

Archipelago' Halycon Blu

Landscape Schematic



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



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CONTEXT

Project

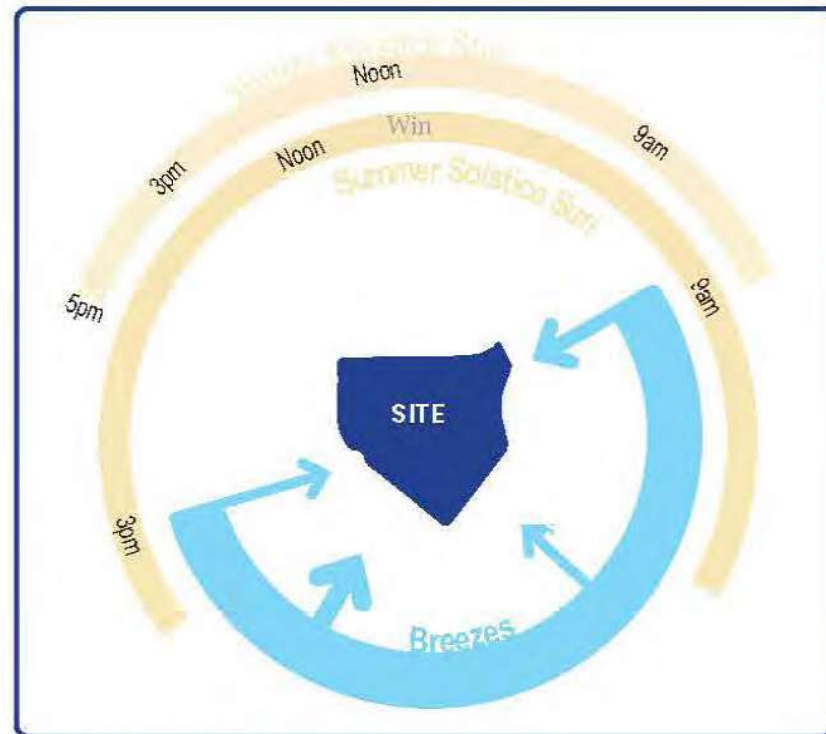
Halcyon Blu is a 19.77 hectare residential community set to be delivered within Precinct 15 of Aura, Stockland's City of Colour.

On the Sunshine Coast, 90 kilometres north of Brisbane, Aura is Australia's largest single ownership master planned community and is delivering around 20,000 dwellings, a major town centre, two employment precincts and rehabilitating 700 hectares of Sunshine Coast land.

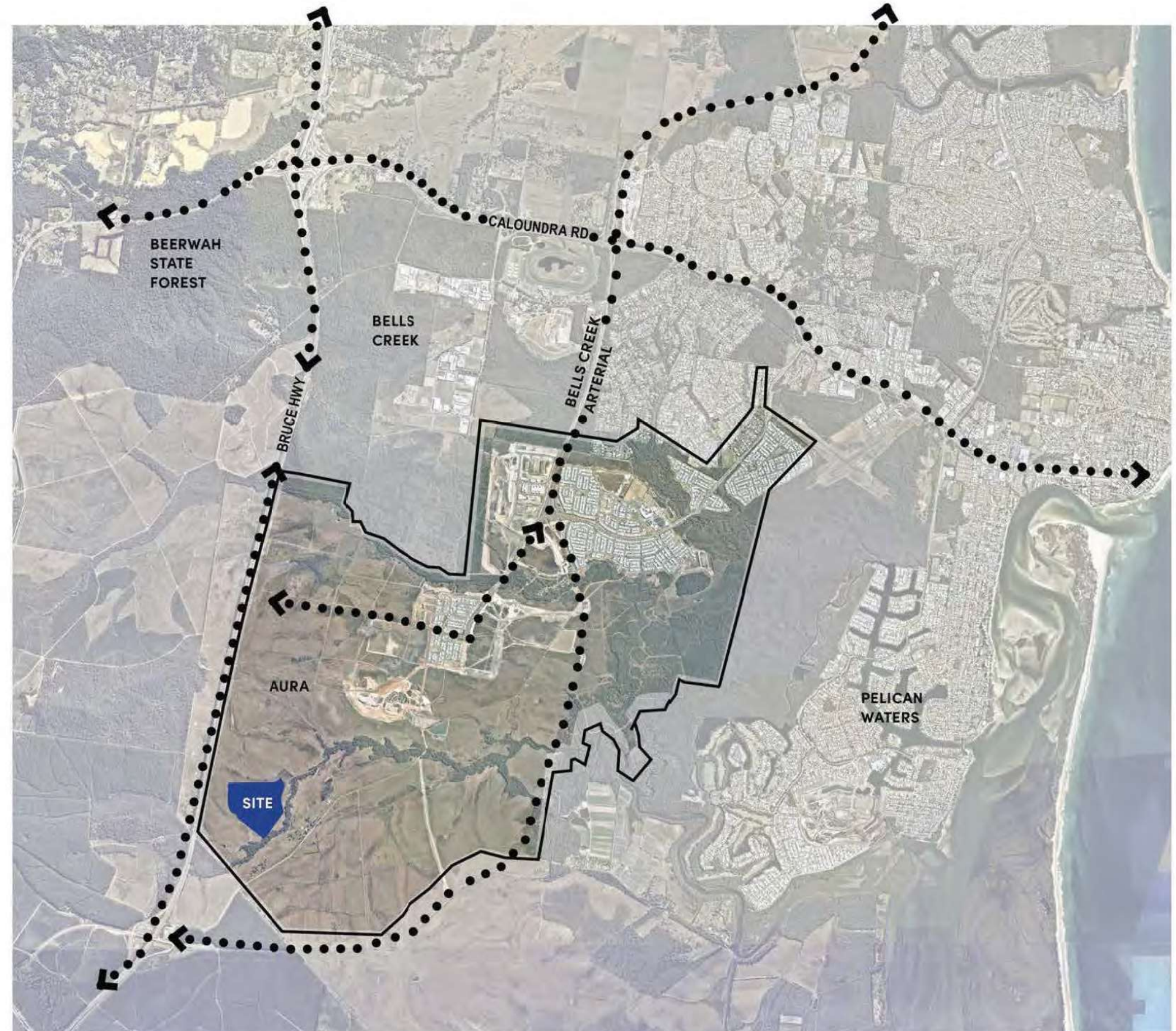
The Halcyon Blu site is situated approximately 3km to the south west of the Aura Town Centre Plan in the suburb of Banya and sits within the Caloundra South Priority Development Area (PDA) Development Scheme.

The site is irregularly shaped and features approximately 600m of linear park frontage adjacent to Bells Creek separated from the development by an esplanade road connection. In addition to the esplanade road along its eastern boundary, the site is proposed to be bounded by a trunk collector road running north south along the western boundary and a neighbourhood collector road running east west along the northern boundary.

The existing topography is best described as gently undulating and is clear of site vegetation.



Climatic Conditions Diagram



Location plan

ASPIRATION

Aspirations

For Halcyon Blu developing a distinctive “resort style” residential lifestyle offer is seen as the key to unlocking project success by driving demand through lifestyle quality.

Building upon the vision “Creating a Better Way to Live” through distinctively different great design driving an identifiable and desirable sense of place and community address is a key target for the landscape of this project.



Underpinning the “Creating a Better Way to Live” vision is a landscape focused design approach which supports the wider project specific aims of:

- Liveability & Community
- Value, Quality & Thoughtful design
- Security & Confidence

Key to delivering upon the Halcyon Blu aspirations and capitalising on the wider project specific aims is the creation of a resort style landscape where each and everyday feels like a holiday, and residents are always living their very best lives.

Delivering a lush subtropical coastal resort style experience will be curated through the five design principles and landscape specific vision identified to the right.

Halcyon Blu is the ultimate curated coastal resort living lifestyle, an unparalleled composition of high quality homes set amongst secure lush landscape places, with a variety of active recreation options, dedicated restorative wellness facilities, and an engaging suite of public places programmed for serendipitous urban social connection.

SOCIAL	CONNECTED	LIFESTYLED	ENGAGED	LOCAL
				
<p>A place rich with a web of lush shaded landscape spaces where you can plan for a catch-up or just happen upon one.</p>	<p>A place where everybody knows your name and you can live without your car for as long as you choose to.</p>	<p>A place where your new neighbours become your long time friends and your lifestyle is secure, social and as active as you want to be.</p>	<p>A place where you can program your social life without using your phone, a place where you can be as social or as secluded as you choose to be, your secure sanctuary and your social hub.</p>	<p>A place where you can grow your own produce and take advantage of the living links orchards and groves and then “paddock to plate” in the comfort of neighbour nooks with outdoor kitchen opportunities.</p>

KEY INGREDIENTS

In shaping the Halcyon Blu public realm, guidance from the Vision and the Stockland Standard has informed the development of key community public realm ingredients that facilitate the delivery of a successful and much loved resort lifestyle community.

To foster a sense of place, a feeling of secure belonging and to realise an engaged authentic community, the key ingredients below are considered essential.

ARRIVE

Creating a sense of ownership and security through a visual green gate and a visual threshold crossing.

CELEBRATE

Avenue arrival planting to control views and reinforce sense of place

REVEAL

Framing and unveiling the view toward the club house

STITCH

The "living loop" activating the central parkland and clubhouse and bringing the community together

INVITE

Integrating visually open pedestrian gateways through the quiet edge whilst maintaining acoustic integrity

LINK & GROW

Living links connecting streets and people through activity

SEASONAL

Seasonal plantings to streets for year round colour & variety

RELAX

A curated calming landscape enclosing the wellness centre

EXCITE

Activated club house landscape & activities

PROTECT

Articulating the quiet edge to provide interest on both sides

PUBLIC

Shady streetscape community edge (by others)

CONNECT

Green street edges

NATURAL

Grassy open space with vegetated dry creek

NEIGHBOUR NOOKS

Pocket green spaces for local catch-ups

CONTROL

Landscape garden thresholds to local streets

ENGAGE

Streetscape activation through front gardens and access

TRANSIT

Bus Stop (by others)



MASTER PLAN

The Halcyon Blu Landscape Master Plan has been developed in a coordinated collaborative fashion with the design team and Stockland.

The overarching design intention is to deliver upon Stockland's aspiration as expressed and articulated in the project brief, the Vision, the Stockland Standard and the design ingredients.

In simple terms the landscape master plan is the blueprint from which to develop detailed design and to deliver construction that will achieve a secure and exclusive subtropical resort experience for residents and their visitors.

- 01 Gateway Entry
- 02 Club House
- 03 Lagoon
- 04 Pickle Ball Courts
- 05 Lawn Bowls
- 06 Wellness Centre
- 07 Living Loop - main park esplanade
- 08 Living Links - walkways
- 09 Main Pedestrian & Veloway Gateway
- 10 Local Pedestrian Gateways
- 11 Secondary Access - Left Out / Emergency In
- 12 Neighbour Nooks - pocket parks
- 13 Shared Seasonal Streets throughout
- 14 Acoustic Fencing
- 15 Neighbour Forest Niches - social shared ways
- 16 Perimeter permeable fencing
- 17 Veloway and Pathway (external to development)
- 18 Shared Path (external to development)
- 19 Landscape Marker
- 20 Gateway Avenue & Veloway Connection
- 21 Permeable Fencing
- 22 Bus Stop



Master Plan imagery is for illustration purposes only and may be subject to further change or revision

FENCING & RETENTION

The fencing and retaining wall strategy has been established to create a sense of uniformity and consistency throughout the precinct.

Typically, the perimeter fencing consists of an articulated timber acoustic fence along the southern and western frontages, and permeable fencing to the northern and eastern frontages.

For the majority of the western and southern frontages the fencing is located at the streetscape ground level however in limited instances (as shown on the diagram to the right), low level retention will be required.

To the northern boundary, low level retention is required to both the east and west of the northern exit.

To the eastern boundary a visually permeable fence will be provided at a consistent height of 1.5m above streetscape ground level. In some instances this fencing may be located on top of a low landscape wall, this detail will be further considered during detailed design so as to balance passive surveillance and streetscape amenity.

To the eastern boundary south of the main entry, shared gatehouses are to be provided. These gatehouses are designed to be shared between every two homes, and will be provided along the south-eastern edge to establish a clear sense of street address and a distinctive residential entry threshold.

2.0m TIMBER ACOUSTIC FENCE
Vertical and Horizontal lapped palings

2.5m TIMBER ACOUSTIC FENCE
Vertical and Horizontal lapped palings

1.8m PERMEABLE FENCE
Vertical powder-coated aluminium fencing (min 50% open)

1.5m PERMEABLE FENCE
Vertical powder-coated aluminium fencing (min 50% open)

1.2m PERMEABLE FENCE (Site Internal)
Vertical powder-coated aluminium fencing (min 50% open)

1.2m - 1.8m FENCE (Site Internal)
Mixed Vertical & Horizontal blades
Powder-coated aluminium fencing

RETAINING WALL (Site External)
Shown offset from fencing for clarity

Residential Gate Houses
(shared between 2 homes)





1.5m Black Aluminium fence on low wall



Entry Gatehouses to homes south of main entry/



2.0m Timber acoustic fence with screen planting



2.5m Timber acoustic fence with screen planting

For clarity of graphic expression and ease of design communication and discussion, the Landscape Master Plan overlay to the right identifies key precincts and connections that will be discussed across the following pages in terms of their experiential look and feel.

