

Modbury Precinct Landscape Style Guide

Audit



CITY OF
TEA TREE GULLY
Naturally Better

Contents

Introduction	3
1. Understanding the Modbury Precinct	6
1.1 Metropolitan Context	7
1.2 History	10
1.3 Topography	13
1.4 Vegetation	15
1.5 Circulation	17
Existing Asset Audit	

Version	Action	Date
1.0	Endorsed by Council	8 September 2015

Introduction

The Modbury Precinct Landscape Style Guide ('Style Guide') provides design guidelines and directions to support a consistent look and feel to the public realm of the Modbury Precinct. It proposes an integrated approach to design and management of the Precinct's streets and open spaces.

The Style Guide will direct a desired future character of the Modbury Precinct by influencing the form, identity and style of the public realm through guiding its improvement over a number of years.

The overall intention is to reinforce the character of the Modbury Precinct including its natural landscape features of established trees, meandering creeks and views to the Adelaide Hills.

The need for good urban design

The City of Tea Tree Gully recognises good urban design as a key initiative and one of the most important issues for the Modbury Precinct. Good urban design is one means by which we can improve the quality of the Precinct.

The benefits to the Precinct are:

- Economic, by strengthening economic life, competitiveness and efficiency;
- Environmental, by minimising waste, energy and pollution
- Social, through the support of equitable, safe and accessible environments
- Cultural, by reinforcing the character, cultural heritage and unique qualities, and
- Functional, by enabling more efficient and effective working of the Precinct.

About the style guide

This Style Guide has been developed to assist in achieving good urban design in the Modbury Precinct. It provides an overarching framework for the public realm and aims to make it more useable and attractive.

The Style Guide works in conjunction with other key plans and strategies (e.g the Precinct Planning Framework) to achieve Council's vision for the Precinct. Together these initiatives provide an integrated package that will lead the development and management of the Modbury Precinct for years to come.

The purpose of the Style Guide is to:

- Describe the key characteristics of the Precinct's urban structure, identifying the physical qualities that make the Precinct a unique and recognisable place
- Identify a hierarchy of streets and open spaces and describe the future character which applies to the design and management of these spaces, and
- Propose principles which apply to public realm elements to establish consistency and continuity within the Precinct, unity within designated areas and variation where appropriate.

Structure

The Audit is the first part in a set of three for the Modbury Precinct Landscape Style Guide.

Part 1 - Audit: Understanding the Modbury Precinct describes the physical form of the Modbury Precinct, in particular its urban structure and landscape. It establishes the types of public areas and the rationale for their location, forms and use. The framework for the public realm describes the relationships between elements and an approach to organisation of the public realm.

Part 2 - Style Guide: Public Realm Principles provides direction for public realm materials and elements. Principles are derived from an understanding of the urban structure of the Precinct and its particular spatial hierarchy, identity and sense of place. This guide can be used by the public, developers and staff.

Part 3 - Technical Specification: This document will be used by staff to provide guidance on how to install elements within the public realm, in particular:

- Paving
- Lighting
- Furniture
- Fencing
- Trees
- Plantings
- Public art, and
- Wayfinding.

Document use

This suite of documents should be used by Council, developers and the community when enhancing existing or developing new places within the Modbury Precinct. The Modbury Precinct is expected to experience considerable growth over the next 30 years.

Strategic context

The Style Guide fits within a number of strategic policy documents used by the City of Tea Tree Gully to guide the development of the public realm. These include:

Federal

- Our Cities, Our Future - A National Urban Policy
- Creating Places for People - An Urban Design Protocol

State

- The 30-Year Plan for Greater Adelaide
- South Australia's Strategic Plan

Local (City of Tea Tree Gully)

- City Master Plan 2011-2040
- Strategic Plan 2011-2015
- Modbury Precinct Activation Strategy
- Tea Tree Gully City Development Plan.

The 30 Year Plan for Greater Adelaide identifies Modbury as one of five regional centres in Metropolitan Adelaide and as a high-level Transit Oriented Development supported by the O-Bahn Interchange. This is reinforced in the City Master Plan 2011-2040, describing the Precinct as a mixed-use, medium-density centre capitalising on the proximity to the O-Bahn interchange.

The Modbury Precinct Activation Strategy adds to this framework providing a 30-year vision to revitalise the Modbury Precinct as a thriving centre. The Modbury Precinct Activation Strategy creates the first step towards achieving this outcome.

Development of the Style Guide is in accordance with this strategic framework. The Style Guide also works in conjunction with other City of Tea Tree Gully documents and projects concerned with the public realm. These include:

- Open Space Strategy
- Biodiversity Strategy
- Ageing Strategy
- Shaded Walks Initiative
- Asset Management Plans
- Tree Management
- Footpath Construction Strategy
- Disability Discrimination Act Access Action Plan

- Tea Tree Gully (City) Development Plan
- Council By-Laws
- Council Policies - for example 'Targeted Pest Plants Management in Creeks and Waterways Policy'

Other relevant documents to the development of the public realm include:

