

Proposed Highton Early Learning Centre

277-279 Scenic Road, Highton, VIC 3216

Allaf Property Group

Landscape Town Planning Submission

Drawing Register:
LS01 - Full Site Plan & Car Park Planting Schedule
LS02 - Proposed Canopy Coverage & Existing Trees
LS03 - Planting Details

City of Greater Geelong, Statutory Planning - Date Received 14.08.2026

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LEGEND

Play Space
(To be detailed later)

Shade Sail

Car Park Garden
With planting plan

Rain Garden

Play Space Garden
(To be detailed later with play space design)

XX

PROPOSED TREE - SPECIFIED
SEE VG02 on LS03

XX

XX

PROPOSED UNDERSTOREY
AS INDICATED
SEE VG01 on LS03

XX

PROPOSED GRASS
AS INDICATED
SEE VG01 on LS03

TPZ

SRZ

TPZ

Existing Vegetation - Retain
TPZ = TREE PROTECTION ZONE
SRZ = STRUCTURAL ROOT ZONE
See Arborist report by Treespace Solutions dated 19/02/2025 for details

+

Existing Vegetation - Remove
See Arborist report by Treespace Solutions dated 19/02/2025 for details

TPZ Encroachment

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
900mm offset from fence - under 900mm

NOTE:
Play area other than trees specified here is subject to further design. All proposed canopy trees indicated within the play area will have a minimum of 12 square metres of deep soil area with a minimum dimension of at least 2.5m, as noted on LS02

PLANTING SCHEDULE - CAR PARK

Code	Botanical Name	Common Name	Size (HxW)	Pot Size	Qty
SHRUBS / PERENNIALS					
Ac lo	Acacia longifolia	Long Leaf Wattle	6 x 3	50cm	1
Ad	Acacia dealbata	Silver Wattle	6 x 5	40cm	1
Cra	Correa alba	White Correa	1.5 x 2.0	20cm	4
Cssa	Cassinia aculeata	Dogwood	3.0 x 1.5	20cm	2
Go	Goodenia ovata	Hop Goodenia	1.0 x 1.0	14cm	5
Par	Plectranthus argentatus	Silver Spurflower	1.0 x 1.0	14cm	1
Vj	Viminaria juncea	Golden Spray	3.0 x 3.0	14cm	3
Wfr	Westringia fruticosa	Coastal Rosemary	1.2 x 1.2	14cm	2
GRASSES & STRAPPY					
Chs	Chryscephalum semipapposum	Clustered Everlasting	0.4 x 0.6	14cm	14
Lj	Lomandra longifolia	Mat-rush	1.0 x 1.0	14cm	6
Pk	Poa poiformis 'Kingsdale'	Kingsdale Blue Tussock-Grass	0.4 x 0.4	14cm	14
Pl	Poa labillardieri	Native Tussock Grass	1.0 x 1.0	14cm	6
Tht	Themeda triandra	Kangaroo Grass	1.0 x 0.6	14cm	13
GROUNDCOVERS					
Cha	Chryscephalum apiculatum	Common Everlasting	0.3 x 0.6	14cm	3
Kp	Kennedia prostrata	Running Postman	0.1 x 0.6	14cm	9
WLH	Westringia 'Low Horizon'	Low Horizon	0.3 x 0.7	14cm	11

CONTAINER SIZE & HEIGHT OF PLANT:
40/50cm - Min height at time of planting: 1.8m

PLANTING SCHEDULE - CANOPY TREES FOR PLAY SPACE

Code	Botanical Name	Common Name	Size (HxW)	Pot Size	Qty
TREES					
Am	Acacia melanoxylon	Blackwood	12 x 6	40L	3
Av	Allocasuarina verticillata	Drooping She-Oak	8 x 6	40L	3
Cfi	Corymbia ficifolia	Flowering Gum	6 x 6	45L	1
Cm	Corymbia maculata	Spotted Gum	25 x 8	100L	2
Eup	Eucalyptus pauciflora	Snow Gum	15 x 10	100L	2

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

INDICATIVE PLANTING



Acacia dealbata



Correa alba



Cassinia aculeata



Chryscephalum apiculatum



Poa labillardieri



Westringia 'Low Horizon'

