



STOCKLAND HALCYON ILLYARRIE
SINAGRA, WA 6065

TEN PRINCIPLES REPORT
APRIL 2024

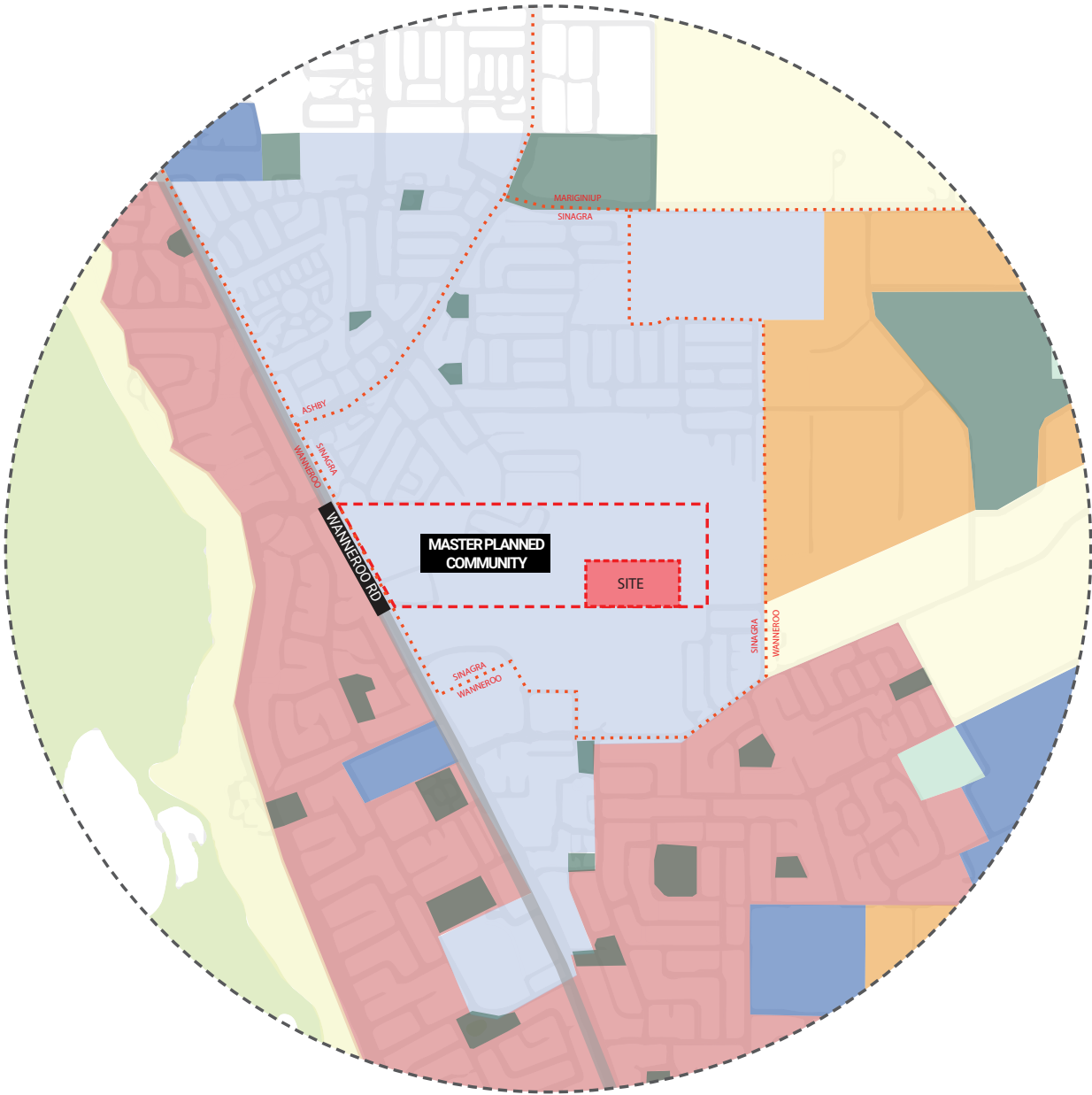
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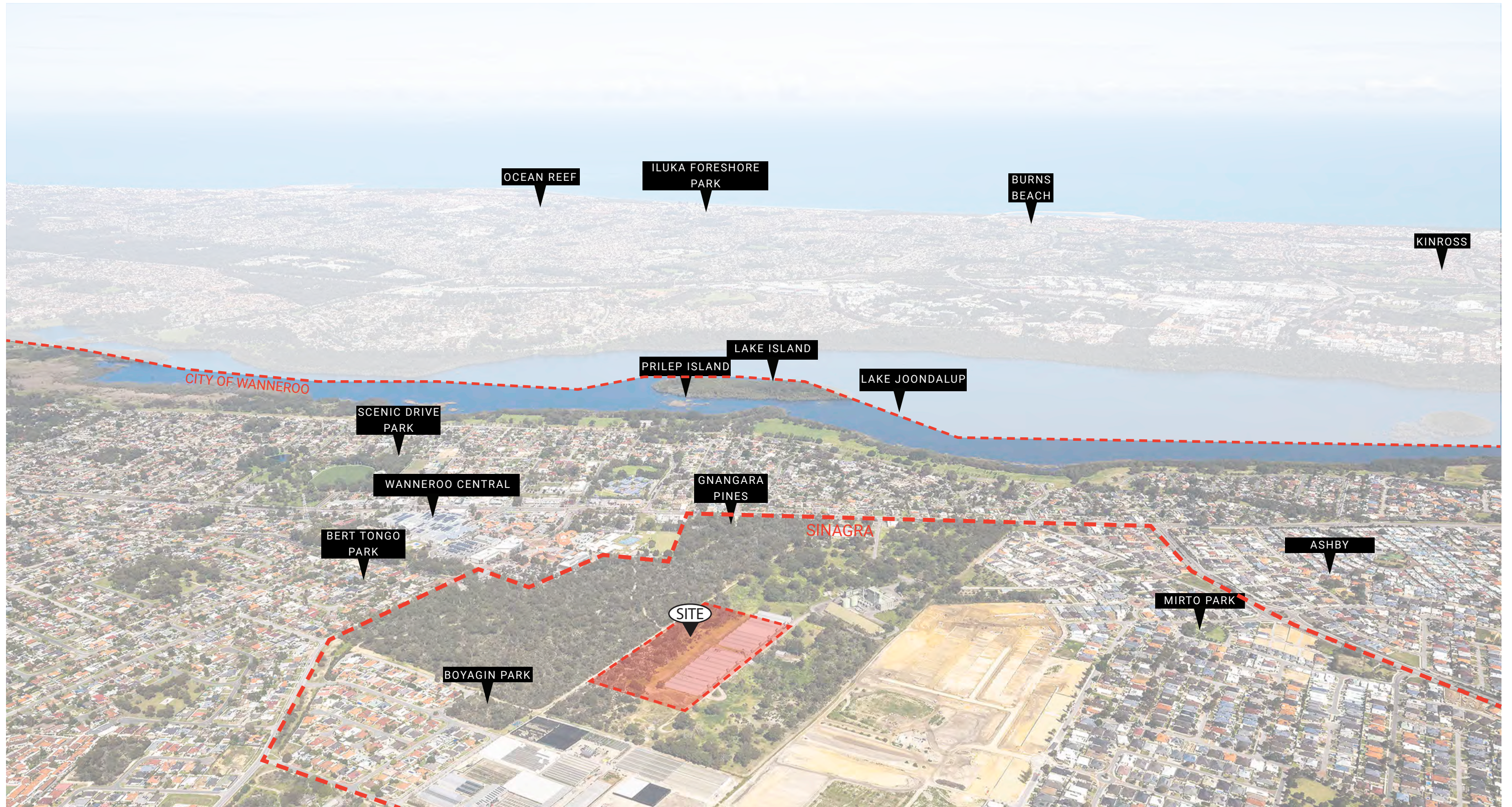


PRINCIPLE 1

CONTEXT & CHARACTER

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

LOCAL CONTEXT



SITE CONTEXT



YELLAGONGA
REGIONAL PARK



LAKE JOONDALUP
NATURE RESERVE



SIX SEASONS TRAIL



SUBURBAN HOUSE IN
NATURAL SETTING

HISTORY

The two paintings depict a Nyoongar family and kangaroos beside 'the lake that glistens', by the artist Toongar Morrison, an artist and historian of the Bibbulman nation.



OOR-DAL-KALLA PEOPLE

The original **inhabitants** of this area were the **Oor-dal-kalla people**, the family group of **Yellagonga**, a prominent Aboriginal elder highly regarded in **Noongar culture**.

It is from the Oor-dalkalla people that **Joondalup** derives its name.

The **Noongar word** is **Doondalup** and it means: '**the lake that glistens**'.



INDIGENOUS SIGNIFICANCE

Lake Joondalup provided a rich supply of **food** as well as **inspiration** for **Noongar spiritual** and **ritual** beliefs and **practices**, embodied in the '**Dreaming**'.

The Dreaming recounts the **myths** and **origins** of life and explains the **affinity** Aboriginal people have with the **land**.

HISTORY



WANNEROO

Between **1834-1841**, John Butler amongst other travelers surveyed the area known today as **Wanneroo** and set up the first land parcels taken up by syndicates.

Withing less than 10 years, Wanneroo gained its first farm and permanent settlers, evolving over 20 years into a **pastoral and farming community** of some 60 families living around the local lakes and Wanneroo Road.



SINAGRA

Sinagra is an outer northern suburb of Perth, located within the City of Wanneroo.

This suburb, is named after the Sinagra family, migrants from Sicily who arrived in the Wanneroo area in the **1920s**.

The City of Wanneroo established a sister city relationship with Sinagra, Sicily as a large number of families **migrated** from there to make a new home in Wanneroo.

Formerly part of the suburb of Wanneroo, the suburb is **established and adopted the name in 1995**.



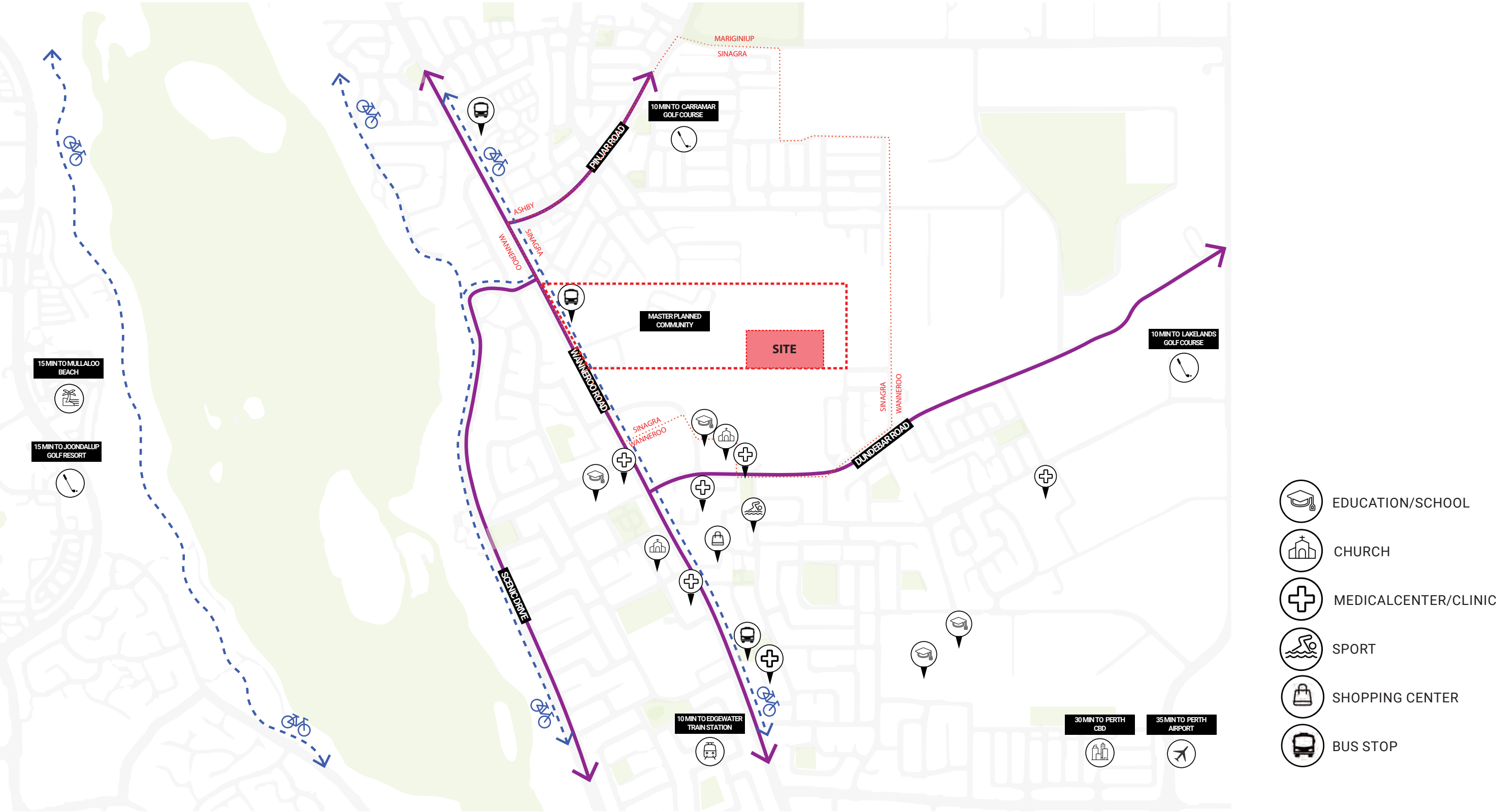
JOONDALUP

A **1985** photo of the area later known as Joondalup, showing the new council building and access roads surrounded by undeveloped **bushland** near Lake Joondalup.

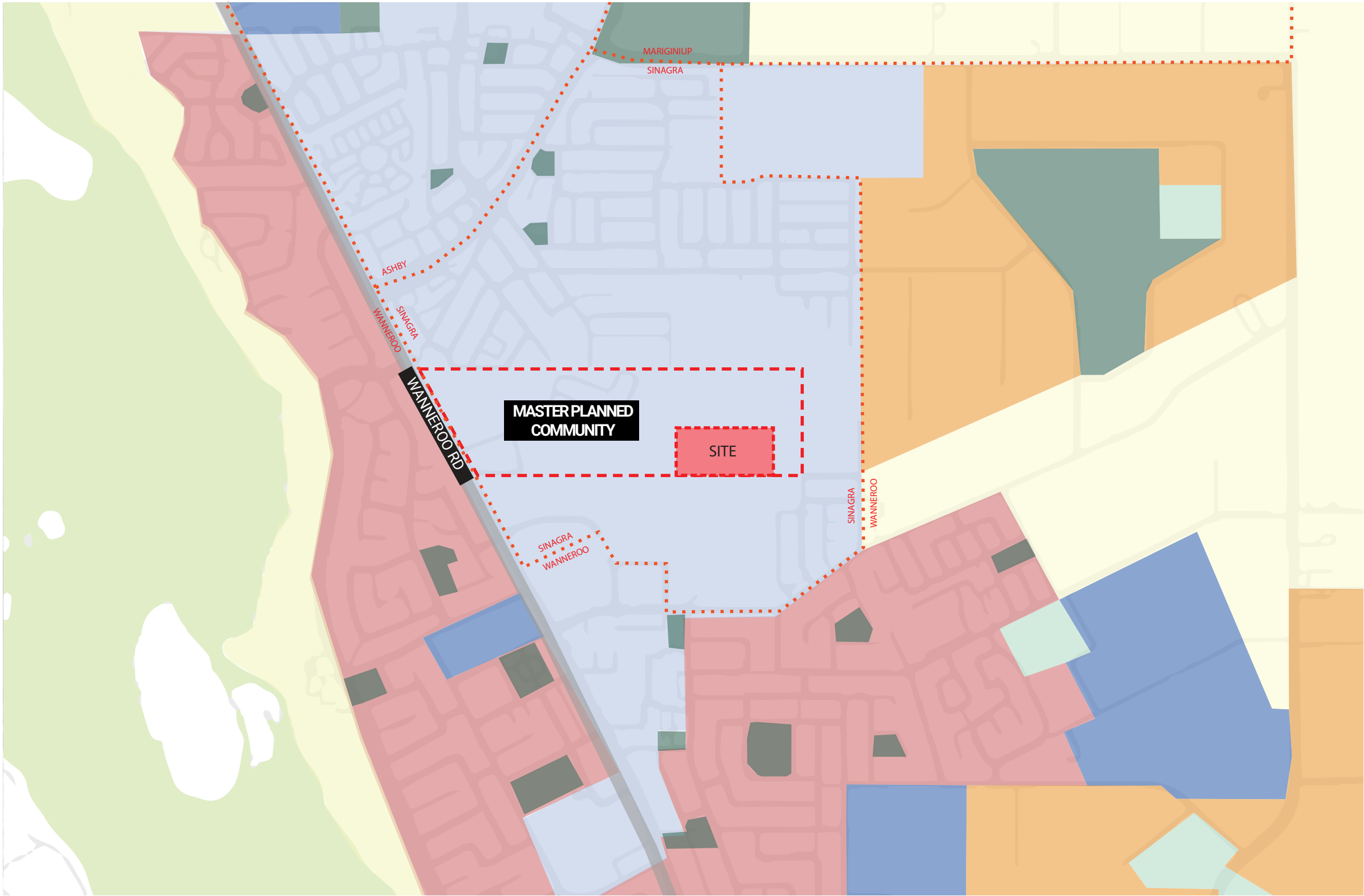
The seeds for Joondalup as a major community hub were planted around **1955** – that's when the first proper plan for the Perth metropolitan area was drawn up.

