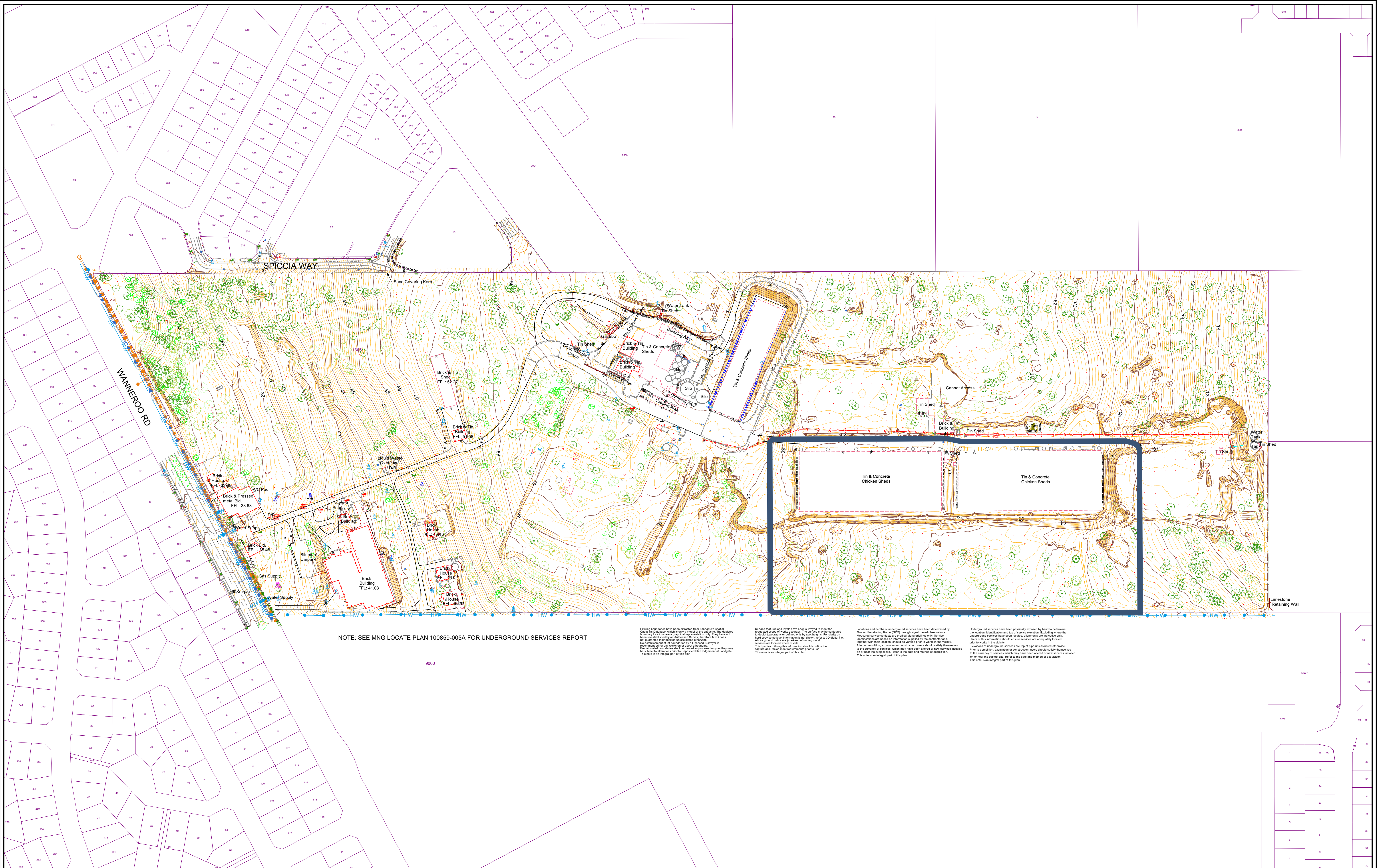




NOTE: SEE MNG LOCATE PLAN 100859-005A FOR UNDERGROUND SERVICES REPORT

Existing boundaries have been extracted from Landgate's Spatial
Cadastral Database, which is only a mirror of the database. The depicted
boundary locations are a guide only in the absence of the database. The depicted
boundaries are not a guarantee of accuracy. MNG does not
guarantee their position unless stated otherwise.
The establishment of boundaries by a Licensed Surveyor is
recommended for any work on or near the boundaries.
Proposed boundaries shall be treated as proposed only as they may
be subject to alterations prior to Deposit of the instrument at Landgate.
This note is an integral part of this plan.

Surface features and levels have been surveyed to meet the
requested scope of works accuracy. The surface may be confirmed
to object topography or defined only by spot heights. For clarity on
above ground features (structures) of underground
services are located where visible.
This plan is an integral part of this plan.

Locations and depths of underground services have been determined by
Ground Penetrating Radar (GPR) through signal based observations.
Measured service contacts are profiled along profiles only. Service
identifications are based on information supplied by the controller and
together with their location, should be verified prior to works in the vicinity.
Prior to demolition or construction, users should satisfy themselves
to the currency of services, which may have been altered or new services installed
on or near the subject site. Refer to the date and method of acquisition.
This note is an integral part of this plan.

Underground services have been physically exposed by hand to determine
the location, identification and top of service elevation. Existing where the
underground services have been located, alignments are indicative only.
Users of this information should ensure services are adequately located
prior to works in the vicinity.
Elevations of underground services are top of pipe unless noted otherwise.
Prior to demolition or construction, users should satisfy themselves
to the currency of services, which may have been altered or new services installed
on or near the subject site. Refer to the date and method of acquisition.
This note is an integral part of this plan.

Rev.	Initial Issue	Description	Drawn	Date	Checked
A			MBW	27/10/2020	

SCALE 1:1750 @ A1

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plan's currency by contacting the McMullen Nolan Group.

Surveyor:- DC & JA
Survey Date:- OCTOBER 2020
Prelim/Cad:- NA

ISO 9001 AS/NZS 4801 5045:2011
Global-Mark.com.au®

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

MNG

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info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

CLIENT:

STOCKLANDS

**LOT 1665 WANNEROO ROAD
SINAGRA
FEATURE & UNDERGROUND SERVICES SURVEY**

Project Mngr. MATT WEBB Datum PCG94 / AHD

100859 - DE - 008 - A

Job Number Type Plan Number Revision

ROAD FEATURES Traffic Junction Box Traffic Signals - 1 Aspect Traffic Signals - 2 Aspect Traffic Signals - 3 Aspect Traffic Signals - 4 Aspect Pedestrian Signals Sign On One Pole Sign Multiple Poles Overhead Sign Traffic Controller Box Finger Sign Traffic Earth Pit Police Traffic Camera Guide Post Km Marker Traffic Count	COMMUNICATION Telstra Pit Telstra Pillar Telstra Marker Telstra Pole Telephone Booth Emergency Phone Antenna Telstra Elevated Joint Cable Marker (Optus) Telstra Tower Communication Manhole	SEWER Sewer Vent Sewer Line Marker Sewer Inspection Shaft Sewer Inspection Opening Sewer Manhole RAIL Rail Traffic Signals Rail Traffic Control Box Rail Telephone Box Rail Cable Pit Rail Cable Marker Rail SLK Post Manhole - Rail Cable	GROUND FEATURES Natural Surface Aerial Survey Marker VEGETATION Tree Details - Canopy & Trunk Tree 0.1m-0.3m Trunk Diameter Tree 0.3m-0.5m Trunk Diameter Tree 0.5m-1.0m Trunk Diameter Tree > 1.0m Trunk Diameter Bush Die Back Area - Marker Nesting Tree Tree Trunk / Stump Grass Tree	ROAD FEATURES Edge Of Bitumen Road Shoulder Edge Of Unsealed Road On Road Centre Of Road Kerb Top Kerb Bottom Cattle Grid Centre Of Driveway Edge Of Driveway Pedestrian Ramp Pedestrian Crosswalk Track Parking Bay Line Markings 1m Line & 1m Gap Line Markings 1m Line & 3m Gap Line Markings 3m Line & 9m Gap Lane Marking (9m*3m GAP) Lane Markings - Audible Shared Pathway - Guide Line 900mm*300mm GAP Footpath/Shared Path - Give Way 200mm*200mm GAP Giveaway/Hold/Turn Lines 600mm*500mm GAP Double Barrier Line Overtaking Lane Left Overtaking Lane Right Single Solid Line Arrow Straight Arrow Straight/Left Arrow Straight/Right Arrow Left Arrow Right Arrow 3 Ways Arrow Right & Left Arrow U-Turn Arrow Merge Painted Lettering On Seal Painted Bicycle Traffic Signal Detector Guardrail - W Beam Guardrail - Thrie Barrier Concrete Barrier Steel Rope Barrier - Single Rail Barrier - Double Rail Barrier Triple Rail Bridge Barrier - (All Types) Bridge Expansion Joints Bridge - Outside Of Deck Soffit String	STRUCTURE Bridge Abutment Columns Piers Underpass Ramp Steps/Stairs Edge Of Concrete Bus Shelter Memorial Ruin Building / Structure Awning Shed Verandah Door Opening Window Roof Gutter Line Roof Ridge Line Top Of Wall Brick Wall Concrete Wall Livestock Grid Swimming Pool Tank Perimeter Mine Shaft Mine Workings Koppa Logging Fence Fence/Gate Wall Top Of Barrier / Wall etc Retaining Wall Boundary Line Footpath Gas Cylinder/Tank Brick Paving Bike Rack Bench Seating Handrail	GROUND FEATURE Major Contour Minor Contour Bank Bottom Bank Top Line Of Levels Levee Top Levee Bottom Rock Outcrop Ridge Line Borrow Pit Earthworks Area Ground Subsidence Rock Pitching VEGETATION Tree Line/Canopy Bush Line Hedge Garden Bed Lawn Area Vineyard Plantation Orchard Nursery Market Garden Recreational Area Trunk Circumference Circle Tree-line Face Of Trunks	ELECTRICAL Variable Message Sign Electrical Structure String Overhead Powerlines - Null Height Overhead Powerlines - True Height High Tension Power Lines - Null Height High Tension Power Lines - True Height COMMUNICATION Unidentified Service Pit Telstra Cable Amcom Cable WATER Water Pipe GAS Gas Line DRAINAGE Drainage Pipe Drainage Culvert Floodway Drain Edge Of Drain Sump Waters Edge Swamp Dam Edge Of Creek/Water Centre Of Channel Wet Area Flood Level Line Waterways Cross Section	UNDERGROUND SERVICES UNDERGROUND SERVICES - DIRECT MEASUREMENT - CLASS A Underground Amcom/Vocus Cable Underground Drainage Pipe Underground Electrical Cable Underground Western Power Comms Underground Gas Line Underground MRWA Comms Underground MRWA Power Underground NBN Comms Underground TPG/Pipe Networks Underground Next Gen Comms Underground Optus Fibre_Optic Underground Optus Copper Underground Rail Services Underground Sewer Pipe Underground Telstra Copper Underground Unknown Service Underground Telstra Optic_Fibre Underground Water Pipe Underground Reticulation Pipe (MAIN ROADS - SURFACE LOCATION) - CLASS B POINT MEASURED AT GROUND LEVEL DIRECTLY ABOVE TRACED SERVICE AMCOM/VOCUS Cable - Surface Location Drainage Pipe / Stormwater - Surface Location Electrical Cable - Surface Location Western Power Communication - Surface Location Gas Line - Surface Location MRWA Communication - Surface Location MRWA Power - Surface Location Underground NBN Fibre - Surface Location Underground TPG/Pipe Networks Surface Location Next Gen Communication - Surface Location Optus Optic_Fibre - Surface Location Optus Copper - Surface Location Rail Services - Surface Location Sewer Pipe - Surface Location Telstra Copper - Surface Location Unknown Service - Surface Location Telstra Optic_Fibre - Surface Location Water Pipe - Surface Location Reticulation - Surface Location Located Point Using Indirect Measure (MAIN ROADS - UNVERIFIED, NO MEASUREMENT) DBYD COMPILED - CLASS C AND D AMCOM/VOCUS Cable - Unverified, No Measurement Drainage Pipe / Stormwater - Unverified, No Measurement Electrical Cable - Unverified, No Measurement Western Power Communication - Unverified, No Measurement Gas Line - Unverified, No Measurement MRWA Communication - Unverified, No Measurement MRWA Power - Unverified, No Measurement Underground NBN Comms - Unverified, No Measurement Underground TPG/Pipe Networks - Unverified, No Measurement Next Gen Communication - Unverified, No Measurement Optus Optic_Fibre - Unverified, No Measurement Optus Copper - Unverified, No Measurement Telstra Copper - Unverified, No Measurement Telstra Optic_Fibre - Unverified, No Measurement Rail Services - Unverified, No Measurement Sewer Pipe - Unverified, No Measurement Unknown Service - Unverified, No Measurement Water Pipe - Unverified, No Measurement Reticulation - Unverified, No Measurement
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E	Underground Services Updated	SAH	11/02/2020	TKI
D	Cadastral Added	SAH	17/11/2019	DRD
C	Underground NBN Fibre Added	SAH	12/03/2018	TKI
B	Feature Codes Revised	SAH	22/08/2017	DCK
A	Initial Issue	SAH	30/06/2016	SAH
Rev.	Description	Drawn	Date	Checked

02550

SCALE 1:1000 @ A3

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

bsi

ISO 9001

Quality Management

AS/NZS 4801:2001

Occupational Health and Safety Management

Surveyor:- MNG

Survey Date:- 22/08/2017

Precal/Cad:- N/A

FS 565311

OSH 591267

N

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MNG

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info@mngsurvey.com.au

www.mngsurvey.com.au

ABN 90 009 363 311

CLIENT:

N/A

Project Mngr: MNG

Datum: LOCAL

95465 - DOC-012 - E

DRAWING LIST

DA000	DA000	COVER SHEET
	DA001	SITE LOCATION
	DA002	MASTERPLANNED COMMUNITY
DA100	DA100	SITE PLAN (LOTS)
	DA101	SITE PLAN (HOUSING TYPES)
DA110	DA110	CLUBHOUSE & WELLNESS PLAN
	DA111	CLUBHOUSE & WELLNESS ROOF PLAN
DA200	DA200	CLUBHOUSE & WELLNESS ELEVATION
	DA201	NORTH ENTRY PERSPECTIVE VIEW
	DA202	EAST ENTRY PERSPECTIVE VIEW
	DA203	BBQ PAVILION & POOL TERRACE PERSPECTIVE VIEW
DA300	DA300	SITE SECTIONS
	DA301	CLUBHOUSE & WELLNESS SECTIONS
DA400	DA400	H01 FLOOR PLAN
	DA401	H01 ROOF PLAN
	DA402	H01 ELEVATIONS
	DA410	H02 FLOOR PLAN
	DA411	H02 ROOF PLAN
	DA412	H02 ELEVATIONS
	DA420	H03 FLOOR PLAN
	DA421	H03 ROOF PLAN
	DA422	H03 ELEVATIONS
	DA430	H04 FLOOR PLAN
	DA431	H04 ROOF PLAN
	DA432	H04 ELEVATIONS
	DA440	H05 FLOOR PLAN
	DA441	H05 ROOF PLAN
	DA442	H05 ELEVATIONS
	DA450	H06 FLOOR PLAN
	DA451	H06 ROOF PLAN
	DA452	H06 ELEVATIONS
DA700	DA460	H07 FLOOR PLAN
	DA461	H07 ROOF PLAN
	DA462	H07 ELEVATIONS
	DA700	MATERIALS & COLOUR PALETTE - CLUBHOUSE & WELLNESS
	DA710	MATERIALS & COLOUR PALETTE - HOUSES





PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA001	SITE LOCATION

NORTH

SCALE

1 : 5000 @A1

050100150200250

SCALE 1:5000 @ A1 SIZE m





Shopping and Amenities

Wanneroo Central (Coles, Kmart, ALDI) – 800m
Wanneroo Markets (Spudshed) – 6.5km
Lakeside Joondalup – 9km

Transport Connections

Wanneroo Rd – 200m
Mitchell Fwy – 7km
Perth CBD – 26km
Perth Airport – 32km
Edgewater Train Station – 8 km
Whitfords Train Station – 9km
Joondalup Train Station – 9km
Regular Bus Service on Wanneroo Road
Proposed Cycle Paths connecting to future Sinagra Primary School & Wanneroo Town Centre

Early Education and Schools

Proposed Childcare – 300m
Future Sinagra Primary School – 400m
Sonas Early Learning & Care Wanneroo – 800m
Goodstart Early Learning Sinagra – 900m
Saint Anthony's School – 900m
Wanneroo Primary School – 900m
Sparrow Early Learning – 2km
Wanneroo Senior College – 2.5km
East Wanneroo Primary School – 3km
Saint Stephens School – 3.5km
Joseph Banks Secondary College – 7km
TAFE Joondalup Campus – 7km
Lake Joondalup Baptist College – 8km
Edith Cowan University Campus – 9km
Mater Dei College – 10km
Prendiville Catholic College – 12km

Sports and Recreation

Wanneroo Library and Cultural Centre – 800m
Wanneroo Sports & Social Club – 1.3km
Wanneroo Recreation Centre – 1.4km
Wanneroo Community Centre – 1.5km
Wanneroo Aquamotion – 1.6km
Wanneroo Showgrounds, Tennis Courts & Skate Park – 1.8km
Carramar Golf Course – 5km
Wanneroo Botanic Gardens & Mini Golf – 7km
HBF Arena – 8km
Joondalup Resort – 12km

Medical Centres

Wanneroo GP Super Clinic – 1km
St John Urgent Care – 8km
Joondalup Health Campus – 9km

Parks and Open Spaces

3 future parks
3.5km of cycle ways and 7.4km of pedestrian footpaths
Yellagonga Regional Park (Lake Joondalup) – 1.4km
Rotary Park – 1.4km
Neil Hawkins Park – 8km

Beaches

Burns Beach – 10km
Iluka Beach – 12km
Mullaloo Beach – 13km
Ocean Reef Boat Harbour – 14km
Hillarys Boat Harbour – 15km

Legend

- Future Residential
- Future Illyarrie Sales and Information Centre
- Future Illyarrie Display Village
- Proposed Stockland Halcyon Over 50s Living
- Proposed Cycle Paths
- Future Road

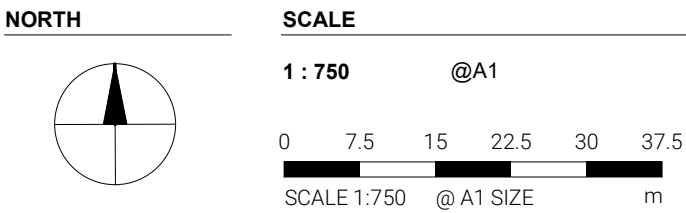


LOT SIZE LEGEND

- 10.5m Wide Lot
- 11.5m Wide Lot
- 12.5m-12.63m Wide Lot
- 13m-13.5m Wide Lot
- 14m-14.5m Wide Lot
- 15m-15.5m Wide Lot
- 16m-16.5m Wide Lot

NOTE
LANDSCAPE DRAWINGS ARE SHOWN INDICATIVELY ONLY. REFER TO URBIS FOR FURTHER INFORMATION.
LOT WIDTH DIMENSIONS SHOWN FOR CLARITY. LOT DEPTH DIMENSIONS SHOWN FOR SOME ATYPICAL
LOTS ONLY. REFER PRECAL DRAWINGS FOR MORE DETAILS.

