

DIANELLA CENTRE

Precinct Structure Plan | July 2026 [C]





LEGEND

- PRECINCT STRUCTURE PLAN BOUNDARY
- STAGE 1 WORKS BOUNDARY
- SIGNIFICANT TREES TO BE RETAINED WHERE POSSIBLE
- 01 WAVERLEY / JESMOND ENTRY PEDESTRIAN AND VEHICULAR CONNECTING INTO STAGE 1
- 02 WAVERLEY / PITT STREET ENTRY VEHICULAR ONLY
- 03 WAVERLEY / LOWICK STREET ENTRY - CIVIC 'HIGH STREET' CHARACTER WITH EXISTING RETAINED TREES
- 04 CIVIC PLAZA MAIN COMMUNITY GATHERING SPACE TO ENHANCE CONNECTION TO LIBRARY
- 05 LOWICK STREET WITH EXISTING SIGNIFICANT TREES RETAINED
- 06 PEDESTRIAN CONNECTIONS TO STRENGTHEN RELATIONSHIP WITH SCHOOL COMMUNITY
- 07 LOWICK / GRAND PROMENADE ENTRY VEHICULAR AND PEDESTRIAN
- 08 GRAND PROMENADE ENTRY VEHICULAR ONLY
- 09 GRAND PROMENADE ENTRY VEHICULAR AND PEDESTRIAN CONNECTION TO PUBLIC TRANSPORT
- 10 ALEXANDER DRIVE PEDESTRIAN CONNECTION FROM PUBLIC TRANSPORT INTO STAGE 1 MAIN RETAIL ENTRY

VISION

To design vibrant green space that supports inclusive community use, responds to the unique site character and context, and supports everyday use by encouraging community interaction across all ages.

The landscape design response for the Dianella Centre Precinct Structure Plan has been prepared as part of the planning of the site - to create a lively and accessible public realm that connects residents, patrons and the surrounding community within a series of urban parklet landscape spaces.

The designs ensure that what is proposed is resilient, highly durable and will serve the local community for many years to come.



LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007
T: (08) 9388 9566 E: mail@plane.com.au

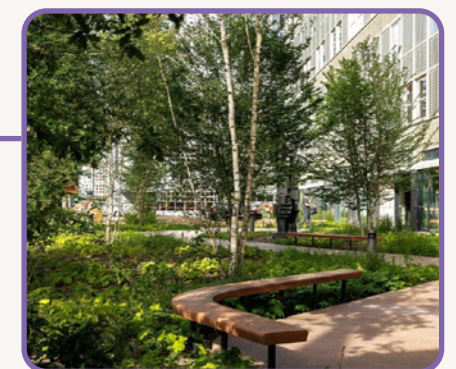
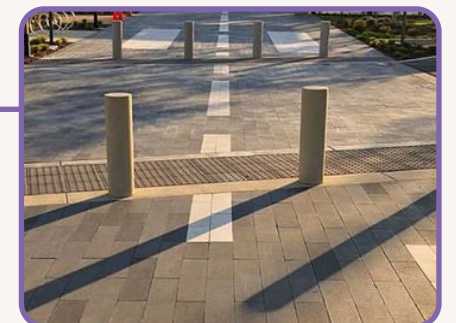
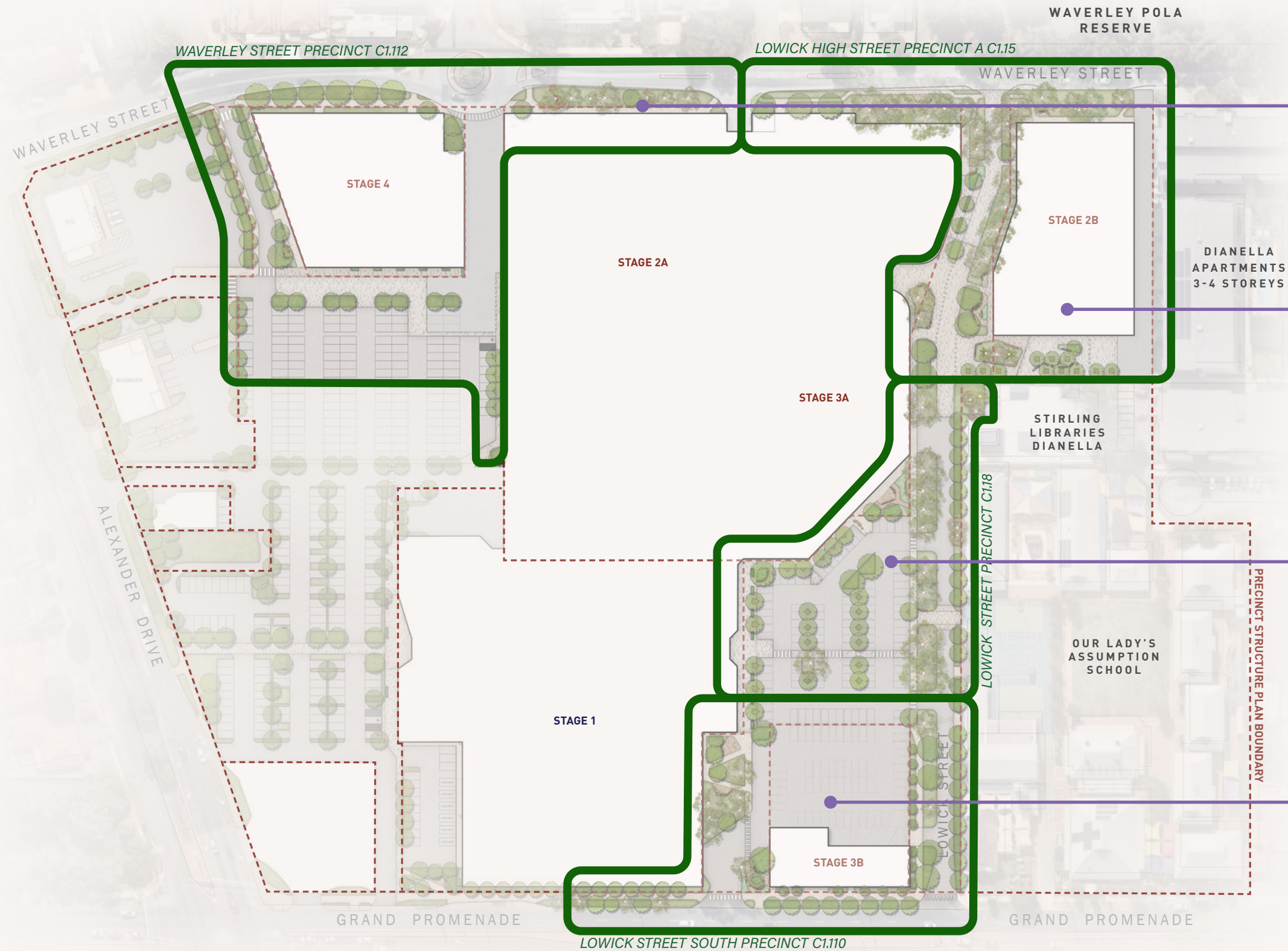
DIANELLA CENTRE / PRECINCT STRUCTURE PLAN