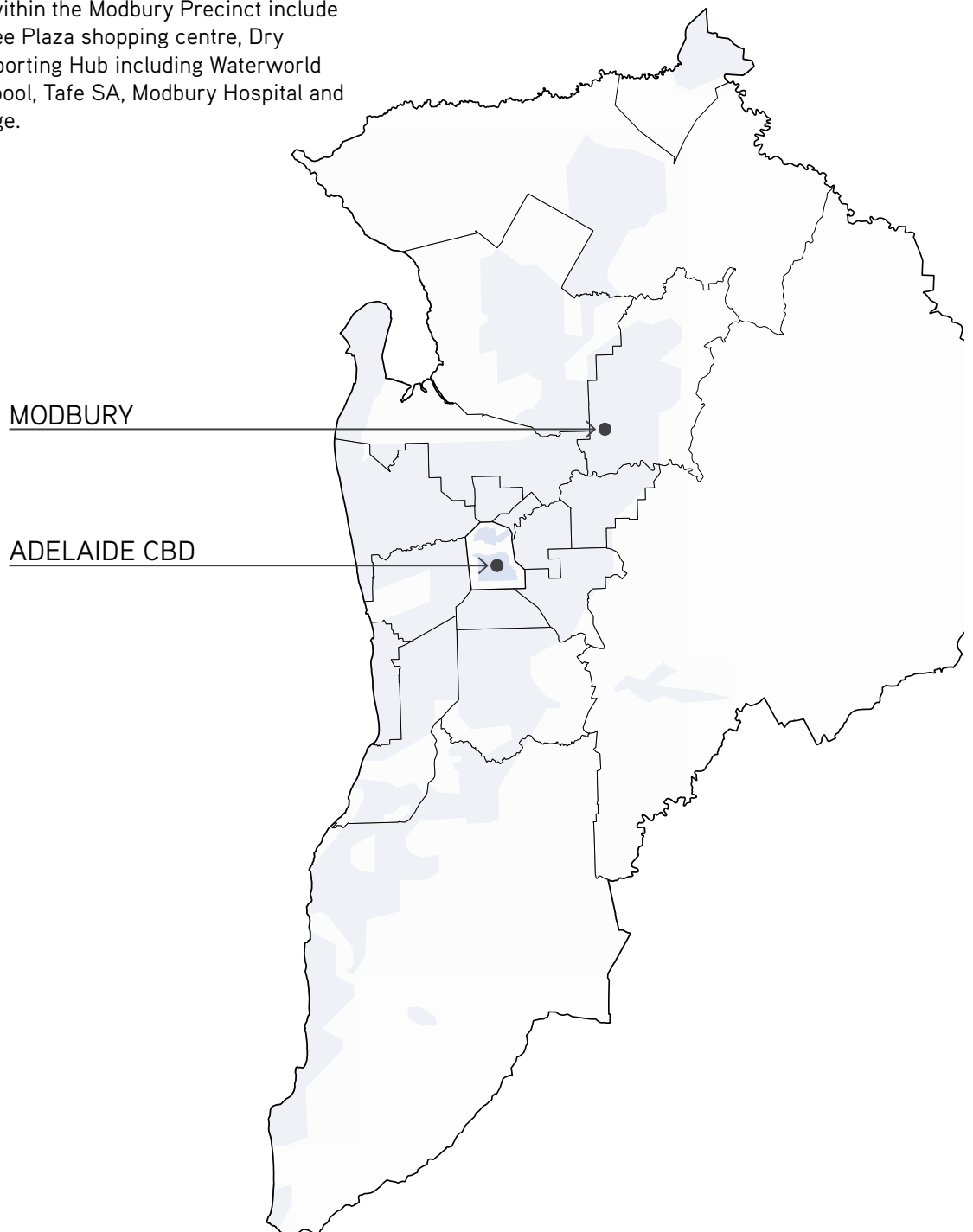
- National Construction Code Series
- Disability Discrimination Act 1992
- Work Health and Safety Act 2012 (SA)
- Heritage Places Act 1993
- Austroad Guides
- Australian Standards - for example:
 - AS/NZS 1158 Lighting for roads and public spaces
 - AS/NZS 1428 Design for access & mobility
 - AS/NZS 2890 Parking facilities
 - AS/NZS 3661, 4586, 4663 Slip Resistance Standards

1 Understanding the Modbury Precinct

1.1 Metropolitan Context

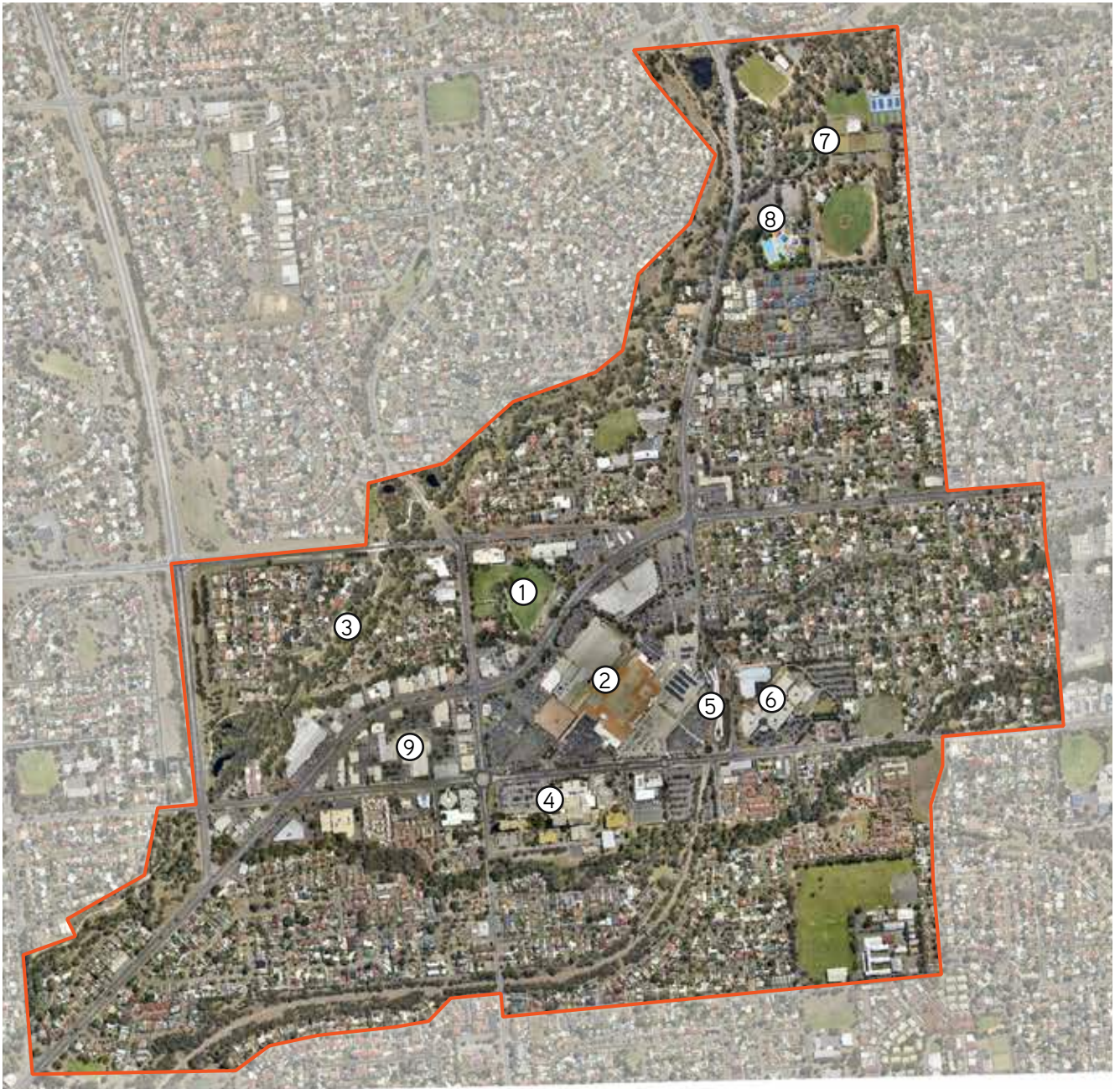
The Modbury Precinct in the Regional Centre serves metropolitan-Adelaide’s north-east population. It is located 15km from the Adelaide CBD and connected by several major roads and the O-Bahn busway.

Key destinations within the Modbury Precinct include Civic Park, Tea Tree Plaza shopping centre, Dry Creek, Modbury Sporting Hub including Waterworld public swimming pool, Tafe SA, Modbury Hospital and O-Bahn interchange.