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Ilyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA100	SITE PLAN (LOTS)





HOUSE TYPE MIX LEGEND

WA-H01 2 BED 14 UNITS	WA-H02 2 BED 11 UNITS	WA-H03 3 BED 45 UNITS	WA-H04 2 BED 25 UNITS	WA-H05 3 BED 15 UNITS	WA-H06 3 BED 16 UNITS	WA-H07 3 BED 27 UNITS

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA101	SITE PLAN (HOUSING TYPES)

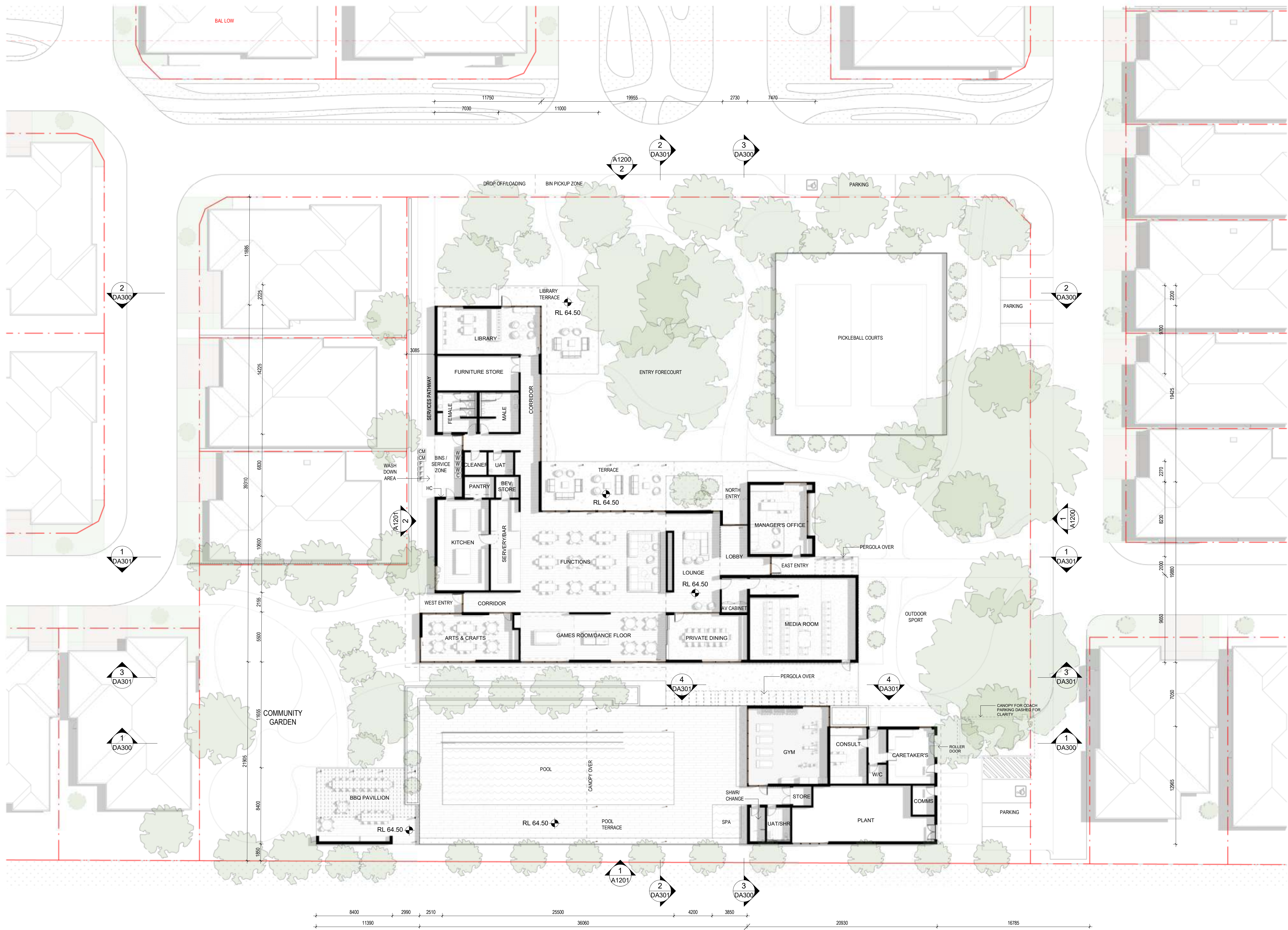
NOTE
LANDSCAPE DRAWINGS ARE SHOWN INDICATIVELY ONLY. REFER TO URBIS FOR FURTHER INFORMATION.

SCALE
1 : 750 @A1
0 7.5 15 22.5 30 37.5
SCALE 1:750 @ A1 SIZE m

NORTH



BIN TYPES LEGEND
W GENERAL WASTE
CM COMMINGLED RECYCLING
F FOGO
C CONTAINERS FOR CHANGE



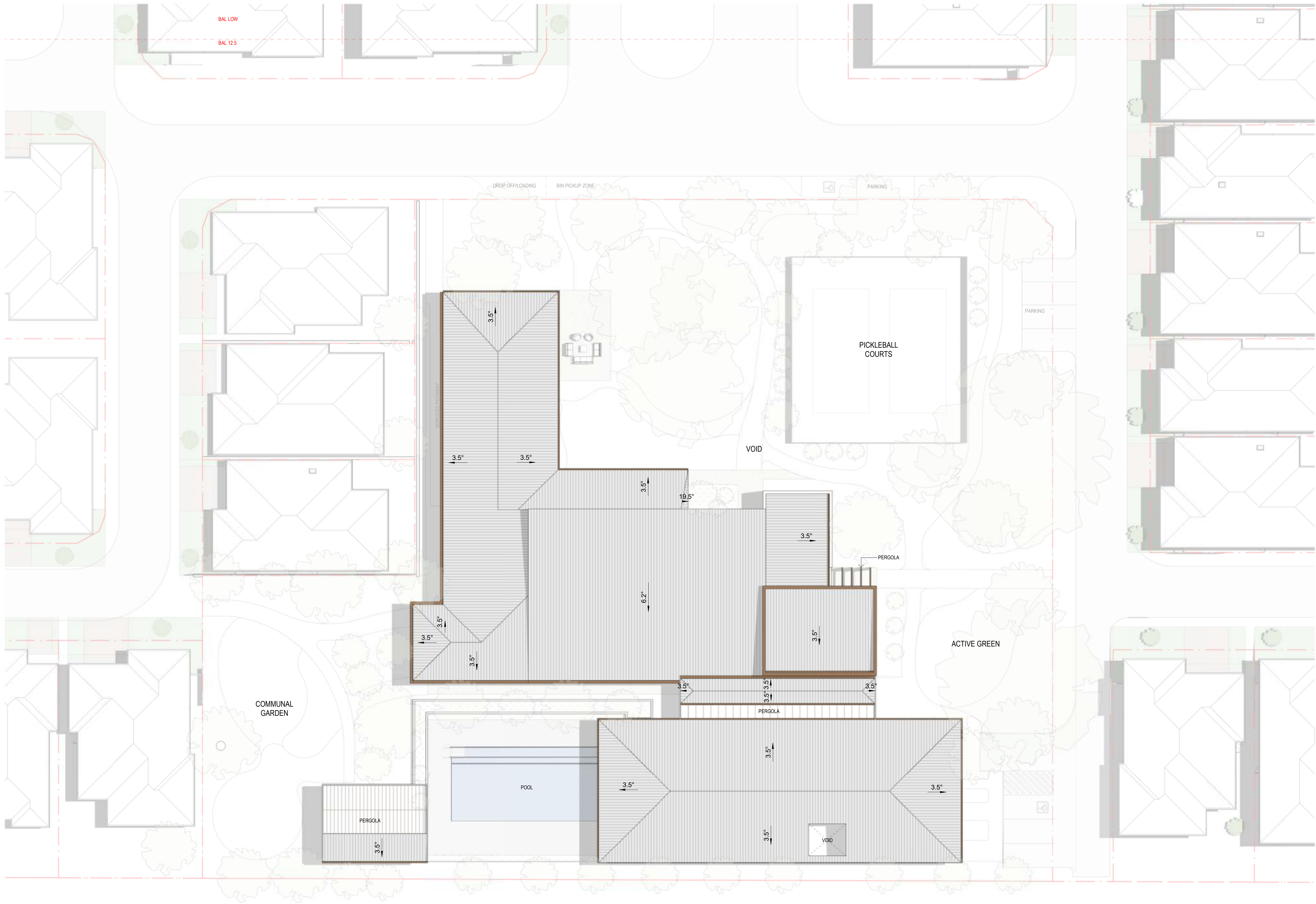
NOTE
LANDSCAPE DRAWINGS ARE SHOWN INDICATIVELY ONLY. REFER TO URBS FOR FURTHER INFORMATION.

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA110	CLUBHOUSE & WELLNESS PLAN

NORTH

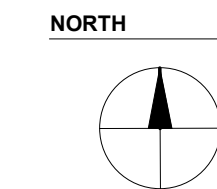
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SCALE 1:200 @ A1 SIZE m





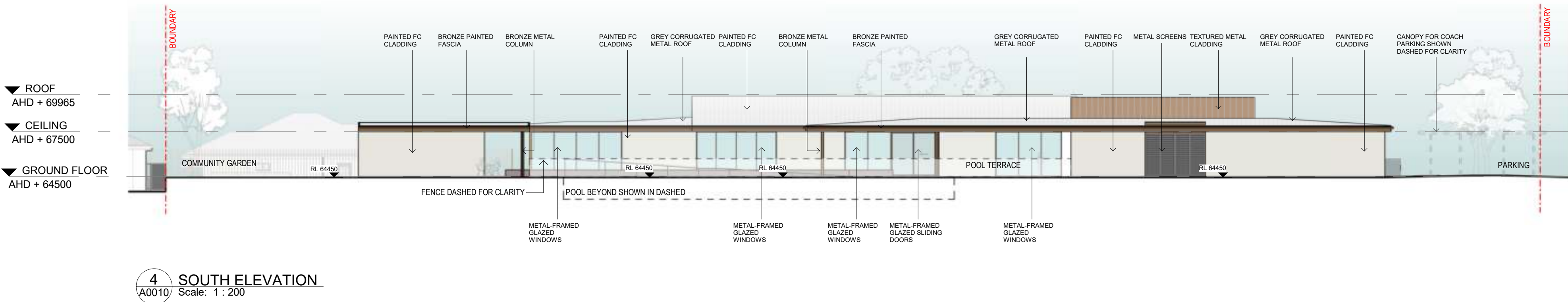
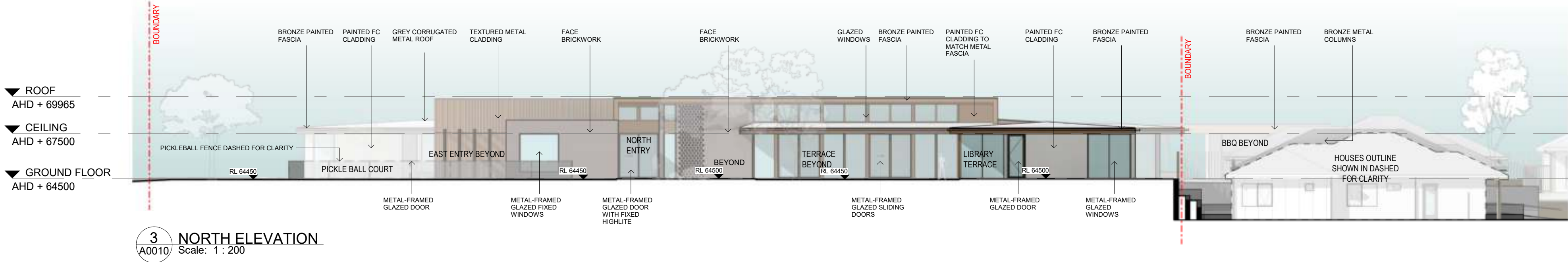
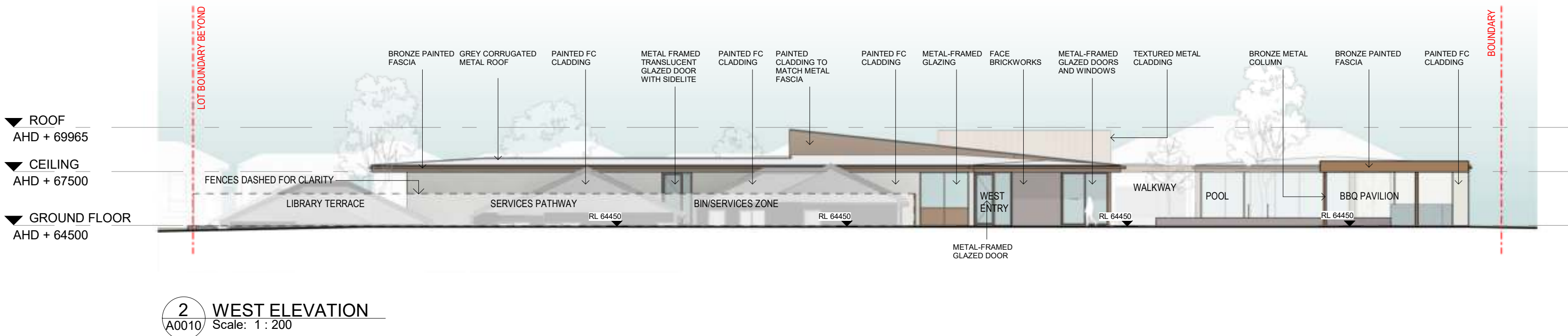
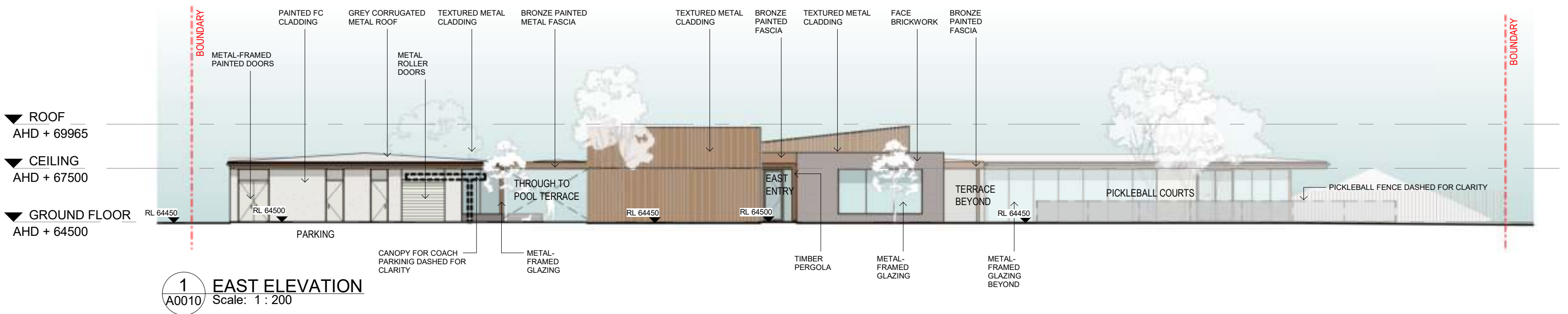
PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA111	CLUBHOUSE & WELLNESS ROOF PLAN

NOTE
LANDSCAPE DRAWINGS ARE SHOWN INDICATIVELY ONLY. REFER TO URBSIS FOR FURTHER INFORMATION.



SCALE
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SCALE 1:200 @ A1 SIZE m

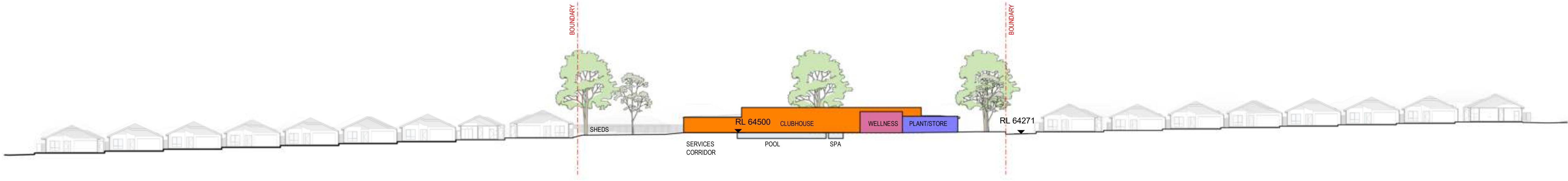




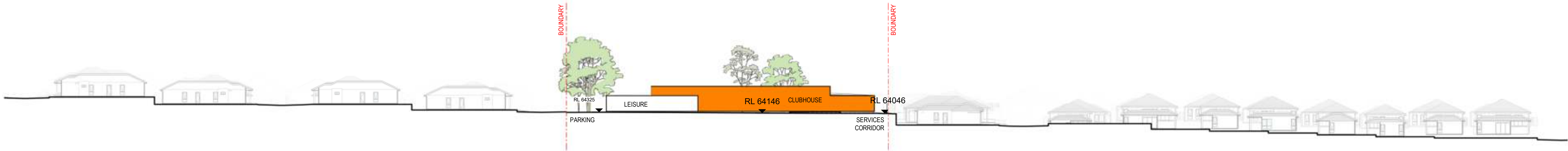




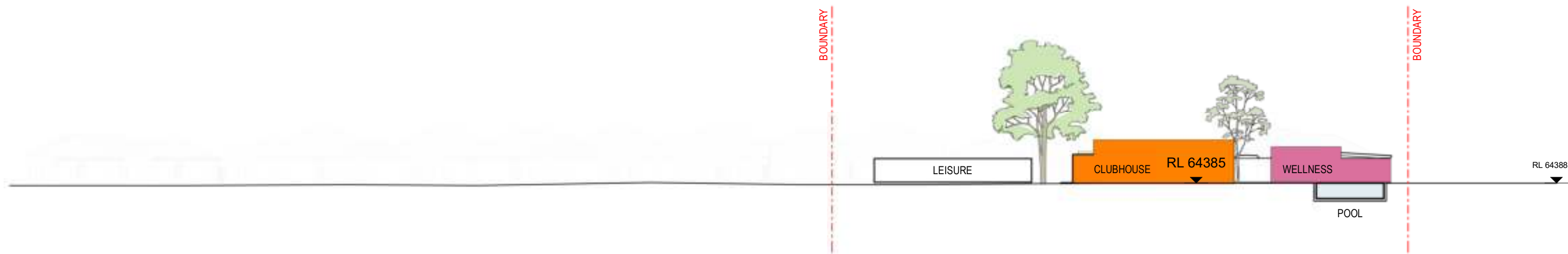




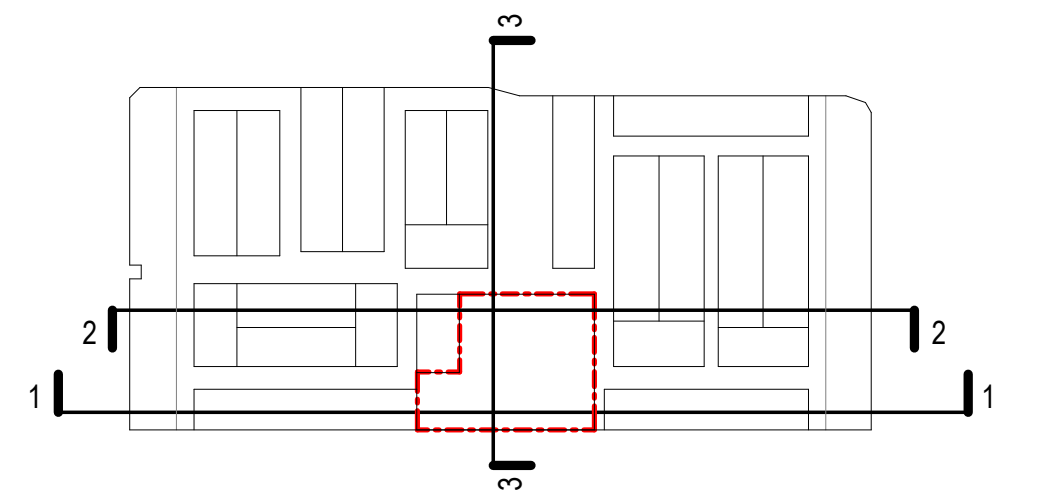
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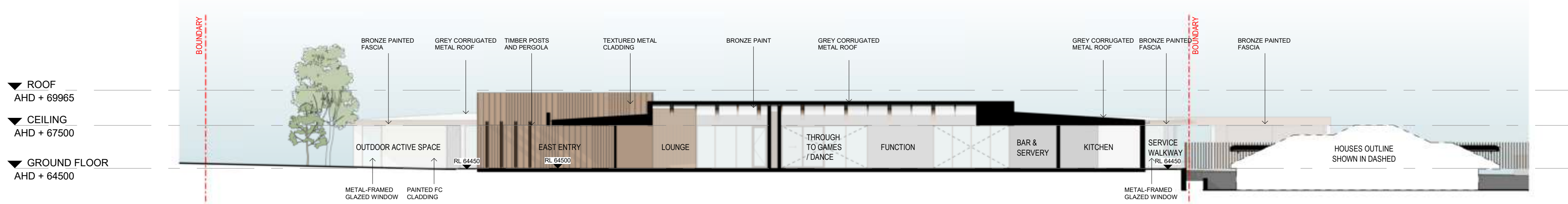


