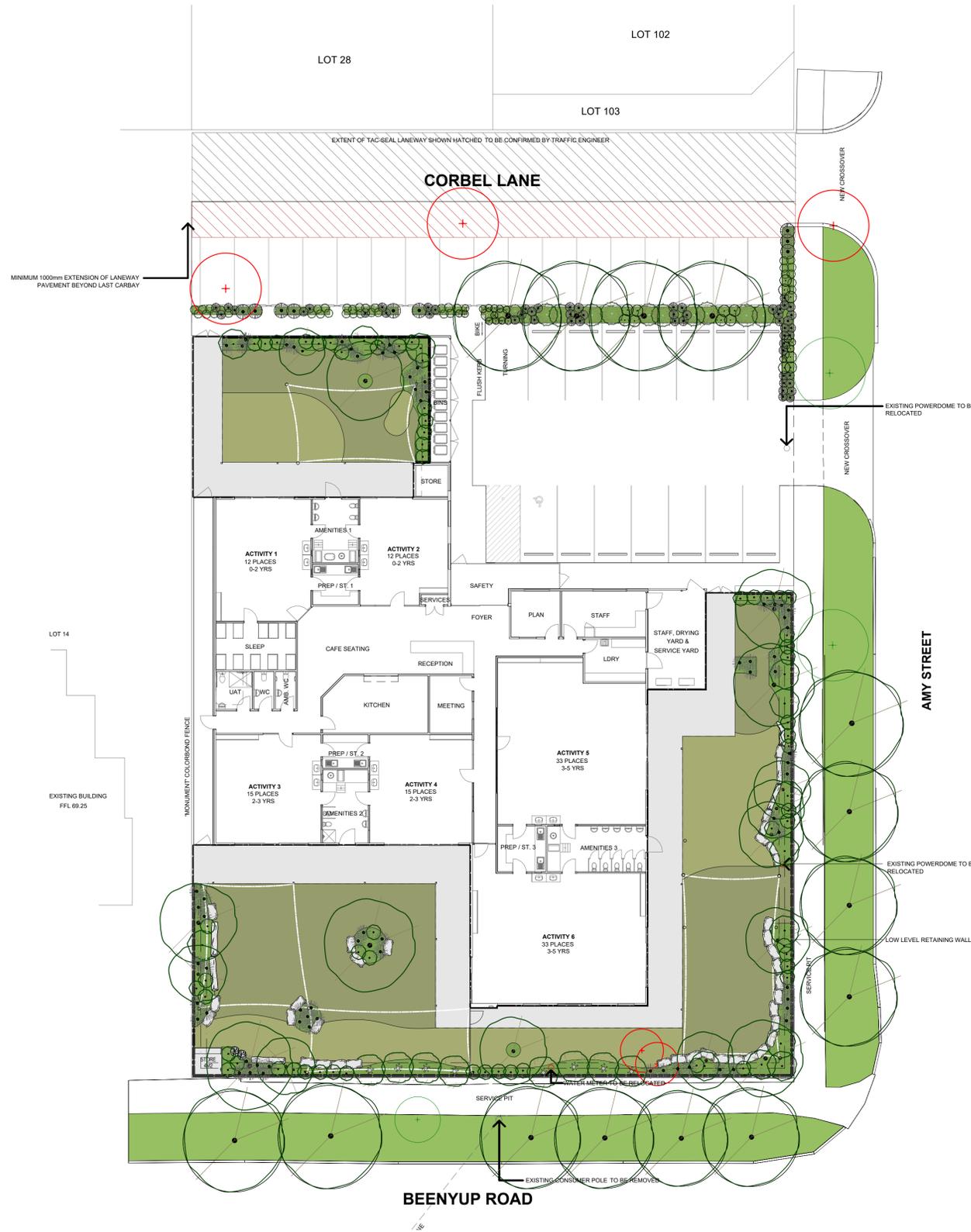
Corner Amy & Beenyup Road, Byford WA

HB&B Property

Landscape Town Planning Submission

- Drawing Register:
 LS01 - Full Site Plan
 LS02 - Playspace Plan
 LS03 - Car Park Planting Plan
 LS04 - Verge Planting Plan & Carpark
 LS05 - Planting Details

Please note that all example images are indicative of intent/form/usage only and do not accurately depict the final outcome on this site. All plant images are shown at approximate full growth and are not indicative of scale when planted.