The **city centre** was officially opened in June **1991**.

CONNECTIVITY + AMENITY



ZONING



- Residential
- Rural
- Rural Residential
- Urban Development
- Public Purposes
- Parks and Recreation
- Public Open Space



SITE PHOTOS



> View 01



> View 02



> View 03



> View 04



> View 05



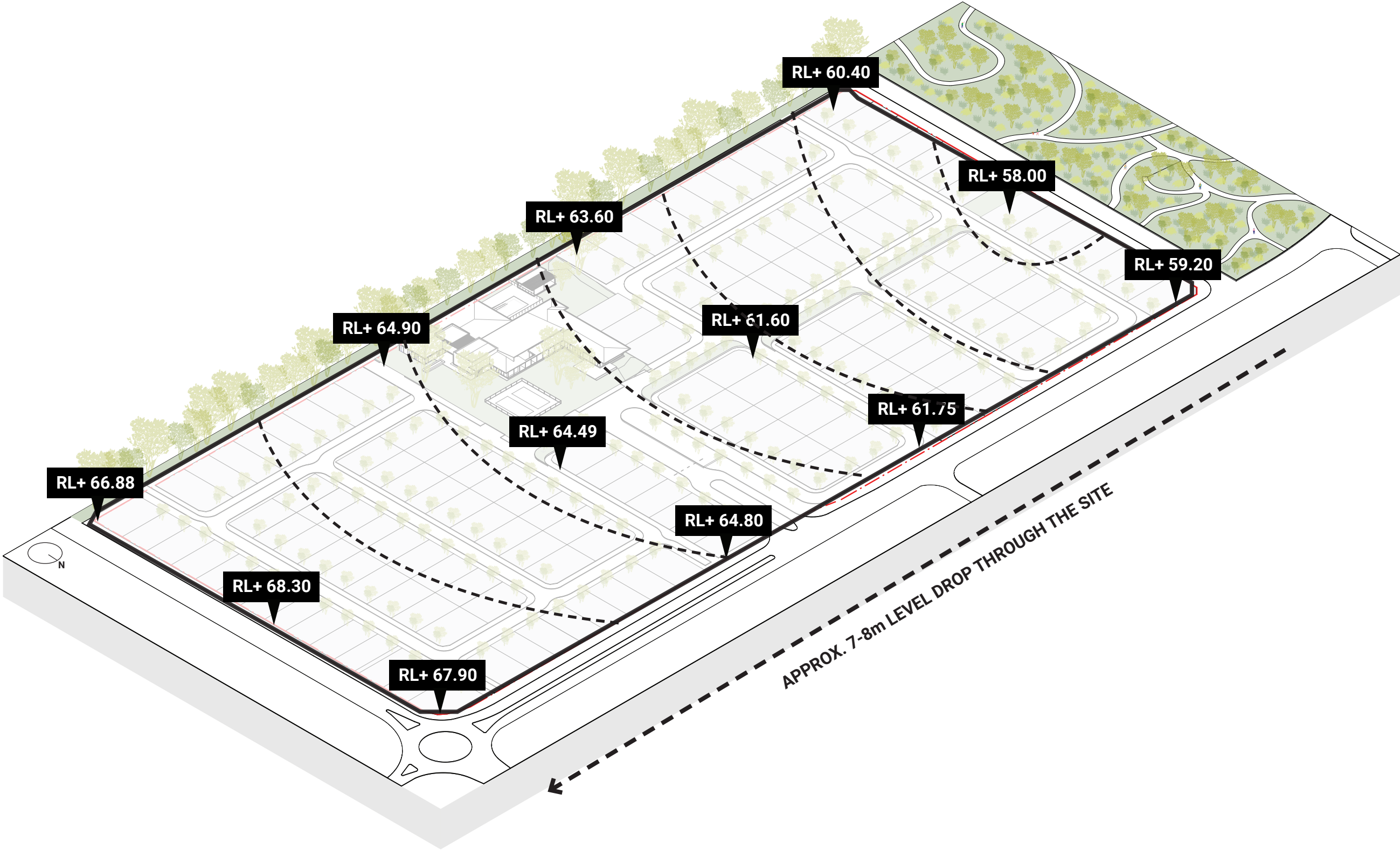
> View 06



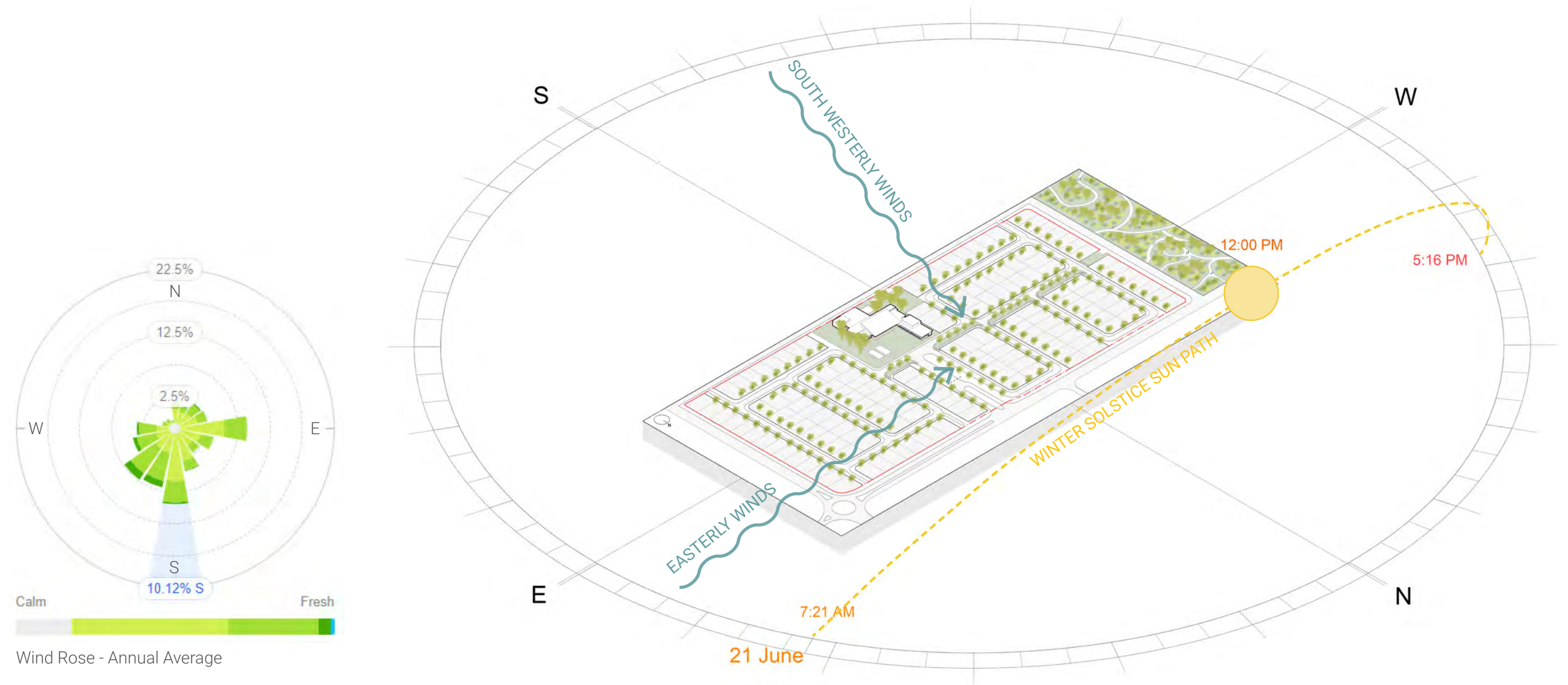
> View 07



EXISTING LEVELS



SITE ANALYSIS - WIND AND SUN



PRINCIPLE 2

LANDSCAPE QUALITY

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

URBIS

STOCKLAND HALCYON (LAND LEASE COMMUNITY) ILLYARRIE LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR
CITY OF WANNEROO
26 MAR 2024
DRAFT FOR REVIEW

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

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Project Team:	Jonathan Cristal, Hongxin Huang, Sophia Alvarez
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Date:	28/03/2024

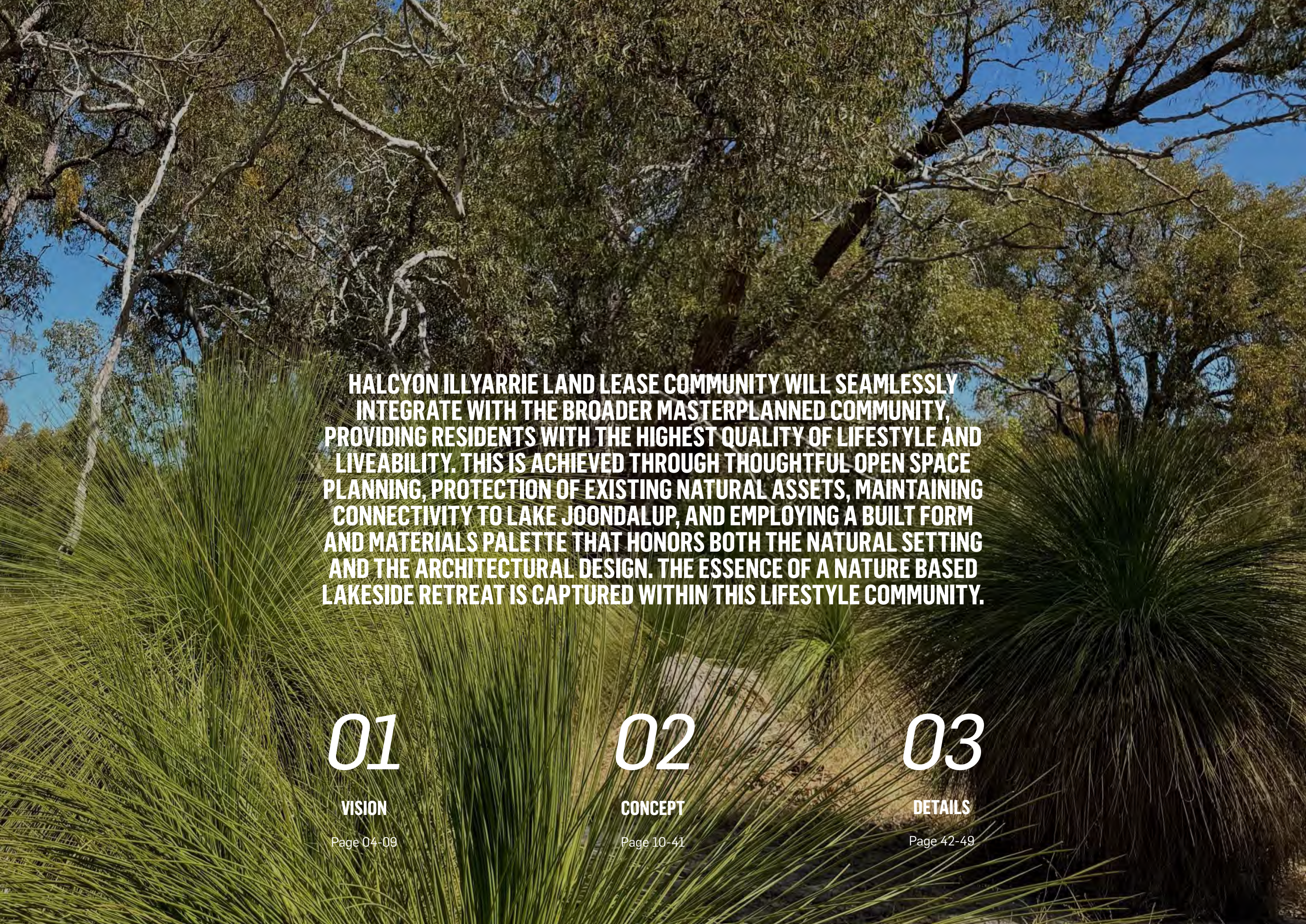
We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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HALCYON ILLYARRIE LAND LEASE COMMUNITY WILL SEAMLESSLY INTEGRATE WITH THE BROADER MASTERPLANNED COMMUNITY, PROVIDING RESIDENTS WITH THE HIGHEST QUALITY OF LIFESTYLE AND LIVEABILITY. THIS IS ACHIEVED THROUGH THOUGHTFUL OPEN SPACE PLANNING, PROTECTION OF EXISTING NATURAL ASSETS, MAINTAINING CONNECTIVITY TO LAKE JOONDALUP, AND EMPLOYING A BUILT FORM AND MATERIALS PALETTE THAT HONORS BOTH THE NATURAL SETTING AND THE ARCHITECTURAL DESIGN. THE ESSENCE OF A NATURE BASED LAKESIDE RETREAT IS CAPTURED WITHIN THIS LIFESTYLE COMMUNITY.

01

VISION

Page 04-09

02

CONCEPT

Page 10-41

03

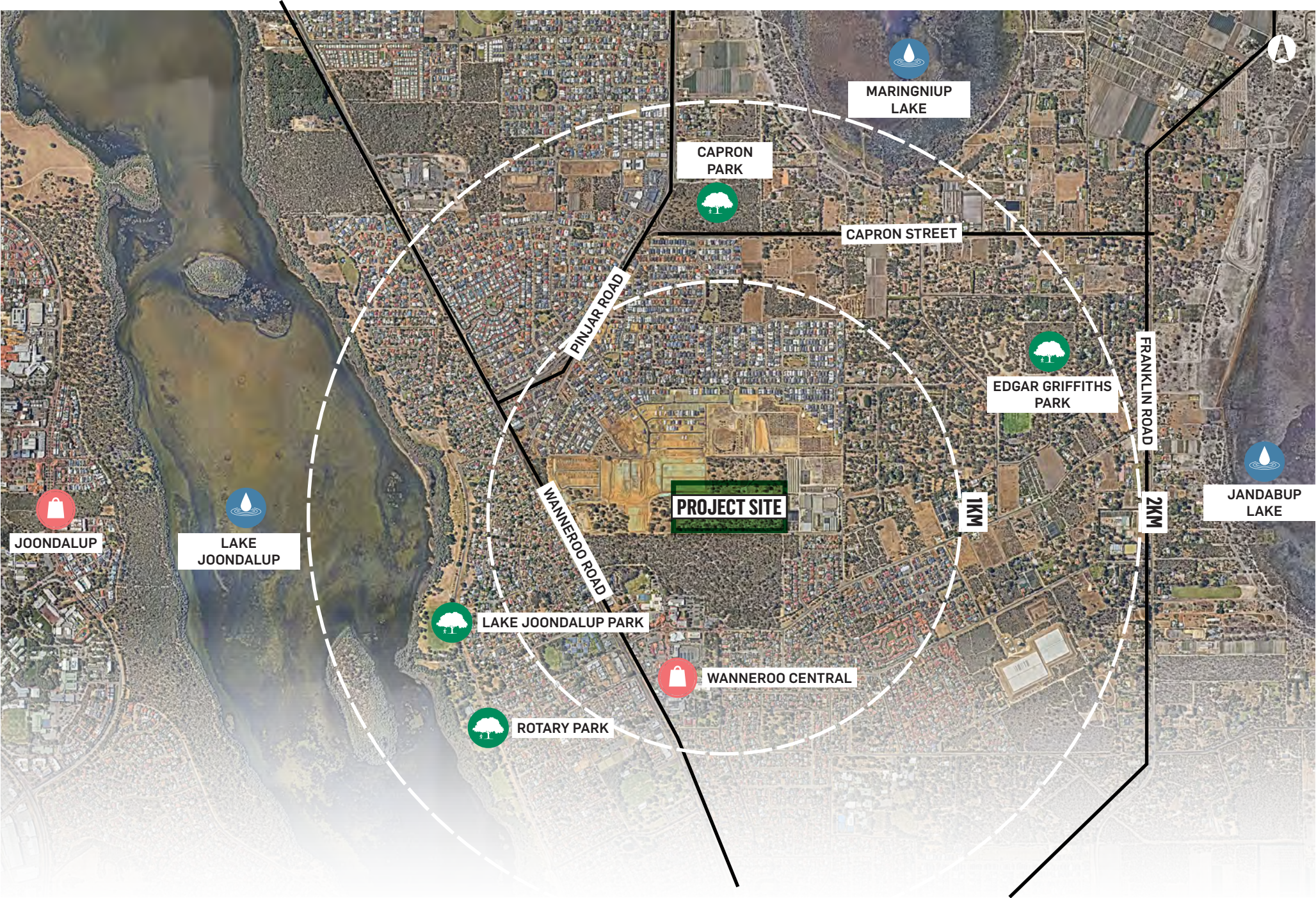
DETAILS

Page 42-49

REGIONAL CONTEXT

The Halcyon Illyarrie site provides opportunities to redevelop and reposition a piece of land and to redefine the locality. Urbis and the project team have investigated a broad range of issues associated with the site and undertaken a detailed assessment of the surrounding context to establish a vision for the future development of the precinct.