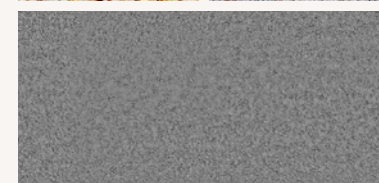
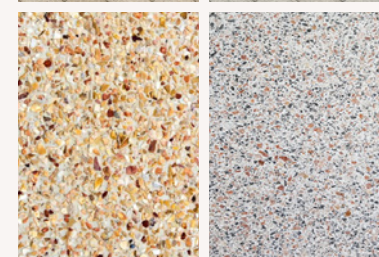
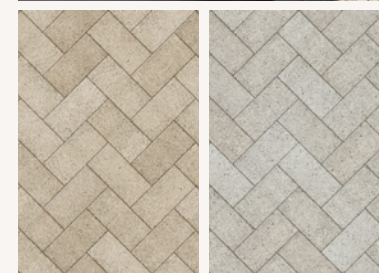
PREPARED FOR GREENPOOL CAPITAL
JULY 2026

C1.12

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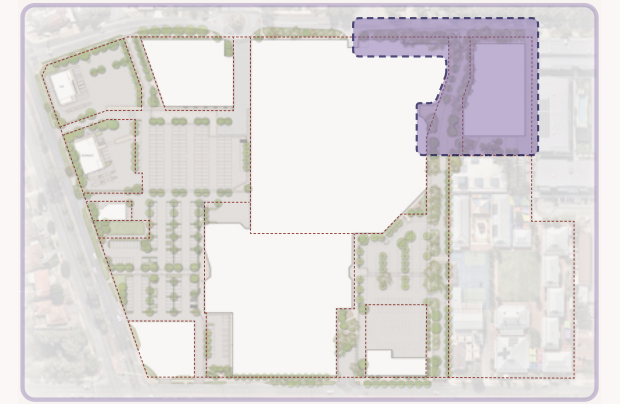




VISION

The landscape design of the 'High Street' Civic Heart of the Precinct Structure Plan aims to create a welcoming and comfortable public realm. A coordinated selection of street trees provides shade, supports a cooler microclimate, and softens the built form.

Access to a variety of outdoor spaces is captured in a sophisticated urban setting beneath existing retained trees, where pedestrian access is prioritised over vehicles.



KEY PLAN / NTS



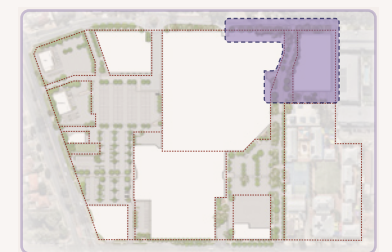


LEGEND

- PRECINCT STRUCTURE PLAN BOUNDARY
- SIGNIFICANT TREES TO BE RETAINED WHERE POSSIBLE
- 01 TREE RETENTION SETBACK TO PROVIDE OPPORTUNITY FOR EXISTING SIGNIFICANT TREE RETENTION
- 02 WELL DEFINED PATH CONNECTION TO SURROUNDING RESIDENTIAL FACILITIES E.G. WAVERLEY POLA RESERVE
- 03 NATIVE IRRIGATED TREE AND GROUNDCOVER PLANTING TO PROMOTE PARKLAND OUTLOOK
- 04 TRAFFICABLE UNIT PAVING AND HIGH QUALITY PAVING / SEATING OPPORTUNITIES WITH NEW IRRIGATED TREE PLANTING
- 05 EXISTING SIGNIFICANT TREES RETAINED WITHIN NATIVE GARDEN LANDSCAPING
- 06 FLEXIBLE OPEN COMMUNITY SPACE TO MAIN ENTRY WITH BOLLARDS, FLUSH KERBS AND LEGIBLE PEDESTRIAN MOVEMENT
- 07 RAISED SEATING, GARDEN BED AND TREE CANOPY OPPORTUNITIES WITHIN THE "HIGH STREET" WITH COMMUNITY EVENTS E.G. FOOD TRUCKS, NIGHT MARKETS ENABLED BY RESTRICTED VEHICLE ACCESS
- 08 PUBLIC REALM FORECOURT TO LIBRARY WITH HIGH QUALITY PAVING, SEATING AND LANDSCAPING TO FACILITATE COMMUNITY / CIVIC EVENTS
- 09 PAVED PEDESTRIAN CONNECTION TO LIBRARY AND SCHOOL PARKING
- 10 VEHICLE ONLY ACCESSWAY FROM WAVERLEY STREET
- EXISTING SUNDIAL TO BE RELOCATED IN MAIN ENTRY COMMUNITY SPACE