01 - Site Plan - Full Site

STRATIS LANDSCAPE ARCHITECTS
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 PO Box 662 Eltham 3095

Client: HB&B Property
Project Address: Corner Amy & Beenyup Road, Byford WA

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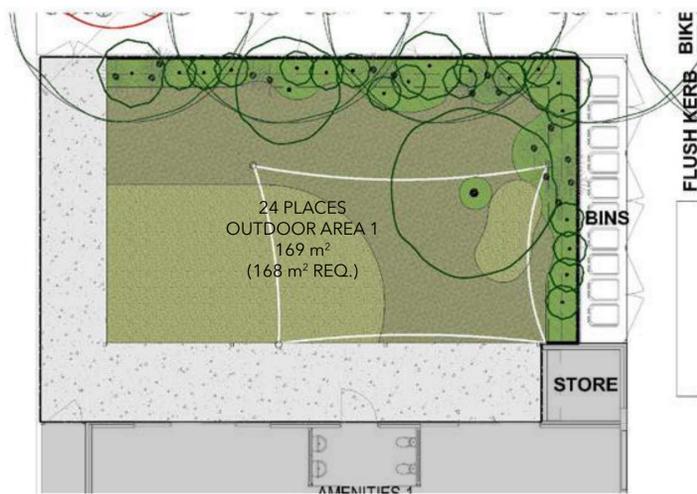
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 elliot@stratisla.com
Date of Issue: 05/07/2021

Drawing Number:
LS01

- LEGEND**
-  Concrete
Grey, brush finish
 -  Play Area - TBD
 -  Play Area - TBD
 -  Garden
With 50mm garden mulch
 -  Proposed Planting
Tree / Shrub / Grass
Diameter approx size at maturity
TREE EXISTING, RETAIN
 -  Shade Sail
 -  Mudstone Boulders
Edging/Retaining/Scrambling
 -  Natural Logs
Edging/Retaining/Seating
 -  Upright Bush Logs
Edging
 -  Retaining Wall
Low wall as required
 -  Non-climbable Zone
To ensure 1800mm clear fence height. Items can be raised against fence where height exceeds 1800
500mm offset from fence - keep clear

- POTENTIAL PLAYSPACE ELEMENTS:**
(TO BE DETERMINED LATER)
- Open space with feature trees
 - Sandpits with concrete beach, cubby spaces & water points
 - Impact absorbing sand for flexible equipment
 - Impact absorbing mulch for flexible equipment
 - Hard surface for messy set up
 - Digging patch
 - Open cubby spaces
 - Mini cubby hidey-holes with sensory planting
 - Textured paths linking areas
 - Gardens with 'Secret' paths through sensory planting
 - Rocks/logs for edging & balance



Site Plan - Rooms 1-2



Site Plan - Rooms 3 - 6

INDICATIVE PLAY ELEMENTS
Suggestive only, to be detailed later

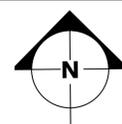


02 - Site Plan - Play Areas

Concept images & notes should be considered suggestive of ideas only and subject to final operator's requirements. All planting shown in playspace should be considered representative of intent only.

