Tindalee Pearl

Landscape Concept Design

10 July 2026

DRAFT

EPCAD

CLAYMONT

hubble design

Artist Impression
Aerial view of Level 6 Deck level overlooking plaza on ground level.

Artist Impression
Intimate seating node with large shade trees and terraced gardens

Artist Impression
Active raised space with open turf and surrounding terrace gardens

Artist impression

The landscape design for Jindalee Pearl has been conceived as a contemporary coastal environment that responds to the unique character of Jindalee while providing a high-quality residential setting that integrates architecture, landscape and the public realm. The design establishes a cohesive landscape identity from the street through to the elevated communal spaces, creating a series of interconnected outdoor environments that encourage recreation, relaxation, social interaction and a strong connection to the surrounding coastal landscape.

At ground level, the arrival experience is defined by an avenue of Norfolk Island Pines, reinforcing the coastal identity of the development and creating a memorable sense of place. A generous landscaped forecourt extends from Crowsnest Way to the residential entry lobby, providing a welcoming pedestrian environment with shaded seating beneath feature trees, informal gathering spaces, incidental stone seating and raised planter beds with integrated blade seating. Layered coastal planting softens the built form and contributes to an attractive streetscape, while a formal naturalistic garden edge along Maritime Drive provides a transition between the public realm and private residences.

The landscape character continues seamlessly onto the Level 6 communal deck, transforming the rooftop into an extension of the ground plane. Raised planter walls accommodate substantial trees and layered shrub planting, establishing meaningful canopy cover while softening the architectural form through cascading vegetation. A landscaped arbour provides a green connection between the northern recreation spaces and the southern communal amenities, including the covered outdoor dining area and kitchenette, encouraging movement through a series of interconnected outdoor rooms. Carefully positioned shade trees define comfortable gathering spaces while preserving panoramic views towards the Indian Ocean and surrounding public open spaces, ensuring the coastal setting remains a defining feature of the resident experience.

The proposed landscape has been designed to support resident wellbeing through a diverse range of passive and active recreational opportunities while strengthening the site's relationship with the surrounding streetscape and neighbouring public open space. A predominantly Australian coastal planting palette has been selected to provide a resilient, low-maintenance landscape that is well suited to the local climate, contributes to urban greening objectives, enhances biodiversity and reinforces the distinctive coastal character of Jindalee. Collectively, the landscape creates a contemporary, functional and enduring environment that complements the architectural vision of Jindalee Pearl.

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Ground Level Legend

1. Araucaria heterophylla (Norfolk Island Pine) along street verge.
2. Vehicle drop off zone.
3. Parking
4. Footpath
5. Bin hardstand with permeable pavers.
6. Tree in verge with low footpath mix shrub mix.
7. Low planter box with overhanging shrubs and mix shrub planting. Tree in DSA.
8. Medium size tree with low shrub planting.
9. Low planter box with shrub planting and medium size tree.
10. Stoneset abstract permeable paving with feature stone pebble seats.
11. Open turf area
12. Low planter box with shrub planting
13. Blade wall seating
14. Feature paving to highlight entry to builtform. With feature stone pebble seats.
15. Space for alfresco table and chairs.
16. Raised open turf area for yoga or gym activities.
17. Path access to residential townhouse along Maritime Drive. With feature gardens to front residence.
18. Reinstate shrub bed to corner to match existing shrub mix of pedestrian laneway access.
19. Access to built form from pedestrian access.
20. Small trees to DSA with low shrub planting.
21. Reinstate shrub bed to edge of Public Open Space.
22. Potential tree contribution along Crownest Way. To enhance street interface.

Note
Proposed street trees, in locations sheltered from the SW winds. Araucaria heterophylla proposed as an extension of the established character of the adjacent pedestrian corridor.