The site plan illustrates a proposed residential development with the following components:

- Future Residential Areas:** Indicated by dashed lines and labels at the top, bottom, and left of the main site.
- Future Neighbourhood Sport Park:** A large green oval area in the top left corner.
- Future Neighbourhood Meeting Room:** A small blue rectangle near the top left.
- Future Neighbourhood Centre:** A blue rectangle in the bottom left.
- Future Community Facility:** A blue rectangle adjacent to the Future Neighbourhood Centre.
- Wellness & Lawn Bowls:** A central green area.
- Informal Park:** A green area to the right of the Wellness & Lawn Bowls.
- Club House Lagoon & Active Sports:** A green area to the right of the Informal Park.
- Entry Gateway:** A marked entrance on the right side of the site.
- Trunk Collectors:** Labeled A through G, representing major internal roads.
- Local Roads:** Includes Gateway Avenue, Access Road, and others.
- Pedestrian Gateways:** Marked with red arrows and labels throughout the site.
- Living Link Inner (900m Walk):** A path connecting the Future Neighbourhood Meeting Room to the Future Neighbourhood Centre.
- Living Loop (780m Walk):** A path connecting the Future Neighbourhood Centre to the Future Community Facility.
- Living Link Outer (650m Walk):** A path connecting the Future Community Facility to the Future Residential area at the bottom.
- Bells Creek:** A water feature on the right side of the plan.
- Parkland:** An area labeled on the right side, near the creek.

CENTRAL STITCH

The Central Stitch is the social, entertainment and wellness hub for the community. The beating heart of the "resort", the place where the heart races from a win on the pickle ball court, but equally a place of calm, where the restorative powers of the lush landscape and the wellness centre offer respite that has you feeling far away even when you are just a short walk away, no matter where you live.

The landscape concept for this core piece of Halcyon Blu will be developed further in detailed design, in the interim reference should be made to the Urban Design report for a more detailed description of style and functions for key facilities.



A lush calming landscape envelops the Wellness Centre to create a sense of tranquil seclusion



Delivering a delightful landscape buffer between the courts and the lawn bowls, the Creek Meander provides a composed "natural" landscape with turf, open lawns and trails for walking, relaxing and "movie nights".



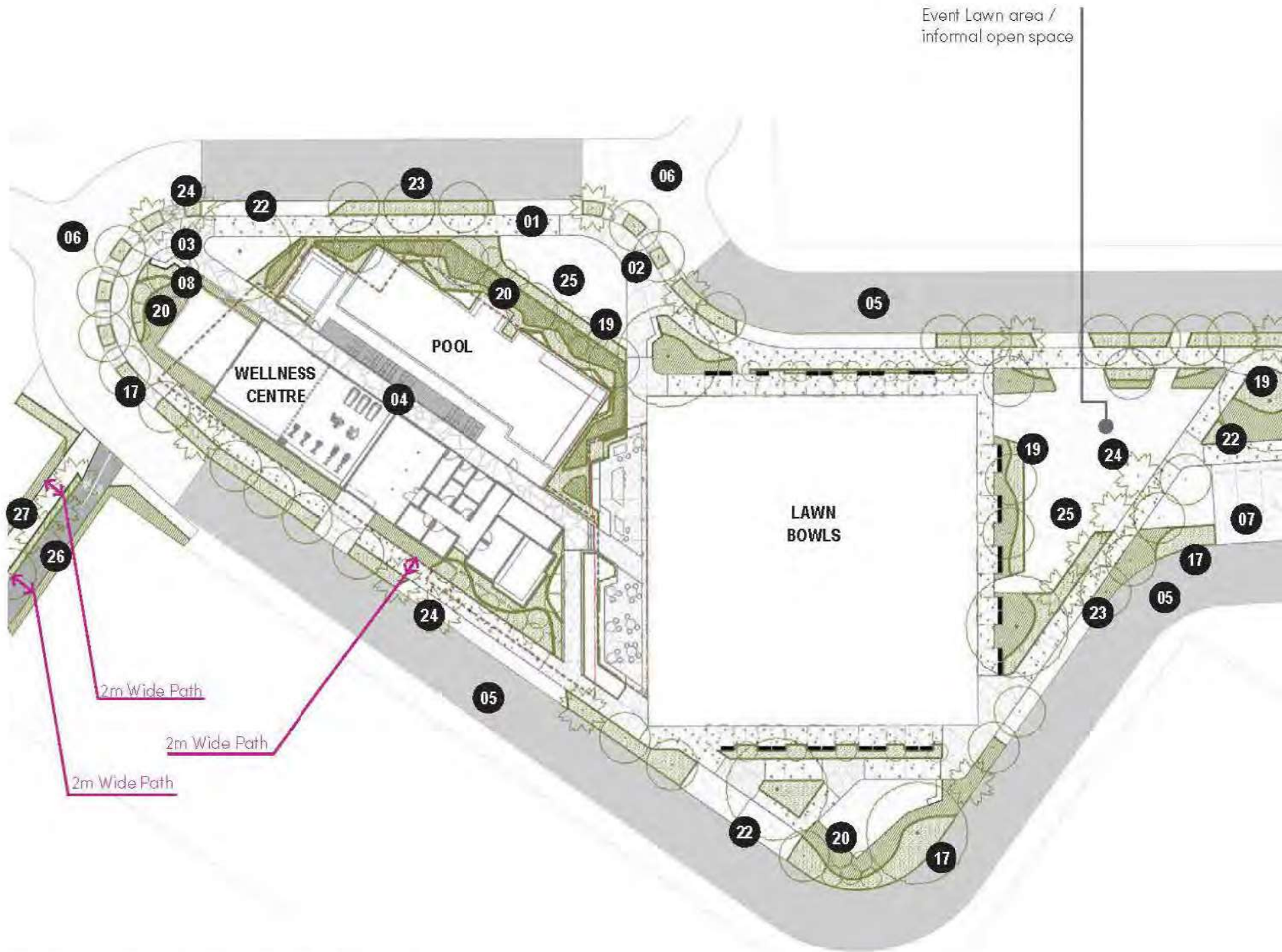
Pickle ball, lawn bowls and bocce courts provide a diversity of active pursuits in close proximity to the Wellness Centre, Lagoon and Club House.



A resort styled lagoon with heavily articulated seatable edges and private "breeze houses" offers shady recreational and lap swimming potentials.

CENTRAL STITCH

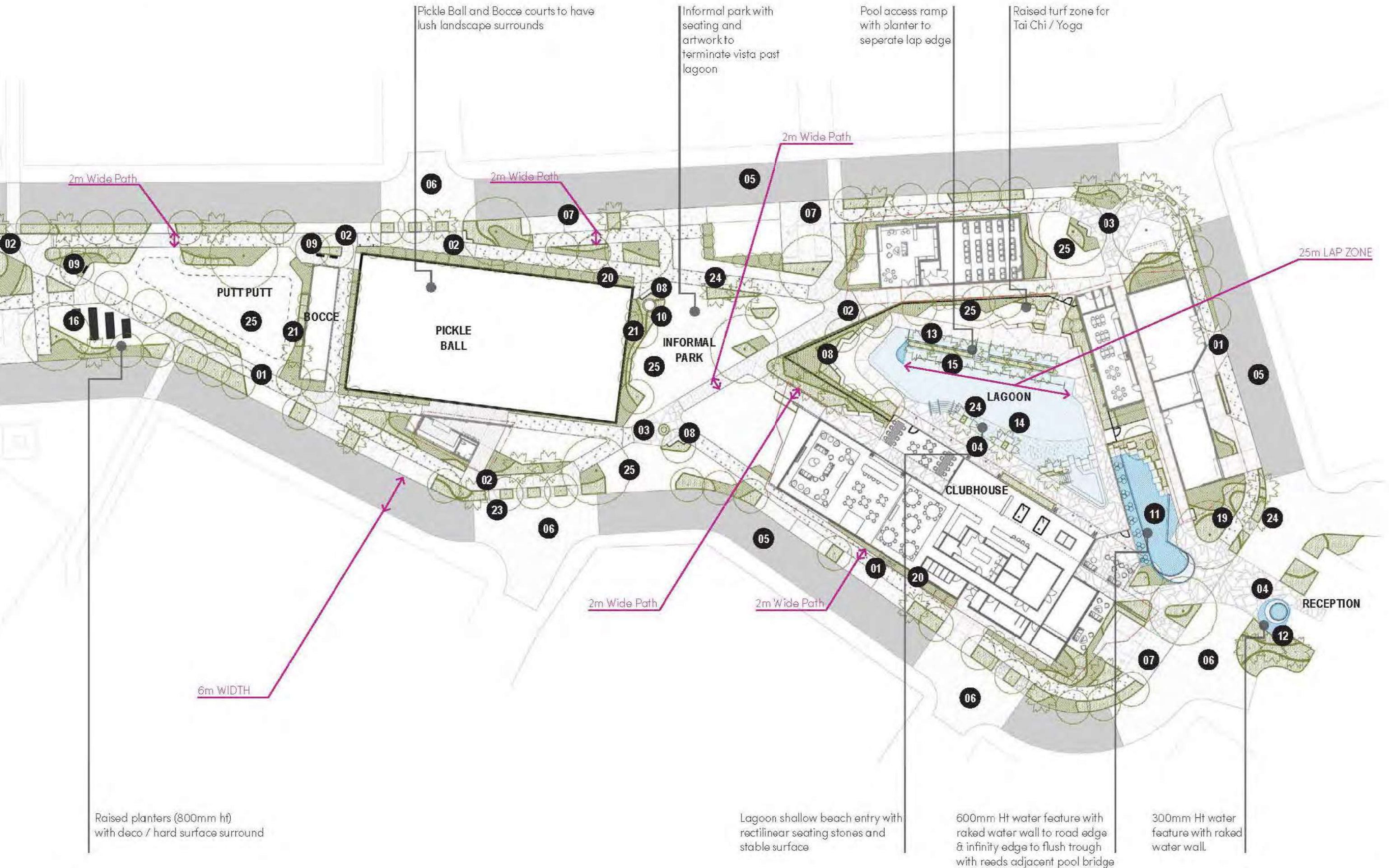
- 01 Insitu Concrete Perimeter Pathway – Broomed Finish – 2m width
- 02 Insitu Concrete Node (off white cement) – Waterwashed Finish
- 03 Porphyry Crazy Pave Node – Select Brown
- 04 Porphyry Crazy Pave Spine Pathway – Select Brown – 2m width
- 05 Internal Roadway – insitu concrete – Broomed Finish – 6m width
- 06 Internal Crossing Nodes – insitu concrete – Waterwash & tool jointed Finish – 6m width
- 07 Parking – insitu concrete – Broomed Finish with line marking
- 08 Insitu Concrete Bench Seat with aluminium back & arm rest – Class 2 off-form (off white cement)
- 09 Proprietary Bench Seat with back and armrest (Street & Garden – Versa)
- 10 Artwork – sculpture / kinetic artwork
- 11 Waterfeature – raised with infinity edge to pool side & raked wall to street side – 300mm depth
- 12 Waterfeature – raised with raked cascade wall to street side – 300mm depth
- 13 Ramp to Pool with handrail to one side – 1.5m width, 2 x 10m ramps (1:14) with 2m landing
- 14 Lagoon with shallow grade beach entry & In Lagoon Seating
- 15 Lap zone in Lagoon – includes back stroke indicator
- 16 Community Garden Zone – raised beds in deco & close to parking for ease of material access
- 17 Low colourful groundcovers to road edge
- 18 Low groundcovers & succulents to pool edge with riverstone mulch
- 19 Low subtropical groundcover, succulent & grass planting to path and turf edges
- 20 Mid storey subtropical shrub, succulent & small palm plantings to building edges
- 21 Mid storey subtropical shrub & small compact tree plantings
- 22 Feature Subtropical Trees – selected for colour & shade canopy (Ex Ground)
- 23 Subtropical Street Trees – selected for shade canopy & vehicle clearance (200L/100L)
- 24 Feature Palm Tree – subtropical native palm – *Livistona australis* (200L)
- 25 Turf – Empire Zoysia
- 26 Veloway access to Southern Gateway – 2.5m width
- 27 Pathway access to Southern Gateway – 2m width



Landscape Distribution within Central Stitch

Type	m²	%
Building	1,870	14.4%
Hardscape	3,786	29.1%
Pool & Water Feature	765	5.9%
Pickle Ball	800	6.2%
Lawn Bowls	1,055	8.2%
Planting	2,903	22.4%
Turf	1,800	13.8%
Total	12,979	100%

