

ABERDEEN PARK



RESIDENTIAL DESIGN GUIDELINES and landscape framework report January 2009

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ABERDEEN PARK



SECTION 1 RESIDENTIAL DESIGN GUIDELINES

January 2009

J e n s e n
PLANNING
& DESIGN

Addenda 1. - Materials list
- Fencing colours

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The Character of ABERDEEN PARK

ABERDEEN PARK will represent the best of both worlds, mixing the comforts of modern living with traditional values and advantages of country living. The open, rural character of the landscape, especially on the hillside, will be maintained with large allotments; generous building setbacks to provide space for landscaping, and open fencing to retain that rural feel.

Key elements to achieve this character:

- Consistent minimum setbacks from all boundaries
- Earthworks / alterations to natural ground levels to be minimised.
- Built form to include verandahs to the street elevations of homes
- Built form, materials and colours to reflect the rural setting
- Design to address the climate
- Open boundary fencing on larger lots and on the sloping land.
- No front fencing
- Design to take account of views but to protect privacy
- Retaining existing trees
- Landscaping to create a leafy character

Before choosing or designing your home, it is important to consider how to use the unique features of ABERDEEN PARK to the best advantage to create an attractive home to suit your lifestyle.

Factors to consider include:

- The orientation of the allotment
- The direction of summer breezes
- Maximising outlooks
- Home entry and addressing the street
- The location of house on adjoining properties (or future houses)
- Underground service and easement locations (if any)
- Designated driveway access points (where applicable)
- Corner lot opportunities and requirements
- Lots with dual frontage to reserves
- Fencing adjacent reserves

Building Siting

At ABERDEEN PARK space between buildings is encouraged to ensure that homes and outbuildings are well located to take advantage of views, to retain existing trees and to provide privacy between neighbours.

Allotment Development Plans have been prepared to provide site-specific guidance for locating your home considering:

- Siting and orientation to capture views, breezes and warming winter sun.
- Building setbacks and heights for the privacy of you and your neighbours.
- Existing trees to be protected.
- Location of private open space.
- Special fencing requirements.
- Key driveway locations and widths.
- Key garage / carport locations.
- Location and height of any building to the boundary.

Your home should be sited in accordance with the Allotment Development Plan, with the varied building setbacks incorporated within the defined building to create an interesting presentation to all boundaries.

The Alexandrina Council also has requirements regarding the overall coverage of each allotment with buildings. Council's Development Plan requires that:

Site coverage¹ should not exceed the following:

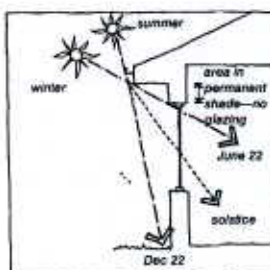
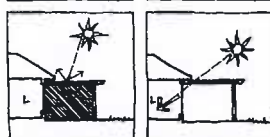
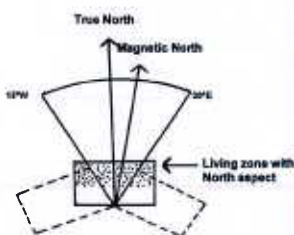
- For sites with an area less than 800m² - 45%.
- For sites with an area greater than 801m² - 40%

1. Site coverage represents the proportion of a site covered by the ground floor level area of a building including the dwelling, garage and carport, and freestanding residential outbuildings but excluding unroofed balconies, verandahs and pergolas.

Sloping land at ABERDEEN PARK provides many opportunities for homes designed to capture views. Building on sloping sites should fit well within the landscape and be designed to minimise earthworks. This will reduce costs and create a more attractive home and property. The Allotment Development Plans for each site have been designed to allow plenty of space to site a home and any associated outbuildings in a way that works with the slope of the site.



Covered outdoor living areas adjacent to internal living areas make your open space more usable



Private Open Space

Designing homes with connected indoor and outdoor living areas creates a better living environment, particularly when the outdoor space has northern orientation.

The Alexandrina Council Development Plan requires an area of private open space that is:

- minimum 20 percent of site area; and
- balconies, roof patios, etc can comprise part of this area provided the area of each balcony, roof patio, etc is 10m² or greater; and
- minimum dimension of 2.5 metres; and
- one part of the space is directly accessible from an internal living area with a minimum area of 25 m² and minimum dimension of 4 metres.

Orientation

Position the home to take advantage of northern orientation to enable warming winter sun to access your indoor and outdoor living areas. This will create more pleasant living spaces and can increase energy efficiency.

Wherever possible, homes should have a north-facing room (ie between 30° east and 20° west) capable of being used as a living area.

Consider views to the south, east and west when designing the home, while also incorporating energy efficiency measures for western facing windows and maintaining the privacy of adjoining dwellings. Orientation of homes to provide windows with an outlook to streets and reserves will also create better outcomes.

Position window and door openings to help capture cooling breezes in summer. Window shading and other techniques will also need to be incorporated to achieve energy efficiency



Car Parking and Driveways

Homes need convenient on-site car parking for residents with at least two (2) on-site car parking spaces, one of which should be covered. Garages and carports should be sited in accordance with the Allotment Development Plans prepared for ABERDEEN PARK, which includes designated driveway location for some allotments.

Garages and parking areas should be designed to reduce their visual dominance and to not detract from the attractiveness of the streetscape. The garage or carport should be set back from the primary frontage:

- at least 0.5m behind the main face of the dwelling; or
- in line with the main face of the dwelling if elements such as a verandahs and projecting windows have been incorporated to provide articulation to the building.

Garages and carports facing the street should have a maximum opening width of 6m, or where the garage or carport is set back less than 8m from the street:

- two separate doors should be provided with a distance of 300mm between them; or
- a decorative finish double tilt up door with a maximum width of 5m be provided.

On sloping sites driveways should follow the contours of the land. Driveways and parking areas should use attractive and durable materials such as:

- Clay or concrete pavers
- Coloured pattern paved concrete
- Exposed aggregate finishes
- Bordered gravel on a compacted base
- Crossovers should have a maximum width at the kerb of 4m and be constructed using the same material and colour as the footpath, where footpaths exist.

Recreational and commercial vehicles such as caravans, boats and small trucks / vans are not to be parked forward of the dwelling, so design to allow for the access to park them at the side or rear of the home, if required.



Outbuildings well screened by landscaping from the secondary frontage



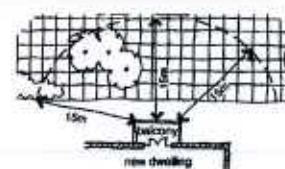
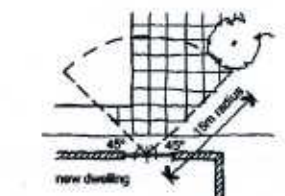
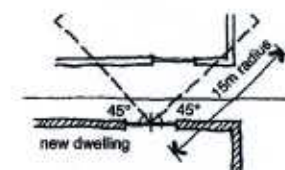
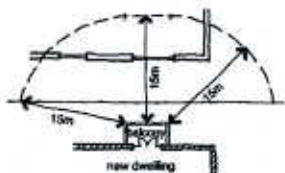
Outbuildings

At ABERDEEN PARK the siting and size of sheds and other outbuildings should be considered as part of the overall design of the site and home.