TOTAL LANDSCAPE OPPORTUNITY 1126m²

- IRRIGATED GARDEN BED / MULCH ONLY AREA WITH ORGANIC MULCH AND AMENDED SOIL, WITHIN THE PSP BOUNDARY (EXCLUDING TREE WELLS)



KEY PLAN



LANDSCAPE ARCHITECTS

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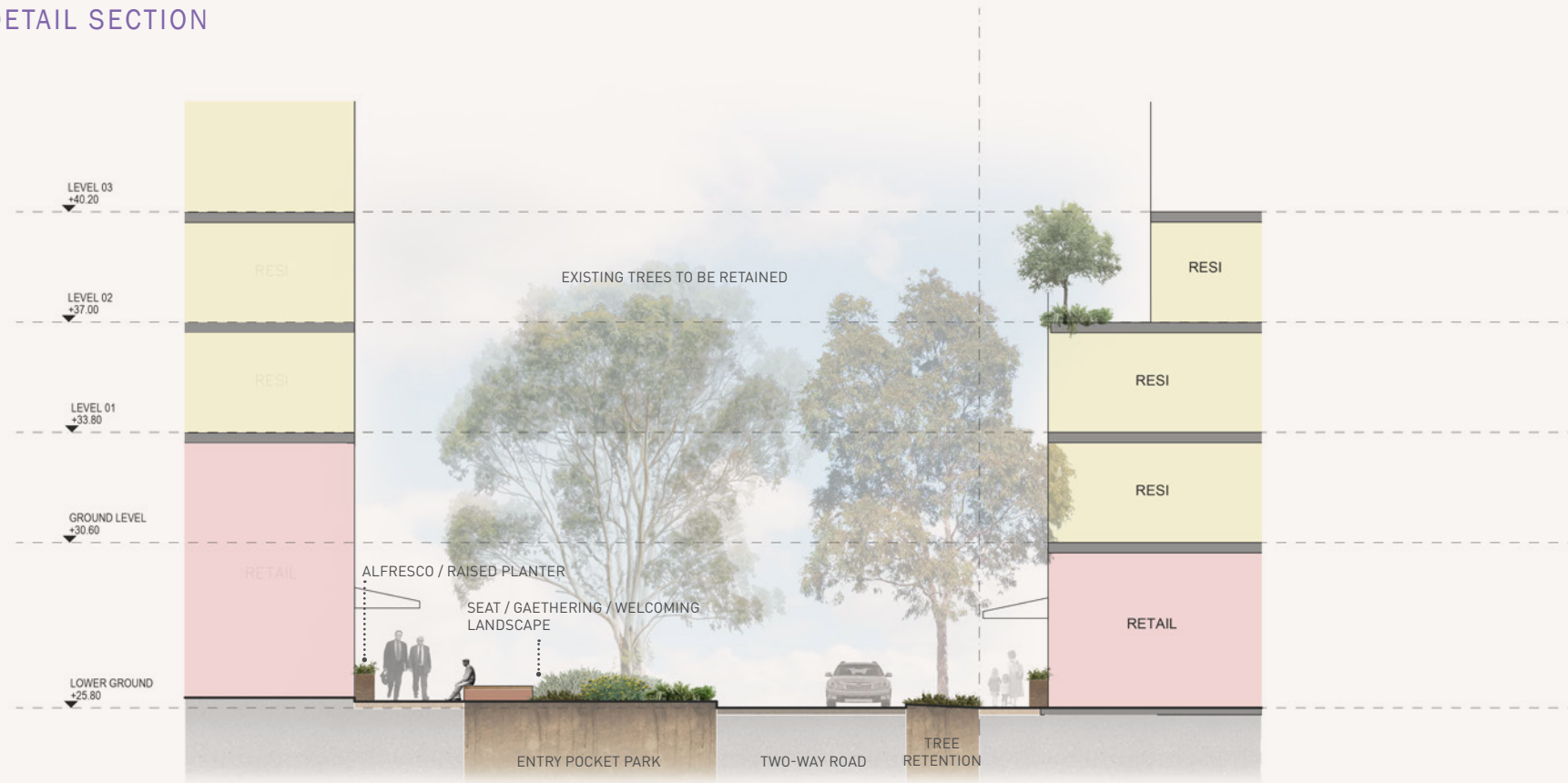
DIANELLA CENTRE / PRECINCT STRUCTURE PLAN