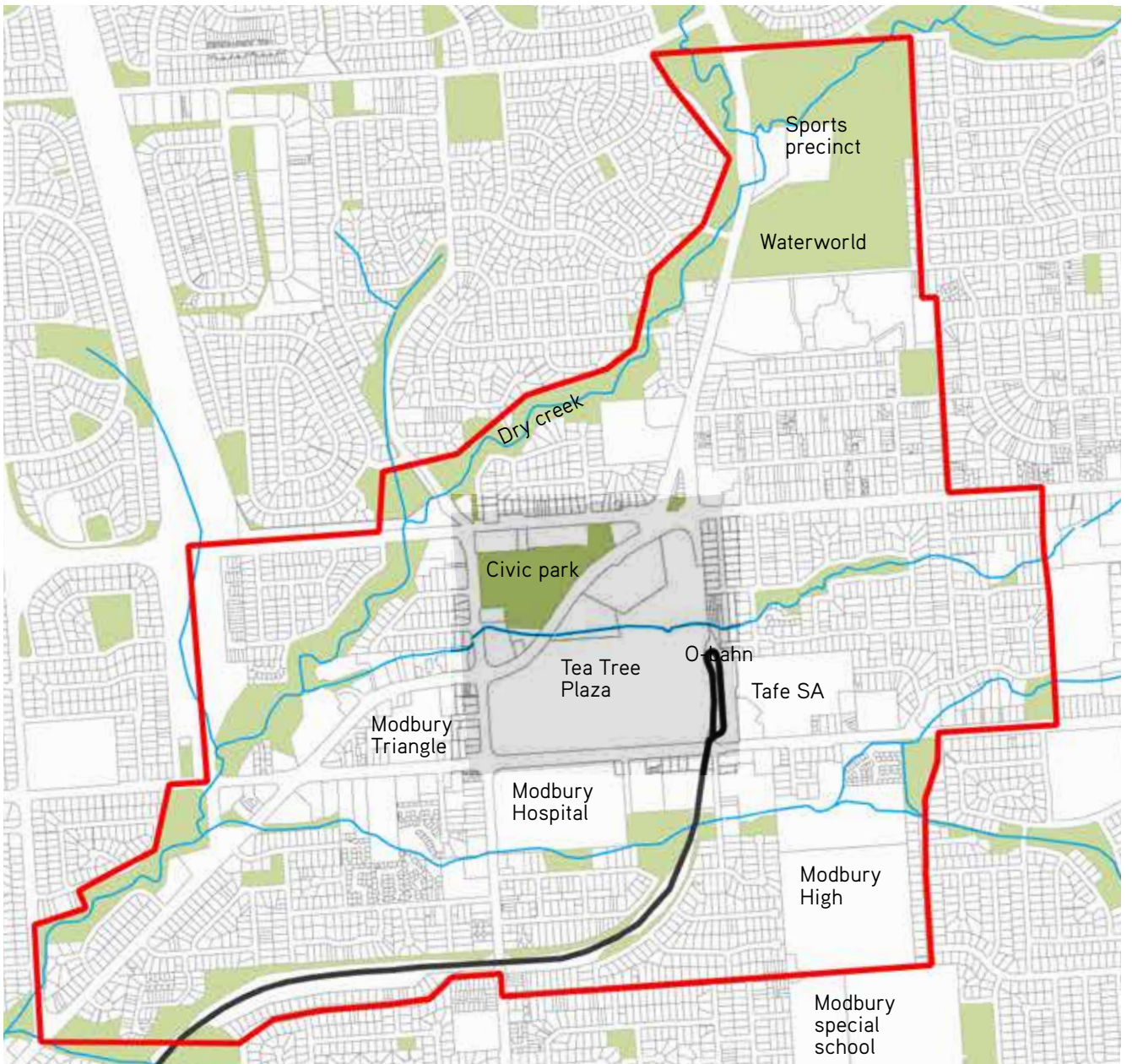
Modbury Precinct Characteristics

The Modbury Precinct



Legend

- | | | |
|----------------------------------|-----------------------------------|--------------------|
| ① Civic Park | ⑤ O-Bahn interchange | ⑨ Modbury Triangle |
| ② Tea Tree Plaza shopping centre | ⑥ Tafe SA | |
| ③ Dry Creek | ⑦ Modbury Sporting Hub | |
| ④ Modbury Hospital | ⑧ Waterworld public swimming pool | |



Legend

- Modbury Precinct
- Watercourse
- O-Bahn route
- Modbury Square
- Open space

1.2 History

Modbury is named after a place in Devonshire, England. Settlement of the area dates from the 1850s when the township was established. Some growth took place in the late 1800s. Significant development did not occur until the mid-1960s. Rapid residential and commercial growth took place in the late 1960s and early 1970s.

Source: Profile.id

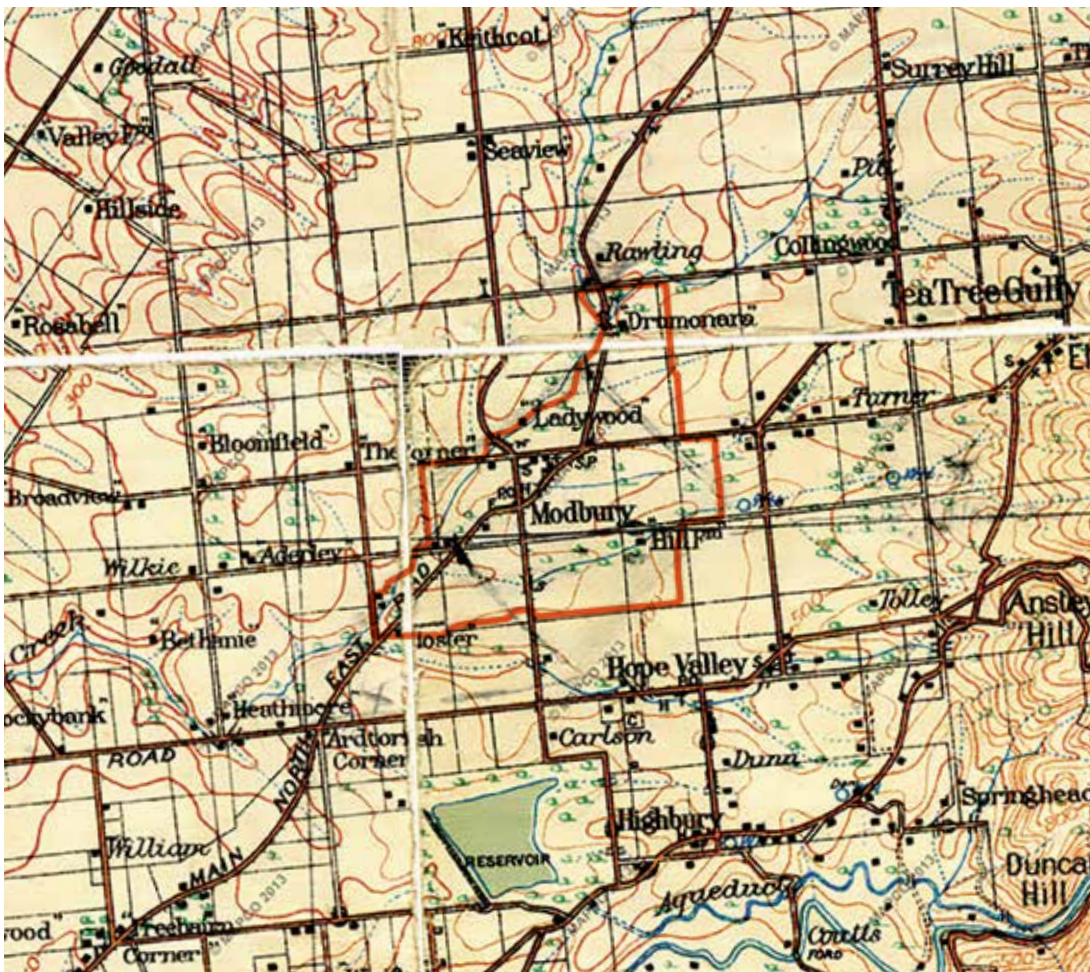
The historic photographs and aerials illustrate the evolution of the Modbury Precinct from:

- Natural landscape
- Cleared agricultural land (including pea crops and vineyards)

- Suburban gardens
- Large commercial development, and now
- Urban consolidation.