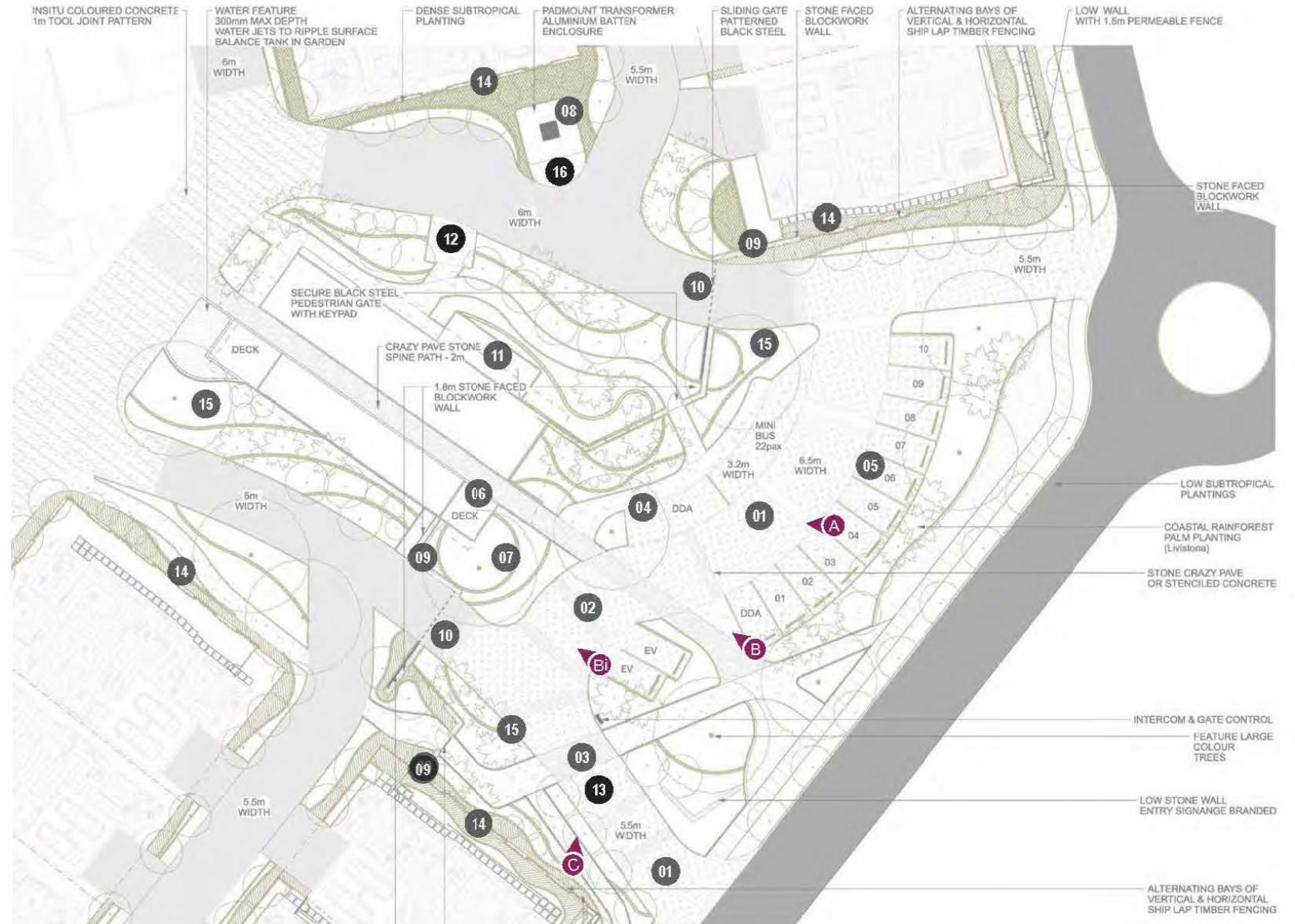
Note this area is under design development, as such modest differences may be in evidence between this plan and the overall illustrative plans.



PRECINCT - MAIN ENTRY

The Entry Precinct provides for an exclusive resort style arrival experience for residents and visitors alike. A palette of warm concrete and natural stone finishes will be complimented with a composition of lush subtropical coastal rainforest species to realise a distinctive Halcyon Blu arrival.

- 01 Concrete Entry Road - Water washed Finish
- 02 Porphyry Crazy Pave Bands - Brown
- 03 Porphyry Crazy Pave Threshold - Brown
- 04 Flush Kerb with Precast Concrete Bollards
- 05 Parking Bays with Wheelstops
- 06 Chaser Arrival Deck
- 07 Chaser Feature arrival planting
- 08 Service Screened with Planting
- 09 Gateway Walls
- 10 Custom Sliding Entry / Exit Gates
- 11 Staff Courtyard
- 12 Buggy Parking
- 13 Entry Boulevard
- 14 Screen Planting
- 15 Lush low ground cover planting
- 16 Open turf area for transformer access





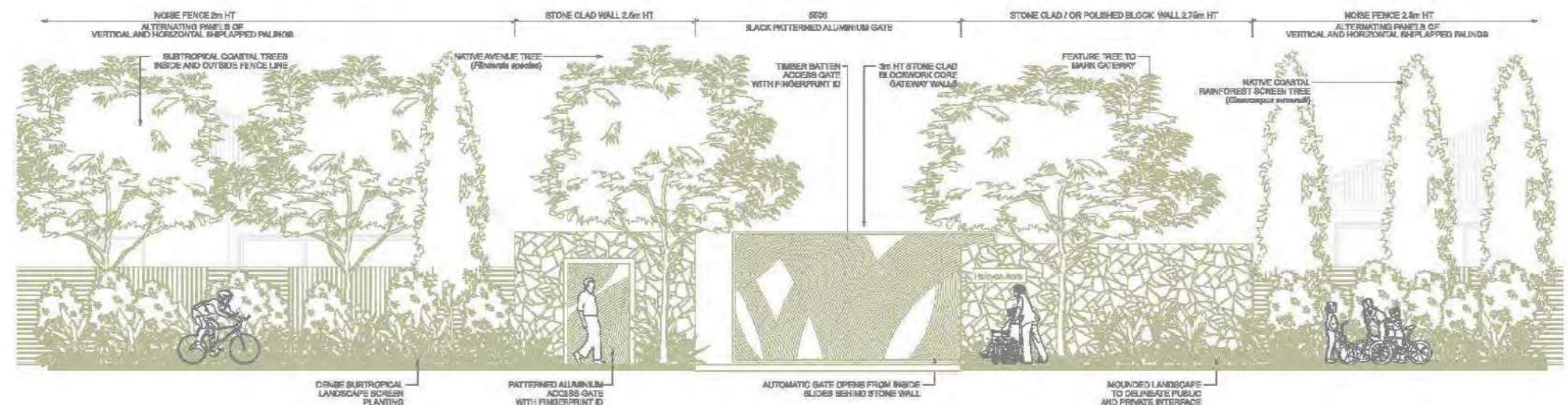
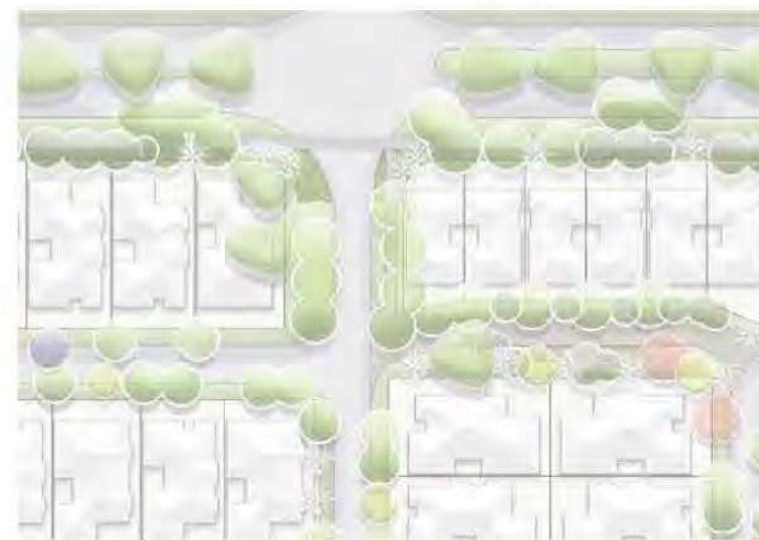
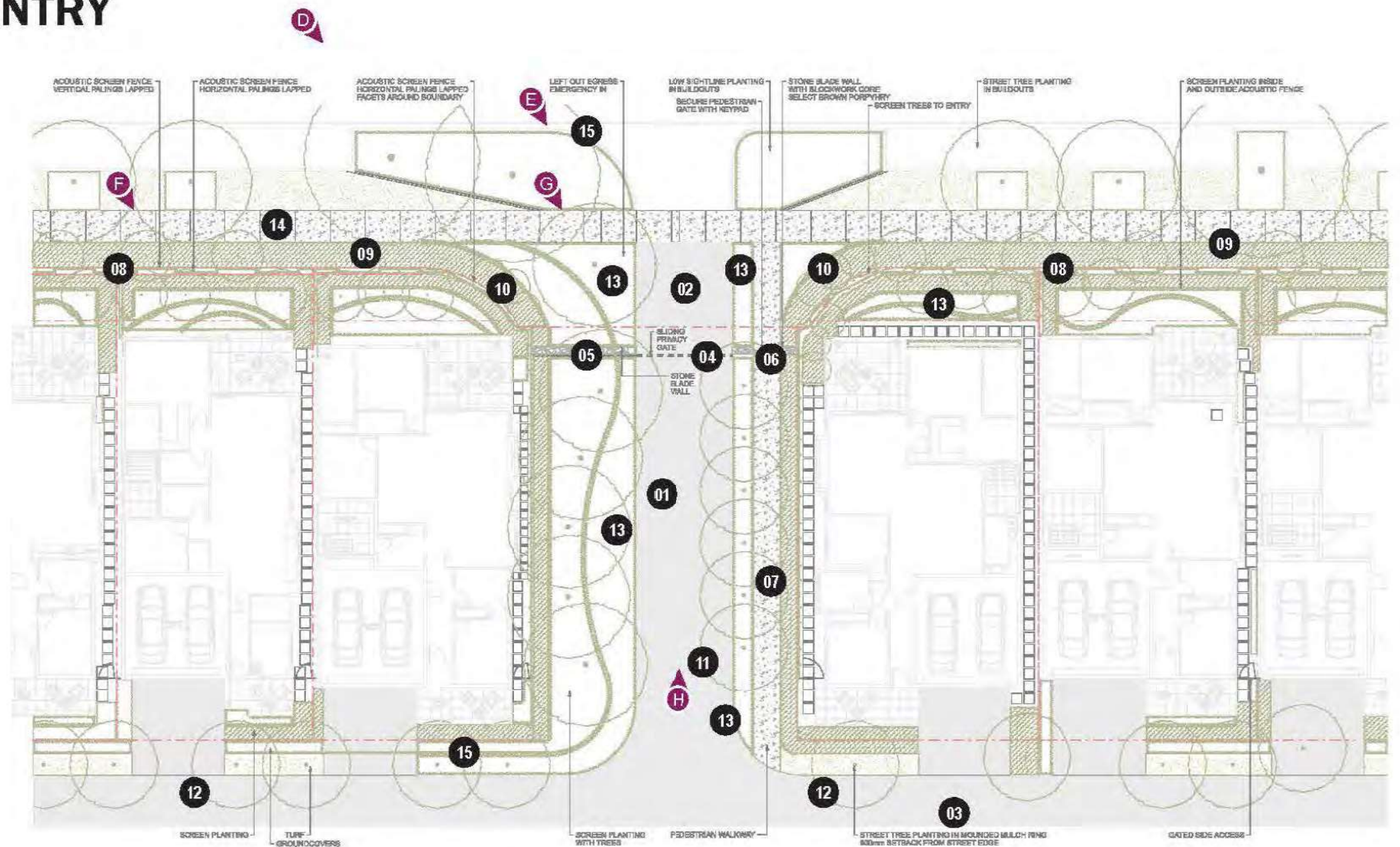
Imagery is indicative of design intent and not a commitment to specific material and element selections.

PRECINCT - SECONDARY ENTRY

The Secondary Entry provides for a dedicated left out vehicular exit, an emergency entry and a secure pedestrian gateway to the Village's northern frontage.

Adopting a common design language to the main entry but pared back in scale to reflect its targeted usage, the secondary entry adopts a palette of warm concrete, stone, timber and lush subtropical planting.

- 01 Exit Road - Broomed Concrete Finish
- 02 Exit Road - Light Waterwash Finish
- 03 Internal Road - Broomed Concrete Finish
- 04 Exit Sliding Gate - Patterned Black Aluminium
- 05 Gateway Wall - Porphyry Stone Crazy Pattern Clad
- 06 Pedestrian Secure Gate - Patterned Black Aluminium
- 07 Pedestrian Path - 2m width, waterwash finish
- 08 Permeable Perimeter Fence - Aluminium blades
- 09 Subtropical screen planting - graduated heights (by others)
- 10 Narrow Screen trees - Eumundii Qandong or similar
- 11 Medium Subtropical Avenue trees
- 12 Medium Subtropical Seasonal Street Trees
- 13 Low Groundcovers
- 14 Footpath - 1.8m width, broom finish (by others)
- 15 Large Streetscape Trees in build-outs (by others)