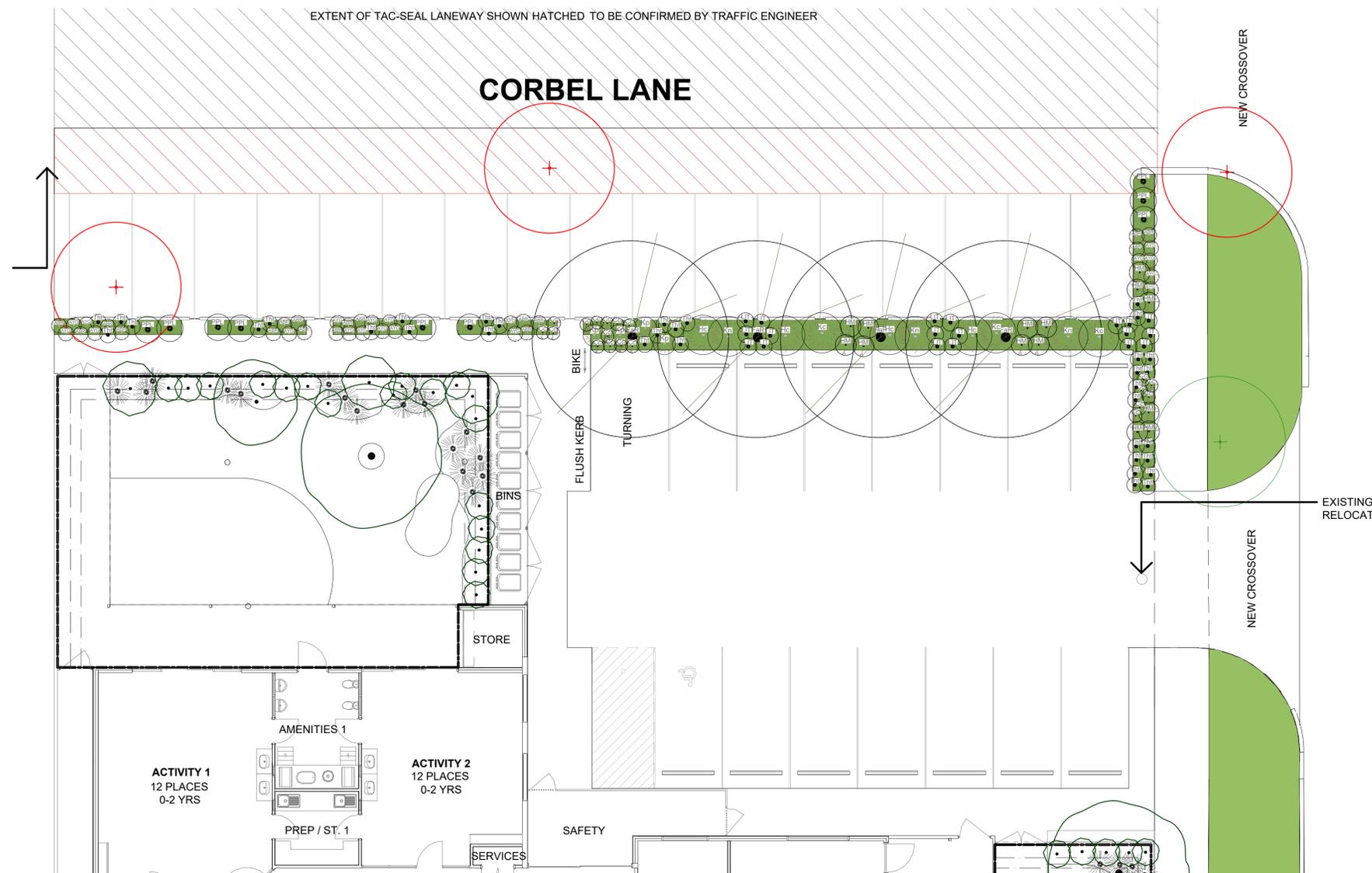
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scale: 1:100 @ A1
1:100 0 1 2 3 4 5 10 metres

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Date of Issue: 23/08/2021
Drawing Number: LS02



PLANTING SCHEDULE - CARPARK & VERGE

Code	Botanical Name	Common Name	Size (HxW)	Pot Size	Qty
TREES					
Af	Agonis flexuosa	Willow Peppermint	8 x 6	40L	1
Far	Fraxinus raywoodii	Claret Ash	13 x 9	100L	4
Lc	Lophostemon confertus	Red Box	16 x 9	100L	8
SHRUBS & PERENNIALS					
Cc	Conostylis candicans	Grey Cottonhead	4 x 4	14cm	19
Hm	Hardenbergia violacea 'Mini HaHa'	Mini HaHa Coral-Pea	0.5 x 0.5	20cm	14
GRASSES & STRAPPY					
ABR	Anigozanthos 'Big Red'	Kangaroo Paw Big Red	0.8 x 0.5	14cm	19
AYG	Anigozanthos 'Yellow Gem'	Kangaroo Paw	1 x 1	14cm	19
LIT	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.65	14cm	18
Ppl	Pennisetum alopecuroides 'Purple Lea'	Swamp Foxtail Grass	1 x 1	14cm	9
Tht	Themeda triandra	Kangaroo Grass	1 x .6	20cm	36
GROUNDCOVERS & CLIMBERS					
Hc	Hardenbergia comptoniana	Native Wisteria	> 5m	20cm	4
Kc	Kennedia coccinea	Coral Vine	Spreading	14cm	3
Kn	Kennedia nigricans	Black Coral Pea	Spreading	14cm	3