The development of Halcyon Illyarrie site provides the opportunity to leverage from the site's environmental and locational characteristics to provide a new independent living precinct with a range of amenities. Acknowledging and respecting the existing context and setting of the locality will be critical in ensuring successful integration with the existing community.



SITE CONTEXT



LANDSCAPE VISION

A Distinctive Landscape Character And Setting

Promote Health And Wellbeing

Protect And Enhance The Natural Environment

Establishing An Authentic Character And Sense Of Community.

A Place To Call Home.

LANDSCAPE RESPONSE

The landscape design responds to the development as part of a wider Halcyon Illyarrie Precinct, offering a range of opportunities for interpretation and creating a sequence of different landscape experiences.

The design works to enhance the existing site features and responds to the residential setting through landscape treatment, material selection and built form.

The Landscape will help to shape spaces that are appropriate for a range of people, and a variety of different social activities, interest groups and sizes. External seating is provided and integrated within landscape spaces providing spaces for community gathering throughout the day.

Plant selection and materiality throughout the landscape will draw inspiration from the Lake Joondalup parkland and surrounding residential precinct. These elements flow throughout the landscape spaces, evolving as visitors experience the variety of spaces.

HALCYON ILLYARRIE STORY

The identity of the parkland precinct will be developed and emphasized throughout Halcyon Illyarrie.

The landscape design will take cues from the surrounding residential area and Lake Joondalup parkland. The design will adopt materials and forms which will be introduced to enhance precinct identity.

Relevant local stories will be described within the landscape treatments through interpretation to reflect and enhance the local context.

KEY ASPECTS INCLUDE:

- Embrace the bushland setting;
- Deliver external amenity to support the local community; and
- Reinforces the connection to Lake Joondalup.



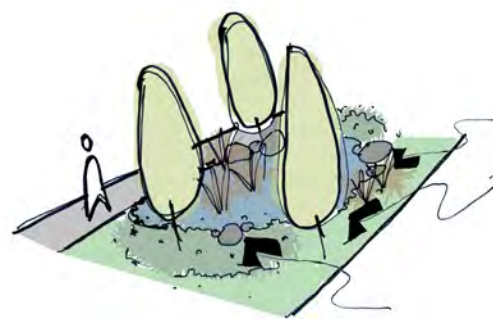
Halcyon Illyarrie Endemic Flora



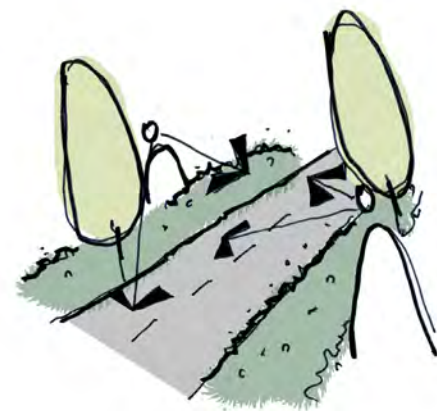
The Lake That Glistens

LANDSCAPE PRINCIPLES

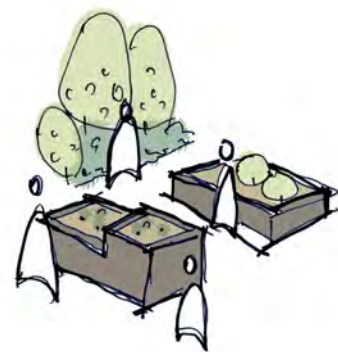
The landscape design for the Halcyon Illyarrie will provide external amenity for residents as well as enrich the broader public realm of the Community Precinct. Landscape spaces will complement the built form architecture by providing a places for entertainment, rest, relaxation and dining both during the day and into the evening. Key landscape design principles for the development are listed below.



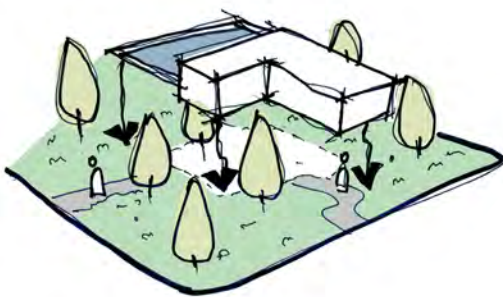
**CELEBRATE GREEN
INFRASTRUCTURE WITHIN
THE LANDSCAPE**



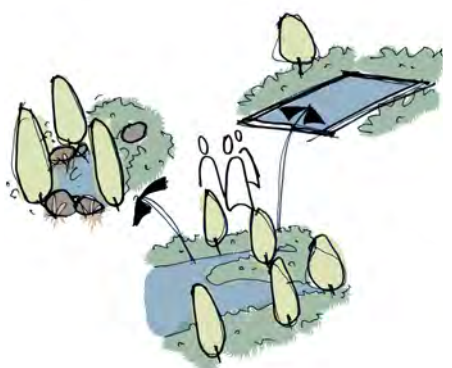
**DESIGN WITH CPTED:
A SENSE OF SAFETY
AND SECURITY**



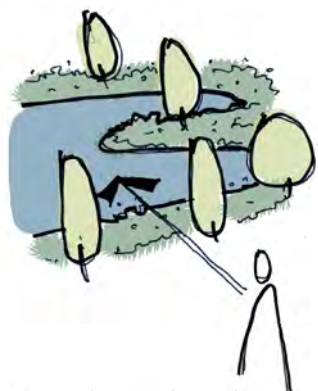
**ENCOURAGE STEWARDSHIP + A
STRONG SENSE OF COMMUNITY**



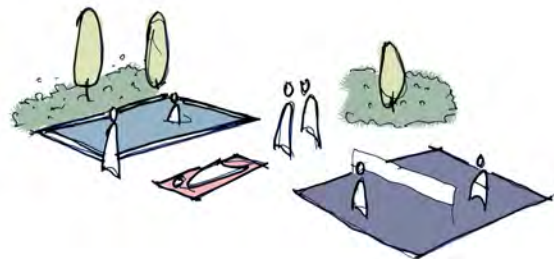
**CLUBHOUSE WITHIN A
BUSHLAND SETTING**



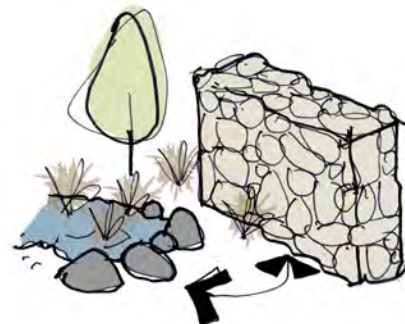
COHESIVE JOURNEY



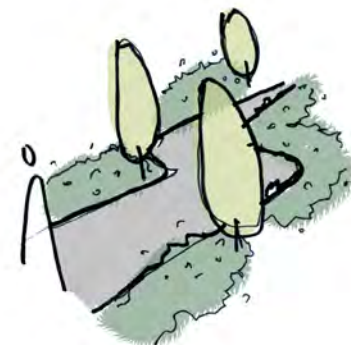
**EMBRACE VISTAS TO LAKE
JOONDALUP**



**PROVIDING A VARIETY OF
OPPORTUNITIES FOR ACTIVE, AND
PASSIVE SOCIAL INTERACTION**



**HARMONIOUS MATERIAL
INTEGRATION WITH THE BUILT
FORM**



SENSE OF DISCOVERY



**EMBRACE THE NATURAL
CHARACTER + RETAIN
SIGNIFICANT TREES**

OPPORTUNITIES AND CONSTRAINTS

Constraints

Drainage

There will need to be a strong strategy for the control of stormwater on a whole of site basis that is aligned with contemporary drainage practice, incorporating WSUD initiatives.

Integration with Broader Locality

The site is relatively isolated from existing residential development, with the site largely surrounded by bushland areas, which presents a barrier to integration and connection with the surrounding areas.

Integrating Proposed Development Lots with Existing Terrain

The design aesthetics, constructability, and construction cost of development lots are influenced by the natural terrain that surrounds them. Additional design/ engineering and excavation work may be necessary for lots with steep slopes or stepped configurations.

Opportunities

Site History

The site has a rich history that provides opportunities to embed references to the past that will allow for discovery. The story of the site provide the capacity to deliver a distinct personality and character that will provide a sense of place from the beginning.

Topography

The site has significant level changes with a high point within the north-east corner, sloping down towards the south-west, providing the opportunity to embrace the site topography to reinforce view lines.

Retention of Remnant Bushland and Significant Trees

The subject site contains significant remnant vegetation surrounding the proposed clubhouse, which is valuable from an environmental and aesthetic point of view. Opportunities to link this space to the proposed POS area, through the promotion of a 'green pedestrian corridor', will need to be considered.

View Corridors to Lake Joondalup

The broader masterplanning for the Central East West Connector road - 'Illyarrie Rise' has been designed to maintain a daily visual connection to the Lake for residents moving throughout the community.



Existing Trees



Lake Joondalup



Existing Site Imagery



Halcyon Illyarrie

LANDSCAPE LOOK AND FEEL



LANDSCAPE MASTER PLAN

The landscape masterplan is thematically divided into 4 key areas, each with their own characteristics:

1. Precinct Arrival

The primary site entry plays a key role in managing the movement of residents, guests, and personnel, thereby enhancing the overall security and operational efficiency of the community. Various boundary treatments are utilized to create a unique identity for the community.

2. Connectivity Plan

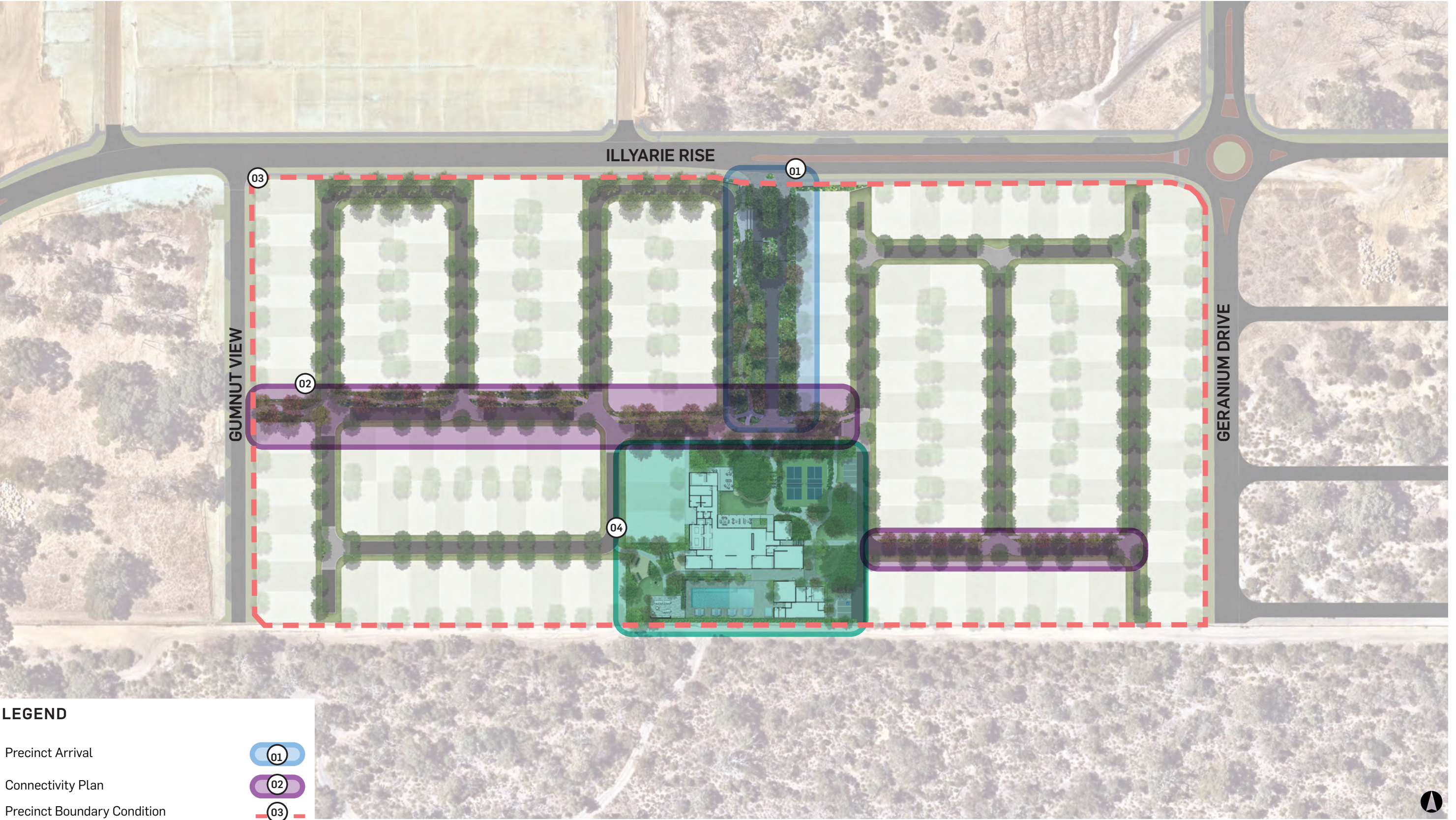
A central pedestrian thoroughfare is planned to traverse the site from east to west, connecting key destinations within the precinct. The primary emphasis for this area is on enhancing pedestrian access. The pedestrian path will be lined with shade trees, while stormwater drainage will be facilitated through proposed WSUD (Water Sensitive Urban Design) treatment basins.

3. Precinct Boundary Condition

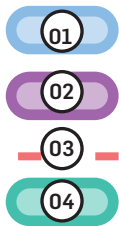
A variety of boundary treatments are proposed surrounding the community to provide security, privacy and to control access. Carefully designed and well-maintained boundaries can contribute to an attractive and cohesive overall aesthetic, enhancing the value and desirability of the properties.

4. Community Clubhouse

The clubhouse will integrate a wide range of outdoor recreation opportunities, all located within a bushland setting. The proposal is thoughtfully interconnected, serving as the focal point of the precinct and the central entertainment hub for residents.



- LEGEND**
- Precinct Arrival
 - Connectivity Plan
 - Precinct Boundary Condition
 - Community Clubhouse

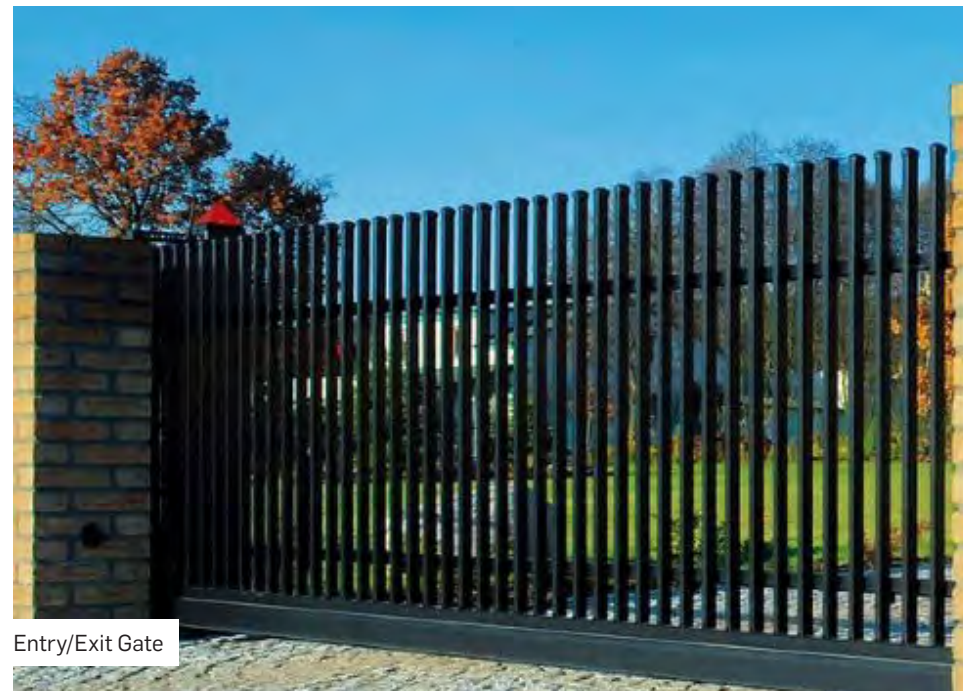


ARRIVAL PRECINCT

The primary site entry contributes to the overall sense of arrival, visual privacy, and security. High-quality materials, security measures, and thoughtful design considerations enhance the aesthetic appeal, safety aspects, and operational efficiency. Additionally, the provision of designated parking and clear signage for display homes contributes to a positive experience for potential residents and visitors.