Outbuildings should be located to the side or rear of dwellings and may be located within the area of private open space provided that it does not reduce the private open space available to less than 80% of the area required in these Guidelines.

- For sites less than 600m², outbuildings should not exceed 60m² in area.
- For sites in excess of 600m², outbuildings should not exceed 80m² in area.
- The total height of the outbuilding should not exceed 4.5m.
- Outbuildings should be setback a minimum of 1m for a side or rear boundary, or at least 3m from a secondary street frontage or a reserve.
- Where the Development Plan allows building to the boundary, outbuilding walls on a boundary should be no longer than 8m and no higher than 2.4m.

Outbuildings should be designed and sited to be unobtrusive and to allow for screening landscaping minimise their visual impact, particularly where visible from reserves or road frontages.



Privacy

The sloping land and open character of ABERDEEN PARK will provide attractive views for residents to the river valley and beyond. It also means that in some cases part of the views will include rear yards. It is therefore important that residents take responsibility for their own privacy by designing their homes and open space areas to create sufficient privacy, both through building design and the use of screening vegetation.

Where overlooking from an upper level window or balcony overlooks a neighbour's main area of private open space or windows of a living room or bedroom within 15m (see diagrams), the Alexandrina Council Development Plan requires that the overlooking be addressed. Appropriate measures include sill heights, fixed obscure glazing or fixed external screens to 1.5m above floor level.



Split level home with rock and landscaping retaining works with the slope and creates a better outcome



Poor example of earth works - creating a large flat building area results in significant, unsightly earthworks



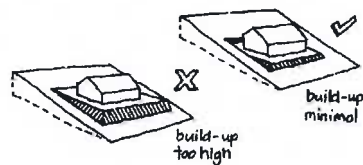
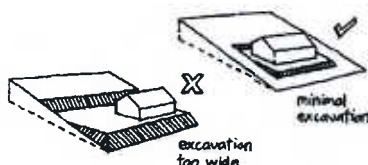
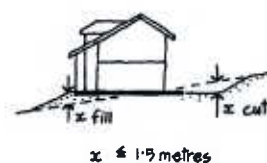
Site Works and Retaining Walls

Sloping sites at ABERDEEN PARK provide an opportunity to capture views and to design and site buildings to maintain the natural character of the land. At all times the intent shall be to minimise the bulk of buildings and minimise disturbance to natural landforms by:

- Following the contours of the land.
- Breaking up the building form into a series of linked modules or using split levels.
- Incorporating rooflines that compliment the natural slope of the land.
- Siting buildings on excavated rather than filled sites to minimise overall height.

Use building techniques to reduce the need for earthworks and retaining walls, including decks and elevated slabs. Where retaining walls are required, terracing of earthworks is encouraged to reduce the height of retaining walls and batter slopes. Use batters of more gentle grades to blend any necessary cut and fill. Ensure that the root zone of any existing trees is considered and that it remains largely undisturbed.

The total height of retaining walls should be a maximum of 1.5m, with terraced retaining walls of a maximum height of 1m for each wall, with landscaping between layers to assist with screening and softening the appearance of the wall. A more subtle landscaped batter with large rocks / boulders is also an acceptable solution, particularly for public frontages.





Design and Appearance

Design and appearance of homes at ABERDEEN PARK should reflect the rural setting. Designed to suit to slope of the land, one and two storey homes will be accommodated. The Alexandrina Council Development Plan requires that the height of buildings be a maximum of 9m in height to the roof and 6.0m for walls at any one point.

Interesting and well articulated design is encouraged, with the incorporation of elements that provide interest to the façade (both street frontages and reserve frontages) including:

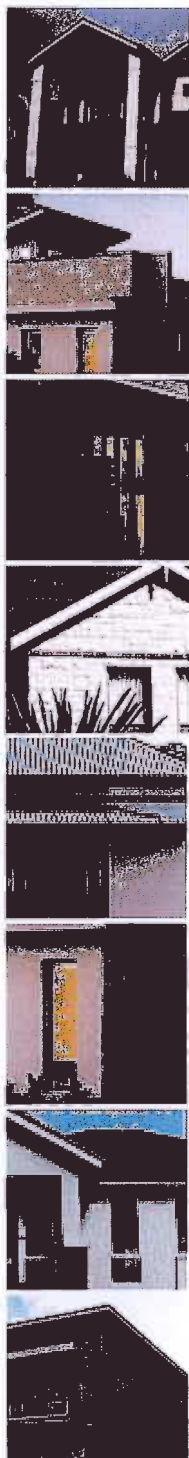
- Verandahs
- Recessed or projecting balconies
- Eaves overhangs
- Porches
- Pergolas or canopies
- Well-proportioned windows
- Timber shutters and sunshades where appropriate
- Architectural features including timber feature panels, louvres and trims.

Design the roof form of the buildings to complement the rural character and the natural form of the land using roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs, 'butterfly' forms or curved roofs. Incorporate roof pitches of 25° or 22.5° where the dwelling is wider than 16m, with eaves overhangs with a minimum width of 450mm (other than for roofs of garages and carports to boundaries).

The design roof forms should also incorporate a northern facing area, preferably not visible from the primary frontage, of a size and pitch suitable for the location of solar hot water and photovoltaic collectors. Verandahs should be part of the roof design, particularly for the primary frontage.

Emphasise the dwelling entries as viewed from the street and design garages and carports so that they do not dominate the appearance of the home from the street through use of articulation and setbacks.

Transportable dwellings and temporary accommodation are not allowed at ABERDEEN PARK.



Building Materials and Finishes

Buildings at ABERDEEN PARK should use a mixture of materials, finishes and colours to create an attractive rural character with a contemporary Australian style.

For the publicly visible facades of buildings at least three (3) of the following preferred materials should be used for exterior walls:

- Stone (or pseudo veneer stone)
- Slate veneer
- Face brickwork
- Full Render (or bagged walling)
- Relief sections of render and/or "plant on" mouldings
- Rammed Earth
- Other approval features panels including texture coated/rendered panels or selected Hardies products such as Scyon Stria etc.
- Timber feature panel
- Corrugated metal sheeting
- Stained timber framed windows
- Commercial framed windows
- Metal, timber or glass balustrades
- Timber shutters
- Window shades

Roofing should be constructed to complement the style of the building home using:

- pre-painted corrugated Colorbond custom orb roofing
- low profile glazed concrete roof tiles (shingles).

Garage / carport doors should complement the style, materials and colours of the associated dwelling.

Natural colours such as browns, greys and greens should be used for the external surfaces of buildings so as to be unobtrusive, blend with the natural rural landscape and minimise any visual intrusion.

The external materials of buildings should be surfaces that are of a low light-reflective nature.



An alternative to a fenced private area on the secondary frontage to create privacy by semi enclosing a pergola or verandah



Fencing

At ABERDEEN PARK the open country character is to be enhanced by keeping front yards open and unfenced. There should be no fencing on road boundaries in front of homes.

The height and style of side and rear boundary fencing will depend on the size and location of the allotment, and how visible it is from the surrounding areas. Fencing along Macclesfield Road should be open-style post and wire or mesh fencing, supplemented by the 20m wide planted buffer.