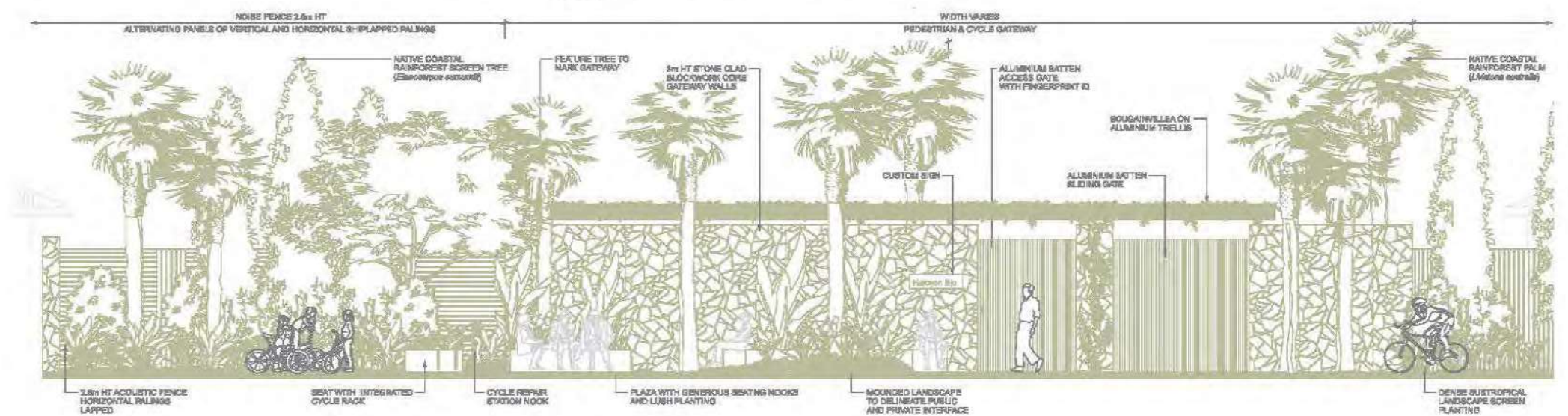
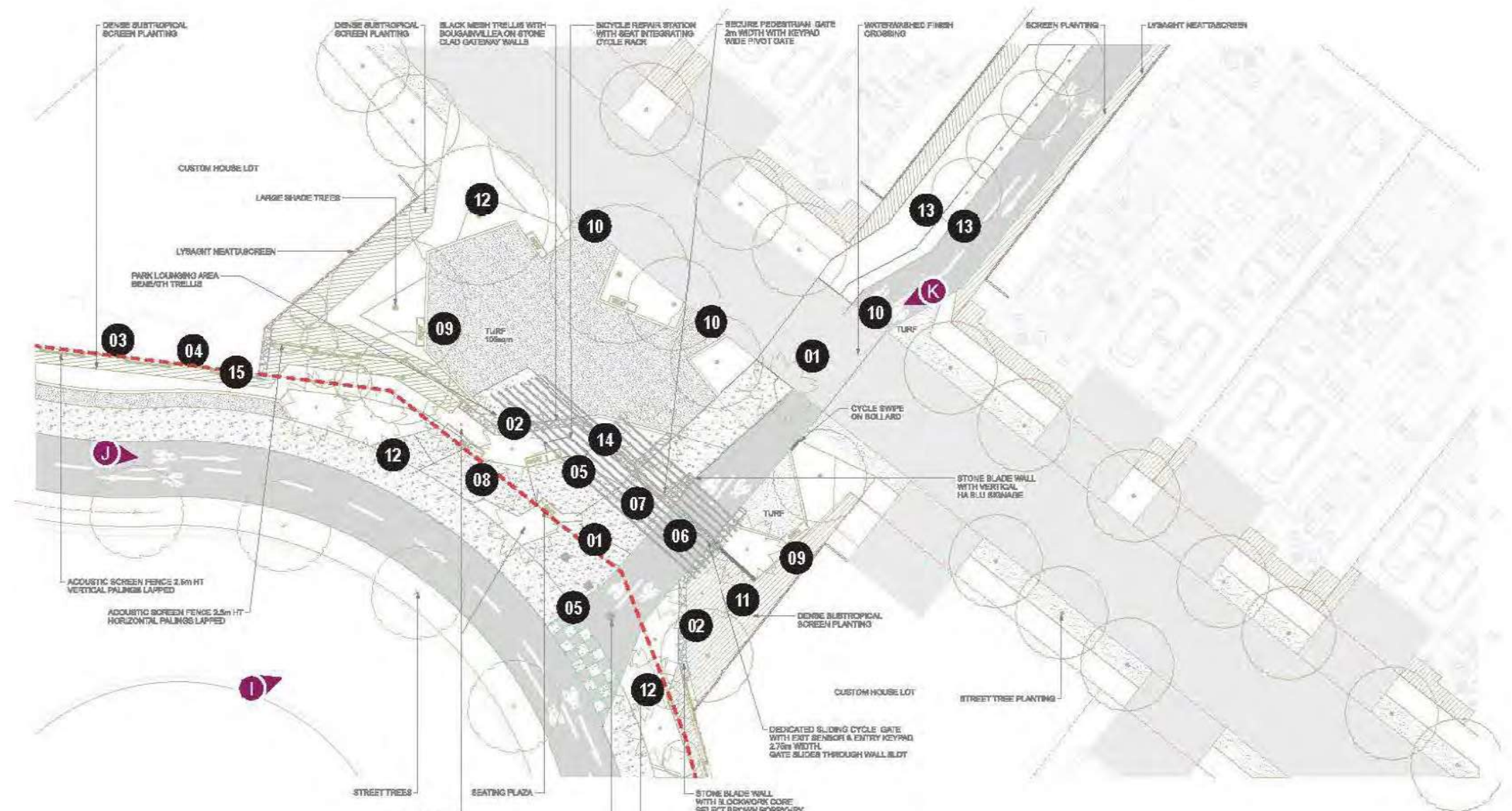
PEDESTRIAN & CYCLE GATEWAY

Adopting a common palette with the Main Entry Precinct, the main pedestrian and cyclist gateway from the south offers a palette of warm concrete and natural stone finishes complimented with a composition of lush subtropical coastal rainforest species to realise a distinctive Halcyon Blu arrival.

A secure gate featuring fob and fingerprint access opens beneath a vine laden trellis structure spanning between two stone blade walls that provide a clear wayfinding moment.

Nestled behind the articulated boundary an open grassy space is cosseted amongst lush subtropical shade trees set in beds of groundcovers ensuring clear open lines of sight to the pathway connection to the central facilities.

- 01 Concrete Entry Path - Water washed Finish
- 02 Porphyry Crazy Pave Walls - Brown
- 03 Timber Paling Fence - vertical shiplap
- 04 Timber Paling Fence - horizontal shiplap
- 05 Public Cycle Repair Station
- 06 Sliding Sensor Activated Cycle Gate- 2.75m
- 07 Pivot Pedestrian Gate with Access Pad - 2m Width
- 08 Shared Plaza between internal and external veloway
- 09 Seat - internal resting place
- 10 Bollard
- 11 Screen Planting
- 12 Feature Trees and Palms
- 13 Veloway and pathway to central facilities
- 14 Combined Park and Gateway Shelter
- 15 Property Boundary (fencing including stepping, to be inside) - -





Imagery is indicative of design intent and not a commitment to specific material and element selections.



PEDESTRIAN & CYCLE GATEWAY

The pedestrian cycle gateway connects the Halcyon Blu community to the expansive wider cycle and pedestrian network which in turn connects the wider community to sporting, parkland and retail destinations.

For ease of departure, the cycle gate is proposed to feature an exit sensor to allow slow speed exit without dismount. On entry for security purposes, both the pedestrian and cycle gates will feature a keypad gate entry.



PEDESTRIAN AND CYCLE GATEWAY LOCATION



WIDER PRECINCT SHARED PATH AND CYCLE CONNECTIONS



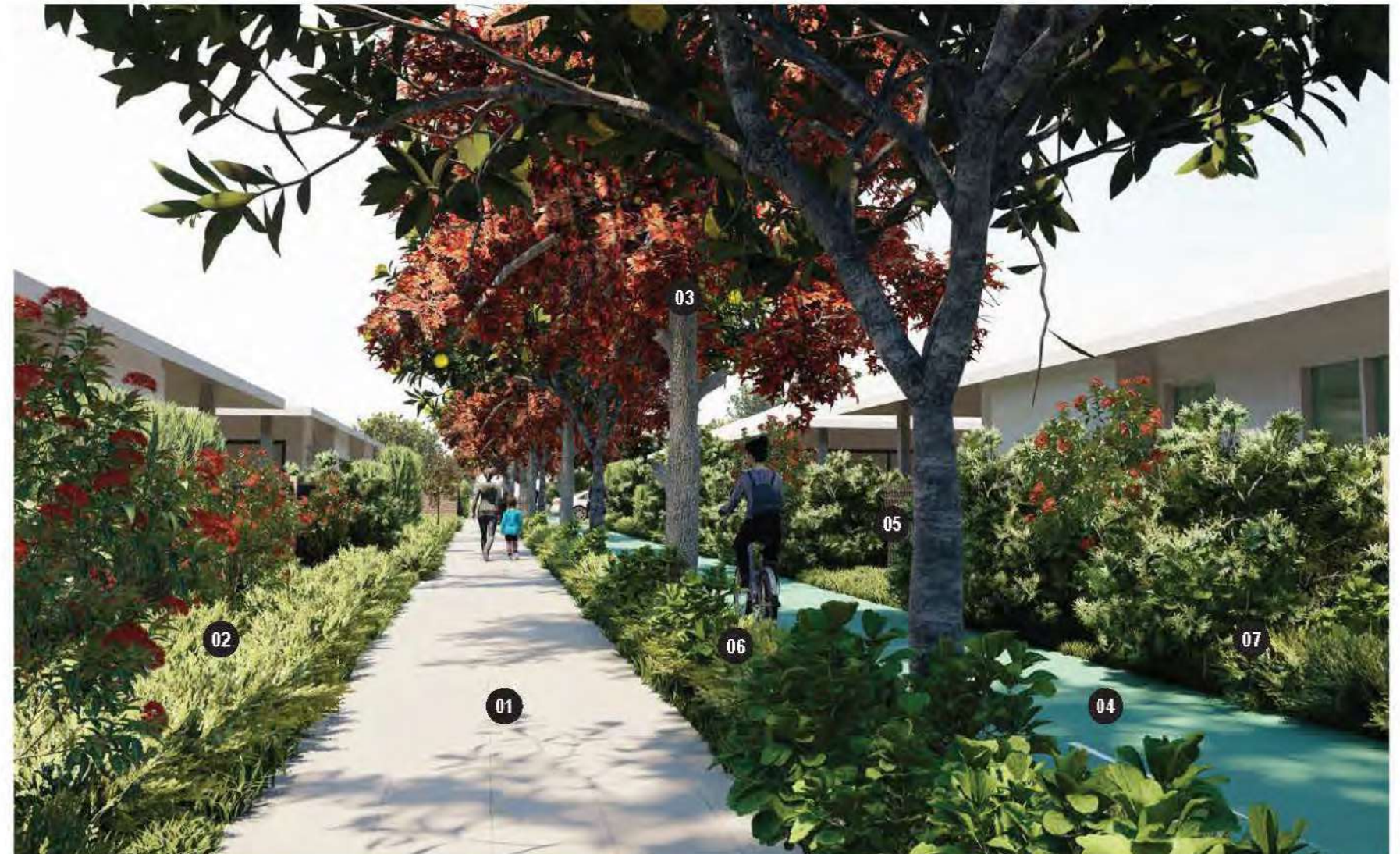
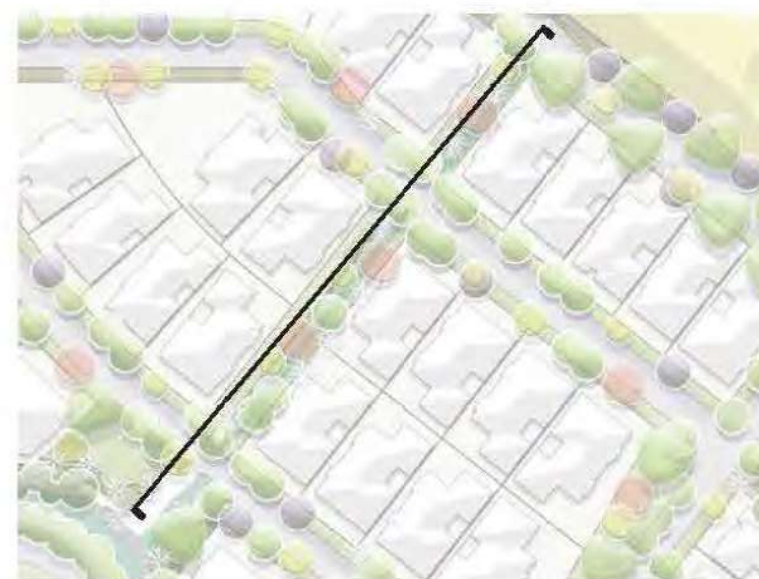


GATEWAY AVENUE & CYCLE VELOWAY

The gateway avenue provides a wide centre tree lined boulevard connection between the Southern Gateway and the Wellness Centre. The avenue provides a high amenity, lush, green, safe and shady link for cyclists, mobility scooters, scooters and pedestrians between key parkland and active recreation destinations and the wider Aura active transport network.

Tree plantings within the central landscape bed will provide colour and shady canopies and will be selected for their non-invasive roots. A continuous 1.2m depth tree trench will be provided between the pathways to optimise the volume of planting media so as to promote vigorous growth and encourage rapid canopy coverage.