STRATIS LANDSCAPE ARCHITECTS

www.stratisla.com // ABN 54 605 387 166 // T 03 9482 7868
PO Box 662 Eltham 3095

Client: Allaf Property Group
Project Address: 277-279 Scenic Road, Highton, VIC 3216
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scale: 1:100 @ A1

Principal Designer:
Assisted by:
Contact Number:
Email:
Date of Issue :

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03/08/2026

Drawing Number:
LS01

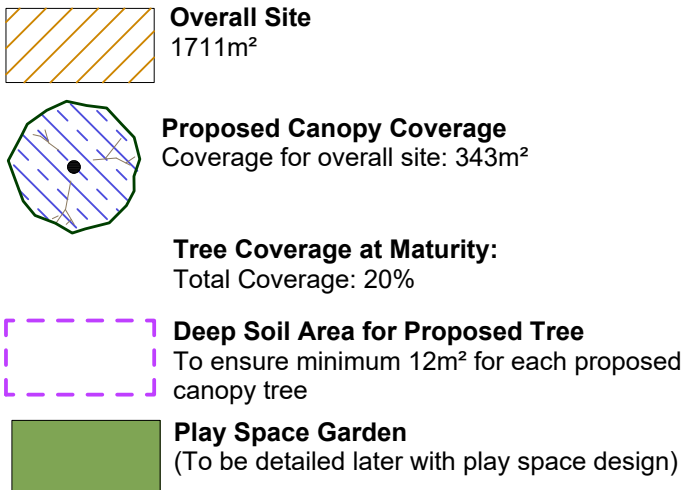
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CANOPY TREE COVERAGE



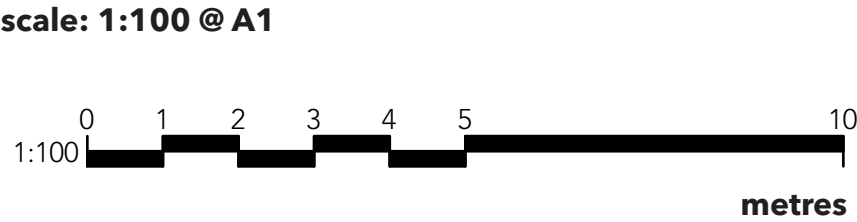
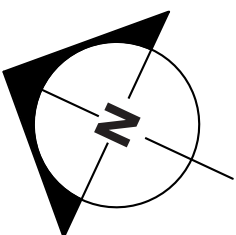
EXISTING VEGETATION

See arborist report by treespace solutions dated 19/02/2025 for existing vegetation details

Code	Botanical Name	Common Name	TPZ (m)	SRZ (m)	Retain/Remove
01	Corymbia ficifolia	Red Flowering Gum	/	/	Remove
02	Ainus acuminata	Mexican Alder	/	/	Remove
03	Acacia floribunda	Gossamer Wattle	/	/	Remove
04	Callistemon viminalis	Weeping Bottlebrush	/	/	Remove
05	Hakea laurina	Pin-cushion Hakea	/	/	Remove
06	Acacia longifolia subsp. sophorae	Coastal Wattle	/	/	Remove
07	Corymbia ficifolia	Red Flowering Gum	/	/	Remove
08	Eucalyptus leucoxylon	Yellow Gum	/	/	Remove
09	Pyrus calleryana	Callery Pear	/	/	Remove
10	Pyrus calleryana	Callery Pear	/	/	Remove
11	Pyrus calleryana	Callery Pear	/	/	Remove
12	Pyrus calleryana	Callery Pear	/	/	Remove
13	Pyrus calleryana	Callery Pear	/	/	Remove
14	Pyrus calleryana	Callery Pear	/	/	Remove
15	Pyrus calleryana	Callery Pear	/	/	Remove
16	Pyrus calleryana	Callery Pear	/	/	Remove
17	Agonis flexuosa	Peppermint Tree	/	/	Remove
18	Escallonia sp.	Escallonia	/	/	Remove
19	Parasetanthes lophantha	Cape Leeuwin Wattle	/	/	Remove
20	Prunus domestica	Common Plum	/	/	Remove
21	Melaleuca linariifolia	Snow-in-Summer	/	/	Remove
22	Prunus cerasifera 'Nigra'	Black Cherry Plum	/	/	Remove
23	Prunus cerasifera 'Nigra'	Black Cherry Plum	/	/	Remove
24	Prunus cerasifera 'Nigra'	Black Cherry Plum	/	/	Remove
25	Punica granatum	Pomegranate	/	/	Remove
26	Pittosporum tenuifolium	Tawhiwhi	/	/	Remove
27	Pittosporum tenuifolium	Tawhiwhi	/	/	Remove
28	Pittosporum tenuifolium	Tawhiwhi	/	/	Remove
29	Callistemon 'Kings Park Special'	Kings Park Bottlebrush	2.5	2.7	Retain
30	Pittosporum undulatum	Sweet Pittosporum	3.4	2.3	Retain
31	Lagerstroemia indica	Crepe Myrtle	2	1.5	Retain
32	Radermachera sinica	China Doll Tree	2.2	1.9	Retain
33	Prunus cerasifera 'Nigra'	Black Cherry Plum	2	1.5	Retain
34	Cupressocyparis leylandii	Leyland Cypress	3.1	2.1	Retain
35	Cupressocyparis leylandii	Leyland Cypress	2.9	1.9	Retain
36	Fraxinus angustifolia subsp. angustifolia	Desert Ash	2.4	1.9	Retain
37	Schinus molle	Peppercorn	5.5	2.8	Retain
38	Eucalyptus leucoxylon	Yellow Gum	8.6	3	Retain
39	Jacaranda mimosifolia	Jacaranda	/	/	Remove
40	Jacaranda mimosifolia	Jacaranda	/	/	Remove