In the less sloping areas of ABERDEEN PARK 1.8m high side and rear boundary fencing is appropriate to provide secure private open space areas, with the fencing starting behind the main building line. Materials such as colorbond, timber palings, brush or masonry are appropriate, and where the fencing is on a secondary street frontage special attention should be paid to ensure that the resulting fence is attractive.

The sloping areas of ABERDEEN PARK are visible from surrounding streets, reserves and from Strathalbyn. While fencing is not required, if it is installed it should be between 0.9m - 1.2m in height. Solid side and rear boundary fencing is not appropriate. To maintain the attractive character of these areas open style fencing using a combination of timber posts, wire, mesh and timber or metal railings is appropriate. The same fencing principles apply to fencing adjacent to reserves, where maintaining open views and where natural surveillance is important.

Where some fencing of the main area of private open space is desired to provide privacy and provide a secure yard for children or animals, it should be minimal and contained within the building envelope area defined on the Allotment Development Plan. The fenced area should be screened by planting and should not be highly visible from public areas. Side and rear boundary fencing should be a maximum height of 1800mm and constructed of Colorbond material in Bushland Greens and Browns, or Paperbark colours.

Landscaping of boundaries to provide a natural barrier and screen between properties is strongly encouraged, particularly on sloping sites.



External Fixtures

External fixtures such as clotheslines, air conditioners, antennae and rainwater tanks can detract from the appearance of your home if not well located and screened appropriately.

Locate and design all service equipment and fixtures (including but not limited to clotheslines, air conditioners, antennae, rainwater tanks and solar hot water heaters) so that they are not visible from public frontages of your site. Where they may be visible, screen them from view using materials that complement the building materials and colours of the home or outbuilding.

Water Conservation and On-Site Stormwater Management

In South Australia all homes are required to install rainwater tanks with a minimum capacity of 1000L. At ABERDEEN PARK allotments greater than 600m² are required to provide rainwater tanks with a total capacity of 20,000 litres, while sites greater than 1,500m² are to provide a capacity of 30,000 litres.

At ABERDEEN PARK you are encouraged to have the rainwater tank plumbed to your home for suitable non-potable uses such as toilet flushing, to ensure at least 80% usage. Rainwater tanks should be of a colour and style to complement the home and should be screened from public view, and not be located between your home and a public road.

Other water conservation and reuse systems are also encouraged, including the collection of water from driveways in garden beds. The management of stormwater on-site by capturing roof water and reusing it in your garden, retaining water in your garden through swales and mini-wetlands, or through the controlled release of water into reserves, is encouraged on larger allotments. On smaller allotments or where on-site management and use cannot be achieved, the overflow from rainwater tanks should be connected via underground pipes to the stormwater system.

It is important that whichever method of on-site stormwater management is used, stormwater generated on your site must not flow into neighbouring properties.

Established Vegetation and Landscaping

A strong part of the appeal of ABERDEEN PARK is the presence of existing trees and vegetation, which are to be retained and nurtured, particularly indigenous species. Activities such as earthworks and building construction should be carried out in a manner that minimises disruption to this vegetation.

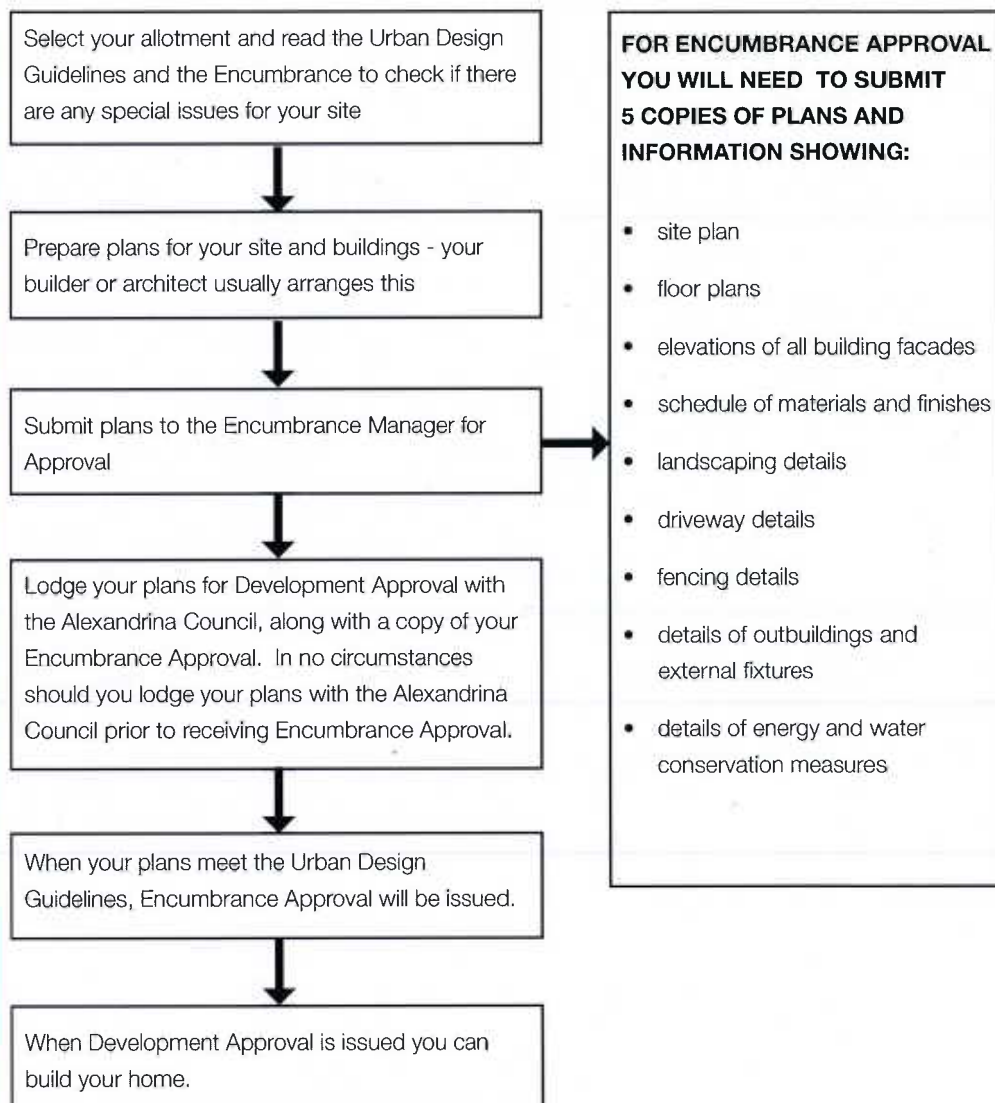
Residents at ABERDEEN PARK are encouraged to carefully consider their landscaping plans to include locally relevant species that are drought tolerant and easily managed and maintained. A selection of potential plants is included in the Appendix as a guide. New planting should be undertaken to create attractive rural gardens that provide for screening between properties. Locally indigenous species are encouraged to build biodiversity and create habitat for animal and bird life.

The 20m wide landscaping buffer along Macclesfield Road indicated on the relevant Allotment Development Plans should be established and maintained.