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A0011/ Scale: 1 : 500

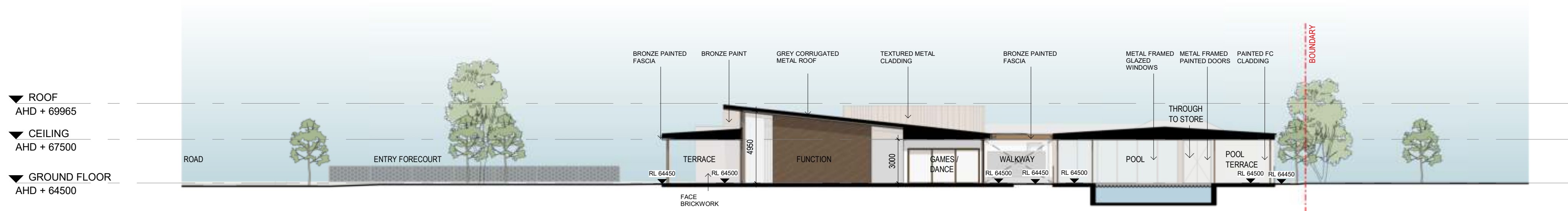


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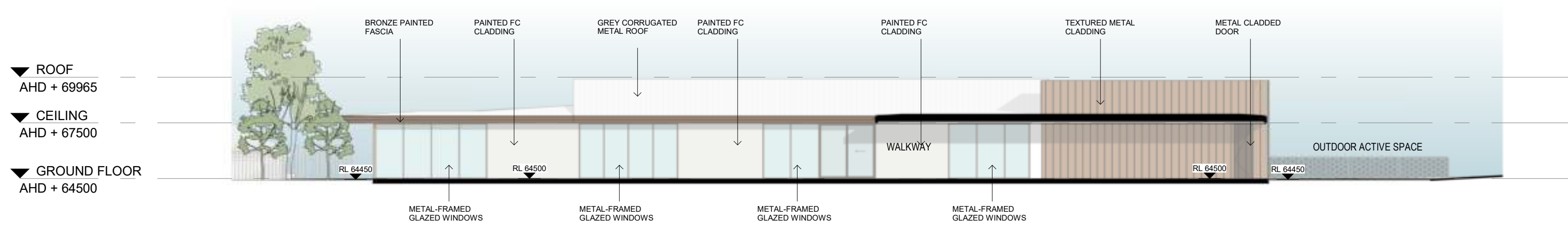




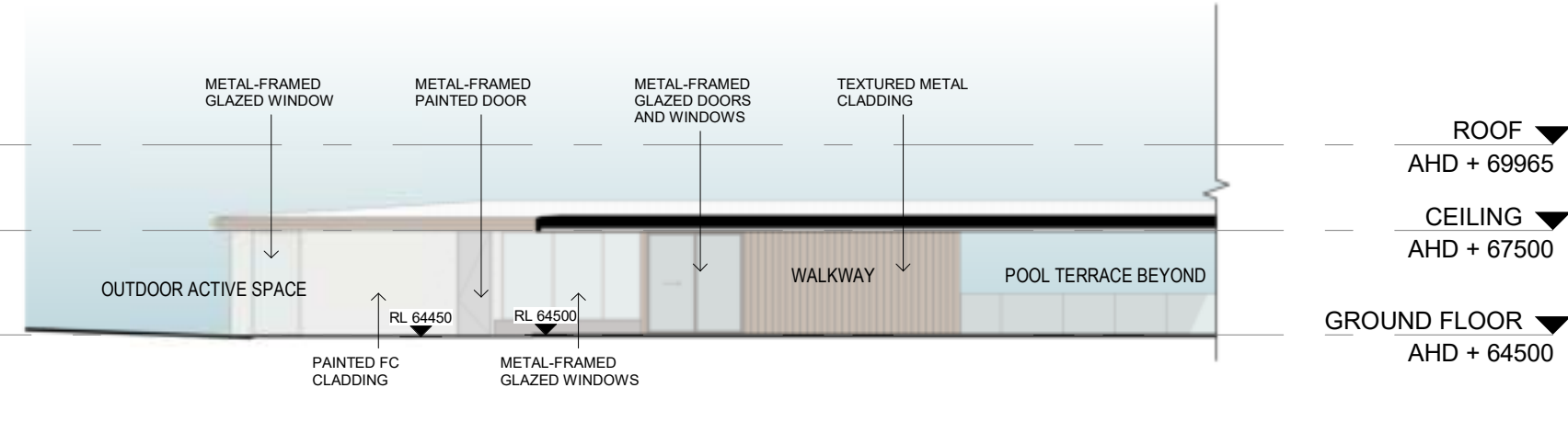
1 LONGITUDINAL SECTION THROUGH FUNCTION
A0011 Scale: 1 : 200



2 CROSS SECTION THROUGH FUNCTION
A0011 Scale: 1 : 200



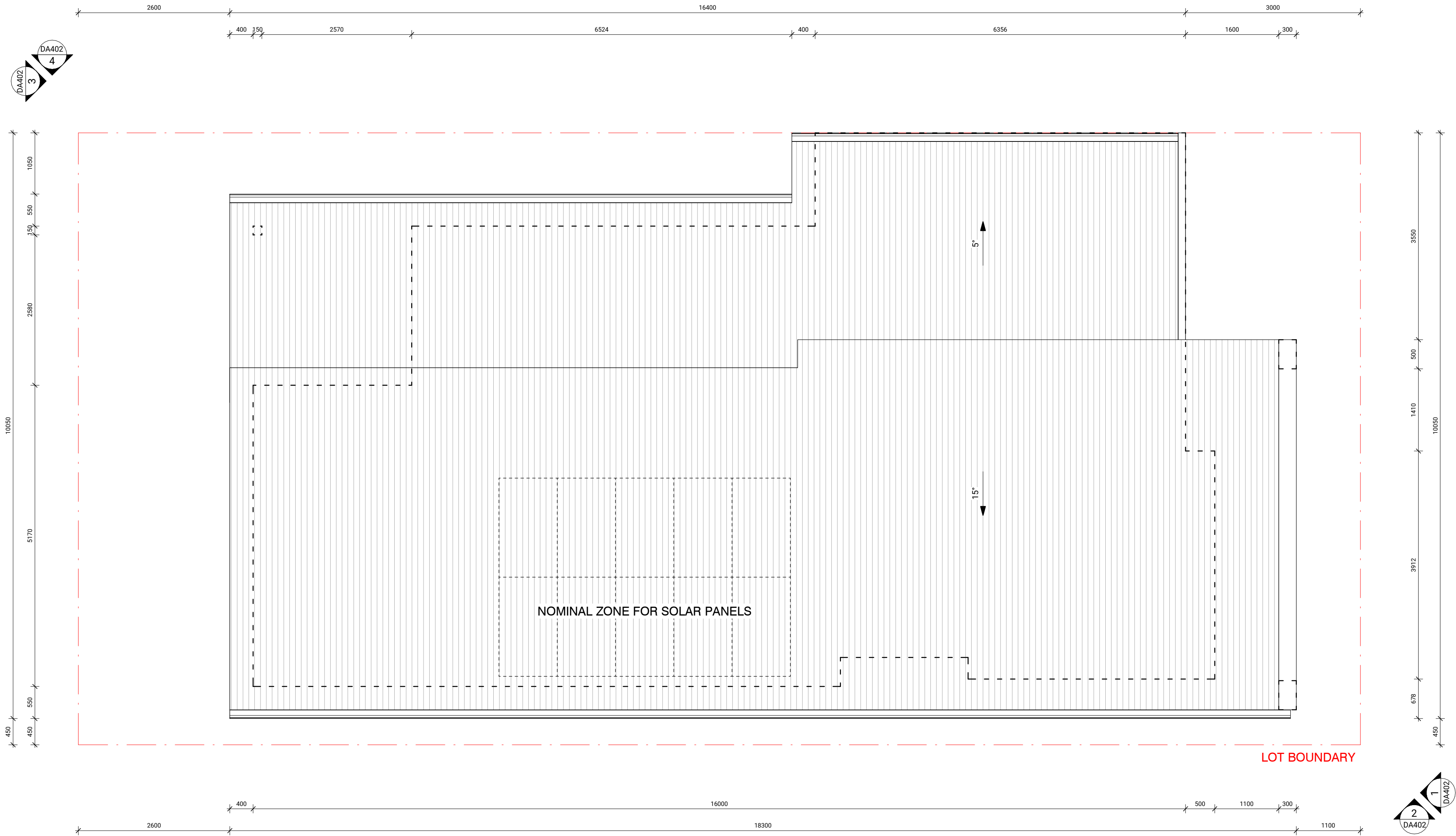
3 EXTERNAL WALKWAY SECTION LOOKING NORTH
A0011 Scale: 1 : 200



4 EXTERNAL WALKWAY SECTION LOOKING SOUTH
A0011 Scale: 1 : 200



PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA400	WA-H01 - TYPICAL FLOOR PLAN



PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA401	WA-H01 - TYPICAL ROOF PLAN

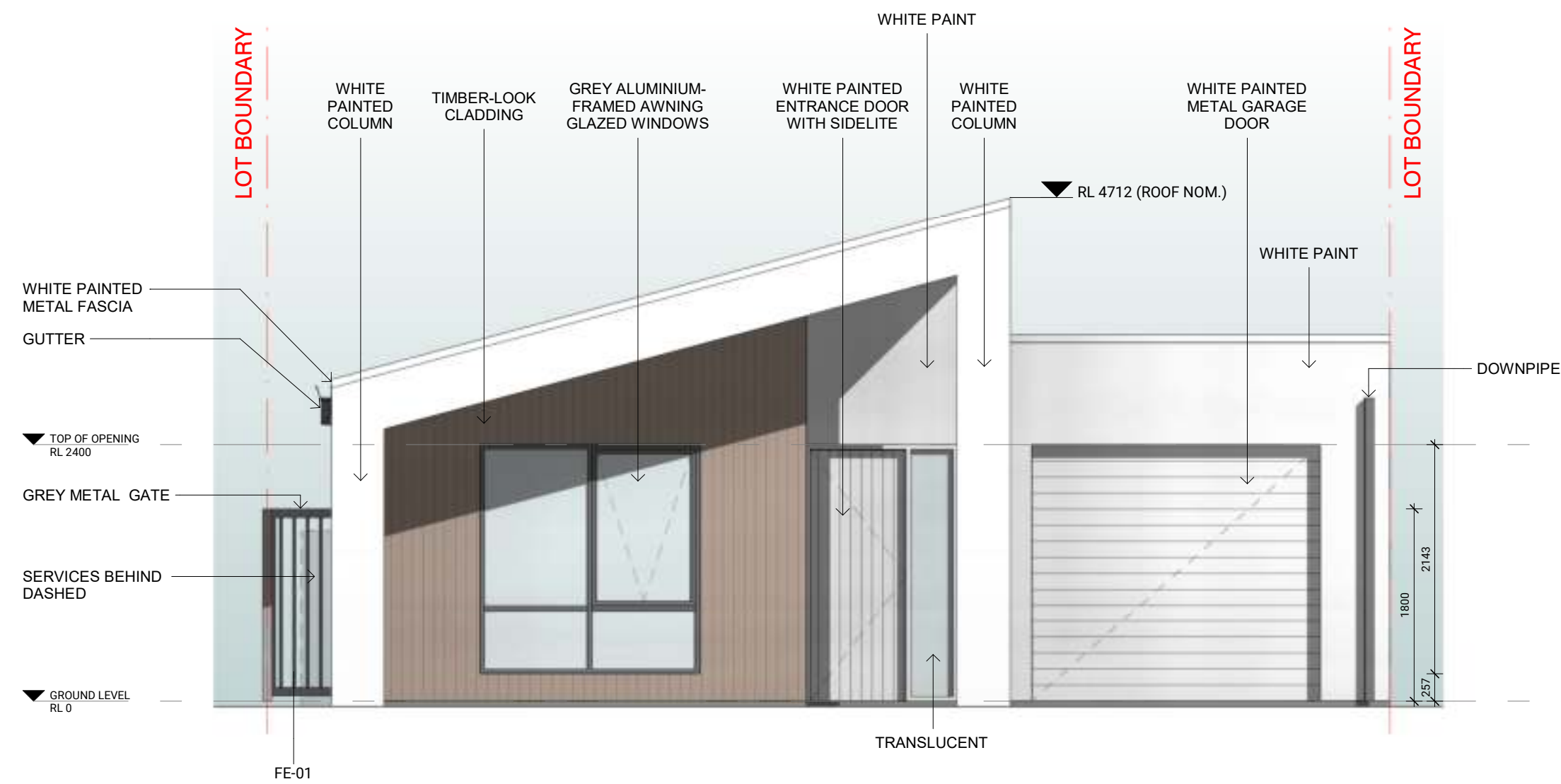
NORTH

SCALE

1 : 50 @A1



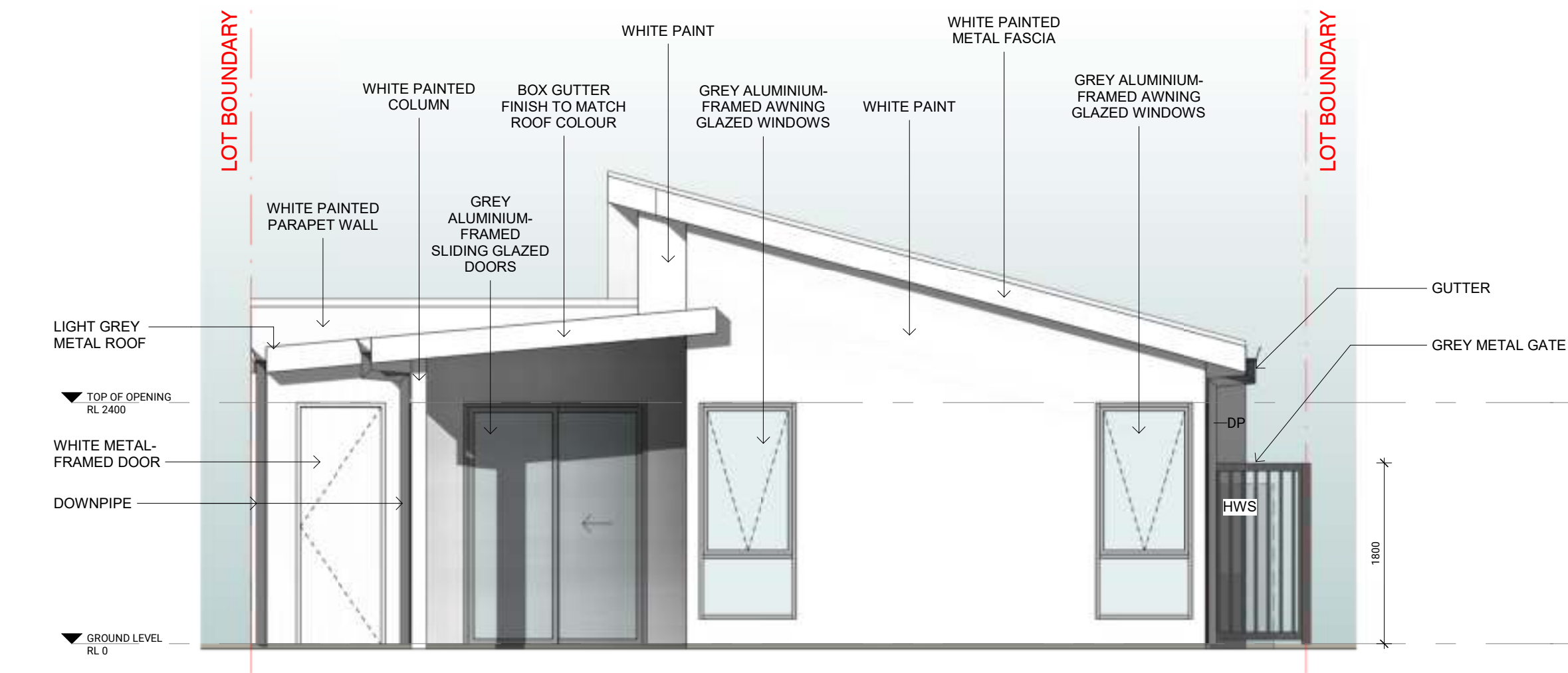
ROOF PLAN SHOWN BASED ON ONE OF THREE PROPOSED FACADE TYPES FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.



