

Halcyon Rivermont Community Facilities

Concept Design Report

June 2026

Prepared for



Archipelago' studiospillane

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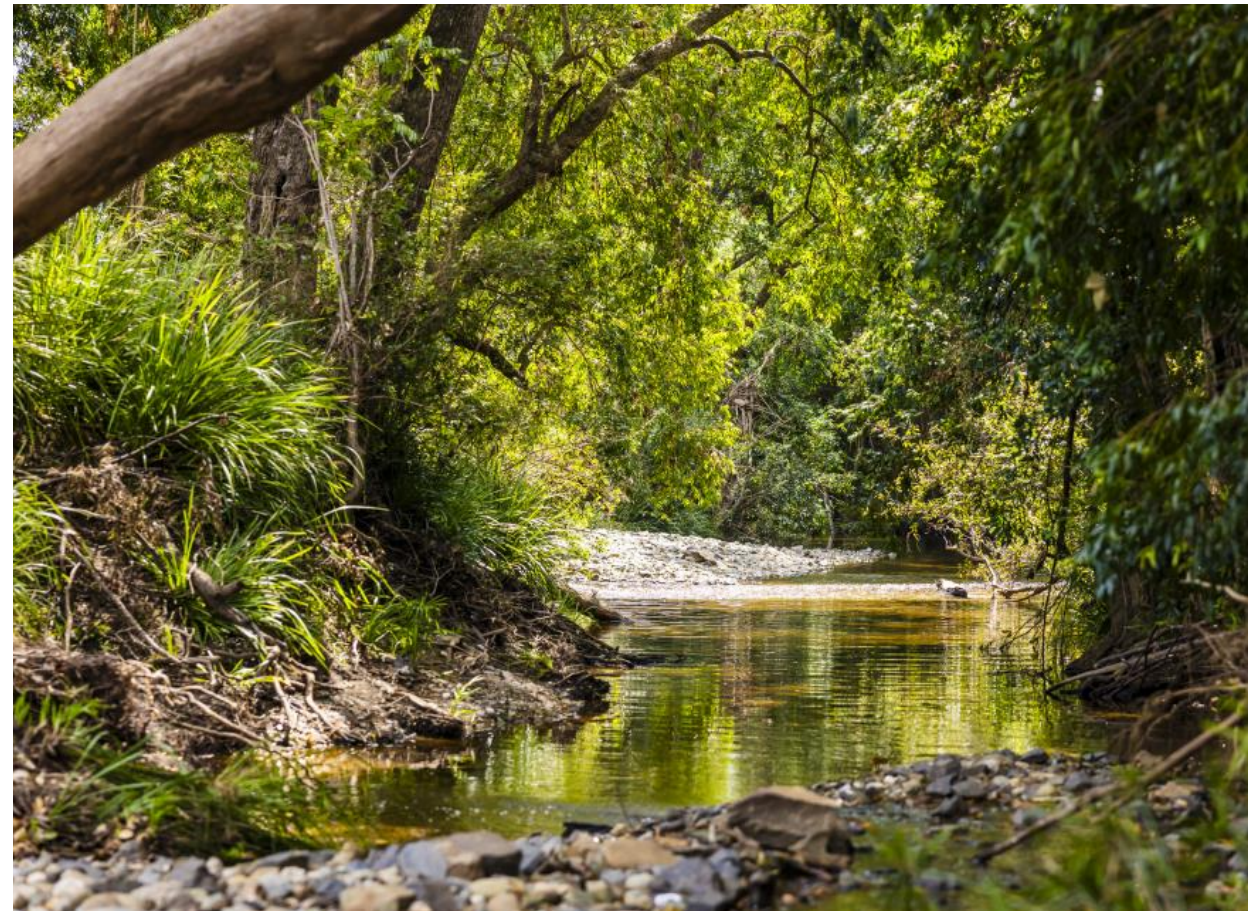
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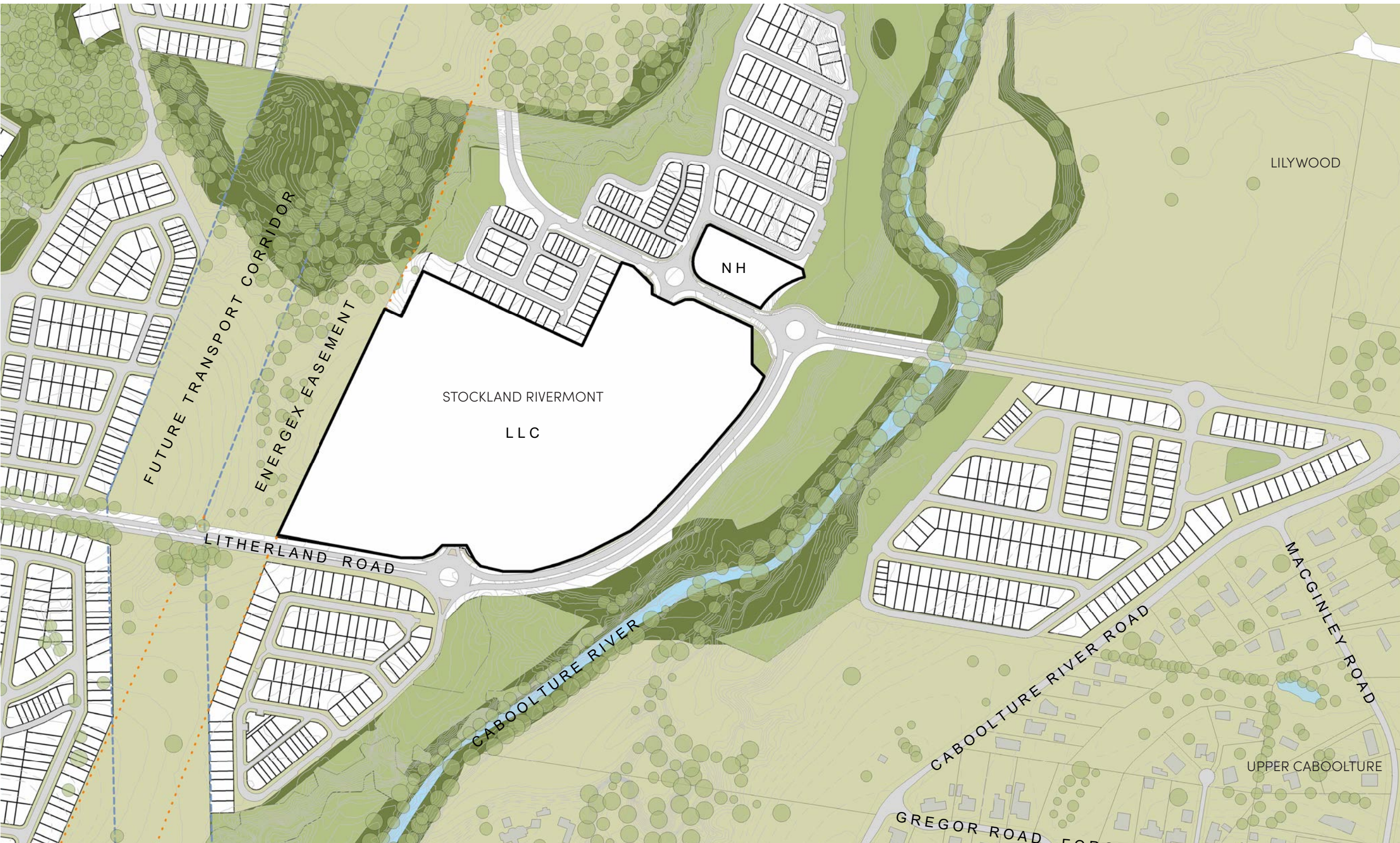
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Context



