YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (DRAFT)

APPENDIX C - DESIGN CONTROL FRAMEWORK



UDLA

DECEMBER 2025

INTRODUCTION
DESIGN CONTROL FRAMEWORK AND THE FMP

Authored by UDLA with input from specialist consultants, the Foreshore Management Plan (FMP) outlines the design intent for the Yanchep Lagoon Precinct (YLP) and identifies key opportunities and constraints, including coastal hazards, vegetation, transport and commercial potential. It provides a framework for managing the precinct—informing both private development and City-led public works—and has been developed in consultation with Government, Whadjuk Noongar Traditional Owners and the 2024 Community Reference Group.

FMP Design

The FMP Design builds on the PFMP Masterplan (UDLA, 2024), which followed a detailed review of the 2019 Yanchep Lagoon Masterplan (Roberts Day), analysis of project context and documentation, site investigations, and extensive stakeholder engagement. It responds to additional studies undertaken during the FMP stage, refining the strategic direction of the PFMP.

The FMP provides a practical guide for restoring, designing and delivering foreshore facilities that support recreation, commercial uses, beach access and conservation of remnant vegetation.
It reframes the Masterplan's place-based drivers by recognising that:

- Yanchep Lagoon is the precinct's central asset, with fewer, well-considered interventions ensuring alignment with the Masterplan's vision.
- A "light-touch" design philosophy is required, prioritising responses led by natural landscape character rather than traditional, more intensive development approaches.

It represents the next iteration in realising the 2019 vision, integrating PFMP concept plans and responding to current site conditions, planning requirements and coastal adaptation needs.

Design Control Framework

This document supplements the FMP by expanding upon the design approach, character, materiality, built form, revegetation and planting strategy and the design intent for key elements proposed in the design concepts presented in the FMP for the five sub-precincts: The Homestead, The Settlement, The Promenade, The Dune Park and Fisherman's Hollow.

The Design Control Framework is a critical tool for the City to measure the merit of development proposals from private developers and forms the basis for the scoping and procurement of design services for the development sites within the YLP.



YANCHEP LAGOON
DRAFT FORESHORE MANAGEMENT PLAN (DRAFT)

Date Issued: 12th December 2025

UDLA

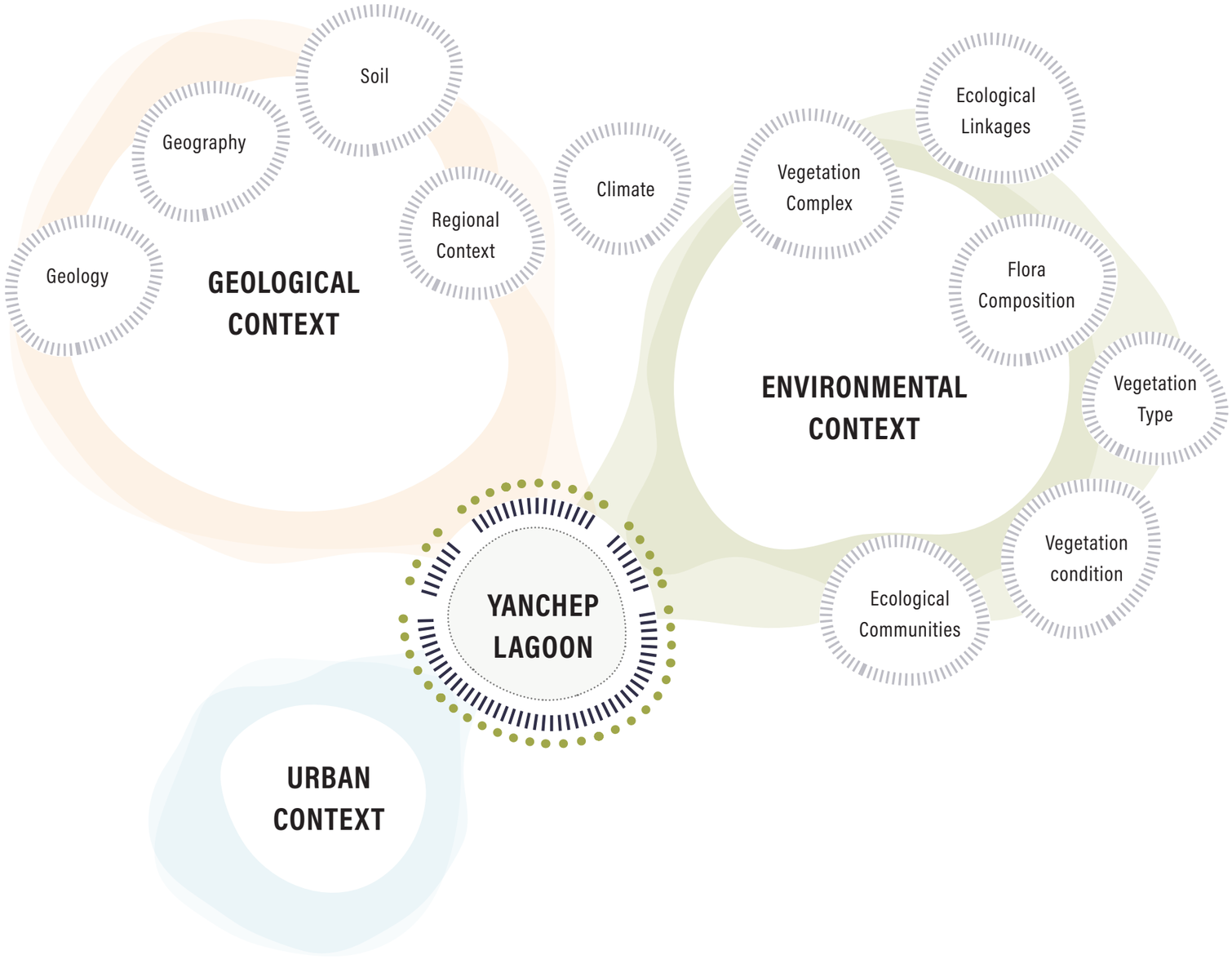
VEGETATION

INTRODUCTION
CONTEXT

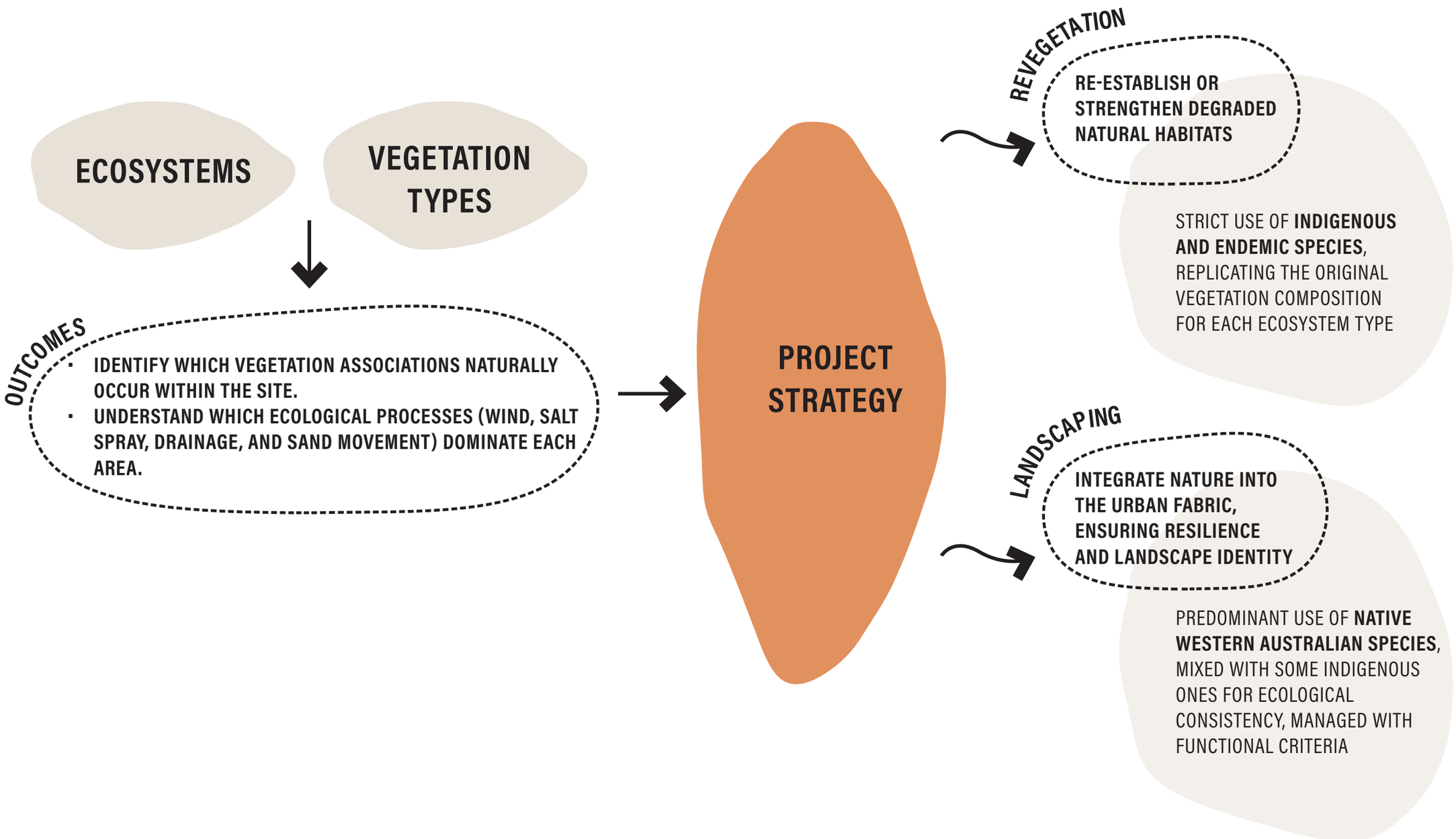
The characteristics of a site have a strong bearing on the flora, vegetation, fauna, and ecological communities present. Good design sits at the intersection of geological context, environmental context and urban context.

In line with a landscape-led approach, the guidance provided as part of the FMP considers the existing ecosystems and their unique characters across the Yanchep Lagoon Precinct and identifies ways to enhance them and to reduce the environmental impact of development within the foreshore

This document summarises the approach to developing Design Control Framework which takes cues from the natural environment's character.



VEGETATION GUIDANCE
LANDSCAPE STRATEGY



INTRODUCTION
ECOSYSTEMS

The retention and protection of native vegetation is critical in supporting biodiversity and providing adequate faunal habitats. Yanchep Lagoon features natural ecosystems within its coastal dunes which are to be retained to align with the place-based drivers from Yanchep Lagoon Master Plan and achieve net vegetation loss. According to the FMP investigations undertaken by Natural Areas as part of the FMP, the vegetation within Yanchep Lagoon ranges from completely degraded to excellent. Vegetation in a very good to excellent condition is to be prioritised for retention. A buffer to mitigate the impacts of high-quality vegetation is recommended to offer further protection.

For the purpose of this document, three types of land-based ecosystems, each with a unique character, have been identified:

- Coastal Low heath on sand and karst limestone.
- Highly disturbed, cleared habitat or planted vegetation.
- Mix open and closed shrubland and heath on sand and limestone.

The FMP does not propose nor support any modification to the interface between the land- and water-based ecosystems. All ecosystems are connected and recommendations made in this FMP consider their impact on ecosystems other than those noted above.



N

NOT TO SCALE

INTRODUCTION
VEGETATION TYPES (1/3)

In 2020, a total of 12 vegetation types were mapped by One Tree Botanical. The investigations undertaken by Natural Area for the PFMP (2024) and FMP (2025) verified that the extent of the vegetation types was consistent with the data recorded by One Tree Botanical.



DUNE ON UNCONSOLIDATED SOIL

A1 PRIMARY DUNE: *Olearia axillaris, Spinifex longifolius, S. hirtus*

A2 DUNE SWALE: *Acacia cyclops, Scaevola crassifolia, Olearia axillaris and* woody weed *Gaudium laevigatum, Pelargonium capitatum, Trachyandra divaricata with Senecio pinnatifolius var. latilobus and Carpobrotus virescens*

A3 SECONDARY DUNE: *Scaevola crassifolia, Olearia axillaris, Spyridium globulosum, Myoporum insulare, Lepidosperma gladiatum and/or Ficinia nodosa, Sparse Forbland Senecio pinnatifolius var. latilobus*, *Acanthocarpus preissii*, *Pelargonium capitatum*.

COASTAL LIMESTONE CLIFF

B1 SOIL POCKETS IN LIMESTONE: *Frankenia pauciflora var. pauciflora, Leucophyta brownii, Scaevola crassifolia and Tetragonia decumbens and Sparse Chenopod Shrubland Salicornia blackiana.*

TALLER INLAND DUNES ON SEMI-CONSOLIDATED SOIL

C1 DUNE SLOPES AND SWALES: *Acacia cyclops, Spyridium globulosum, Olearia axillaris, Templetonia retusa and Rhagodia baccata, Melaleuca systena, Lomandra maritima, Poa porphyroclados* and *Austrostipa flavescens, Lepidosperma calcicola, Desmocladus asper.*

C2 DUNE CRESTS: *Melaleuca systena, Acacia lasiocarpa var. lasiocarpa, A. cochlearis, Leucopogon parviflorus, Styphelia insularis, Santalum acuminatum, Lysiandra calycina, Templetonia retusa, Olearia axillaris, Myoporum insulare and Rhagodia baccata, Lomandra maritima, Acanthocarpus preissii and Conostylis candicans intergrade pauciflora, Lepidosperma calcicola, Desmocladus asper, Austrostipa flavescens, Poa porphyroclados.*

C3 DUNES*: Eucalyptus gomphocephala, Rhagodia baccata subsp. baccata, Spyridium globulosum, Acacia xanthina and Exocarpos sparteus, Ehrharta longiflora and Bromus diandrus.*

SHALLOW SANDS OVER LIMESTONE

D1 SLOPES WITH SPARSE LIMESTONE OUTCROP: *Melaleuca cardiophylla, Acacia xanthina, Spyridium globulosum, Rhagodia baccata subsp. baccata, Galium murale, Sabulina mediterranea, Stellaria media, Ehrharta longiflora.*

D2 *LOW RISE WITH EXTENSIVE LIMESTONE OUTCROP: Melaleuca huegelii subsp. huegelii, Spyridium globulosum, Templetonia retusa, Acacia truncata, Thomasia triphylla, Leucopogon insularis and Melaleuca systena, Acanthocarpus preissii, Opercularia vaginata and Rushland Desmocladus asper.*

MODIFIED OR MANAGED AREAS

E1 HISTORICALLY DISTURBED AREA: Degraded to Completely Degraded vegetation.

E2 CULTIVATED OR MANAGED AREAS: Landscaping using more or less local species

INTRODUCTION
VEGETATION TYPES (2/3)

The vegetation type analysis conducted for the PFMP (2024) and FMP (2025) by Natural Area allowed for the identification of species present in the project area and an understanding of their ecological roles. Based on this analysis, plants were categorized as Indigenous, Endemic, Native, or Invasive/Introduced to distinguish species most suitable for ecological restoration from those that should be controlled or removed due to their invasive nature. This categorization guided the selection of highly recommended species for revegetation, ensuring an approach that supports the natural coastal ecosystems and local biodiversity.

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	ENDEMIC (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	NATIVE IN WESTERN AUSTRALIA	INVASIVE / INTRODUCED SPECIES
A1	*Olearia axillaris, Spinifex longifolius, Spinifex hirtus*			
A2	*Acacia cyclops, Carpobrotus virescens, Olearia axillaris, Senecio pinnatifolius var. latilobus*	*Scaevola crassifolia*		*Gaudium laevigatum, Pelargonium capitatum, Trachyandra divaricata*
A3	*Acanthocarpus preissii, Ficinia nodosa, Lepidosperma gladiatum, Myoporum insulare, Olearia axillaris, Senecio pinnatifolius var. latilobus, Spyridium globulosum*	*Scaevola crassifolia*		*Pelargonium capitatum*
B1	*Frankenia pauciflora var. pauciflora, Leucophyta brownii, Salicornia blackiana*	*Scaevola crassifolia*		*Tetragonia decumbens*
C1	*Acacia cyclops, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Lomandra maritima, Olearia axillaris, Rhagodia baccata, Spyridium globulosum, Templetonia retusa*	*Melaleuca systena*	*Poa porphyroclados*	

INTRODUCTION
VEGETATION TYPES (3/3)

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	ENDEMIC (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	NATIVE IN WESTERN AUSTRALIA	INVASIVE / INTRODUCED SPECIES
C2	*Acacia cochlearis, Acanthocarpus preissii, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Leucopogon parviflorus, Lysiandra calycina, Myoporum insulare, Olearia axillaris, Santalum acuminatum, Styphelia insularis, Templetonia retusa, Rhagodia baccata*	*Conostylis candicans intergrade pauciflora, Lomandra maritima, Melaleuca systena*	*Acacia lasiocarpa var. lasiocarpa, Poa porphyroclados*	
C3	*Exocarpos sparteus, Rhagodia baccata subsp. baccata, Spyridium globulosum*		*Acacia xanthina, Eucalyptus gomphocephalas*	*Ehrharta longiflora, Bromus diandrus*
D1	*Melaleuca cardiophylla, Rhagodia baccata subsp. baccata, Spyridium globulosum*		*Acacia xanthina*	*Ehrharta longiflora, Galium murale, Sabulina mediterranea, Stellaria media*
D2	*Acacia truncata, Acanthocarpus preissii, Desmocladus asper., Leucopogon insularis, Melaleuca huegelii subsp. huegelii, Opercularia vaginata, Spyridium globulosum, Templetonia retusa*	*Melaleuca systena*	*Thomasia triphylla*	

INTRODUCTION
ECOSYSTEMS + VEGETATION TYPES

COASTAL LOW HEATH ON SAND AND KARST LIMESTONE

A1 A2 A3 B1 C1 C2

D1 E1



HIGHLY DISTURBED, CLEARED HABITAT OR PLANTED VEGETATION

A1 C2 E1



MIX OPEN AND CLOSED SHRUBLAND AND HEATH ON SAND AND LIMESTONE

A3 B1 C1 C2 C3

D1 D2 E1 E2



INTRODUCTION
ECOSYSTEMS + SUB-PRECINCTS

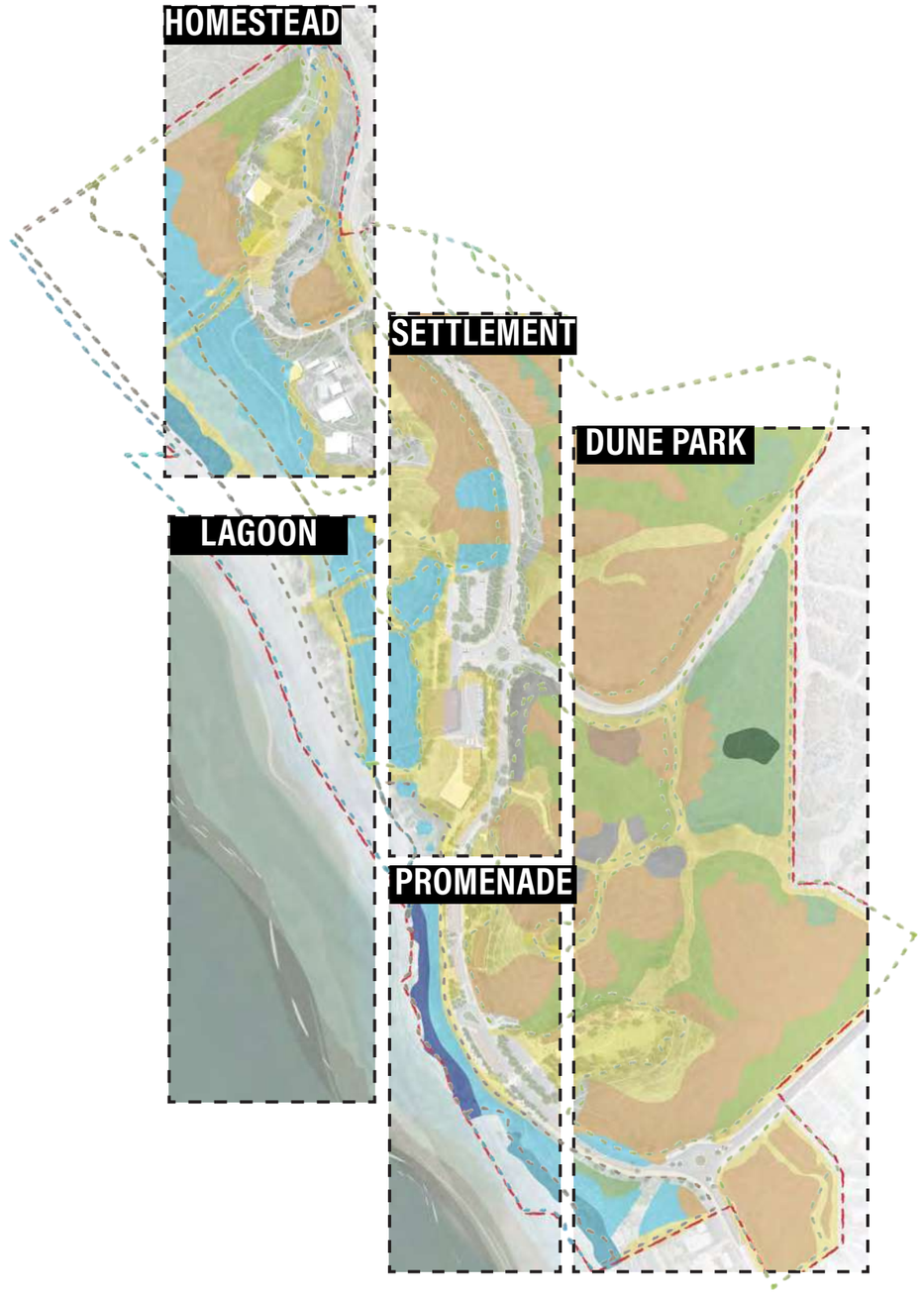
The YLP comprises five (5) sub-precincts, each with distinct environmental characteristics, habitats, flora, and fauna.