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Jindalee Pearl Apartments

Landscape Plan - Ground Floor

N

SCALE 1:400 M

scale : 1 : 400 @ A3 date : 06 July 2026 Rev C

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Level 6 Legend

1. Shade Shelter with louvered roof with assorted seating for large and small gathering.
2. Wind wall with BBQ amenities and outdoor kitchenette.
3. Outdoor umbrellas with seating and chairs
4. Small lounge area
5. Raised planter box area with overhanging shrub to soften built form edges.
6. Raised planter box with tree groupings.
7. Outdoor lounge seating overlooking the public open space to the north along Seascape Road.
8. Multi function space for loose furniture or event space with shade trees.
9. Paved textured space overlooking north and west of the coast.
10. Viewing area overlooking the south east of the coast.
11. Arbor with ronstan cables and climbing plants, connecting north and south amenities.
12. Hedge shrub to residence balcony/walkway area.
13. Jacuzzi integrated to planter box overlooking open space to the north along Seascape Road.

Level 6 Plan

Artist impression

Inspirational images

INDICATIVE PLANT LIST

GROUND LEVEL

TREES
Agonis Flexuosa
Araucaria heterophylla
Banksia attenuate
Banksia intergrifolia
Banksia littoralis
Banksia menzeisii
Cupaniopsis anacardioides
Corymbia eximia Nana
Callistemon Kings Park Special
Hibiscus tiliaceus rubra
Melaleuca lanceolata

SHRUBS
Acacia saligna prostrate
Acacia pulchella
Conostylis aculeata
Conostylis candicans
Conospermum stoechadis
Calothamnus quadrifidus Emerald Carpet
Eremophila 'Desert Red'
Grevillea crithmifolia prostate
Grevillea obtusifolia Gin Gin Gem
Hakea prostrata
Hibbertia racemosa
Kennedia prostrata
Myoporum insulare coastal carpet
Pimelea ferruginea
Pimelea villifera
Scaevola crassifolia
Westringia damperii

DECK LEVEL

TREES
Plumeria rubra
Cycad revoluta

SHRUBS
Casuarina glauca Cousin It
Carissa macrocarpa
Dianella revoluta
Limonium platphyllum
Philodendron xanadu
Strelitzia reginae
Trachelospermum jasminoides

Note :
The proposed planting schedule is indicative and may be amended to accommodate nursery availability during the construction phase, while maintaining the overall design intent and landscape character.

A diverse planting palette is recommended to promote visual interest and seasonal variation, while also providing planting resilience by reducing the risk of overall landscape failure should individual species not establish or perform as intended.

Irrigation will be supplied from the scheme water network, with drip irrigation provided to shrub beds and bubbler emitters installed for all trees to ensure efficient and targeted water delivery.