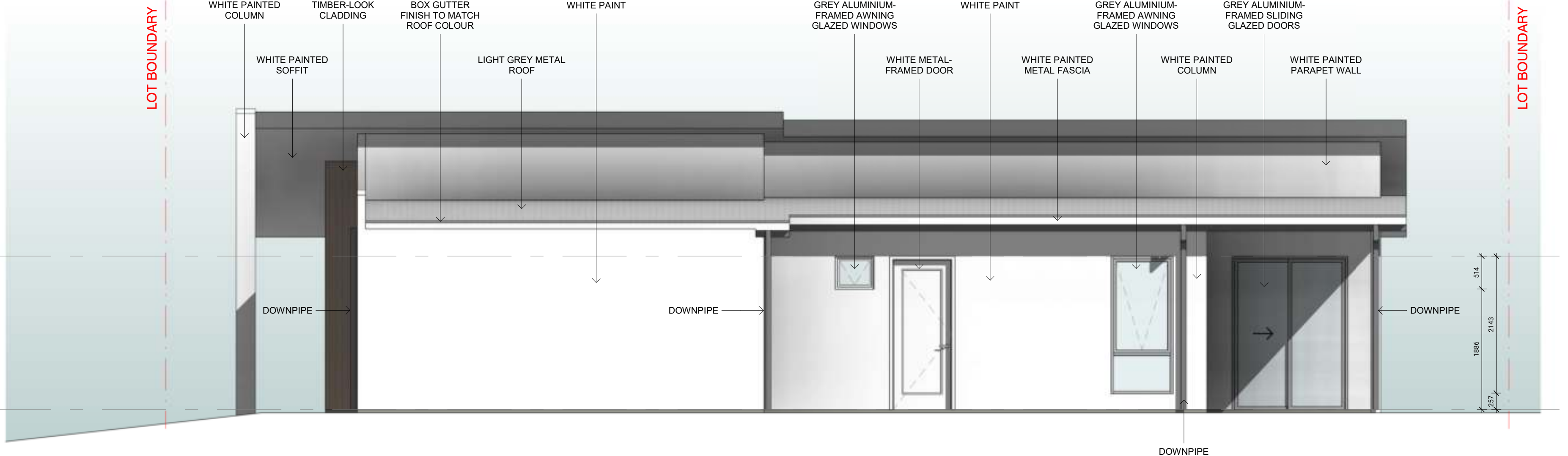
1 FRONT ELEVATION
SCALE: 1 : 50



2 SIDE ELEVATION
SCALE: 1 : 50



3 BACK ELEVATION
SCALE: 1 : 50



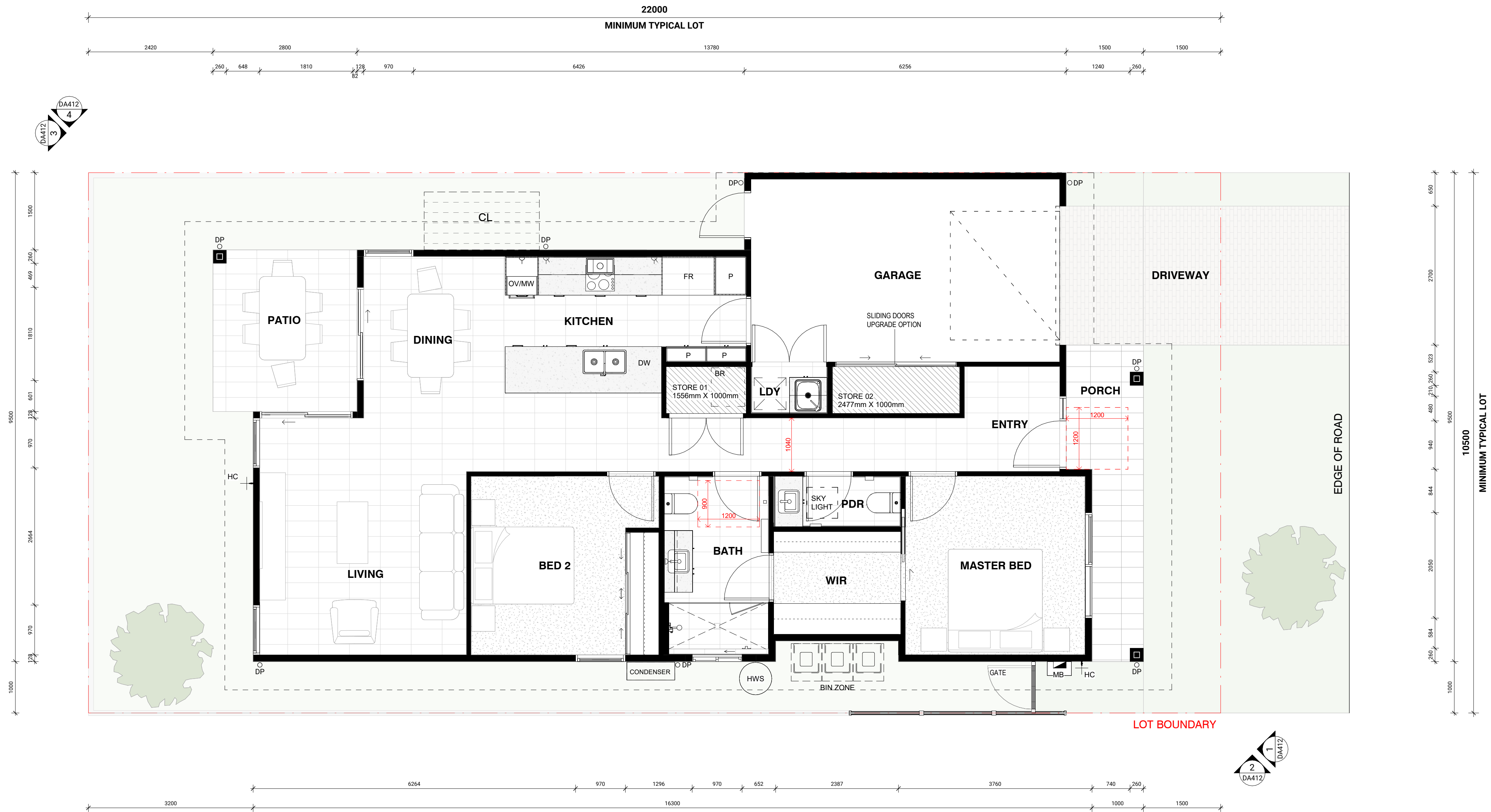
4 SIDE ELEVATION
SCALE: 1 : 50

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA402	WA-H01 - TYPICAL ELEVATIONS

SCALE
1 : 50 @A1



LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN. REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR SELECTIONS FOR THE RESIDENTS TO CONFIRM.



PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA410	WA-H02 - TYPICAL FLOOR PLAN

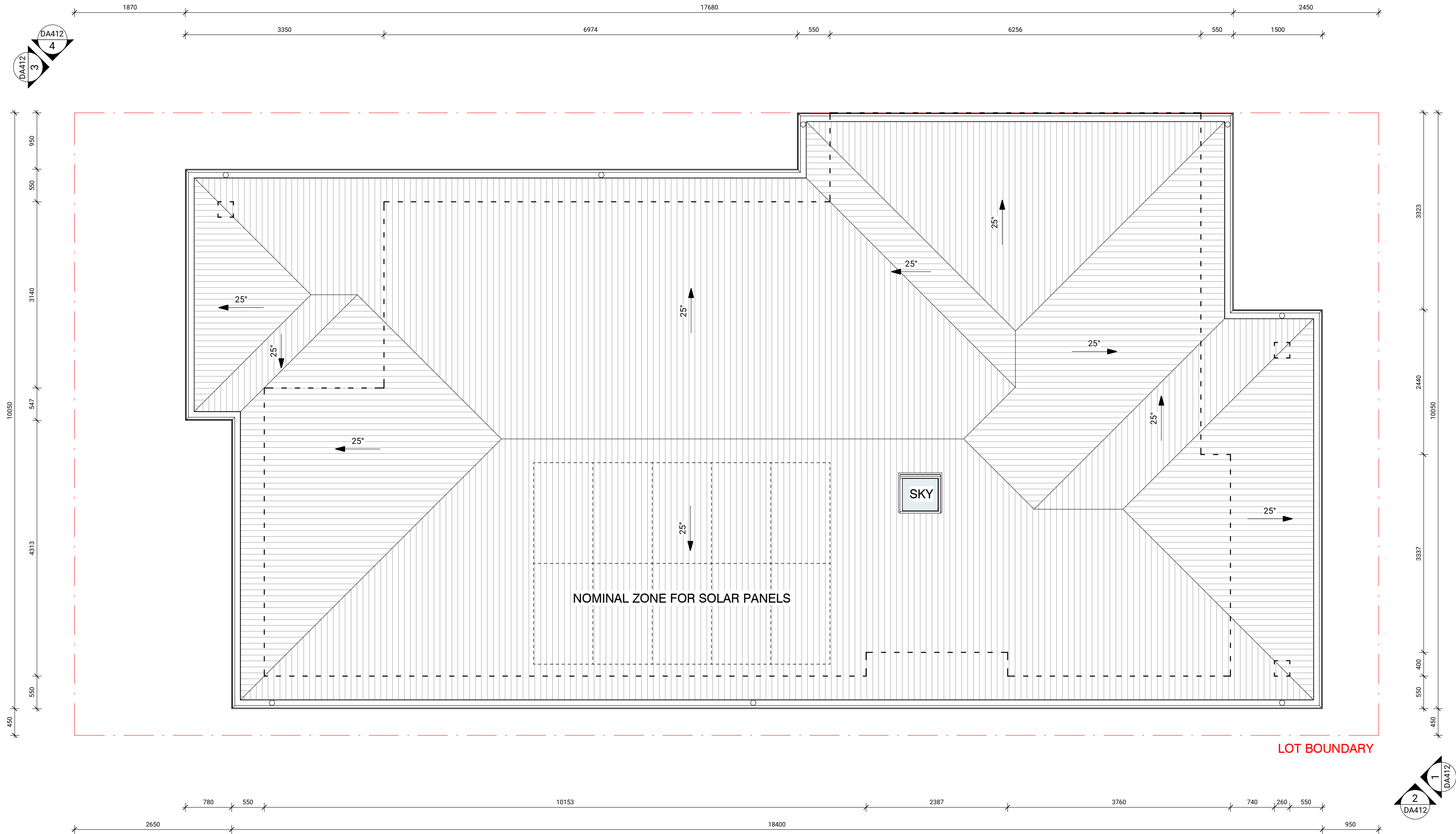
NORTH

SCALE

1 : 50 @A1



LANDSCAPE DESIGN SHOWN INDICATIVELY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.



PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA411	WA-H02 - TYPICAL ROOF PLAN

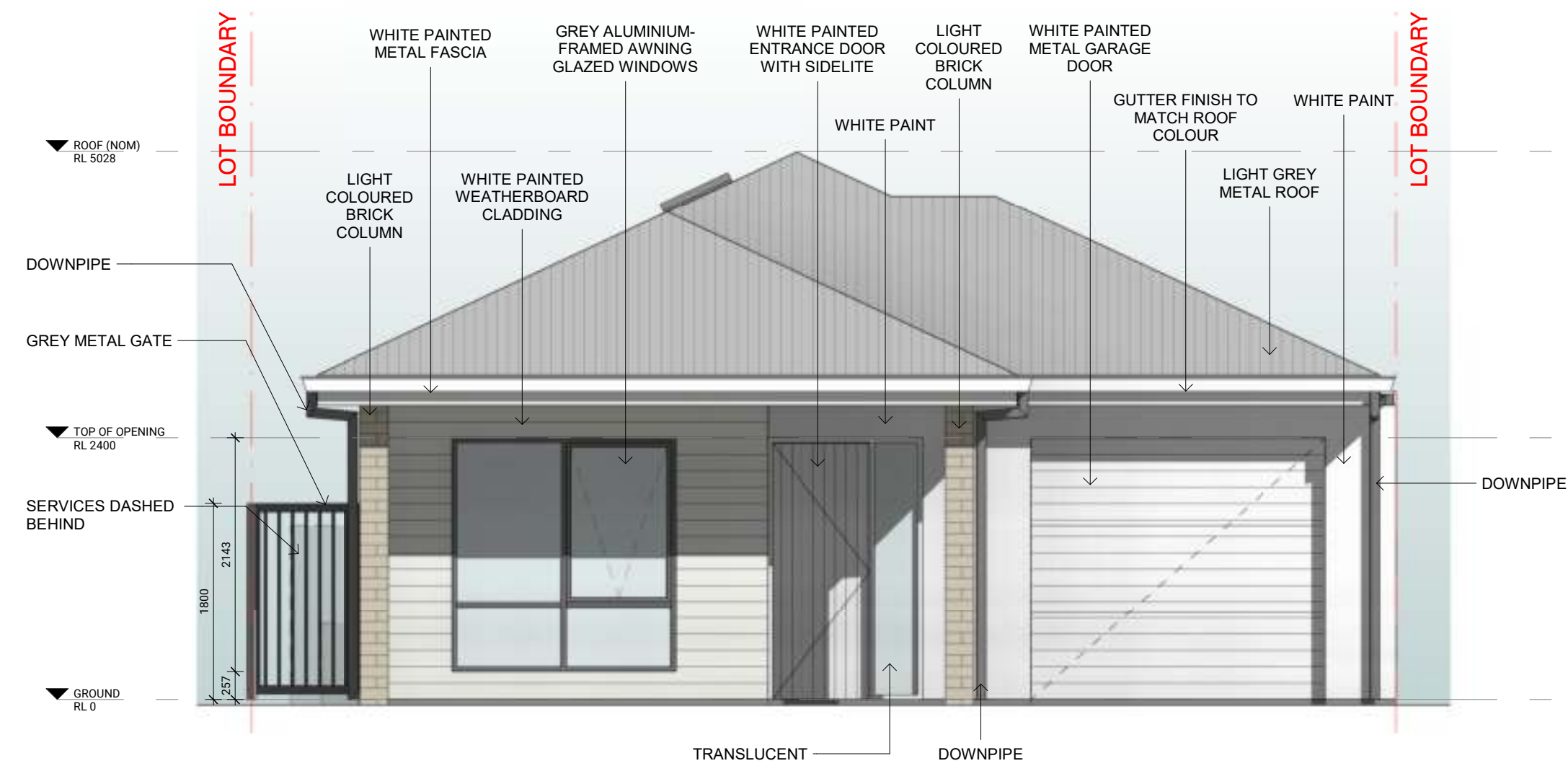
NORTH

SCALE

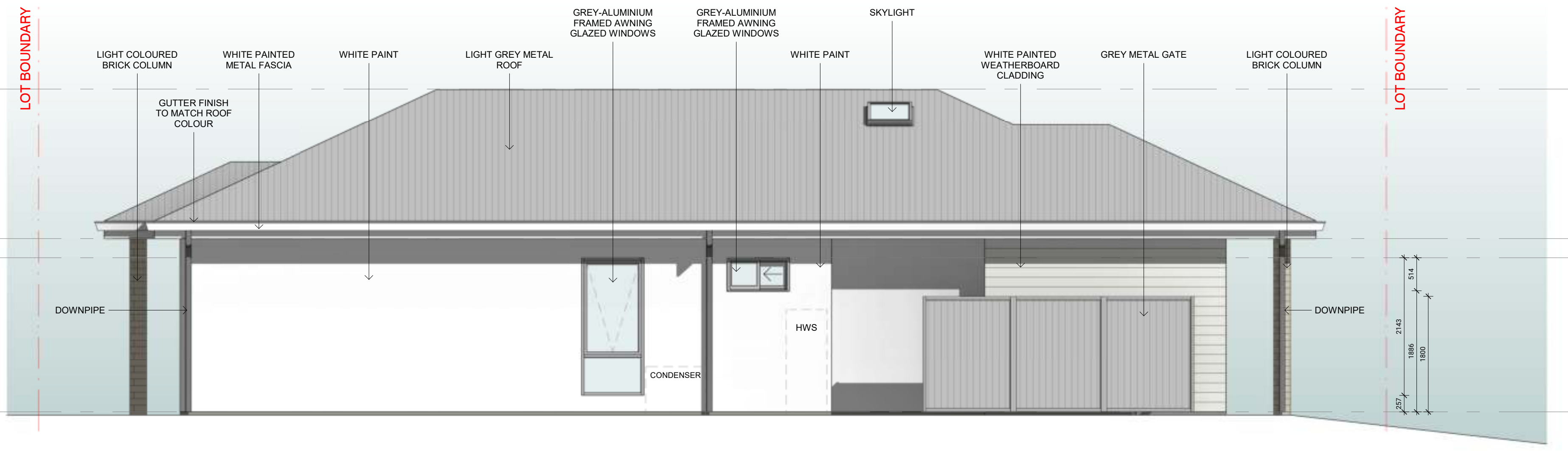
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ROOF PLAN SHOWN BASED ON ONE OF THREE PROPOSED FACADE TYPES FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.



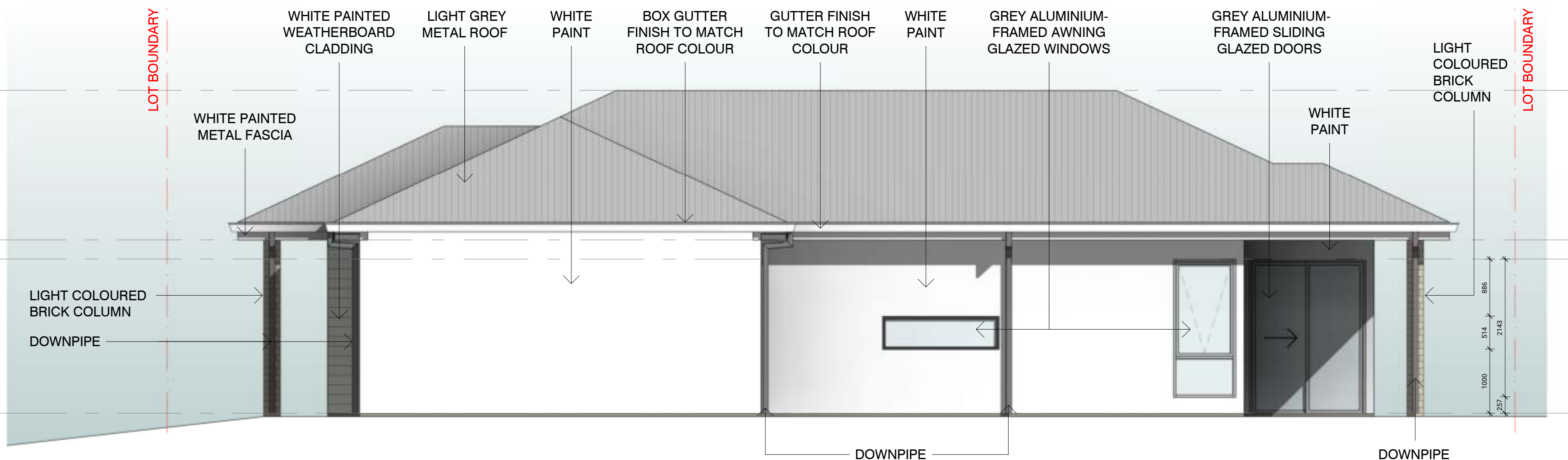
1 FRONT ELEVATION
Scale: 1 : 50



2 SIDE ELEVATION
Scale: 1 : 50



3 BACK ELEVATION
Scale: 1 : 50



4 SIDE ELEVATION
Scale: 1 : 50

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA412	WA-H02 - TYPICAL ELEVATIONS

SCALE
1 : 50 @A1



LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN. REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR SELECTIONS FOR THE RESIDENTS TO CONFIRM.



PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA420	WA-H03 - TYPICAL FLOOR PLAN

LANDSCAPE DESIGN SHOWN INDICATIVELY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.

NORTH

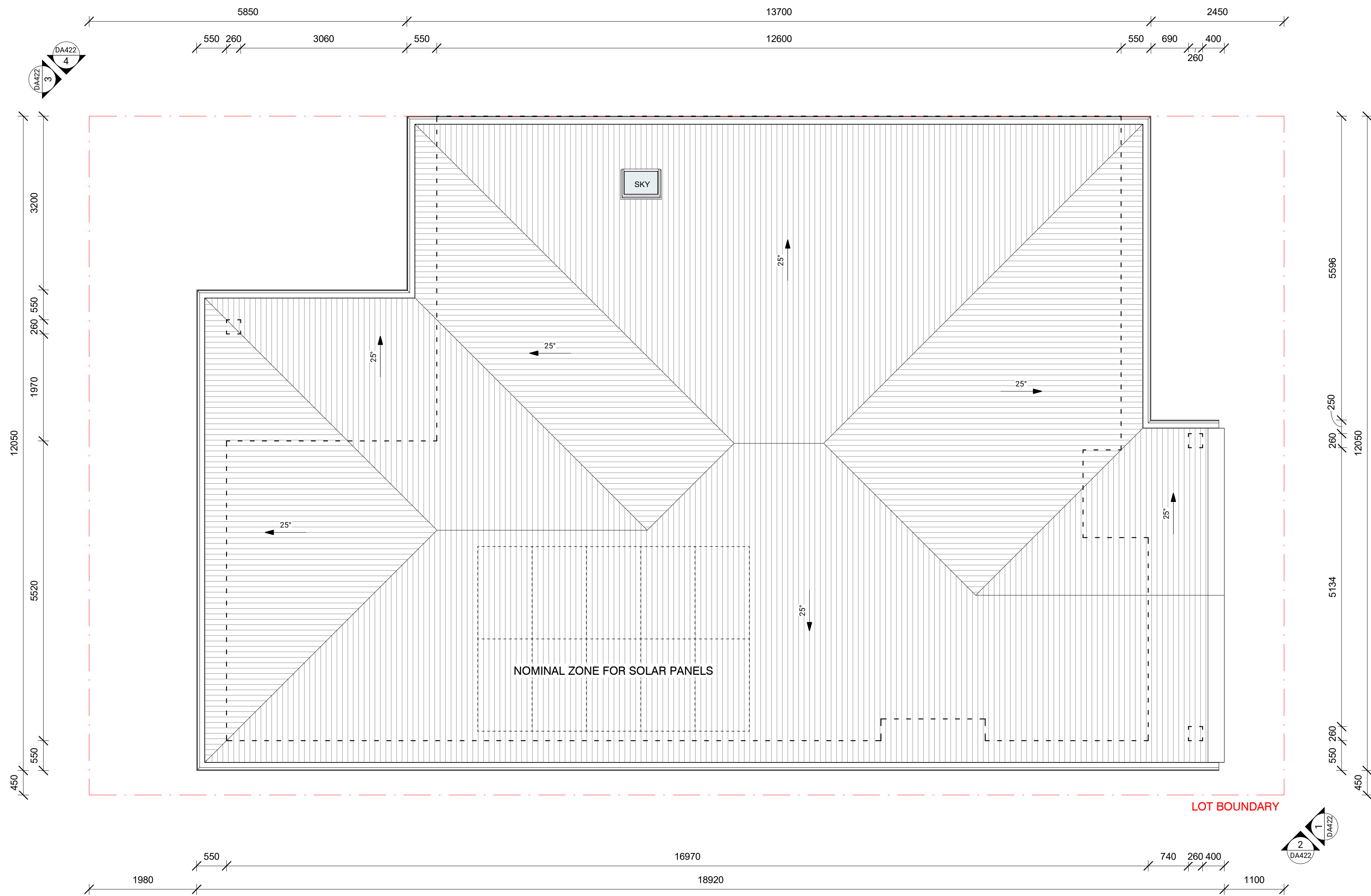
SCALE

1 : 50 @A1

+

plus

architecture



ROOF PLAN SHOWN BASED ON ONE OF THREE PROPOSED FACADE TYPES FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN. REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.