Key Aspects Include:

- The primary site entry incorporates boundary treatments that ensure visual privacy within the community;
- Thoughtful placement of greenery and lighting fixtures will significantly impact the overall experience, making the arrival visually engaging;
- The materials selected for the gate and surrounding infrastructure are identified for quality and durability;
- The primary entry serves as a controlled access point to enhance security for the community;
- The primary entry will include designated parking areas for display homes, ensuring convenient access for potential buyers; and
- Clear signage and wayfinding elements guide visitors to the display home parking areas.



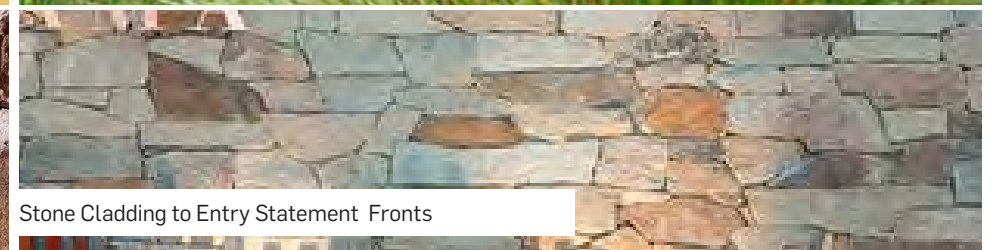
Entry/Exit Gate



Entry Environment



Complimentary Brick Entry Wall to Landscape



Stone Cladding to Entry Statement Fronts



Surface Threshold to Entry

LEGEND

- Feature Trees
- Front of Lot Trees
- Back of Lot Trees
- Road and Verge
- Pedestrian Path
- Entry Statement Wall
- 5m Entry Road
- 4m Exit Road
- Intercom
- Entry/Exit Vehicle Gate
- Turn Around Bay
- 6m Main Entry Road (Internal)
- Internal Local Street
- Garden Bed to Main Entry
- Mailbox
- Pedestrian Gate



ARRIVAL PRECINCT ELEVATION A



LEGEND

1.8m Permeable Fence
Retaining Wall
Garden Bed
Semi-mature Tree

01 Pedestrian Path
02 Entry Gate
03 Exit Gate
04 Verge

05 1.8m Non-Permeable Fence
06 Mailbox
07 1500mm W Movable Kerb
08

09
10
11

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CONNECTIVITY PLAN

The pedestrian circulation through the site has been provided in a manner that encourages walking and exploration within the precinct.

To promote a pedestrianized development the road hierarchy has been designed with walkable streets that promote pedestrian movement.. Aprimary pedestrian network features an accessible pedestrian path linking residents to the site entry, community clubhouse and public open space.

Key Aspects Include:

- Entry road serves as a pivitol connection located at the center of the site;
- Secondary link roads are designed with high amenity and shade promoting walkability;
- Walkable streets with pedestrian thresholds promote pedestrian movement over vehicular, and providing direct paths along desire lines for pedestrians;
- The road widths are reduced to promoting slower car movements and enhance the pedestrian environment;
- Shaded walkways are proposed for comfortable walking environment; and





LEGEND:

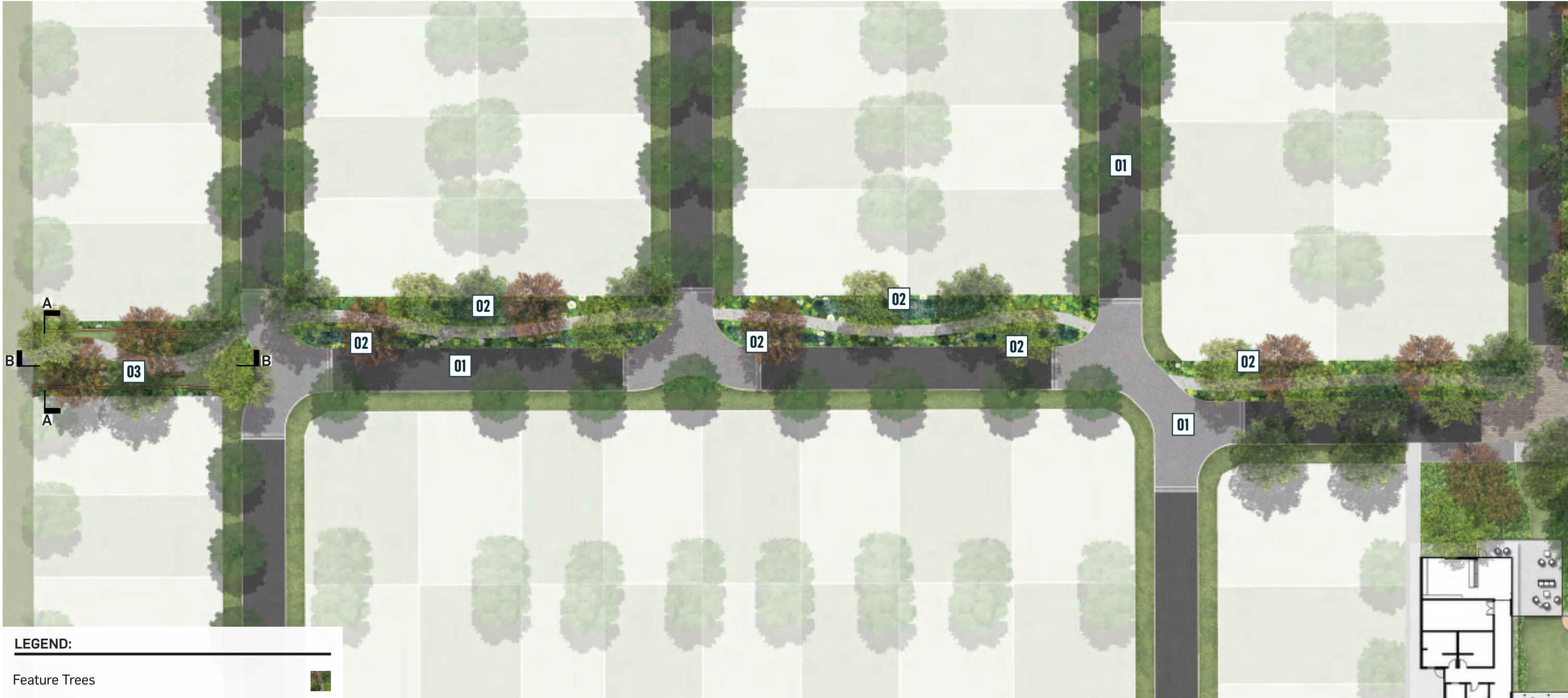
- ● ● ● Entry Pedestrian path
- 2m wide pedestrian paths
- ● ● ● Internal Pedestrian path
- 1.5m wide pedestrian paths
- ● ● ● Internal Pedestrian path
- 1.2m wide pedestrian paths
- Pedestrian Access Gate
- Entry/Exit Vehicle Gate
- Entry Road
- Secondary Road
- Local streets
- Provisional Access in South East Corner
- Site Boundary

PEDESTRIAN PATH

The internal pedestrian network with a focus on enhancing pedestrian access is designed to provide a sense of discovery through thoughtful landscaping and possibly art installations. The incorporation of WSUD treatments, including stormwater drainage basins, reflects a commitment to sustainable urban development, while the inclusion of shade trees adds both aesthetic and ecological value to the pedestrian path. The pedestrian path's design is intended to create a sense of discovery for pedestrians. This is achieved through thoughtful landscaping, through meandering pathways, textured surfaces, and strategically placed vegetation to evoke curiosity and interest.

Key Aspects Include:

- Create an accessible and community-oriented network that caters to a wide variety of people.
- Connect various key destinations within the precinct, facilitating seamless movement from east to west
- Connect the Halcyon Illyarrie 'Hero' parkland by introducing a pedestrian access network for the LLC.
- Create safe, active, vibrant public spaces for the community.
- Lining the pedestrian path with shade trees enhances the comfort of pedestrians by providing relief from direct sunlight.
- The use of WSUD treatments demonstrates a proactive approach to on site water management.



LEGEND:

- Feature Trees
- Front of Lot Trees
- Back of Lot Trees
- Pedestrian Path
- Road
- Raingardens
- PAW



02
CONCEPT

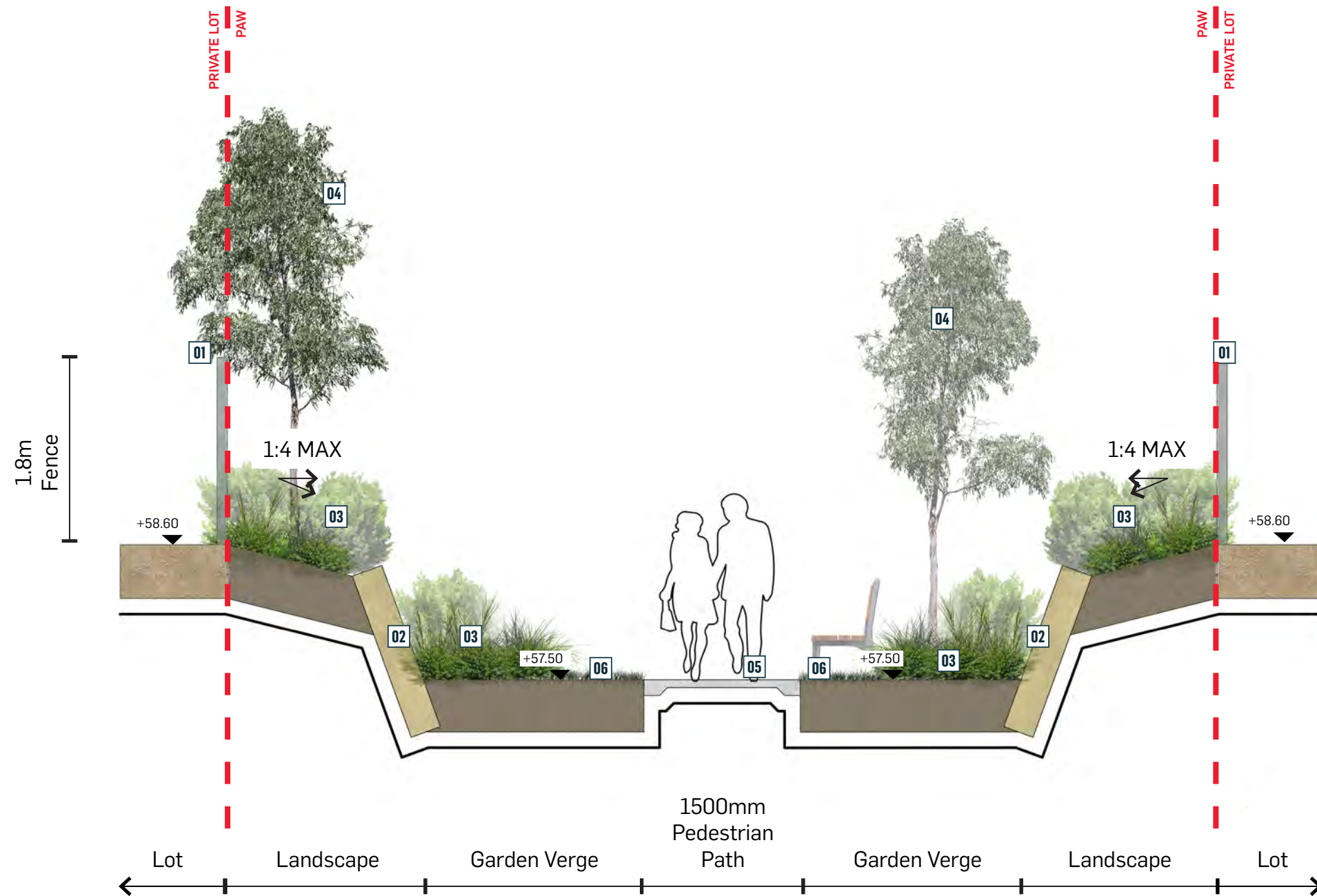


LEGEND:

- Feature Trees
- Front of Lot Trees
- Back of Lot Trees
- Road
- Clubhouse
- 1.2m Pedestrian Path
- 1.3m Softscape to Verge



PAW TYPICAL SECTION A

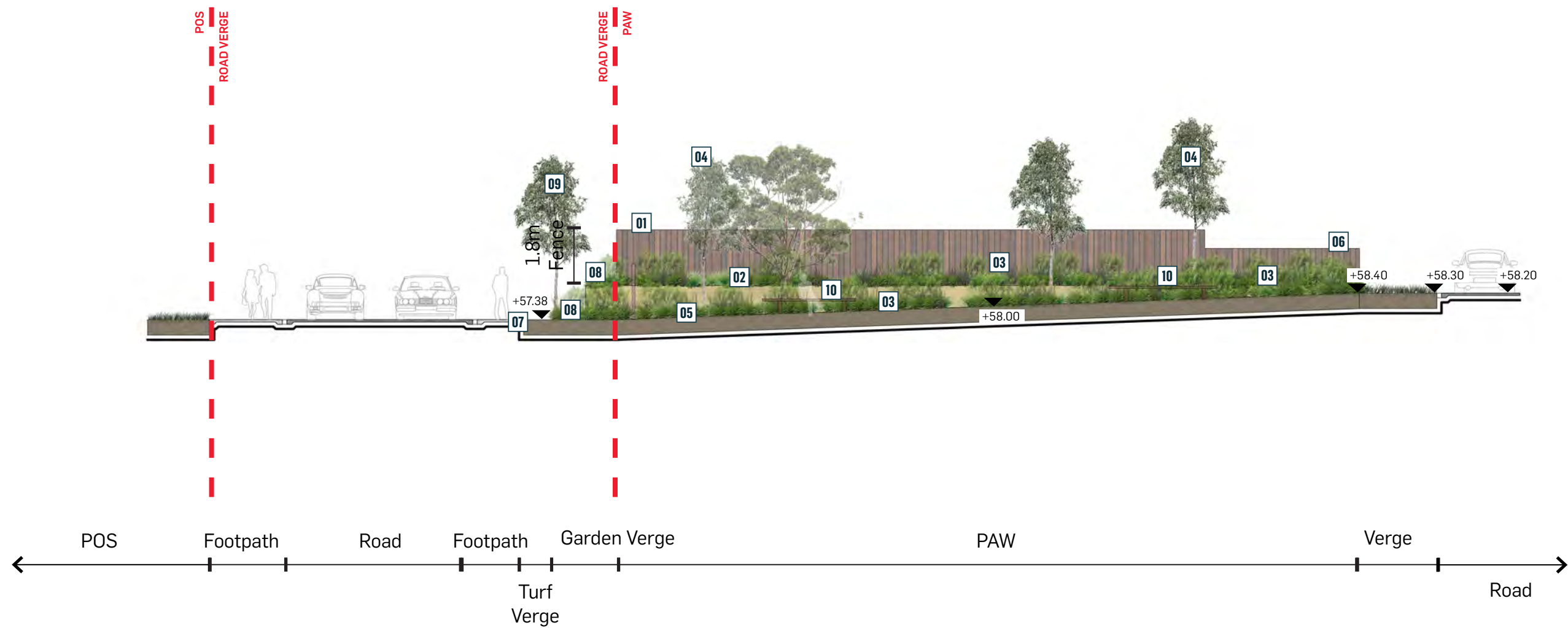
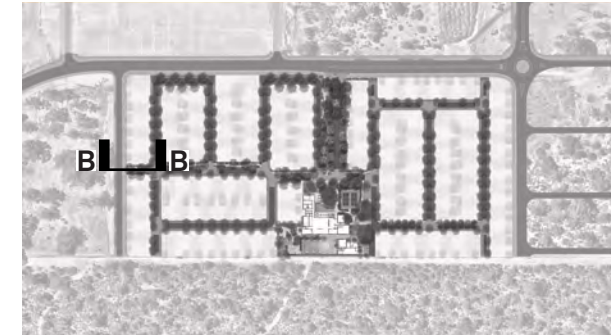