By overlaying ecosystems with the sub-precincts, it possible to identify and mandate the most suitable vegetation compositions as part of the Design Control Framework and thus enable low-impact environmental development and revegetation in response to natural coastal processes.

Referring to the' *Yanchep Lagoon Environmental Management Plan (EMP)*' prepared by Natural Area for the PFMP, this approach will help promote an ecosystem structure similar to the surrounding vegetation.

Given this, the vegetation choices identified in the **VEGETATION GUIDANCE** section of this document are in accordance with the areas noted in the EMP document, which each sub-precinct being assigned a list of plant species already present within the respective ecosystem(s).

The guidance provided on **PUBLIC REALM** and **BUILT FORM** are based on the assumption that any modification of and/or any addition to the YLP needs to be sympathetic to the natural environment which should remain the defining character within the YLP.

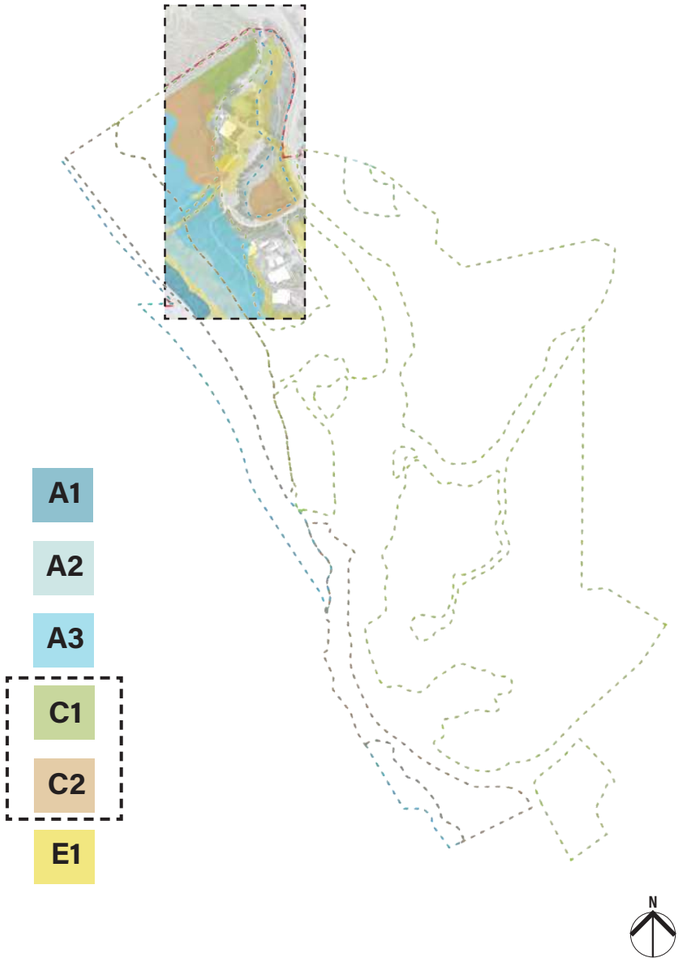


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VEGETATION TYPE
THE HOMESTEAD (1/2)

By overlaying the information provided by the mapping of existing habitats and vegetation types, it can be deduced that in the case of the Homestead, there is a variety of habitats with a predominance of vegetation composition type C, as well as *Taller Inland Dunes on Semi-Consolidated Sand* in the urban area.



DUNE SLOPES AND SWALES (C1)



ACACIA CYCLOPS
COASTAL WATTLE
H: 4M X W: 3M



MELALEUCA SYSTENA
COASTAL HONEYMYRTLE
H: 2M X W: 1M



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

DUNE CRESTS (C2)



AUSTROSTIPA FLAVESCENS
COAST SPEAR-GRASS
H: 1.2M X W: 0.5M



ACACIA LASIOCARPA
PANJANG
H: 5M X W: 3M



CONOSTYLIS CANDICANS
GREY COTTONHEADS
H: 0.5M X W: 0.8M



DESMOCLADUS ASPER
ROUGH DESMOCLADUS
H: 0.4M X W: 0.4M



LEUCOPOGON PARVIFLORUS
COAST BEARD-HEATH
H: 5M X W: 3M



LYSIANDRA CALYCINA
SNOWDROP SPURGE
H: 0.5M X W: 0.5M



SANTALUM ACUMINATUM
QUANDONG
H: 4M X W: 2M

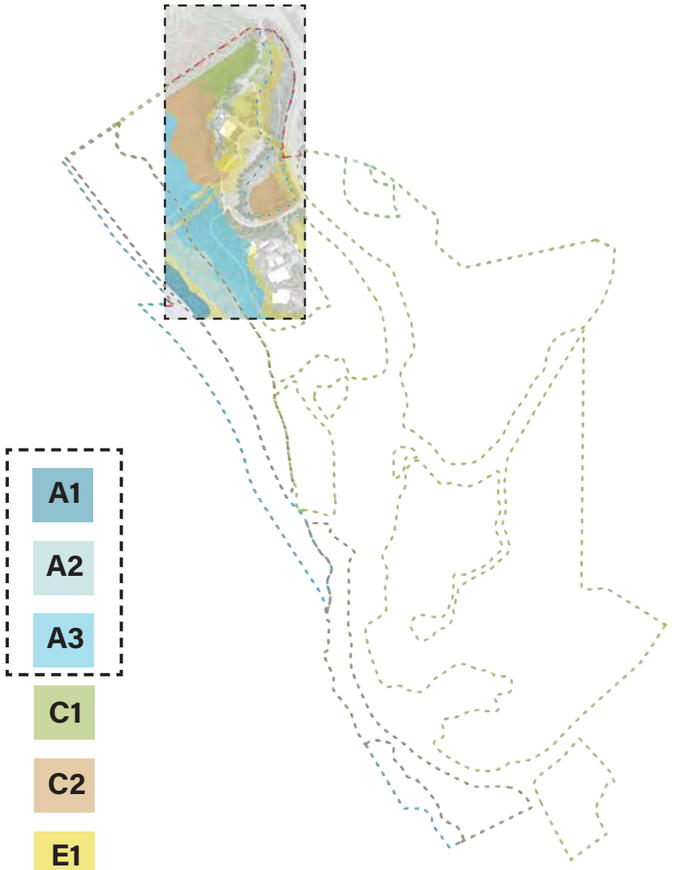


TEMPLETONIA RETUSA
COCKIES TONGUES
H: 2M X W: 1M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
THE HOMESTEAD (2/2)

The area closest to the coast, where the project will include a long beach walk, is primarily characterized by a vegetation type of '*Dunes on Unconsolidated Sand*' (A), with a predominance of vegetation pertaining to '*Secondary Dune*' types. Although there is also a smaller presence, closer to the coast of '*Primary Dune*' and '*Dune Swale*'.



PRIMARY DUNE (A1)



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



SPINIFEX HIRSUTUS
HAIRY SPINIFEX
H: 1M X W: 2M



SPINIFEX LONGIFOLIUS
BEACH SPINIFEX
H: 1M X W: 2M

DUNE SWALE (A2)



ACACIA CYCLOPS
COASTAL WATTLE
H: 4M X W: 3M



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



SCAEVOLA CRASSIFOLIA
CUSHION FANFLOWER
H: 2M X W: 3M

SECONDARY DUNE (A3)



MYOPORUM INSULARE
COMMON BOOBIALLA
H: 2M X W: 1M



LEPIDOSPERMA GLADIATUM
COAST SWORD-SEDGE
H: 1M X W: 1M



SENECIO PINNATIFOLIUS
COAST GROUNDSEL
H: 1.5M X W: 1.5M

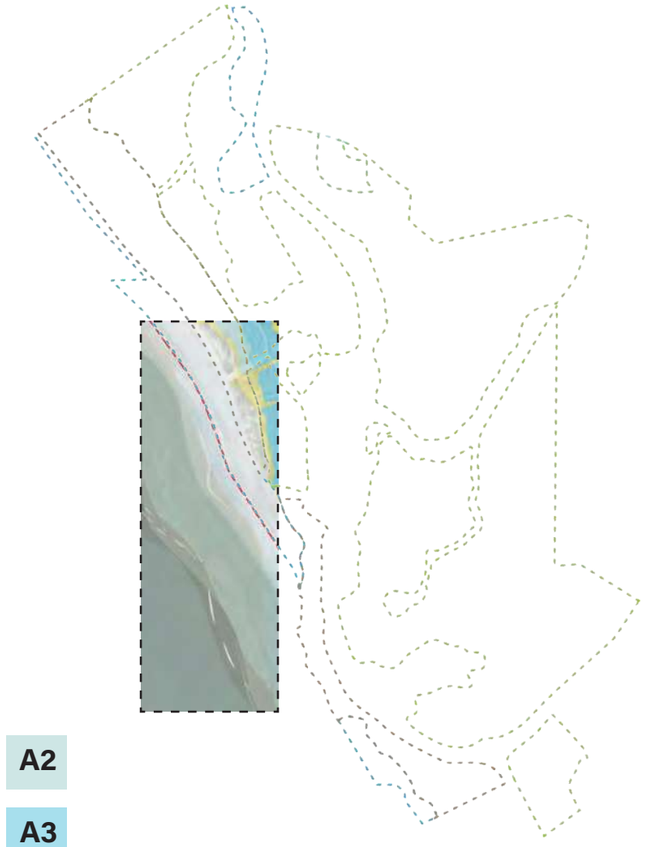


SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
THE LAGOON (1/1)

The Lagoon area is primarily characterized by vegetation compositions belonging to the *'Dunes on Unconsolidated Sand'* category (A). Although the dune environment plays a significant role in this area, a strong presence of degraded vegetation (E1) has been observed in relation to urban development.



SECONDARY DUNE (A2)



ACACIA CYCLOPS
COASTAL WATTLE
H: 4M X W: 3M



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



SCAEVOLA CRASSIFOLIA
CUSHION FANFLOWER
H: 2M X W: 3M

SECONDARY DUNE (A3)



MYOPORUM INSULARE
COMMON BOOBIALLA
H: 2M X W: 1M



LEPIDOSPERMA GLADIATUM
COAST SWORD-SEDGE
H: 1M X W: 1M



SENECIO PINNATIFOLIUS
COAST GROUNDSEL
H: 1.5M X W: 1.5M

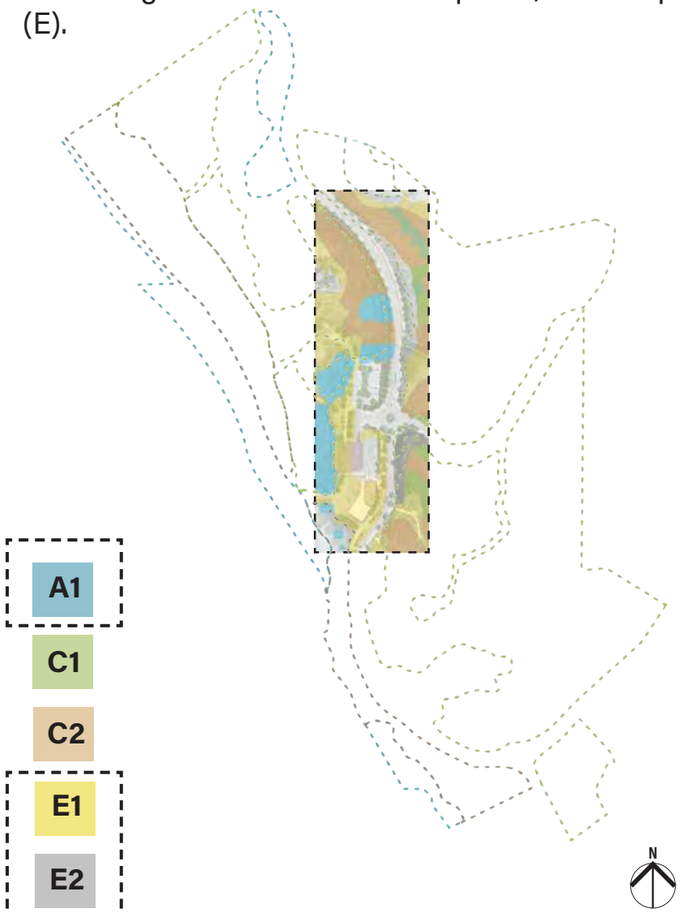


SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
THE SETTLEMENT (1/2)

The Settlement is certainly the most urbanized area in the ecosystem *'Mix open and closed shrubland and heath on sand and limestone'.* In this zone, there is a good balance between the vegetation composition of the '*Dunes on Unconsolidated Sand*' type (A) and that of the '*Taller Inland Dunes on Semi-Consolidated Sand*' type (C). It is also interesting to note that many areas are affected by degraded vegetation, and some areas use native vegetation for urbanized spaces, such as parks (E).



PRIMARY DUNE (A1)



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



SPINIFEX HIRSUTUS
HAIRY SPINIFEX
H: 1M X W: 2M



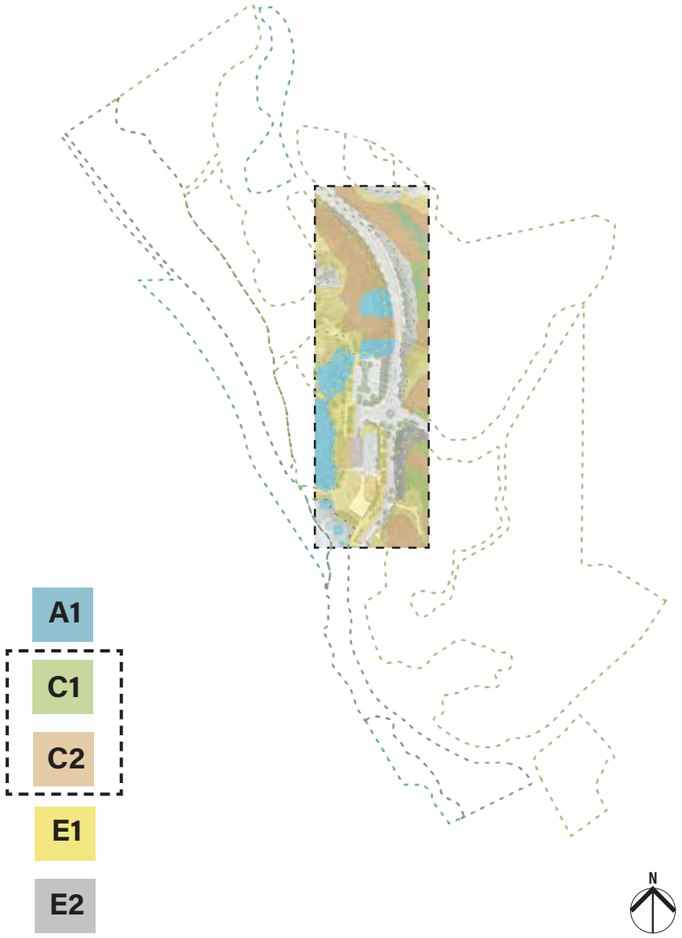
SPINIFEX LONGIFOLIUS
BEACH SPINIFEX
H: 1M X W: 2M

CULTIVATED OR MANAGED AREAS (E2)



REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
THE SETTLEMENT (2/2)



SHRUBLAND (C1-C2)



ACACIA CYCLOPS
COASTAL WATTLE
H: 4M X W: 3M



ACACIA LASIOCARPA
PANJANG
H: 5M X W: 3M



CONOSTYLIS CANDICANS
GREY COTTONHEADS
H: 0.5M X W: 0.8M



LEPIDOSPERMA CALCICOLA
LEPIDOSPERMA
H: 0.6M X W: 0.6M



LYSIANDRA CALYCINA
SNOWDROP SPURGE
H: 0.5M X W: 0.5M



MALALEUCA SYSTENA
COASTAL HONEYMYRTLE
H: 2M X W: 1M



MYOPORUM INSULARE
COMMON BOOBIALLA
H: 2M X W: 1M



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



RHAGODIA BACCATA
BERRY SALTBUSH
H: 2M X W: 1M



SANTALUM ACUMINATUM
QUANDONG
H: 4M X W: 2M



SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

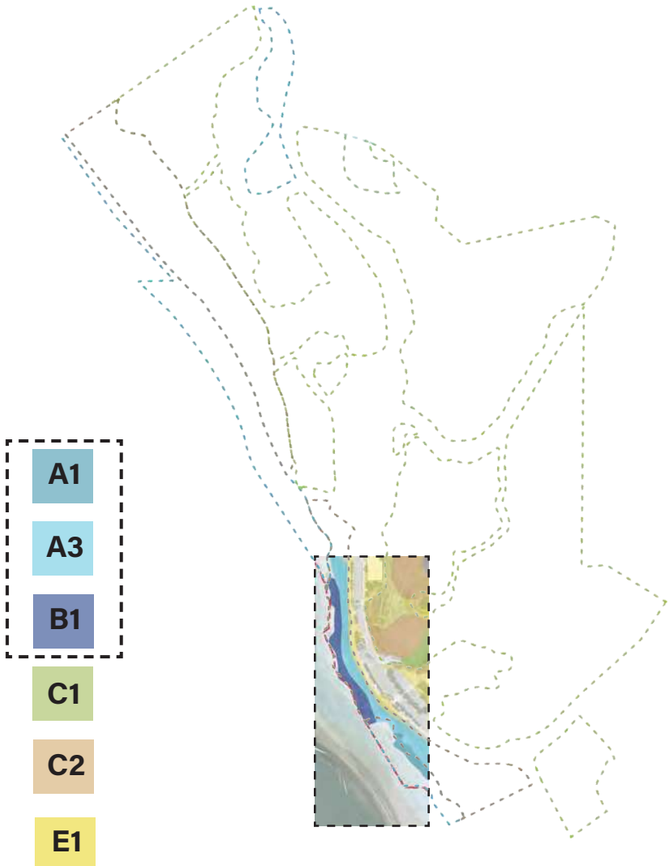


TEMPLETONIA RETUSA
COCKIES TONGUES
H: 2M X W: 1M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
THE PROMENADE (1/2)

The Promenade mainly concerns the area adjacent to the main coastal road. The vegetation compositions present here are primarily divided by the road itself: on the coastal side, there is a predominance of vegetation belonging to *'Dunes on Unconsolidated Sand'* (A) and '*Coastal Limestone Cliff'* (B).