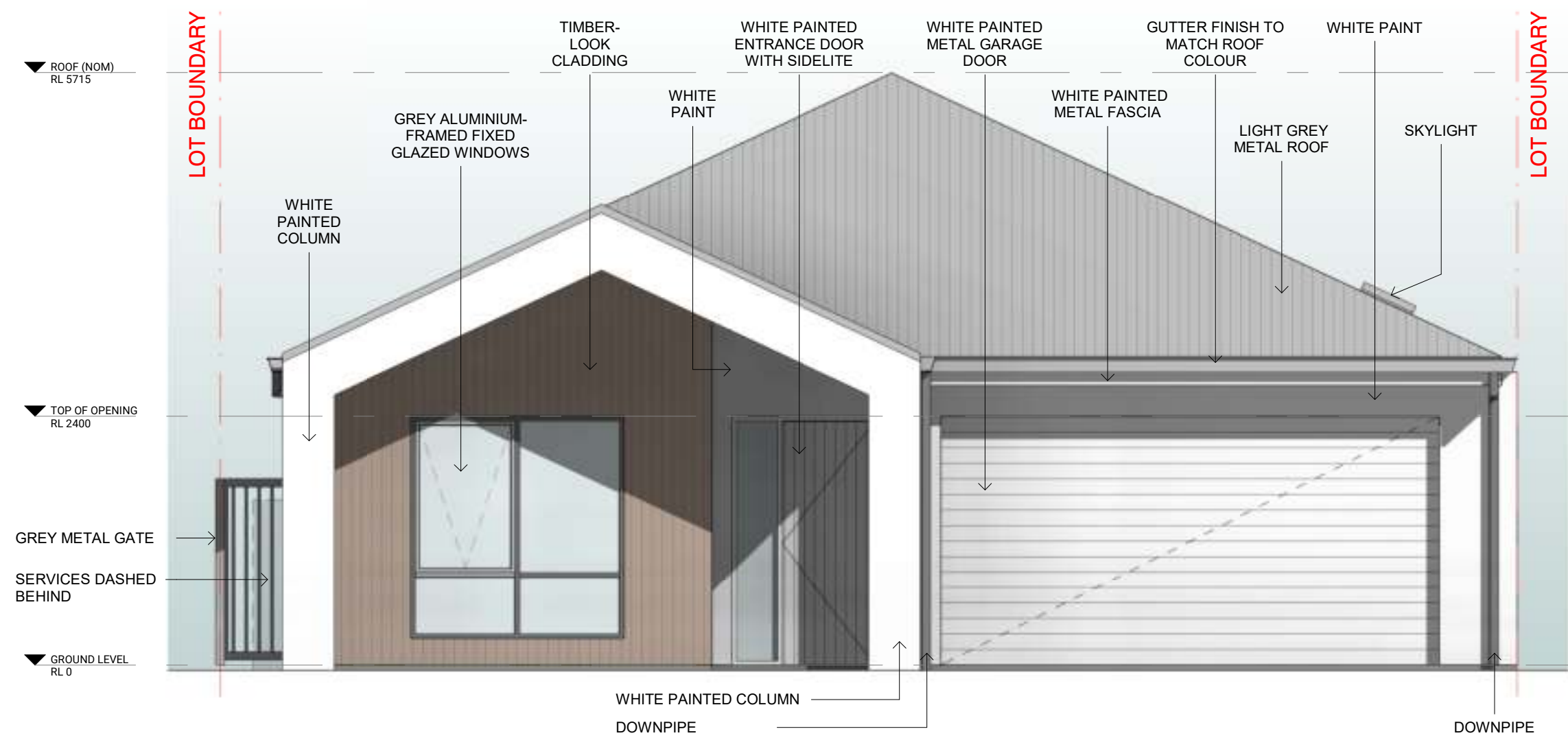
PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA421	WA-H03 - TYPICAL ROOF PLAN

NORTH

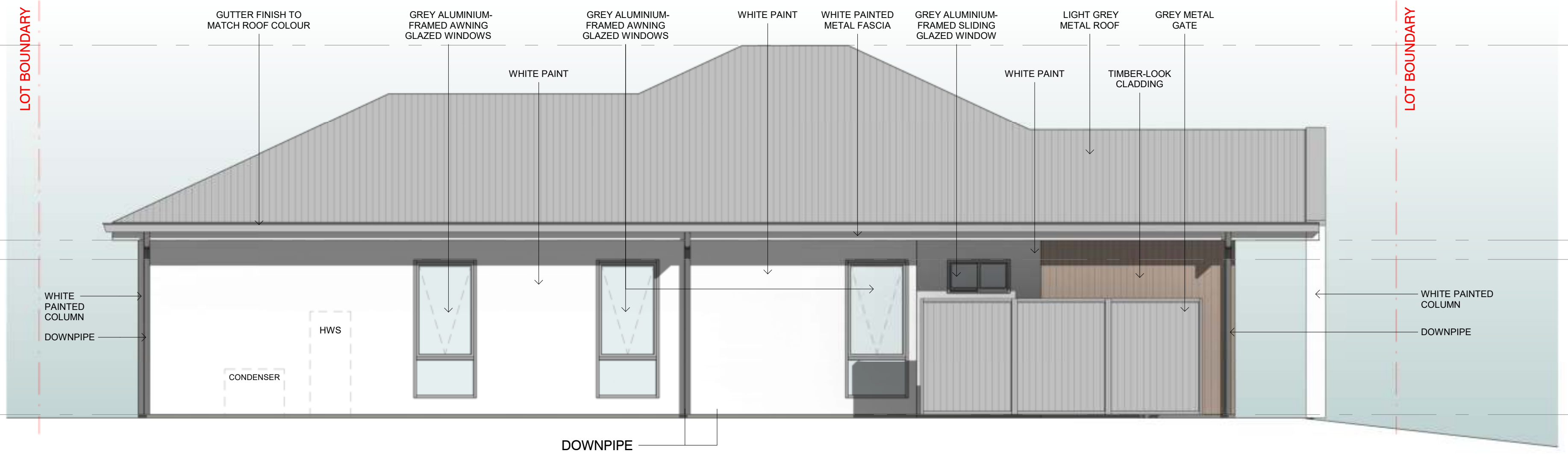
SCALE

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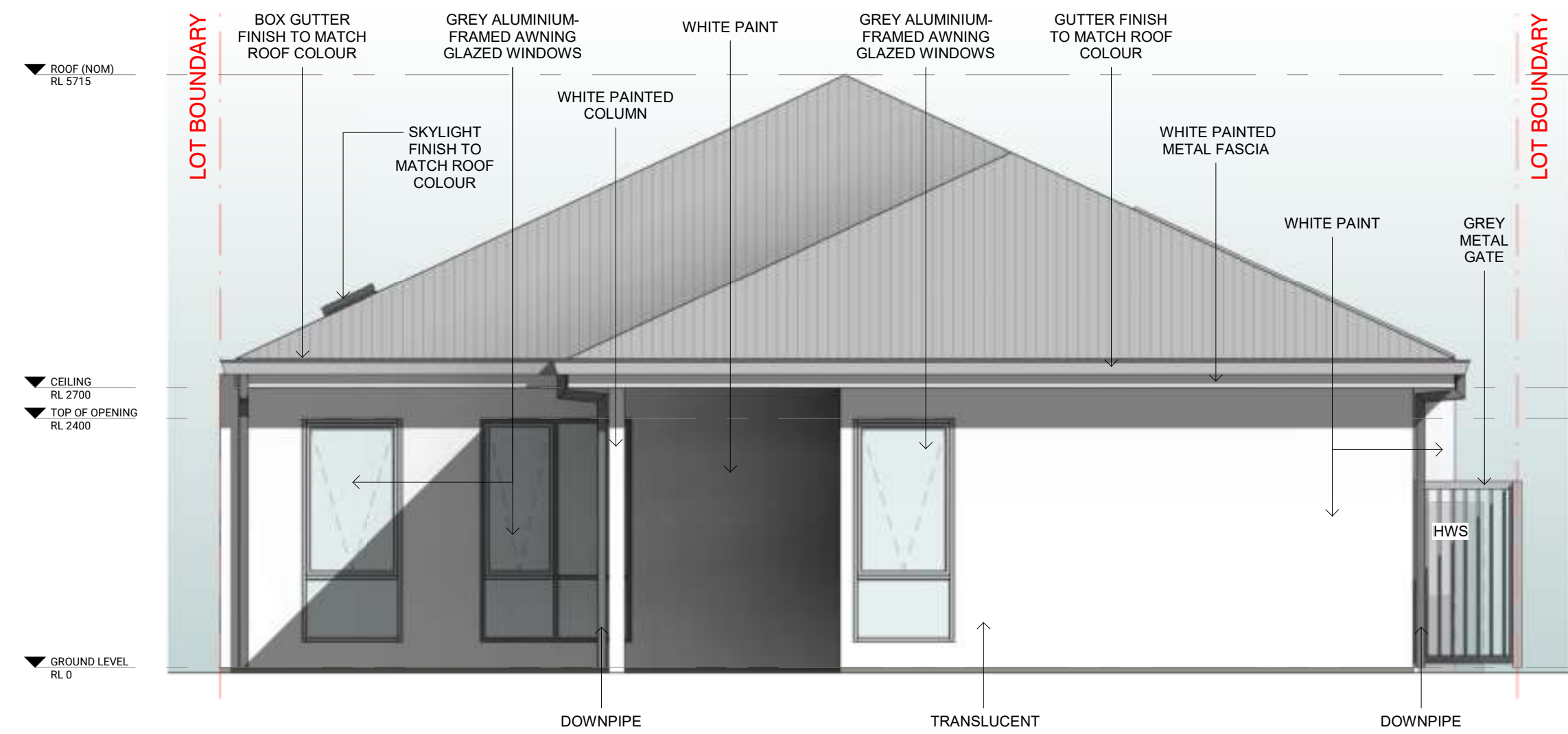




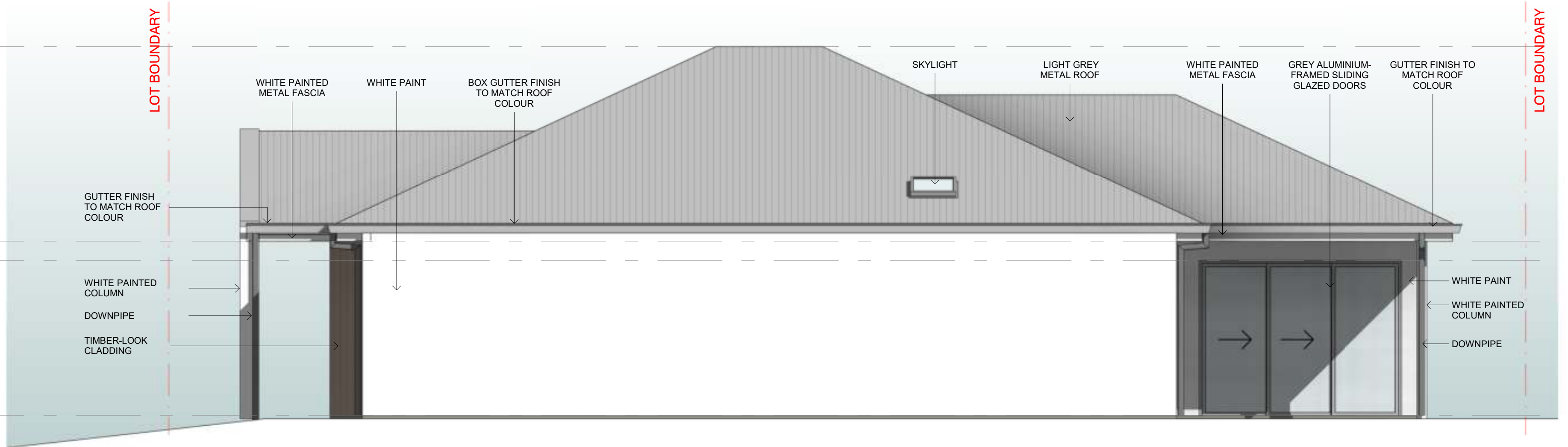
1 FRONT ELEVATION
A3000 SCALE: 1 : 50



2 SIDE ELEVATION
A3000 SCALE: 1 : 50



3 BACK ELEVATION
A3000 SCALE: 1 : 50



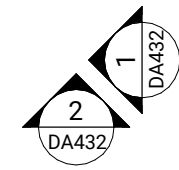
4 SIDE ELEVATION
A3000 SCALE: 1 : 50

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA422	WA-H03 - TYPICAL ELEVATIONS

SCALE
1 : 50 @A1



LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR SELECTIONS FOR THE RESIDENTS TO CONFIRM.



NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half of the vertical line is shaded black, representing North. The bottom half of the vertical line is white, representing South. The right half of the horizontal line is white, representing East. The left half of the horizontal line is shaded black, representing West.

+ **plus**
architecture

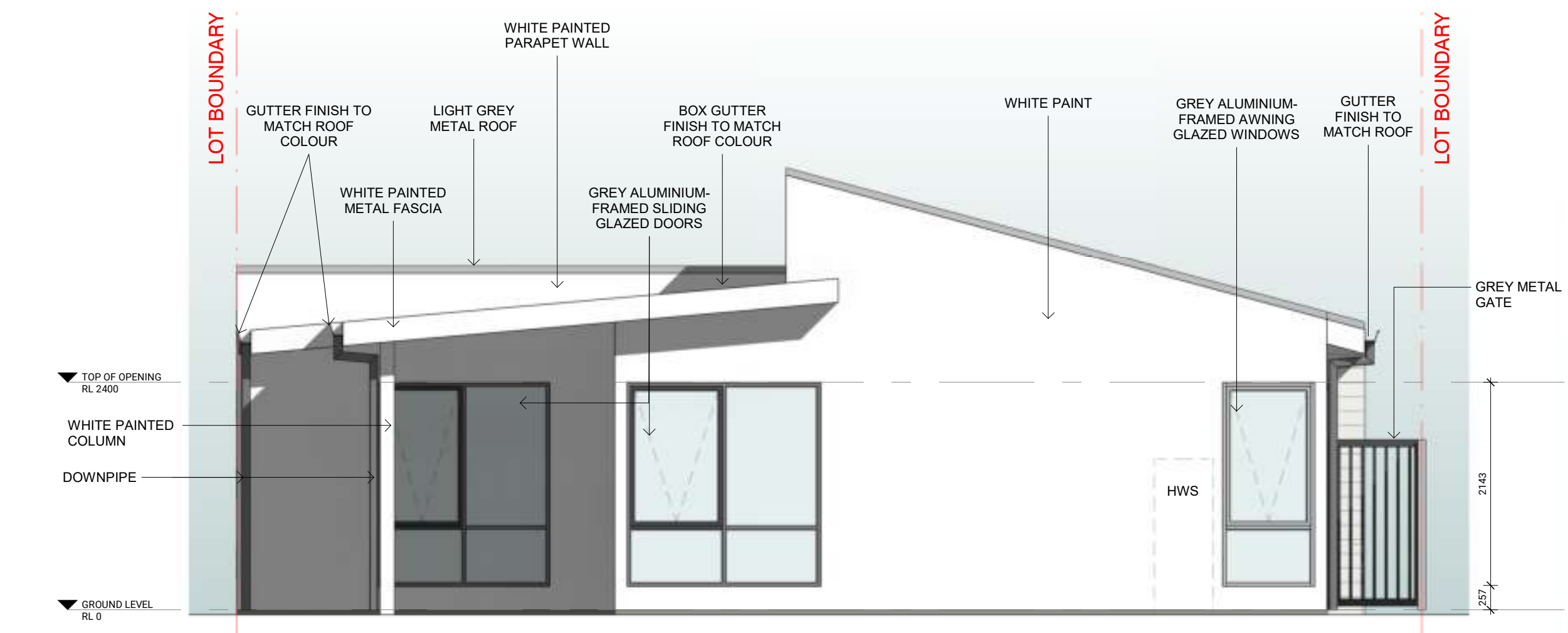
PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA431	WA-H04 - TYPICAL ROOF PLAN



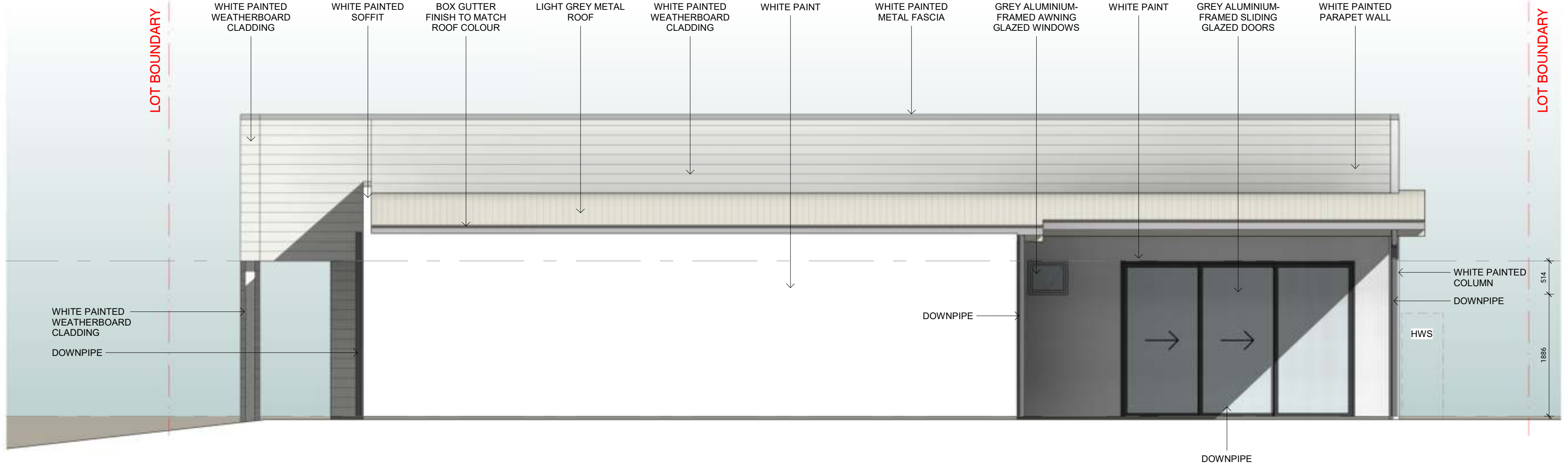
1 FRONT ELEVATION
SCALE: 1 : 50



2 SIDE ELEVATION
SCALE: 1 : 50



3 BACK ELEVATION
SCALE: 1 : 50



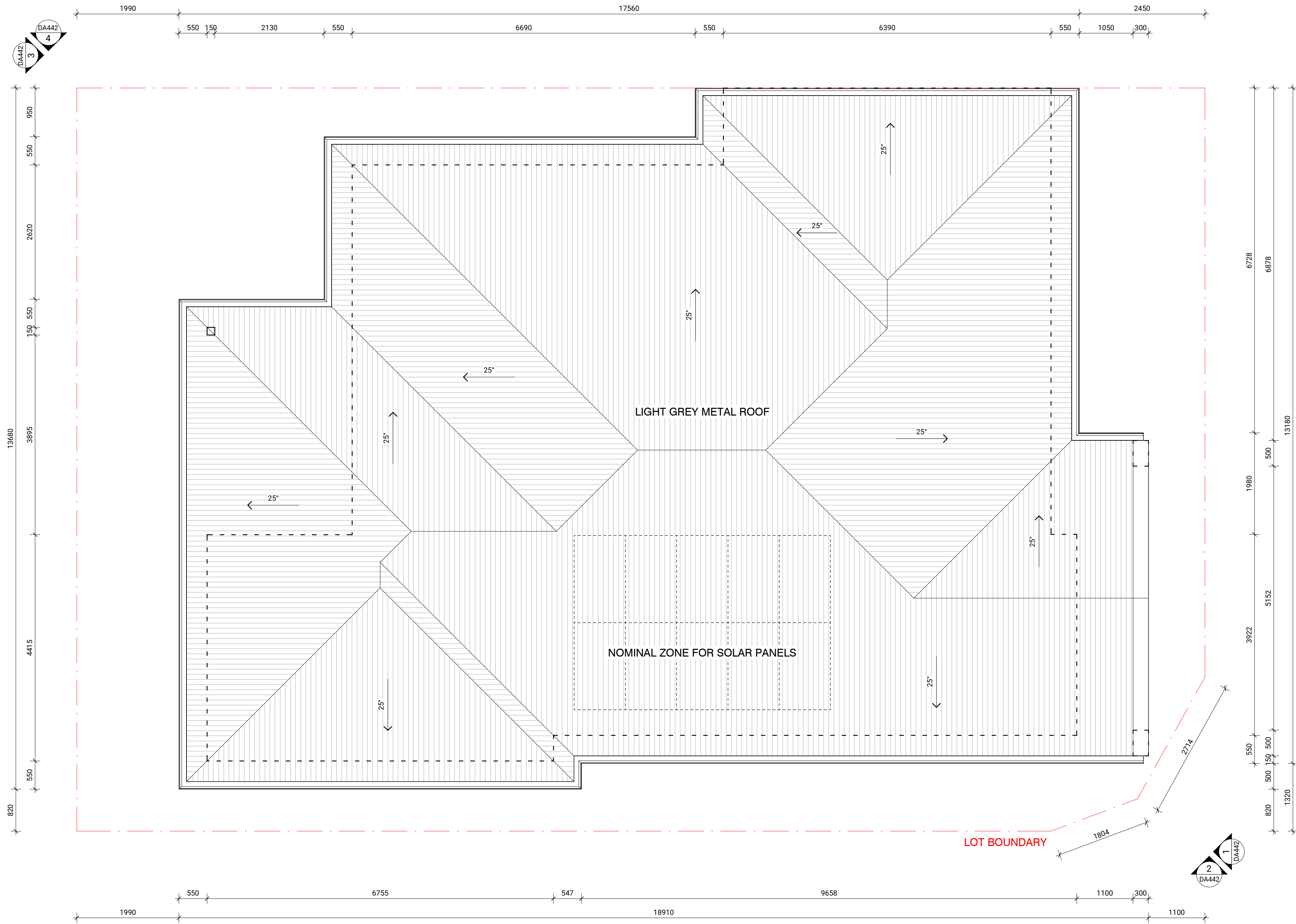
4 SIDE ELEVATION
SCALE: 1 : 50

LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR SELECTIONS FOR THE RESIDENTS TO CONFIRM.