Getting your development approved

Your home is an important investment and we want to help you maintain its value, by protecting and enhancing the character of ABERDEEN PARK. In order to help protect your investment at ABERDEEN PARK these Urban Design Guidelines form part of the **Encumbrance attached to the Certificate of Title** on each allotment that is issued to all home purchasers.

All homes, outbuildings and other structures need to first receive Encumbrance Approval, prior to any other approvals required from Council. This helps to provide more certainty about the types and quality of homes and where they can be built. This will help to protect your investment by encouraging good development outcomes throughout the entire development.



ABERDEEN PARK



SECTION 2 LANDSCAPE FRAMEWORK REPORT

January 2009

oxigen

landscape architecture + urban design

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Introduction



This report has been prepared to establish a landscape framework for the development of a new land division at Strathalbyn by Howard Treloar Nominees. It proposes an integrated approach to the design and management of the public realm, as well as recommending the use of specific items as a means of establishing a design quality and marketing image.

The public realm is described as the areas that have public access and use. At Strathview, this includes the entry, streets, reserves and other open spaces comprising the landscape. The public realm is shared by a great many and variety of people and, as such, needs to be robust and flexible in its design and management to cater for differing needs and expectations.

The aim of the guidelines is to establish overall principles and a strategy for the provision and design of elements comprising the public realm. Design strategies are intended to establish consistency and continuity within the sub-division, unity within designated areas, but to allow for variation where appropriate. The strategy is intended to ensure that public spaces are functional and respond to location, climate, local conditions and user needs.

The development of details allows a consistent approach on all landscape projects and easy dissemination of information to designers, the local Council (Alexandrina Council) and the general public. It also allows the developer to promote a distinctive range of landscape elements reflective of the sub-division's identity. Rather than prescribing rigid standards, the guidelines promote principles of best practice, including design, location and placement, management requirements and consideration of whole-of-life costing, and recommend a suite of well-designed, high quality landscape elements.

The guidelines describe principles and propose specific recommendations for each of the landscape elements comprising the public realm. The main recommendations can be summarised as:

Paving – A paving strategy is proposed which reinforces the hierarchy of entries, streets and reserves found in the sub-division. Footpaths will meet Council's requirements, with recommendations for footpaths and paving within reserves.

Lighting – A strategy for provision of pedestrian and street lighting is proposed. Pedestrian lighting is proposed in reserves for safety or amenity reasons, and up-lighting is proposed where it may enhance existing features. Opportunities for solar lighting will be considered.

Street Furniture – Street furniture is an integral part of the public realm and a suite of well-designed and distinctive street furniture is proposed.

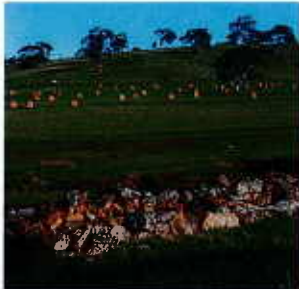


Street Trees – Street tree planting is one way to have an immediate effect on the appearance and amenity of the public realm. Where streets are wide the opportunity exists to create boulevards by planting large trees in scale with the street or providing median tree planting. In smaller streets and cul-de-sacs, medium height trees are used to maximise solar access to residences.

Other Planting – A species list is proposed as a basis for successful use of plant material. We will emphasise water-wise landscape design principles in the selection of plants. Primarily, indigenous plants will be used.

Signs and Public Information – A signs and public information strategy is concerned with information content, co-ordination and image. The intent is to detail the location, content and style of the information needs of users and promote an appropriate image for the sub-division. Interpretive signage is proposed to link with other initiatives for signage within the Council area that may interpret the considerable ecological and social history of the area.

Fencing – Controlled consistency and variety in fencing will reinforce the common elements used and enable the continuity of designed elements throughout the development and will emulate that style of fencing encouraged within the Strathalbyn township.



Project Objectives

This report is intended to guide the landscape development of Strathview and includes guidelines which illustrate how the landscape development of the sub-division can occur in an integrated and strategic way. It proposes a landscape framework based on an understanding of the urban design structure which results in its unique character.

The guidelines are descriptive and supported by diagrams and illustrations. They suggest both the general character of the open spaces and the possible outcomes which are intended.

It is intended that this report is signed off by Alexandrina Council so that a degree of certainty can be achieved in the detailed planning and implementation of the landscape proposals prior to implementation. Whilst detailed development will occur through implementation of the stages of development, this report will establish the overall landscape themes and ensure consistency and continuity in the landscape details throughout.

The guidelines also work in conjunction with other documents concerned with specific aspects of the planning and urban design of Strathalbyn. These include Council's own reports and Development Plan.

Site Character

Existing Character



Strathalbyn has developed as an orderly and compact regional town, with a user-friendly town centre surrounded by land used for a mix of residential, industrial, commercial, rural living, agistment, landscape and grazing activity.

The Strathview site has a particular and recognisable landscape character that should provide the impetus for redevelopment and provide the design "clues" that informs development. The overall intention of the landscape design will be to build onto the existing rural character rather than impose another character or "style" from elsewhere.

In general, the site is topographically varied, with the majority of the land falling to the south prior to the Angas River banks. The site is predominantly cleared, with a number of scattered eucalypts along fence lines and adjacent the river. Row plantings of inappropriate exotic tree species are located in the northern section of the site, somewhat similar to the alignment of the proposed median.

Two existing corrugated iron sheds, one for storage and the other a redundant shearing shed, are the only built forms on the site and reflect the previous farming use of the land.

Land adjacent the Strathview site comprises rural farming land to the north-west and north-east, with the StrathHub development under construction to the east. The south-west boundary is flanked by the Angas River. The riverine environment is somewhat degraded, with numerous issues requiring consideration including the following; bank stabilisation, revegetation, riparian restoration, erosion control, and stormwater quality and quantity.



Site Constraints

Alexandrina Council and the River Murray Catchment Water Management Board requirements for stormwater quality entering the Angas River dictates the need for a series of wetland detention ponds through the open space areas of the development site. Whilst this requirement may be regarded as a constraint for the potential use of open space within the development, the large area of public open space provided together with the introduction of ESD principles to the development adds another important layer to the landscape treatment throughout the entire development site.

Other site constraints may include:

- steep terrain in parts
- public safety considerations in the vicinity of the Angas River

Few other site constraints are predicted at this stage.



Site Opportunities

There are a number of landscape-related opportunities including:

- Integrating the design approach - lighting, street furniture, planting, paving
- Rural character of existing site
- Application of water sensitive urban design (WSUD) principles
- Increased quality of river environment
- Soft engineering solutions for riverine rehabilitation
- Integrated open space system with links to the Angas River Linear Park
- The existing trees and opportunities to retain these in the new development.
- The establishment of new reserves within the sub-division with new planting – this will enable integration of the new landscape with the existing character and open spaces as well as providing recreational opportunities to residents.
- The establishment of a new entry from Macclesfield Road, which will also increase visibility of the project and provide a distinct sense of arrival.



Design Principles

The following elements relate to the design and management of the landscape at Strathalbyn. When considered together, these will ensure an appropriate environmental and cultural response to the landscape design.