PREPARED FOR GREENPOOL CAPITAL
JULY 2026

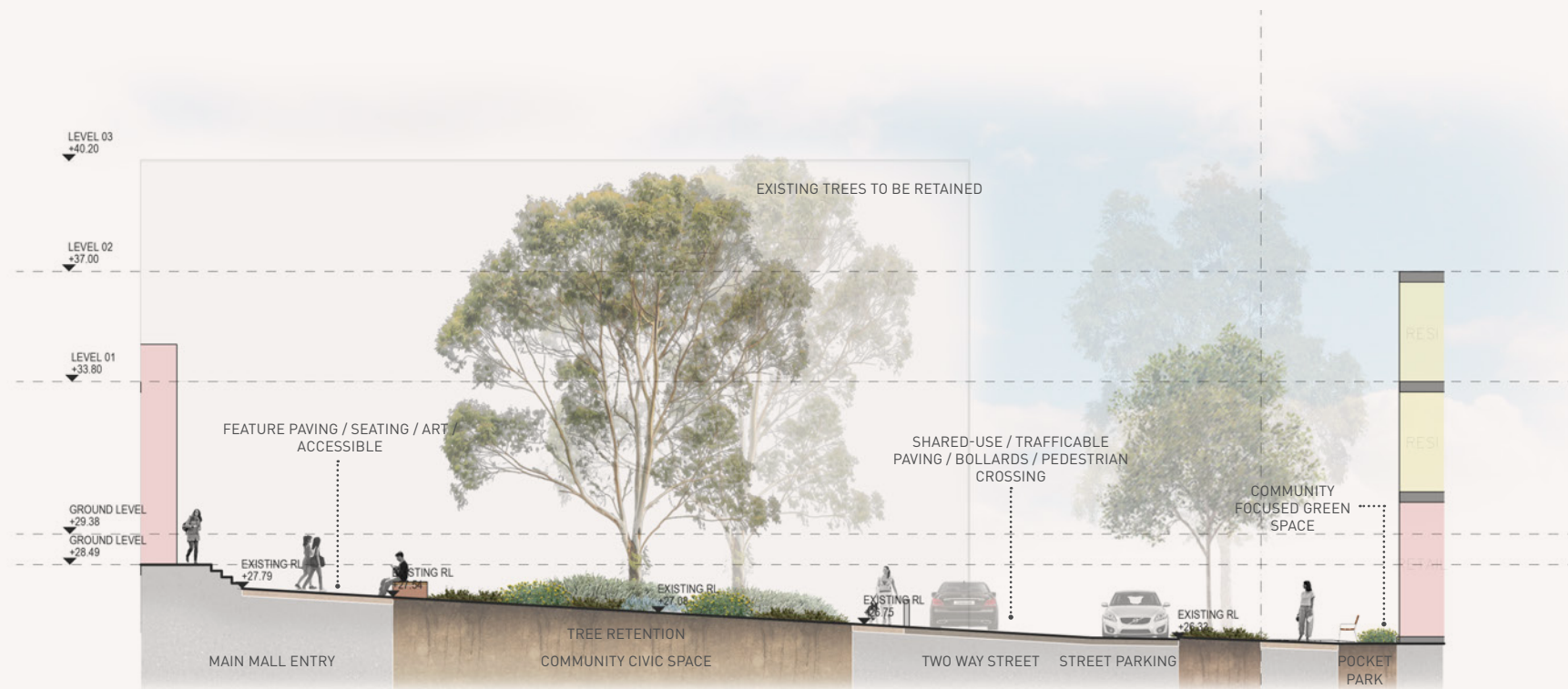
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SECTION AA



SECTION BB



LANDSCAPE ARCHITECTS

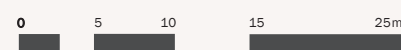
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DIANELLA CENTRE / PRECINCT STRUCTURE PLAN

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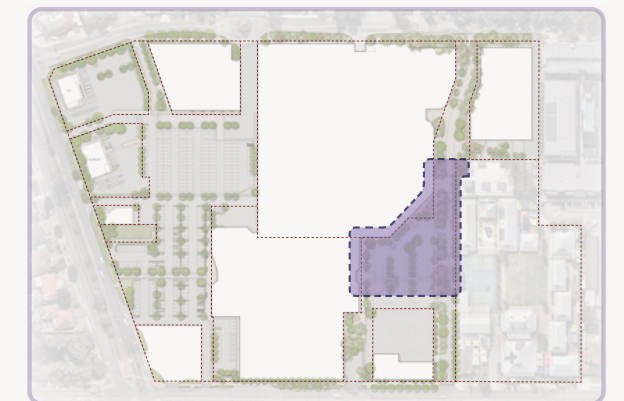
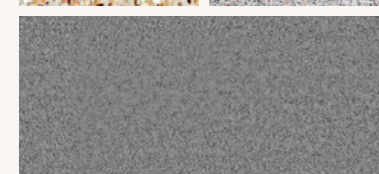
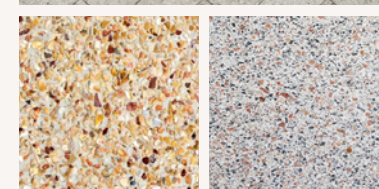
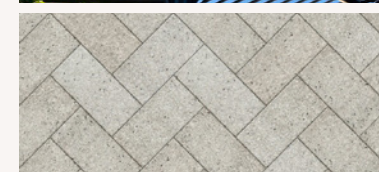
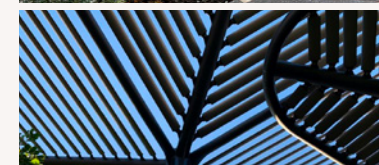




VISION

For the Lowick Street precinct of the Dianella Centre Precinct Structure Plan, the landscape design aims to enhance public realm amenity through the creation of attractive, resilient and community focused streetscapes.

The retention of existing significant trees for much-needed shade and canopy cover with the landscape designed to maintain sightlines and define clear, legible points of entry into the site. A native tree palette of shade trees is proposed to enhance comfort, contribute to a cooler microclimate, and strengthen the landscape character of the site.