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA432	WA-H04 - TYPICAL ELEVATIONS

SCALE
1 : 50 @A1





ROOF PLAN SHOWN BASED ON ONE OF THREE PROPOSED FACADE TYPES FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA441	WA-H05 - TYPICAL ROOF PLAN

NORTH

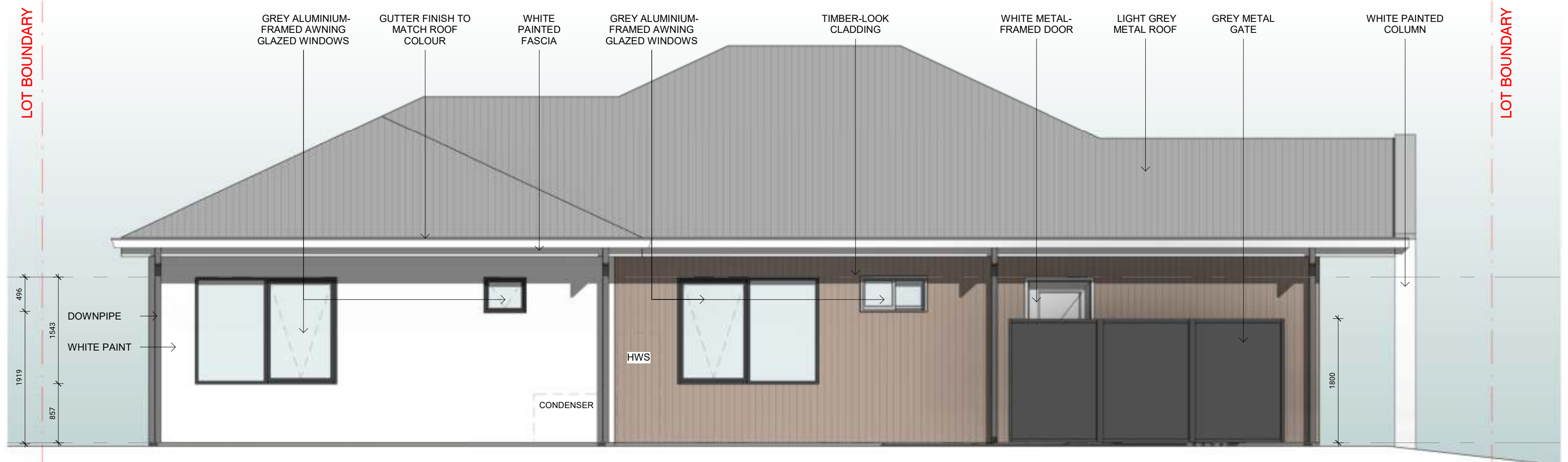
SCALE

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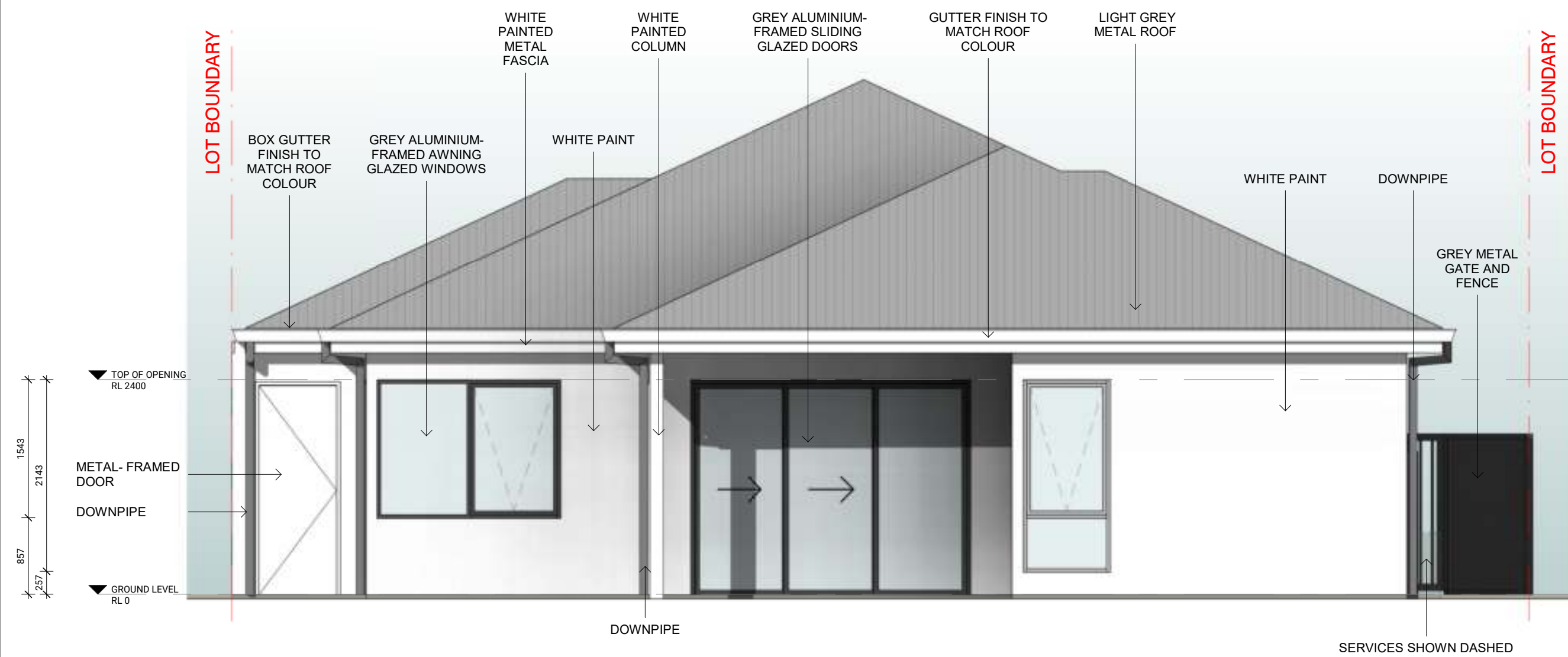




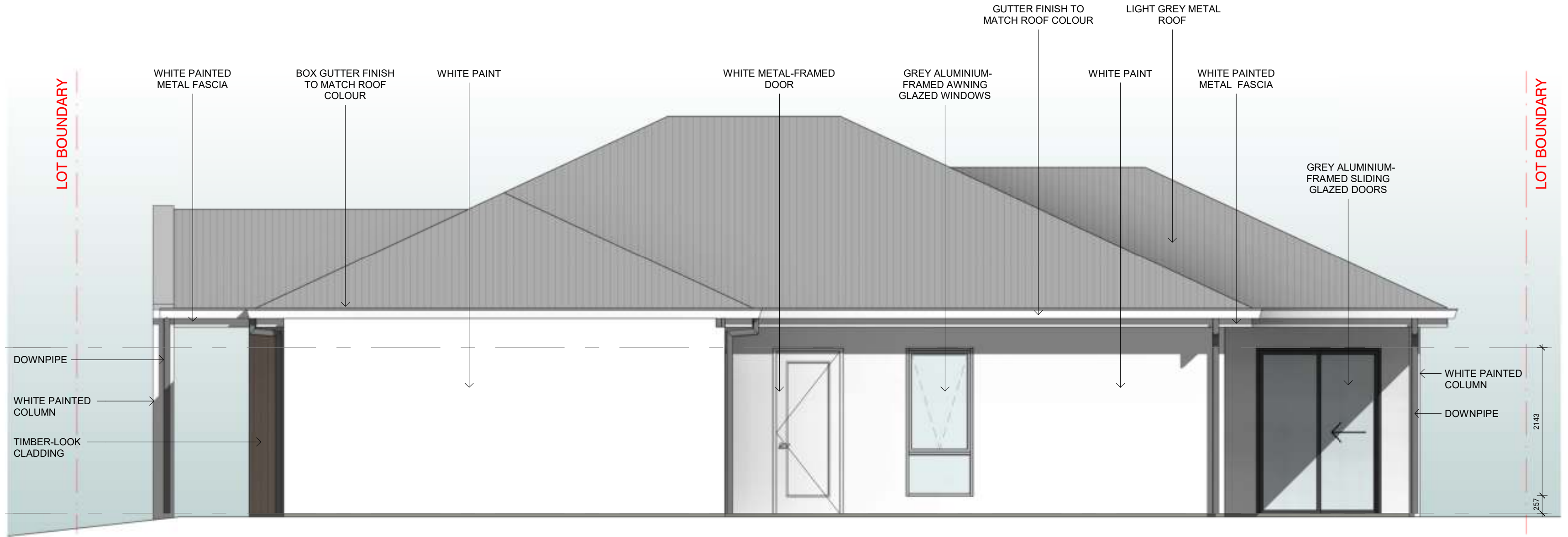
1 FRONT ELEVATION
SCALE: 1 : 50



2 SIDE ELEVATION
SCALE: 1 : 50



3 BACK ELEVATION
SCALE: 1 : 50



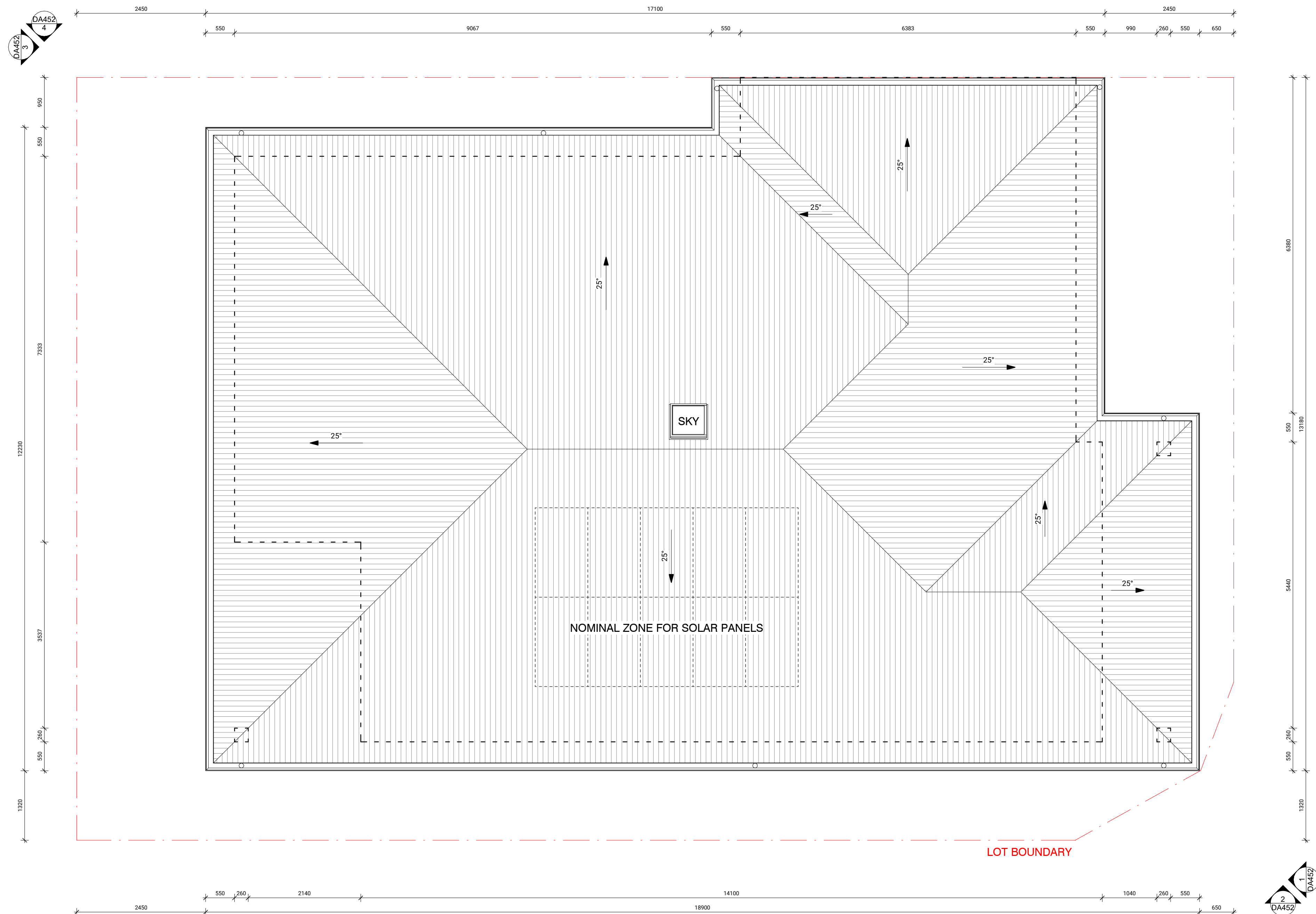
4 SIDE ELEVATION
SCALE: 1 : 50

LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN. REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR SELECTIONS FOR THE RESIDENTS TO CONFIRM.

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA442	WA-H05 - TYPICAL ELEVATIONS

SCALE
1 : 50 @A1





PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA451	WA-H06 - TYPICAL ROOF PLAN

NORTH

SCALE

1 : 50 @A1



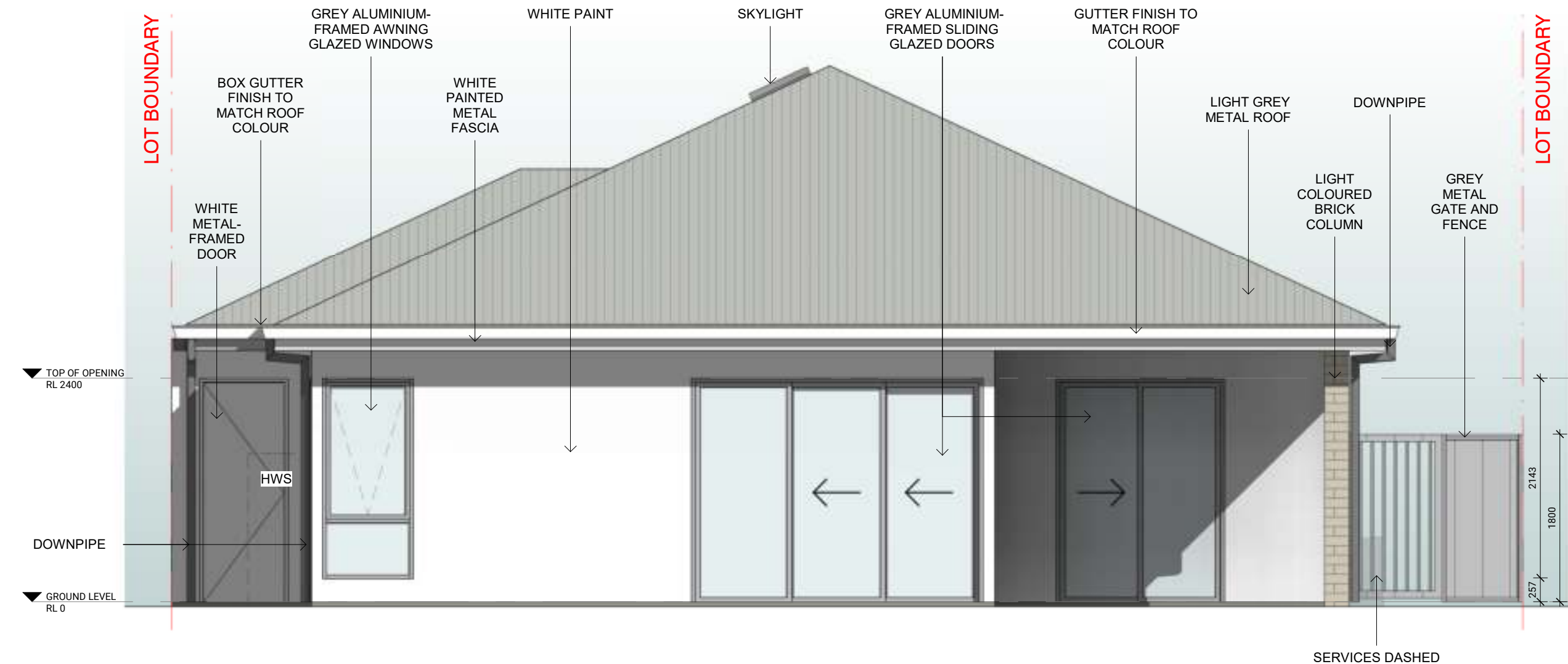
ROOF PLAN SHOWN BASED ON ONE OF THREE PROPOSED FACADE TYPES FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.