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Landscape Plan - Level 6

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SCALE 1:400 M

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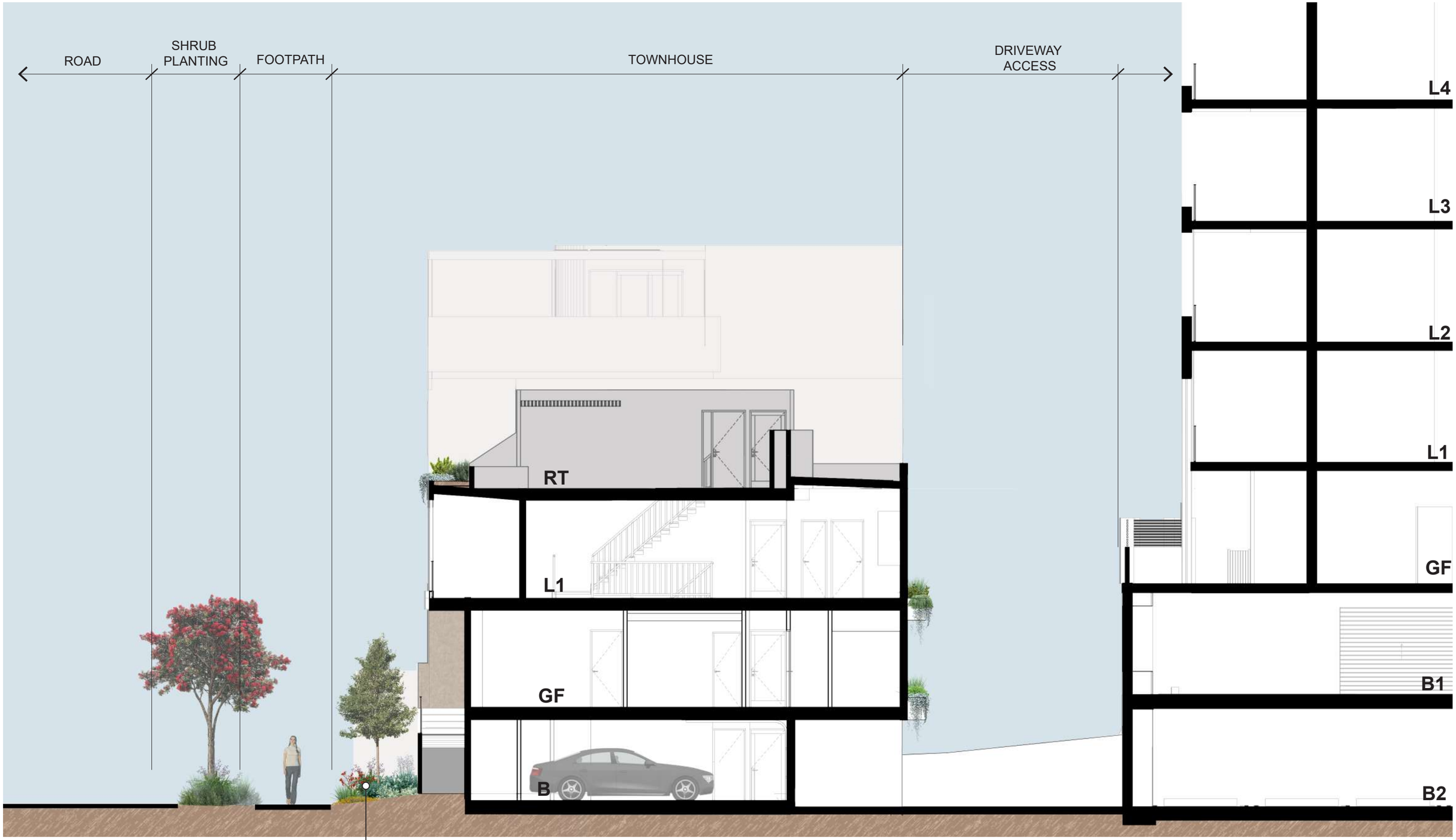

Shrub planting to deep soil area.
Mix of native and exotic plants.

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Jindalee Pearl Apartments Landscape Section A