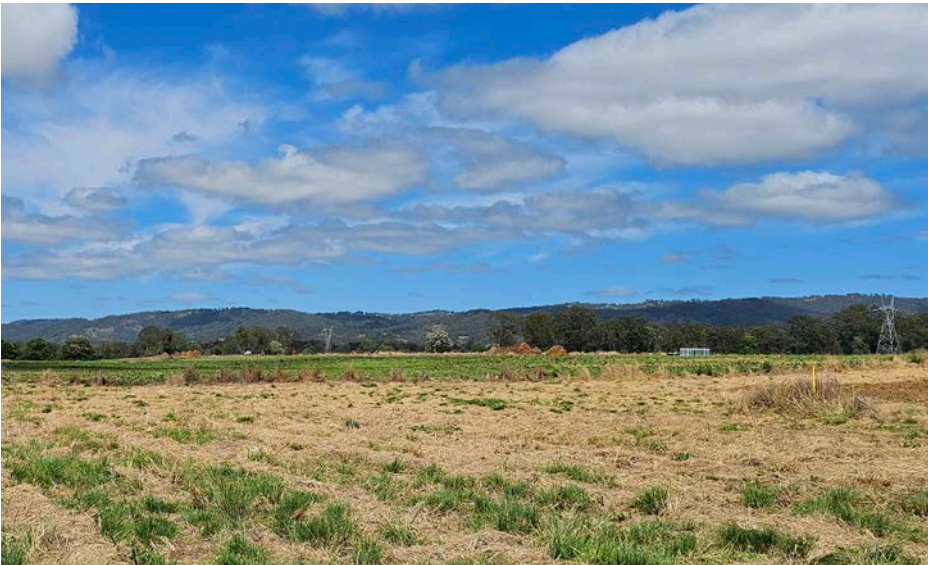
Context

Site Context



Context

Site Qualities



The Master Plan

Building on the design principles established in the masterplan, resident facilities are strategically located at the northern and southern entry points to provide convenient access from surrounding homes while forming clear entry statements into the precinct. These key precincts are unified by a primary axial road spine, which establishes strong visual connections, reinforces legibility, and assists with orientation throughout the community.

The masterplan has been arranged to prioritise and emphasise the main community entry spine that carries itself through the community providing green entry nodes into clusters of housing units. The spine then terminates to lush green space with community amenities



The Master Plan

Concept Plan

- ➊ Entry / Exit
- ➋ C.H.A.S.E.R. Car Park
- ➌ Entry Gate & Intercom
- ➍ Buggy/Car Port
- ➎ Bus Stop
- ➏ Letter Box
- ➐ C.H.A.S.E.R. Facilities
- ➑ Social Precinct
- ➒ Creative Precinct
- ➓ Pool facility
- ➑ Wellness Precinct
- ➒ BBQ Facilities
- ➓ Lawn Bowls
- ➑ Pool Services
- ➒ Events Lawn
- ➓ Community Garden
- ➑ Pickle Ball Courts
- ➒ BBQ + MPR
- ➓ Hobby Room



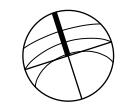
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The Master Plan

Held Together by Green

A central green spine holds the community together, and connects north and south amenity. The spine is set up to frame views to the regional landscape and existing ridgeline to the south. Green nodes are provided along its length, and these spaces, ranging in scale and openness can be tailored to different uses.



SCALE: 1:2000 @ A3



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RIVERMONT LLC COMMUNITY FACILITIES
CONCEPT DESIGN REPORT



The Master Plan

Street Views – Main Street Interface



The Master Plan

Street Views – View South from the Neighbourhood Hub



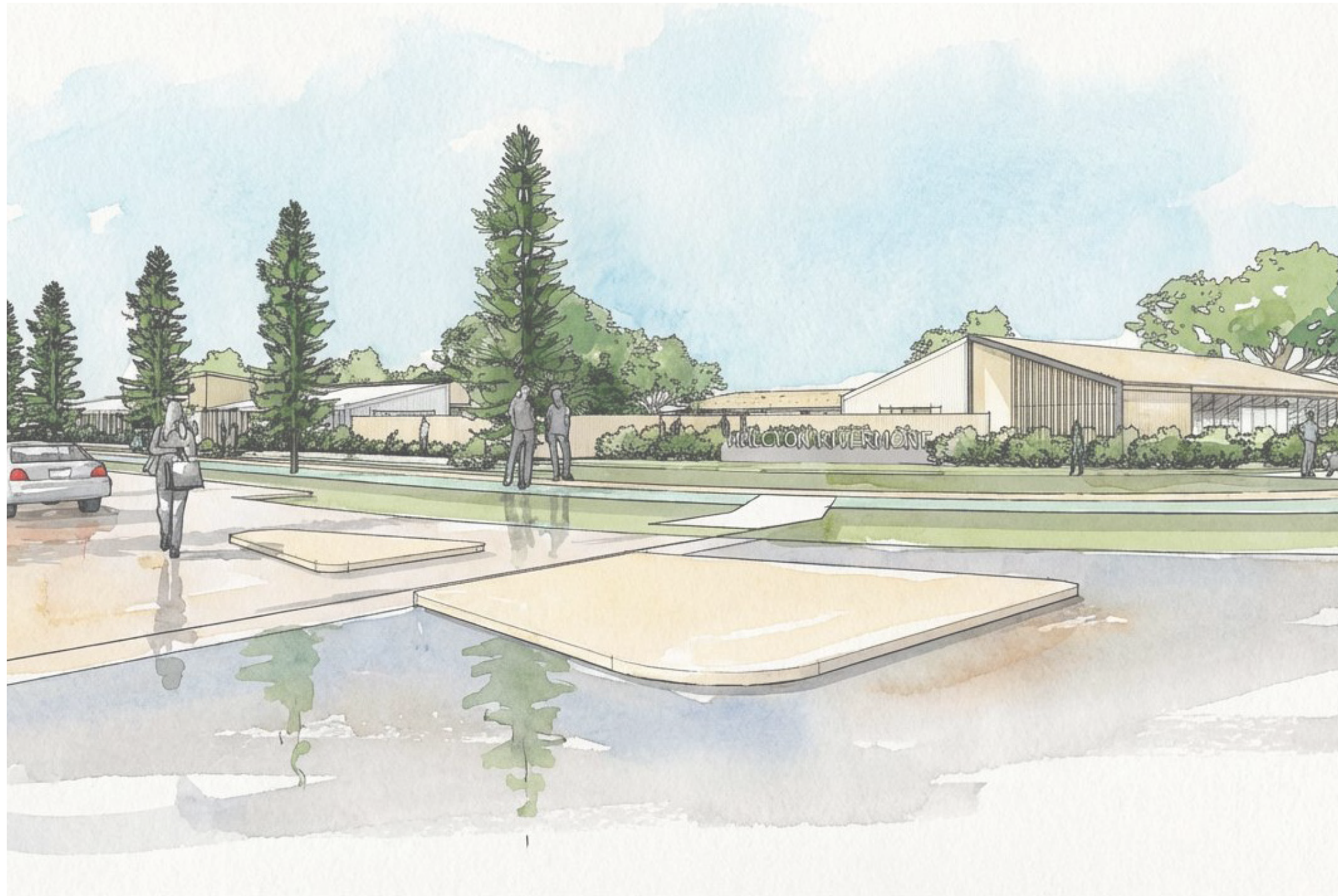
The Master Plan

Street Views – Salon Gatehouse



The Master Plan

Street Views – Halcyon Rivermont Corner Interface



The Master Plan

Design Principles



Make Streets
for people



Establish Precincts
of activity



Consider Rooms
between buildings



Orientate Spaces
with aspect



Layer Edges
for occupation



Connect
with nature

Northern Precinct

The northern common facilities precinct delivers centralised shared amenity for Home Owners within a landscape-based, destination heart. The amenities occupy an important site within the broader Rivermont community, forming the southern edge to the development's "main street". The facilities also establish and curate the arrival experience for potential purchasers and returning residents alike.