Colours

A colour palette is developed from the desire to reinforce the rural character of the development. The palette provides for broad but co-ordinated choice in materials for pavers and street furniture, with detail elements highlighted.

Paving

The guidelines aim at reinforcing the hierarchy of streets and reserves. The selection of materials and construction techniques for laying pavers are consistent with the requirements of Alexandrina Council.

Lighting

The public realm will be illuminated by well-designed fittings that provide an harmonious appearance to the landscape. This report addresses amenity lighting at entrances and in reserves, and pedestrian lighting along footpaths.

Street Furniture

Street furniture will be provided in appropriate locations in reserves.

Street Trees

Street trees improve the amenity and appearance of the public realm. The guidelines recommend tree species and placement within the verges.

Other Planting

Other planting is recommended for reserves, medians and at the entry. Generally plantings should be low – medium species that are low maintenance.

Signs and Public Information

Street signs are proposed in keeping with other design elements and the existing Strathalbyn character. Some interpretive signage may be provided adjacent to the Angas River.

Design Principles

The following general principles assist in providing the framework for the design and management of the open spaces within the Strathview. They reflect aspirations for a well-designed and well-maintained environment which is safe and attractive to users.

- A commitment to environmental sustainability – this involves consideration of issues relating to biodiversity, water conservation, waste minimization and species conservation.
- Social equity – this involves consideration of access, equity, cultural development, flexibility in the design and management of the sub-division's open spaces, and amenity and safety.

Strathview's landscape structure can be understood through the proposed distribution of streets and open spaces. Consistency in detailing, boldness and simplicity, appropriate design quality, materials, colours and scale, and appearance all contribute towards an environment that is functional, attractive and easily maintained.



Design Principles

Landscape Structure

The landscape structure of the Strathview comprises:

- a. Overall Framework
- b. Streets
- c. Reserves
- d. Details

The following principles apply:

a. Overall Framework

- Reinforce the character and identity of the entry and reserves by building on the existing and new landscape.
- Integrate open space reserves with the proposed linear park network adjacent to the Angas River.
- Exploit or create high points and other viewing areas in the siting of activities within the open spaces to reinforce the reading and identity, including views towards the Angas River corridor.
- Consider pedestrian movement, particularly linking externally to the Angas River Linear Park, and internally to the proposed reserves.
- Build on the existing landscape features of the site, including existing topography and vegetation.

b. Streets

- Consider whole streets and precincts rather than individual sections or blocks. Maintain continuity throughout the length of a street to reinforce identity as a street.
- Consider variations to the basic street structure, such as footpath widening, thresholds, pedestrian ramps and vehicle cross-overs as subordinate to, and consistent with, the overall structure and character of streets.
- Wherever possible, keep footpath kerb lines and medians straight without indents or protuberances.
- Incorporate access for people with disabilities in the street design.
- Utilise footpath materials that are simple, bold, consistent and robust, and designed to be easily maintained.
- Street tree planting supports the scale, status, continuity and amenity of streets and area.
- Concentrate indigenous trees in the reserves and where possible use smaller scale indigenous trees in streets to allow for summer shade and access to winter sun



Design Principles

c. Reserves

- Develop a unique character to each of the reserves and open spaces which reflects their use but enables them to be identified as part of the whole.
- Establish clear separation between vehicle circulation and pedestrian movement adjacent to the reserves.
- Enable the reserves to develop as a focus for activity and identity recognising their importance in contributing to the spatial organisation and reading. Ensure all of the open space is accessible and safe.
- Focus the open space within the sub-division on the wetland reserve adjacent the Angas River as a venue for passive and active recreation and amenity by new residents.
- Reinforce connections to other reserves locally through the Angas River Linear Park.
- Consider the requirements for future management of the reserves and the level of expenditure that can be directed towards them. Encourage flexibility in design to accommodate different and changed requirements.

d. Details

- Consistency – Landscape elements should show consistency in their design, installation and maintenance.
- Boldness and Simplicity – Landscape elements need to be of a larger scale than interior elements and uncomplicated with less variations in size and shape. Large blocks of similar materials, patterns and colours fit in better than complex arrangements.
- Design Quality – The quality of design of landscape elements reflects their location, properties such as durability and robustness, and appearance.

Landscape Elements

Paving

Paving needs to meet standards for appearance, structural strength, cost and quality control, and cleaning. The main aim is to provide comfort, safety and consistency of use.

The specifications for paving need to meet Alexandrina Council specifications for paving.

The following paving materials are recommended for use within the sub-division:



Main Entry and Streets



Reserves

	Surface Materials	Colours	Base
Main Entry Road	Exposed aggregate in-situ concrete footpaths, 100mm thick with reinforcing mesh placed centrally. 1.5m wide for cycles and pedestrians.	Light Brown	To engineer's specification
Other Streets	Exposed aggregate in-situ concrete footpaths, 100mm thick with reinforcing mesh. 1.2m wide for pedestrians.	Light Brown	Screeded Base
Parking Bays and Paved Approach to Roundabout	Permeable pavers	Charcoal	To engineer's specification
Reserves	Bitumen shared use cycle paths with Best honed pavers, 60mm thick pavers to highlight areas	Grey / Beige	75mm FCR base 25mm sand



Lighting

The lighting system for Strathalbyn includes:

- reserve lighting
- street lighting

Lighting is one of the key components of the public realm and, along with street trees, is the major element badging the appearance of the public realm. Public lighting must meet criteria in terms of quality of lighting, illumination levels, visual appearance of the lanterns, robustness in terms of vandal resistance and low maintenance, and energy efficiency. Lighting should not attempt to light 'everything', but to provide safety and highlighting to features.

The following lighting is recommended for use within the sub-division:

	Pole and Lantern	Lamp	Finish
Streets & Reserves	4.5m Post Top Column, Nostalgia B2001 - Plain	50W HPS	Black powder coated finish



Street Furniture

Outdoor furniture and its arrangement is part of a well-integrated and well-maintained public realm. The design of street furniture provides the opportunity for badging with a distinctive character that is both functional and interesting in appearance.

Street furniture items include seats and benches and bollards.

The following items are recommended for use within the sub-division

	Manufacturer	Finish
Seats (standard)	Fabricated steel and timber seat	Oiled timber slats
Bollards	150 X 150mm seasoned timber bollard with galvanised steel top plate.	Oiled



Street Trees & Verges

The conditions under which street trees have to grow at Strathalbyn are relatively favourable, with good soil structure and nutrient level. Some difficulties may be experienced with underlying rock, and excavation may be required for street trees.

New street trees at Strathalbyn should:

- Reinforce the hierarchy of streets by selection of species appropriate to the scale and use of the street.
- Provide continuity and consistency along the whole length of the street.
Priority should be given to establishing a single character along the length of a street rather than breaking streets into a number of precincts with different characters.
- Encourage diversity of species to reinforce street identity and promote ecological diversity.