CONTAINER SIZE & HEIGHT OF PLANT:
 200L - Min height at time of planting: 3m
 100L - Min height at time of planting: 2.5m
 40/45L/40cm - Min height at time of planting: 1.8m

PLANTING L700

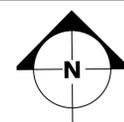
- EXISTING VEGETATION - RETAIN
See Arborist report
- EXISTING VEGETATION - REMOVE
See Arborist report
- PROPOSED TREE
SEE VG04/05
- PROPOSED UNDERSTOREY
RANDOM LAYOUT
SEE VG01/02/03
- PROPOSED GRASS
RANDOM LAYOUT
SEE VG01/02/03
- GRASSING (TURF)
INSTANT TURF KIKUYU
- GARDEN

Note: all planting shown at approximate size at maturity. See schedule for anticipated tree size at time of planting.

03 - Planting Plan - Carpark & Verge

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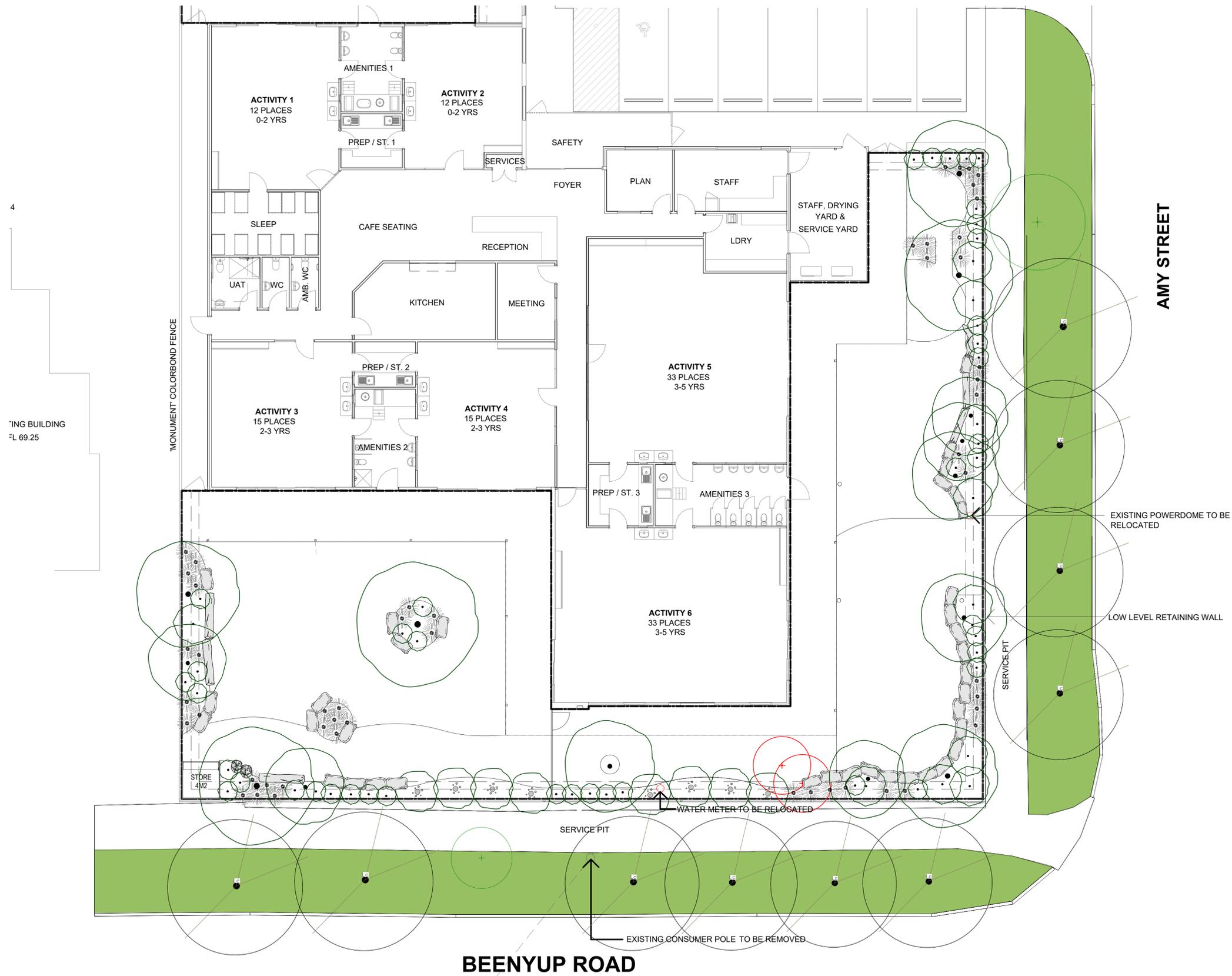


