

Dry Creek Corridor, Modbury Precinct Master Plan

March 2020

Prepared for The City of Tea Tree Gully



Jensen Plus together with
+ Tonkin Consulting
+ RLB

**JENSEN
PLUS**

Planning
Landscape Architecture
Urban Design
Social Planning

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Revision number 2
16th March 2020

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02. Summary

Project Process

As part of the future strategic planning for Modbury, Jensen PLUS were invited to work together with the City of Tea Tree Gully to develop the Dry Creek Corridor - Modbury Concept Design. Consisting of six reserves separated by intersecting roads, the corridor is the largest connected open space within Modbury. It became evident from the outset of this project that the Dry Creek Corridor was a hidden treasure that the local and broader community were largely unaware existed and were not utilising. Early community engagement identified that those who did use or were aware of the corridor's existence saw the potential to make it a destination that the local and wider community of Adelaide could love and safely recreate in.

Extensive site analysis and background research of existing Council strategic documents and asset management were reviewed to better understand the key issues and opportunities that existed in the Dry Creek Corridor within Modbury. Consideration was also given to how the corridor could be integrated into the broader Adelaide context as a linear trail and as a natural water way.

The vision for Dry Creek, Modbury and the issues and opportunities were tested in a series of strategic planning workshops to ensure that **holistic, achievable and sustainable designs** were proposed for the Master Plan Concept. From these workshops a series of Key Design Moves were identified, these include:

-  **01. Elevate the profile of Dry Creek**
-  **02. Create good connections + accessibility**
-  **03. Rediscover Dry Creek**
-  **04. Create a balance of active and passive recreation**
-  **05. Slow the flow**

Further testing and technical investigations were undertaken to understand how Dry Creek functions as a natural watercourse and what storm water interventions or infrastructure could be proposed to improve its health and future-proof it as a natural asset in our changing climate. Technical investigations were also undertaken to review options for safer pedestrian crossings between the reserves.

A costing analysis and staging plan were developed to inform the implementation of the Dry Creek - Modbury Concept, with the **Stage 1 Edinburgh Inclusive Playspace identified as a high priority for the 2021 financial year**. Other key priority projects include upgrading upstream stormwater infrastructure and wayfinding.



03. Introduction

Dry Creek within the broader Adelaide context

“The Dry Creek Corridor in Modbury forms one section of the broader Dry Creek watercourse which extends from the Adelaide Hills to the Barker Inlet. Through Modbury the corridor includes walking and cycle trails but they are not continuous for the whole of Dry Creek.”

The Creek

"A significant portion of the northern suburbs of Adelaide drains to Gulf St Vincent via Dry Creek and its tributaries. The headwaters of this system originate in the Hills Face escarpment to the north east of Adelaide and flow onto the plains where significant urban development has occurred adjacent to the creek channels."

Quick Facts:

- _ Dry Creek whole catchment area: 100km²
- _ Upstream catchment area: Steep, rural residential, agriculture, livestock, mining, quarrying
- _ Central catchment area: Medium density urban residential
- _ Downstream catchment area: Medium density urban residential areas, Barker Outlet

Upstream development and human activity have implications to the water quality and health of the ecosystems downstream. The creek transports any nutrients, sedimentation, chemical pollutants and litter all the way to the Barker Inlet where it can affect sea grass population and aquatic wildlife populations. These impacts can be reduced by implementing better storm water management and treatment upstream.

The Trail

Unlike the River Torrens Linear Trail and the O-Bahn which have a continuous uninterrupted shared use trail ideal for commuting, the shared use path along Dry Creek is intersected by multiple road crossings. These crossings slow the user down, encouraging them to stay and play in the Dry Creek Corridor.

The configuration of the Dry Creek shared use trail lends itself to creating destinations within the corridor to recreate whilst still serving its function as a passive transport corridor by creating legible user friendly pedestrian and cycling connections to the River Torrens Linear Trail, Civic Park and public transport.