01 PROPOSED CANOPY COVERAGE
PLAN
SCALE 1:100 @ A1



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PLANTING SPECIFICATION

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 have been 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 specification and associated details are to be submitted for approval prior to any planting

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 is 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 impact area (fallzone) of playground equipment or obvious pedestrian traffic routes or paths under any circumstance

2.6 Sprinkler jets should be directed to minimise the wetting of 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 1460 Fittings for use with Polyethylene Pipes
- AS 1462 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 Dripper line laid atop of garden soil and below garden mulch may not be used under any circumstance as it is difficult to maintain in a stable state when installed in active playspaces and when exposed by the natural movement of children through garden beds is easily damaged, creates multiple trip hazards and looks unattractive

3. GARDEN PREPARATION

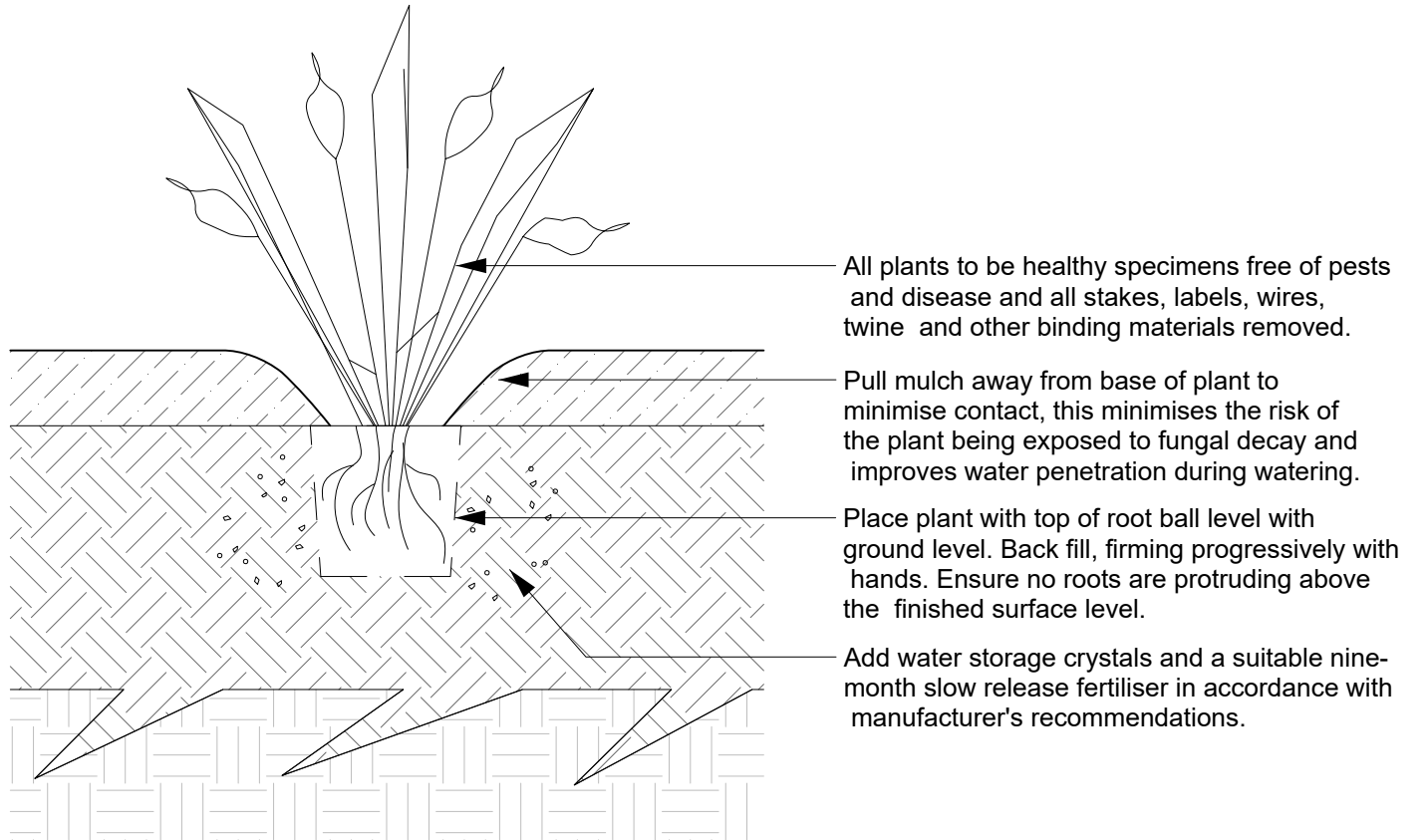
3.1 Prior to preparing garden beds the entire soil profile is to be thoroughly cleared of weeds, building rubble and other debris.