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Drawing Number:
LS03

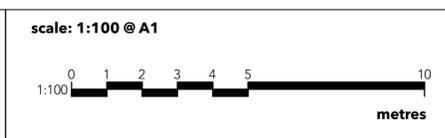
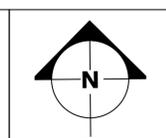


Note: all planting shown at approximate size at maturity. See schedule for anticipated tree size at time of planting.

04 - Planting Plan - Verge

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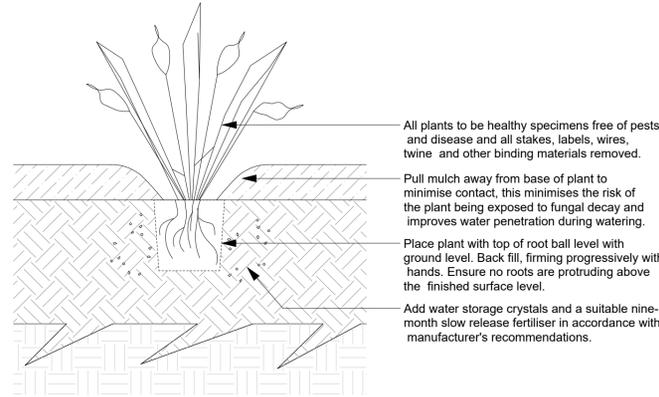


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Drawing Number:
LS04

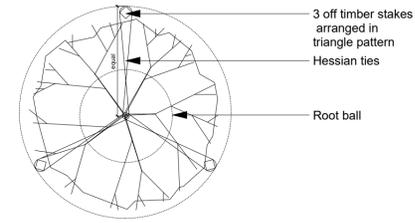
1. VEGETATION AND PLANTING

- 1.1 Immediately following collection from the nursery the contractor must ensure that at all times prior to planting all plants are stored upright in a protected location free of extremes of wind, temperature and sunlight and thoroughly watered at least early morning and late afternoon, ensuring that the entire root ball is completely saturated on each occasion.
- 1.2 Location of services (overhead and underground) to be checked prior to excavation for tree planting. Plant no species with an expected mature height of more than three metres under power lines. Where plants are to be specified under powerlines seek advice and direction from the landscape architect prior to proceeding.
- 1.3 All labels, wires, twine and other binding materials are to be removed from plants and root ball prior to backfilling.
- 1.4 Immediately after planting water well into saucer around crown of plant. Plants shall be thoroughly watered regardless of weather conditions. Water sufficiently to consolidate the backfill around the roots and saturate the root ball to its core.
- 1.5 Site to be left clean and tidy on completion of planting.
- 1.6 Remove weeds and building spoil from all planting beds.
- 1.7 All plants are to be true to species, healthy, free from pests disease and stress.
- 1.8 Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. In accordance with all regulations. Ensure all drainage areas have contingency overflow clear of buildings.
- 1.9 All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.
- 1.10 Any variations to this detail are to be submitted for approval prior to any planting.



- All plants to be healthy specimens free of pests and disease and all stakes, labels, wires, twine and other binding materials removed.
- Pull mulch away from base of plant to minimise contact, this minimises the risk of the plant being exposed to fungal decay and improves water penetration during watering.
- Place plant with top of root ball level with ground level. Back fill, firming progressively with hands. Ensure no roots are protruding above the finished surface level.
- Add water storage crystals and a suitable nine-month slow release fertiliser in accordance with manufacturer's recommendations.