SECONDARY DUNE (A3)



MYOPORUM INSULARE
COMMON BOOBIALLA
H: 2M X W: 1M



LEPIDOSPERMA GLADIATUM
COAST SWORD-SEDGE
H: 1M X W: 1M



SENECIO PINNATIFOLIUS
COAST GROUNDSEL
H: 1.5M X W: 1.5M



SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

SOIL POCKETS IN LIMESTONE (B1)



FRANKENIA PAUCIFLORA
COMMON SEA-HEATH
H: 0.6M X W: 1M



LEUCOPHYTA BROWNII
CUSHION BUSH
H: 1M X W: 1M



SALICORNIA BLACKIANA
THICK-HEAD GLASSWORT
H: 0.6M X W: 1M

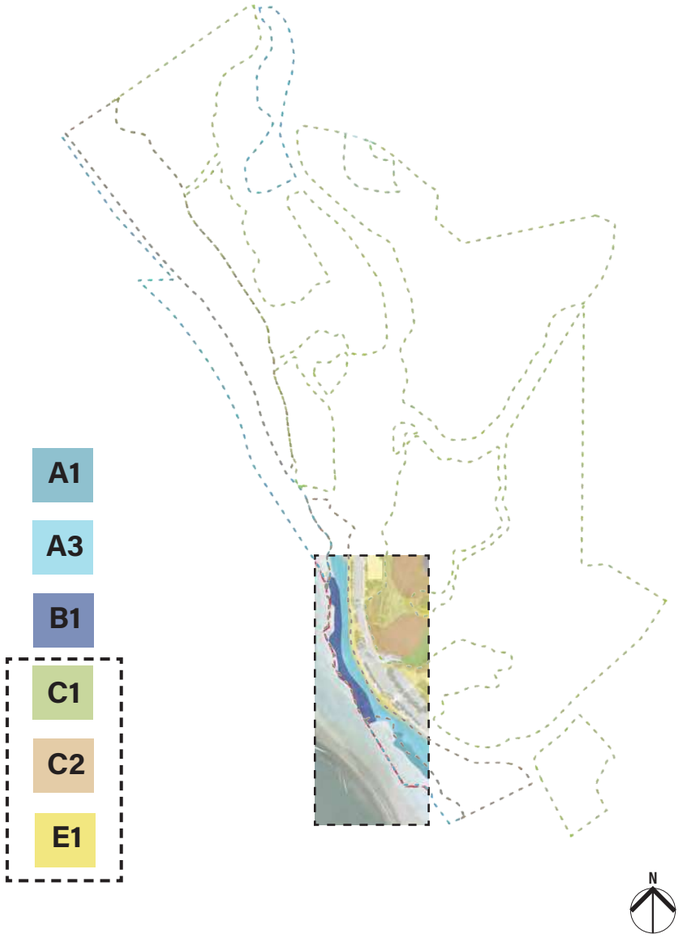


SCAEVOLA CRASSIFOLIA
CUSHION FANFLOWER
H: 2M X W: 3M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
THE PROMENADE (2/2)

Meanwhile, on the eastern side of the road, *'Taller Inland Dunes on Semi-Consolidated Sand'* (C) are predominant, with a dominance of *'Dune Crest'* vegetation.



DUNE CRESTS (C2)



ACACIA LASIOCARPA
PANJANG
H: 5M X W: 3M



ACANTHOCARPUS PREISSII
PRICKLE LILY
H: 0.7M X W: 0.5M



AUSTROSTIPA FLAVESCENS
COAST SPEAR-GRASS
H: 1.2M X W: 0.5M



LEPIDOSPERMA CALCICOLA
LEPIDOSPERMA
H: 0.6M X W: 0.6M



LEUCOPOGON PARVIFLORUS
COAST BEARD-HEATH
H: 5M X W: 3M



LYSIANDRA CALYCINA
SNOWDROP SPURGE
H: 0.5M X W: 0.5M



MALALEUCA SYSTENA
COASTAL HONEYMYRTLE
H: 2M X W: 1M



MYOPORUM INSULARE
COMMON BOOBIALLA
H: 2M X W: 1M



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



POA PORPHYROCLADOS
H: 0.5M X W: 0.5M



RHAGODIA BACCATA
BERRY SALTBUSH
H: 2M X W: 1M

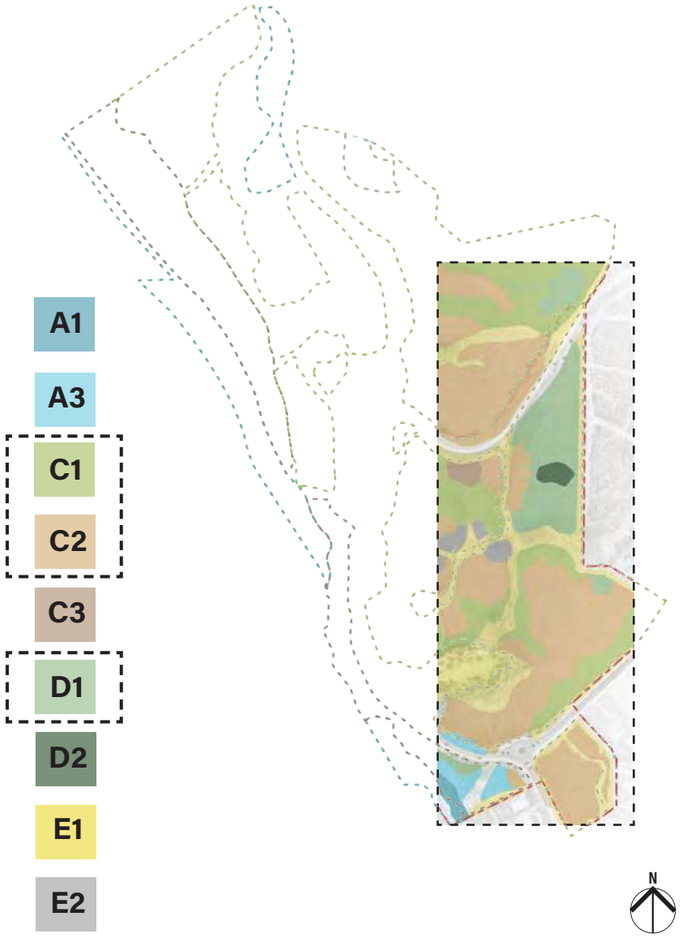


SANTALUM ACUMINATUM
QUANDONG
H: 4M X W: 2M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
DUNE PARK (1/2)

The area pertaining to Dune Park is primarily characterized by vegetation compositions belonging to the '*Taller Inland Dunes on Semi-Consolidated Sand*' (C) category and the *'Shallow Sands Over Limestone'* (D) category. This is due to its location and its association with the *Mixed Open and Closed Shrubland and Heath on Sand and Limestone* environment.



SHRUBLAND (C1-C2)



ACACIA CYCLOPS
COASTAL WATTLE
H: 4M X W: 3M



ACACIA LASIOCARPA
PANJANG
H: 5M X W: 3M



CONOSTYLIS CANDICANS
GREY COTTONHEADS
H: 0.5M X W: 0.8M



LEPIDOSPERMA CALCICOLA
LEPIDOSPERMA
H: 0.6M X W: 0.6M



LYSIANDRA CALYCINA
SNOWDROP SPURGE
H: 0.5M X W: 0.5M



MALALEUCA SYSTENA
COASTAL HONEYMYRTLE
H: 2M X W: 1M



MYOPORUM INSULARE
COMMON BOOBIALLA
H: 2M X W: 1M



OLEARIA AXILLARIS
COASTAL DAISYBUSH
H: 2M X W: 2M



RHAGODIA BACCATA
BERRY SALTBUSH
H: 2M X W: 1M



SANTALUM ACUMINATUM
QUANDONG
H: 4M X W: 2M



SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

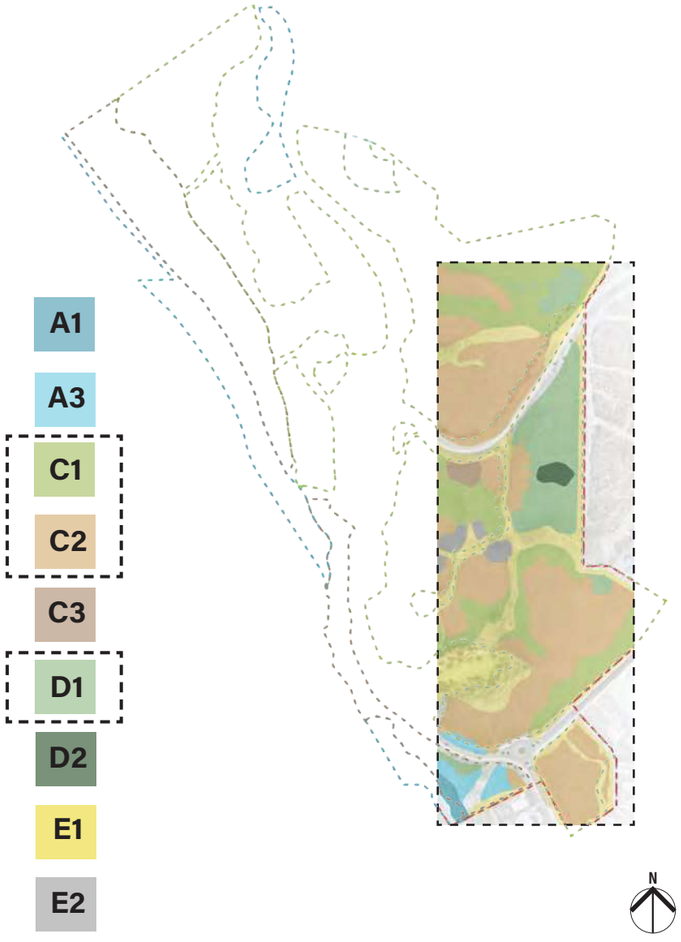


TEMPLETONIA RETUSA
COCKIES TONGUES
H: 2M X W: 1M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
DUNE PARK (2/2)

Areas with degraded vegetation are also widely present. As shown on the map, these are mainly areas currently designated as public spaces.



SLOPES WITH SPARSE LIMESTONE OUTCROP (D1)



ACACIA XANTHINA
WHITE STEMMED WATTLE
H: 3M X W: 3M



MELALEUCA CARDIOPHYLLA
TANGLING MELALEUCA
H: 3M X W: 3M



RHAGODIA BACCATA
BERRY SALTBUSH
H: 2M X W: 1M



SPYRIDIUM GLOBULOSUM
BASKET BUSH
H: 3M X W: 1M

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

VEGETATION TYPE
TREES SCHEDULE (1/2)

Trees
The tree pallet and design have been generated using the following principles to create a beautiful and functional experience for visitors to Yanchep Lagoon.

Tree Species Selection
The tree palette comprises species native to Western Australia, with most endemic to the Quindalup complex. Using locally adapted species strengthens biodiversity, ecological resilience, supports site-specific flora and fauna, and reinforces the natural character of the lagoon precinct.
Tree selection for the Yanchep Lagoon precinct is informed by a combination of ecological research and commercial practicality. Species are first identified using the EMS Report by Natural Area and its referenced sources, supported by information from the WA herbarium and the Department of Biodiversity, Conservation and Attractions. These are then cross-checked against reputable botanical databases to confirm suitability and origin. Finally, species availability is verified through reputable local nurseries. From this verified list, trees are selected based on their form and growth characteristics to suit the specific microclimates and spatial needs across the precinct.



AGONIS FLEXUOSA
PEPPERMINT
H: 4-10M X W: 4-10M



ALLOCASUARINA FRASERIANA
WESTERN SHEOAK
H: 9M X W: 3M



BANKSIA INTEGRIFOLIA
COST BANKSIA
H: 5-10M X W: 3-4M



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
H: 20M X W: 10M



AGONIS FLEXUOSA
PEPPERMINT
FLOWER & FOLIAGE



ALLOCASUARINA FRAZERIANA
WESTERN SHEOAK
FLOWER & FOLIAGE



BANKSIA INTEGRIFOLIA
COST BANKSIA
FLOWER & FOLIAGE



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
FLOWER & FOLIAGE

VEGETATION TYPE
TREES SCHEDULE (2/2)

Character and Amenity
Trees are arranged in tailored combinations to define sub-precinct identities, integrate with site requirements, and maximises shade. Species are placed according to microclimate suitability to support healthy growth and long-term amenity. Ensuring appropriate planting methods is essential so trees can thrive and deliver the shade required across the precinct.



EUCALYPTUS GOMPHOCEPHALA
TUART
H: 5-10M X W: 5-10M



EUCALYPTUS UTILIS
COASTAL MOORT
H: 7M X W: 3M



MELALEUCA LANCEOLATA
MOONAH
H: 7M X W: 3M



EUCALYPTUS GOMPHOCEPHALA
TUART
FLOWER & FOLIAGE



EUCALYPTUS UTILIS
COASTAL MOORT
FLOWER & FOLIAGE



MELALEUCA LANCEOLATA
MOONAH
FLOWER & FOLIAGE

SUSTAINABLE CRITERIA GUIDE LINES

The development strategy approach for the Yanchep Lagoon environment has as its main objective the identification of guidelines to enable the realization of a sustainable project.
The level of sustainability outlined for the project site varies depending on the area concerned, as do the criteria applied. These latter aspects involve multiple facets to provide a sustainable proposal from an environmental, social, and economic perspective.

ENVIRONMENTAL SUSTAINABILITY



- **Low environmental impact:**
Protection of natural habitat and using of design that respects the natural characteristics of the site, integrating with new technological solutions.

- **Conservation of natural resources**

- **Use of eco-friendly material:**
Choose material with low environmental impact, durable and recyclable.

- **Soil and water conservation:**
Protection of soil from erosion and prevent contamination.

ECONOMIC SUSTAINABILITY



- **Use of local resources:**
Prioritizing locally produced materials and resources to reduce transportation costs and support the local economy.

- **Minimization of waste:**
Implementing strategies that reduce resources waste, optimizing production process and reusing materials.

- **Long term investment:**
Consider not only the value of Capital Expenditure (CapEx) but also Operational Expenditure (OpEx) to assess the long-term economic impact of the project, ensuring a reduction in management costs as well.

- **Job creation:**
Promoting local employment and training opportunities to enhance the economic well-being of the surrounding community.

SOCIAL SUSTAINABILITY

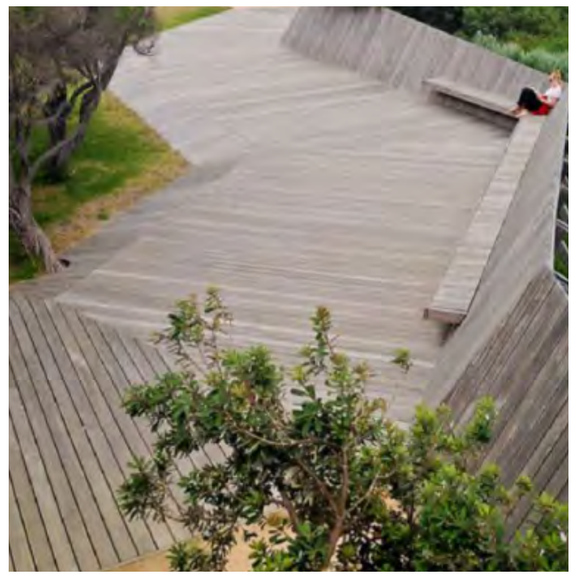


- **Job creation:**
Promoting local employment and training opportunities to enhance the economic well-being of the surrounding community.

- **Respect for cultural heritage:**
Integrate and respect local cultural heritage and traditions, preserving the cultural identity and unique characteristics of the area.

- **Sustainability over time:**
Create projects that can be maintained and managed by the local community in the long term, without depending on external resources that may not be available in the future.

HARDSCAPE COLOUR AND FINISHES PALETTE

	MAIN ENTRANCE	SECONDARY PATH	MAIN PATH / WALKWAYS / CAR BAYS	FLEXIBLE USE AREA
	EXPOSED AGGREGATE CONCRETE	LIMESTONE CONCRETE	COLOURED CONCRETE	HARDWOOD TIMBER DECKING
TEXTURE				
PRECEDENT				
	UDLA	DESIGNER	UDLA	DESIGNER
COLOUR				

BOARDWALK, LOOKOUT AND STAIRS PALETTE

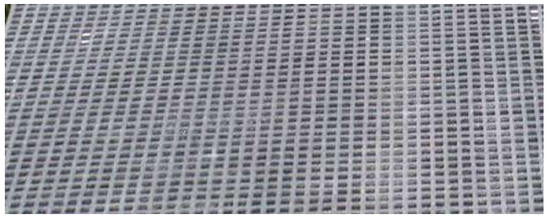
TEXTURE

PRECEDENT

COLOUR

PATH AND LOOKOUT

FRP





DESIGNER??

SIMPLE BALUSTRADE

STAINLESS STEEL & CORTEN KICK RAIL



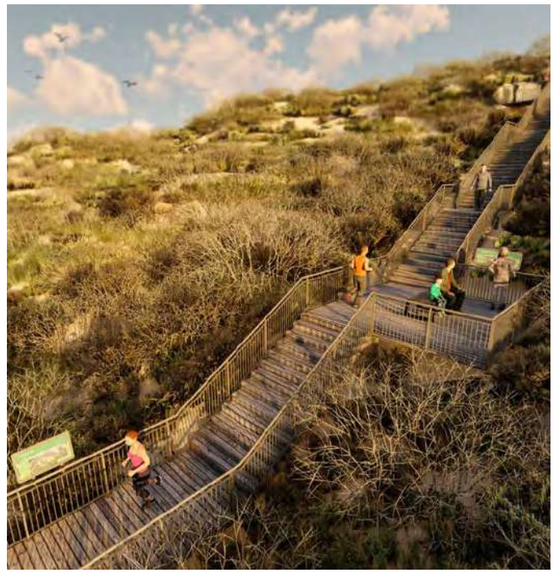


UDLA

STEPS

HARD TIMBER DECKING





DESIGNER??