KEY PLAN / NTS



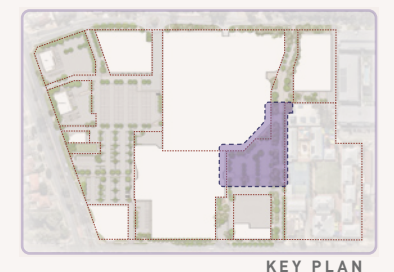


LEGEND

- PRECINCT STRUCTURE PLAN BOUNDARY
-  SIGNIFICANT TREES TO BE RETAINED WHERE POSSIBLE
- 01 EXISTING SIGNIFICANT TREES RETAINED WITHIN NATIVE GARDEN LANDSCAPING
- 02 NATIVE IRRIGATED TREE AND GROUNDCOVER PLANTING TO PROMOTE 'GREEN CONNECTION' WITH ADJACENT SCHOOL COMMUNITY
- 03 PAVED WELL DEFINED PEDESTRIAN CROSSING FLANKED BY EXISTING RETAINED TREES AND SEATING RESPITE OPPORTUNITIES
- 04 CONTINUOUS FOOTPATHS TO ENCOURAGE WALKABILITY
- 05 HABITAT AND CANOPY CREATION OPPORTUNITY WITHIN CARPARK WITH NEW TREE PLANTING
- 06 ENHANCED RETAIL ENTRY WITH HIGH QUALITY PAVING, SEATING AND LANDSCAPING TO OFFER RESPITE AND AMENITY
- 07 OUTDOOR WAITING ROOM - PASSIVE PARKLAND AND TEXTURAL SPACE WITH SEATING AND CLIMBING
- 08 LEGIBLE NORTHERN PATH CONNECTION TO LIBRARY, HIGH STREET AND ASSOCIATED CIVIC SPACE

TOTAL LANDSCAPE OPPORTUNITY 1003m²

- IRRIGATED GARDEN BED / MULCH ONLY AREA WITH ORGANIC MULCH AND AMENDED SOIL, WITHIN THE PSP BOUNDARY (EXCLUDING TREE WELLS)



KEY PLAN



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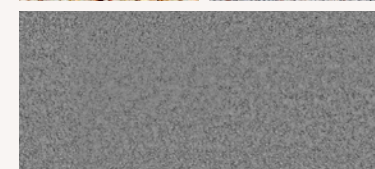
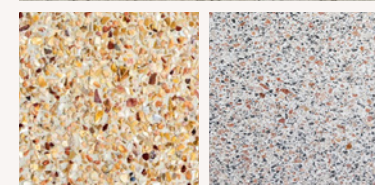
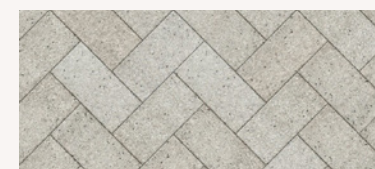
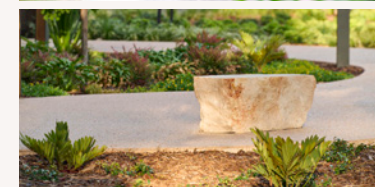
DIANELLA CENTRE / PRECINCT STRUCTURE PLAN

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JULY 2026

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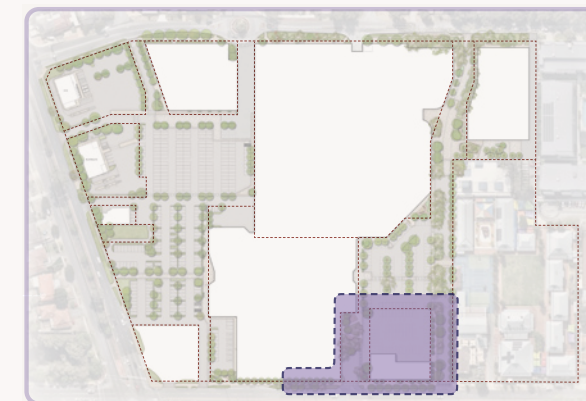




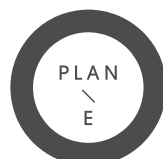
VISION

The landscape and seating areas within the 'Lowick Street South' precinct are designed to create a safe, legible environment in accordance with CPTED principles - with clear delineation between private, semi-private and public realm areas.

Shaded pathways, seating opportunities and small gathering nodes to support rest, social interaction and passive recreation. Native planting reinforces local character, improves biodiversity and creates an inviting landscape experience that encourages active movement and community engagement.



KEY PLAN / NTS



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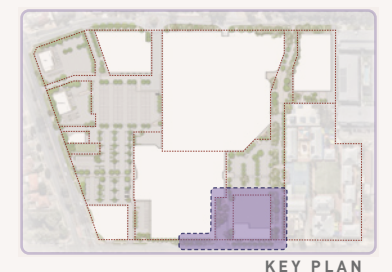