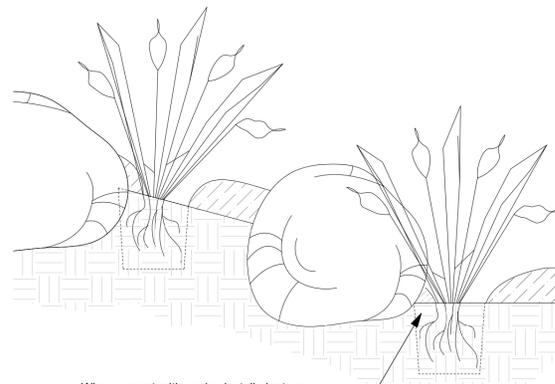
VG01
01
PLANTING DETAIL
SECTION
SCALE 1:10 @ A1



- 3 off timber stakes arranged in triangle pattern
- Hessian ties
- Root ball

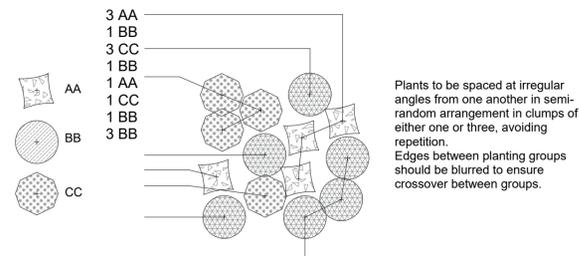
2. IRRIGATION

- 2.1 The contractor shall design an irrigation system for the entire site. The contractor shall be responsible for determining and designing accordingly for water pressure and flow rates. The system must take into account soil types and hydro-zones or planting-zones with different water requirements and different operating pressures. Where necessary the contractor is to organise as part of their works any electrical and/or plumbing that is required for the irrigation system.
- 2.2 The irrigation system is to be of a sprinkler type construction, to comprise 1) 25mm dia. HDPE feedline 25x15x25mm metric poly compression tee, 2) 15mm dia. gal. riser pipe, and 3) 15mm sprinkler spray heads and/or 15mm BSP jet riser adapter with brass micro spray head.
- 2.3 Metric poly feedline to be situated min. 200mm below finished surface level. Ensure sprinkler heads provide head to head coverage to all garden beds.
- 2.4 Each zone shall be fitted with all necessary flush and air-release/vacuum breaker valves protected by valve boxes. Valve boxes are to be placed in easily accessible yet out of the way locations.
- 2.5 Each element of the irrigation system should be positioned so far as reasonably practical to avoid creating trip or other hazards, considering in particular that garden beds will be fully accessible to children once established. No element of the irrigation system may be exposed within the fallzone of playground equipment or obvious pedestrian traffic routes or paths under any circumstance.
- 2.6 Sprinkler jets should be directed to avoid wetting footpaths.
- 2.7 The entire irrigation system is to operate automatically by means of a controller and solenoid valves. The system shall be fitted with all necessary safety check valves and backflow prevention devices to prevent any water contamination and also for ease of servicing the system. The contractor is to supply and install the irrigation system including its components to industry best practice.
- 2.8 All irrigation works carried out are to comply with all relevant Australian Standards, including but not limited to:
AS 1159 Polyethylene Pipe for Pressure Applications
AS 1432 Copper Tubes for plumbing, gas fittings and drainage applications
AS 1480 Fittings for use with Polyethylene Pipes
AS 1482 Methods for testing UPVC pipe and fittings
AS 2032 Code of practice for installation of UPVC pipe and fittings
AS 2698.1 Polyethylene micro irrigation pipe
As 3500.1 Section 4 and 7 National Plumbing and Drainage Code
- 2.9 Upon completion of works the contractor is to provide the client all manuals and warranties, as well as a minimum of two watering programs (eg. summer and winter) typed out and laminated.
- 2.10 Should the contractor require assistance designing the irrigation system they may engage an experienced licensed irrigation expert such as: Reece Irrigation, Ph: 03 9872 4533 Email: irrigationdesign@reece.com.au
- 2.11 Brown dripper line shall not be used as it represents a trip hazard and is hard to maintain in a stable state when installed in active playspaces with gardens fully accessible to children.