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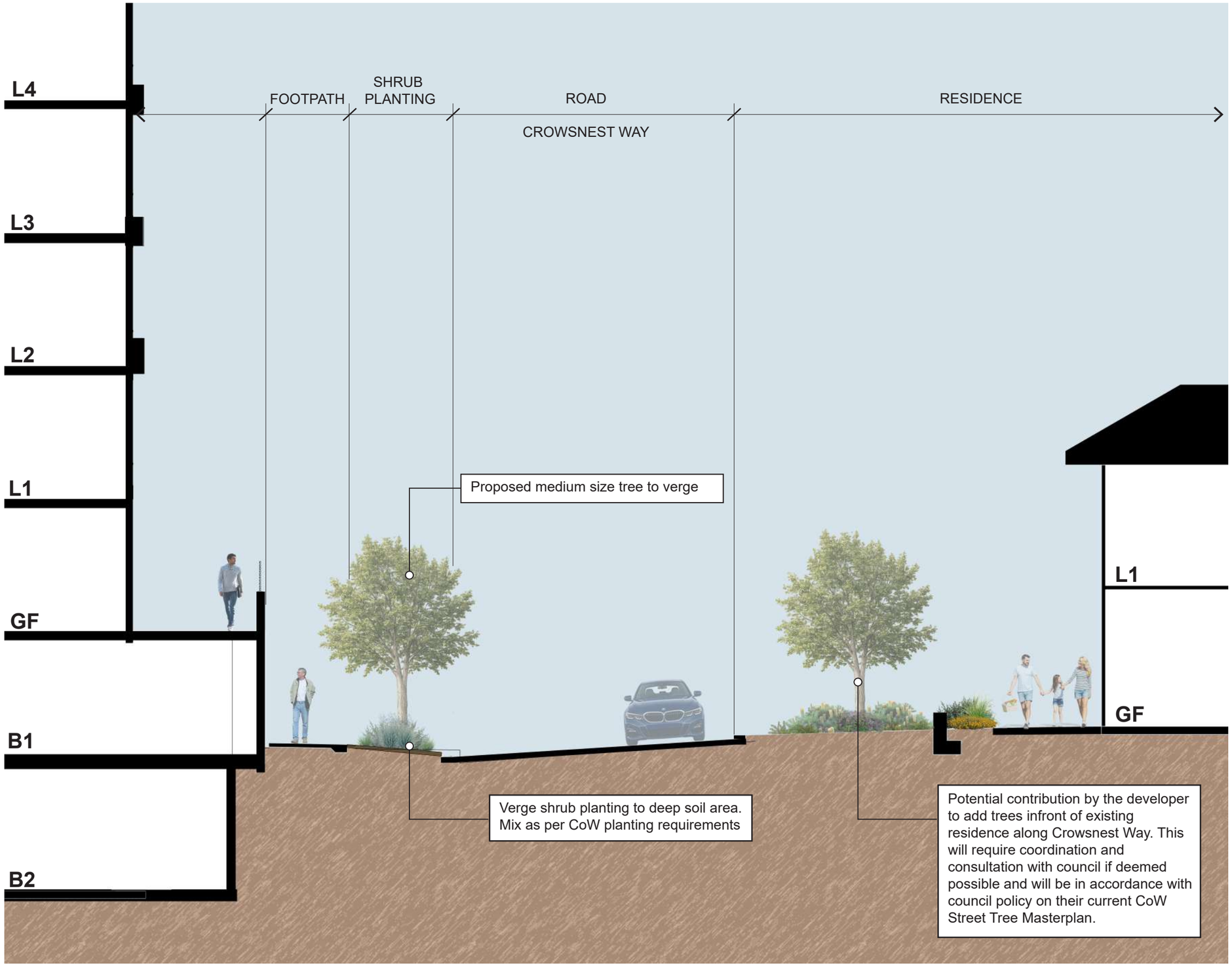

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Jindalee Pearl Apartments Landscape Section B