LEGEND

- PRECINCT STRUCTURE PLAN BOUNDARY
- SIGNIFICANT TREES TO BE RETAINED WHERE POSSIBLE
- 01 PAVED WELL DEFINED PEDESTRIAN CROSSING FLANKED BY EXISTING RETAINED TREES AND SEATING RESPITE OPPORTUNITIES
- 02 EXISTING SIGNIFICANT TREES RETAINED WITHIN NATIVE GARDEN LANDSCAPING
- 03 NATIVE IRRIGATED TREE AND GROUND COVER PLANTING TO PROMOTE 'GREEN CONNECTION' WITH ADJACENT SCHOOL COMMUNITY
- 04 PASSIVE PARKLET AND RESPITE SPACE TO DEFINE DEVELOPMENT CORNER AND PROVIDE 'COOLING' OPPORTUNITY WITH NATIVE LANDSCAPING.
- 05 WELL DEFINED CONTINUOUS FOOTPATHS TO ENCOURAGE WALKABILITY
- 06 LANDSCAPE PARKLET WITH NATIVE PLANTING GARDEN BEDS TO REINFORCE LOCAL DIANELLA CHARACTER
- 07 ENHANCED RETAIL ENTRY WITH HIGH QUALITY PAVING, SEATING AND LANDSCAPING TO OFFER RESPITE AND AMENITY
- 08 HABITAT AND CANOPY CREATION OPPORTUNITY WITHIN CARPARK WITH NEW TREE PLANTING
- 09 PRIORITISE PEDESTRIAN MOVEMENT WITH DEFINED WALKWAYS

TOTAL LANDSCAPE OPPORTUNITY 624m²

- IRRIGATED GARDEN BED / MULCH ONLY AREA WITH ORGANIC MULCH AND AMENDED SOIL, WITHIN THE PSP BOUNDARY (EXCLUDING TREE WELLS)



KEY PLAN



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The streetscape and public realm opportunities within the Dianella Centre Precinct Structure Plan include well designed and considered outdoor space to maximise opportunities for all user groups.

A coordinated selection of street trees provides shade, supports a cooler microclimate, and softens the built form. Raised feature garden beds showcase waterwise and robust native planting to support local flora, fauna and define pedestrian movement towards built form entries.



WAVERLEY STREET

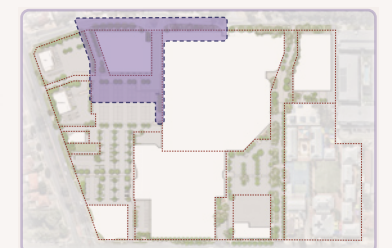


LEGEND

- PRECINCT STRUCTURE PLAN BOUNDARY
- SIGNIFICANT TREES TO BE RETAINED WHERE POSSIBLE
- 01 WAVERLEY / JESMOND ENTRY PEDESTRIAN AND VEHICULAR LINED WITH NEW TREE PLANTING (CANOPY CREATION)
- 02 NEW CONTINUOUS FOOTPATHS TO ENCOURAGE WALKABILITY AND STRENGTHEN CONNECTION TO EXISTING RESIDENTIAL
- 03 WAVERLEY / PITT STREET ENTRY VEHICULAR ONLY
- 04 EXISTING SIGNIFICANT TREES RETAINED WITHIN NATIVE GARDEN LANDSCAPING TO REINFORCE THE EXISTING SITE CHARACTER
- 05 ENHANCED RETAIL ENTRY WITH HIGH QUALITY PAVING
- 06 WELL DEFINED PEDESTRIAN MOVEMENT BETWEEN ALEXANDER DRIVE AND RETAIL ENTRY
- 07 TREE AND HABITAT CREATION OPPORTUNITY WITHIN OPEN PARKING
- 08 FLEXIBLE OPEN COMMUNITY SPACE FRONTING FOOD TENANCIES WITH TRAFFICABLE UNIT PAVING, BOLLARDS, FLUSH KERBS AND LEGIBLE PEDESTRIAN MOVEMENT
- 09 PUBLIC REALM PARKLET TO LOBBY ENTRY HIGH QUALITY PAVING, SEATING AND LANDSCAPING TO ENCOURAGE COMMUNITY INTERACTION

TOTAL LANDSCAPE OPPORTUNITY 657m²

- IRRIGATED GARDEN BED / MULCH ONLY AREA WITH ORGANIC MULCH AND AMENDED SOIL, WITHIN THE PSP BOUNDARY (EXCLUDING TREE WELLS)