- 01 Pedestrian Pathway - 2.0m width - Water washed Finish
- 02 Planting - 1.5m width of native shrubs and scrambling groundcovers
- 03 Feature Canopy Trees in groundcover planting - 0.750m width.
- 04 Veloway to central facilities - 2.5m Width
- 05 Permeable Fencing (1.2m-1.8m HT) to residence boundary.
- 06 Lush low ground cover planting
- 07 Planting - 1.25m width of native shrubs and scrambling groundcovers





Long North South Sectional Elevation looking east



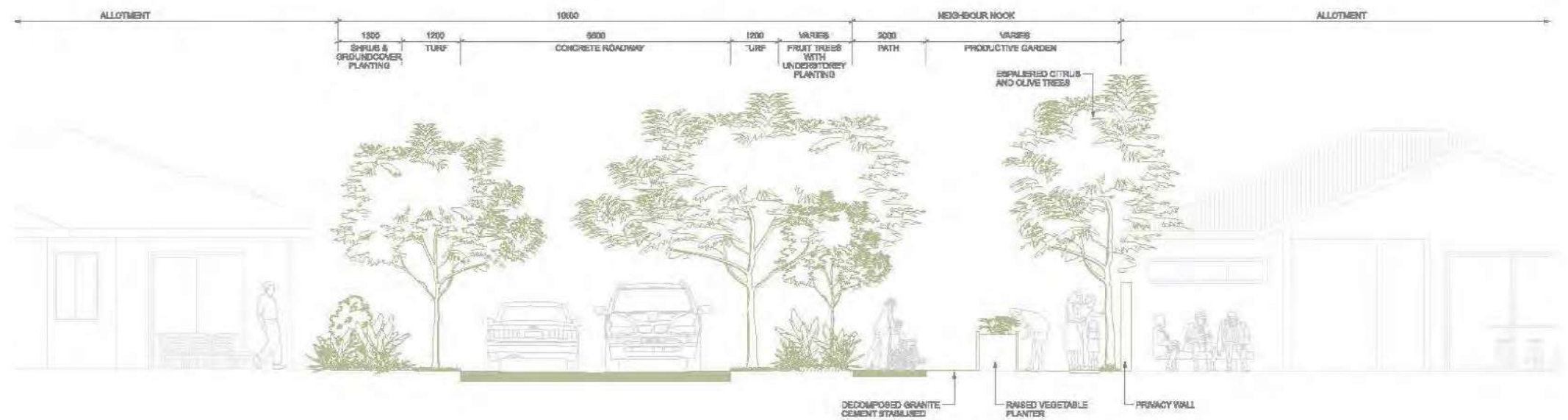
PRECINCT - NEIGHBOUR NOOKS

The Neighbour Nooks provide micro neighbourhood social garden spaces for residents to grow, cook, game, chat, eat, drink and generally stay active and engaged in their direct neighbourhood.

Whilst each Nook will be different in arrangement, a common material palette and standard suite of inclusions will ensure each Nook provides a great experience while at the same time each Nook will have some defining and distinctive features which clearly make it a special and unique local place.

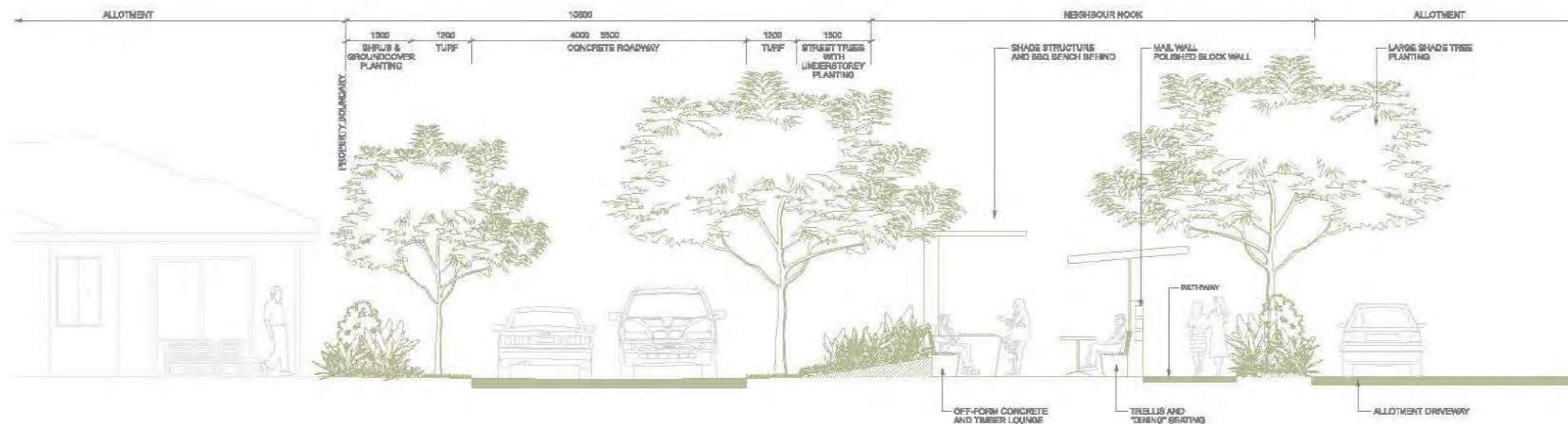
A social strategy is the inclusion of "mail" walls, with proprietary letterboxes arranged in walls at easy access height.

- 01 Concrete Nook Link Path - Water washed Finish
- 02 Concrete Internal Roadway
- 03 Outdoor Kitchen Bench with Seating booth either side
- 04 Mail Wall with Seat Behind
- 05 "Dining" Table and Chairs
- 06 Raised Vegetable Planters
- 07 Decomposed Granite
- 08 Espaliered Citrus Trees to Boundary
- 09 Olive Tree Grove
- 10 Feature Trees
- 11 Dense Subtropical screen planting
- 12 Seasonal Street Tree planting
- 13 Car-parking - 2 or 3 bays subject to nook location





Imagery is indicative of design intent and not a commitment to specific material and element selections.



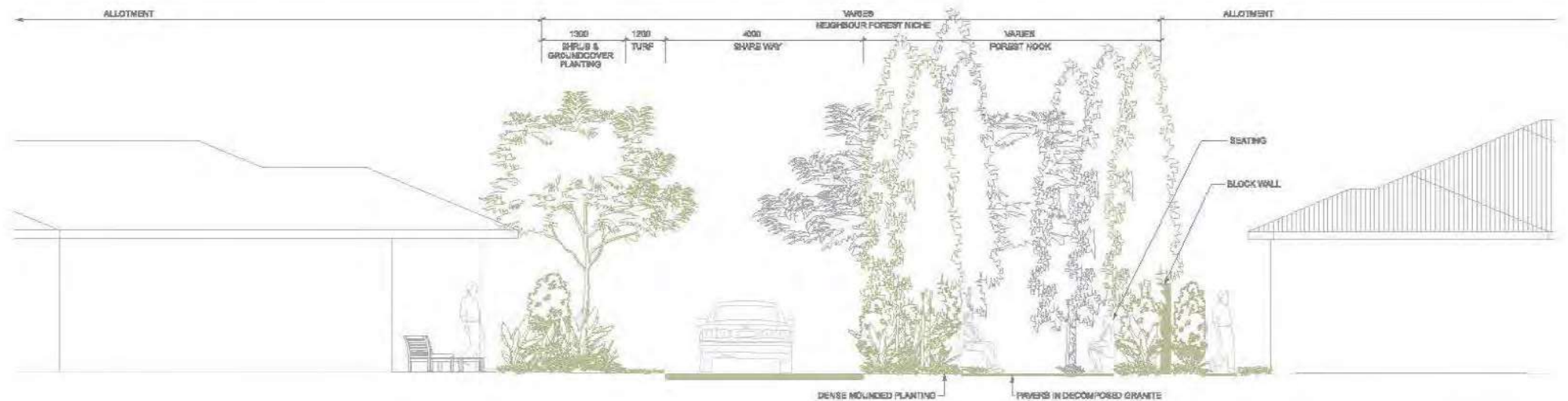
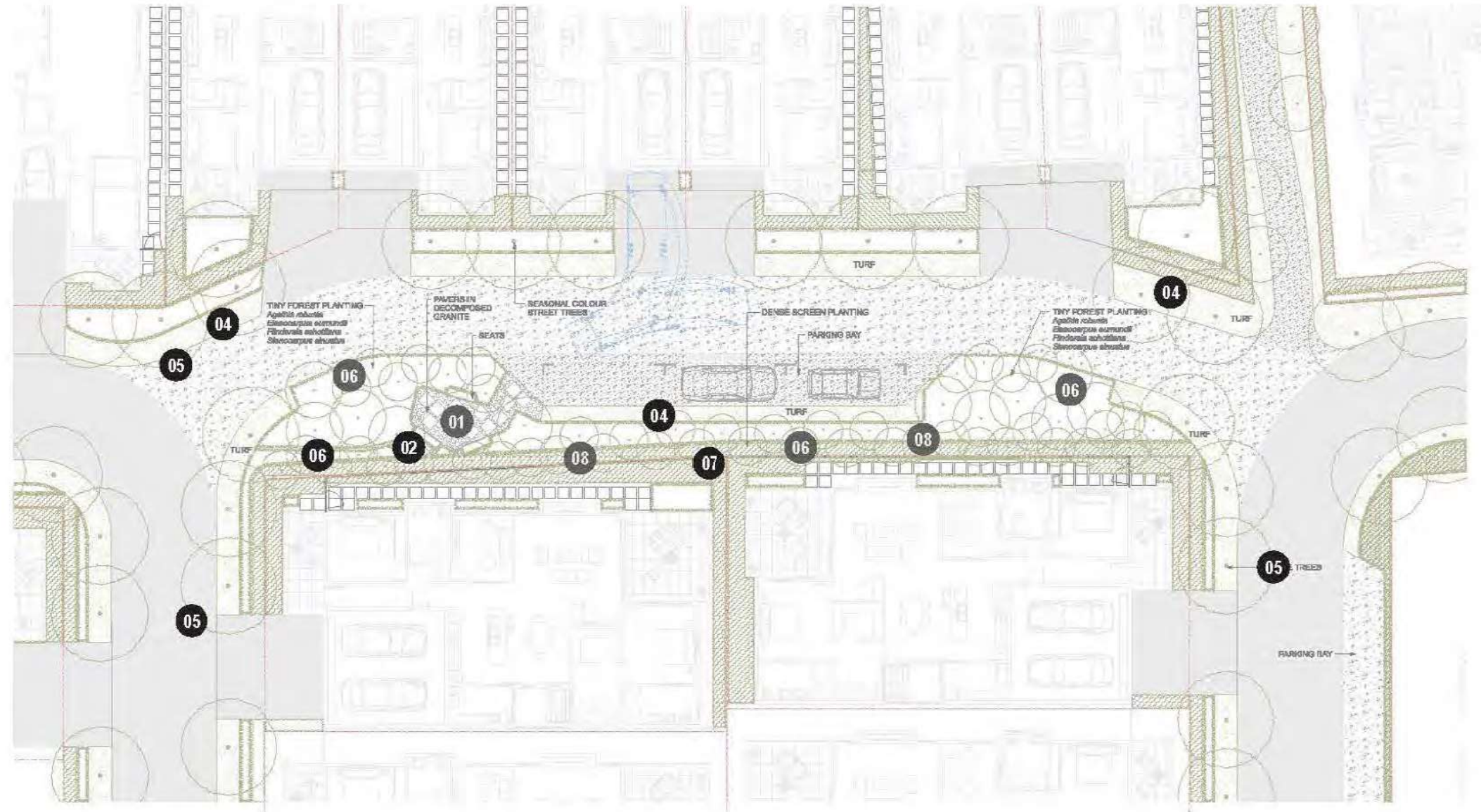
PRECINCT - NEIGHBOUR FOREST NICHES

The Neighbour Forest Niches provide micro neighbourhood social connection spaces for residents to bring local street communities together in an easily accessed pedestrian focused "forest" environment.

Each Niche will share a common general arrangement allowing for safe adjacent property vehicle manoeuvring whilst concurrently providing a micro forested shady car free seating area linking streets and people together. Access to these forest niches will be from the street parking and shared roadway.

Opportunity will exist for these Forest Niches to be personalised by local residents (with approval) through addition of bespoke plantings.

- 01 Niche Plaza
Paver in Decomposed Granite (cement stabilised)
- 02 Seating - proprietary durable materials
- 03 Mounded Subtropical Groundcovers
- 04 Turf
- 05 Seasonal Street Tree
- 06 Forest Trees at 1.5m centres
Agathis robusta
Elaeocarpus eumundii
Flindersia schottiana
Stenocarpus sinuatus
- 07 Lysaght Neatascreen Fencing to boundaries
- 08 Dense Subtropical screen planting





PRECINCT - LIVING LINKS

The Living Links provide both a secondary pedestrian and mobility network through the community and interconnected suite of community places.

Each of the living links will offer wide pathways, generous shady planting, places to sit and socialise, and places to garden. Lighting will be low level via bollards at maximum centres to ensure the pathway is clearly lit without spilling into neighbouring residences.

- 01 Concrete Path - Broom Finish
- 02 Concrete Internal Roadway
- 03 Raised Vegetable Planters
- 04 Decomposed Granite or Turf
- 05 Citrus / Olive Tree Groves

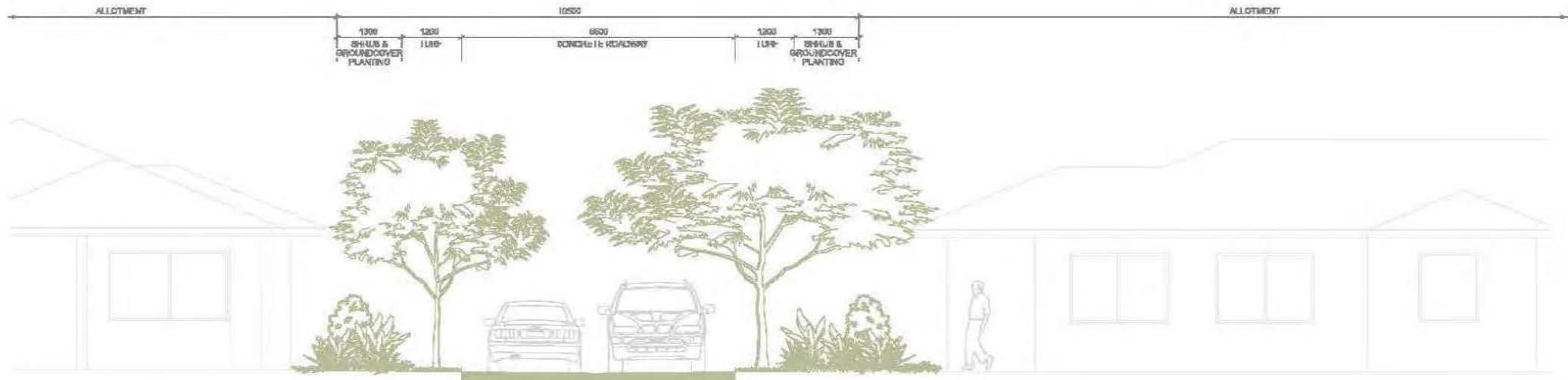




PRECINCT - SEASONAL STREETS

Streets within Halcyon Blu are to be lushly landscaped with subtropical species that support the creation of a resort style aesthetic. To provide ever changing seasonal blushes of colour a suite of flowering subtropical species are to be provided as street trees so that no matter the season bursts of colour will brighten every day.