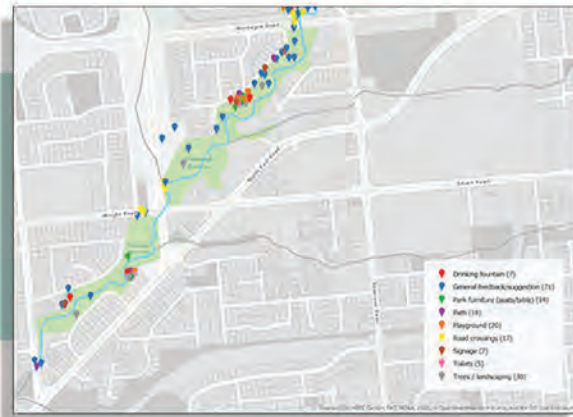


An aerial photograph of a suburban area, likely Modbury, showing a dense residential development with numerous houses and streets. A prominent green corridor, identified as Dry Creek, winds through the landscape, connecting various green open spaces and parks. The text overlay highlights the ecological significance of this corridor as a biodiversity link.

"Dry Creek winds its way through Modbury and its surrounding suburbs creating a series of connected green open spaces and an important biodiversity corridor."

04. Background Information

Relevant Policies and Strategies



Community Consultation Map

City of Tea Tree Gully

- Online interactive mapping was used to receive feedback about the corridor from the community



Tea Tree Gully Strategic Plan 2020

City of Tea Tree Gully

- A strategic plan for the City of Tea Tree Gully to achieve the vision of a thriving community



Modbury Precinct Landscape Style Guide

City of Tea Tree Gully

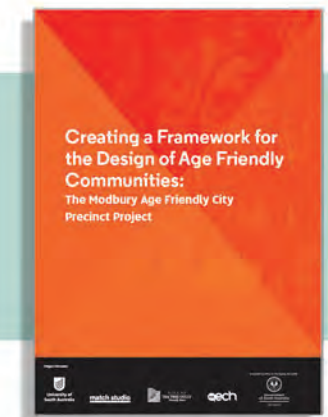
- A guide for creating an overarching sense of style for the Modbury Precinct



Modbury Precinct Activation Policy

City of Tea Tree Gully

- This policy outlines the vision, objectives, guiding principles and delivery framework for the ongoing activation of the



Creating a Framework for the Design of Age Friendly Communities

City of Tea Tree Gully

- A framework for designing an age friendly community in Modbury



Modbury Precinct Wayfinding and Signage Plan

Aspect Studios

- A signage style guide and strategy to create a consistent and co-herant approach to non-regulatory signage across Modbury



Inclusive Play Guidelines for accessible playspaces

Inclusive SA

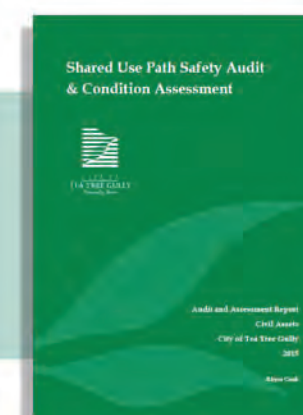
- Guideline for designing accessible playspaces



Asset Management Strategy 2016-2026

City of Tea Tree Gully

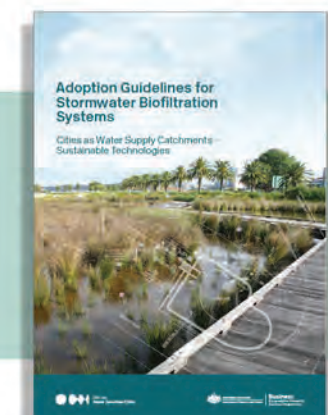
- A strategy that provides a clear course of action for improving asset management capability at the City



Shared Use Path Safety Audit + Condition Assessment

City of Tea Tree Gully

- A condition assessment to evaluate safety risks and make recommendations to the improve shared use paths in the City



Adoption Guidelines for Stormwater Biofiltration Systems

Water Sensitive Cities

- Guidelines outlining how biofiltration systems work and how to implement them



"Online community engagement and strategic planning workshops were hosted by the City of Tea Tree Gully to ensure that the projects identified in the master plan concept were holistic, achievable, sustainable and aligned with the outcomes identified in Council's policies and strategies."

05. The Site

Dry Creek within the Modbury context

“The Dry Creek Corridor consists of six reserves making it the the largest connected open space in Modbury. The implementation of this Master Plan will support Modbury’s vision of a healthy, safe, prosperous, connected, vibrant and liveable community.”





Existing Conditions + Highlights



Creek embankment in Dawson Reserve.



Wetlands - Edinburgh Reserve.



Existing artwork in Solandra Reserve.



Remnant native grassland in Druminor Reserve.