The following street trees are recommended for use at Strathalbyn:

Street Type	Common Name	Botanical Name	Height
Entry and Macclesfield Road	Native Apricot, Mallee Box and SA Blue Gum	Pittosporum phylliraeoides Eucalyptus porosa and E. leucoxylon 'Rosea'	to 5m and 8-10m
Entry Road Verges	Mississippi Sugarberry	Celtis laevigata	10-12m
Minor Roads	SA Blue Gum and Mallee Box	Eucalyptus leucoxylon 'Rosea' and E. porosa	8-10m
Link to Strath Hub	Callery Pear	Pyrus calleryana	10-12m



Plant Species - Reserves and Wetlands

Wherever possible, locally raised native plants will be used on this project and local suppliers supported. We have not included in our lists above a full range of local species available – this will be determined in the detailed design stage.

Trees	
Botanical Name	Common Name
<i>Acacia melanoxylon</i>	Blackwood
<i>Acacia pycnantha</i>	Golden Wattle
<i>Acacia retinodes</i>	Swamp Wattle
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Callitris preissii</i>	Southern Cypress Pine
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus fasciculosa</i>	Pink Gum
<i>Eucalyptus leucoxylon</i> ssp <i>leucoxylon</i>	SA Blue Gum
<i>Eucalyptus leucoxylon</i> 'Rosea'	SA Blue Gum
<i>Eucalyptus odorata</i>	Peppermint Box
<i>Eucalyptus porosa</i>	Mallee Box
<i>Eucalyptus scoparia</i>	Wallangarra or White Gum
<i>Eucalyptus viminialis</i> ssp <i>cygnetensis</i>	Roughbark Manna Gum
<i>Maireana brevifolia</i>	Shortleaf Bluebush
<i>Melaleuca lanceolata</i>	Dryland Tea Tree
<i>Melaleuca uncinata</i>	Broombush
<i>Myoporum platycarpum</i>	False Sandalwood
<i>Pittosporum phylliraeoides</i>	Native Apricot
<i>Pyrus calleryana</i>	Callery Pear

Medium + Large Shrubs	
Botanical Name	Common Name
<i>Acacia acinacea</i>	Wreath Wattle
<i>Acacia brachybotrya</i>	Grey Mulga-bush
<i>Acacia paradoxa</i>	Kangaroo Thorn
<i>Banksia marginata</i>	Silver Banksia
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Callistemon rugulosus</i>	Scarlet Bottlebrush
<i>Correa reflexa</i>	Common Correa
<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>	Sticky Hop Bush
<i>Leptospermum continentale</i>	Prickly Tea Tree
<i>Leptospermum lanigerum</i>	Silky Tea Tree
<i>Melaleuca acuminata</i>	Mallee Honey Myrtle
<i>Melaleuca decussata</i>	Totem Poles
<i>Oleria ramulosa</i>	Twiggy Daisy Bush
<i>Pultenaea pedunculata</i>	Matted Bush Pea
<i>Samolus repens</i>	Creeping Brookweed
<i>Xanthorrhoea quadrangulata</i>	Rock Grass Tree



Plant Species - Reserves and Wetlands

Low Shrubs, Groundcovers	
Botanical Name	Common Name
Anigozanthos 'Yellow Gem'	Kangaroo Paw
Adriana klotzschii	Coast Bitter-bush
Atriplex semibaccata	Berry Saltbush
Calystegia sepium	Large Bindweed
Chrysocephalum semipapposum	Clustered Everlasting
Convolvulus cneorum	Silver Bush
Correa pulchella	Salmon Correa
Dampiera rosmarinifolia	Rosemary Dampiera
Distichlis distichophylla	Emu Grass
Enchylaena tomentosa	Ruby Saltbush
Eremophila seracia - prostrate form	Turkey Bush
Gonocarpus mezianus	Broad Leaf Raspwort
Goodenia ovata	Hop Goodenia
Grevillea 'Bronze Rambler'	
Grevillea lavandulacea	Lavander Grevillea
Hardenbergia violacea	Native Lilac
Hebe 'Blue Gem'	Veronica
Hibbertia sericea	Silky Guinea Flower
Isopogon anemonifolius 'Dwarf'	Dwarf Drum Sticks
Kennedia prostrata	Scarlet Runner
Lobelia alata	Angled Lobelia
Mimulus repens	Creeping Monkey Flower
Olearia ramulosa	Silver Daisy Bush
Pelargonium australe	Australian Pelargonium
Persicaria decipiens	Slender Knotweed
Ranunculus lappaceus	Native Buttercup
Rhagodia candolleana	Sea Berry Saltbush
Scaevola albida	Pale Fanflower
Thomasia petalocalyx	Paper Flower



Plant Species - Reserves and Wetlands

Grasses, Sedges, Rushes	
Botanic Name	Common Name
<i>Bolboschoenus caldwellii</i>	Salt Club-rush
<i>Carex bichenoviana</i>	Notched Sedge
<i>Carex tereticaulis</i>	Rush Sedge
<i>Cyperus gymnocaulos</i>	Spiny Flat Sedge
<i>Cyperus vaginatus</i>	Stiff Flat Sedge
<i>Danthonia</i> sp.	Wallaby Grass
<i>Dianella</i> 'Little Rev'	Dwarf Black Anther Flax Lily
<i>Dianella revoluta</i>	Black Anther Flax Lily
<i>Eleocharis acuta</i>	Common Spike Rush
<i>Imperata cylindrica</i>	Blady Grass
<i>Isolepis nodosa</i>	Knobby Club Rush
<i>Juncus kraussii</i>	Sea Rush
<i>Juncus pallidus</i>	Pale Rush
<i>Juncus</i> sp.	Rush Sedge
<i>Juncus subsecundus</i>	Finger Rush
<i>Lomandra</i> 'Tanika'	
<i>Myriophyllum</i> sp.	Milfoil
<i>Phragmites australis</i>	Common Reed
<i>Ruppia tuberosa</i>	Widgeon Grass
<i>Schoenoplectus pungens</i>	Spiky Club Rush
<i>Schoenoplectus validus</i>	River Club Rush
<i>Themeda triandra</i>	Kangaroo Grass
<i>Triglochin procerum</i>	Water Ribbons
<i>Typha domingensis</i>	Bulrush



Signs & Public Information

Signs and public information are concerned with information content, co-ordination and image. Aims include:

Marketing

Information and signage has a marketable identity that inherently reinforces the character of the sub-division.

Image

This is linked to marketing, but is also concerned with creating a recognisable community identity that residents can relate to.

Clarity and consistency

Signage must be coherent and consistent across the range of display material, but should allow for the unique requirements of specific uses and activities.

Safety, surety and visibility

The placement of signs and information should ensure safety to users and contribute to the perception of personal safety. Signage must meet the needs of users 24 hours a day and year round.

Aesthetics

The overall design approach must result in minimal visual clutter whilst maintaining effective communication.

Interpretive Signage

Opportunities for interpretive signage along the Angas River Linear Park will be explored. Educational boards informing visitors and residents on topics such as the Pygmy Perch, river rehabilitation and indigenous vegetation may be considered. Funding opportunities through groups such as River Murray Catchment Water Management Board could be explored.

Signage will be developed in conjunction with marketing and interpretation objectives at Strathalbyn as determined by the marketing agents. Colours and the inclusion of logos will be considered.