LEGEND

- 1.8m Fence
- Retaining Wall
- Garden Bed
- Tree
- 1.5m Pedestrian path
- Turf

- 01
- 02
- 03
- 04
- 05
- 06

PAW ELEVATION B



LEGEND

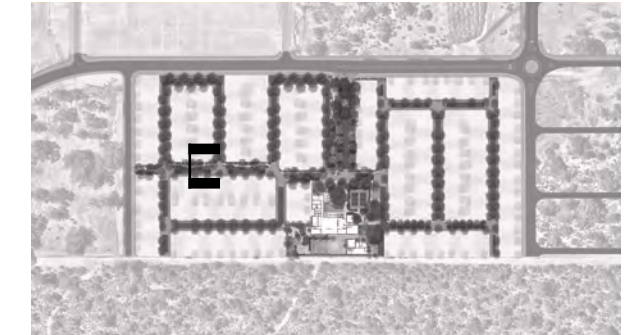
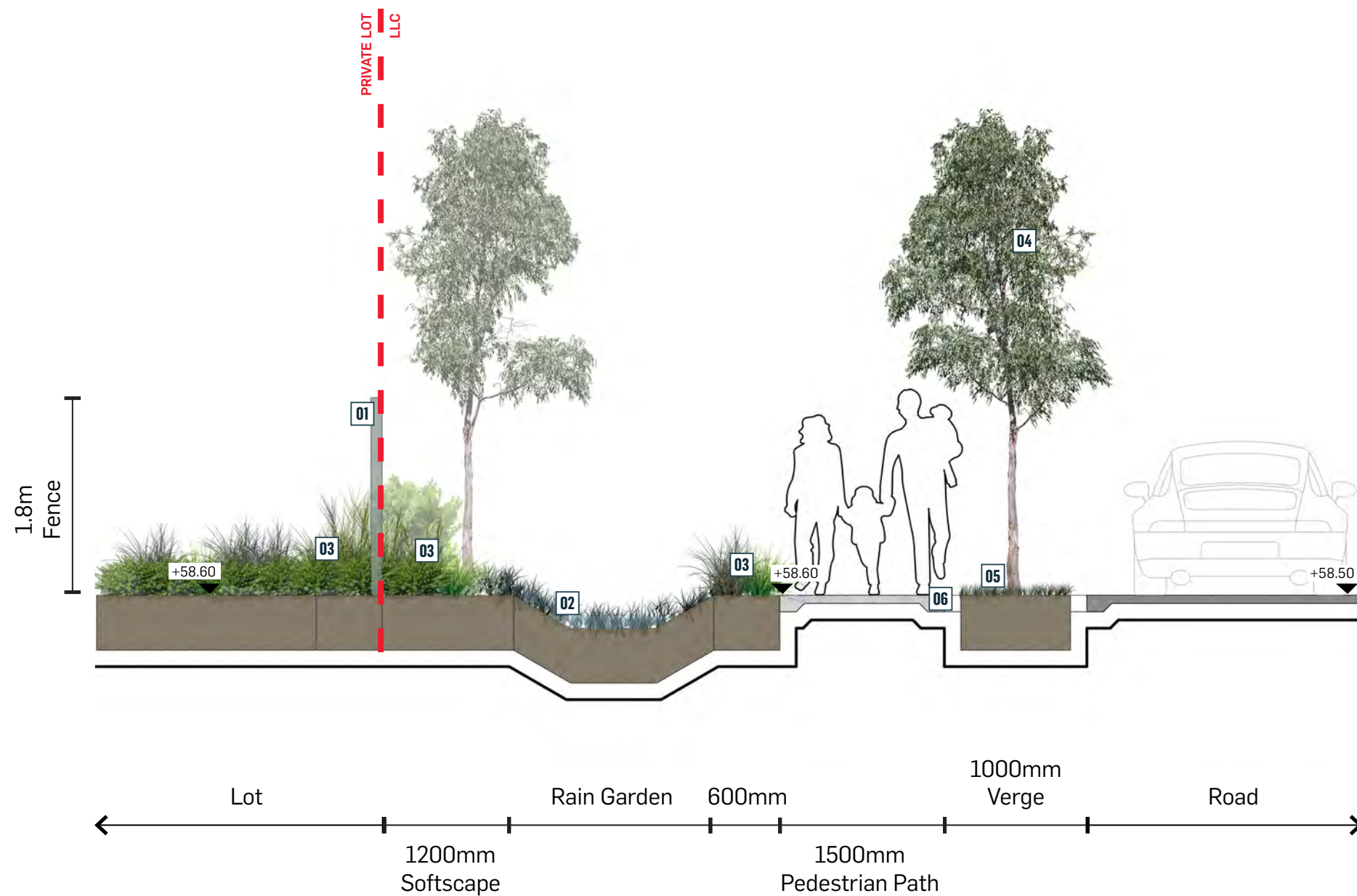
1.8m Boundary Fence
Retaining Wall
Garden Bed
PAW Tree

01 1.8m Pedestrian Gate
02 Front Fence to Private Lot
03 Verge
04 Softscape to Boundary Lot on Verge

05 Street Tree
06 Benches
07
08

09
10

PEDESTRIAN PATH SECTION - WESTERN CONNECTION



LEGEND

1.8m Property Fence

01

Rain Garden

02

Garden Bed

03

Tree

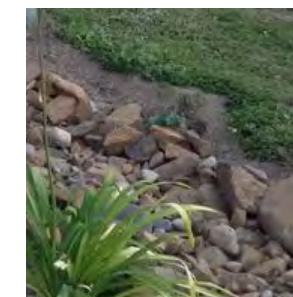
04

Turf

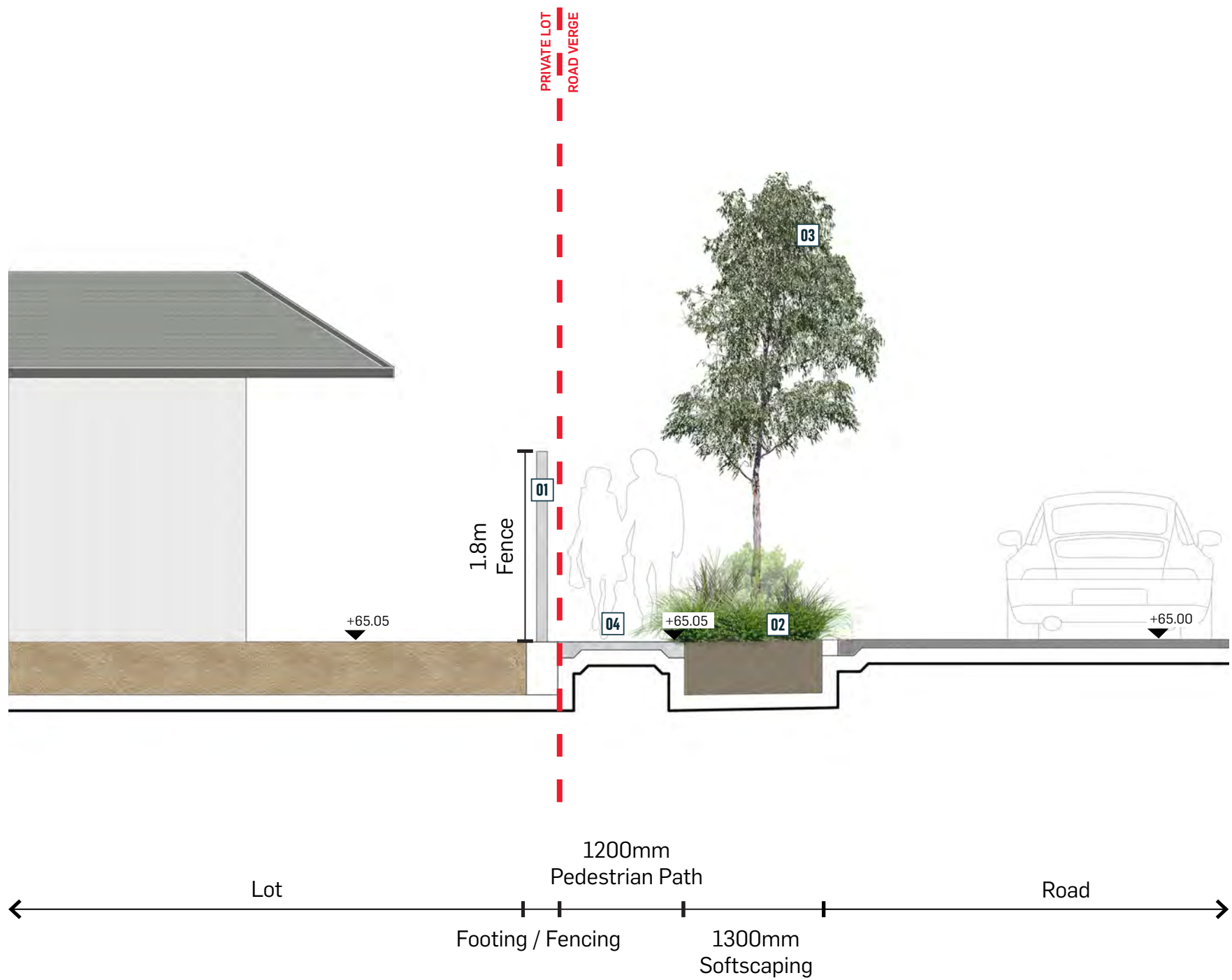
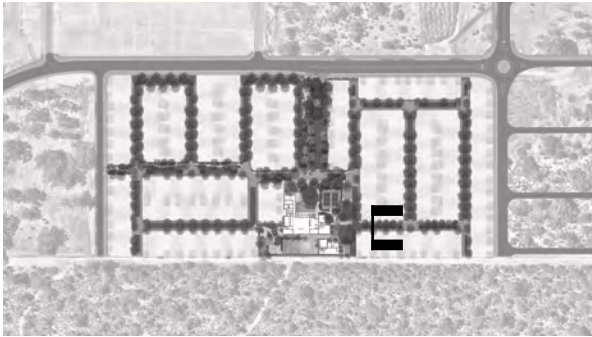
05

1.5m Pedestrian Path

06



PEDESTRIAN PATH SECTION - EASTERN CONNECTION

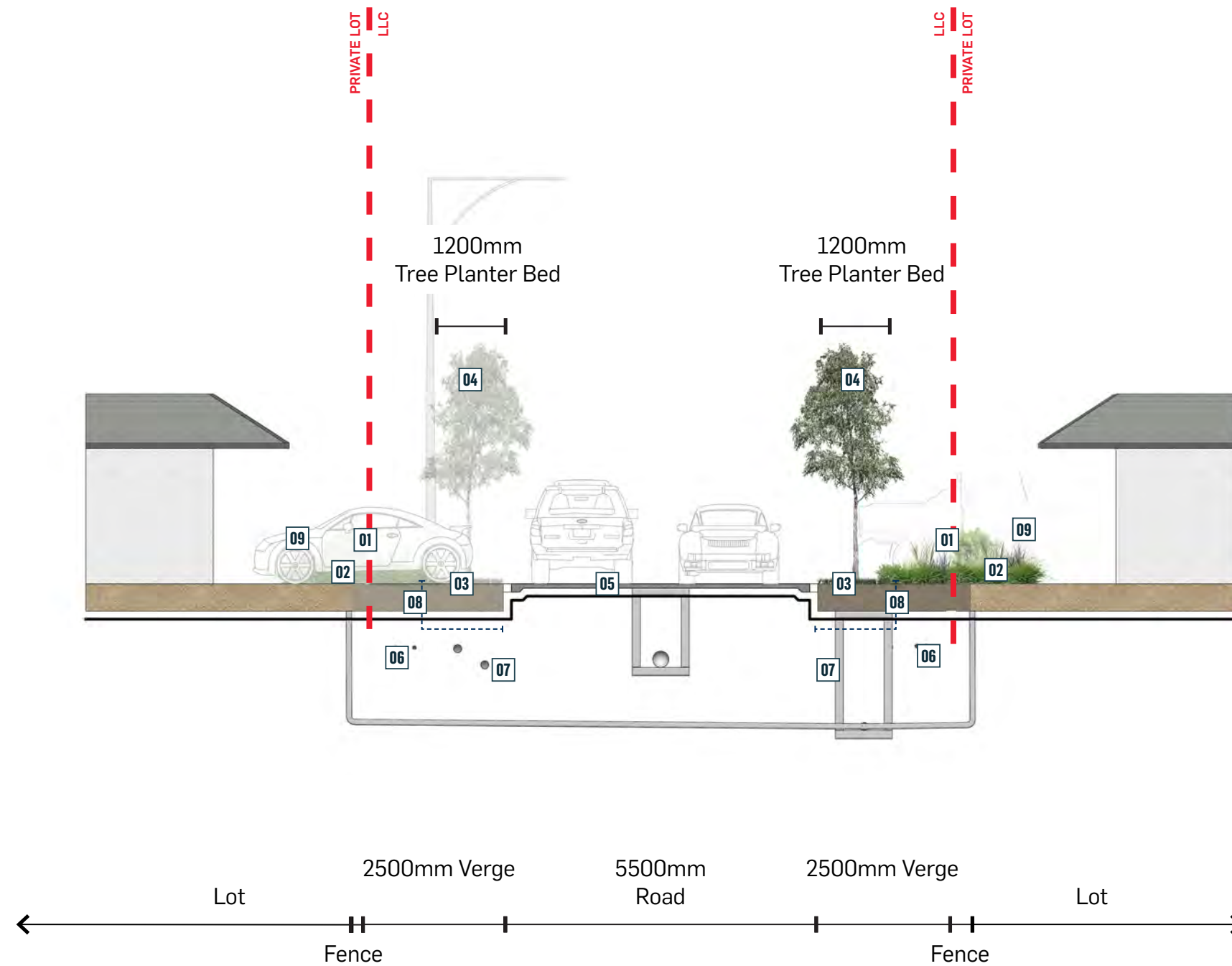


LEGEND

- 1.8m Non-Permeable Fence
- 1.3m Softscape
- Street Tree by Others
- 1.2m Pedestrian path

- 01
- 02
- 03
- 04

TYPICAL ROAD SECTION



LEGEND

- Front Fence to Private Lot
- Softscape to Front Lot and Verge
- Turf to Verge
- Tree to Front of Lot

- 01 Road
- 02 Services Below (Refer Civil Engineers Documentation)
- 03 Services Below Tree Planter (1.5m Deep)
- 04 (Refer Civil Engineers Documentation)

- 05 Root Barrier
- 06 Porch
- 07

- 08
- 09

ENTRY SIGNAGE & FENCING STRATEGY

Entry Walls

High quality materials are selected for the primary entry to provide visual markers for residents and visitors. The entry will maintain the same core material palette as employed throught the boundary treatment with the inclusion of natural stone.

The selected stone is a robust material which will reinforce a sense of safety and reliability and symbolising the natural setting and surrounds. Development entry signage will be incorporated into the feature stone thresholds at key site entries.

Fencing Strategy

Permable fencing is to be proposed to external boundaries to enhance visual access into the precinct

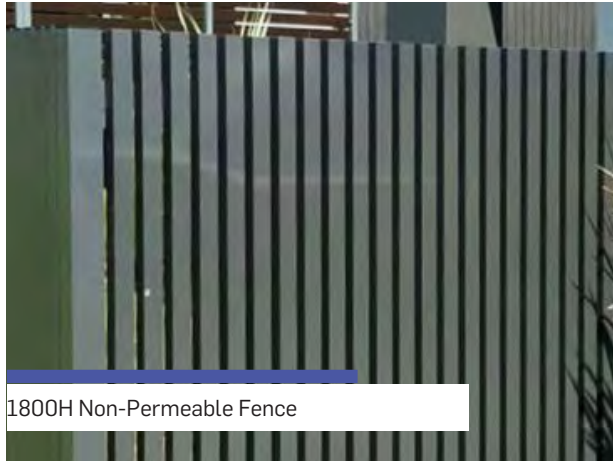
permeable fencing is provided where internal roads meet the boundary,at external boundaries facing POS, and through the southern boundary of the clubhouse.

Non-permeable fencing will be installed to selected private lots including those backing on to Geranium Drive.

External pedestrian paths have been offset 1200mm from boundary edge to provide planting to soften vertical fencing elements.

The following pages will show respective Typical Boundary Sections to each boundary interface labeled.