Playspace in Fairleigh Reserve.



Hollowed tree along shared use path in Fairleigh Reserve.



Fairleigh Reserve bridge crossings and shared use path



Druminor Lake.

07. Vision + Key Moves

The Dry Creek Master Plan proposes a vision along with Five Key Design Moves

Vision

As Modbury’s largest, connected open space reserve, the Dry Creek Corridor is a natural feature to be protected, rediscovered and celebrated.

To protect Dry Creek is to acknowledge and respect the creek corridor as a natural water body within Modbury and in it’s broader Adelaide context. Interventions along the creek and its reserves should aim to improve water quality, continue to support healthy biodiversity, and ensure resilience to changing climatic conditions.

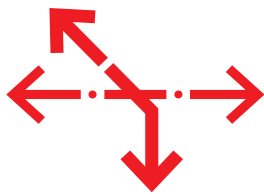
As a hidden treasure in Modbury, Dry Creek needs to be rediscovered by the local and broader community. Building on the existing elements within the reserves, the corridor can transform into a linear park with a balance of passive and active recreation, easy wayfinding, and increased amenity and accessibility for all. Opportunities to create new destinations for fun and whimsy in the corridor should be included.

To celebrate Dry Creek is to identify and highlight the uniqueness of the corridor and its key areas as well as the individual character of its reserves. Creating a linear park that the residents of Modbury and Adelaide can be proud of and appreciate as a natural asset and destination in its own right.



Key Move_01: Elevate the profile of the Dry Creek Corridor

- _ Re-branding Dry Creek in Modbury to promote and educate the community about it's local and broader context
- _ Longevity through well planned, cost effective design



Key Move_02: Creating good connections + accessibility

- _ Create better, safer, all inclusive transitional links within the Modbury Precinct
- _ New wayfinding and destination signage to assist with navigation for different transport modes and abilities



Key Move_03: Rediscovering Dry Creek

- _ Create gateways and destinations within the creek corridor to encourage visitation by local users and others
- _ Provide a consistent language of elements throughout the corridor



Key Move_04: Create a balance of active and passive recreation

- _ Improve amenity and create opportunities for people of all ages and abilities to have fun, congregate and enjoy the natural surrounds
- _ Create opportunities and partnerships with local business



Key Move_05: Slowing the flow

- _ Maintain and improve the creek as a natural system encouraging healthy biodiversity
- _ Promote environmental initiatives and educate

An aerial photograph showing a massive crowd of people gathered in a park-like setting. The crowd is dense and fills most of the open space. There are several large trees with green and yellow foliage scattered throughout the area. In the background, there are some buildings and a parking lot. A small white structure is visible on the right side of the crowd.

"A thriving community with a quality lifestyle that values its people and natural environment."

- City of Tea Tree Gully Strategic Plan 2020

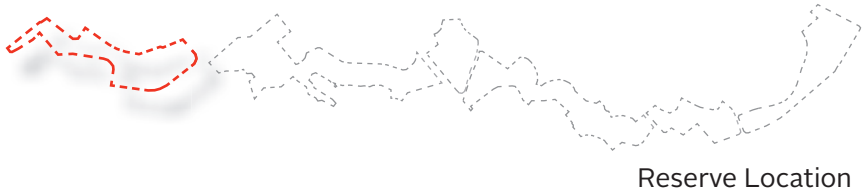
o6. Overall Master Plan





o8. Concept Designs

Dawson Reserve_ Naturalistic + Transitional



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Planning
Landscape Architecture
Urban Design
Social Planning

LEGEND

NEW TREES

WSUD PLANTING

IRRIGATED TURF

BRIDGES

NEW SEATING

MAPPED SIGNAGE

SURFACE GRAPHICS

RESERVE GATEWAY

ART

AMENITY PLANTING

REVEGETATION PLANTING

INFILL REVEGETATION PLANTING

PATHS

FENCING

IDENTIFICATION SIGNAGE

DIRECTIONAL SIGNAGE

LIGHTING

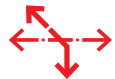


Dawson Reserve

Highlights of the Dawson Reserve Concept Design have been categorised under the key design moves;



- _ Opportunity for gateway art on North East Rd interstions



- _ New cantilevered deck along Wright Road to allow for improved shared use path connection
- _ Upgrade existing paths and formalise goat tracks
- _ Upgrade and widen pedestrian bridge
- _ Wayfinding



- _ New picnic shelter and kickabout lawn along Dawson Drive
- _ Wright Road and McIntyre Rd Intersection Upgrade to simplify pedestrian crossings and access



- _ Seating every 50m
- _ Irrigated turf for passive cooling



- _ Revegetation to reserve and creek line to improve biodiversity and re-establish a strong creek bed



Paths through native mass planting.