The 1913 map and historic aerials illustrate the main roads and creek lines have remained as key elements of the Modbury Precinct landscape.

1913 map



Sketch Map - Adelaide, South Australia, 1913. Prepared by Commonwealth Section, Imperial General Staff, Commonwealth Department of Defence.

Historic photographs



ca 1880 Bridge at Modbury



ca 1907 Modbury Institute



ca 1920 Blacksmith's shop Modbury



ca 1921 Pea harvesting, Modbury



1936 Modbury Hotel

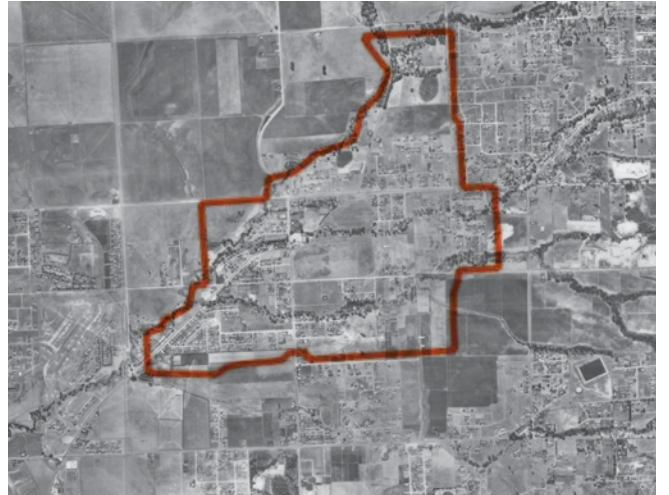


mid-1970s: Tea Tree Plaza

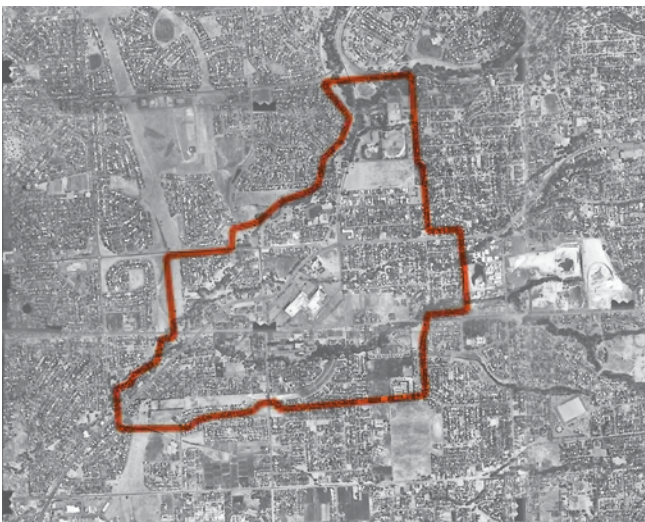
Historic aerials



1954 Aerial



1965 Aerial



1983 Aerial



1993 Aerial



2003 Aerial



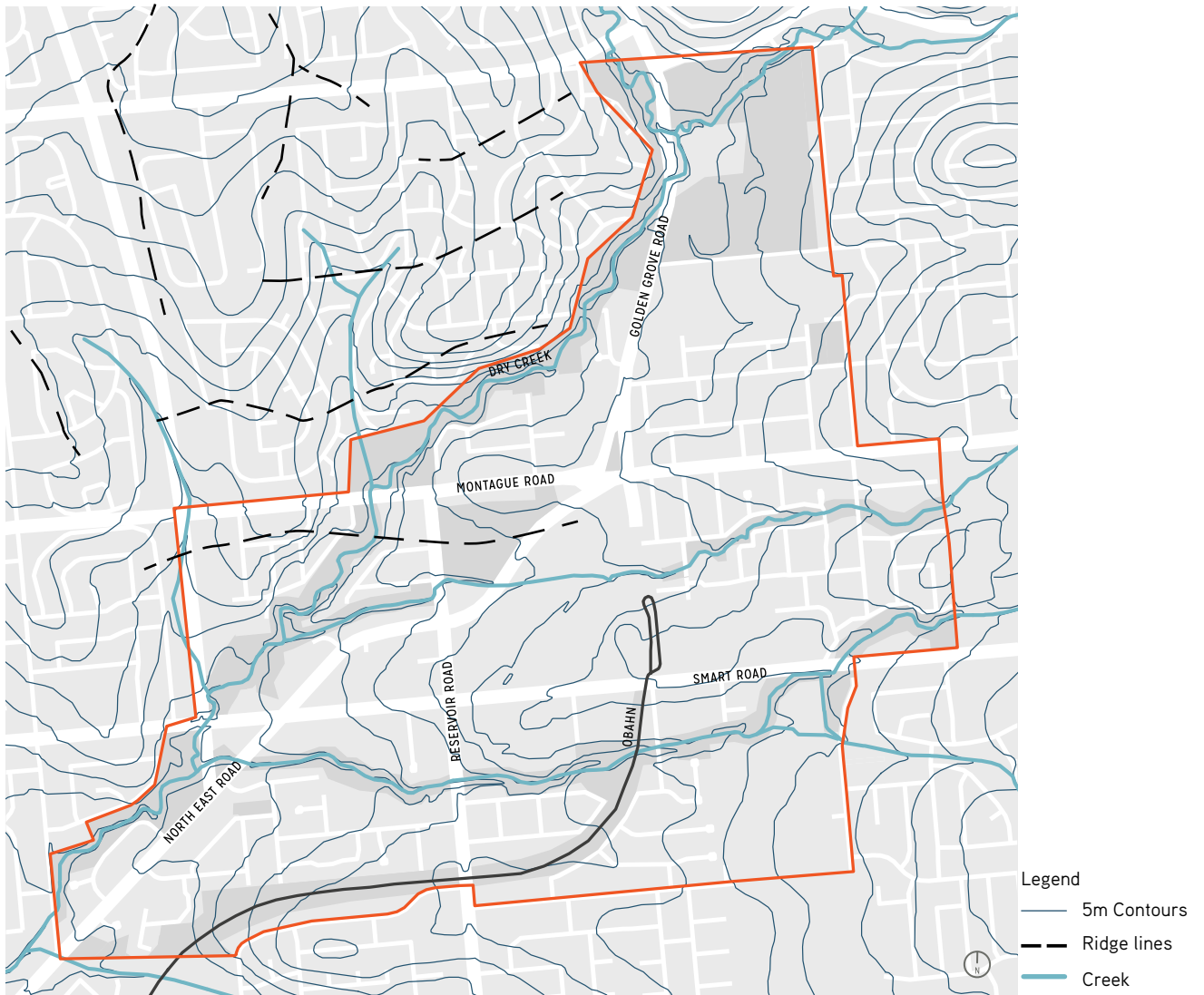
2013 Aerial

1.3 Topography

The topography of the Modbury Precinct explains many of its patterns of development. Parts of the Precinct are flat but much of the area is slightly undulating. This creates attractive viewpoints but also provides some challenges for walking and cycling in the Precinct.