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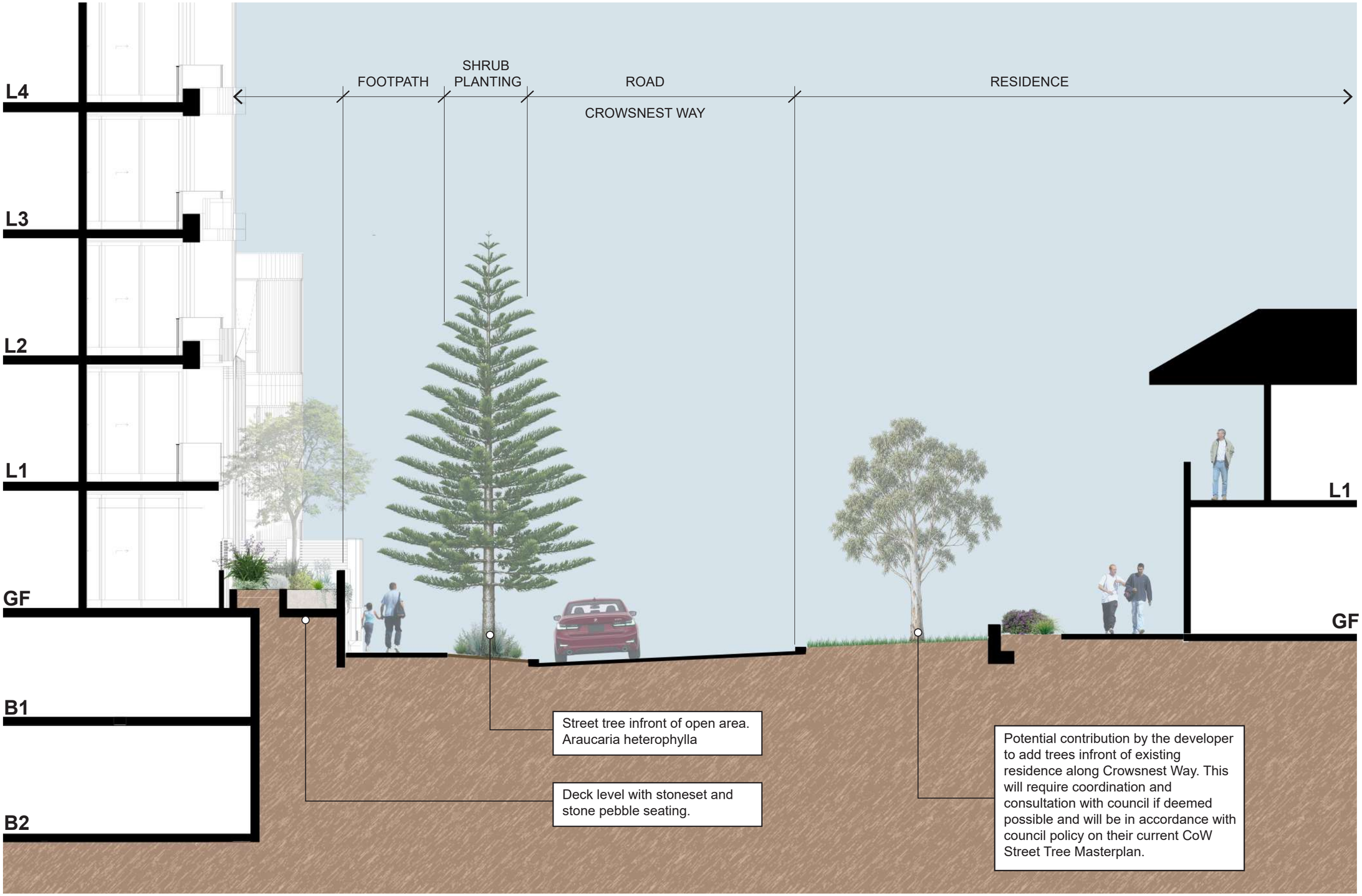

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Jindalee Pearl Apartments Landscape Section C