Where opportunities arise install plants so that their root ball is offered some protection from accidental trampling, such as hard against landscape rocks and other structures such as fencing

VG02
01
PROTECTION OF PLANT ROOT BALLS
SECTION
SCALE 1:10 @ A1



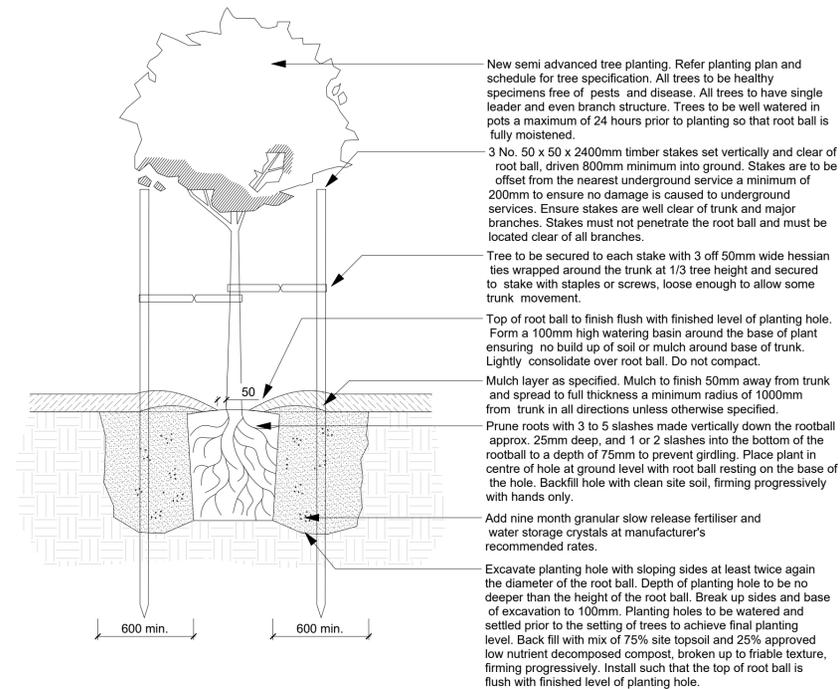
Plants to be spaced at irregular angles from one another in semi-random arrangement in clumps of either one or three, avoiding repetition. Edges between planting groups should be blurred to ensure crossover between groups.

VG03
01
MASS PLANTING - TYPICAL SETOUT
SECTION
SCALE 1:10 @ A1

3. GARDEN PREPARATION

- 3.1 Refer garden preparation detail (see paving and surfaces) for detail and specifications.

VG04
01
ADVANCED TREE PLANTING
PLAN
SCALE 1:20 @ A1



- New semi advanced tree planting. Refer planting plan and schedule for tree specification. All trees to be healthy specimens free of pests and disease. All trees to have single leader and even branch structure. Trees to be well watered in pots a maximum of 24 hours prior to planting so that root ball is fully moistened.
- 3 No. 50 x 50 x 2400mm timber stakes set vertically and clear of root ball, driven 800mm minimum into ground. Stakes are to be offset from the nearest underground service a minimum of 200mm to ensure no damage is caused to underground services. Ensure stakes are well clear of trunk and major branches. Stakes must not penetrate the root ball and must be located clear of all branches.
- Tree to be secured to each stake with 3 off 50mm wide hessian ties wrapped around the trunk at 1/3 tree height and secured to stake with staples or screws, loose enough to allow some trunk movement.
- Top of root ball to finish flush with finished level of planting hole. Form a 100mm high watering basin around the base of plant ensuring no build up of soil or mulch around base of trunk. Lightly consolidate over root ball. Do not compact.
- Mulch layer as specified. Mulch to finish 50mm away from trunk and spread to full thickness a minimum radius of 1000mm from trunk in all directions unless otherwise specified.
- Prune roots with 3 to 5 slashes made vertically down the rootball approx. 25mm deep, and 1 or 2 slashes into the bottom of the rootball to a depth of 75mm to prevent girdling. Place plant in centre of hole at ground level with root ball resting on the base of the hole. Backfill hole with clean site soil, firming progressively with hands only.
- Add nine month granular slow release fertiliser and water storage crystals at manufacturer's recommended rates.
- Excavate planting hole with sloping sides at least twice again the diameter of the root ball. Depth of planting hole to be no deeper than the height of the root ball. Break up sides and base of excavation to 100mm. Planting holes to be watered and settled prior to the setting of trees to achieve final planting level. Back fill with mix of 75% site topsoil and 25% approved low nutrient decomposed compost, broken up to friable texture, firming progressively. Install such that the top of root ball is flush with finished level of planting hole.

VG04
02
ADVANCED TREE PLANTING
SECTION
SCALE 1:20 @ A1

05 - Planting Details