Revegetation.



Picnic shelter.



Riparian planting.



Amenity planting.



Bike service station.



Biofiltration garden beds.

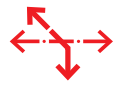


Edinburgh Reserve

Highlights of the Edinburgh Concept Design been categorised under the key design moves:



- _ An all inclusive playspace providing a range of play types for users of all abilities



- _ Wayfinding signage
- _ New on street car parking to facilitate playspace with new shade tree planting
- _ New off street parking with disabled car parks
- _ Future pedestrian underpass to Montague Rd
- _ Upgraded path and lighting leading to Victoria Drive



- _ Expansion of existing wetlands with new boardwalk, seating and amenity planting
- _ Artwork installation opportunities throughout



- _ Irrigated turf area for community use with shelters, bbqs and picnic settings
- _ New inclusive public toilet with connection to reticulated water mains



- _ Biofiltration garden with integrated nature play to filter stormwater and allow educational/play value
- _ Revegetation to reserve and creek line to improve biodiversity and re-establish a strong creek bed
- _ Interpretive signage to wetlands



Inclusive play.



Discovery and water play.



Nature play elements and obstacles.



Picnic shelter.



Seniors exercise.



Irrigated turf.



Inclusive toilet.



Artist Impression 1: Edinburgh Reserve looking towards Edinburgh Playspace



**"The True Object of all
human life is play"**

- G.K. Chesterson

Solandra Reserve_ Active Recreation, Events + Dry Creek Gateway



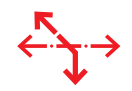
Reserve Location

Solandra Reserve

Highlights of the Solandra Reserve concept have been categorised under the key design moves:



- Dry Creek gateway visible from Montague Rd and Ladywood Rd intersection - sculpture and reserve signage



- Wayfinding



- Upgraded gateway to Ladywood Road with improved planting and signage



- Opening up the wetland for public access including a new rock amphitheatre and mounded lookout node
- New rolling, riding and scooting track around kickabout lawn
- New public toilets
- New shelters and picnic settings
- New seating



- Potential for new detention basin to treat stormwater from existing stormwater system
- Revegetation to wetland and creek line to improve biodiversity and re-establish a strong creek bed



New rolling, riding and scooting track



Rock amphitheatre to edge of wetland.



Open up Solandra wetland

LEGEND



NEW TREES



AMENITY PLANTING



WSUD PLANTING



REVEGETATION PLANTING



IRRIGATED TURF



INFILL REVEGETATION PLANTING



BRIDGES



PATHS



NEW SEATING



FENCING



MAPPED SIGNAGE



IDENTIFICATION SIGNAGE



SURFACE GRAPHICS



DIRECTIONAL SIGNAGE



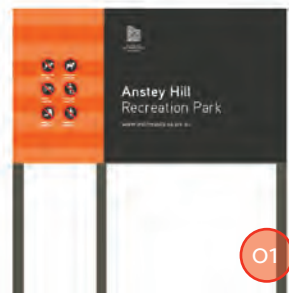
RESERVE GATEWAY



LIGHTING



ART



Singage



Upgrade paths



Gateway Art (indicative)