The creek areas remain largely undeveloped. Dry Creek runs through the Precinct from the north-east to south-west, and provides a regional movement corridor for pedestrians and cyclists. Two Dry Creek tributaries also traverse the Precinct from east to west.

Contours



Views to hills



Creeklines



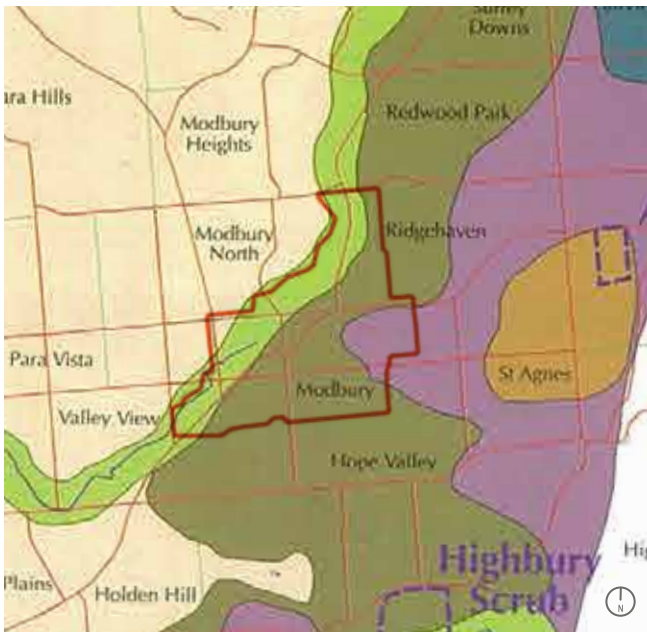
1.4 Vegetation

The Modbury Precinct encompasses three 'Pre-European Vegetation' Precincts (refer Kraehenbuehl plan). Variations in topography, drainage and soils indicate a diversity of soils and indigenous plant communities.

Much of the remaining area was cleared for past agricultural activities. There are few streets exhibiting significant tree avenues. However, many of the streets within the Precinct have no street trees or are planted with small species (e.g bottlebrush, plum and mix of small-flowering eucalypts).

Large individual remnant trees and planted areas are a key feature and defining quality of the Modbury Precinct. The large eucalypts denote the creek lines and are scattered across open spaces, residential gardens and road reserves.

Pre-European vegetation

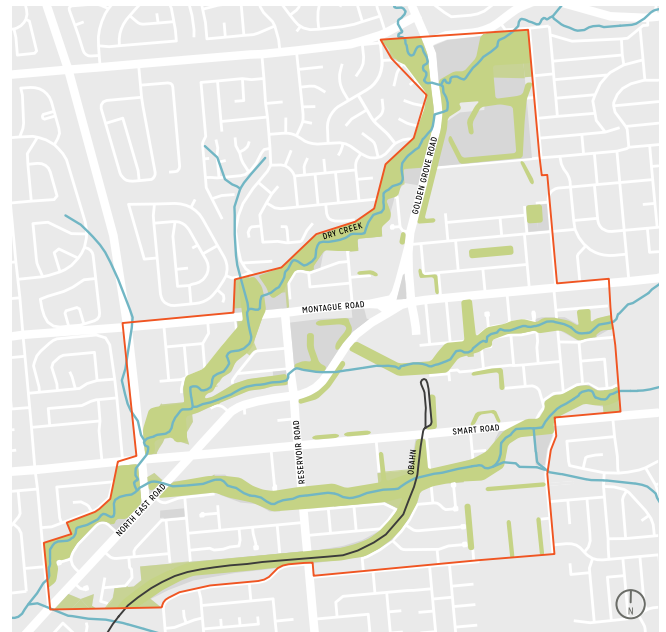


source: Kraehenbuehl, Pre-European Vegetation of Adelaide

Legend

- Modbury Precinct
- Watercourse
 - Eucalyptus camaldulensis* (river red gum)
 - Eucalyptus leucoxylon* (SA blue gum) woodland
- Footslopes
 - Eucalyptus leucoxylon* (SA blue gum) woodland
- Footslopes
 - Eucalyptus porosa* (box mallee)
 - Allocasuarina verticillata* (drooping sheoak)
 - Melaleuca lanceolata* ssp *lanceolata* (Dryland tea tree) woodland