3.2 Spray entire area with glyphosate at least twice, two weeks apart, prior to commencing works

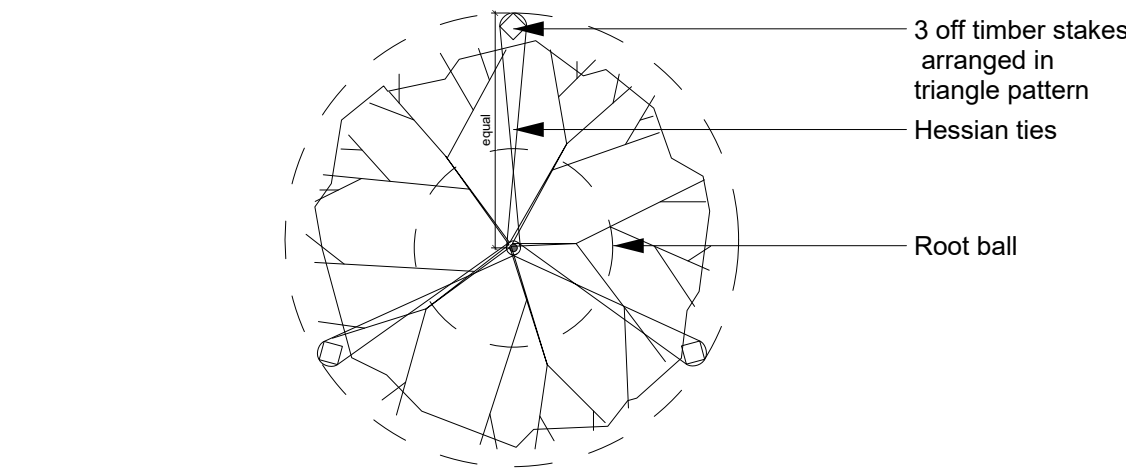
3.3 Where it is not reasonably practical to rework existing site soil (see note on detail drawing below), garden must be established with imported sandy loam to a minimum depth of 200mm. The pH value of imported sandy loam should be between 5.5 and 6.5. Organic additives to the sandy loam should be based on well rotten vegetative material free from harmful chemicals, grass and weeds. Imported soils must comply with AS4419 Soils for landscaping and garden use

3.4 Rip Subgrade & cultivate site soil to a broken up friable texture. In clay soils incorporate gypsum at the rate of 2.0 kg/square metre. Mix through well decomposed low nutrient organic material (eg fine pine sawdust, not manure) at a ratio of 25% organic material to 75% site soil. Organic material must be completely free from harmful chemicals, grass and weed seed or cuttings