MATERIALS, FURNITURE AND SIGNAGE GUIDE

MATERIALS AND FURNITURE APPROACH

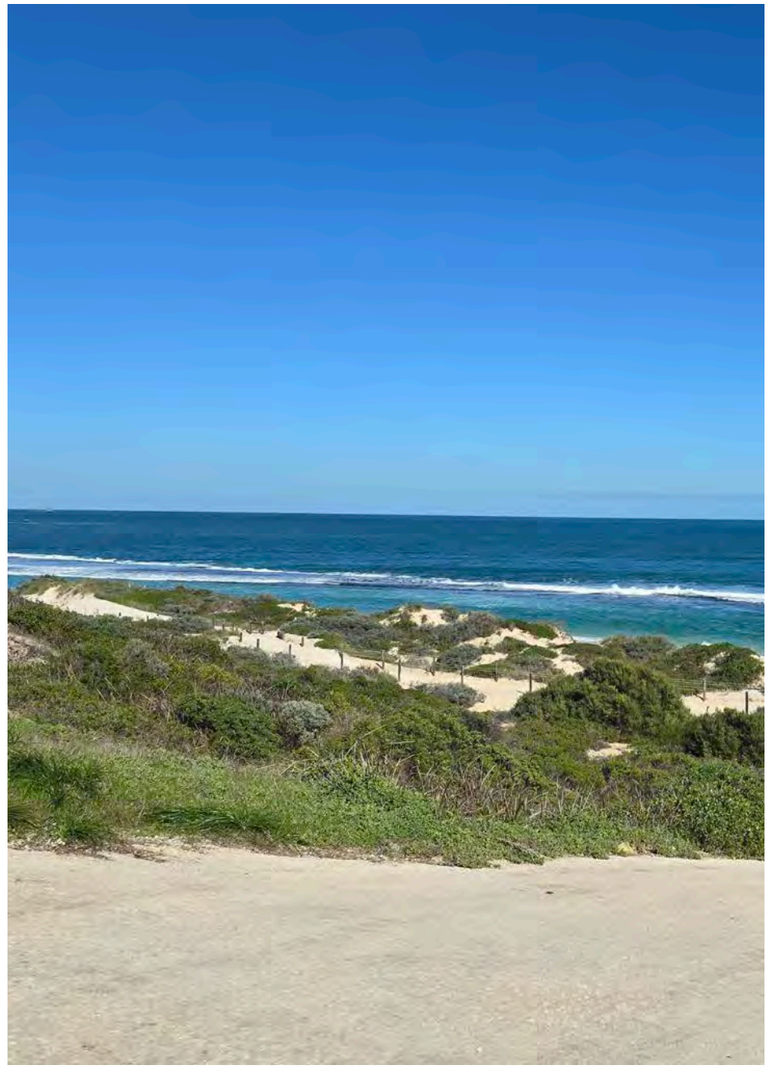
Drawing inspiration from the **coastal geology and morphology of Yanchep Lagoon** — defined by calcareous sand dunes, Quindalup South and Karrakatta Sand soil complexes, and aeolian limestone outcrops (*ref. UDLA Yanchep Lagoon - Environmental Management Plan - Natural Area Consulting*) — the material palette reflects the **light, sandy, and natural tones of the coastal landscape**. The textures and colours are designed to blend seamlessly with the dunes, limestone cliffs, and native vegetation, evoking a strong connection between soil, geology, and place identity.

Materials such as **exposed concrete, limestone finishes, and light-coloured aggregates** are favored for their ability to echo the natural composition of the terrain and visually anchor the built form within the coastal setting. Surfaces are kept **textured and porous**, referencing the sand, limestone, and local stone, while neutral and desaturated tones reduce visual impact and promote continuity with the natural surroundings.

Durability, robustness, and low maintenance remain key principles in the selection of all external materials and furniture. Finishes are kept **simple and legible**, ensuring an environment that is easily navigable and accessible for users while minimising long-term upkeep. Outdoor elements are selected for their resistance to coastal exposure, with a preference for aluminum and marine grade stainless steel, powder-coated finishes, and durable, sustainably sourced timber, appropriate for the climate and maritime environmental conditions.

The result is a resilient and contextually responsive palette, sensitive to the coastal environment while supporting the functional and aesthetic needs of a contemporary public setting.

The lighting strategy balances functionality, safety, and ambiance, clearly defining key use areas. Pole lights are used along main circulation routes to ensure safe and legible movement after hours, while low bollard lighting provides a soft, pedestrian-scale illumination that respects the dune landscape and local fauna. Building-integrated lighting highlights key gathering spaces without detracting from the coastal nightscape, creating a coherent and environmentally sensitive lighting environment.



FURNITURE PALETTE

BENCHES

LINEAR BENCH WITH BACK



LINEAR BENCH WITHOUT BACK

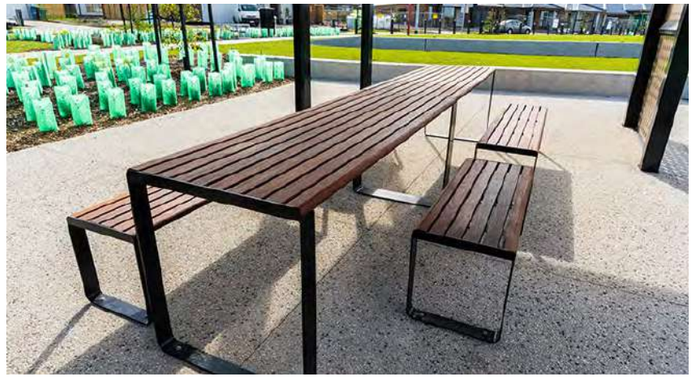


SEATING WALL





PICNIC TABLE





MATERIALS AND FINISHES

- **Structure:** Cast aluminum powder coated frame, surface mounted for ease of maintenance or replacement.
- Timber or timber look battens interchangeable if damaged or end of life.

- **Structure:** reinforced concrete, durable and long-lasting
- **Optional cladding:** timber battens, interchangeable if damaged or at end of life.
- **Joint finish:** flush or with coloured mortar to blend with the context.
- **Seating surface:** smooth and comfortable, optionally treated with protective coating or oil for weather resistance.

- **Structure:** Cast aluminum powder coated frame, surface mounted for ease of maintenance or replacement.
- Timber or timber look battens interchangeable if damaged or end of life.

FURNITURE PALETTE

BOLLARDS





BIKE RACKS





BINS





DRINK FOUNTAIN





MATERIALS AND FINISHES

- Stainless Steel (316 grade) - Fixed and key operated removable to requirements. Finished height 900mm minimum.

- Stainless Steel square top bicycle hoop at 850mm wide x 800mm high x 50mm OD CHS.
- Stainless Steel (316 grade) brushed finish to be utilised where appropriate.
- Surface mounted for ease of maintenance or replacement.

- **Structure:** Textura Monument steel frame, durable and suitable for outdoor use.
- **Cladding:** aluminum Spotted Gum battens, arranged vertically for a natural aesthetic and weather resistance.
- **Bin type:** available as a single bin or for recycling purposes.

- **Structure:** Robust construction in powder-coated steel or electropolished 316 stainless steel (marine grade) for durability in outdoor environments.
- **Design:** Includes integrated dog bubbler (DF4-DB) where required.

WAYFINDING & SIGNAGE APPROACH AND PRINCIPLES

The **Wayfinding and Signage Strategy** for Yanchep Lagoon will be developed through a structured design process that ensures the final outcome is place-specific, accessible, culturally informed, and aligned with the coastal setting. The strategy will guide the coordinated integration of directional signage, interpretive elements, regulatory information, and identity markers across the foreshore precinct.

Project Establishment and Site Understanding
The process begins with a review of all relevant background material, including the Foreshore Management Plan, Access and Inclusion Study, ecological findings, coastal processes, and built-form layouts. A detailed site assessment is undertaken to map existing user journeys, decision points, barriers, and landscape character.

Stakeholder Engagement and Cultural Input
Engagement with the City of Wanneroo, key agencies, community representatives, and Whadjuk Noongar stakeholders will help identify cultural narratives, sensitivities, and opportunities for interpretation. Insights gained from this process inform the messaging hierarchy, tone of communication, and placement considerations for all signage types.

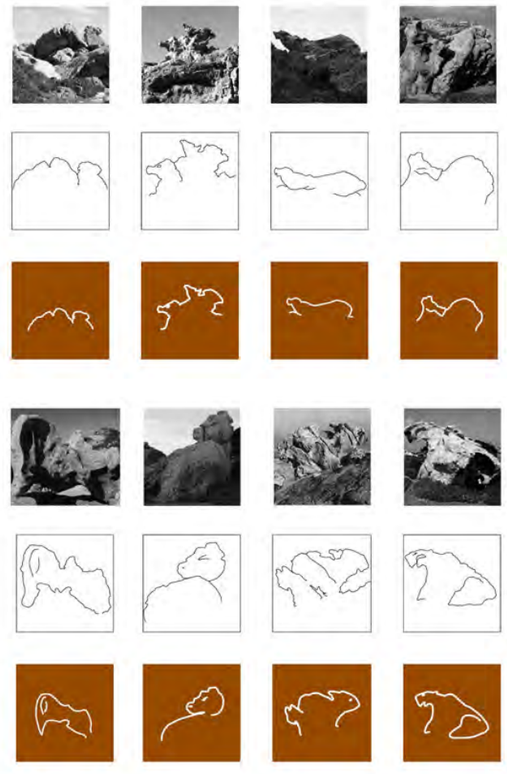
User Experience Mapping and Movement Analysis
Movement patterns for pedestrians, cyclists, beach users, and vehicles are analysed to define priority routes and key arrival points. This analysis establishes the structure of the wayfinding system, highlighting primary and secondary pathways, threshold moments, and areas requiring heightened clarity or accessibility.

Draft Wayfinding Framework and Sign Family Development
A draft framework is prepared to outline signage categories (directional, interpretive, regulatory, identity), content hierarchies, material preferences, and requirements for coastal durability. Concept designs reflect the character of Yanchep Lagoon, integrate cultural narratives where appropriate, and align with local authority standards.

Location Plan and Detailed Signage Schedule
A coordinated location plan is developed to identify sign positions across the precinct. This is accompanied by a detailed signage schedule documenting sign type, dimensions, materials, accessibility features (including Braille and tactile components), foundations, and maintenance considerations.

Integration with Landscape and Built Form
Signage locations and extents are coordinated with final landscape design, pathway networks, lighting, vegetation, and built-form interfaces to ensure visual consistency, spatial legibility, and minimal clutter in the coastal environment.

Final Strategy and Implementation Guidance
The completed Wayfinding and Signage Strategy consolidates all specifications, detailed design guidance, documentation standards, and recommendations for staged implementation. This enables clear pathways for procurement, fabrication, and installation in subsequent delivery phases.





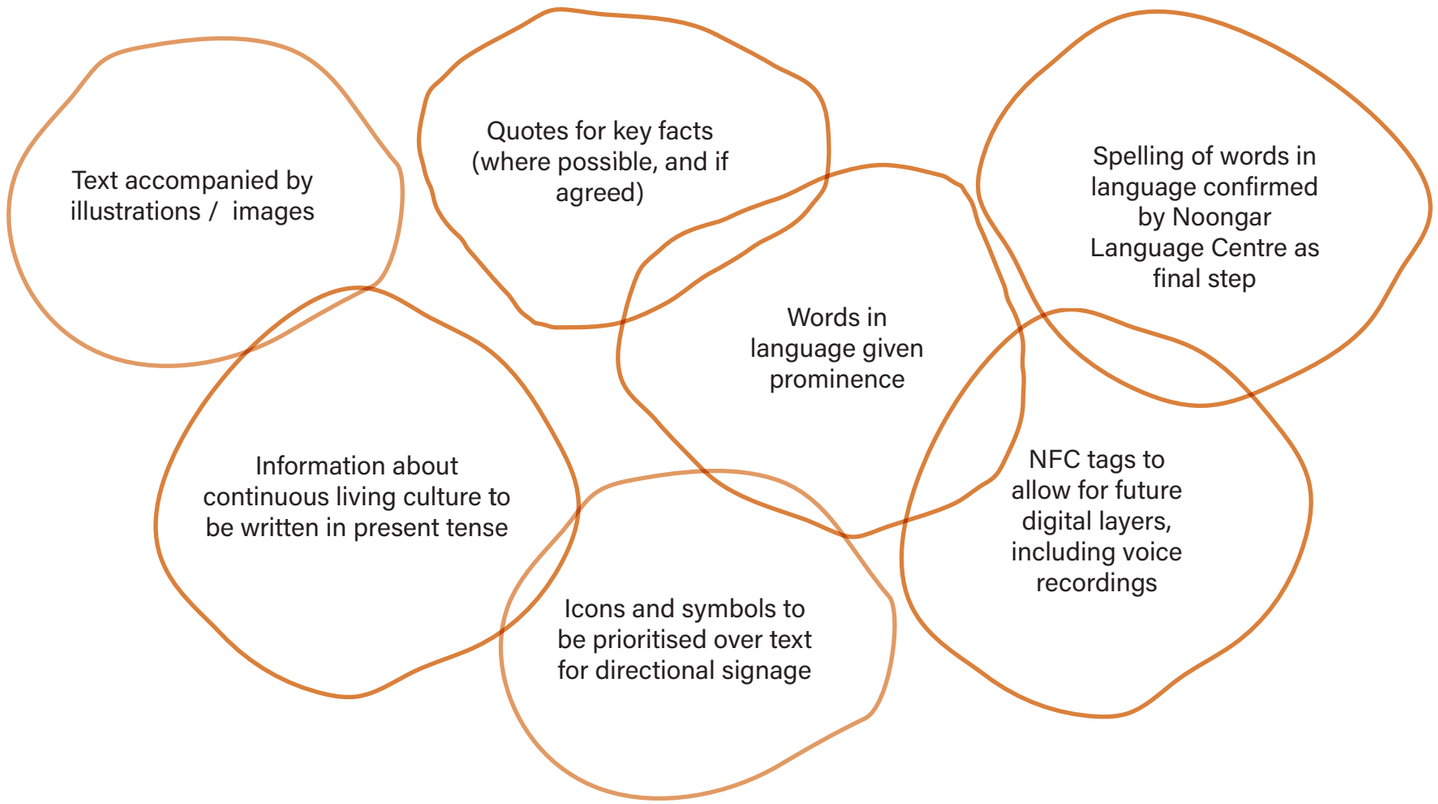
EMF LANDSCAPE ARCHITECTS

WAYFINDING & SIGNAGE APPROACH AND PRINCIPLES
INDIGENOUS PERSPECTIVES

To ensure a consistent, respectful, and culturally sensitive approach, the following principles are to be applied in the design and implementation of signage along Yanchep Lagoon. These guidelines aim to support knowledge sharing, acknowledge the connection to Country, and celebrate the living culture of the Traditional Owners of this land.

Knowledge Sharing and Signage Principles

- Icons and symbols should be prioritised over text for all directional signage, ensuring clarity and accessibility.
- Text should, where possible, be supported by illustrations and images to enhance understanding and engagement.
- Key facts and messages may be presented as quotes from knowledge holders, where appropriate and agreed.
- Words in indigenous language are to be given prominence within the signage hierarchy.
- References to continuous living culture should be written in the present tense to reflect its ongoing significance.
- NFC tags may be integrated into signage to enable future digital layers, such as voice recordings or extended content.
- The spelling of words in indigenous language must be confirmed by the relevant Aboriginal language authority as the final step in the design process.



SIGNAGE ELEMENTS
COLOUR, MATERIAL, FINISH

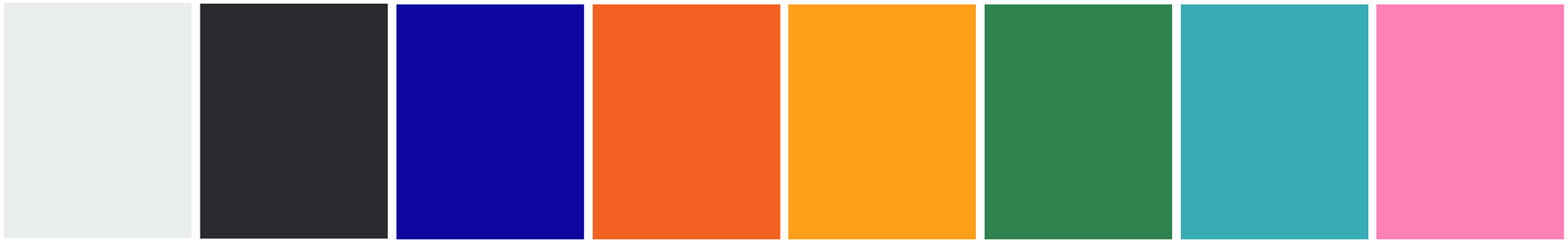
Colours and finishes have been chosen to create a contemporary and sophisticated feel, and to give a good contrast to meet accessibility requirements.

Manufacturers will need to supply samples of Pantone colours for approval.

Colour application to be with high quality printing to ensure full colour match.

Note: This suite of material types, finishes and colours is indicative only. A process to determine the final suite will form part of the next phase of design development and should be undertaken by the nominated Landscape Architect.

COLOUR



LIGHT GREY

PANTONE: P 102-8 C
RGB: 233, 237, 237
CMYK: 7, 3, 5, 0
#E9EDED

COLORBOND MONUMENT / DULUX DOMINO

PANTONE: P 179-15 C
RGB: 44, 44,48
CMYK: 72, 66, 60, 62
#2C2C30

DERBAL YERRIGAN SWAN HOUSE (RECEPTION)

PANTONE: P 072 C
RGB: 16, 7, 160
CMYK: 100, 99, 1, 3
#1007A0

GYINNING ELLEN BROOK BUILDING

PANTONE: P 34-8 C
RGB: 242, 98, 34
CMYK: 0, 76, 99, 0
#F26222

MANDOON HELENA BUILDING

PANTONE: P 17-8 C
RGB: 255, 158, 25
CMYK: 0, 45, 98, 0
#FF9E19

DANDALUP MURRAY HOUSE

PANTONE: P 144-6 C
RGB: 47, 131, 78
CMYK: 82, 26, 87, 11
#2F834E

DJARLGARRA CANNING HOUSE

PANTONE: P 125-5 C
RGB: 55, 172, 181
CMYK: 72, 11, 30, 0
#37ACB5

CHILDREN'S SCHOOL OF CONTEMPORARY ART PINK

PANTONE: P 75-6 C
RGB: 255, 127, 183
CMYK: 0, 64, 0, 0
#FF7FB7

MATERIAL, FINISH



LIGHT GREY

SAME AS ABOVE.

COLORBOND MONUMENT / DULUX DOMINO

SAME AS ABOVE.

CHARRED WOOD FINISH

*SEE LANDSCAPE SPECIFICATIONS

RAMMED EARTH MIX

*SEE LANDSCAPE SPECIFICATIONS

AXOLOTL (SPRAY METAL FINISH)

TYPE: COPPER
TEXTURE: FINE LUNAR
AGING: BROWN FLORENTINE
EFFECT: 75% CUTBACK
TOPCOAT: SEMI-GLOSS

DULUX DURATEC ELEMENTS WEATHERED STEEL

DULUX CHOCOLATE SOUFFLE

PANTONE: P 33-16 C
RGB: 81, 62, 52
CMYK: 53, 63, 69, 49
#513E34

ANODISERS WA

SATIN MEDIUM BRONZE

PLAY AND BUILT FORM GUIDE

PLAYGROUND APPROACH

The Yanchep Lagoon precinct has long been a place of play, discovery and connection across generations. Its near-pristine coastal environment supports activities ranging from surfing, snorkeling and swimming to surf lifesaving and beach exploration, bringing the community into close contact with nature. Fisherman's Hollow, in particular, holds deep cultural significance—shaped by thousands of years of Whadjuk Noongar presence and more recent European use—making it a natural gathering point for food, relaxation, family activity and informal play. The Foreshore Management Plan builds on this legacy by co-locating a café, events lawn and playspace, creating a renewed social heart that strengthens the relationship between people and place.

The proposed regional playspace acts as the catalyst for this renewal, designed as an all-abilities, all-ages environment that celebrates the themes, history and natural character of Fisherman's Hollow. Drawing from the surrounding coastal landscape, the playspace uses natural materials, organic forms and the site's shifting topography to evoke the dunes, shoreline and ocean. Immersive nature-play experiences encourage exploration and unstructured creativity, supported by climbing elements, sensory textures, lookout points, planting that responds to local ecologies, and opportunities for both quiet and active play. Australian Standards for playgrounds (AS 4685 and AS/NZS 4422).