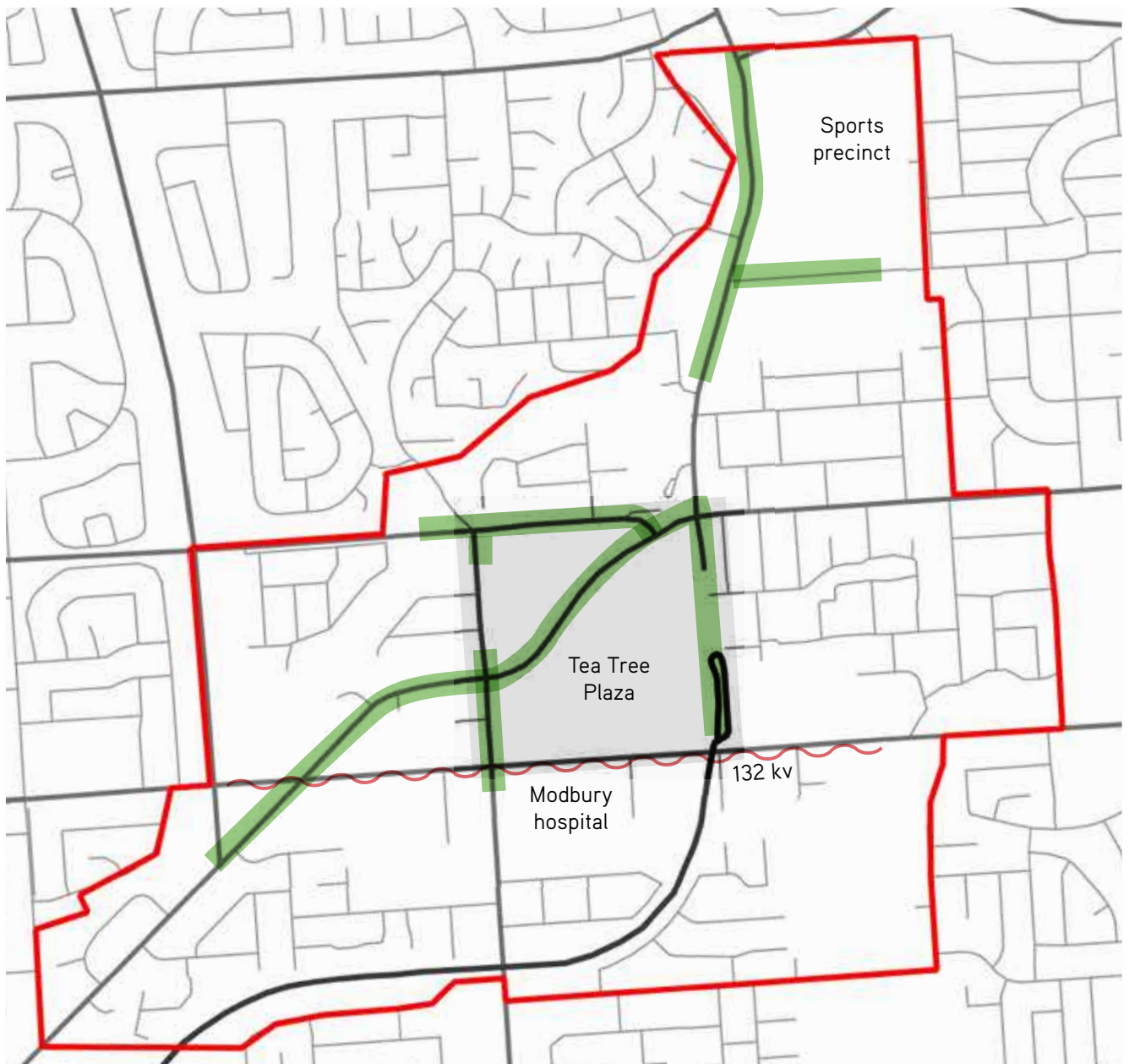
Native vegetation










Legend

- Vegetation corridors
- Creek
- O-Bahn

No overhead wires



Legend

- | | | | |
|---|-----------------------------------|---|-------------------|
|  | Modbury Precinct |  | Modbury Square |
|  | O-Bahn route |  | No Overhead wires |
|  | Main roads | | |
|  | Local Streets | | |
|  | High voltage overhead power lines | | |

1.5 Circulation

The Modbury Precinct is a catchment for north-east metropolitan-Adelaide. It is linked by infrastructure connections including major roads, O-Bahn busway, cycle and pedestrian routes.

Like many parts of Adelaide, the Modbury Precinct has been planned and designed predominantly for motor vehicle transport. The ease of vehicle movement into and through the Precinct has consequences in terms of pedestrians and environmental impacts (eg. noise, pollution). The car-focused environment, and infrastructure and budgets supporting this mode of transport, makes it difficult to get from place to place for

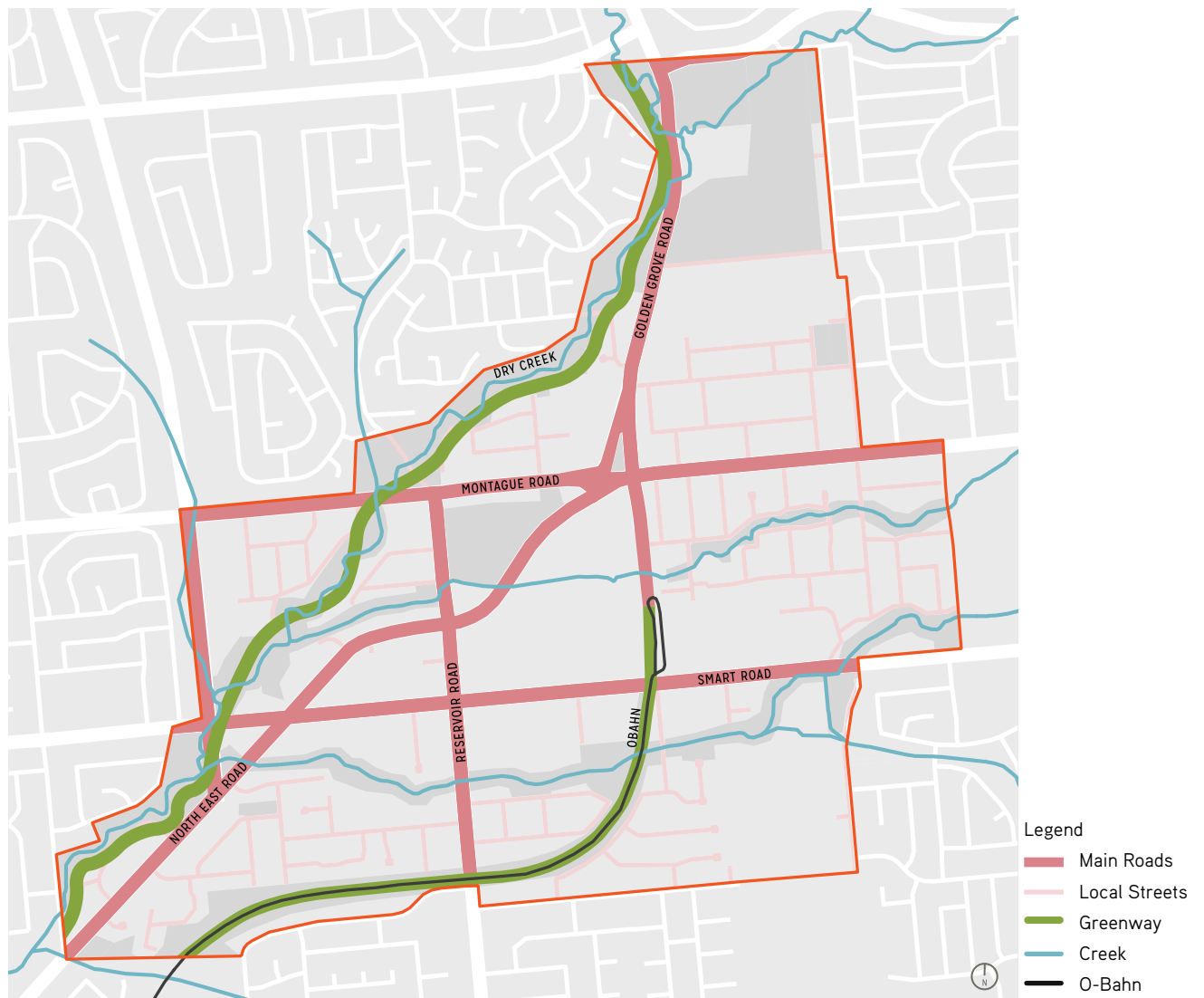
those who do not have a car, or who wish to travel by other modes.