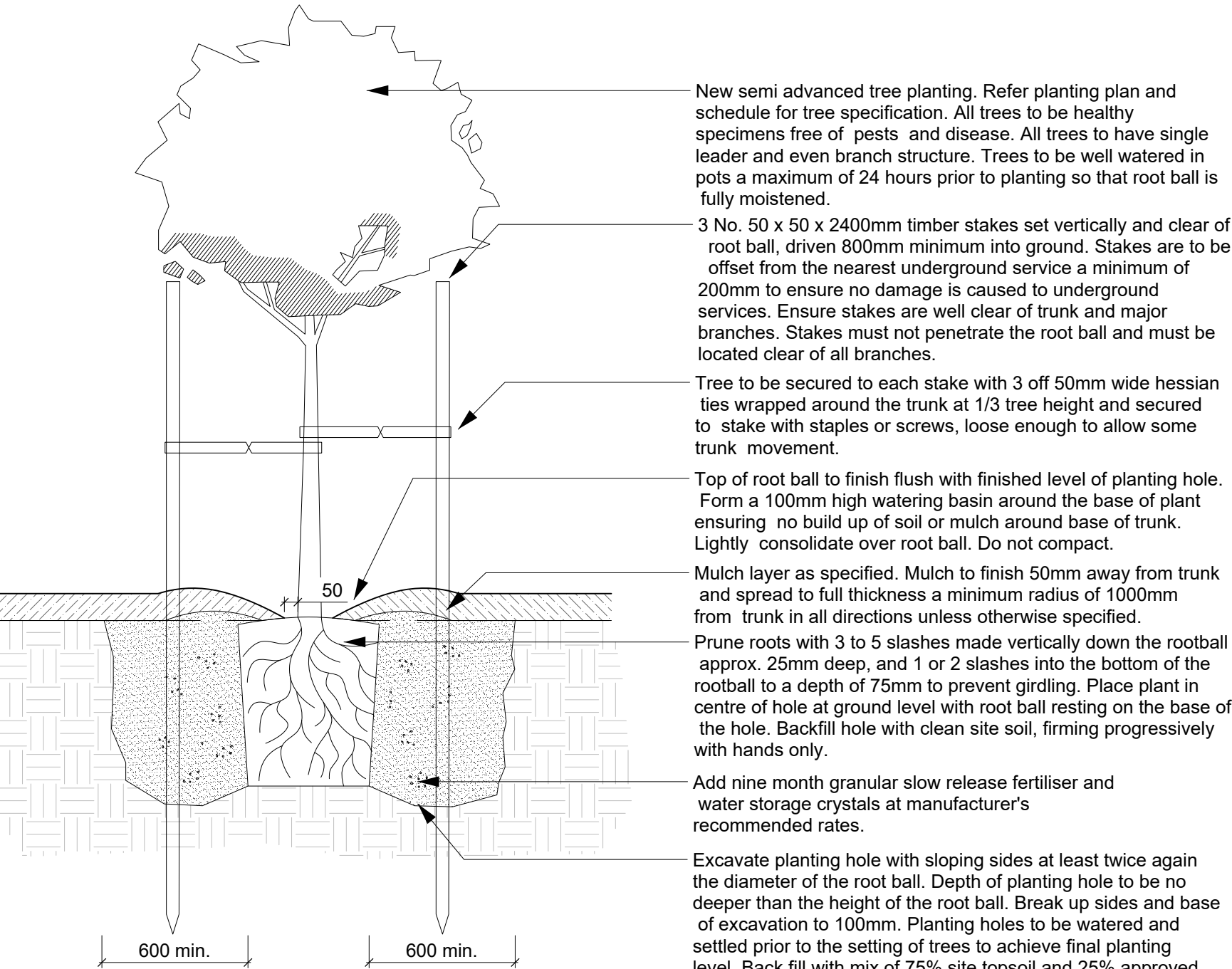
3.5 Gardens must be shaped with a defined crown and tapered downhill and out of the property, or towards existing pits and drains. Under no circumstance may garden areas include low spots that may retain surface water, excepting to the extent that planting instructions elsewhere in this drawing package may require that shallow dams to be formed around individual plants



VG01
01
SECTION
SCALE 1:10 @ A1



VG02
01
PLAN
SCALE 1:20 @ A1



VG02
02
SECTION
SCALE 1:20 @ A1