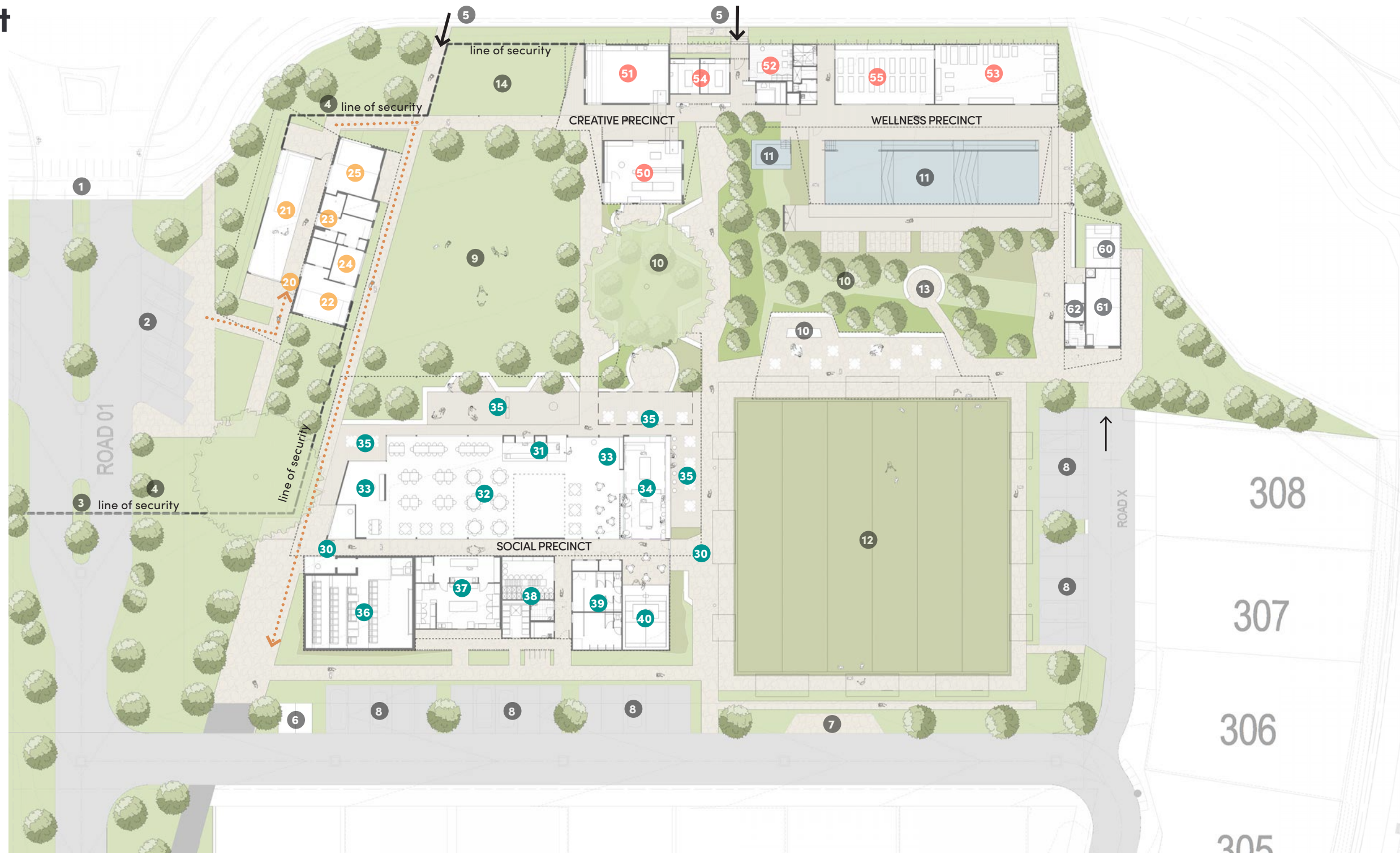
The precinct's programmatic brief has been organised strategically to deliver on these two requirements, while creating a rich source of recreational and wellness-based activities within defined, place-based zones. The adjacencies of uses have been carefully considered to embrace opportunities for comfortable co-location synergies, while ensuring that key spaces are located to leverage the rich qualities of the precinct's landscape heart.



Northern Precinct

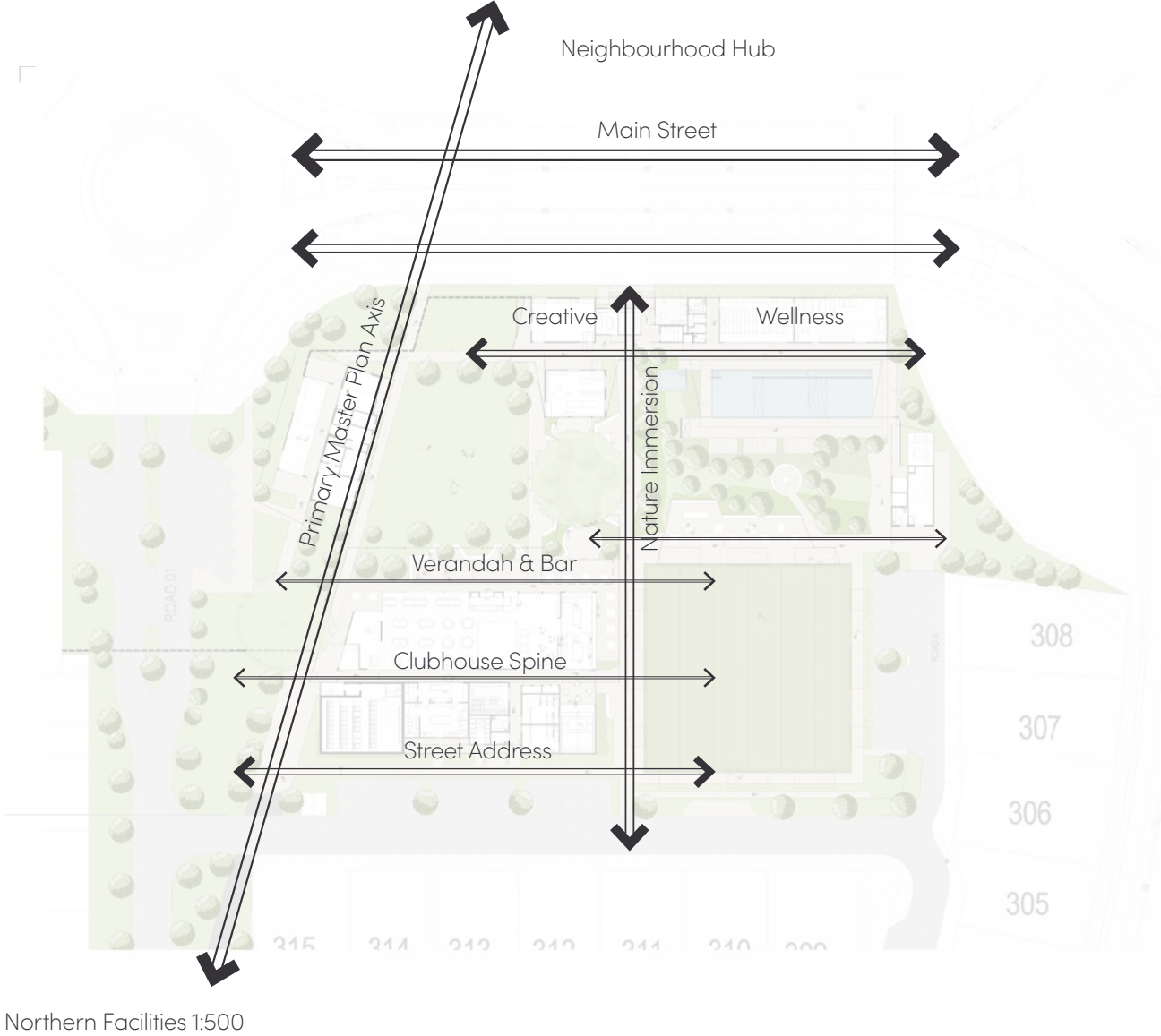
Concept Plan

- 1 Entry / Exit
- 2 C.H.A.S.E.R. Car Park
- 3 Entry Gate & Intercom
- 4 Community Signage
- 5 Controlled Pedestrian Entry / Exit
- 6 Buggy/Car Port
- 7 Bus Stop
- 8 Car Parking
- 9 Events Lawn
- 10 Feature Landscape Arbor / BBQ
- 11 Pool/ Spa
- 12 Lawn Bowls
- 13 Fire Pit
- 14 Community Garden
- 20 External C.H.A.S.E.R. Entry
- 21 Lobby / Reception
- 22 Sales Office & Kitchen
- 23 Amenities
- 24 Staff Kitchen
- 25 Selections Room
- 30 Clubhouse Entry / Exit
- 31 Bar
- 32 Function Room
- 33 Lounge
- 34 Games Room
- 35 Outdoor Terrace
- 36 Cinema
- 37 Kitchen / Servery
- 38 BOH Services
- 39 Toilets
- 40 Golf Simulator
- 50 Library
- 51 Messy Arts
- 52 Wellness Ancillary services
- 53 Gym
- 54 Treatment Rooms
- 55 Yoga
- 60 Pool Heaters
- 61 Pool plant
- 62 Games Store