Major roads

Several major roads converge in the Modbury Precinct, many of which are controlled by the Department of Planning, Transport and Infrastructure (DPTI):

- North East Road (DPTI)
- Montague Road (DPTI)
- Reservoir Road (DPTI)
- Smart Road (DPTI and Council)
- Golden Grove Road (Council)

Circulation



Link and Place

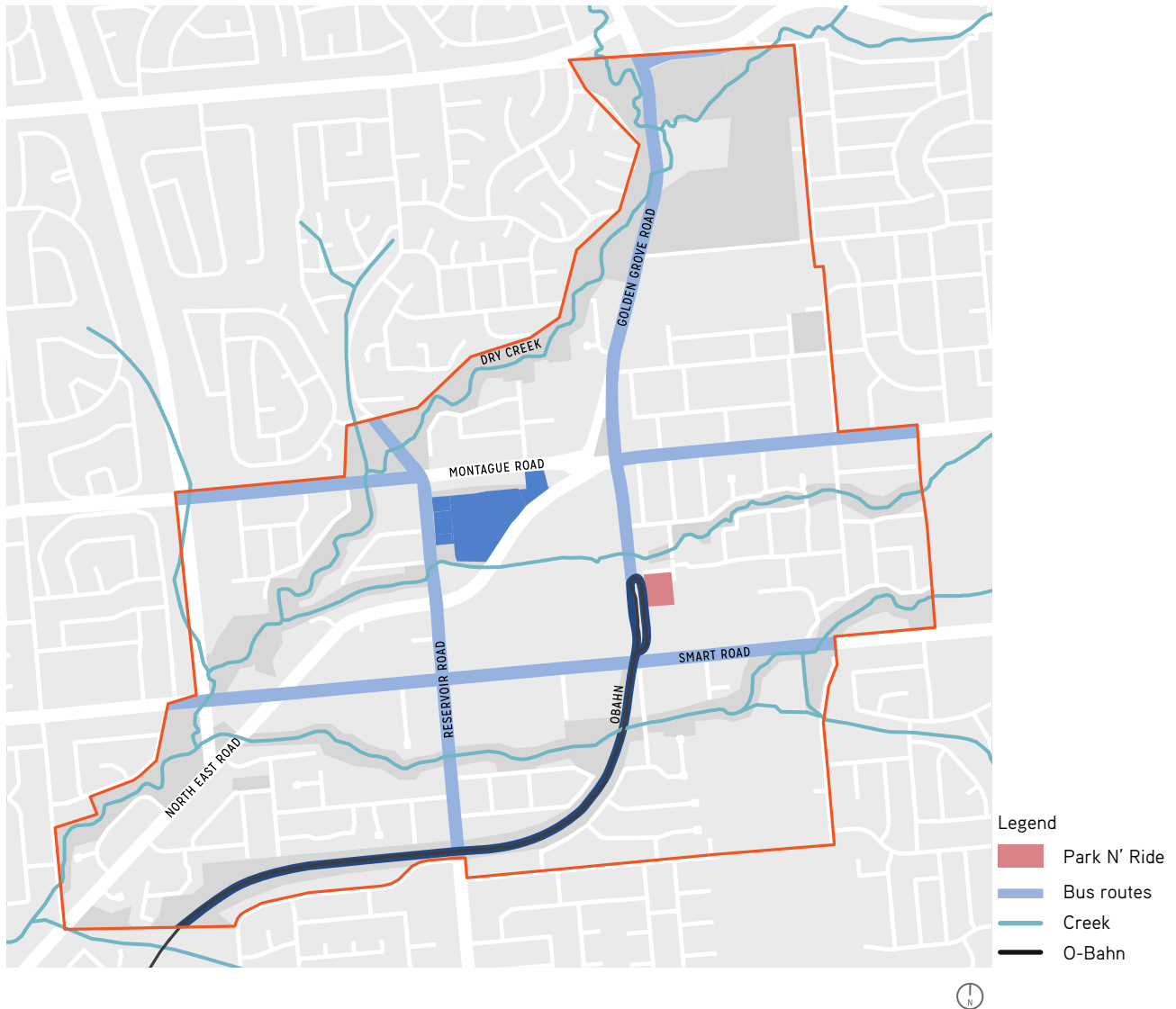
Roads and streets are a connection (link) between spaces and places, as well as being a place themselves. 'Link' is about efficiency of movement. 'Place' recognises streets as destinations - a place for meeting, shopping, dining, relaxing.

Walkability



Public transport

The Modbury Precinct provides the focal point and public transport hub for bus services in Adelaide's north-east. The O-Bahn busway route begins and terminates at the Tea Tree Plaza interchange. Bus movements are focused on the O-Bahn route but extend beyond the Precinct via Montague Road, Smart Road, Reservoir Road and Golden Grove Road. A new Park'n'Ride facility was opened at the Tea Tree Plaza Interchange in January 2014.



Walking and cycling

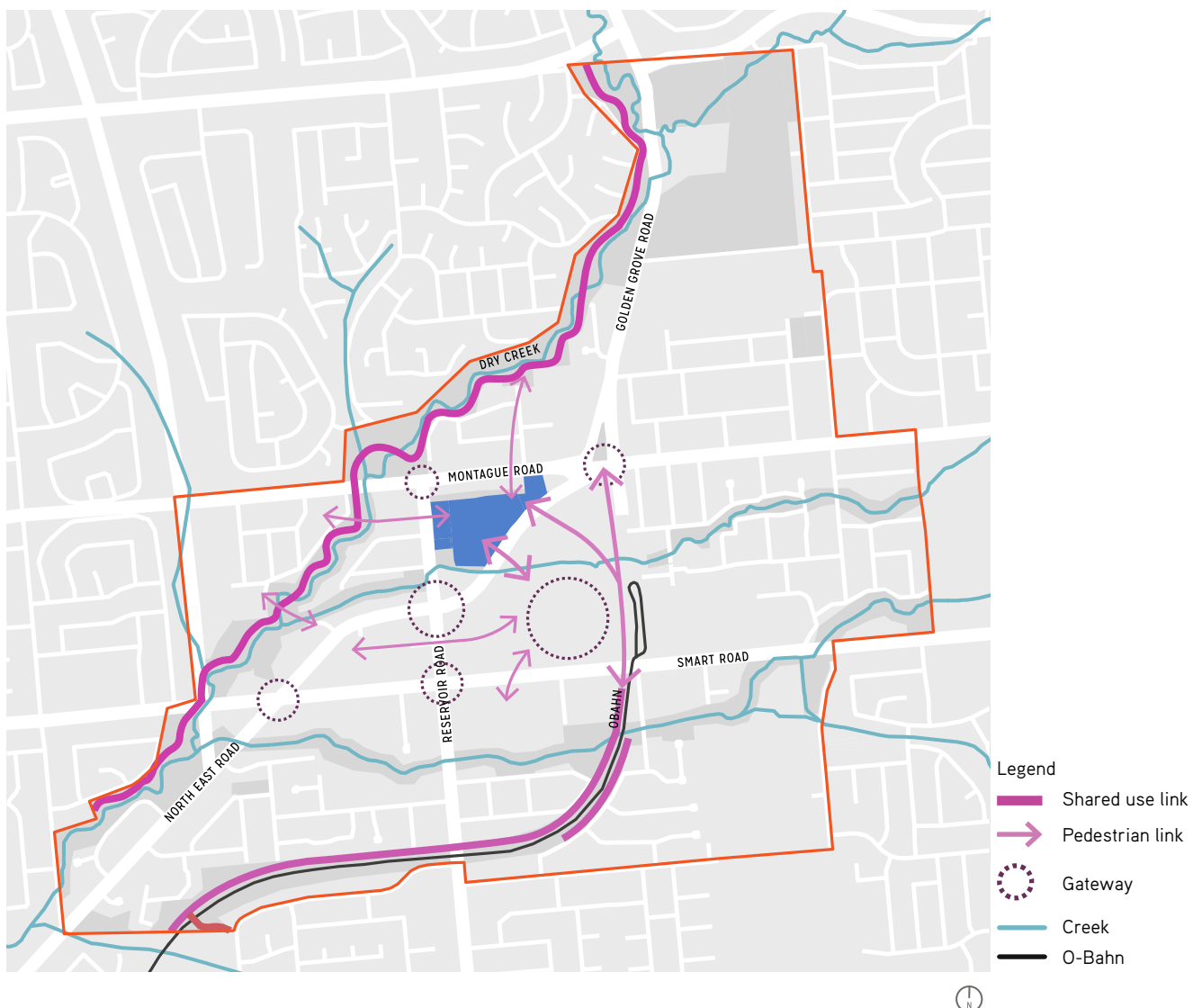
Walking and cycling routes are primarily confined to the street pattern but supplemented by shared paths along the Dry Creek and O-Bahn corridors. The Tea Tree Plaza Shopping Centre also accommodates through-pedestrian traffic during opening hours.