CLIMBING EQUIPMENT





INTERACTIVE PLAY





NATURE PLAY





PLAYGROUND APPROACH
CONTINUED

Embedded throughout the landscape, the play elements offer a balanced suite of play types—physical challenge, imaginative play, social play, sensory engagement and inclusive access—ensuring the space supports children's development while remaining welcoming to carers, families and intergenerational groups. The design also prioritises safety and accessibility, with all materials, surfacing and equipment selected and arranged in accordance with Australian Standards for playgrounds (AS 4685 and AS/NZS 4422).

Together, these components establish Fisherman's Hollow as a contemporary coastal playspace rooted in Country, history and community—an engaging destination that honours its past while inviting new forms of play, gathering and connection for generations to come.

SENSORY PLAY





IMAGINATIVE PLAY





INCLUSIVE PLAY





PLAYGROUND PALETTE

The palette combines sand and light beige tones to evoke the dunes and coastal landscape, turquoise and light ocean blues to recall the nearby sea, native olive and sage greens to reflect local vegetation, and medium grey and charcoal tones to provide balance and visual contrast. These colors ensure a cohesive, inviting, and accessible play environment that integrates seamlessly with the surrounding landscape.

	SENSORY AREA	CREATIVE AREA AND MANIPULATIVE PLAY AREA	ACTIVE / HIGH-FALL STRUCTURES
TEXTURE	MULCH	SAND	SOFTFALL SURFACING
PRECEDENT	 DESIGNER??	 DESIGNER??	 DESIGNER??
COLOUR			

BUILT FORM APPROACH

The built form approach for Yanchep Lagoon celebrates the site's distinctive coastal identity through **architecture that harmonises with the natural landscape, local climate, and community character**. The design of new buildings adopts a contextual and landscape-led philosophy, ensuring that forms, materials, and finishes respond sensitively to the surrounding dunes, vegetation, and oceanfront conditions.

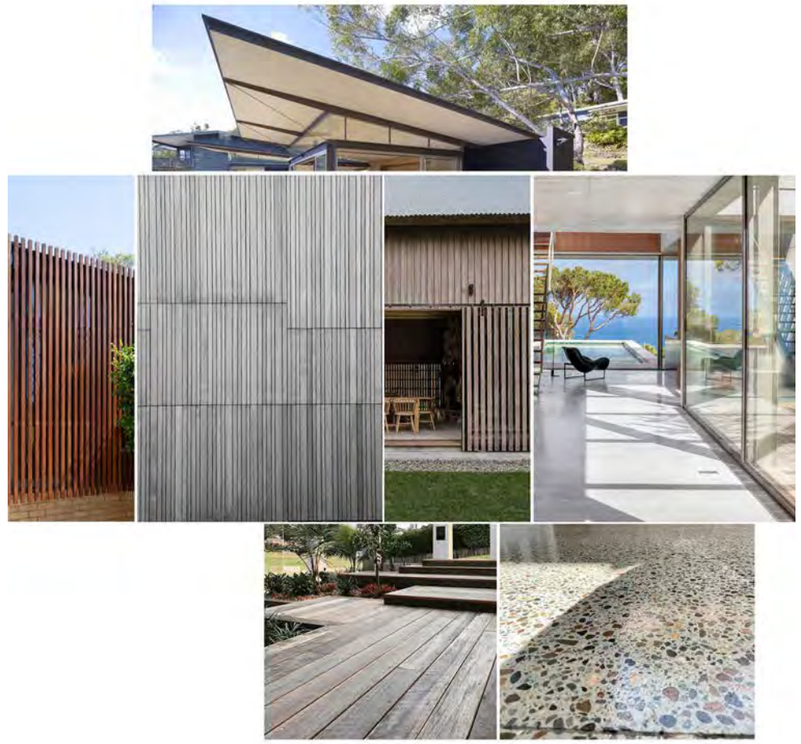
Building forms are **simple, robust, and permeable, encouraging fluid transitions between indoor and outdoor spaces**. Generous verandas, shaded decks, and permeable façades provide natural ventilation, filtered light, and framed views of the coast, enhancing the user's sensory connection to the sea and landscape.

Material selections are guided by resilience, authenticity, and natural aging in the harsh marine environment. Durable materials such as **Colorbond Superdura steel, anodised aluminum, spotted gum, and treated timbers** have been chosen for their ability to weather gracefully, developing a natural patina over time. The palette draws inspiration from the coastal context—light, **sandy tones, silvery greys, and muted natural colours**—ensuring visual cohesion with the landscape and built surroundings.
The overall built form aims to create a timeless, place-responsive architecture that minimises environmental impact, supports universal accessibility, and enhances the public realm experience. Each element contributes to a cohesive identity for Yanchep Lagoon—welcoming, functional, and distinctly coastal.

Building forms are simple, robust, and permeable, encouraging fluid transitions between indoor and outdoor spaces. The architectural composition is shaped to follow and respect the site's natural topography, allowing buildings to sit lightly within the landscape and minimise earthworks. The orientation and massing of forms enhance coastal views, creating direct sightlines towards the ocean while preserving key visual corridors across the site.

Shaded areas, deep verandas, and canopies are strategically integrated to provide year-round comfort and usability, offering protection from sun and wind while maintaining a strong visual and physical connection to the outdoors. This approach promotes a seamless dialogue between interior and exterior environments, encouraging flexible and inclusive use of spaces across all seasons.

Accessibility is embedded as a fundamental design principle, ensuring universal access across all levels of the precinct. Building entries, pathways, and circulation routes are designed to connect seamlessly between the different elevations of the site, creating an inclusive and equitable experience for all users.



EXTERNAL FABRIC AND MATERIALITY PALETTE

ROOFING





- **Colorbond Superdura Stainless Steel or an equivalent product.**



WALL



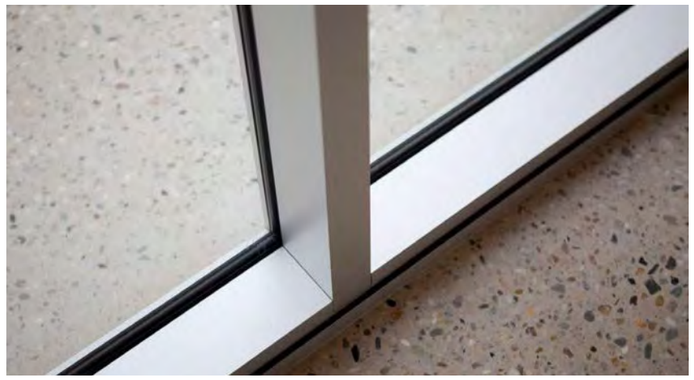


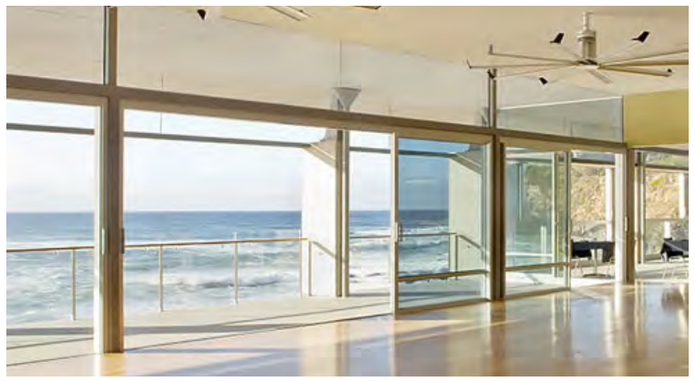


- **Acrylic finishes over sand cement scratch coats will provide a high level of durability over a long period of time.**



WINDOWS AND DOORS





- **Aluminum glazing systems can be used. Anodised finishes will generally last better than powdercoats, and while they will still wear over time, will build up a natural patina.**



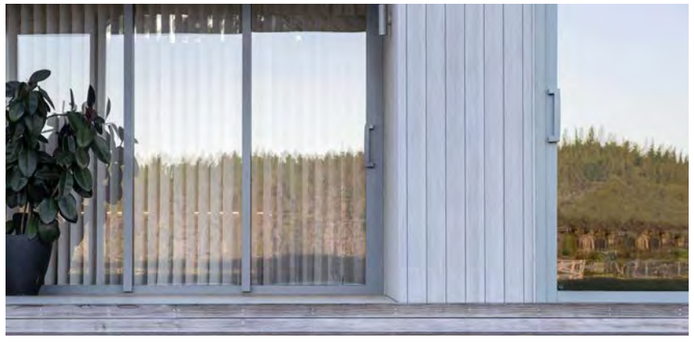
MATERIAL AND FINISHES PALETTE

TIMBER

ACOYA TIMBER



ABODA TIMBER



- **Durable and responsibly sourced timbers, such as Spotted Gum, Vulcan, and Accoya, are chosen for their longevity, dimensional stability, and ability to gracefully weather to natural silver-grey tones.**



SCREENING STRUCUTRES





- **Different types of screening are applied according to their location and function. For building openings and indoor/outdoor interfaces, galvanised and painted steel is used for its durability and corrosion resistance in coastal environments. Externally, screening elements defining outdoor spaces adopt the use of natural materials, consistent with the approach described in the Timber section.**



YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)
SUB-PRECINCTS

INTRODUCTION
THE FIVE SUB-PRECINCTS

The FMP Masterplan defines five sub-precincts:

- The Homestead
- The Settlement
- The Promenade
- The Dune Park
- Fisherman's Hollow

The following sections further explore the design refinement of key elements within each sub- precinct describing how they engage with the existing site and context, offering design ques for the further development and documentation of these designs in the stages to follow.

It is recommended that a process for further engagement with key stakeholders such as the City, Whadjuk Noongar Traditional Owners and the 2024 community reference group be set up prior to further design development. This process will further enrich and embed the proposed design ideas into the site offering a continued and enduring connection with the place and community.



THE HOMESTEAD

PROPOSED

- A Bus Stop
- B Planting / Street Trees
- C Beach Access Path
- D Additional Parking
- E Principal Shared Path
- F Space for Seasonal Arts and Crafts Market
- G Outdoor Heritage Exhibit
- H Proposed Boardwalk

EXISTING

- A Homestead Exhibition
- B Residential Area
- C Playground
- D Car Park
- E Turfed / Landscaped Area

N

0m 5m 10m 20m 40m

1:750 @A3

PLANTING SCHEDULE
SHRUBS

REVEGETATION

RE-ESTABLISH OR STRENGTHEN DEGRADED NATURAL HABITATS

LANDSCAPING

INTEGRATE NATURE INTO THE URBAN FABRIC, ENSURING RESILIENCE AND LANDSCAPE IDENTITY

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	**ENDEMIC** (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	**NATIVE IN WESTERN AUSTRALIA**
A1	*Olearia axillaris, Spinifex longifolius, Spinifex hirtus*		
A2	*Acacia cyclops, Carpobrotus virescens, Olearia axillaris, Senecio pinnatifolius var. latilobus*	*Scaevola crassifolia*	
A3	*Acanthocarpus preissii, Ficinia nodosa, Lepidosperma gladiatum, Myoporum insulare, Olearia axillaris, Senecio pinnatifolius var. latilobus, Spyridium globulosum*	*Scaevola crassifolia*	
C1	*Acacia cyclops, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Lomandra maritima, Olearia axillaris, Rhagodia baccata, Spyridium globulosum, Templetonia retusa*	*Melaleuca systena*	*Poa porphyroclados*
C2	*Acacia cochlearis, Acanthocarpus preissii, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Leucopogon parviflorus, Lysiandra calycina, Myoporum insulare, Olearia axillaris, Santalum acuminatum, Styphelia insularis, Templetonia retusa, Rhagodia baccata*	*Conostylis candicans intergrade pauciflora, Lomandra maritima, Melaleuca systena*	*Acacia lasiocarpa var. lasiocarpa, Poa porphyroclados*

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

PLANTING SCHEDULE
TREES



0m 20m 50m **1:1500 @A3**



AGONIS FLEXUOSA
PEPPERMINT
H: 4-10M X W: 4-10M



ALLOCASUARINA FRAZERIANA
WESTERN SHEOAK
H: 9M X W: 3M



BANKSIA INTEGRIFOLIA
COST BANKSIA
H: 5-10M X W: 3-4M



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
H: 20M X W: 10M



EUCALYPTUS GOMPHOCEPHALA
TUART
H: 5-10M X W: 5-10M



MELALEUCA LANCEOLATA
MOONAH
H: 7M X W: 3M

THE SETTLEMENT

PROPOSED

- A 'Beach Bar' Building
- B Turfed Area with feature planting
- C Principal Shared Path
- D Planting / Street Trees
- E Pedestrian Promenade
- F Lookout/Ramp
- G Parking (modified)
- H Additional Parking
- I Internal Secondary Path
- L New Connection to the Beach Forecourt

EXISTING

- A Beach Forecourt
- B Surf Life Saving Club

A *Above*

G *Below*

N

0m 5m 10m 25m

1:500 @A3

THE SETTLEMENT

SECTION - BEACH BAR TO BRAZIER ROAD

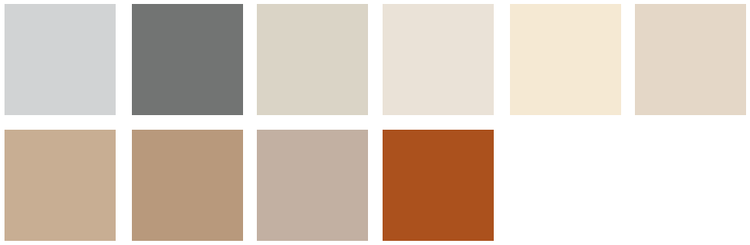




1:200 @A3

0m 2m 4m 10m

PRECEDENTS AND COLOUR PALETTE

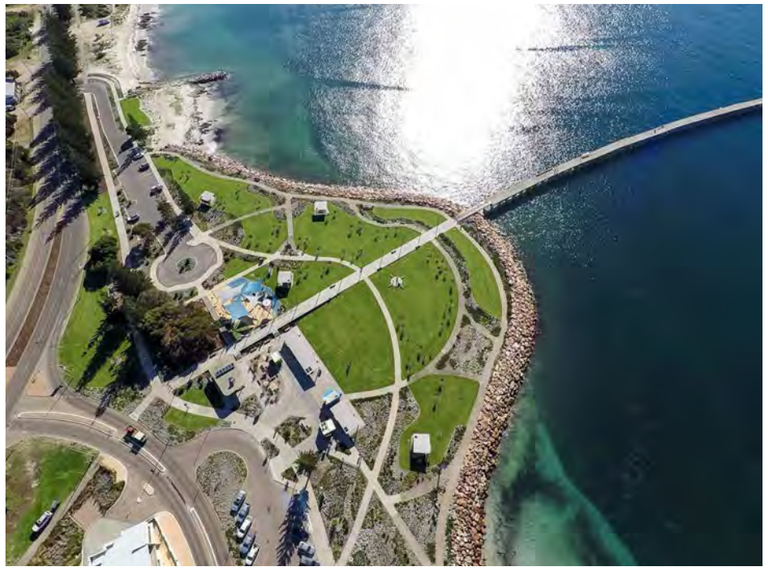


REST AREA



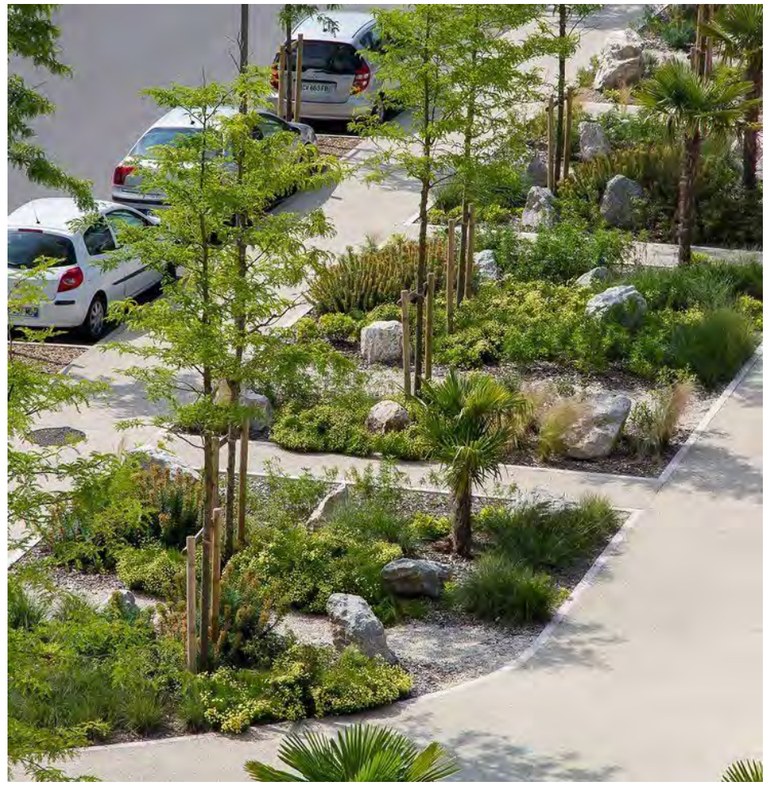


PARK





CARPARK





PLANTING SCHEDULE
SHRUBS

REVEGETATION

RE-ESTABLISH OR STRENGTHEN DEGRADED NATURAL HABITATS

LANDSCAPING

INTEGRATE NATURE INTO THE URBAN FABRIC, ENSURING RESILIENCE AND LANDSCAPE IDENTITY

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	**ENDEMIC** (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	**NATIVE IN WESTERN AUSTRALIA**
A3	*Acanthocarpus preissii, Ficinia nodosa, Lepidosperma gladiatum, Myoporum insulare, Olearia axillaris, Senecio pinnatifolius var. latilobus, Spyridium globulosum*	*Scaevola crassifolia*	
C1	*Acacia cyclops, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Lomandra maritima, Olearia axillaris, Rhagodia baccata, Spyridium globulosum, Templetonia retusa*	*Melaleuca systena*	*Poa porphyroclados*
C2	*Acacia cochlearis, Acanthocarpus preissii, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Leucopogon parviflorus, Lysiandra calycina, Myoporum insulare, Olearia axillaris, Santalum acuminatum, Styphelia insularis, Templetonia retusa, Rhagodia baccata*	*Conostylis candicans intergrade pauciflora, Lomandra maritima, Melaleuca systena*	*Acacia lasiocarpa var. lasiocarpa, Poa porphyroclados*