Northern Precinct

Movement & Organisational Axes



Northern Precinct

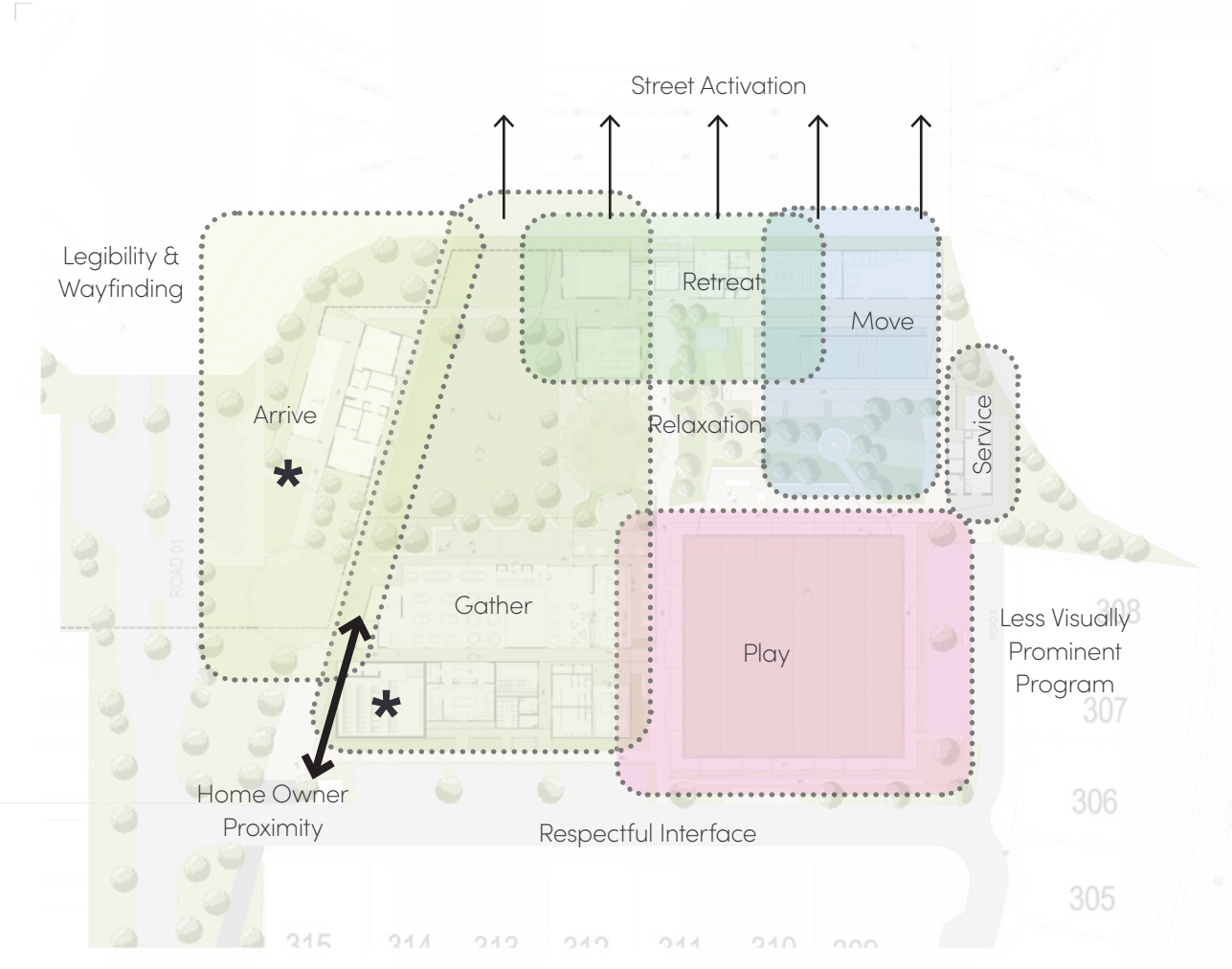
A Precinct Anchored by Outdoor Rooms



Northern Facilities 1:500

Northern Precinct

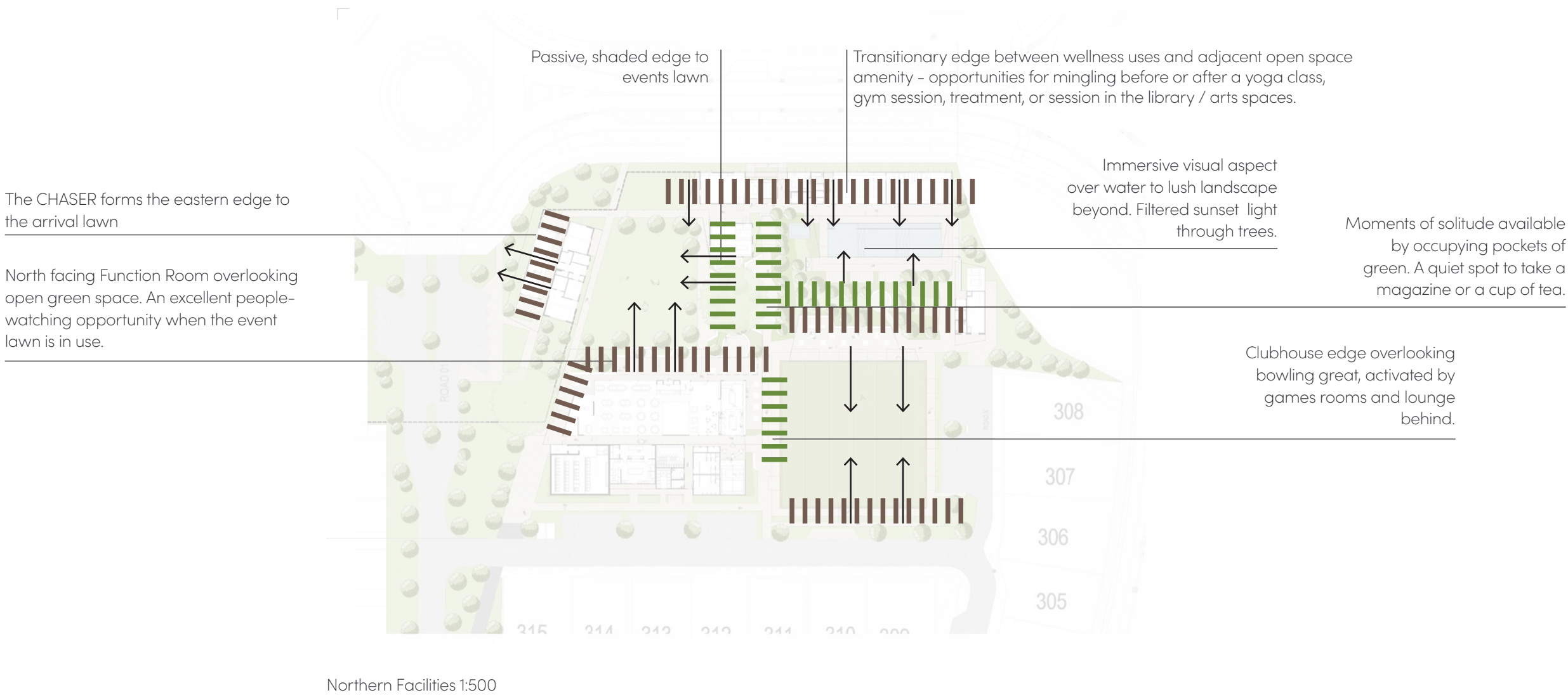
Defined Zones of Activity



Northern Facilities 1:500

Northern Precinct

Passive Edges with Orientation & Aspect



Northern Precinct

Leveraged Investment

The sales journey directly benefits from the landscape investment made, allowing the value proposition to be easily understood by potential purchasers.