On-road cycle lanes are provided on parts of Reservoir, Smart, Montague and Golden Grove Roads.







There are a number of barriers to walking and cycling in the Modbury Precinct, including large areas of surface

car parking and lack of connectivity due to cul-de-sac streets and limited permeability through large developments (e.g. Ridgehaven Rise, Tea Tree Plaza and schools).







There is significant opportunity to increase walking within the Precinct. The O-Bahn interchange is in close proximity of a wide-range of services (e.g. Modbury Hospital, TAFE, Tea Tree Plaza, Modbury Triangle, Council Civic Centre, schools).



Existing Asset Audit

Paving	Details	Location & Extent of use	Comment	Current condition	Expected life span	Immediate maintenance	Long term maintenance
sur01	Paving type 01 - Red clay paving						
	Red clay paving	Extensively used around Civic Park and intermittently along primary roadways	Cost efficient product with medium asset life span	Generally in good condition	Expected asset life span of 30-40 years.	Lift and replace cracked and chipped pavers	
sur02	Paving type 02 - Interlocking concrete paving						
	Interlocking concrete paving	Used incostiently along local streets and in local parks	Affordable product with low asset life span	Surface has chipped and roughened	Expected asset life span of 10-15 years	Lift and replace cracked and chipped pavers. Where significant areas have become worn, replace with shot blasted, exposed aggregate in-situ concrete (appendix A)	Replace with shot blasted, exposed aggregate in-situ concrete paving along local streets
sur03	Paving type 03 - Clover and H-block concrete paving						
	Clover interlocking and H-block interlocking concrete paving	Used along local streets and local parks	Cost efficient product with medium asset life span	Generally in good condition	Expected asset life of 10-20 years	Lift and replace cracked and chipped pavers. Where significant areas have become worn, replace with shot blasted, exposed aggregate in-situ concrete (appendix A)	Replace with shot blasted, exposed aggregate in-situ concrete paving around Civic Park and main roads and honed concrete unit pavers in Modbury Square and key nodes
sur04	Paving type 05 - Concrete paving						
	In-situ concrete paving	Most common paving material used throughout the Precinct	Moderate cost, low maintenance product with medium life span	Current condition varies; paving appears to have numerous repairs and is nearing the end of its asset life	Expected asset life of 2-30 years	Remove and replace areas which have cracked or become elevated. Where large sections are worn, replace with shot blasted, exposed aggregate in-situ concrete (appendix A)	Remove and replace with in-situ concrete paving
sur05	Paving type 05 - Gravel paving						
	Gravel paving	Commonly used along local streets, local parks and green corridors	Low cost, maintenance and life span asset	Gravel pathways have a low asset life span; they become loose and untidy and should not be used in high traffic areas	Expected asset life of 5-10 years	-	Replace with shot blasted, exposed aggregate in-situ concrete
Sur06	Paving 06 - Hot mix bitumen						
	Hot mix bitumen paving	Extensively used along green corridors and local parks. Minimally used along local streets	Low cost and maintenance, medium asset life span	Condition is generally good, some areas are in need of replacement or repair	Expected asset life of 20-30 years	Replace worn or cracked sections with new hot mix bitumen	Maintain and repair asset. Introduce honed hot-mix bitumen in key areas and nodes

Existing Asset Audit

Furniture	Details	Location & Extent of use	Comment	Current condition	Expected life span	Immediate maintenance	Long term maintenance
sea01	Seat 01 - Council standard						
	Powder coated cast aluminium hand rails and oiled hardwood timber battens. Street and Park Furniture	Used throughout the Precinct, particularly in Civic Park and Modbury Square	Medium cost and high quality, custom designed bench seat	Largely in good condition. general maintenance required	Expected asset life span of 10-15 years	Repair or replace worn and damaged battens. Periodically oil battens	
sea02	Seat 02 - Green powder coated steel						
	Powder coated galvanised steel	Used in the entrance to Civic Park	Medium cost and maintenance.	Installed recently, in good condition	Expected asset life span of 10-15 years	Periodically oil battens	
Bin01	Bin 01 - Standard bin						
	240L, standard green bin	Extensively used throughout the Precinct in key nodes, parks and greenways	Low cost and medium lifespan. Poor appearance and prone to vandalism	Condition varies, generally in good condition	Expected asset life span of 5-10 years	Replace damaged bins, enclose with new steel bin surrounds (appendix A)	Generally reduce the number of bins throughout the Precinct. Enclose all 240L bins with bin surrounds
bik01	Bike Rack 01 - Galvanised steel						
	Galvanised steel bike rack	Used at City of Tea Tree Gully Civic Centre	Low cost and maintenance. Galvanised steel becomes weathered and worn	Generally in good condition	Expected asset life span of 10-15 years	-	Replace with stainless steel cycle rack
bol01	Bollard 01 - Council standard						
	Powder coated cast aluminium bollard, Street and Park Furniture	Used in Civic Park and Modbury Square	Medium cost and high quality, custom designed bollard	Good condition	Expected asset life span of 10-15 years	-	
bol02	Bollard 02 - Galvanised steel						
	Powder coated galvanised steel	Used throughout the Precinct, particularly along green corridors and in local parks	Low cost and low maintenance bollard	Generally deteriorating; powder coating is beginning to chip and rust	Expected asset life span of 10-15 years	Remove and replace with new council standard bollard	Remove and replace with new council standard bollard