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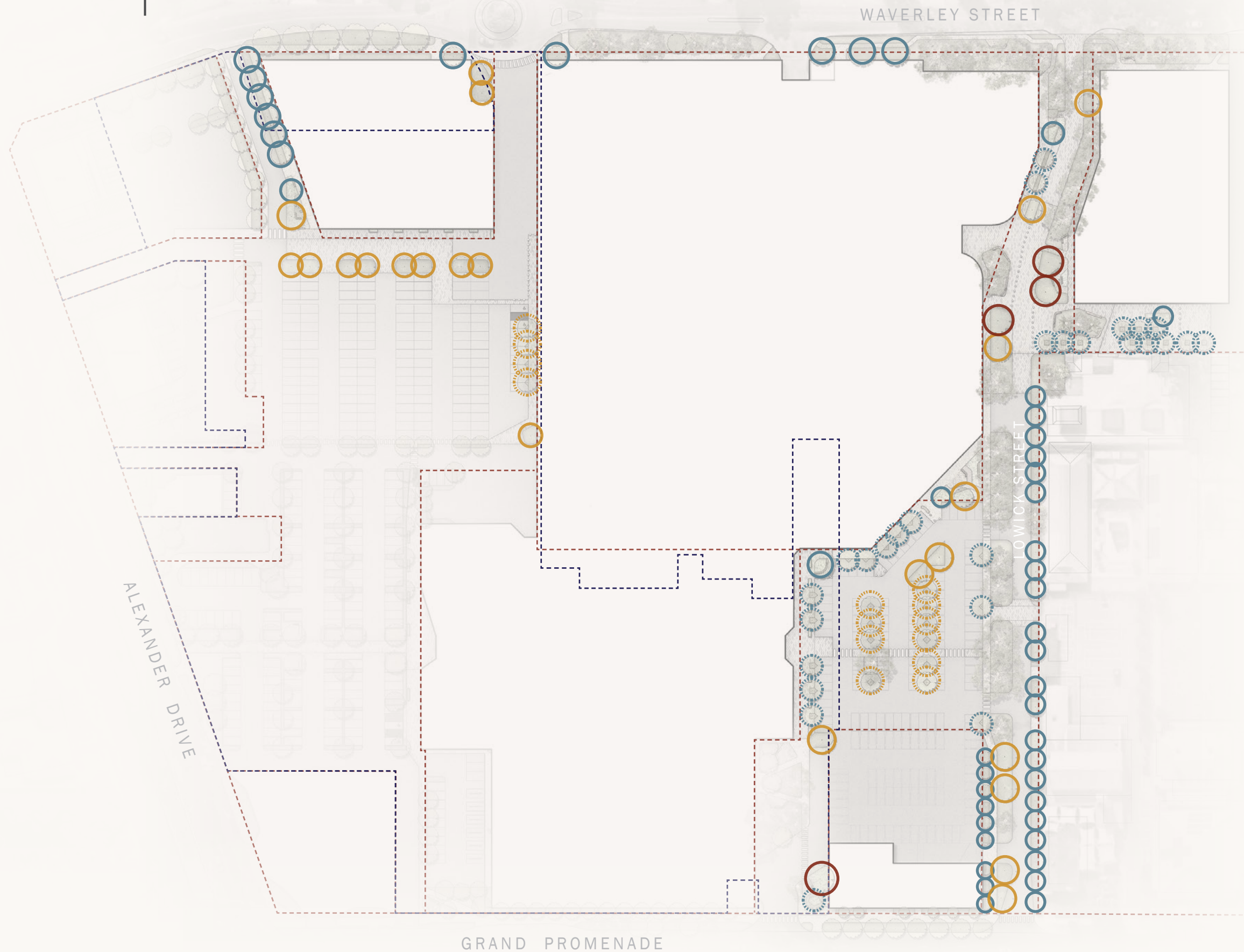
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JULY 2026

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LEGEND

- PRECINCT STRUCTURE PLAN BOUNDARY
- STAGE 1
- POTENTIAL LARGE TREE LOCATIONS (MIN 5.0 M DIAMETER AT MATURITY) 4 NO.
- POTENTIAL MEDIUM TREE LOCATIONS (MIN 3.0 M DIAMETER AT MATURITY) 23 NO.
- MEDIUM TREE OPPORTUNITY (RESTRICTED) 14 NO.
- POTENTIAL SMALL TREE LOCATIONS (MIN 2.0 M DIAMETER AT MATURITY) 47 NO.
- SMALL TREE OPPORTUNITY (RESTRICTED) 27 NO.

NOTE

Restricted Tree Opportunities are proposed tree locations where the area of Deep Soil includes structural and/or amended soil profiles beneath the surface.

DSA & TREE PROVISION

LARGE TREE	4 NO. x 36m ²
MEDIUM TREE	23 NO. x 16m ²
SMALL TREE	47 NO. x 9m ²
935m ²	

DEEP SOIL AREA (Large) : In-ground garden bed, soft landscape area, which supports the growth of large canopy trees and meets the minimum City dimension of 5.0 metre length / 36 m² area

DEEP SOIL AREA (Medium) : In-ground garden bed, soft landscape area, which supports the growth of medium canopy trees and meets the minimum City dimension of 3.0 metre length / 16 m² area

DEEP SOIL AREA (Small including shrubs) : In-ground garden bed, soft landscape area, which supports the growth of small upright trees, screening shrubs, low groundcovers

Landscape Note: In accordance with City Policy, a Deep Soil Area is a soft landscape area with no impeding building structure or feature above or below.



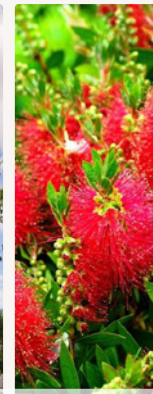
Agonis flexuosa
PEPPERMINT WILLOW
MATURE SIZE: 4 - 10 X 4 - 10 M
POT SIZE: 300L



Angophora costata
SYDNEY RED GUM
MATURE SIZE: 15 X 30 M
POT SIZE: 200L



Callistemon 'Kings Park Special'
BOTTLEBRUSH
MATURE SIZE: 3 X 4 M
POT SIZE: 150/200L



Corymbia maculata
SPOTTED GUM
MATURE SIZE: 25 X 40 M
POT SIZE: 150/200L



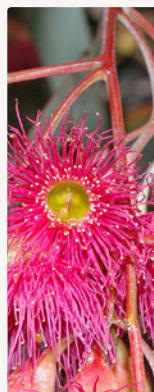
Cupaniopsis anacardioides
TUCKEROO
MATURE SIZE: 6 X 15 M
POT SIZE: 300L



Eucalyptus leucoxylon
YELLOW GUM
MATURE SIZE: 10 X 30 M
POT SIZE: 200L



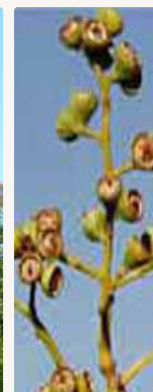
Eucalyptus sideroxylon rosea
PINK FLOWERED IRONBARK
MATURE SIZE: 10-25 M X 5-15 M
POT SIZE: 150/200L