The sales journey begins with an arrival courtyard and a feature tree.

Clubhouse is connected to green. The public realm is the "anchor tenant"

Library immersed in landscape with soft southern light

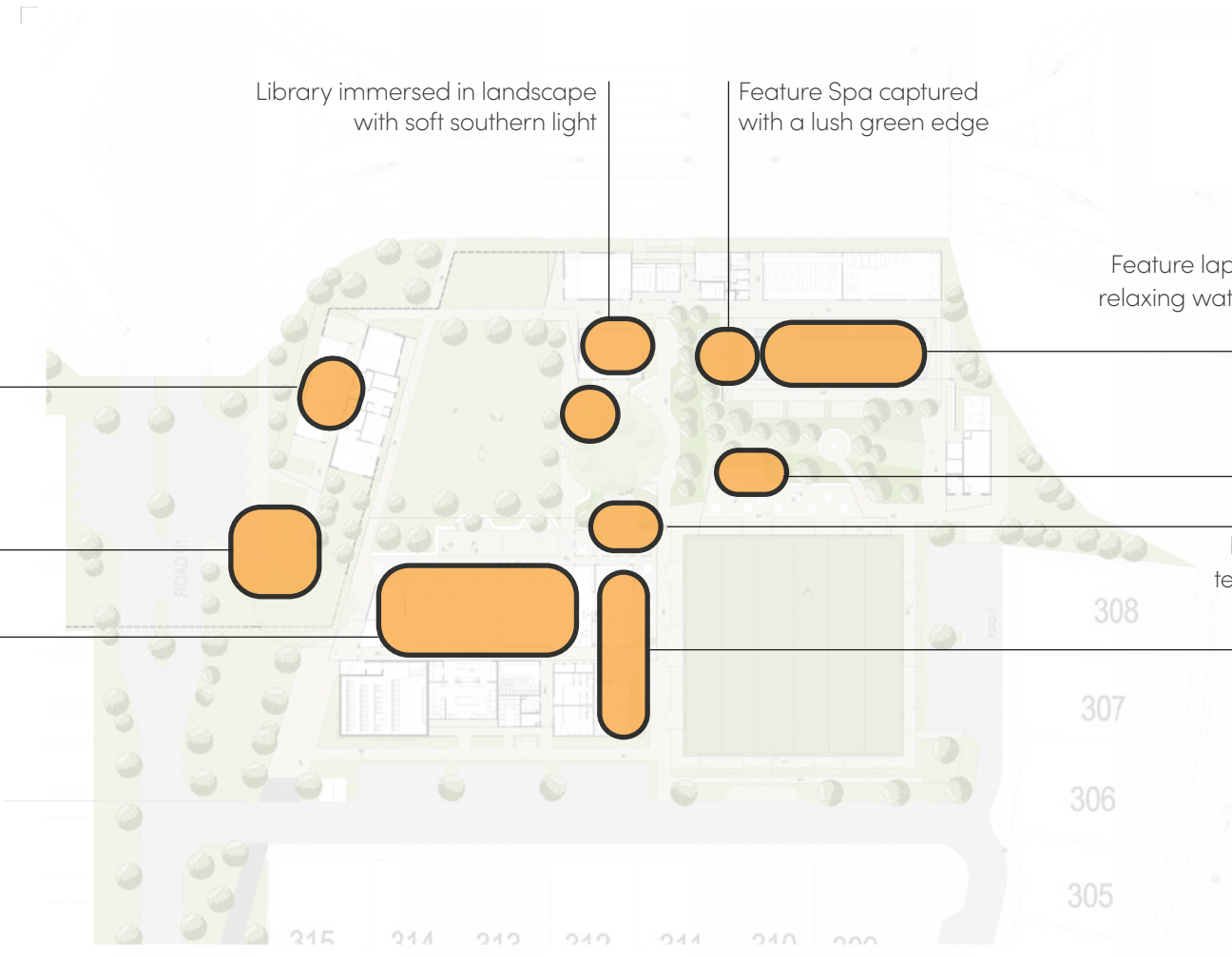
Feature Spa captured with a lush green edge

Feature lap pool providing a relaxing water-based place to relax and unwind

Flexible space to the outdoor terrace for events is immersed in a lush landscape setting

A BBQ entertaining pavillion overlooks the Pool and landscape

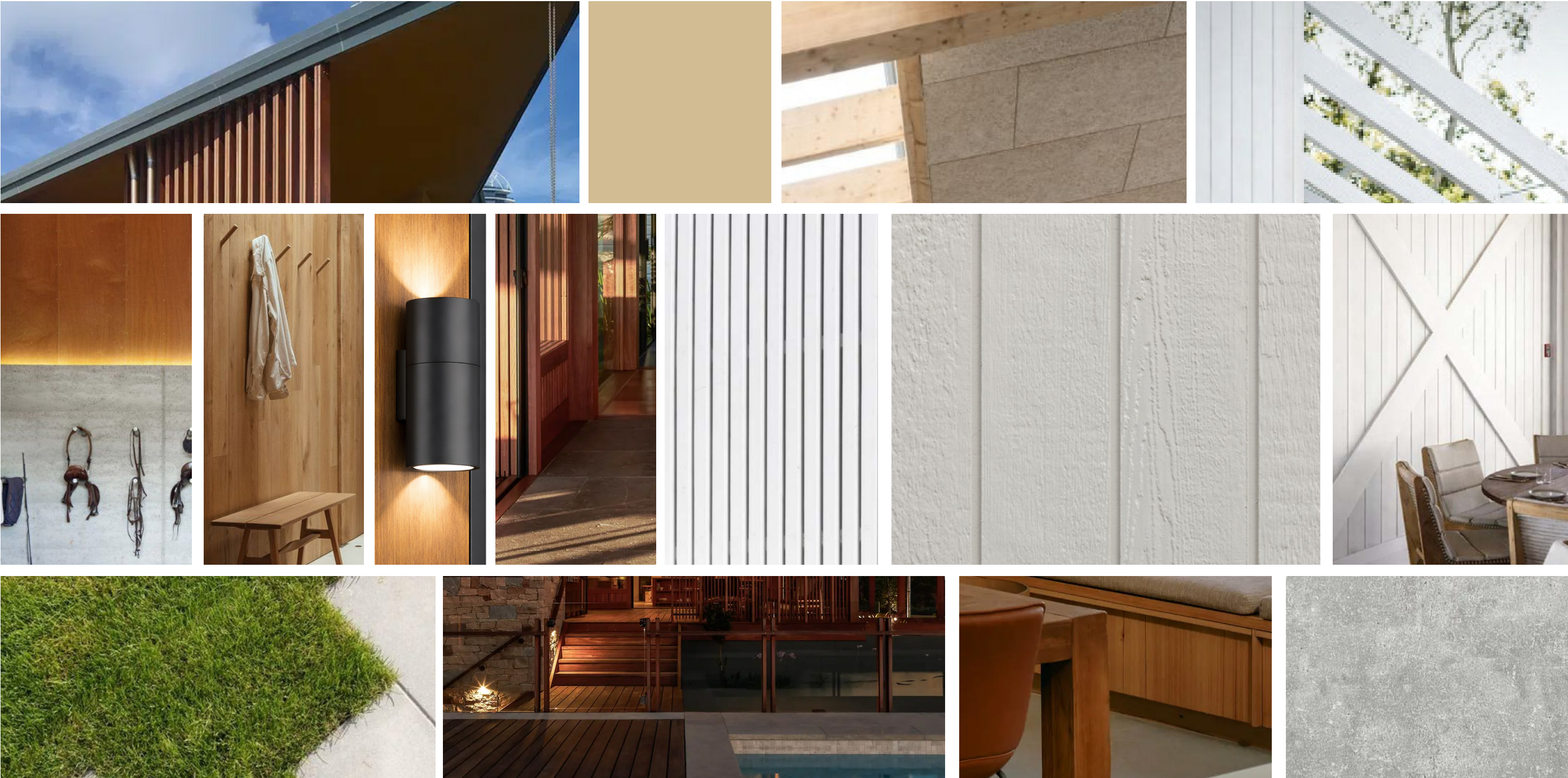
Games room and lounge enjoy a comfortable relationship with the bowling green