Fence Types

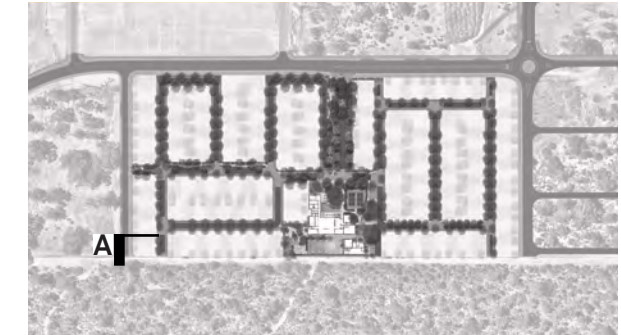
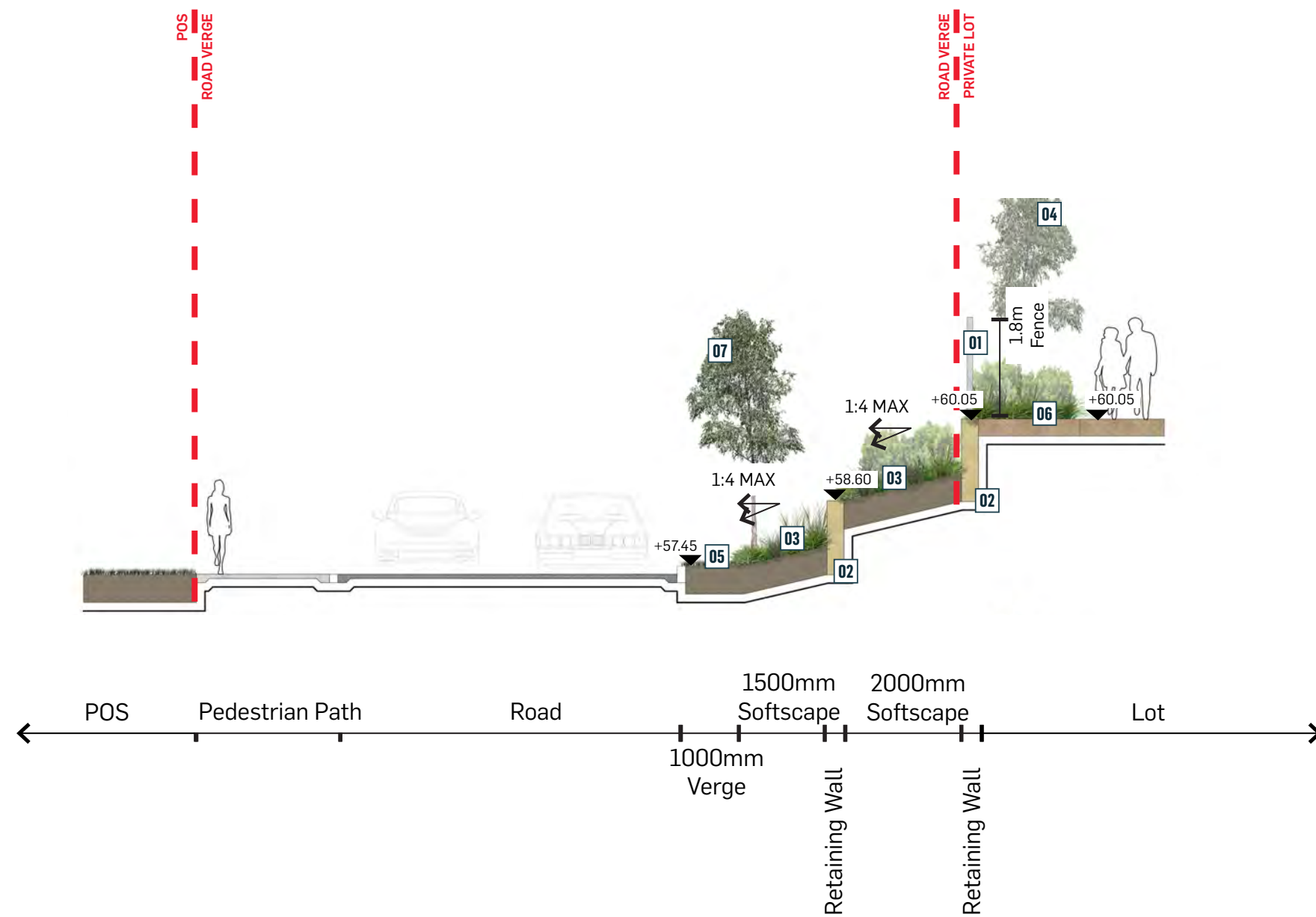




LEGEND:

- Entry Wall/Signage
- 1800H Feature Wall
- 1800H Non-Permeable Colorbond Fence
- 1800H Non-Permeable Fence
- 1800H Semi-Permeable Fence
- 1800H Fireproof Wall
- 1800H Fire Access Gate
- Site Boundary

WESTERN BOUNDARY SECTION A



LEGEND

- 1.8m Permeable Fence
- Retaining Wall
- Garden Bed to Road Verge
- Tree
- 1000mm Turf on Verge
- Garden Bed on Private Lot
- Street Tree

- 01
- 02
- 03
- 04
- 05
- 06
- 07

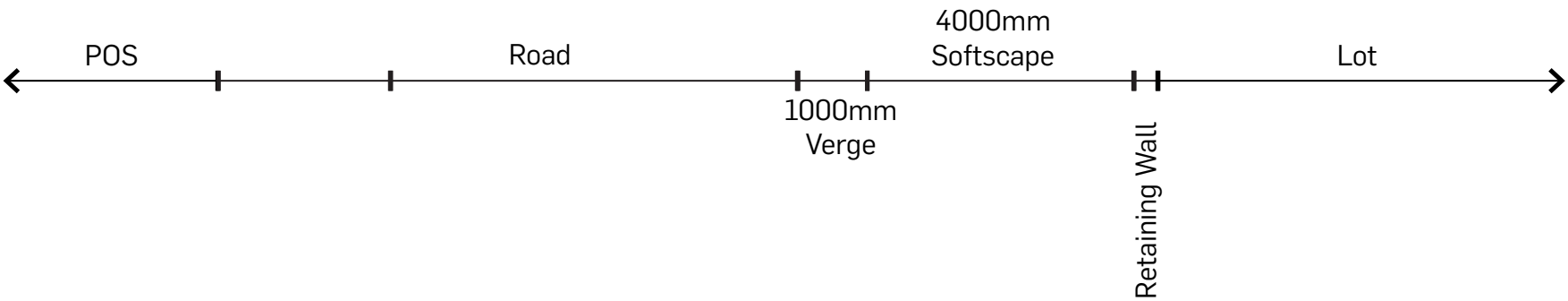
WESTERN BOUNDARY SECTION B



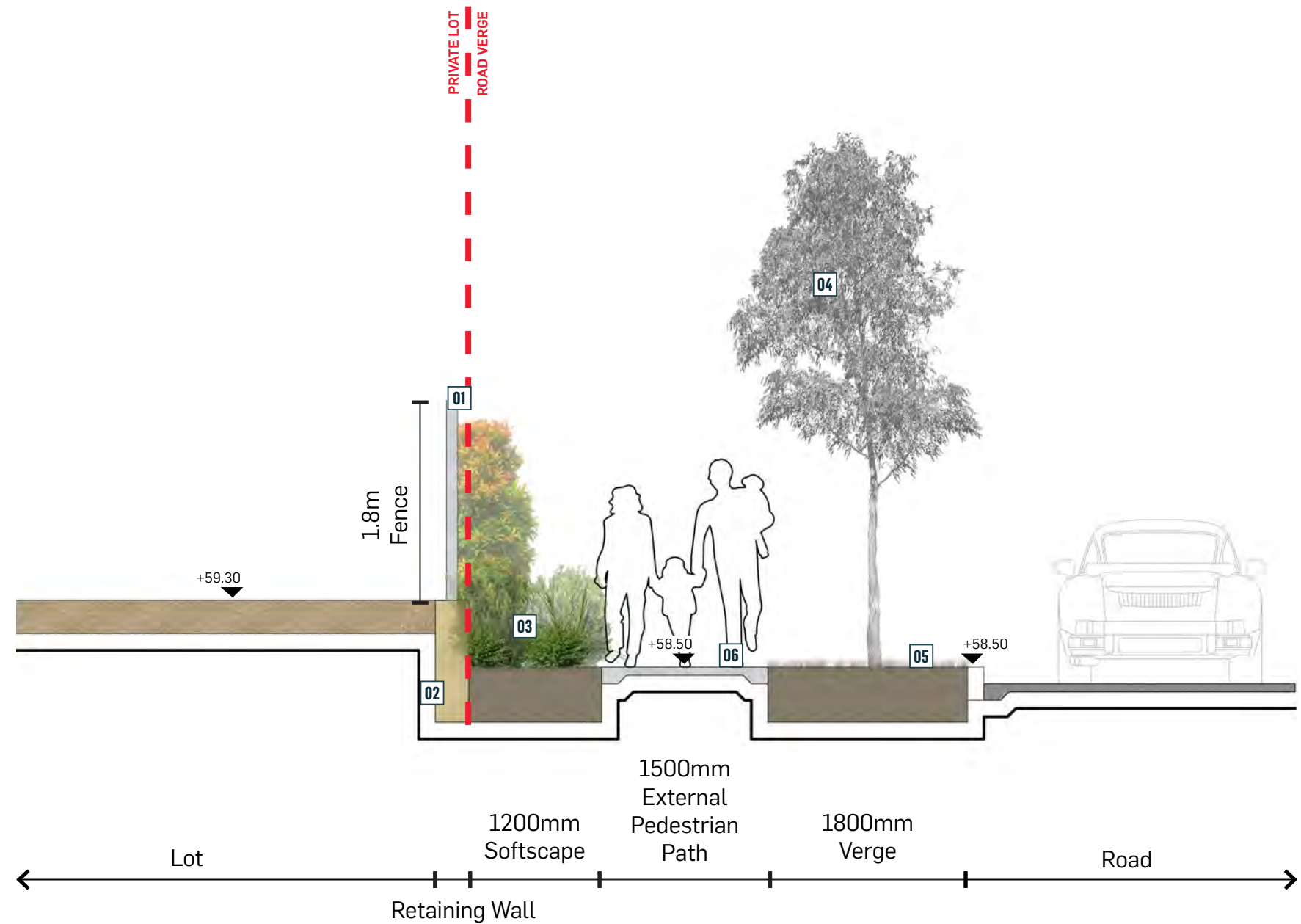
LEGEND

- 1.8m Permeable Fence
- Retaining Wall
- Garden Bed to Road Verge
- Tree
- 1000mm Turf on Verge
- Garden Bed on Private Lot

- 01
- 02
- 03
- 04
- 05
- 06



NORTHERN BOUNDARY SECTION C

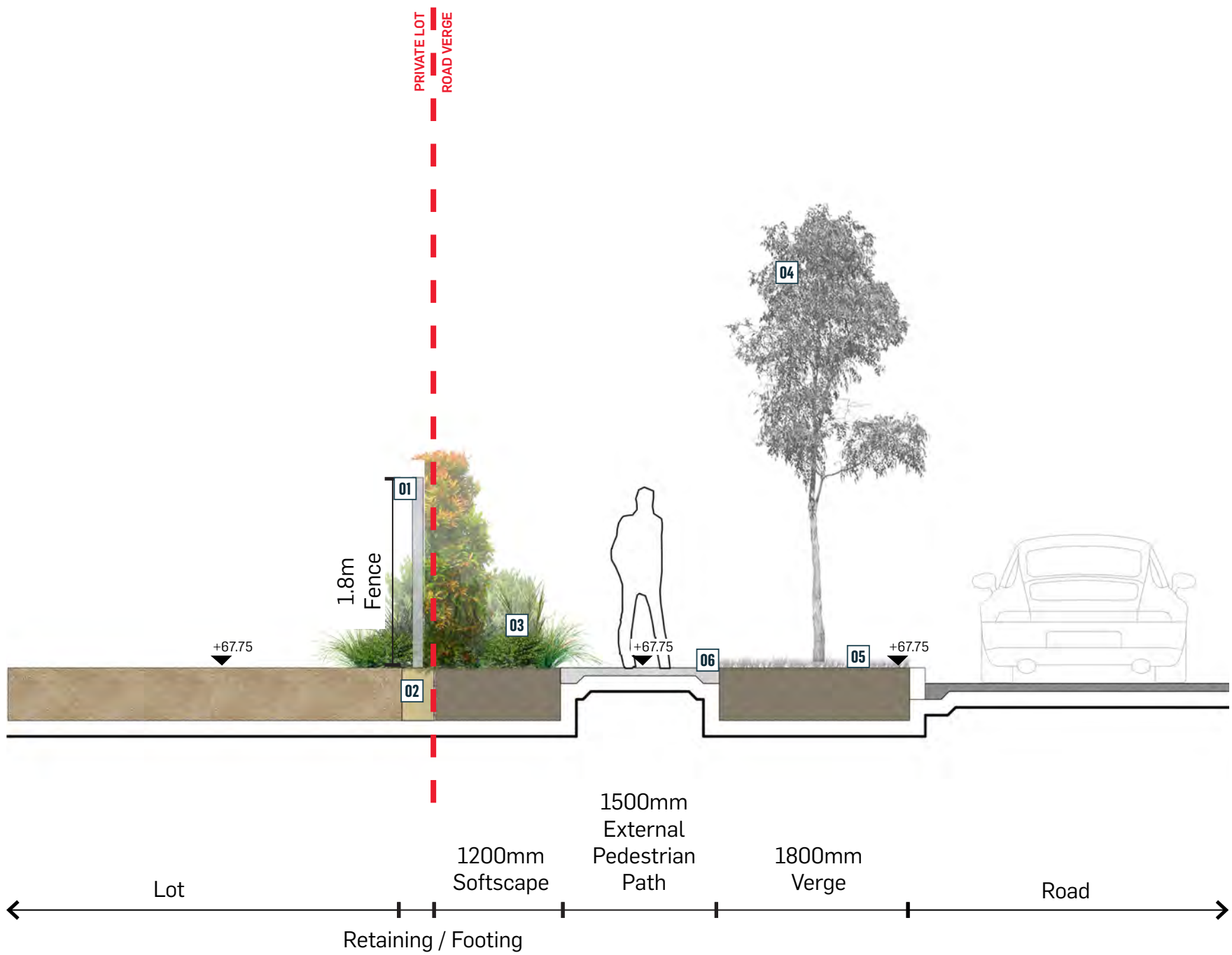


LEGEND

- 1.8m Non-Permeable Fence To Private Lot
- Retaining Wall
- Garden Bed to Road Verge
- Street Tree by Others
- Turf on Verge
- 1.5m Pedestrian path

- 01
- 02
- 03
- 04
- 05
- 06

EASTERN BOUNDARY SECTION D

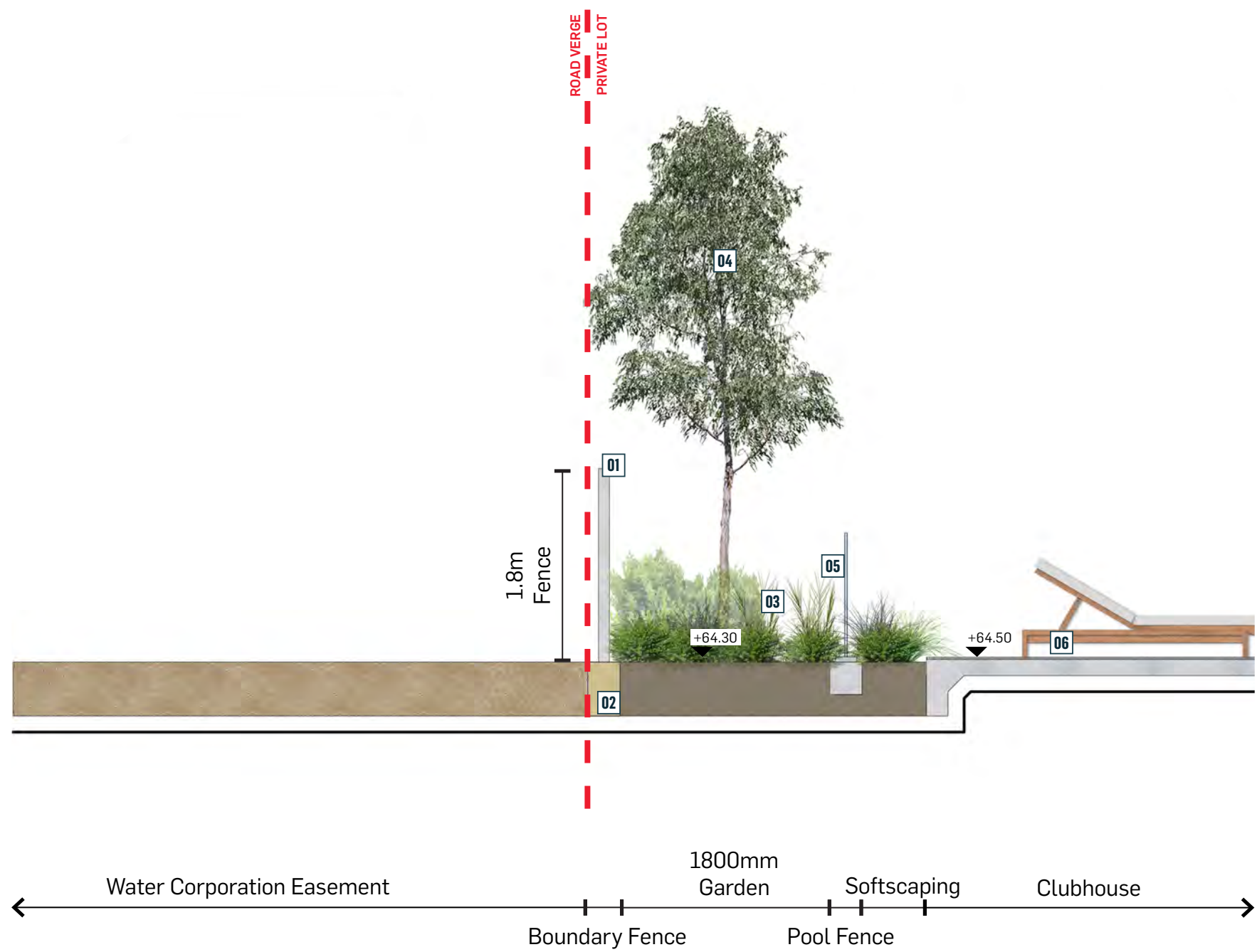
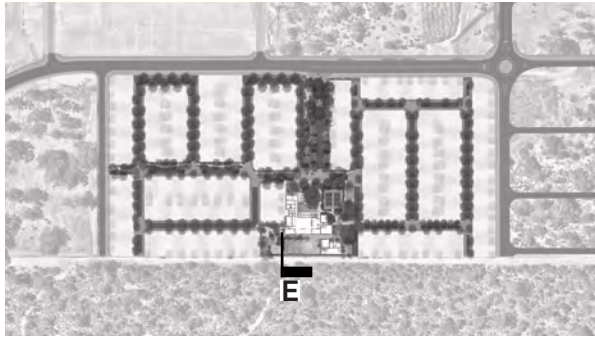