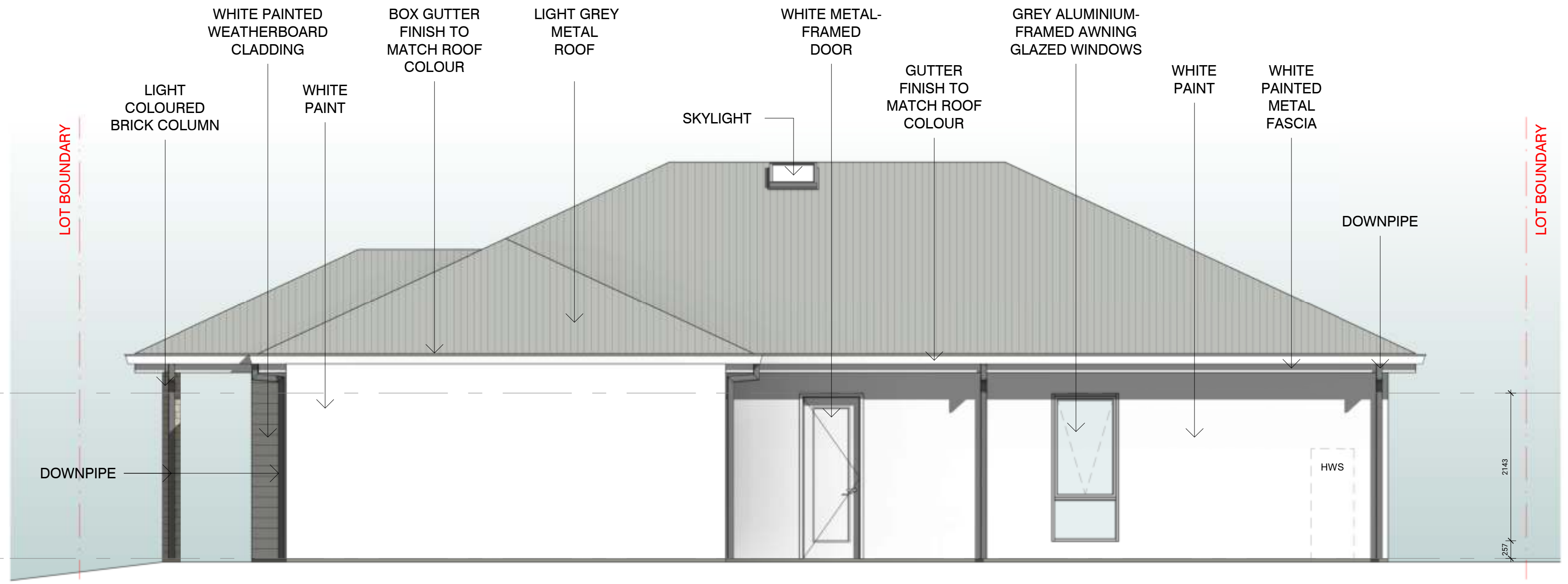
1 FRONT ELEVATION
A6000 SCALE: 1 : 50



2 SIDE ELEVATION
A6000 SCALE: 1 : 50



3 BACK ELEVATION
A6000 SCALE: 1 : 50



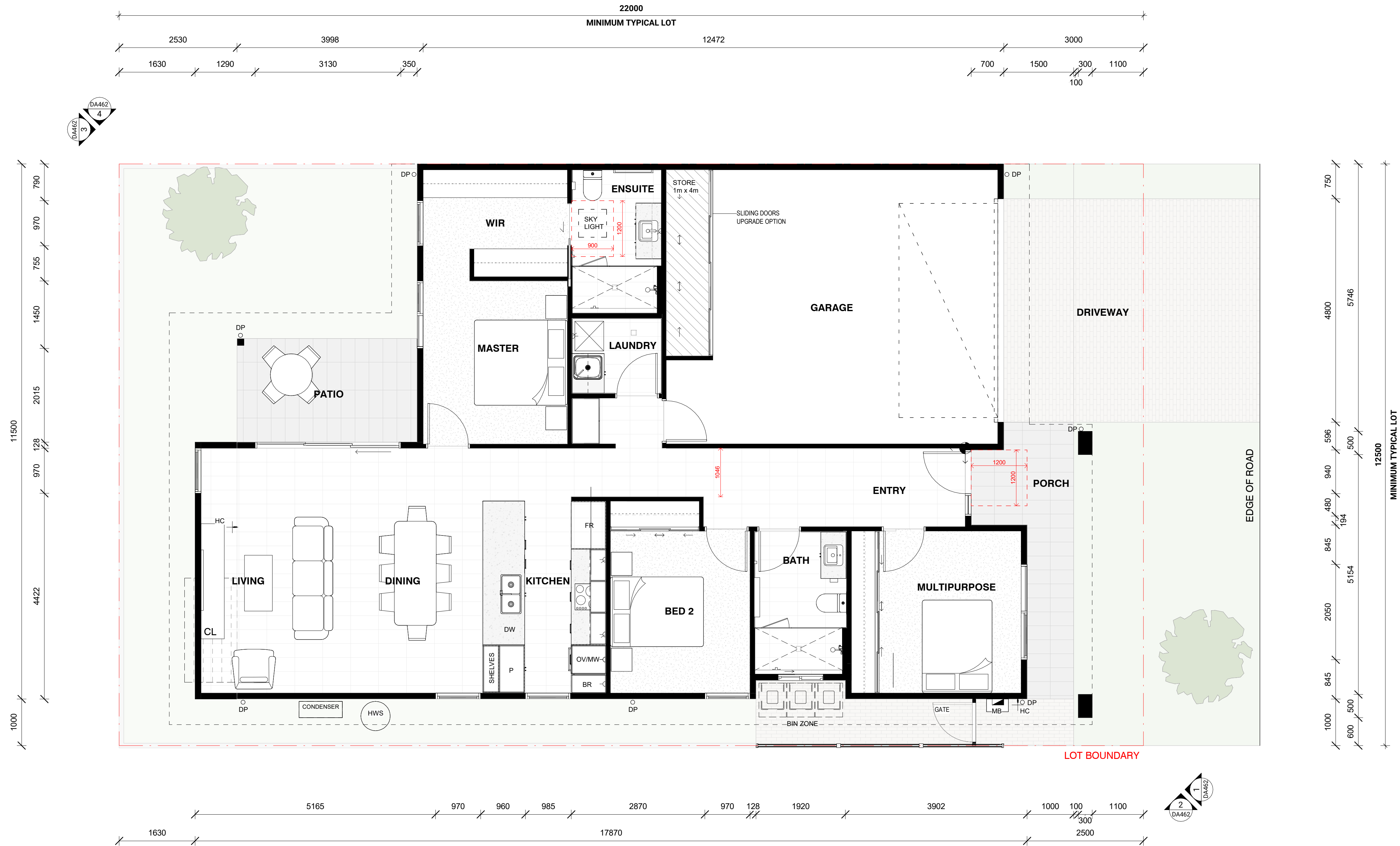
4 SIDE ELEVATION
A6000 SCALE: 1 : 50

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA452	WA-H06 - TYPICAL ELEVATIONS

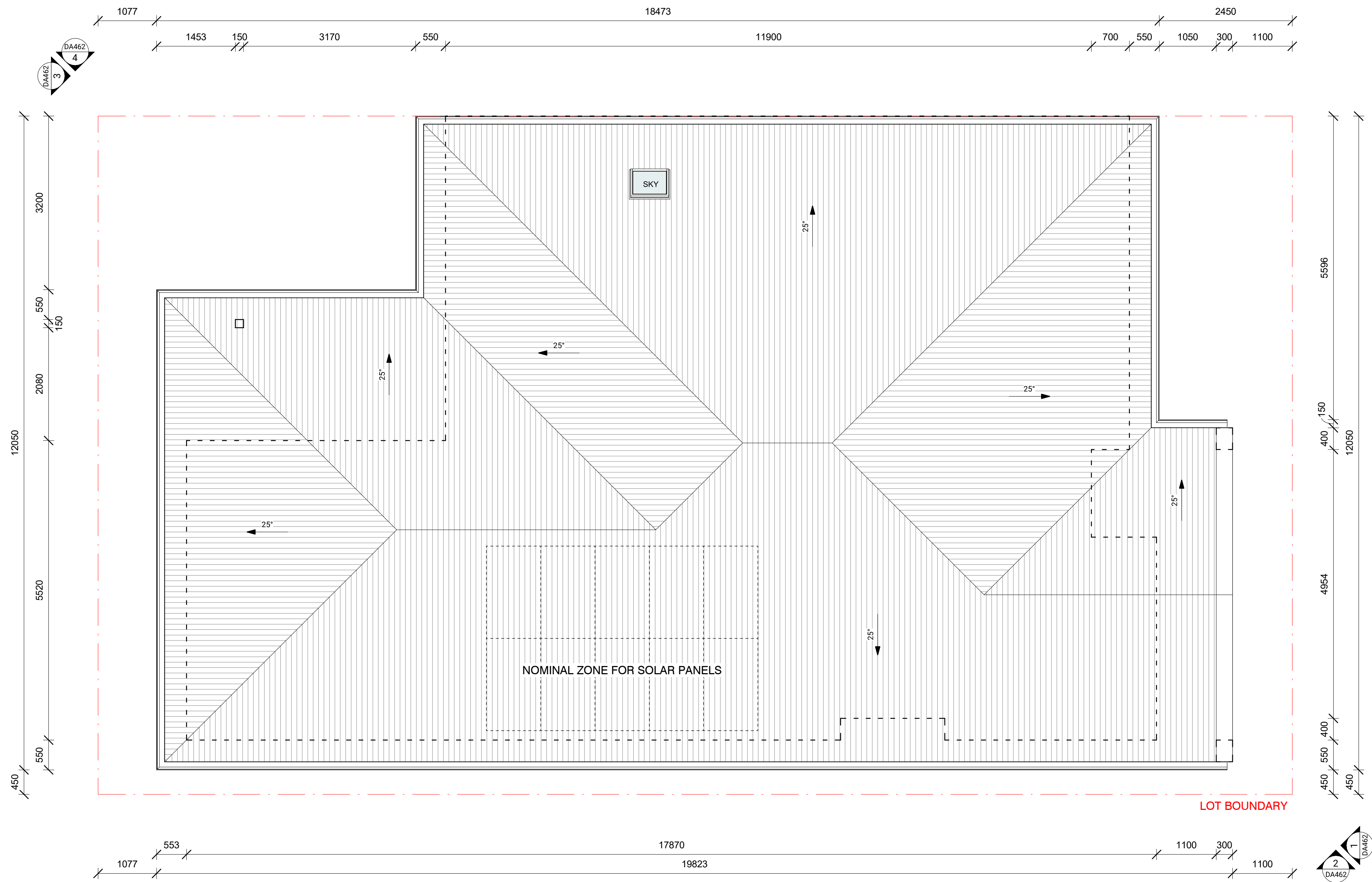
SCALE
1 : 50 @A1



LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN. REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR SELECTIONS FOR THE RESIDENTS TO CONFIRM.



PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA460	WA-H07 - TYPICAL FLOOR PLAN



ROOF PLAN SHOWN BASED ON ONE OF THREE PROPOSED FACADE TYPES FOR CLARITY.
TYPICAL MINIMUM LOT SIZE SHOWN, REFER TO MASTERPLANS DA100 AND DA101 FOR LOT SIZE VARIATIONS.

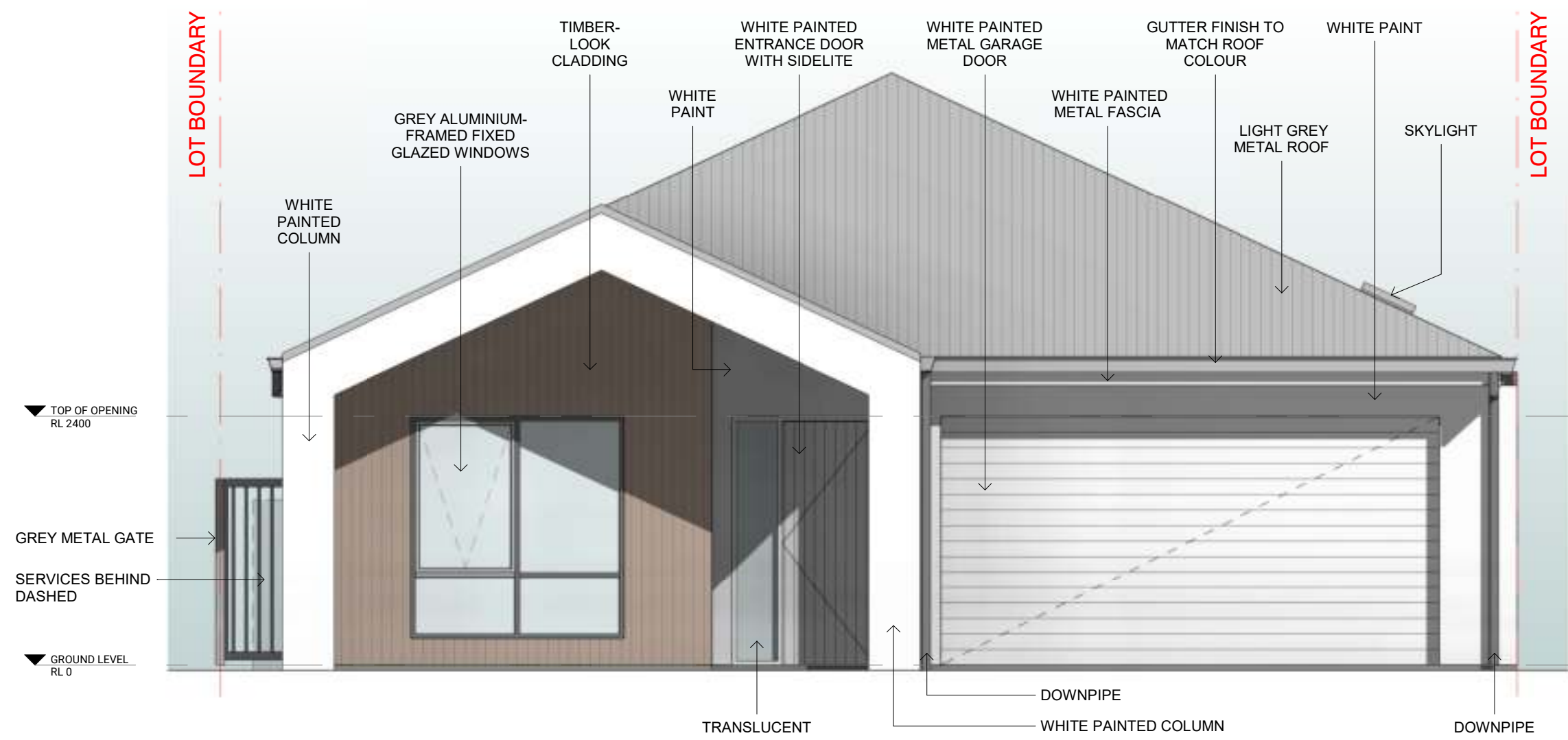
PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halycon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA461	WA-H07 - TYPICAL ROOF PLAN

NORTH

SCALE

1 : 50 @A1

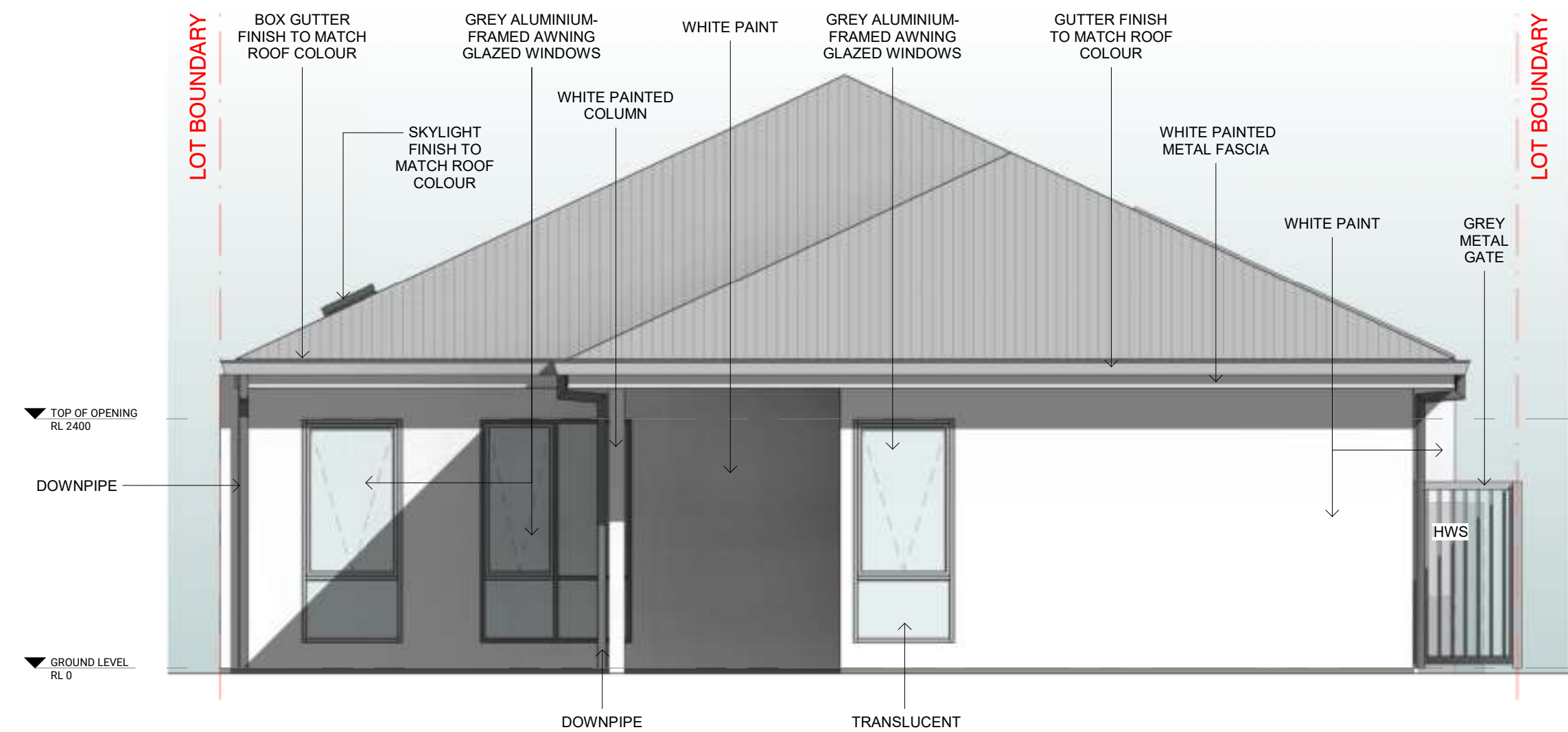




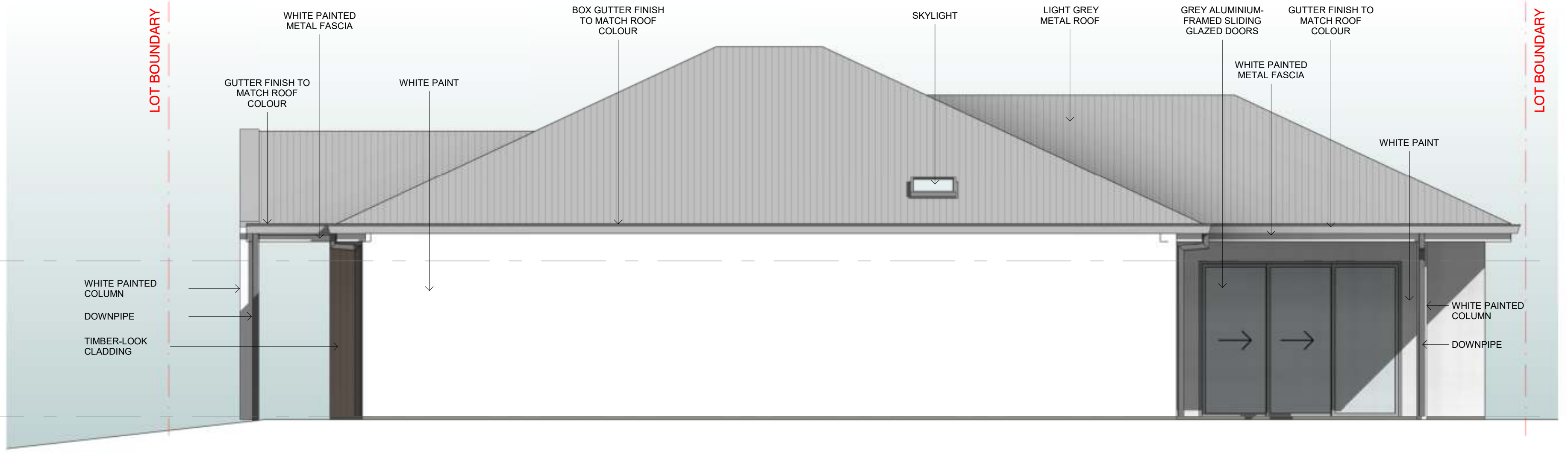
1 FRONT ELEVATION
A3000 SCALE: 1 : 50



2 SIDE ELEVATION
A3000 SCALE: 1 : 50



3 BACK ELEVATION
A3000 SCALE: 1 : 50



4 SIDE ELEVATION
A3000 SCALE: 1 : 50

PROJECT	JOB NUMBER	DATE	REVISION	DRAWING NO.	DRAWING
Stockland Halcyon Illyarrie Lot 1665 (1040) Wanneroo Road, Sinagra	80558	02/04/24	A	DA462	WA-H07 - TYPICAL ELEVATIONS