Northern Facilities 1:500

Northern Precinct

Built Form: Look & Feel



Entry & Sales (CHASER)

The Arrival Precinct positions the C.H.A.S.E.R. program at the primary site entry, creating a strong first point of engagement for visitors and residents. This initial experience leverages the visibility of the community facilities on offer, framed by long views along the main axial road and toward the distant



Entry and Sales (CHASER)

Concept Plan

- 1 Entry
- 2 Precinct Signage
- 3 Car Park
- 4 Reception
- 5 Digital model display
- 6 Reception lounge
- 7 Selections Room
- 8 Sales Office
- 9 Kitchen
- 10 PWD
- 11 Ambulant WC
- 12 Storage
- 13 Comms
- 14 Services
- 15 PPE
- 16 Circulation
- 17 Outdoor Terrace



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Entry and Sales (CHASER)

Areas & Adjacencies Chaser

Areas & Adjacencies

The arrival sequence establishes a strong first impression, welcoming visitors and future residents to a contemporary, equestrian-inspired community facility expressed through gabled forms.

From the visitor car park, integrated signage, landscape elements, and the security fence guide arrivals toward the Chaser facility. Entry is into a lounge and reception area, anchored by a masterplan display model that introduces the overall community offering.

Upon exiting, visitors are afforded a clear visual connection to the key landscape features and community facilities after which they are then reoriented to the landscaped main road axis, opening long-range views toward the southern community facilities and the distant ridgeline.



SCALE: 1:400 @ A3

Entry and Sales (CHASER)

Arrival Court



Clubhouse

The Gathering Precinct locates the Clubhouse facilities adjacent to the events lawn and landscaped arbour, forming the social heart of the community. The siting of these facilities prioritises connectivity, encouraging social interaction while maximising engagement with the surrounding landscape.



Clubhouse

Concept Plan - Daily Mode

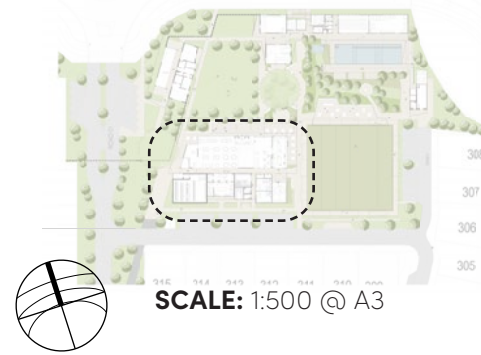


- 1 Function Room
- 2 Dance floor
- 3 Outdoor Tce
- 4 Outdoor Tce / Flexible space
- 5 Entry Lounge
- 6 Bar

- 7 Lounge
- 8 Games Room
- 9 Cinema
- 10 Server
- 11 Kitchen BOH
- 12 Furniture Store

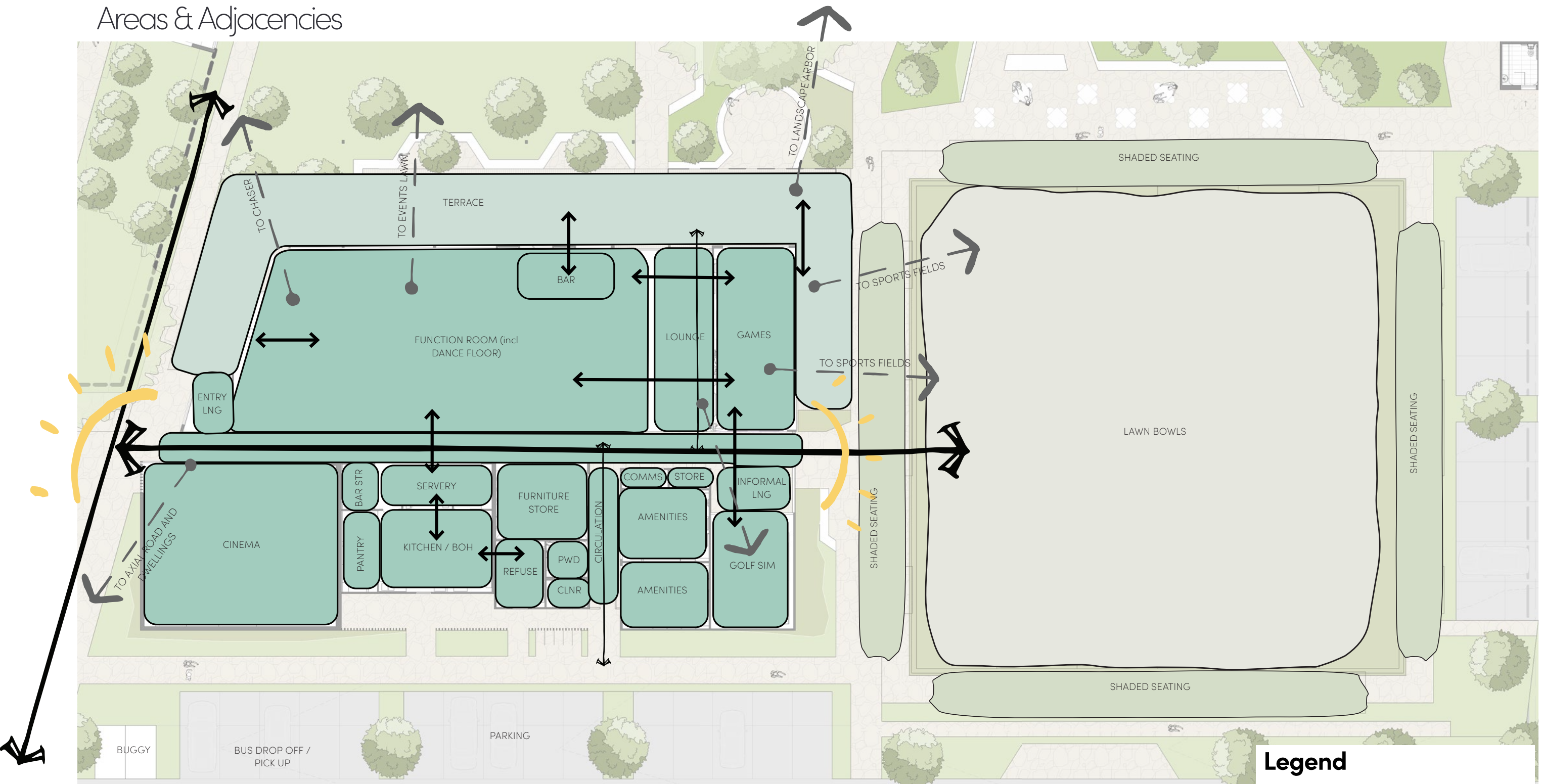
- 13 Refuse
- 14 Cleaners
- 15 Comms / AV
- 16 Storage
- 17 Toilets
- 18 PWD

- 19 Golf Simulator room
- 20 Circulation
- 21 Feature Landscape with Arbor
- 22 Lawn Bowls
- 23 Shelters



Clubhouse

Areas & Adjacencies



Legend

- Main Connection Spine
- Connections & Adjacencies
- Key Views
- Main Entry Points

The Clubhouse Pavilion, located at the south-west edge of the Northern Community Hub, serves as the primary entry building for residents of the masterplanned community. Conceived as a central gathering place, the pavilion accommodates a range of activities including functions, games, and cinema experiences. Program elements are organised along a clear central circulation spine, enabling efficient adjacencies and intuitive wayfinding.