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

PLANTING SCHEDULE
TREES



0m 10m 20m 50m

1:1000 @A3



ALLOCASUARINA FRAZERIANA
WESTERN SHEOAK
H: 9M X W: 3M



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
H: 20M X W: 10M

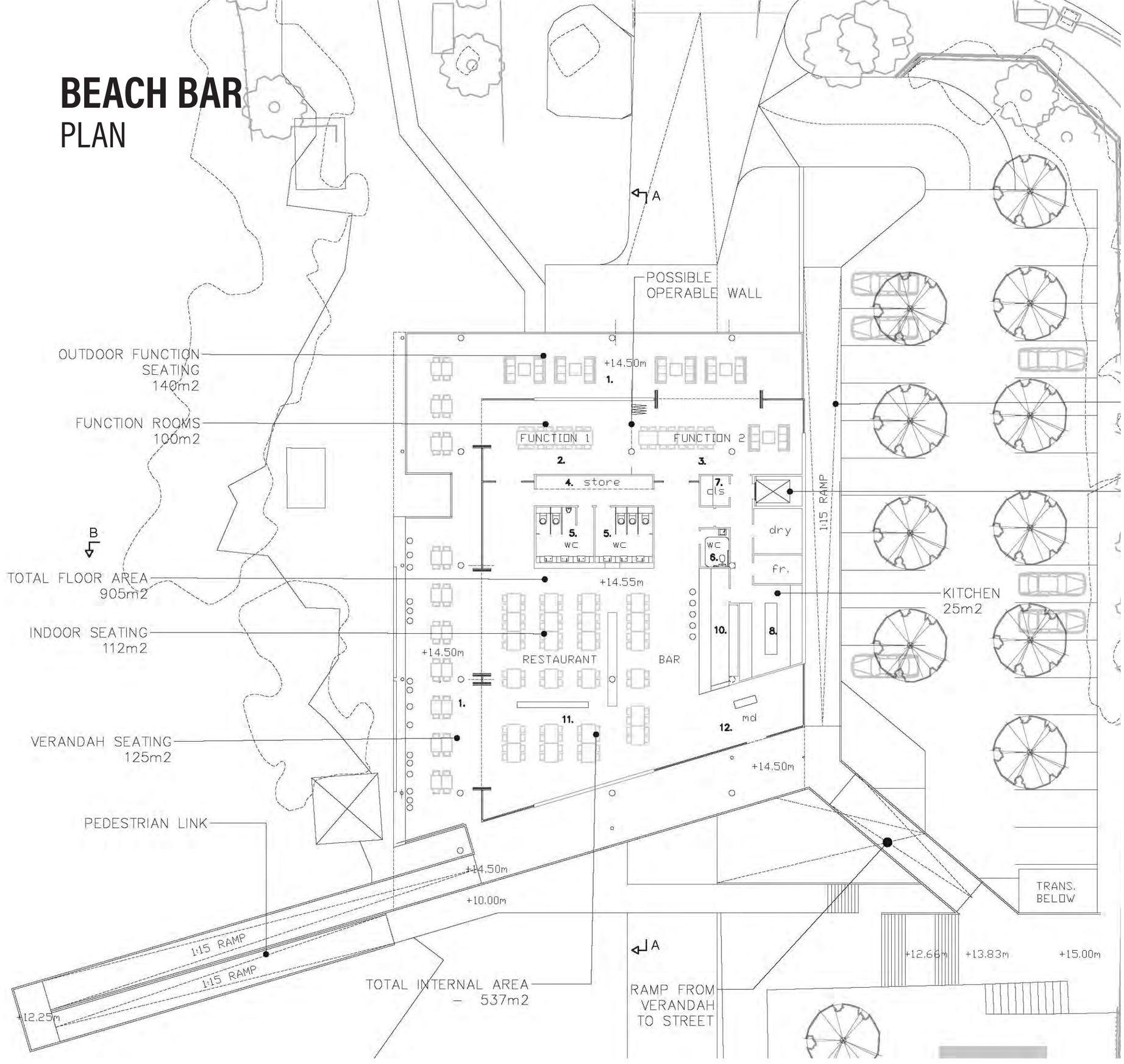


EUCALYPTUS UTILIS
COASTAL MOORT
H: 7M X W: 3M



MELALEUCA LANCEOLATA
MOONAH
H: 7M X W: 3M

BEACH BAR
PLAN



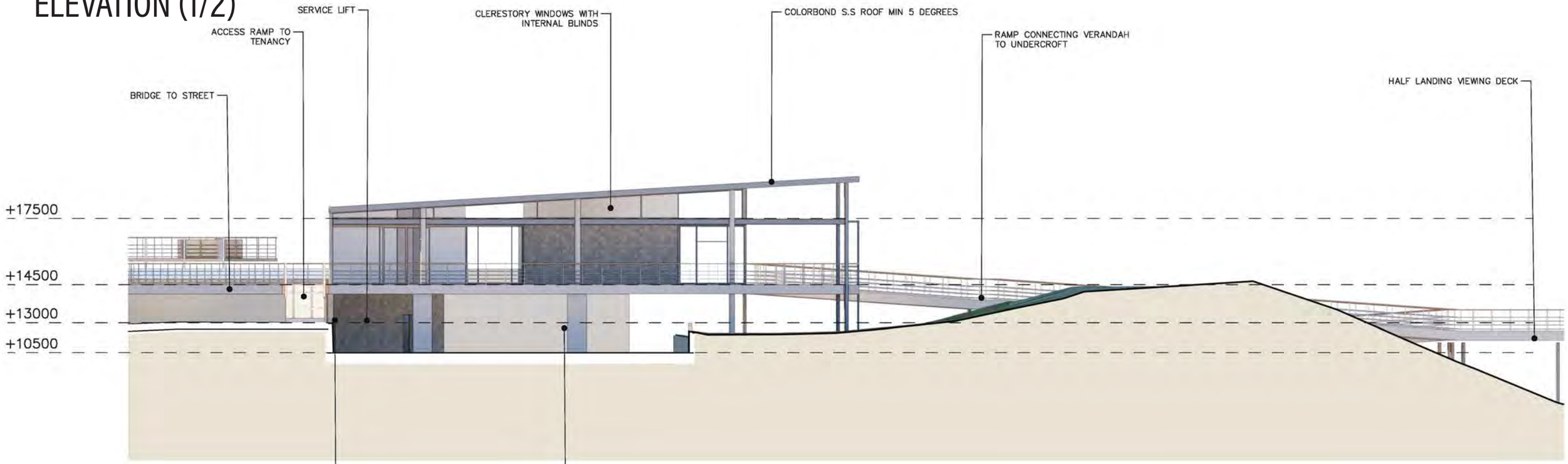
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1:200 @A3

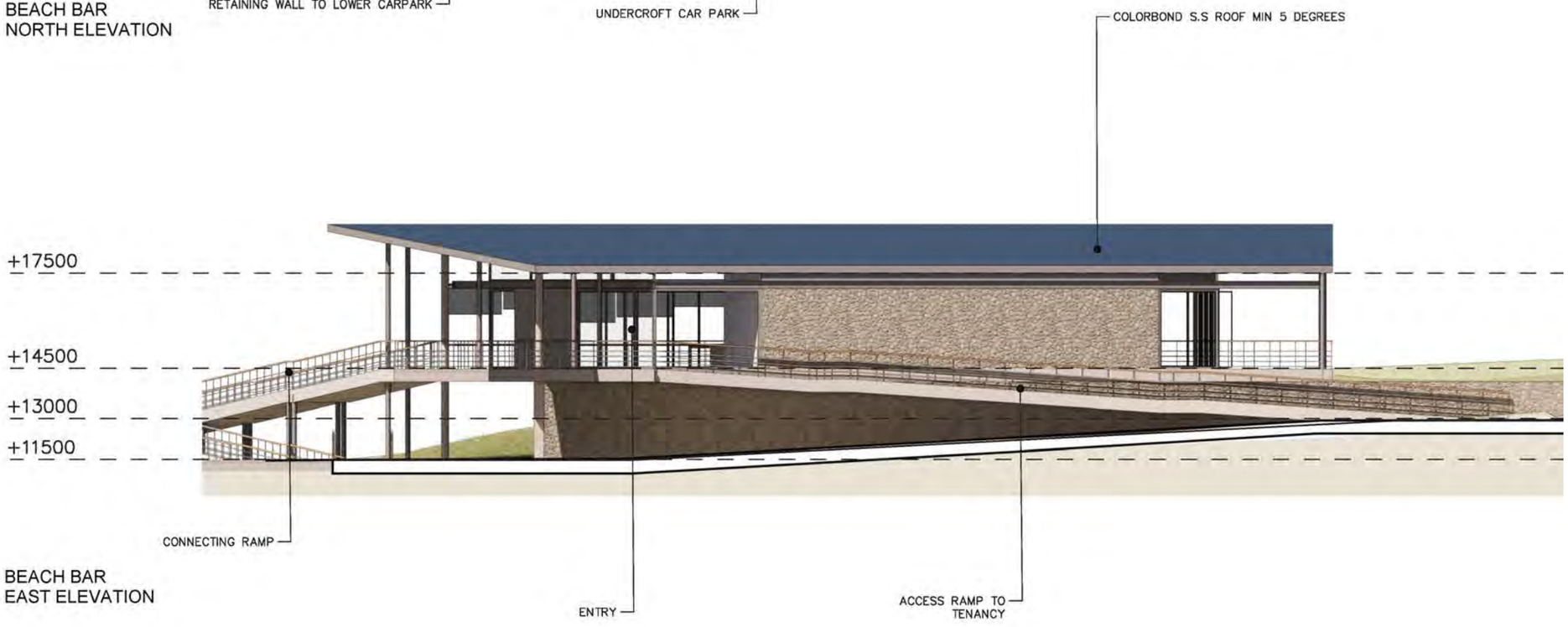
0m 2m 4m 10m

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

BEACH BAR
ELEVATION (1/2)



BEACH BAR
NORTH ELEVATION



BEACH BAR
EAST ELEVATION

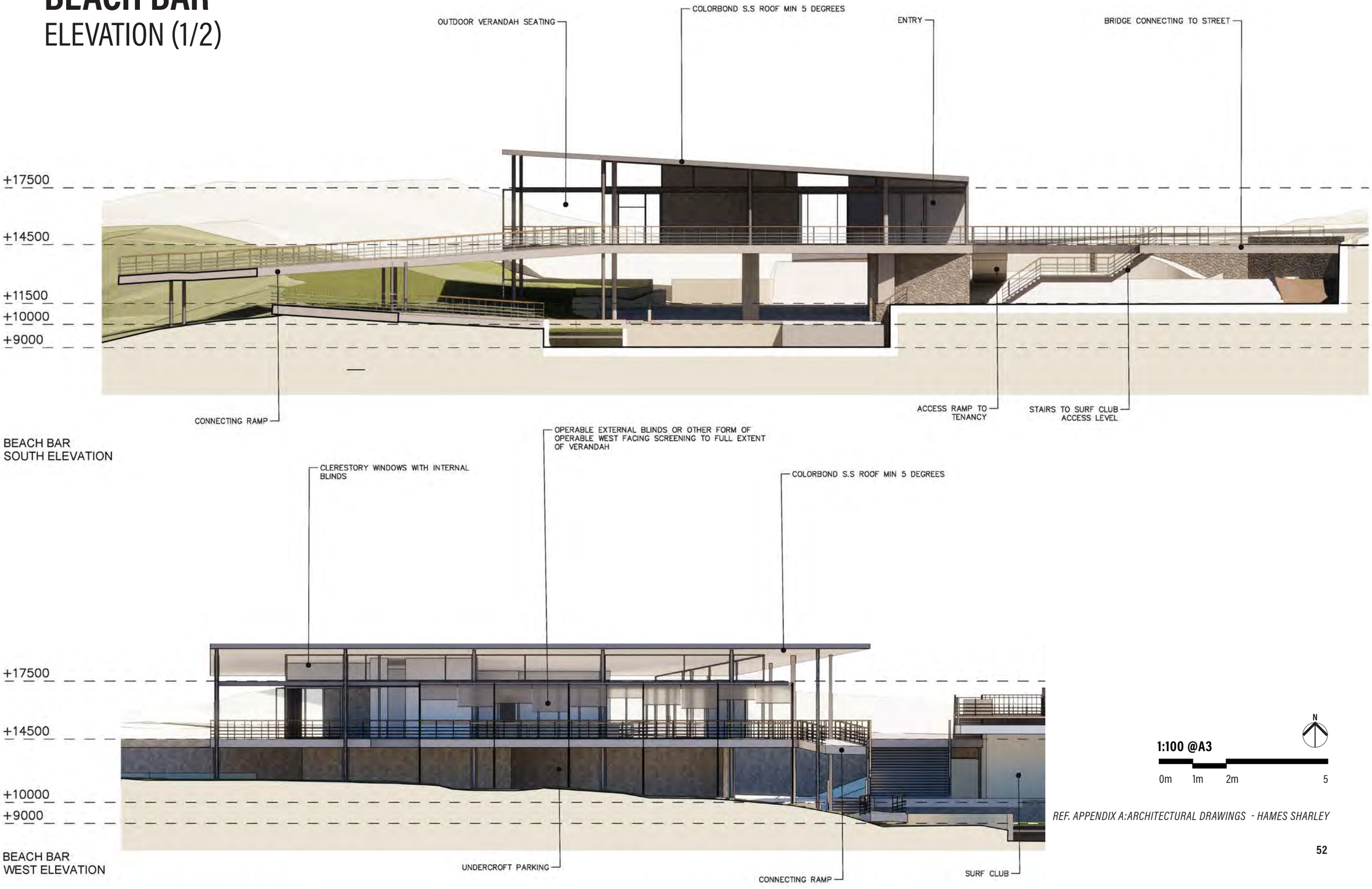
N

1:100 @A3

0m 1m 2m 5

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

BEACH BAR
ELEVATION (1/2)

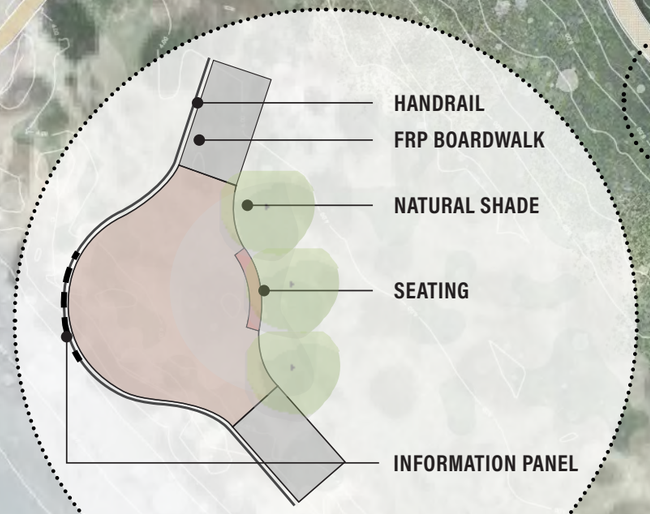


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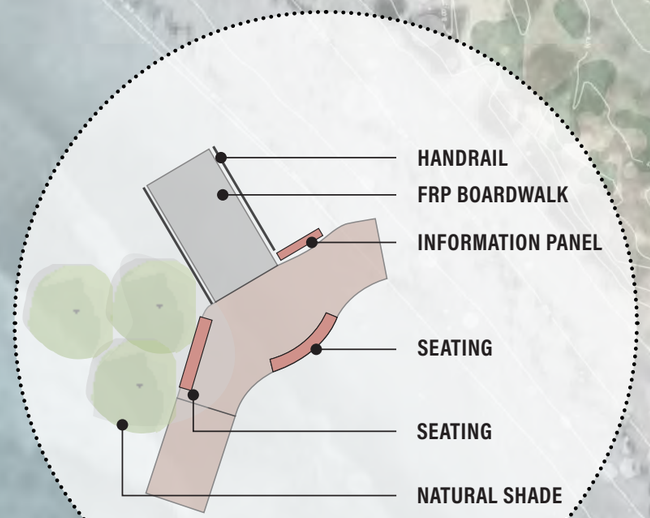
0m 1m 2m 5

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

THE BOARDWALK



MAJOR LOOKOUT
B



LANDING CONNECTION
E

PROPOSED

- A 4m Wide Emulsion Stabilised Track (CoW)
- B Major Lookout/Highpoint/Rest Point
- C 2.5m Wide Boardwalk, FRP on screwpile structure
- D Landing Connection to Pathway

EXISTING

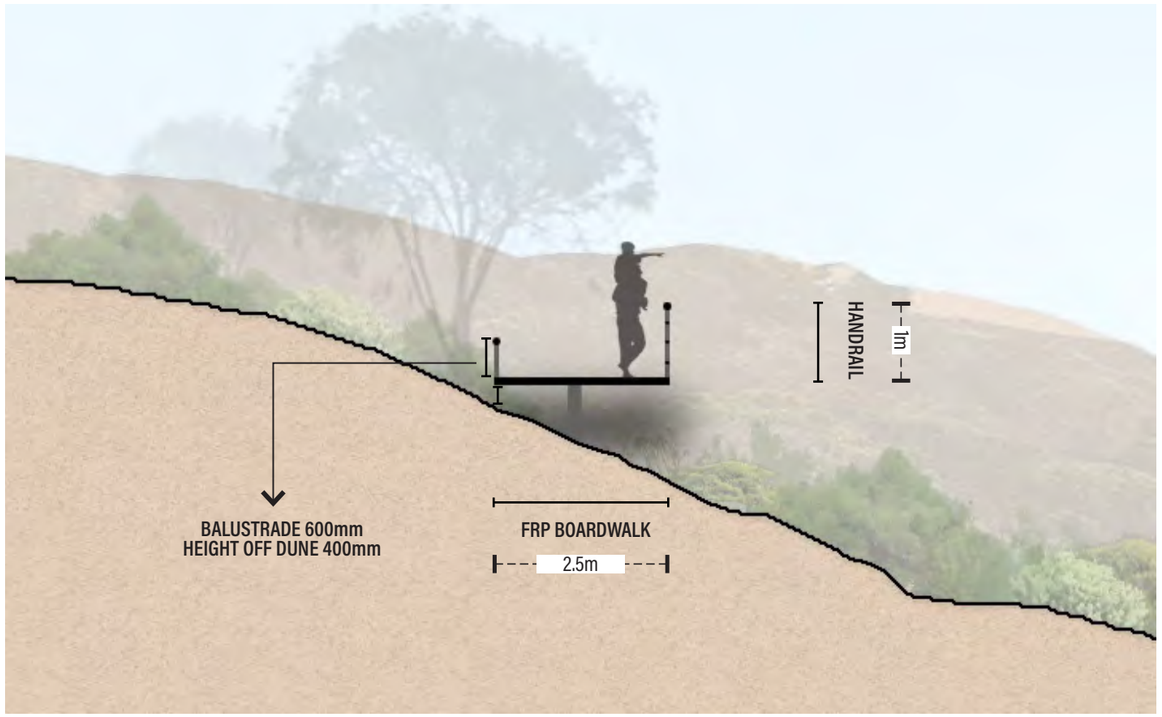
- A Residential Properties

0m 5m 10m 20m 40m

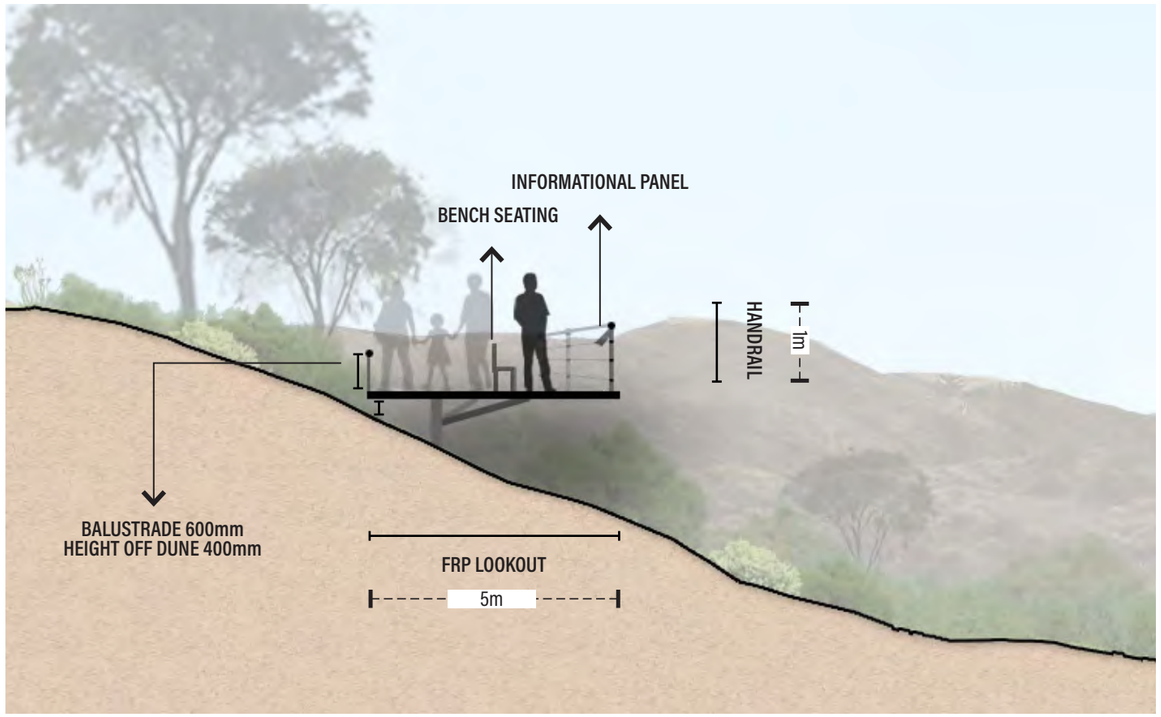
1:750 @A3

THE BOARDWALK
SECTIONS

SECTION AA (TYPICAL BOARDWALK)