LEGEND

- 1.8m Non-Permeable Fence To Private Lot
- Retaining Wall
- Garden Bed to Road Verge
- Street Tree by Others
- Turf on Verge
- 1.5m Pedestrian path

- 01
- 02
- 03
- 04
- 05
- 06

SOUTHERN BOUNDARY SECTION E



- LEGEND**
- 1.8m Permeable Fence 01
 - Retaining Wall 02
 - Garden Bed Buffer to Clubhouse 03
 - Tree 04
 - 1.2m Pool Fence 05
 - Pool Cabana 06

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CLUBHOUSE ZONING

CLUBHOUSE EXTERNAL SPACES

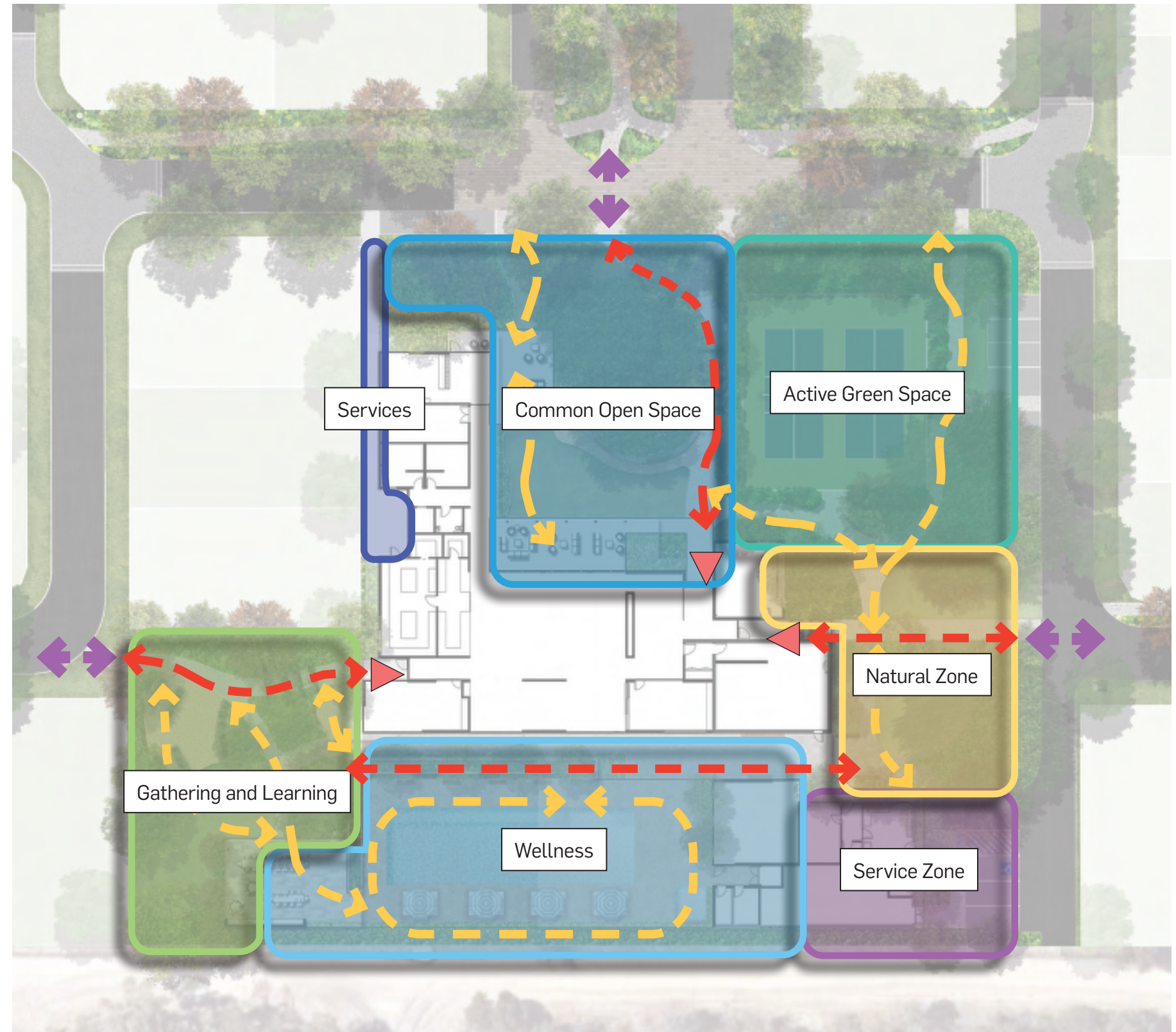
By incorporating different zones, the lifestyle community clubhouse caters to a variety of recreational interests, ensuring that residents have diverse options for leisure and physical activities.. These zones serve as focal points for community engagement, encouraging residents to come together, socialize, and participate in shared activities. This enhances the overall sense of community within the lifestyle community.

Key Aspects Include:

- The active green space with amenities like pickleball courts encourages residents to engage in physical activities.
- Sports and recreational activities create opportunities for community bonding.
- A community garden fosters a sense of shared responsibility and collaboration
- The pool area becomes a social hub where residents can gather for water-based activities or simply relax by the poolside.

LEGEND:

- ◀▶ PRIMARY PEDESTRIAN ACCESS
- ◀-▶ SECONDARY PEDESTRIAN ACCESS
- ▲ PRIMARY ENTRY
- ◀▶ EXTERNAL LINKS



COMMUNITY CLUBHOUSE

CLUBHOUSE LANDSCAPE SPACES

The clubhouse, contained within a remnant bush area will serve as a central hub offering a range of benefits for our residents and providing a focal point for community gatherings. Diverse outdoor amenities, including pickleball courts, a pool and spa area, and a community garden, cater to a range of preferences, promoting physical well-being and social interaction. The outdoor BBQ space encourages shared meals and events, while designated gathering spots within the clubhouse enhance community connections.

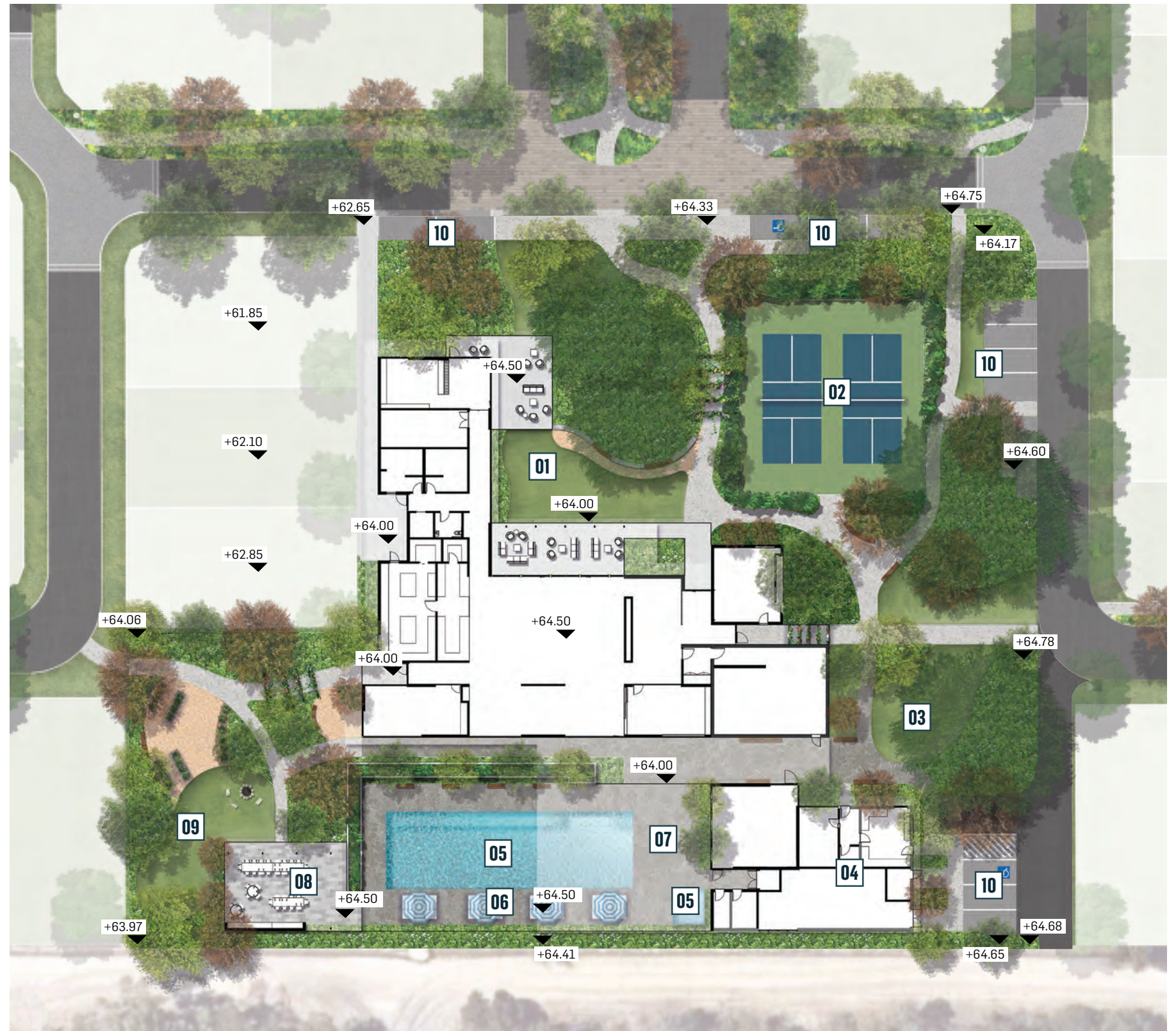
Key Aspects Include:

- Key spaces designed around significant trees
- Small pockets/cells of bushland retained surrounding clubhouse
- Active elements (pickleball / pool) promotes physical well-being and serves as a social hub, encouraging community members to gather, socialize, and enjoy the water.
- Outdoor bbq space offers a designated area for social gatherings and community events.
- Community garden provides a contemplative space for residents interested in gardening and nature.

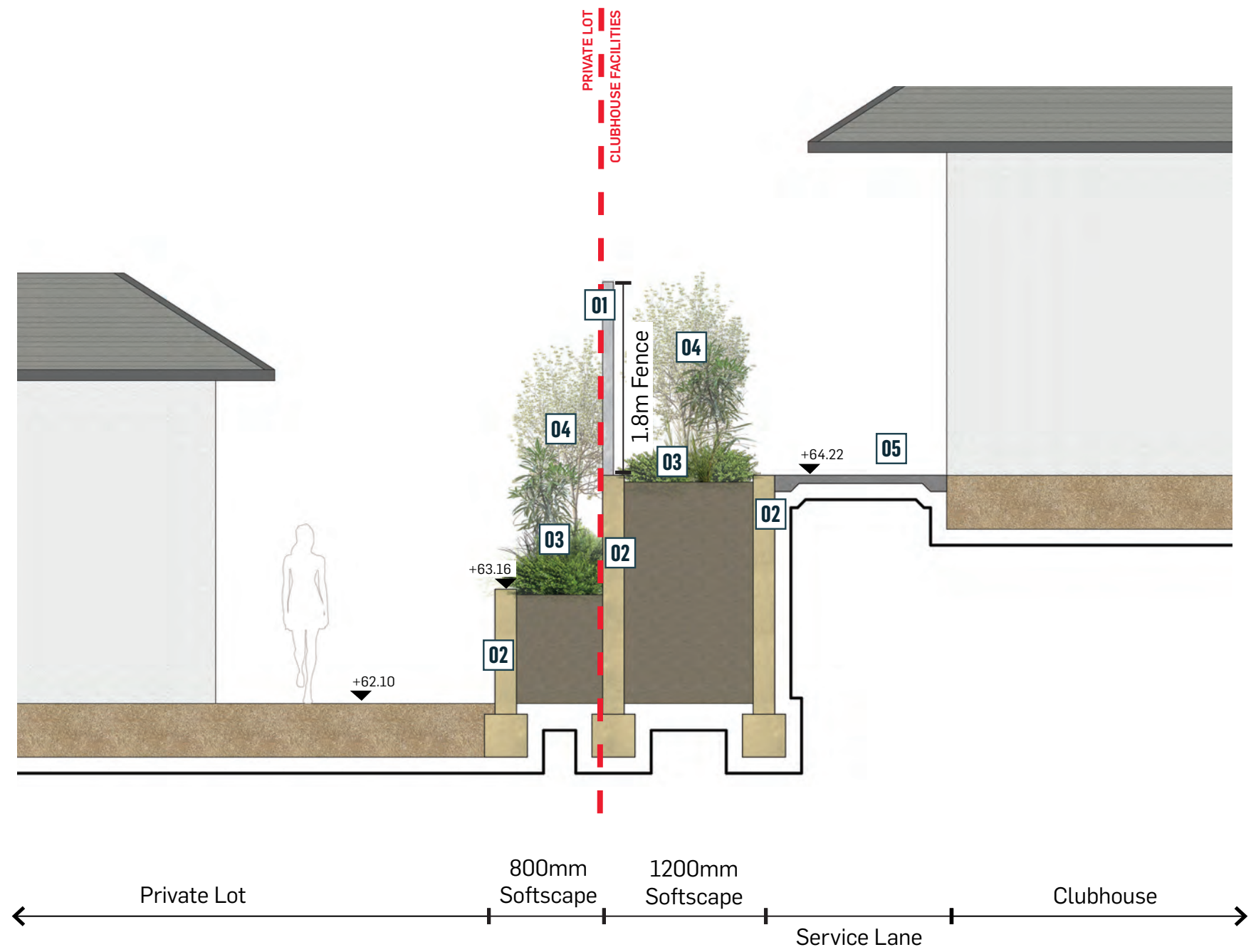
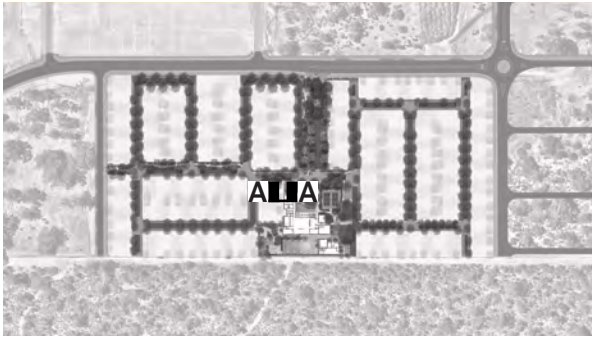
LEGEND

- COMMUNAL GREEN (OPEN SPACE)
- PICKLE BALL COURTS
- EXTERNAL GYM SPACE
- CARETAKER AND PLANTROOM
- LAP POOL AND SPA
- POOLSIDE CABANA
- POOLSIDE ACTIVITY SPACE
- BBQ / EXTERNAL DINING
- COMMUNITY GARDEN
- GUEST PARKING

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10



BACK OF LOT TO CLUBHOUSE INTERFACE PLANTER SECTION A



LEGEND

- 1.8m Non-Permeable Fence
- Retaining Wall
- Garden Bed
- Screening Shrubs
- Service Lane

- 01
- 02
- 03
- 04
- 05

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GATHERING / COMMON SPACE



Outdoor Crafts Space



Compact Planter Box



Community Green



'Natural' Themed Greening



Community Green LAwn



Campfire Pit

CLUBHOUSE WELLNESS SPACE / ACTIVE GREEN



TREE HIERARCHY PLAN

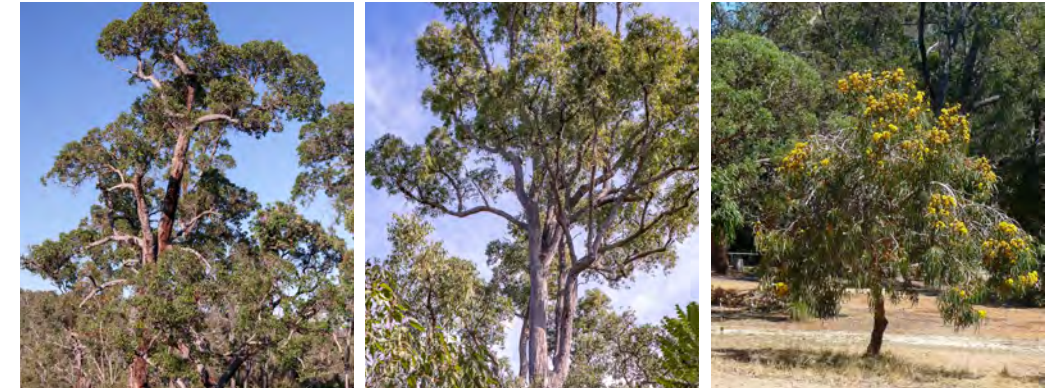
TREE HIERARCHY

The street tree arrangement within the development identifies species for a series of typologies to assist in creating 'character streets'. A hierarchy of street trees is proposed and aligned to the connectivity plan to enhance the character of the precinct and assist in wayfinding.