The light-filled, transparent portions of the building—comprising the function room and lounge—are oriented to overlook the events lawn and landscaped arbour, reinforcing a strong connection to outdoor communal spaces. In contrast, back-of-house facilities with a more solid interface are strategically positioned along the road and parking edges, providing appropriate screening while supporting operational efficiency.

Clubhouse

Arrival Court – Community Side



Clubhouse

Arrival Court – The Vista



Clubhouse

The Green



Clubhouse

Function Room - Indicative Volume



Landscape & Leisure

Leisure facilities are distributed across both precincts, enabling multiple activity nodes and supporting a network of play and recreation spaces throughout the community. These elements are co-located with supporting BBQ pavilions and complementary programs to create cohesive, activated recreational zones.



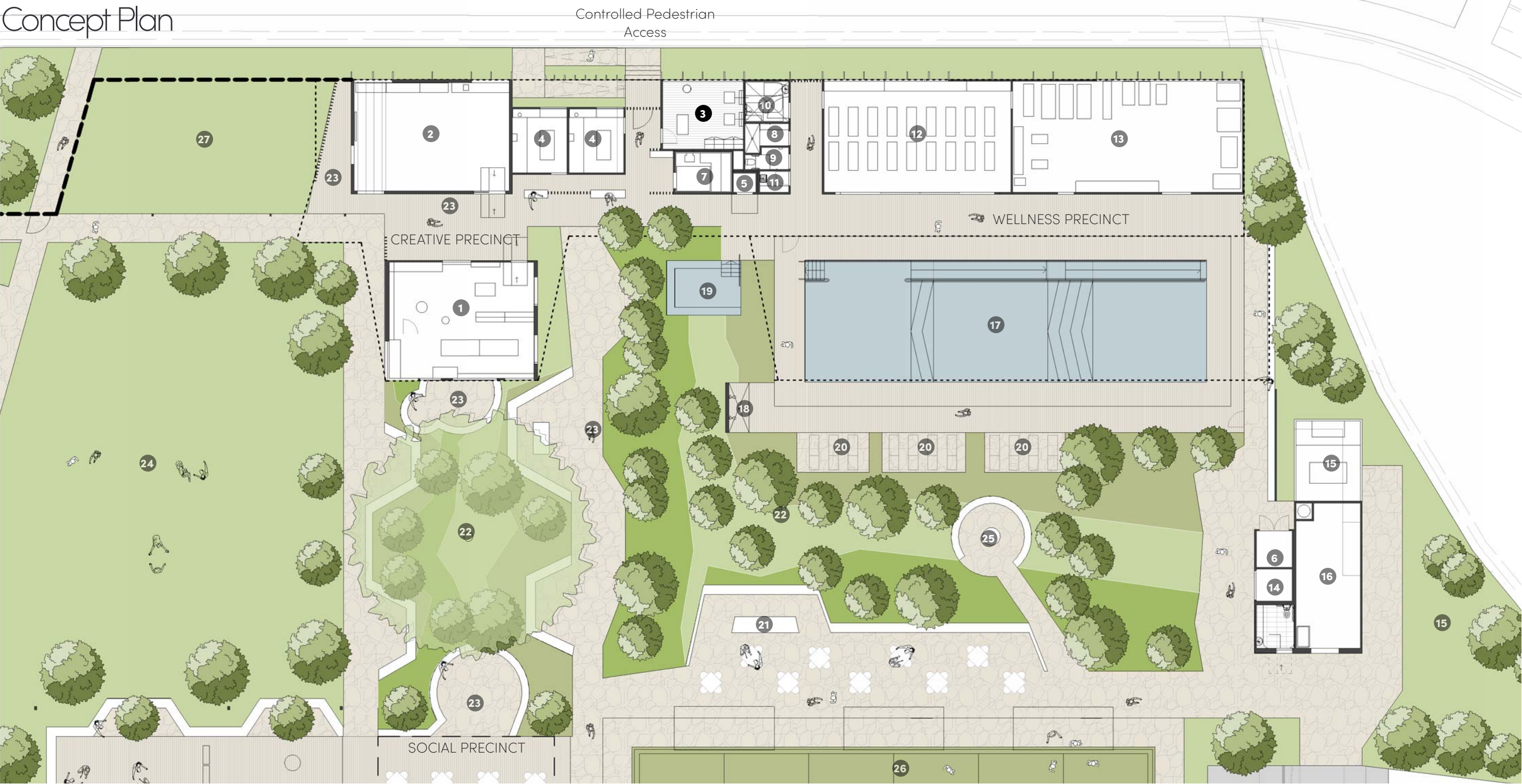
Wellness

The Retreat is positioned along the main street to activate the primary frontage and reinforce the sense of arrival into the community facilities precinct. While engaging the street edge, the building is carefully planned to provide quieter, more secluded spaces along its internal edges, balancing activation with privacy and retreat.