SCALE
1 : 50 @A1

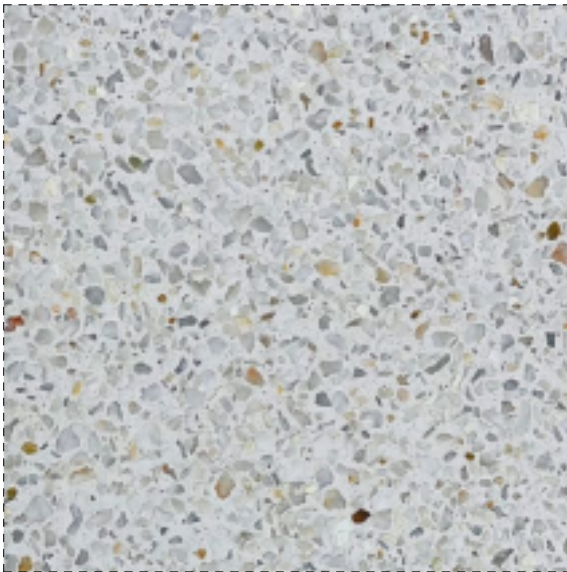


LANDSCAPING ITEMS NOT SHOWN ON ELEVATIONS FOR CLARITY.
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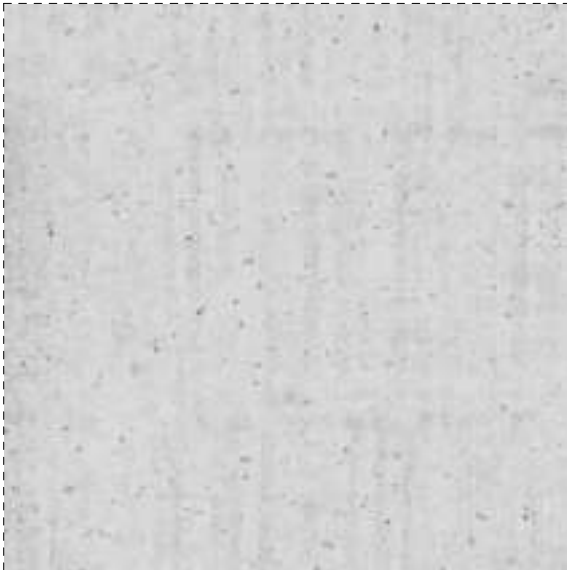
FLOOR



EXTERNAL FLOOR TILES

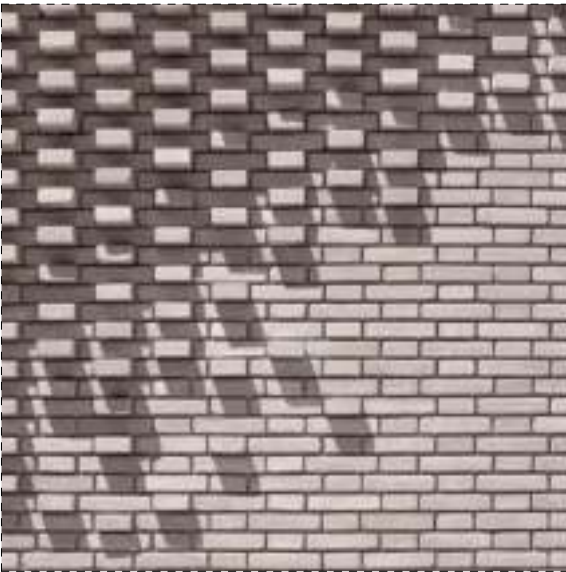


EXPOSED AGGREGATE CONCRETE



GREY CONCRETE

WALL



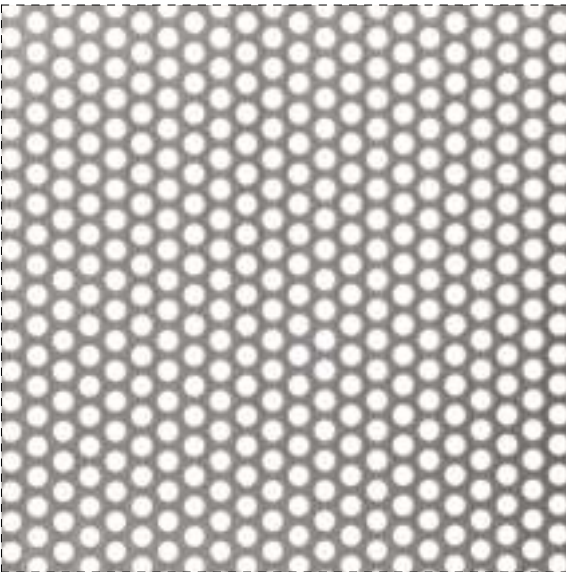
FACE BRICKWORK



TEXTURED METAL CLADDING



PAINTED FC SHEETING

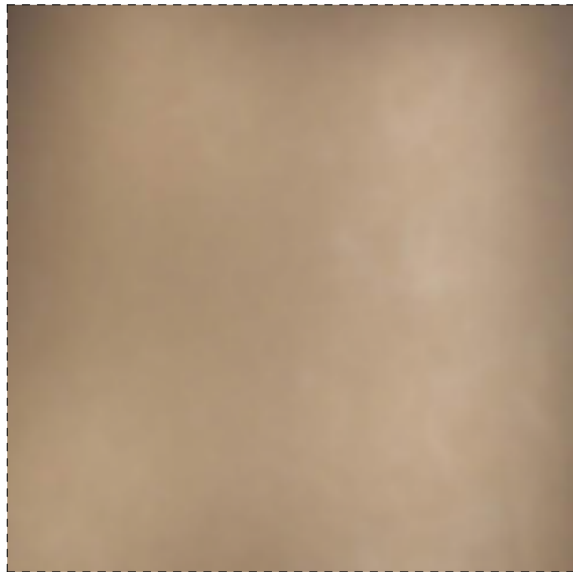


METAL SCREENS

CEILING



WHITE PAINTED FC SHEETING



BRONZE PAINTED FC SHEETING

WINDOW & DOOR FRAMES



GREY METAL FRAME



BRONZE METAL FRAME



GLAZING

ROOF, FASCIA AND COLUMNS



GREY CORRUGATED METAL ROOF



GREY METAL FINISH



BRONZE METAL OR PAINTED FINISH



TIMBER POSTS AND PERGOLA

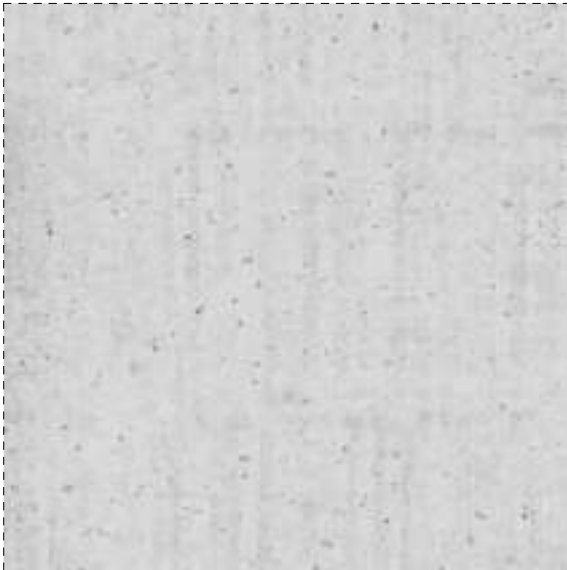
FLOOR



FLOOR TILE



BRICK PAVING

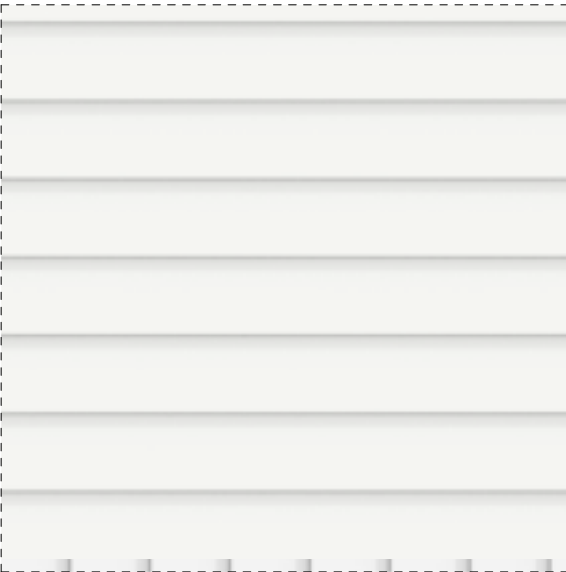


CONCRETE FLOOR

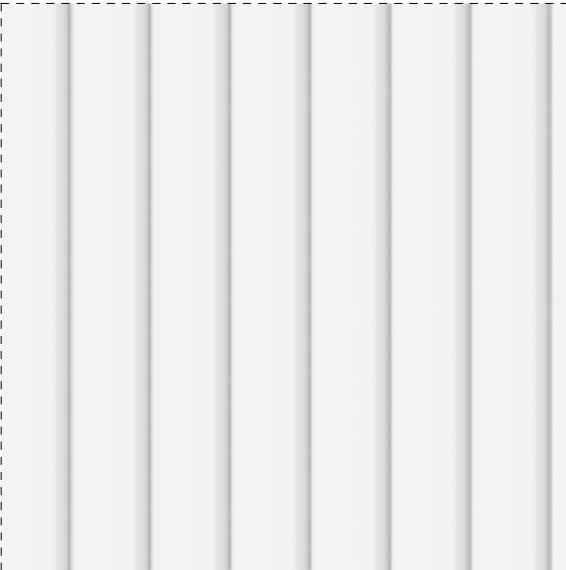
WALL



PAINT - WHITE



WEATHERBOARD CLADDING - PAINTED



TEXTURED CLDDING - WHITE

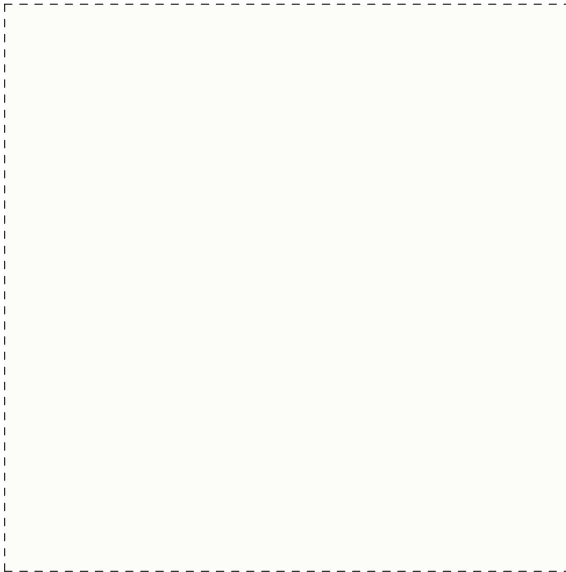


FACE BRICKWORK



TIMBER-LOOK CLADDING

SOFFIT & CEILING



PAINT - WHITE

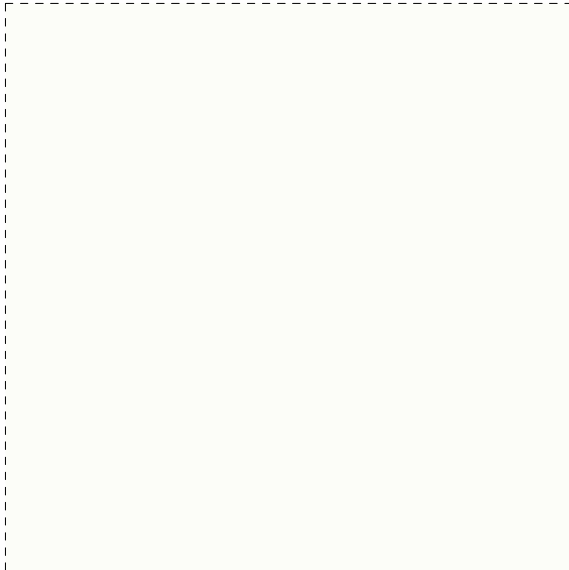
WINDOW & DOOR FRAMES



METAL FRAME - SILVER



METAL FRAME - DARK GREY

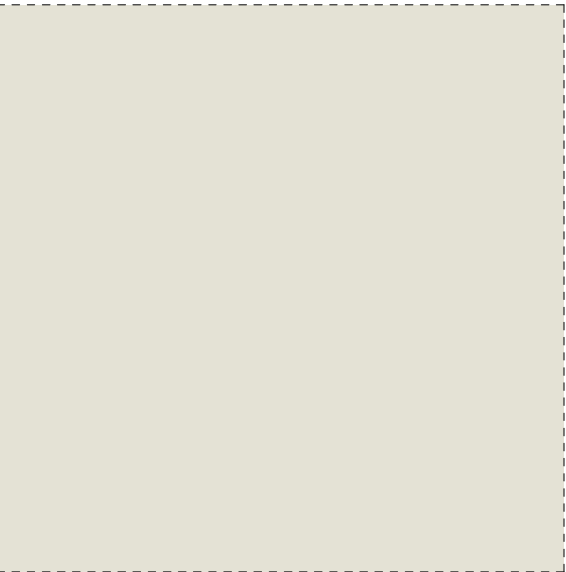


METAL FRAME - WHITE

ROOF, FASCIA & GUTTER



METAL ROOF - OFF-WHITE

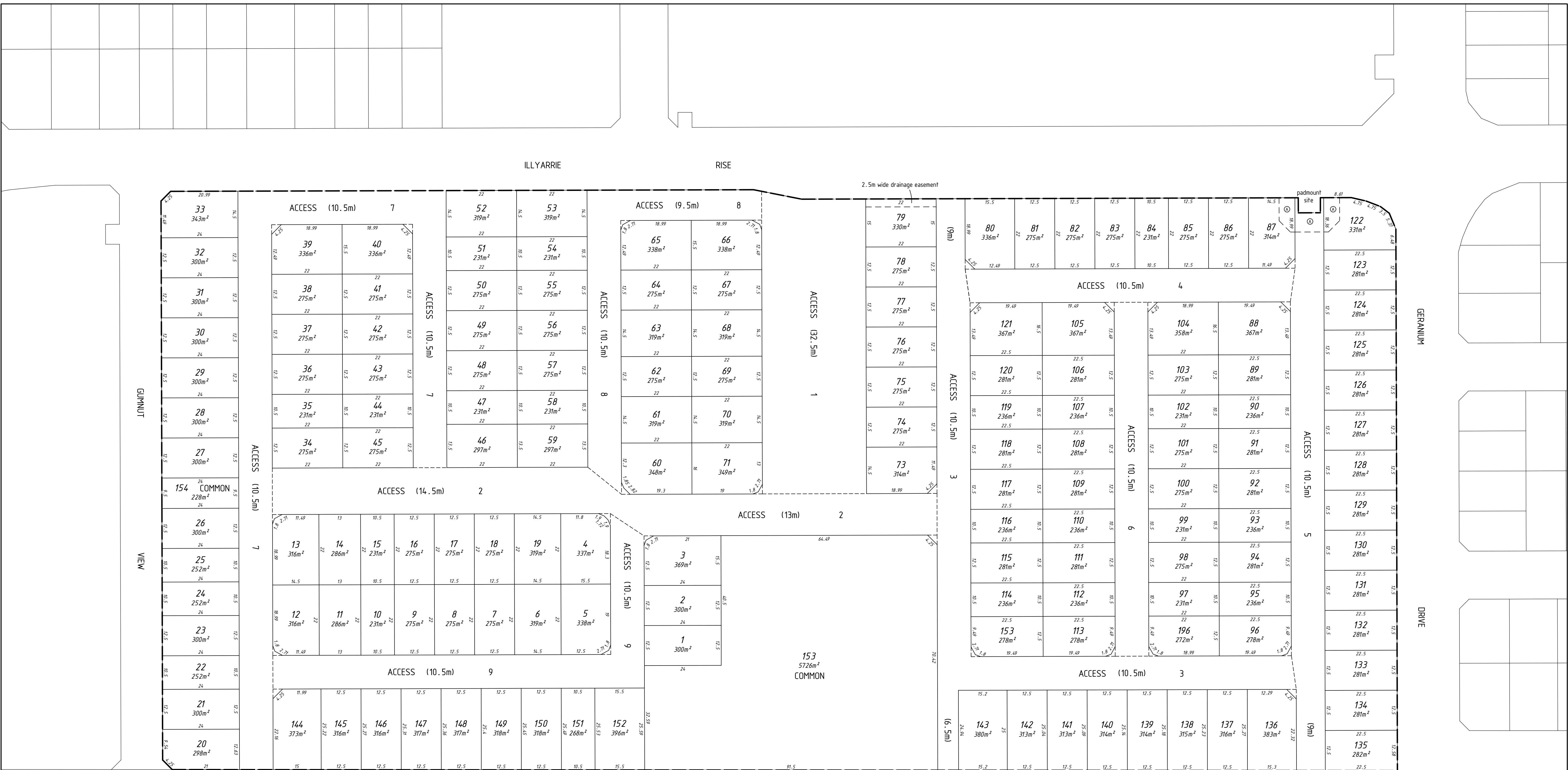


METAL ROOF - SURFMIST



METAL ROOF - GREY

NOTE
FACADE TONALITY SHOWN INDICATIVELY ONLY. VARIOUS SCHEMES PROVIDE OPTIONS FOR THE COLOUR
SELECTIONS FOR THE RESIDENTS TO CONFIRM.



LAND LEASE COMMUNITY STATISTICS			
LEASE TYPE	MAP SYMBOL	NUMBER OF PARCELS	AREA (ha)
Lease Lots		153	4.4296
Common Area	COMMON	2	0.5954
Accessways			1.8960
STAGE TOTAL		155	6.9211

Ⓐ Fire Separation Zone Restrictive Covenant

Ver.	Description	Drawn	Date	Checked
D	Amend Lot layout as per latest planning design	WHO	9/03/2024	MBW
C	Relocate padmount site, remove Lot 155 into Lot 79	JIN	23/02/2024	MBW
B	Update lots frontage	JIN	19/02/2024	MBW
A	Initial Issue	TAV	25/8/2023	MBW

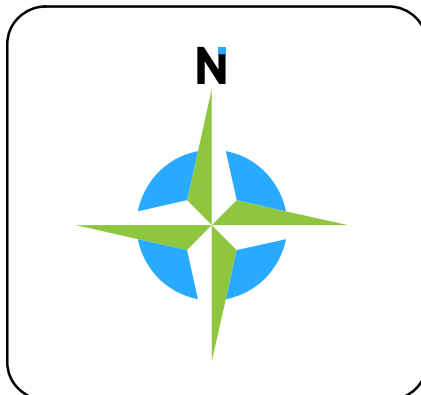
10 0 50
SCALE 1: 600 @ A1
ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

FILES
mapCOGO- 100859
Control Register- 100859
File Name- 105889pr-001d.dgn

PRECAL LEGEND
- - - Stage Boundary
.....Vehicle Access Restriction



PLANNER'S DESIGN SOURCE for Rev D
Planner :- CDP
Received date:- 6/03/2024
File name:- STOSI-1-001C Precal Modifications- (240305)_PCG94.dgn

ENGINEER'S DESIGN SOURCE for Rev
Engineer :-
Received date:-
Data purpose:-

MC MULLEN NOLAN GROUP
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Jandakot, W.A. 6164
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W.A. 6964, Australia
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Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

All areas and dimensions depicted on this plan are subject to survey and Landgate registration. All cadastral information external to the stage/s which form the subject of this plan are not guaranteed and are supplied as a guide only.

HALCYON - SINAGRA
Land Lease Community
Sinagra

CLIENT: Stockland

Project Mngr.: Matthew Webb
Job Number: 105889 - 001 - D
Datum: PCG94
Version: PCG94