Eucalyptus nicholii
WILLOW PEPPERMINT
MATURE SIZE: 15 X 18 M
POT SIZE: 150/200L



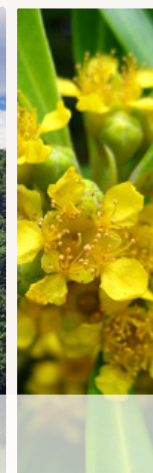
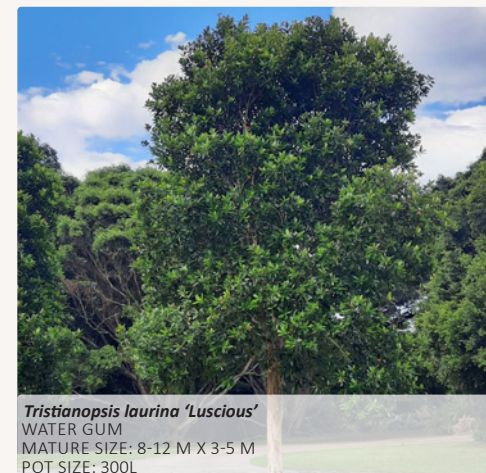
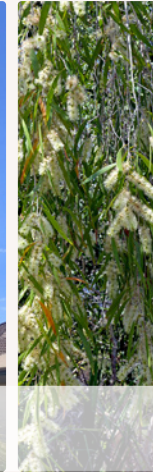
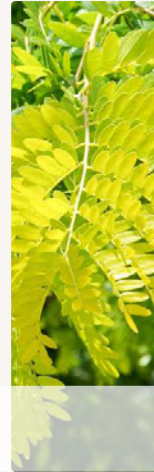
Eucalyptus victrix
LITTLE GHOST GUM
MATURE SIZE: 5 X 8 M
POT SIZE: 150/200L



Planting species will be selected with a mixture of textures and shades while also being low maintenance and low water use. To enhance the existing Dianella Landscape Character, the tree palette includes 'white-trunked' tree species to compliment the existing retained tree canopy within, and around the site. All planting to be permanently irrigated with organic mulch, tree stakes, and structural soil to trees within carpark areas.

NOTE:

Tree species to be reviewed against PSHB List and City requirements at time of plant design / selection.



Tree and plant species are predominantly native, reflecting the site's existing character and ecological context.

A diverse mix of flowering species and varied foliage introduces vibrant colour, seasonal interest, and sensory richness, while supporting local biodiversity.

Planting will be predominantly Australian Native species that enhance the broader landscape themes of the shopping precinct.

Species selected will aim to reinforce the existing landscape character of Dianella, and strengthen placemaking elements of the new landscape design.



Acacia cognata limelight
LIMELIGHT WATTLE
MATURE SIZE: 1.8M H X 4.5M W



Acacia saligna prostrate
WATTLE
MATURE SIZE: 0.4M H X 3M W



Acacia 'Honey Bun'
STICKY WATTLE
MATURE SIZE: 1.5M H X 1.5M W



Acacia lasiocarpa 'prostrate'
GLOW WATTLE
MATURE SIZE: 0.2M H X 1.5M W



Acmena smithii allyn magic
LILY PILLY
MATURE SIZE: 0.5M H X 0.5M W



Adenanthos sericeus 'compact'
DWARF WOOLLY BUSH
MATURE SIZE: 0.7M H X 1.5M W



Banksia ashbyii 'Dwarf'
BANKSIA
MATURE SIZE: 1.5M H X 2M W



Callistemon 'Better John'
BOTTLEBRUSH
MATURE SIZE: 1.2M H X 0.6 M W



Conostylis candicans
GREY COTTONHEADS
MATURE SIZE: 0.3M H X 0.5M W



Calothamnus quad. prostrate
COMMON NET BUSH
MATURE SIZE: 0.8 X 2.0 M



Chrysocephalum silver & gold
PAPER DAISY
MATURE SIZE: 0.2M H X 1M W



Darwinia citriodora prostrate
LEMON SCENTED MYRTLE
MATURE SIZE: 0.1M H X 0.9M W



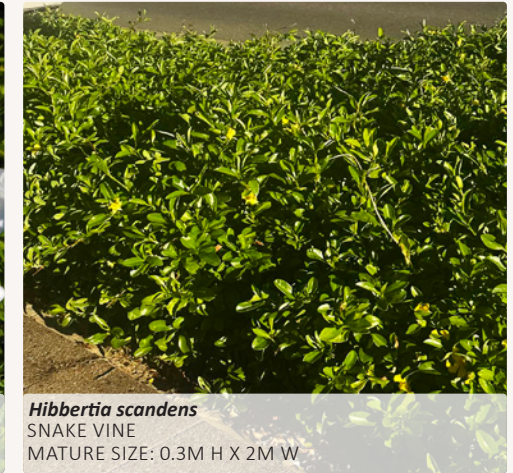
Dianella 'Streetscape'
FLAX LILY
MATURE SIZE: 0.5M H X 0.6M W



Eremophila 'kalbarri carpet'
EMU BUSH
MATURE SIZE: 0.2M H X 2M W



Ficinia nodosa
KNOBBY CLUB RUSH
MATURE SIZE: 1.0M H X 1.0M W



A mix of leaf typologies, colours and growth characteristics will be used to create a textured natural palette. All planting to be permanently irrigated with organic mulch.

Species will be selected to handle a variety of light conditions with a mix of textures, shades and structures. All planting to be permanently irrigated with organic mulch.

Raised planters with upright feature plants and cascading species to further enhance and define the public realm.