SECTION BB (MAJOR LOOKOUT)





1:100 @A3

0m 1m 2m 5m

PRECEDENTS AND COLOUR PALETTE









PLANTING SCHEDULE
SHRUBS

REVEGETATION

RE-ESTABLISH OR STRENGTHEN DEGRADED NATURAL HABITATS

LANDSCAPING

INTEGRATE NATURE INTO THE URBAN FABRIC, ENSURING RESILIENCE AND LANDSCAPE IDENTITY

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	**ENDEMIC** (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	**NATIVE IN WESTERN AUSTRALIA**
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REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

PLANTING SCHEDULE
TREES



0m 20m 50m **1:1500 @A3**

N



ALLOCASUARINA FRAZERIANA
WESTERN SHEOAK
H: 9M X W: 3M



BANKSIA INTEGRIFOLIA
COST BANKSIA
H: 5-10M X W: 3-4M



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
H: 20M X W: 10M



EUCALYPTUS GOMPHOCEPHALA
TUART
H: 5-10M X W: 5-10M



MELALEUCA LANCEOLATA
MOONAH
H: 7M X W: 3M

THE PROMENADE

PROPOSED

- A Pedestrian Promenade
- B Additional Parking
- C Planting / Street Trees
- D Principal Shared Path
- E Retail Building
- F Retail Building's Path

EXISTING

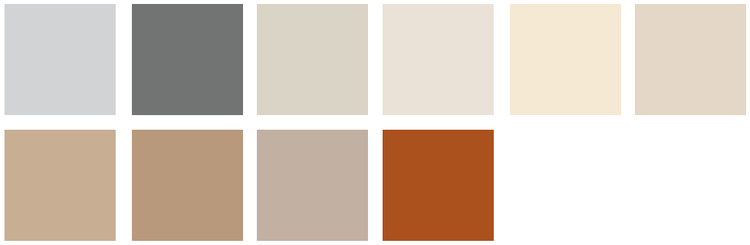
- A Orion Cafe
- B Newman Park

N

0m 5m 10m 25m

1:500 @A3

PRECEDENTS AND COLOUR PALETTE



COFFE AREA





BOULEVARD





VIEW POINT AND STEPS





PLANTING SCHEDULE
SHRUBS

REVEGETATION

RE-ESTABLISH OR STRENGTHEN DEGRADED NATURAL HABITATS

LANDSCAPING

INTEGRATE NATURE INTO THE URBAN FABRIC, ENSURING RESILIENCE AND LANDSCAPE IDENTITY

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	**ENDEMIC** (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	**NATIVE IN WESTERN AUSTRALIA**
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REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

PLANTING SCHEDULE
TREES



0m 10m 20m 50m

1:1000 @A3

N



ALLOCASUARINA FRAZERIANA
WESTERN SHEOAK
H: 9M X W: 3M



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
H: 20M X W: 10M

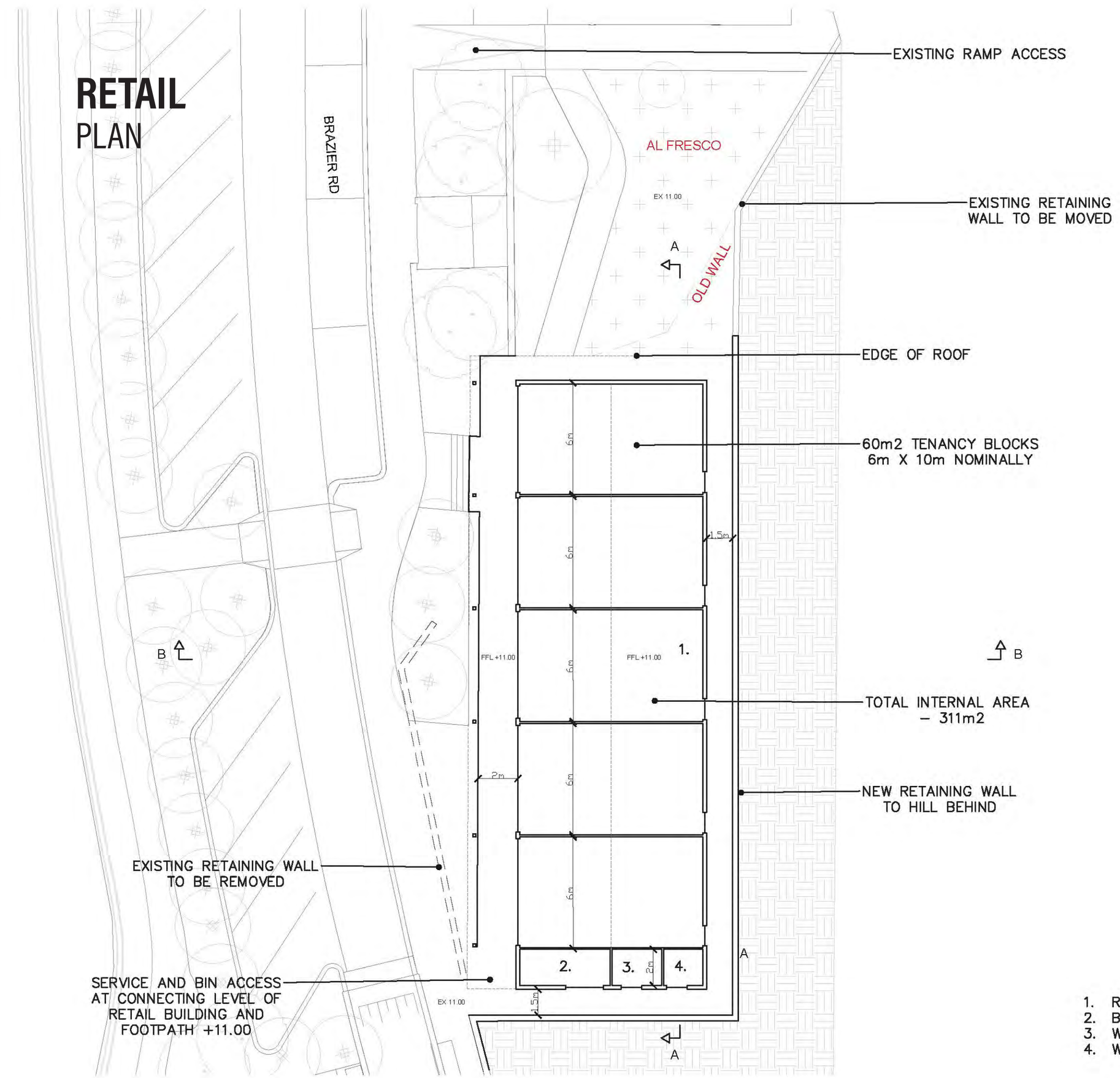


EUCALYPTUS UTILIS
COASTAL MOORT
H: 7M X W: 3M



MELALEUCA LANCEOLATA
MOONAH
H: 7M X W: 3M

RETAIL
PLAN



N

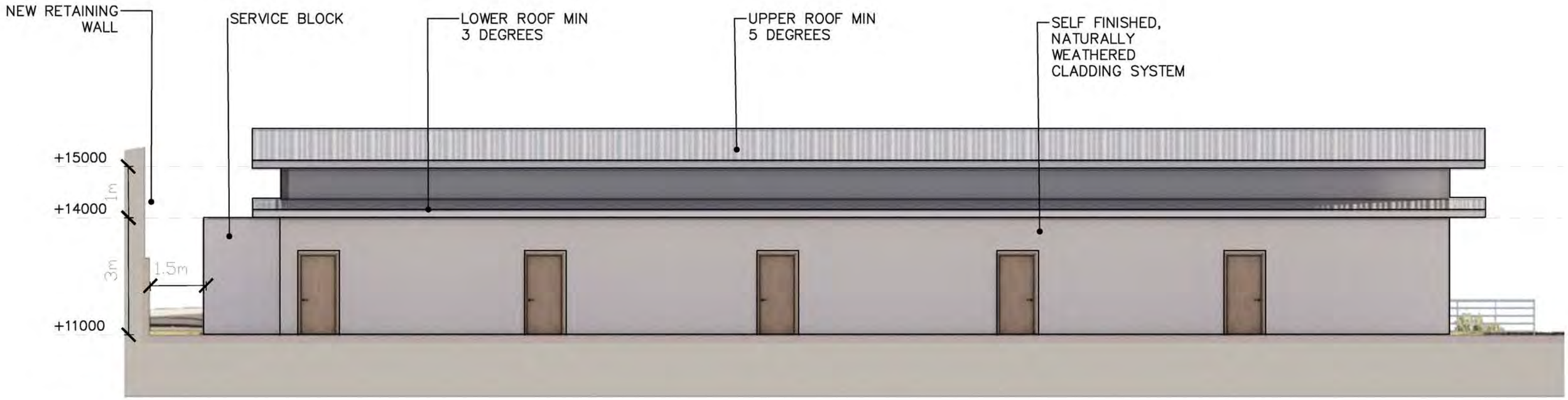
1:200 @A3

0m 2m 4m 10m

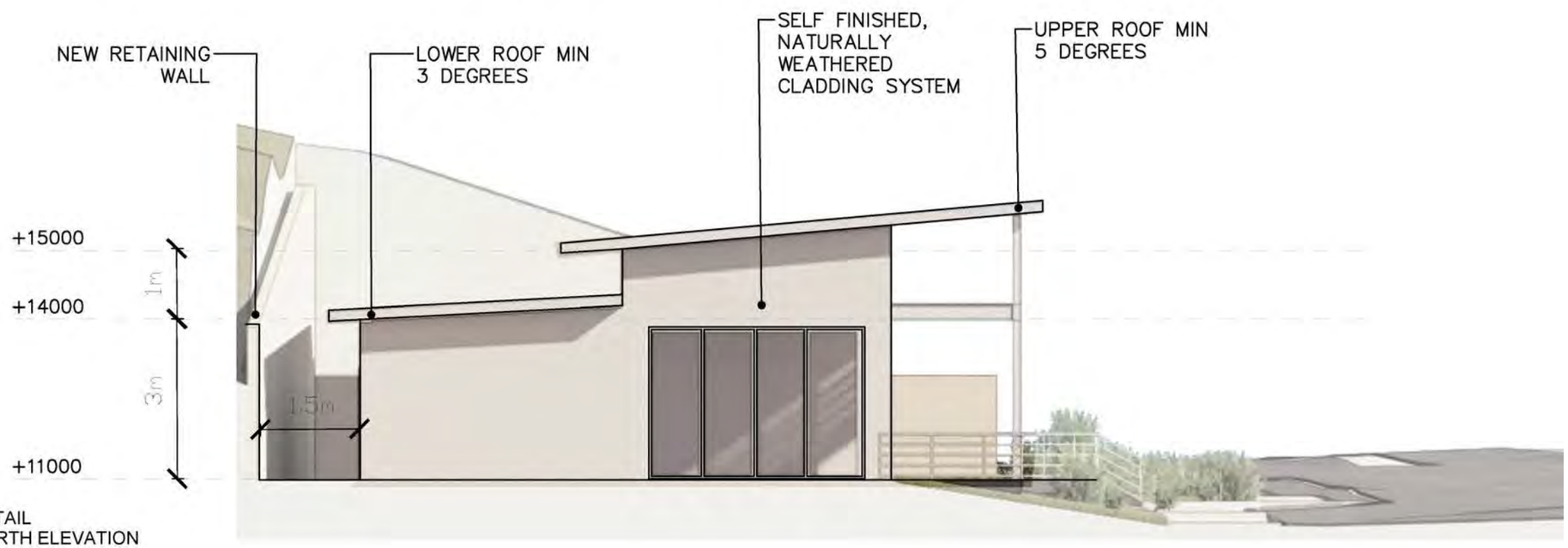
1. RETAIL
2. BINS
3. WASH
4. WC

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

RETAIL
ELEVATION (1/2)



RETAIL
EAST ELEVATION



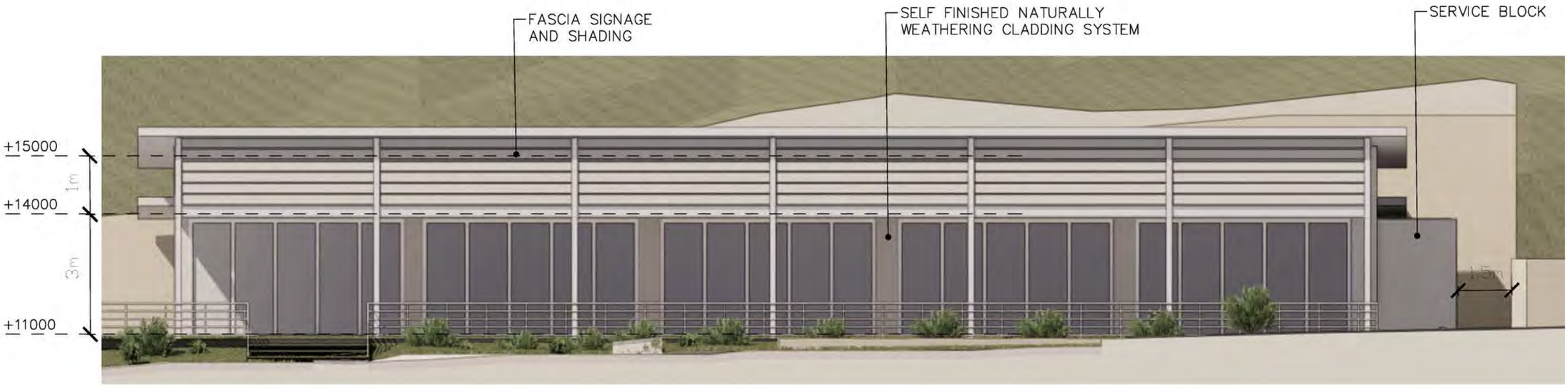
RETAIL
NORTH ELEVATION

1:100 @A3

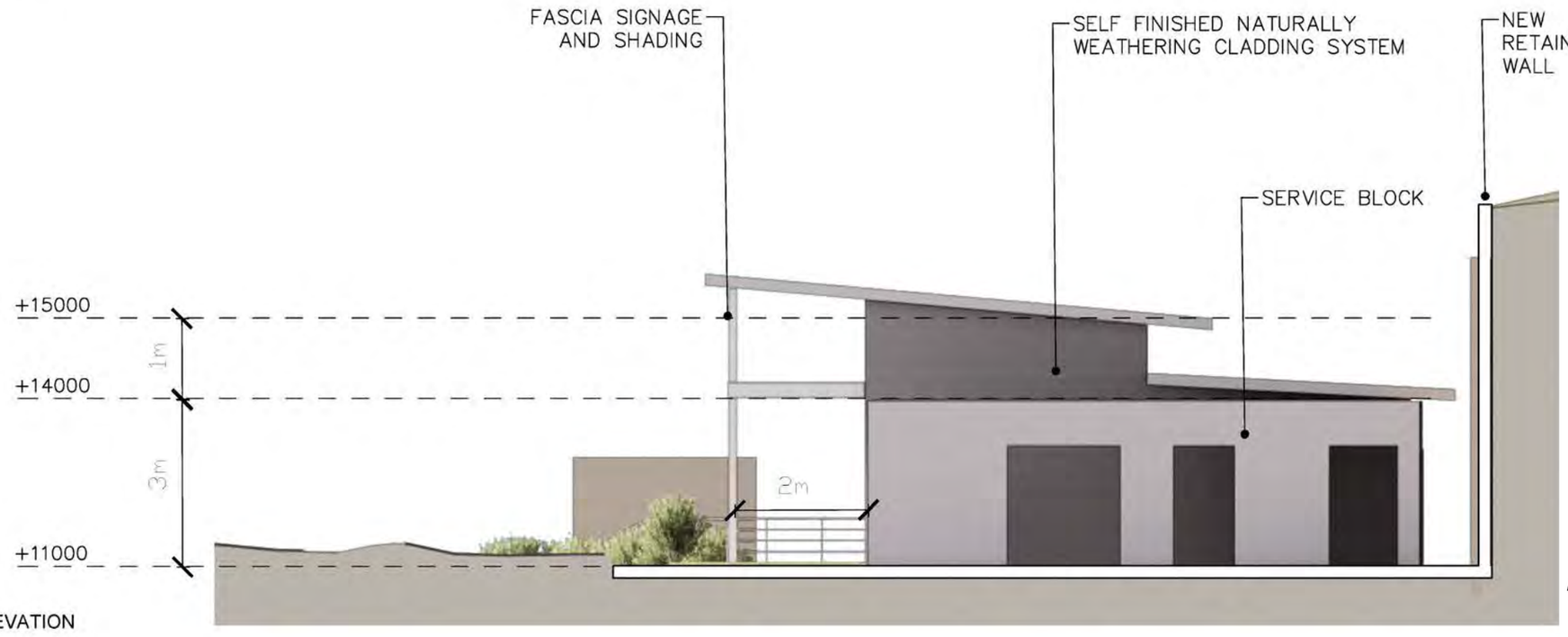
0m 1m 2m 5

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

RETAIL
ELEVATION (2/2)



RETAIL
WEST ELEVATION



RETAIL
SOUTH ELEVATION

N

1:100 @A3

0m 1m 2m 5

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

THE DUNE PARK

PROPOSED

- A Pedestrian Promenade
- B Additional Parking
- C Planting / Street Trees
- D Principal Shared Path
- E Retail Building
- F Retail Building's Path
- G Family Cafe (refer Architectural)
- H Playground
- I Natural Amphitheatre / Event Space
- L Lookout
- M Dune Park stairs
- N Dune Park trail

EXISTING

- A Orion Cafe
- B Newman Park
- C Parking (refer Civil for modifications)