- 01 Seasonal Street Tree planting
- 02 Concrete Internal Roadway
- 03 Residents driveway
- 04 Lush low ground cover planting
- 05 1.2m Turf edge
- 06 Living link





Sample Palette (to be expanded in consultation with Stockland Asset Management)

Acronychia imperforata	Fraser Island apple	Summer and autumn	
Buckinghamia celsissima	Ivory curl flower	Autumn flowers	1
Callistemon Eureka	Callistemon	Spring and summer	
Grevillea robusta	Silky Oak	Spring flowers	2
Handroanthus chrysanthus	Golden Trumpet-Tree	Spring flowers	
Melicope elleryana	Pink Euodia	Autumn flowers	3
Randia fitzalanii	Native gardenia	Spring flowers	
Xanthostemon chrysanthus	Golden Penda	Winter flowers	4



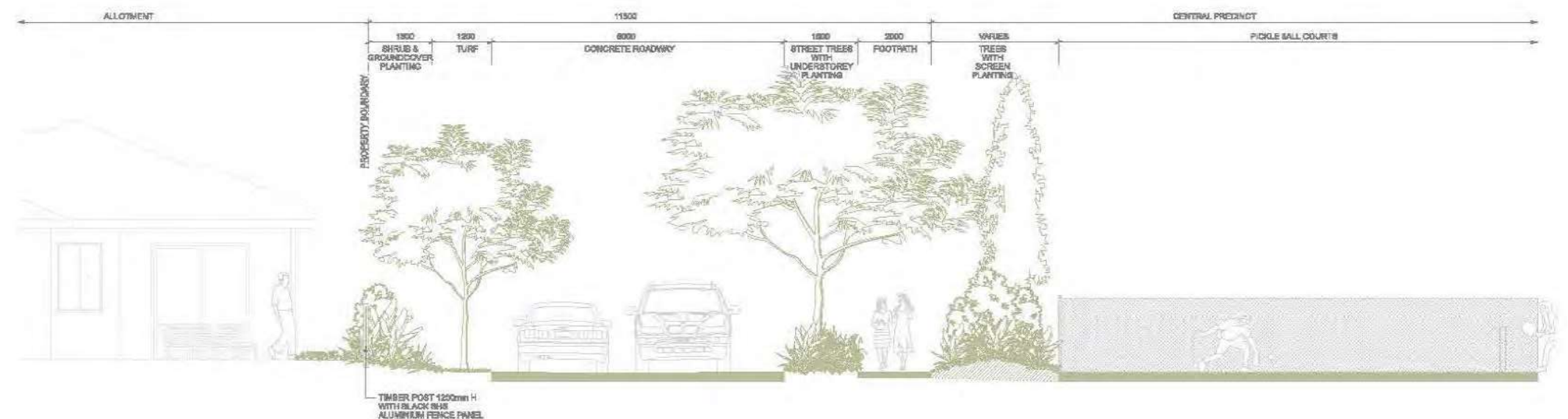
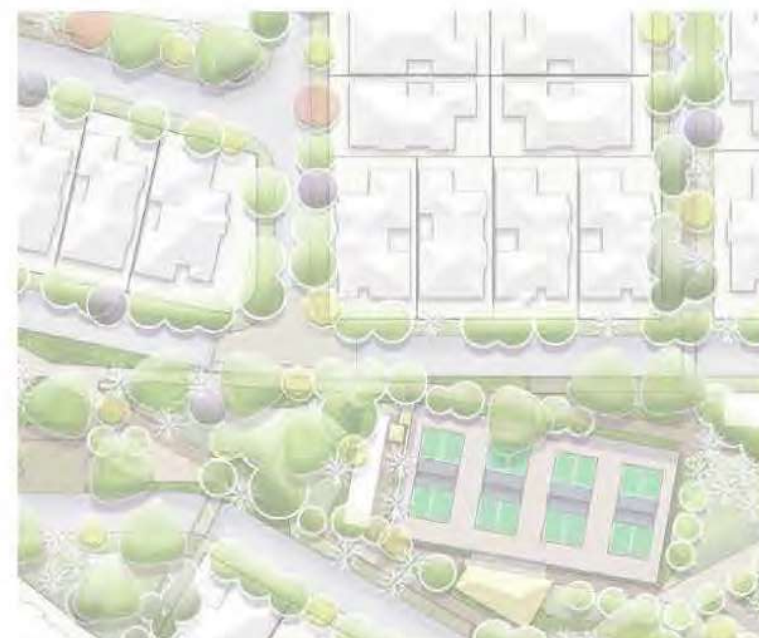
PRECINCT - LIVING LOOP_ REAR LOADED

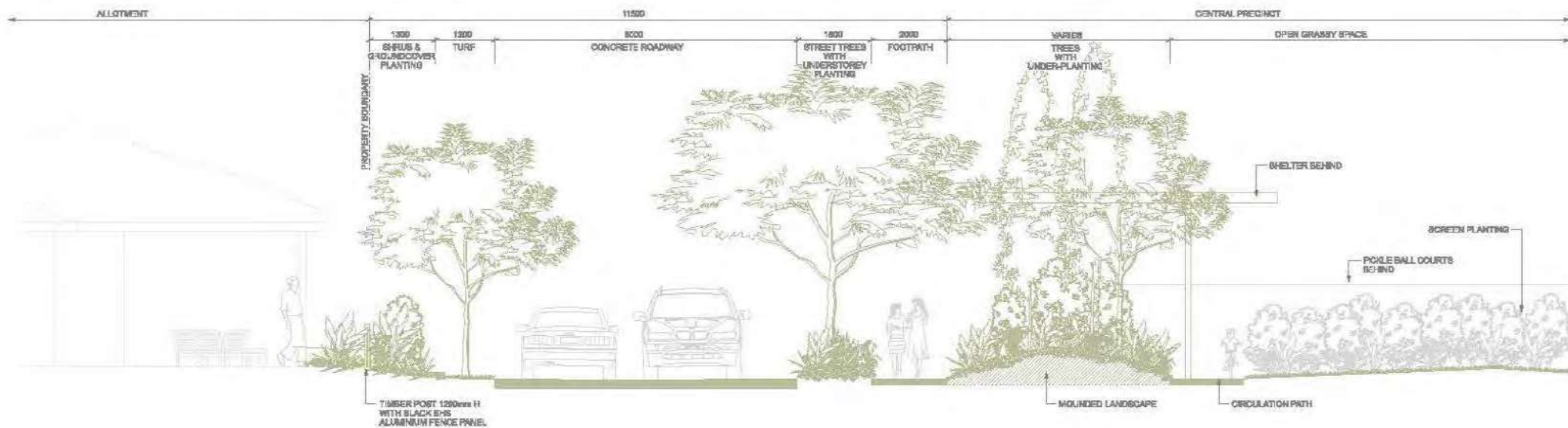
The Living Loop provides a subtropical boulevard style address for residents fronting the Central Precinct.

Adopting gradated planting at the property line to maintain views out and screen views in, homes fronting the Living Loop offer high landscape amenity couplec with direct adjacency to all the central precinct has to offer.

Typically vegetation will be carefully used to screen Central Precinct uses and functional needs (i.e. Lighting) from immediate residents.

- 01 Park Link
- 02 Street Tree planting
- 03 Turf
- 04 2m Footpath
- 05 Major Crossing Node
- 06 Minor Crossing Node
- 07 Screen Planting up to 2m height
- 08 Low groundcover planting
- 09 Pickle Ball Courts
- 10 Pickle Ball Shelter
- 11 Permeable fence returns around corner for 1 bay
- 12 1.5m / 1.8m Side Fence - Neatascreen
- 13 1.2m HWD Post with Black Aluminium Infill Panels
- 14 Threshold





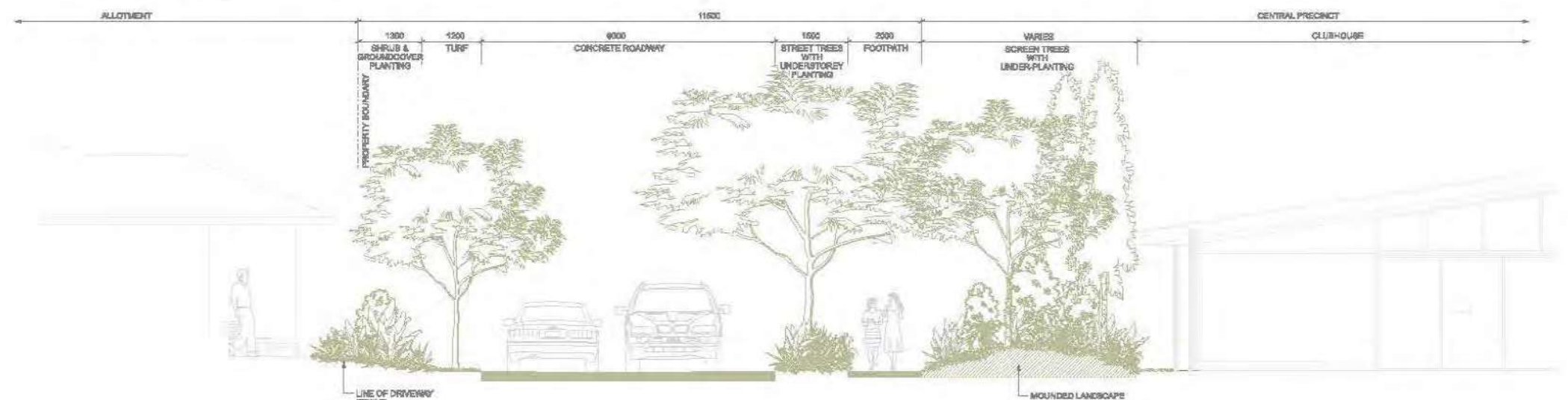
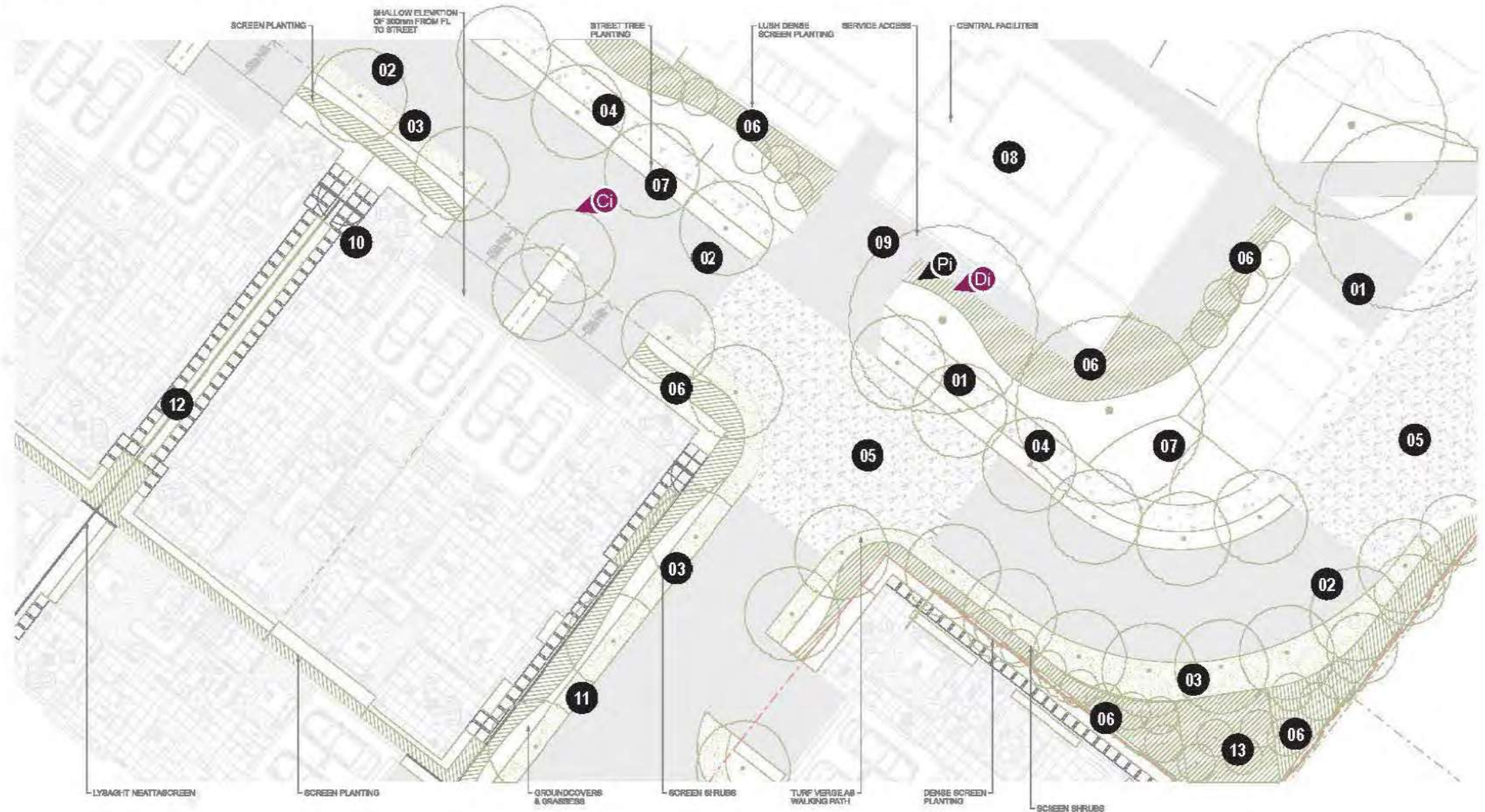
PRECINCT - LIVING LOOP_ FRONT LOADED

The Living Loop provides a subtropical boulevard style address for residents fronting the Central Precinct.