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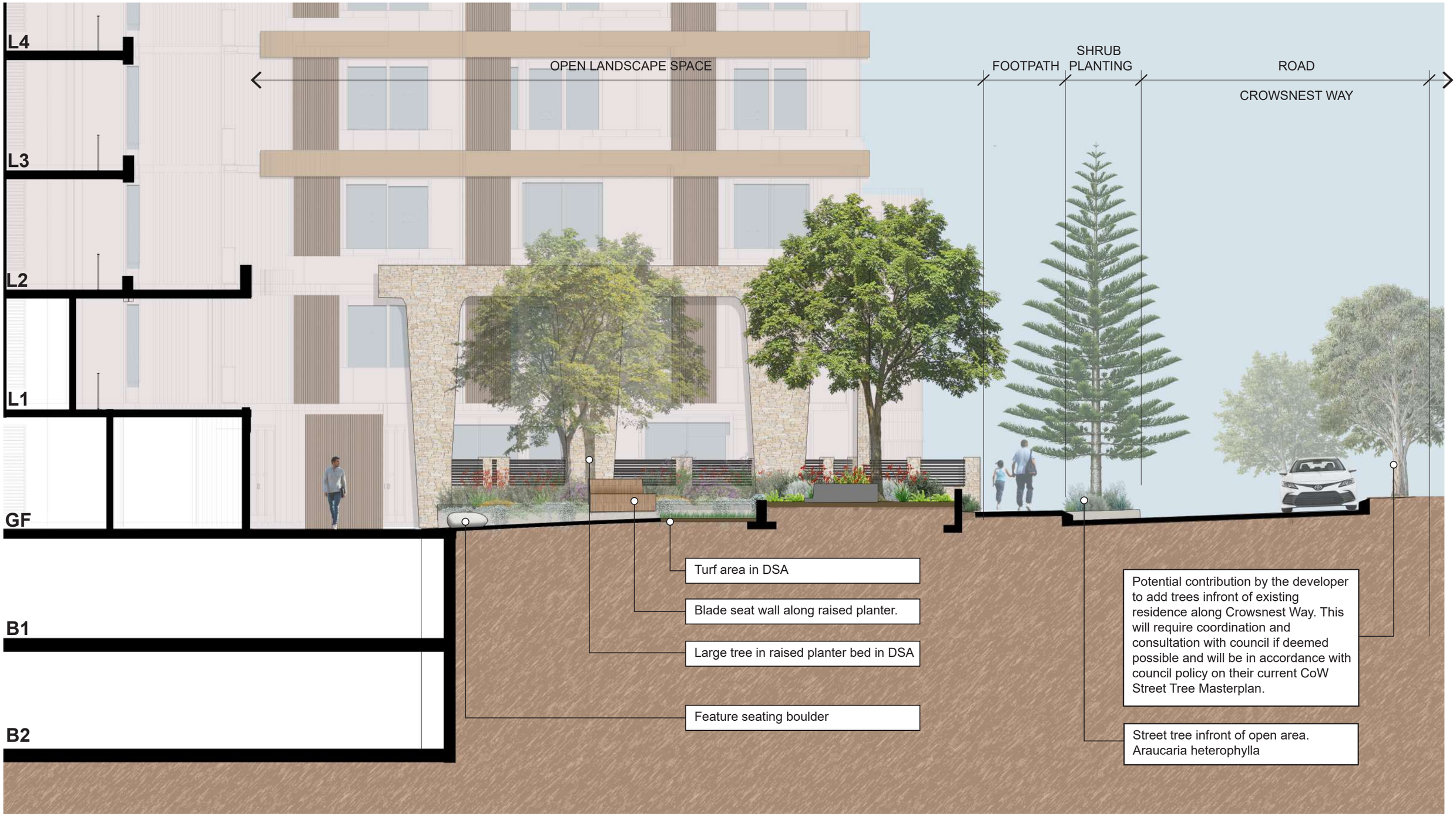

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Landscape Section D

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Artist Impression
Level 6 Deck with a variety of amenities and shade. Viewing areas have tempered glass balustrades to to maximise key views of the coast and neighbouring public open space.

Artist impression

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Jindalee Pearl Apartments Perspective - Artist impressions

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Artist Impression
Path way access to entrance lobby with intimate seating nodes under shade of large trees.

Artist impression

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64sqm LARGE TREE

36sqm MEDIUM TREE

9sqm SMALL TREE

PROPOSED SHRUB AREAS (225 sqm)

PROPOSED TURF AREAS (100 sqm)

DEEP SOIL AREA (516 sqm)

Site Area	Total Landscape Areas	Minimum Deep Soil Area (10% of total Area) as per SPP 7.3	Proposed Deep Soil Area (inc. permeable area)	Minimum Requirement of trees	Tree requirements based on SPP 7.3	Proposed Trees within GF	Verge Trees & Level 6
4787 sqm	308 sqm -shrub bed & turf DSA (GF) 140 sqm -shrub bed & turf (GF deck) 3 sqm - permeable pavers (GF) 325 sqm -shrub bed verge only 124 sqm -shrub bed L6 **900 total sqm Landscape Works**	**479 sqm**	**311** sqm	1 large tree and 1 medium tree for each additional 400m2 in excess of 1000m2 **or** 1 large tree for each additional 900m2 in excess of 1000 m2 and small trees to suit area.	**5 large trees** **5 small trees** **10 required trees**	**3 large trees** **9 medium trees** **7 small trees** **19 GF trees**	**3 large trees** **10 medium trees** **7 small trees** **6 medium trees adjacent site.** **26 trees** **Total Trees 45**