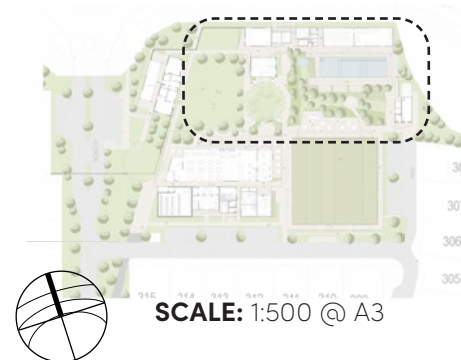


Wellness

Concept Plan

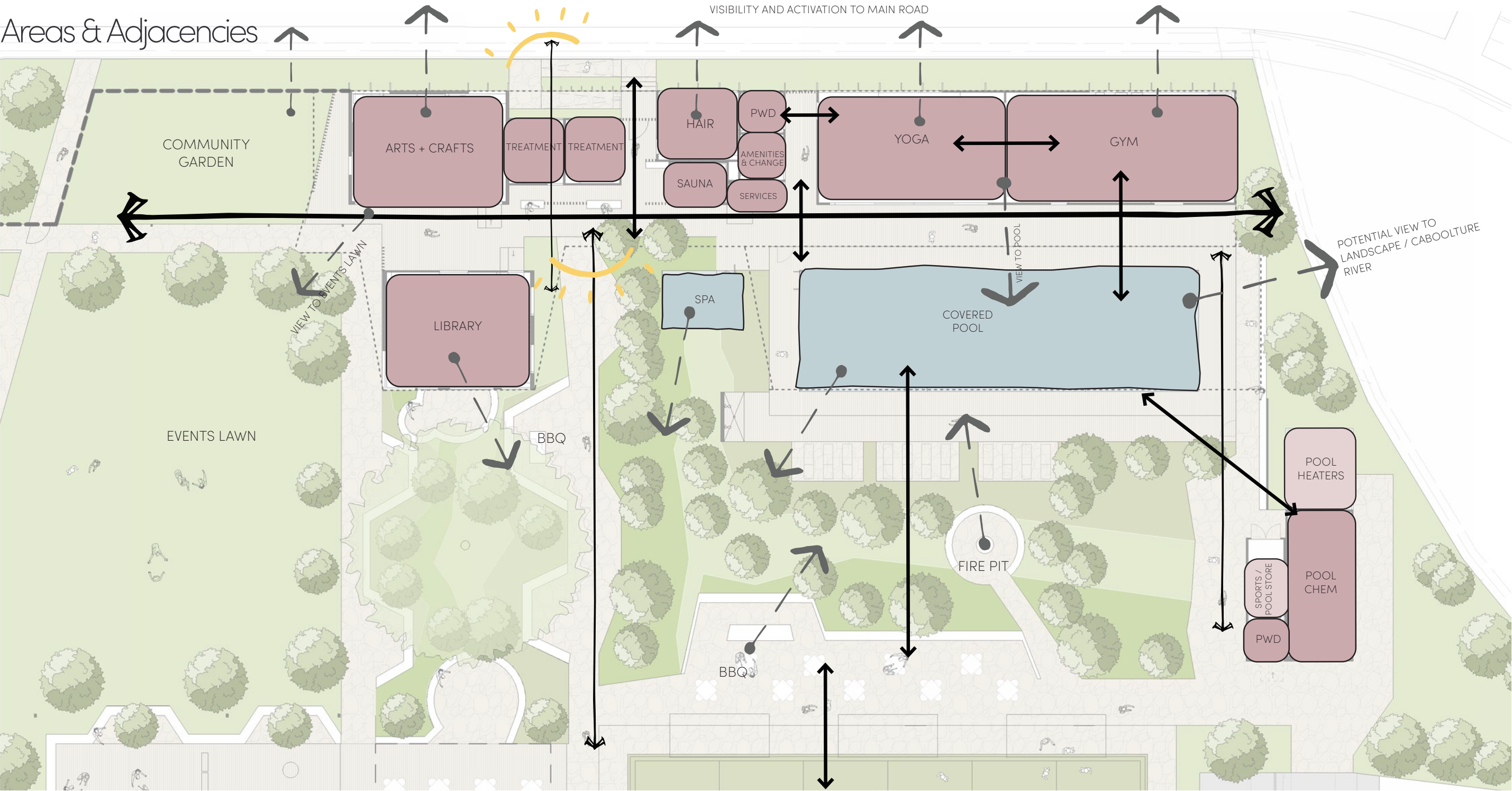


- | | | | | |
|------------------|---------------|-----------------------|--------------------|---------------------|
| 1 Library | 7 Sauna | 13 Gym | 19 Spa | 25 Fire Pit |
| 2 Arts + Crafts | 8 Change room | 14 Sports Store | 20 Pool lounge | 26 Lawns Bowl |
| 3 Hair dresser | 9 Ambulant WC | 15 Pool Heaters | 21 BBQ facility | 27 Community Garden |
| 4 Treatment Room | 10 PWD | 16 Pool plant | 22 Landscape Arbor | |
| 5 Services | 11 Cleaners | 17 25m Pool (covered) | 23 Outdoor terrace | |
| 6 Pool Store | 12 Yoga | 18 Shower spaces | 24 Events Lawn | |



Wellness

Areas & Adjacencies



The Clubhouse / Wellness Pavilion, addressing the main street frontage, accommodates the Library, Messy Arts, and Health, Fitness and Beauty facilities for residents. The building has been deliberately positioned to activate the street edge while maintaining appropriate levels of privacy for internal programs. Permeability is incorporated through pedestrian gates, allowing convenient and legible access from the public realm.

Internally and externally, the pavilion is oriented toward the events lawn, landscaped harbour, and pool, reinforcing its role as a cohesive recreational and wellness precinct within the community.

Legend

- Main Connection Spine
- Connections & Adjacencies
- Key Views
- Main Entry Points



SCALE: 1:500 @ A3

Wellness

Street Entry & Interface





Southern Precinct



Southern Precinct

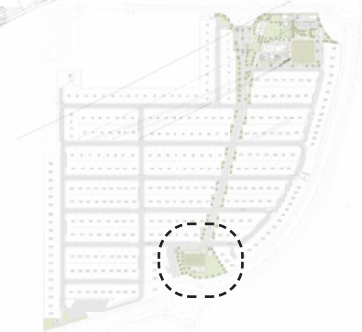
Concept Plan

- 1 Car Parking
- 2 Pickleball Courts
- 3 BBQ
- 4 PWD
- 5 Sports Store
- 6 MPR
- 7 Garden Shed (5m²)
- 8 Community Gardens
- 9 Hobby Room

Arrival experience and line of security to be further developed during SD with landscape architect.



REFER TO DRAWING SET FOR SCALE PLANS

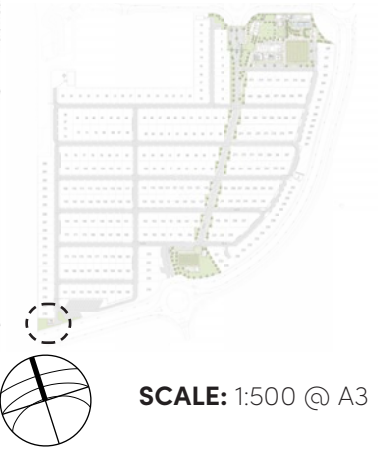
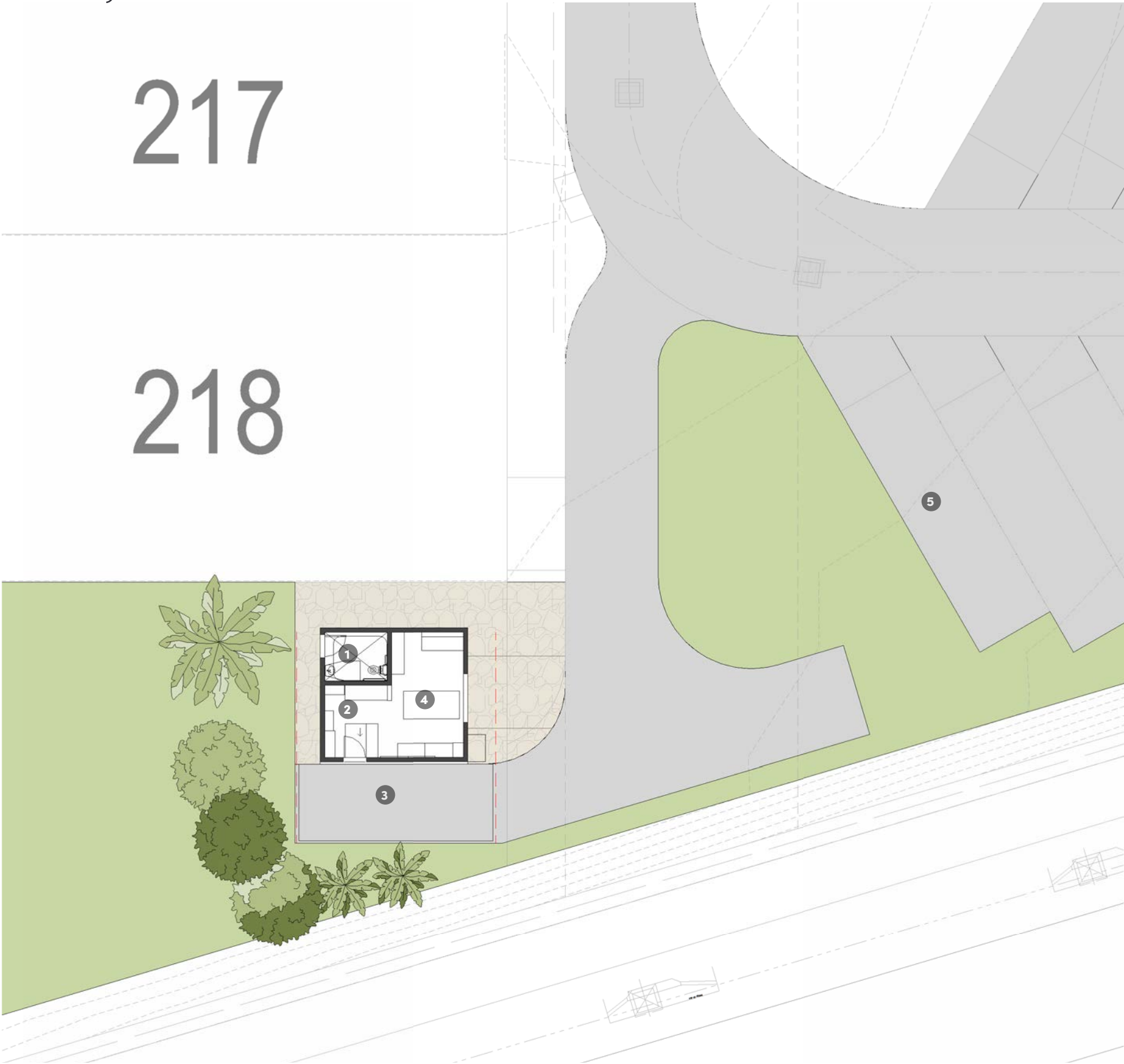


SCALE: 1:500 @ A3

Southern Precinct

Concept Plan (Caretaker's Shed)

- 1 PWD
- 2 Caretakers room
- 3 Bus Parking
- 4 Buggy Parking
- 5 RV parking



SCALE: 1:500 @ A3



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