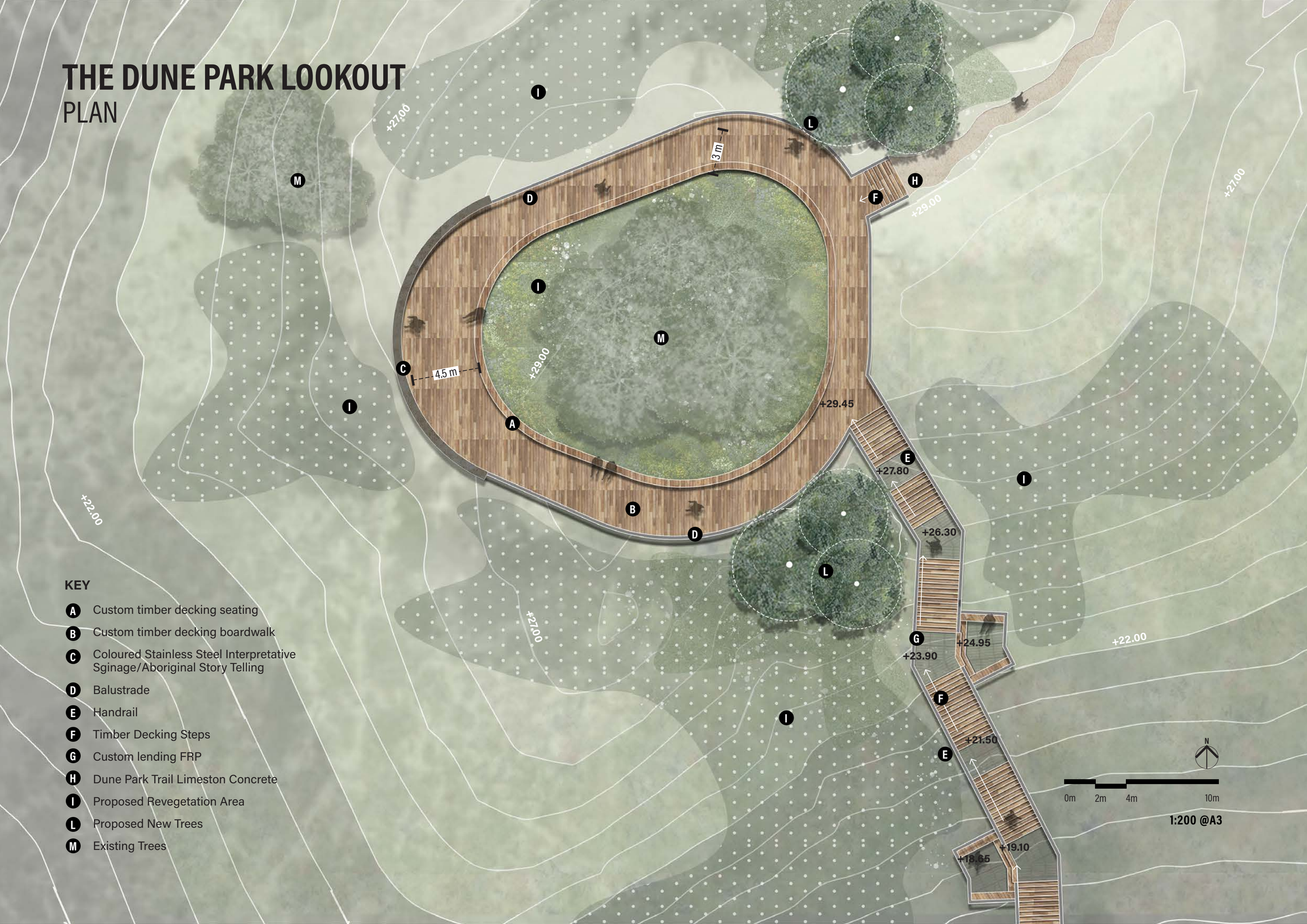
DUNE PARK LOOKOUT

N

0m 10m 20m 40m

1:1000 @A3

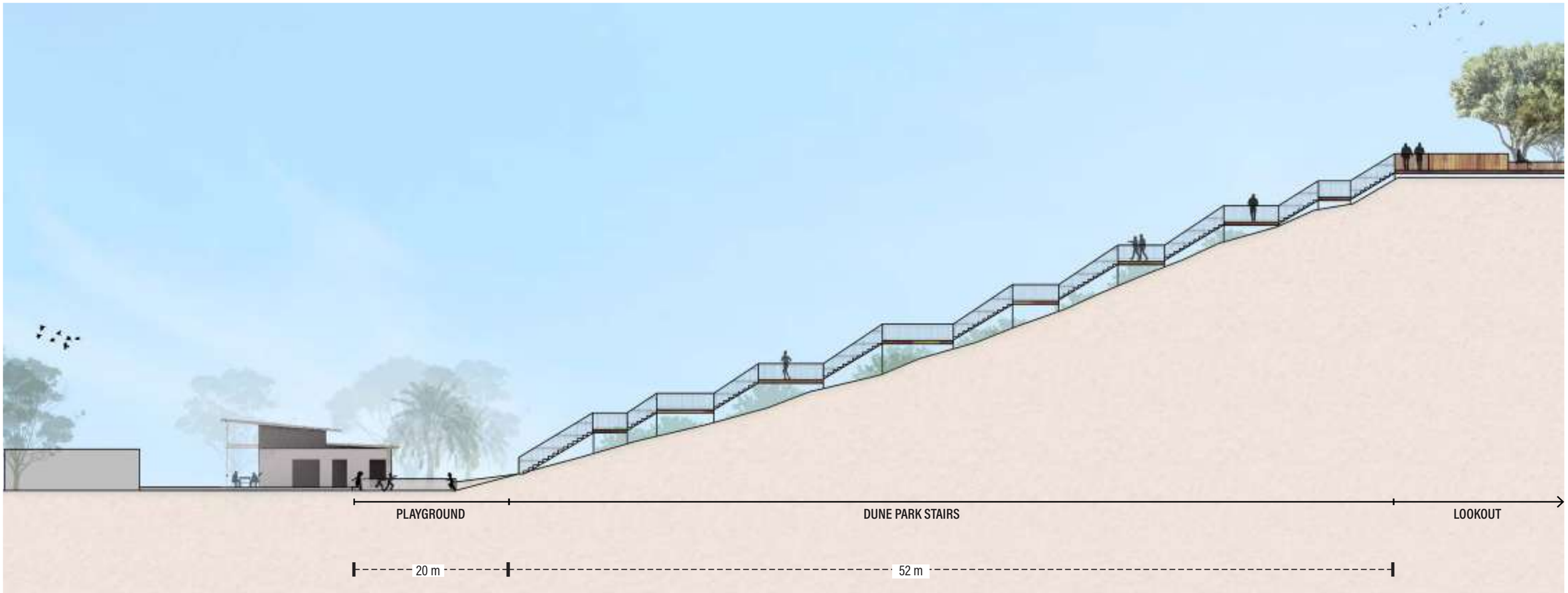
THE DUNE PARK LOOKOUT
PLAN



KEY

- A Custom timber decking seating
- B Custom timber decking boardwalk
- C Coloured Stainless Steel Interpretative Sginage/Aboriginal Story Telling
- D Balustrade
- E Handrail
- F Timber Decking Steps
- G Custom lending FRP
- H Dune Park Trail Limeston Concrete
- I Proposed Revegetation Area
- L Proposed New Trees
- M Existing Trees

THE DUNE PARK
SECTION - SOUTHERN STAIRS





1:250 @A3

0m 2.5m 5m 10m

FISHERMAN'S HOLLOW

PROPOSED

- A Pedestrian Promenade
- B Additional Parking
- C Vehicle turnaround point
- D Planting / Street Trees
- E Principal Shared Path
- F Family Café (refer Architectural)
- G Playground
- H Natural Amphitheatre / Event Space
- I BBQ / Picnic Area
- L Entrance Plaza
- M Deck Area
- N Internal Secondary Path
- O Ramp
- P Rehabilitation Planting
- Q Fence Conservation Area (To be confirmed)

EXISTING

- A Parking (refer Civil for modifications)
- B Toilet Block (to be refurbished)
- C Beach Access
- D Planting/Street Trees

N

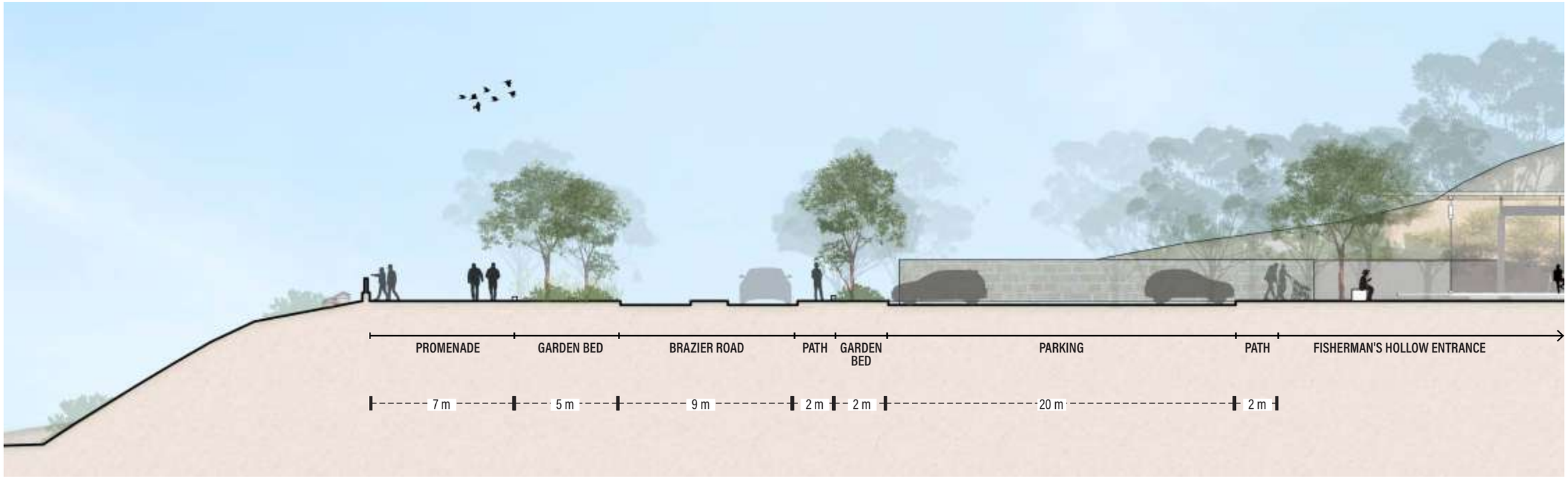
0m 5m 10m 25m

1:500 @A3

FISHERMAN'S HOLLOW

SECTION - THE PROMENADE TO FAMILY CAFÉ

THE PROMENADE AND FISHERMAN'S HOLLOW ENTRANCE





1:200 @A3

0m 2m 4m 10m

PRECEDENTS AND COLOUR PALETTE

COLOUR PALETTE

MULTIFUNCTIONAL PARK



WELCOME AREA









PLANTING SCHEDULE
SHRUBS

REVEGETATION

RE-ESTABLISH OR STRENGTHEN DEGRADED NATURAL HABITATS

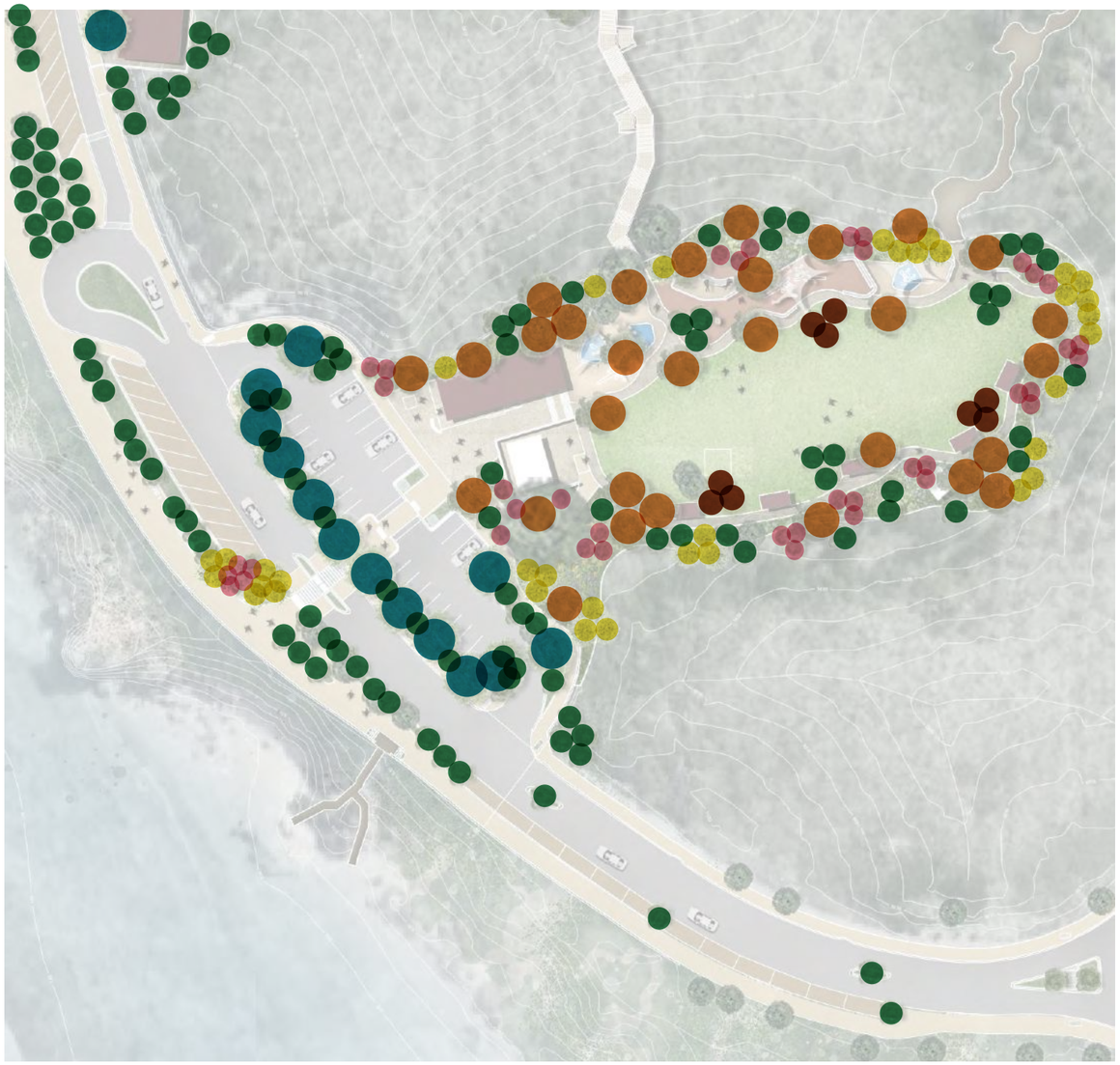
LANDSCAPING

INTEGRATE NATURE INTO THE URBAN FABRIC, ENSURING RESILIENCE AND LANDSCAPE IDENTITY

	INDIGENOUS (LOCAL NATIVE TO YANCHEP LAGOON)	**ENDEMIC** (RESTRICTED DISTRIBUTION WITHIN WA OR THE SWAN COASTAL PLAIN)	**NATIVE IN WESTERN AUSTRALIA**
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C1	*Acacia cyclops, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Lomandra maritima, Olearia axillaris, Rhagodia baccata, Spyridium globulosum, Templetonia retusa*	*Melaleuca systena*	*Poa porphyroclados*
C2	*Acacia cochlearis, Acanthocarpus preissii, Austrostipa flavescens, Desmocladus asper, Lepidosperma calcicola, Leucopogon parviflorus, Lysiandra calycina, Myoporum insulare, Olearia axillaris, Santalum acuminatum, Styphelia insularis, Templetonia retusa, Rhagodia baccata*	*Conostylis candicans intergrade pauciflora, Lomandra maritima, Melaleuca systena*	*Acacia lasiocarpa var. lasiocarpa, Poa porphyroclados*

REF. UDLA YANCHEP LAGOON ENVIRONMENTAL MANAGEMENT PLAN - NATURAL AREA CONSULTING MANAGEMENT SERVICES

PLANTING SCHEDULE
TREES



0m 10m 20m 50m

1:1000 @A3



AGONIS FLEXUOSA
PEPPERMINT
H: 4-10M X W: 4-10M



ALLOCASUARINA FRAZERIANA
WESTERN SHEOAK
H: 9M X W: 3M



CASUARINA EQUISETIFOLIA
COSTAL SHEOAK
H: 20M X W: 10M



EUCALYPTUS GOMPHOCEPHALA
TUART
H: 5-10M X W: 5-10M

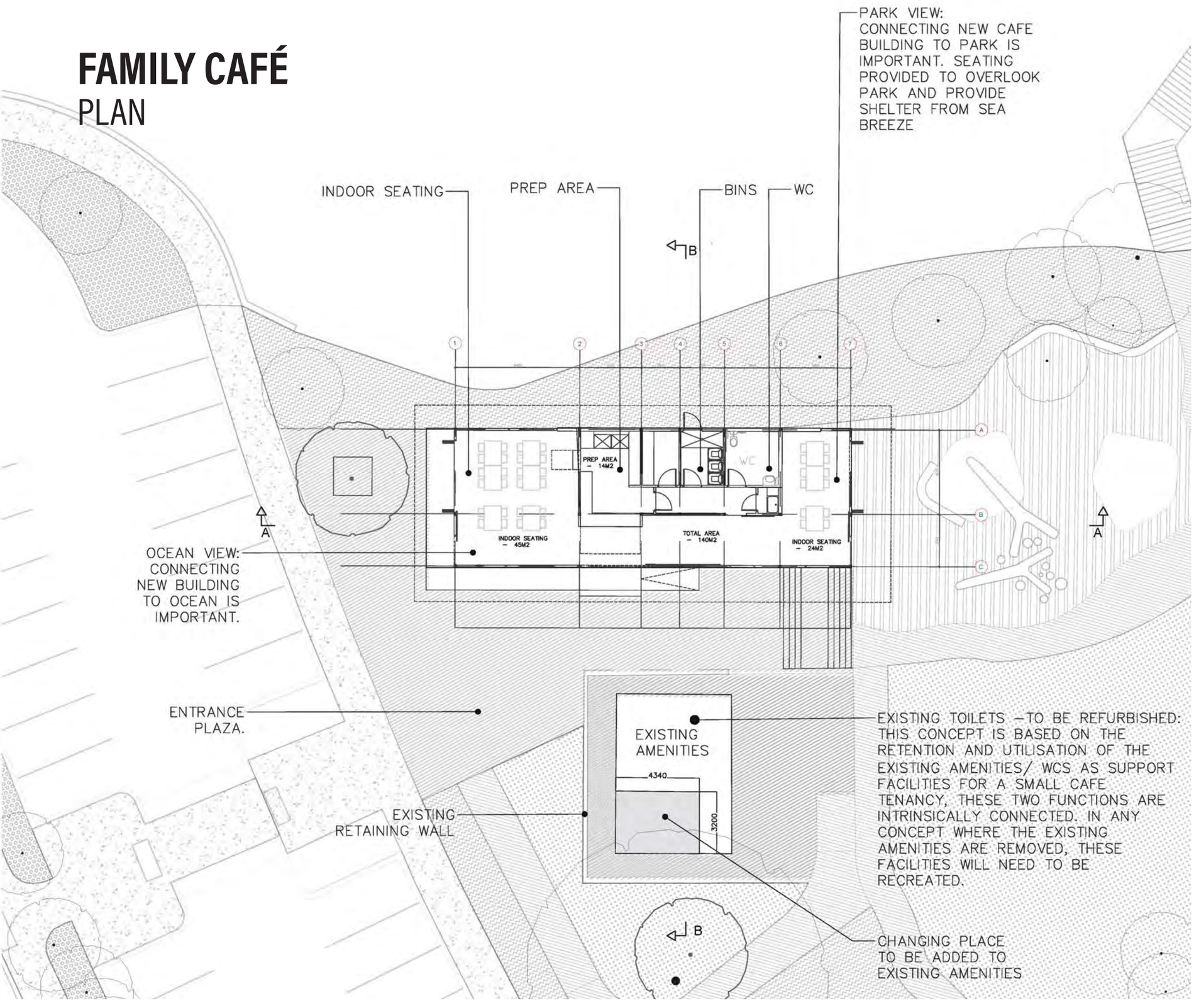


EUCALYPTUS UTILIS
COASTAL MOORT
H: 7M X W: 3M



MELALEUCA LANCEOLATA
MOONAH
H: 7M X W: 3M

FAMILY CAFÉ
PLAN



REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

FAMILY CAFÉ
ELEVATION (1/2)



FAMILY CAFE
NORTH ELEVATION



FAMILY CAFE
EAST ELEVATION

N

1:100 @A3

0m 1m 2m 5

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY

FAMILY CAFÉ
ELEVATION (2/2)



FAMILY CAFE
SOUTH ELEVATION



FAMILY CAFE
WEST ELEVATION

1:100 @A3

0m 1m 2m 5

REF. APPENDIX A:ARCHITECTURAL DRAWINGS - HAMES SHARLEY