Summary

- Proposed planting of trees and shrub over deep soil areas total to 311 sqm.
- Total Landscape Areas are broken down on the above chart, from GF, verge planting and L6 deck planting. Total Area is 900 sqm.
- Utilising 1 large tree and small tree to suit from SPP 7.3, we are required to put in 5 large trees and 5 small trees.
- Proposed trees are currently on ground floor is 3 large trees, 9 medium trees and 7 small trees located within the current lot boundary.
- Additional trees are proposed to be located on verge to enhance the walkable experience and identity of the place.
- Potential contribution by the developer to add trees infront of existing residence along Crowsnest Way. This will require coordination and consultation with council if deemed possible and will be in accordance with council policy on their current Street Tree Masterplan. This would enhance the street interface with the additional 6 trees.
- Reinstate existing vegetation to areas along the main pedestrian link to the south east corner.
- Reinstate existing vegetation to side of public open space on the northern side of built form.

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Deep Soil Area Computation & Diagram

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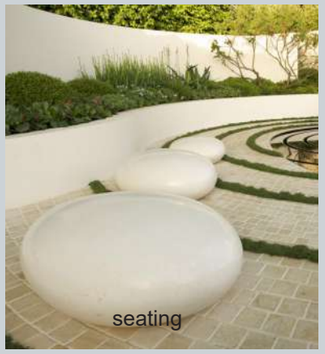
Ground Floor Inspirational Images

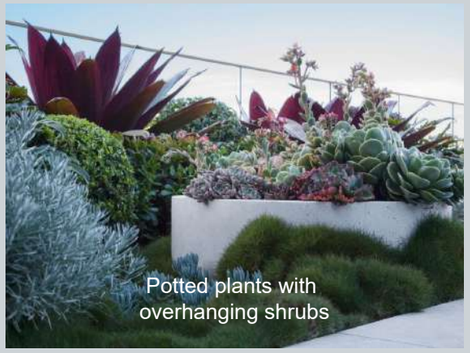
Araucaria heterophylla
Norfolk Island Pine

Agonis flexuosa
Peppermint

Hibiscus tiliaceus ribra
Cottonwood hibiscus

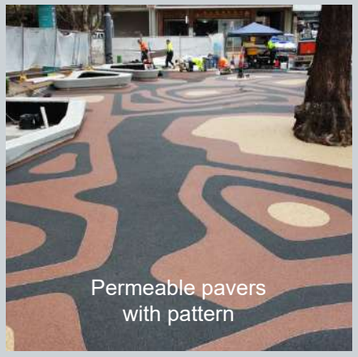
Blade wall seating


seating


Potted plants with
overhanging shrubs

Paving

Paving


Permeable pavers
with pattern

Seating

Level 6 Inspirational Images

Overhanging plants

Pebble seating

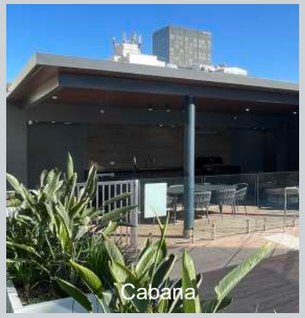
Potted plants with
overhanging shrubs

Planter box planting

Arbors

Arbors

Screens


Cabana

Jacuzzi

Colours

Cycad revoluta

Plumeria
Frangipani

Bird of paradise

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Preliminary Plant & Material Moodboard

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PLANNING REPORT

JINDALEE PEARL

LOT 1630 (NO. 5) CROWSNEST WAY, JINDALEE

PROJECT REF: 2538

DYNAMIC PLANNING AND DEVELOPMENTS