Adopting an elevated prospect 200mm above the street to maintain views out and screen views in, homes fronting the Living Loop offer high landscape amenity coupled with direct adjacency to all the central precinct has to offer.

Where vehicle access is from front homes will have a short 10% driveway incline to provide for a subtle delineation from street level whilst retaining pedestrian accessibility. Typically vegetation will be carefully used to screen Central Precinct uses and functional needs (i.e. Lighting) from immediate residents.

- 01 Feature Tree planting
- 02 Street Tree planting
- 03 Turf
- 04 2m Footpath
- 05 Threshold
- 06 Screen Planting up to 2m height
- 07 Low groundcover planting
- 08 Club House
- 09 Club House Service Access
- 10 Side Fence and Gate Access
- 11 Public Boundary Fence
- 12 Private Boundary Fence
- 13 Space-Proofed Padmount Zone



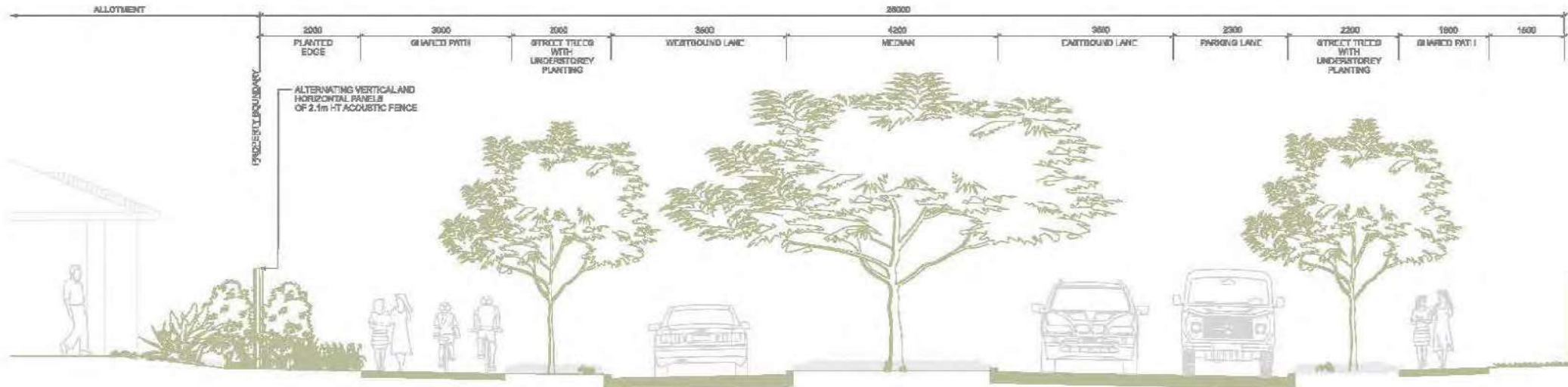


PRECINCT - NORTHERN EDGE

The northern edge of Halcyon Blu fronts onto a wide boulevard featuring a triple row of street tree planting, generous pathways and understorey plantings.

To provide security, and to control views, whilst still contributing to the streetscape and community through visual interest, a 1.5m visually permeable fence is proposed with dense landscape planting to both sides. In some instances this fencing may be located on top of a low landscape wall, this detail will be further considered during detailed design so as to balance passive surveillance and streetscape amenity.

- 01 Street Tree planting (by Others)
- 02 Street planting/turf (by Others)
- 03 3m Shared Path (by Others)
- 04 2m Planting boundary planting (by Others)
- 05 4.2m central median (by Others)
- 06 1.5m visually permeable Boundary fence
- 07 Residential Courtyard Planting





PRECINCT - SOUTHERN & WESTERN EDGES

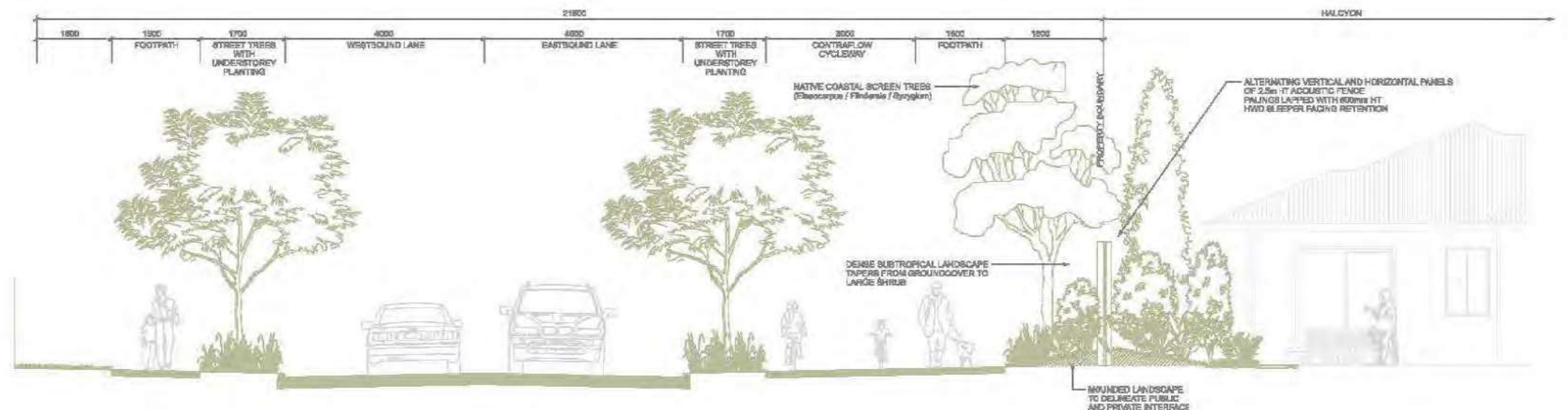
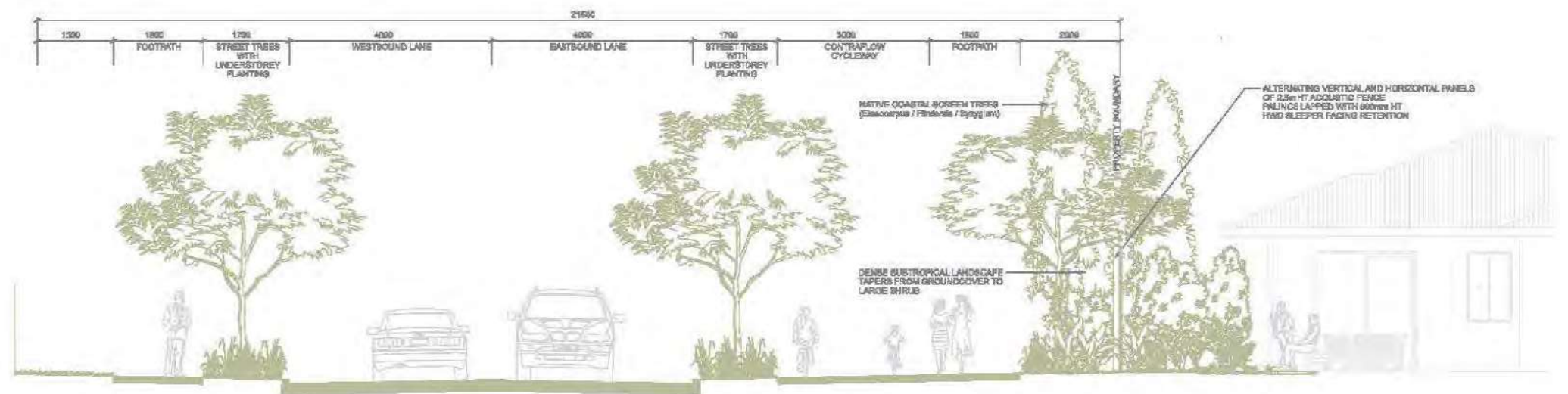
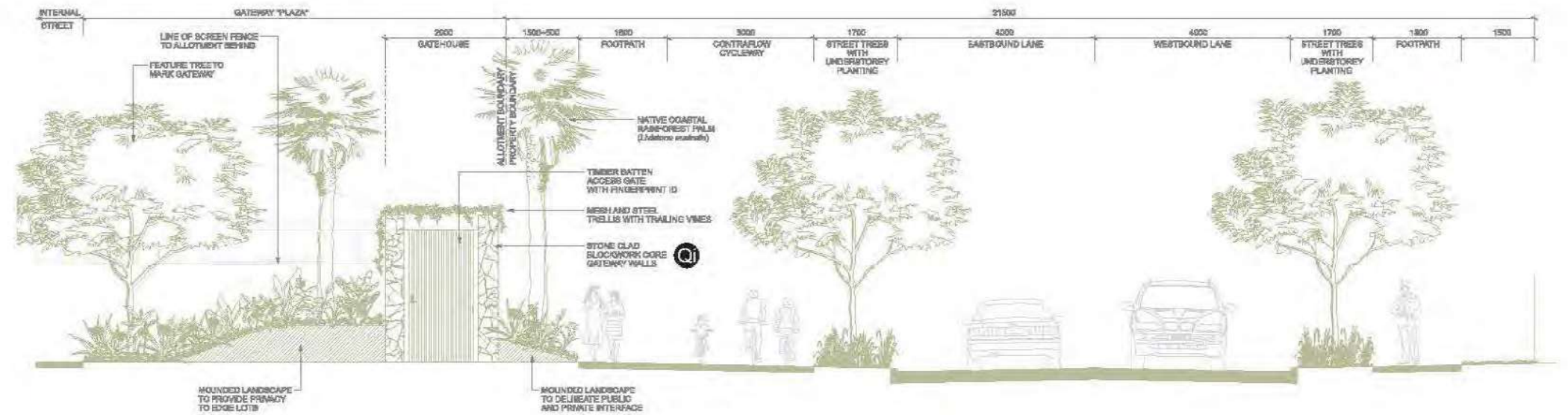
The southern and western edges of Halcyon Blu benefit from generous tree planting along the Esplanade together with a substantial acoustic barrier with dense planting outside the property boundary.

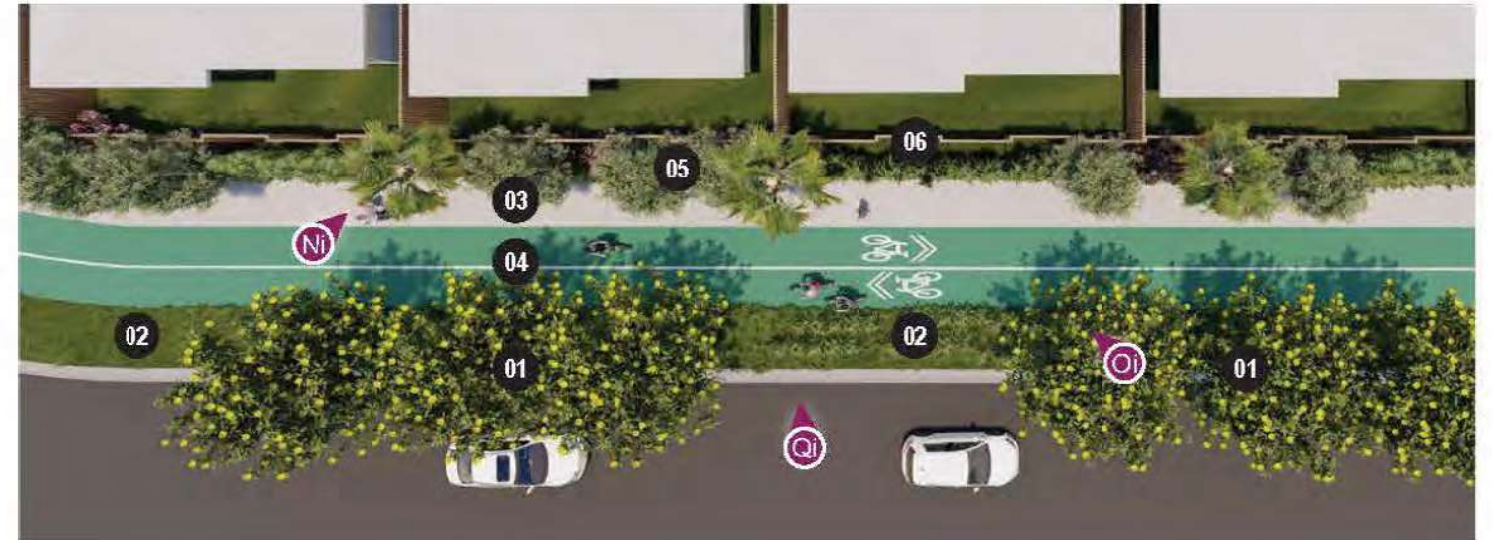
To provide acoustic protection, security and privacy, a 2.5m height acoustic fence is provided for almost the full length of the southern edge from the eastern boundary extending up along the west to meet the northern edge. A 50m length of permeable fencing at 1.8m in height is provided from just south of the bus stop wherein the internal roadway aligns with the boundary and generous landscaping is provided as a green buffer. For the full length of the northern edge and a short distance along the eastern edge the acoustic fence will return at a height of 2m before transitioning into the proposed more visually permeable eastern fencing treatments.