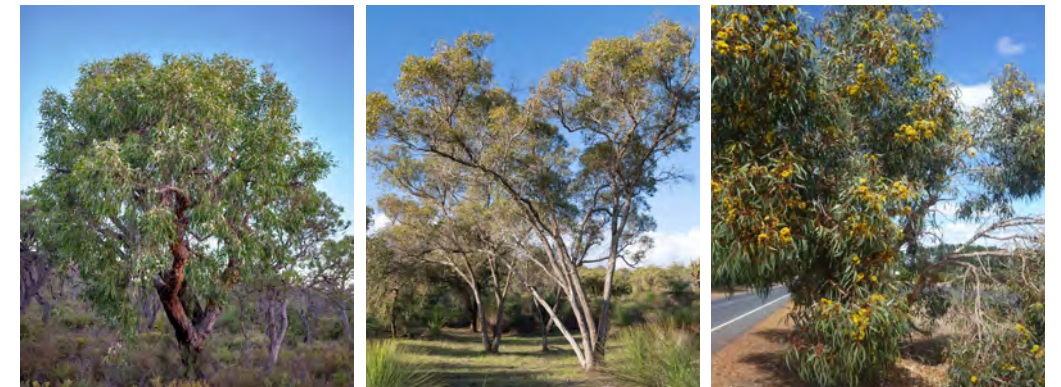
Each hierarchy will be characterised by a mix of up to three street trees, with one species proposed per street, creating a consistent streetscape whilst maintaining some individuality.

Within the private lots, two endemic street trees will be installed. within the front and rear of each lot.

The following trees are proposed to compliment the regional and local context.



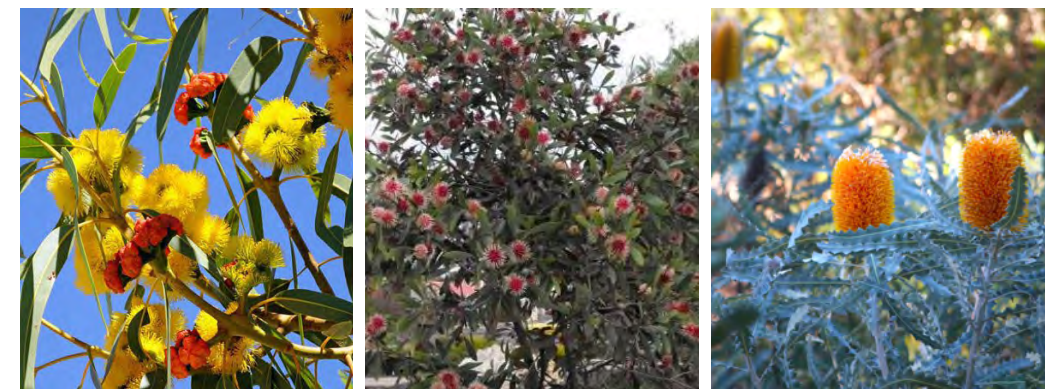
Primary/Entry Road- *Corymbia calophylla* (Marri), *Eucalyptus marginata* (Jarrah) and *Eucalyptus erythrocorys* dwarf (Illyarrie) to verges, defining primary/ entry avenue.



Secondary Road - *Eucalyptus tottiana* (Prickly Bark), *Eucalyptus decipiens* (Limestone Marlock, Redheart), and *Eucalyptus erythrocorys* (Illyarrie).



Local Streets - *Corymbia ficifolia* (Baby Orange), *Corymbia ficifolia* (Dwarf Orange), and *Corymbia ficifolia* (Dwarf Red).



Residential Lot (Backyard) - *Eucalyptus erythrocorys* dwarf (Illyarrie), *Hakea laurina* Pin-cushion Hakea)and *Banksia ashbyi* (Ashbys Banksia).



LEGEND:

- Primary/Entry Road
- Secondary Road
- Local streets
- Residential Lot (Backyard)
- Site Boundary

HARDSCAPE MATERIALITY

The landscape character of the site will use a restrained palette of materials within a contemporary style. Materials will be high quality and durable in accordance with the location and significance of the project. The materials and colours will be selected to complement the built form architecture and allow the tree canopy to be the dominant landscape feature on site.

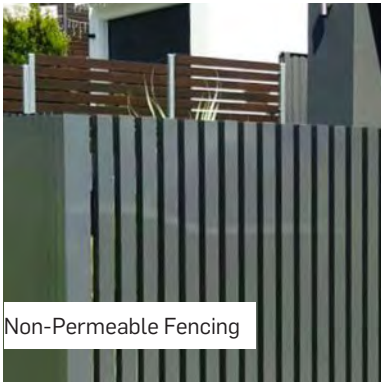
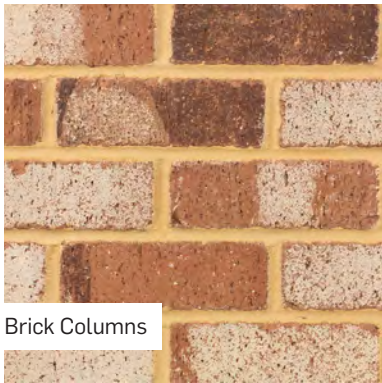
High-quality finishes and materials will be utilised in high amenity landscape spaces, particularly the pedestrian links and community clubhouse.

The following imagery is indicative of the desired character of the precinct and is subject to further design development to confirm appropriateness and availability.

Key Aspects Include:

- Establishes an identity for Halcyon Illyarrie;
- Assists with wayfinding;
- Contributes to the architectural built form;
- Contributes to the parkland precinct setting; and
- High Quality of amenity.

GENERAL MATERIALITY



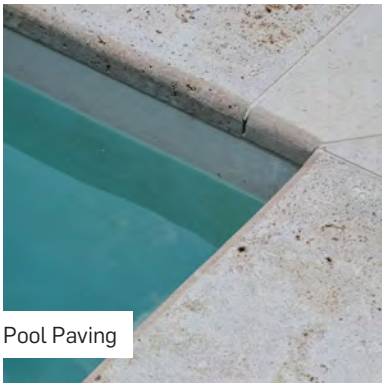
CLUBHOUSE MATERIALITY



Decomposed Granite



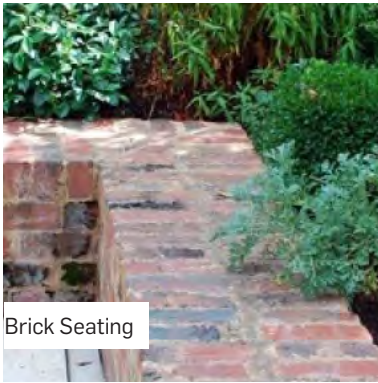
Plain Concrete



Pool Paving



Stone Paving



Brick Seating



Chainlink Fence



Timber Planter Box



Pickleball Play Surface

SOFTSCAPE

PLANTING DESIGN

The planting scheme will be dominated by species endemic to the site, emphasising a distinct sense of place for the development. The endemic plants are appropriate to the local environment and can be expected to be tolerant to local conditions, helping to ensure survival and better growth, as well as reducing ongoing irrigation and maintenance requirements.

Street planting will be native to complement the existing vegetation and create a parkland experience surrounding the development.

Exotic species will be used where appropriate and will be selected to provide appropriate amenity, reference the history of the site, provide shade and better growth in the constructed environment.

Deep soil zones surround the site and enable planting of significant vegetation, which can grow to a mature size and provide a canopy within the precinct.

Key Aspects Include:

- Integration of feature, shade and wsud planting to enhance planting scheme and water retention opportunities;
- Prioritise use of endemic plant species;
- Retain existing trees where appropriate and utilise on site transplants;
- Install a range of tree stock sizes to provide an immediate impact;
- Provide a sense of arrival with a distinctive landscape character;
- Build on the existing tree canopy to enhance the development; and
- Introduce tree canopy and soft landscape spaces to assist in cooling the development.

EXISTING TREES			SIZE H X W (meters)	Streetscape	Open Space	Community Hub	WSUD	Residential A	Residential B
	<i>Banksia attenuata</i>	Slender Banksia	10m x 2m	✓					
	<i>Banksia menziesii</i>	Firewood Banksia	10m x 3m	✓					
	<i>Corymbia callophyla</i>	Marri	20m x 8m	✓					
	<i>Eucalyptus gomphocephala</i>	Tuart	40m x 10m	✓					
	<i>Eucalyptus marginata</i>	Jarrah	40m x 3m	✓					
	<i>Xanthorrhoea preissii</i>	Grass Tree	5m x 2m	✓			✓		
TREES									
	<i>Agonis flexuosa</i>	WA Peppermint	10m x 10m	✓	✓	✓	✓		
	<i>Allocasuarina fraseriana</i>	Common Sheoak	10m x 6m	✓					
	<i>Allocasuarina humilis</i>	Dwarf Sheoak	1.5m x 2m	✓					
	<i>Banksia attenuata</i>	Candle Banksia	10m x 2m	✓					
	<i>Banksia grandis</i>	Bull Banksia	10m x 5m	✓	✓				
	<i>Banksia menziesii</i>	Firewood Banksia	10m x 3m	✓					
	<i>Banksia prionotes</i>	Acorn Banksia	12m x 6m	✓					
	<i>Banksia sessilis</i>	Parrot Bush	6m x 5m	✓					
	<i>Callistemon viminalis</i>	Weeping Bottlebrush	9m x 4.5m		✓				
	<i>Corymbia calophylla</i>	Marri	20m x 8m	✓					
	<i>Corymbia ficifolia</i>	Red Flowering Gum	15m x 10m		✓	✓	✓		
	<i>Corymbia maculata</i>	Spotted Gum	30m x 15m	✓					
	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12m x 4m		✓	✓			
	<i>Eucalyptus decipiens</i>	Limestone Marlock, Redheart	15m x 3m	✓	✓				
	<i>Eucalyptus erythrocorys</i>	Illyarrie	10m x 6m		✓				
	<i>Eucalyptus gomphocephala</i>	Tuart	40m x 10m	✓					
	<i>Eucalyptus marginata</i>	Jarrah	40m x 3m	✓					
	<i>Eucalyptus rudis</i>	Flooded gum	20m x 4m	✓					
	<i>Eucalyptus todtiana</i>	Prickly Bark	15m x 10m	✓					
	<i>Melaleuca leucadendron</i>	Weeping Paperbark	20m x 10m	✓					
	<i>Melaleuca preissiana</i>	Modong	6m x 5m	✓			✓		
	<i>Xylomelum occidentale</i>	Woody Pear	8m x 3m	✓					

SHRUBS			SIZE H X W (meters)	Streetscape	Open Space	Community Hub	WSUD	Residential A	Residential B
<i>Acacia pulchella</i>	Prickly Moses	1.5m x 2m	✓						
<i>Acacia rostellifera</i>	Summer-scented Wattle	6m x 2m							
<i>Adenanthos sericeus</i>	Wolly Bush	5m x 3m		✓	✓			✓	
<i>Anigozanthos manglesii</i>	Mangles Kangaroo Paw	1m x 0.6m	✓						
<i>Banksia ashbyii</i>	Ashby's banksia	8m x 3m							
<i>Banksia dallanneyi</i>	Couch Honeypot	0.8m x 3m	✓						
<i>Baumea juncea</i>	Bare Twig-rush	1m x 1m	✓						
<i>Beaufortia elegans</i>	Elegant Beaufortia	1m x 1.5m	✓						
<i>Calothamnus quadrifidus</i>	One-Sided Bottlebrush	2.5m x 2.5m							
<i>Conostephium pendulum</i>	Pearl flower	1m x 1m							
<i>Conostylis candicans</i>	Grey Cottonheads	0.3m x 0.5m	✓						
<i>Conospermum stoechadis</i>	Common Smokebush	1.5m x 1.5m					✓		
<i>Dianella revoluta</i>	Flax Lily,	1m x 1.5m	✓				✓		
<i>Eremaea pauciflora</i>	Orange-fruited Eremaea	2m x 2.5m	✓						
<i>Eremophila glabra</i>	Tar Bush	0.3m x 3m	✓				✓		
<i>Ficinia nodosa</i>	Knotted Club Sedgerass	1.5m x 0.3m					✓		
<i>Grevillea crithmifolia</i>	Fine-leaved Grevillea	2m x 3m							
<i>Grevillea preissii</i>	Native Fuchsia	0.5m x 3m					✓		
<i>Grevillea vestita</i>	Woolly Grevillea	5m x 4m							
<i>Guichenotia ledifolia</i>	Guichenotia	1.5m x 1m					✓		
<i>Hakea laurina</i>	Pin Cushion Hakea	6m x 5m	✓				✓		
<i>Hakea lissocarpha</i>	Honey bush	3m x 1.5m					✓		
<i>Hakea prostrata</i>	Harsh Hakea	4m x 4m					✓		
<i>Hakea ruscifolia</i>	Candle Hakea	3m x 2m	✓						
<i>Hardenbergia comptoniana</i>	Native Wisteria	0.3m x 2m	✓						
<i>Hemianandra pungens</i>	Snake Bush	0.3m 1m	✓						
<i>Hibbertia hypericoides</i>	Yellow buttercups	1m x 1m							
<i>Hypocalymma angustifolium</i>	White myrtle	1m x 1m					✓		
<i>Hypocalymma robustum</i>	Swan River Myrtle	1.2m x 1m	✓						
<i>Juncus pallidus</i>	Pale Rush	2m x 1m					✓		
<i>Kunzea ericifolia</i>	Spearwood	6m x 2m					✓		

SHRUBS			SIZE H X W (meters)	Streetscape	Open Space	Community Hub	WSUD	Residential A	Residential B
<i>Kunzea glabrescens</i>	Spearwood	4m x 1.5m					✓		
<i>Lechenaultia linarioides</i>	Yellow Lechenaultia	0.8m x 1m							
<i>Lepidosperma gladiatum</i>	Coastal Saw Sedge	1.5m x 1.5m					✓		
<i>Lomandra longifolia</i> 'Tanika'	Tanika	0.65m x 0.65m							
<i>Melaleuca lanceolata</i>	Moonah	7m x 3m				✓			
<i>Melaleuca seriata</i>	Paperbark Honey Myrtle	1m x 1m	✓						
<i>Melaleuca systema</i>	Coastal Honeymyrtle	2m x 2m	✓						
<i>Myoporum insulare</i>	Coastal Boobialla	6m x 1.5m							
<i>Olearia axillaris</i>	Coast Daisy Bush	3m x 2m							
<i>Raphiiolepis indica</i>	Snow White	1.8m x 1.8m							
<i>Regelia inops</i>	Rottnest Island Tea Tree	2.5m x 2m	✓						
<i>Scaevola crassifolia</i>	Thick-leaved Fan-flower	1.5m x 1.5m							
<i>Westringia dampieri</i>	Shore Westringia	1.5m x 1m							
<i>Xanthorrhoea preissii</i>	Grass Tree	5m x 2m	✓						

GROUNDCOVER			SIZE H X W (meters)	Streetscape	Open Space	Community Hub	WSUD	Residential A	Residential B
<i>Acacia lasiocarpa</i>	Glow Wattle	0.5m x 1m							
<i>Atriplex cinerea</i>	Coastal Saltbush	1.8m x 2.5m							
<i>Anigozanthos humilis</i>	Catspaw	1.5m x 1m	✓				✓		
<i>Conostylis aculeata</i>	Prickly Conostylis	0.3m x 0.6m	✓						
<i>Melaleuca huegelii</i>	Chenille Honey-Myrtle	1.8m x 6m							
<i>Orthrosanthus laxus</i>	Morning Iris	0.5m x 0.5m	✓						
<i>Patersonia occidentalis</i>	Western Patersonia	0.8m x 0.6m	✓				✓		