Proposals

The proposed public landscape within the Strathalbyn subdivision comprises:

- integration of the landscape of the areas of redevelopment with the broader landscape of Strathalbyn
- vehicle entry to the sub-division from Macclesfield Road
- street planting extending the landscape through the sub-division and consisting of a major entry street and minor streets servicing the residential layout
- local reserves located within the sub-division to provide close access to open space
- link to the Angas River Linear Park
- wetlands, swales and stormwater detention ponds and other water quality management devices.

Entry – Addressing Macclesfield Road, the main entry to the development is proposed to enhance perceptions of the rural character of adjacent land. Proposals include low walls from local stone, with low grasses and groundcovers to the road verge. Fencing further to either side of the entry will comprise large format timber post and rail fencing.

Street planting – this is an integral part of the greening of the streetscapes, providing the visual link between private gardens, local parks and the broader landscape. Native, predominantly indigenous tree species are proposed for all streets within the development. Larger species are proposed for the main entry road and medians, with smaller species in minor, narrower streets allowing greater solar access to residences.

Reserves – The largest reserve proposed for the development, located adjacent the Angas River, caters for active and passive recreational uses, as well as providing for stormwater detention. Small secondary reserves and medians provide further opportunity for inclusion of planting and stormwater collection and treatment.

Angas River Linear Park – The landscape design proposes improvements to the environmental management of the natural watercourses and addresses issues such as erosion and pest plants and weeds through site rehabilitation. Links into the existing network will be promoted wherever possible. The Linear Park should be promoted as a 'green transportation corridor' for cycling and walking by residents and visitors.

Wetlands – The proposed series of wetlands in Reserve A and B also assume multiple values supporting an integrated environmental approach to landscape development incorporating stormwater management, indigenous planting design and high quality, formal urban design.

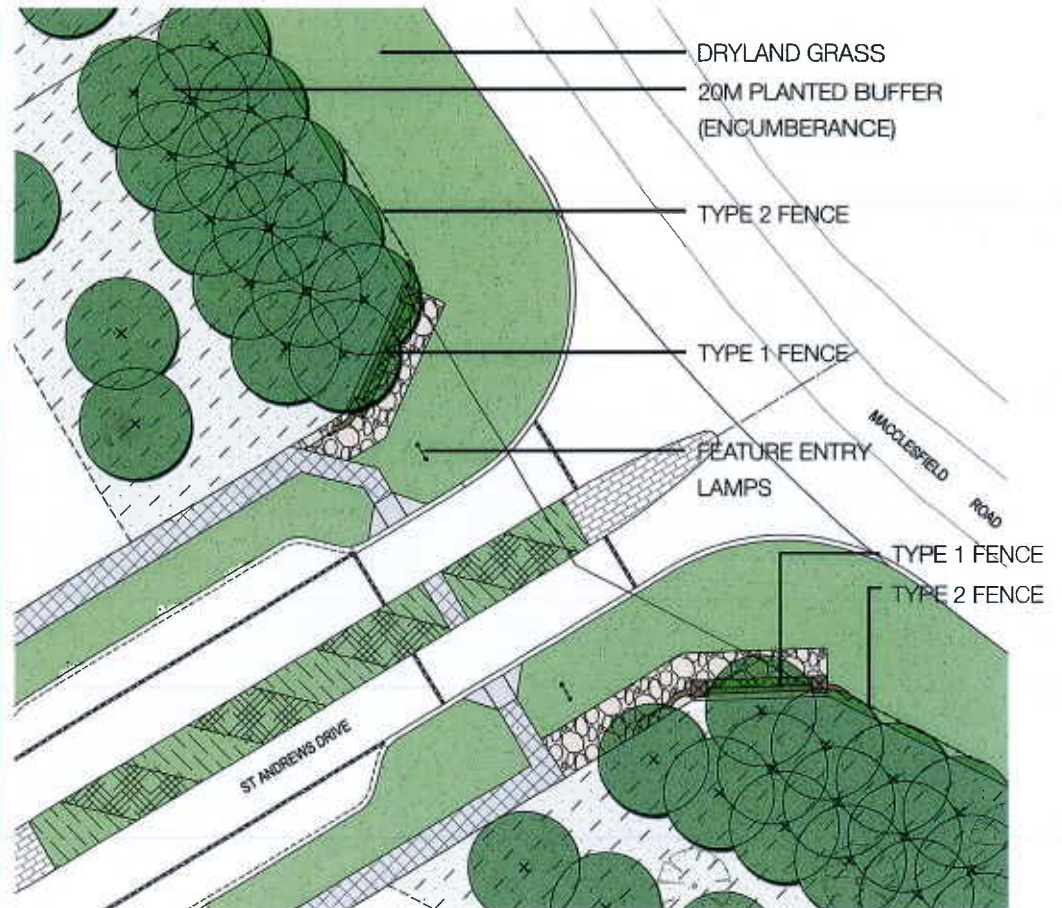
Entry



TYPE 1 FENCE



TYPE 2 FENCE



ENTRY CONCEPT PLAN

Streetscapes

Street Tree Planting

Design Approach and Recommendations

Medium to large sized indigenous trees are proposed for the main avenues accessing the Strathalbyn sub-division. These streets provide the backbone to the landscape development and the point of recognition to residents and visitors.

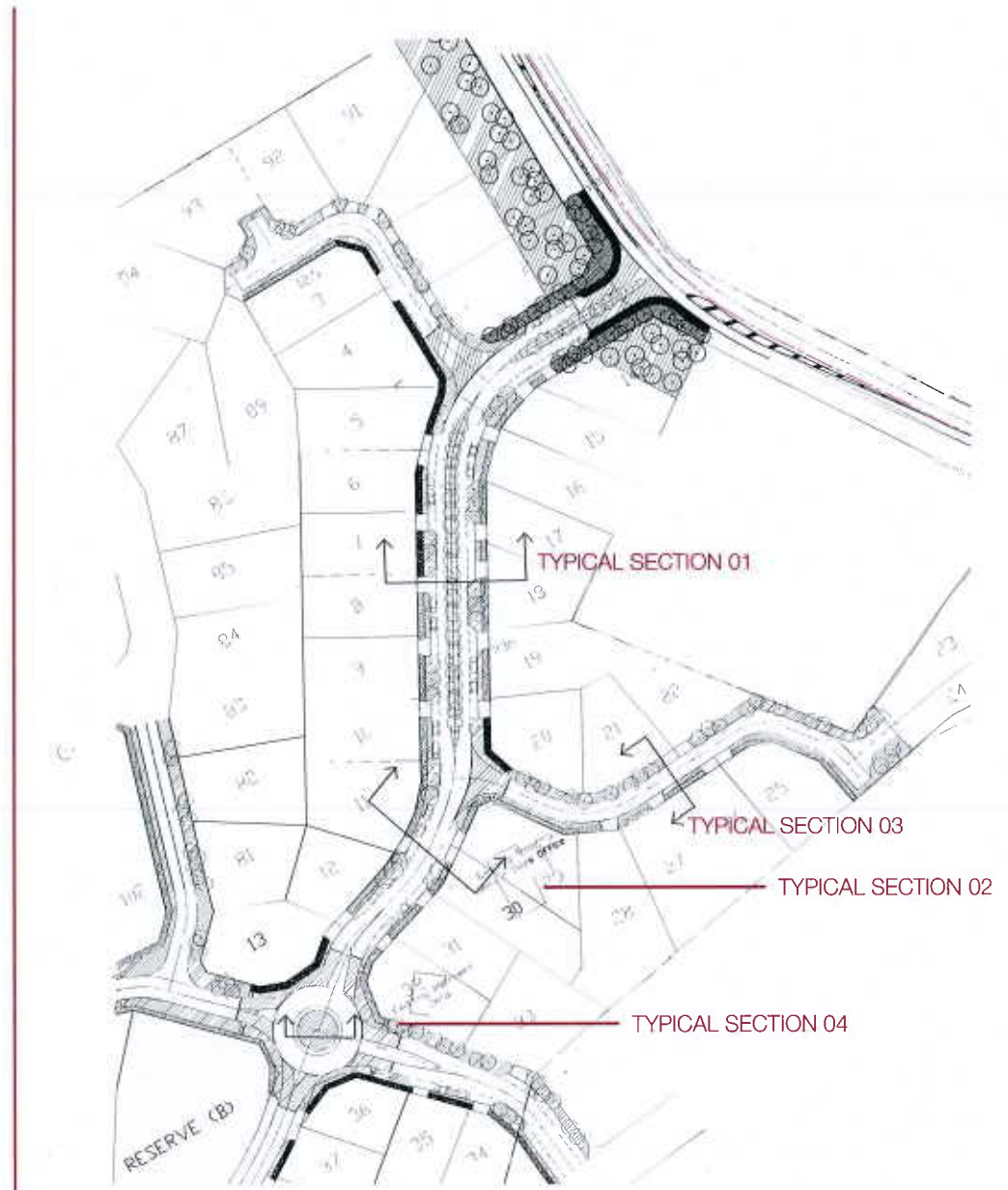
Smaller indigenous trees are proposed for the minor streets and lanes. This will allow solar access to housing and identify streets with their own planting character. These trees are chosen for colour in either foliage or flowers, and their known success in the soils found at Strathalbyn. Smaller trees will also allow better views internally and along streets.