To provide visual amenity both within and outside Halcyon Blu, dense landscaping is proposed to the external streetside and to properties within Halcyon Blu. At selection locations along the boundary edges, secure pedestrian, cyclist and mobility access will be provided via coded gates.

Typically it is proposed that the acoustic fence be constructed of alternating bays of vertical and horizontal ship-lapped timber palings with a sleeper facing kick plate. At key access locations along the fences length, targeted use of stone faced block walls that lap to maintain acoustic integrity either side of the secure gate line is proposed.

- 01 Street Tree planting (by others)
- 02 Street planting/turf (by others)
- 03 1.8m Footpath (by others)
- 04 3.0m Cycleway (by others)
- 05 2.0m Planting boundary planting (by others)
- 06 2.5m Alternating Vertical and Horizontal Boundary fence



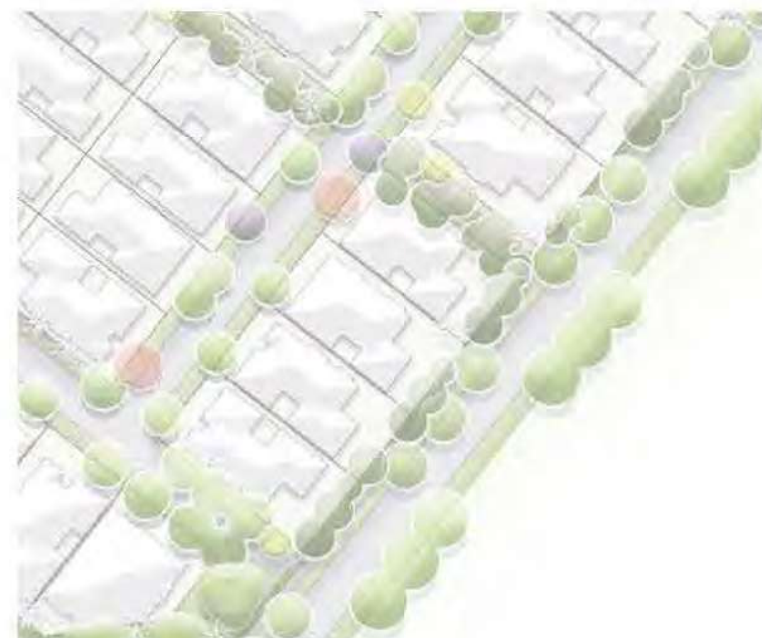
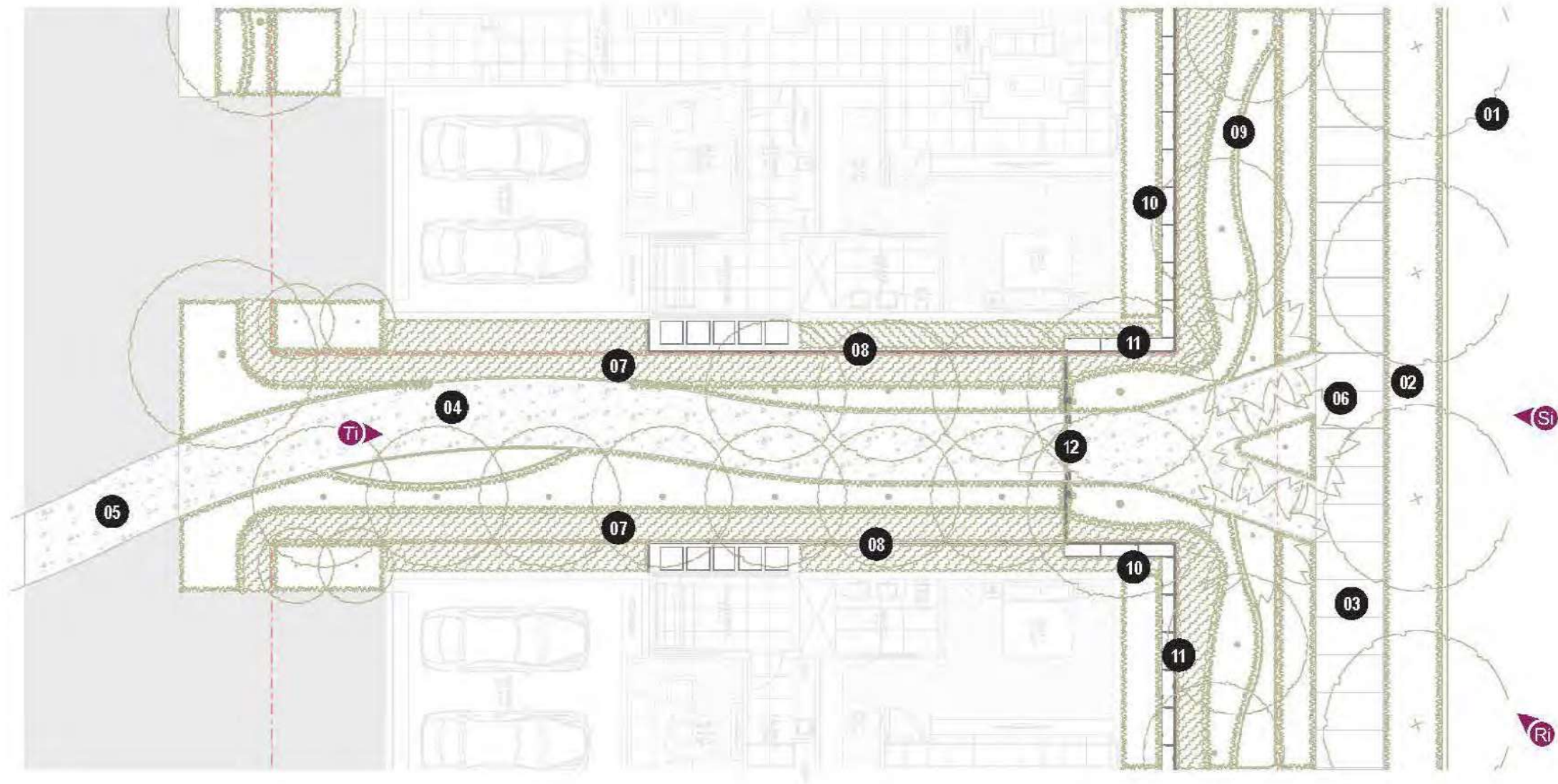


PRECINCT - EASTERN EDGE PEDESTRIAN GATES

Along the eastern edge of Halcyon Blu, three dedicated pedestrian access locations are provided. Secure pedestrian, cyclist and mobility access will be provided via coded gates. These connect the living loop through the to the Bells Creek side parkland.

Typically both sides of the gateway will feature black aluminium screen panels matching the secure gate to present a consistent and elegant elevation. Flanking the gate system will be a low wall with black aluminium fencing to provide an overall 1.6m height security line whilst still curating resident views out through planting strata.

- 01 Street Tree planting (by others)
- 02 Street planting (by others)
- 03 1.8m Footpath (by others)
- 04 2m Living Loop Path / Gateway Path
- 05 Internal Street Crossing - colour change
- 06 Native Coastal Palm Planting as gateway marker
- 07 Screen Planting
- 08 Lysaght Neatascreen boundary fencing
- 09 3m Planting Setback
- 10 Low retaining wall
- 11 1.5m Permeable Boundary fence
- 12 1.8m HT Back Patterned Aluminium Gate & Side Panels





PRECINCT - EASTERN EDGE - NORTH OF ENTRY

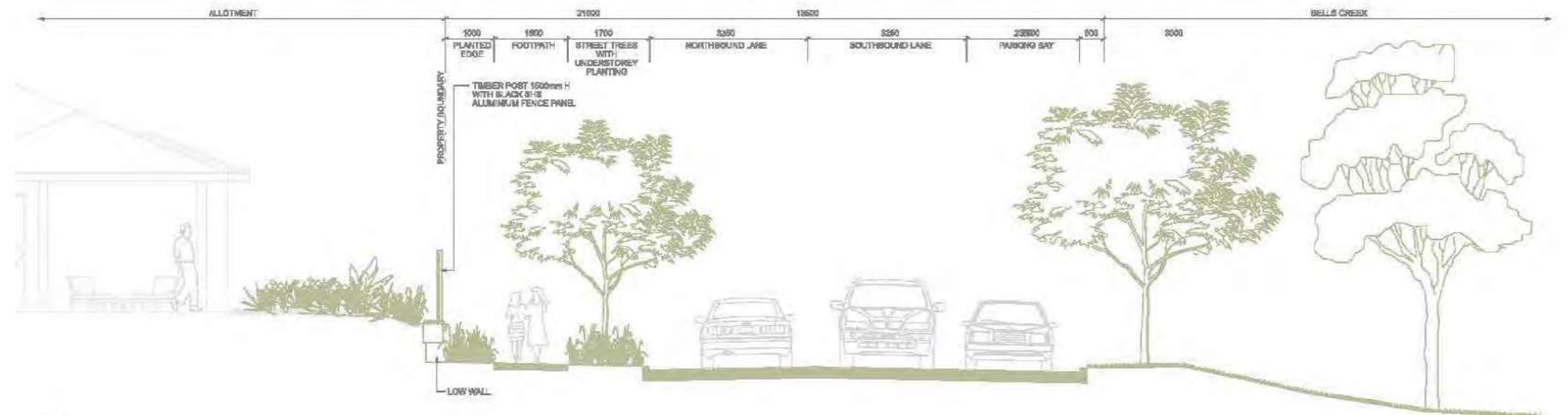
The eastern edge of Halcyon Blu benefits from generous tree planting along the Esplanade together with views into the Bells Creek parkland.

To provide security and privacy whilst still contributing to the streetscape and community through a front garden address, the selective use of a low retaining wall to create residential prospect is proposed. This will not be a continuous wall for the frontage but rather will be targeted toward select locations as the earthworks design develops further and finalises. The walling will be replaced for some frontage lengths with low shallow batters and in some instances with individual access gates accessed via a common path for two properties, imagery on the following page demonstrates how the gated access can contribute to the streetscape.

To achieve security and to control views in whilst maintaining Bells Creek views out, a boundary edge combination of a low wall and visually permeable fence to 1.5m total height is proposed.

The planting composition on both sides of the property boundary will be arranged to maintain breezes in and views out without sacrificing resident privacy to establish a lifestyle buffer for residents.

- 01 Street Tree planting (by Others)
- 02 Street planting/turf (by Others)
- 03 1.8m Footpath (by Others)
- 04 1m Planting boundary planting (by Others)
- 05 Low retaining wall
- 06 1.5m Permeable Boundary fence
- 07 Residential Courtyards





PRECINCT - EASTERN EDGE - SOUTH OF ENTRY - SHARED ENTRY GATEWAY (per 2 Homes)

Design Intent

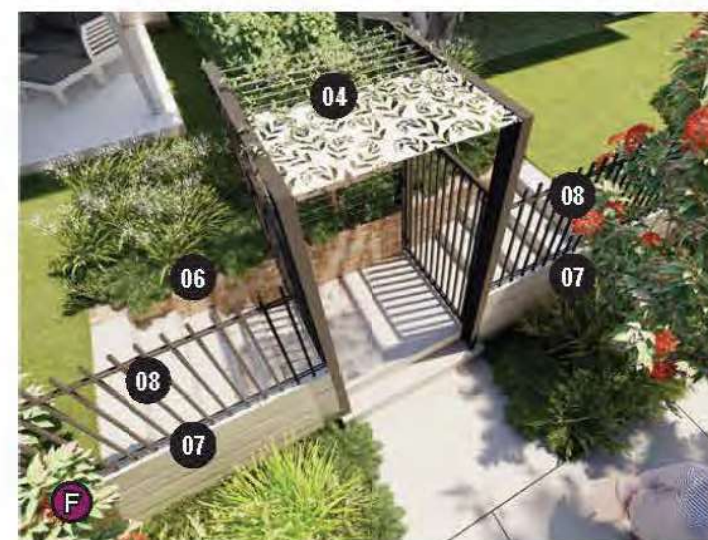


- 01 1.2m Shared entry path
- 02 Steel gateway structure, (powder-coated steel)
- 03 Wire trellis/ preparatory screen
- 04 Entry Gate (Powder-coated aluminum)
- 05 1.5m Permeable Boundary fence



PRECINCT - EASTERN EDGE - SOUTH OF ENTRY - SHARED ENTRY GATEWAY WITH STAIR (2 Homes)

Design Intent



- 01 1.2m Shared entry path
- 02 Steps (Max 150mm Riser)
- 03 Steel gateway structure, (powder-coated steel)
- 04 Wire trellis/ preparatory screen
- 05 Entry Gate (Powder-coated aluminum)
- 06 Low brick or rendered wall

- 07 Concrete sleeper wall
- 08 Permeable Boundary fence