Verges

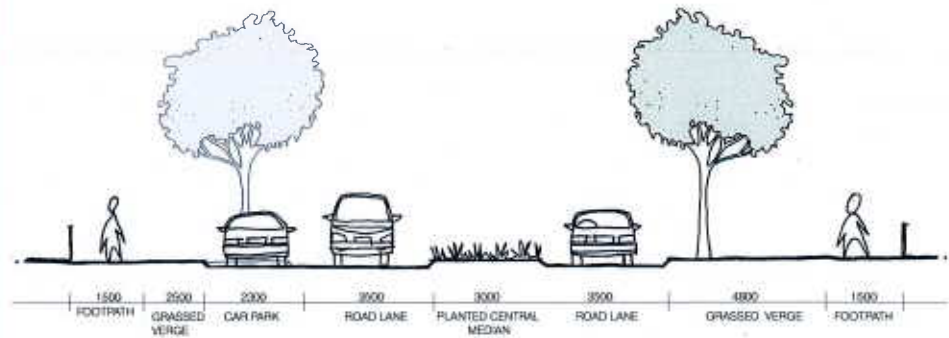
A combination of irrigated turf and dryland grass is proposed for the verges throughout the subdivision.



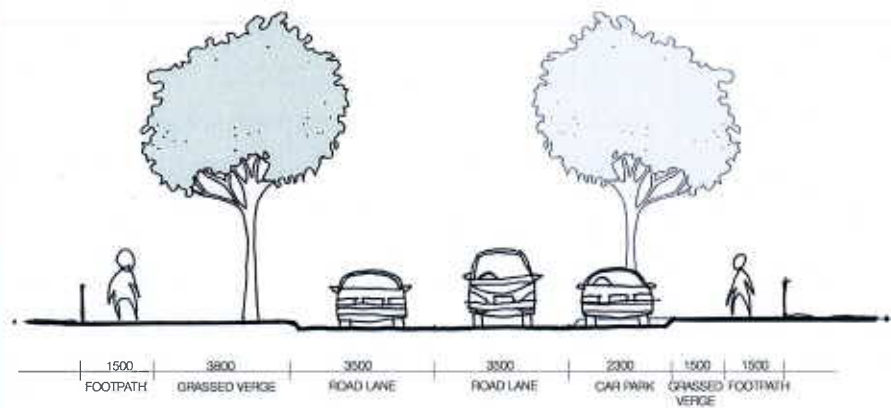
Stage 1 - Street Sections



Stage 1 - Street Sections

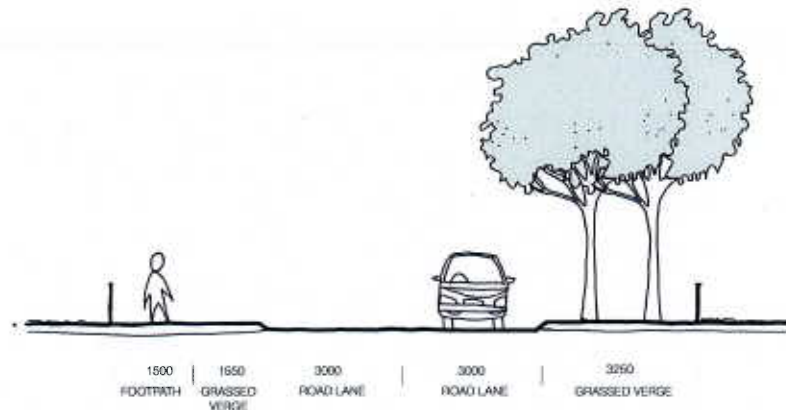


SECTION 01 - ENTRY ROAD - CENTRAL MEDIAN 1:200
TYPICAL SECTION

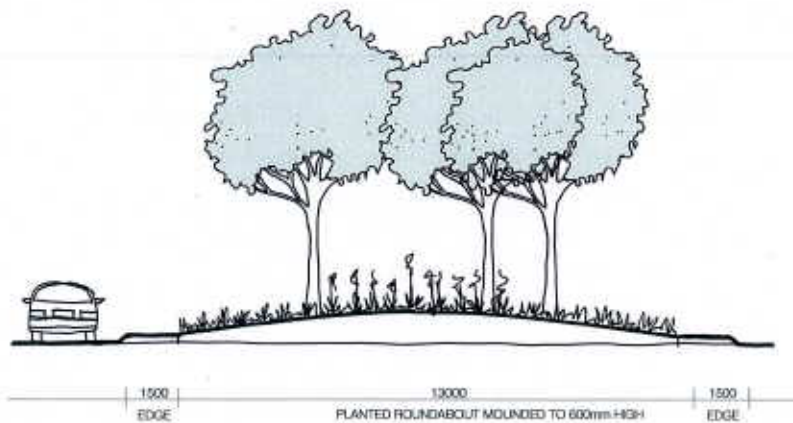


SECTION 02 - ENTRY ROAD - NO MEDIAN 1:200
TYPICAL SECTION

Stage 1 - Street Sections



SECTION 03 - MINOR ROAD 1:200
TYPICAL SECTION



SECTION 04 - ROUNDABOUT 1:200
TYPICAL SECTION