Amenity Planting



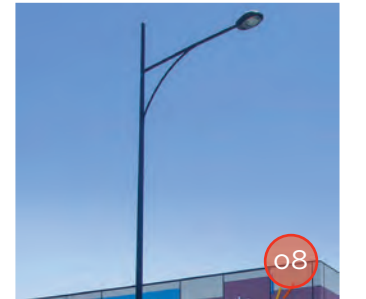
Pedestrian lighting



Pedestrian refuge



Irrigated turf

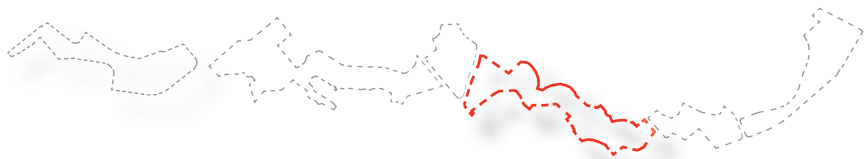


Paint existing light posts

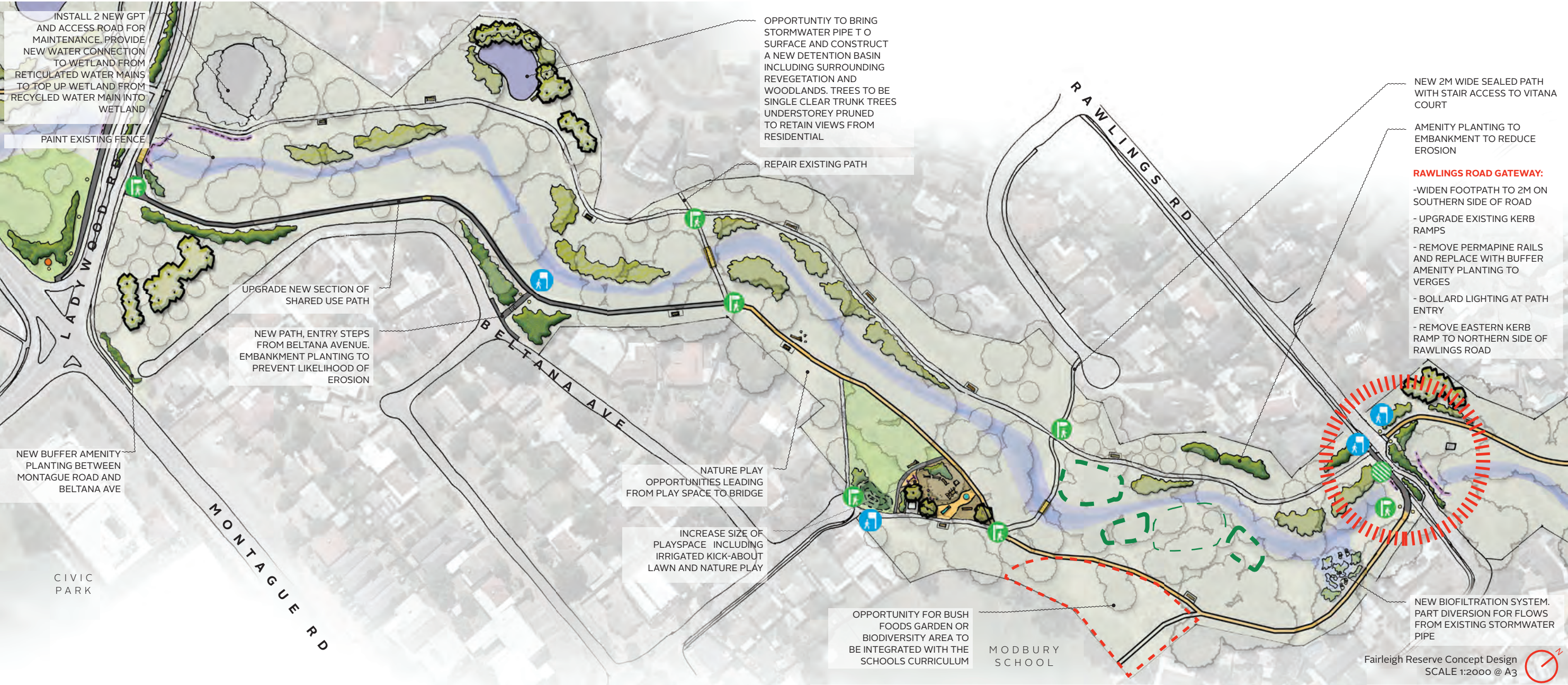


Artist Impression 2: Dry Creek Gateway at Ladywood Rd and Montague Rd Intersection.

Fairleigh Reserve_ Community Backyard, Education + Biodiversity



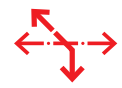
Reserve Location



LEGEND									
	NEW TREES		WSUD PLANTING		IRRIGATED TURF		BRIDGES		NEW SEATING
	AMENITY PLANTING		REVEGETATION PLANTING		INFILL REVEGETATION PLANTING		PATHS		FENCING
	MAPPED SIGNAGE		IDENTIFICATION SIGNAGE		SURFACE GRAPHICS		DIRECTIONAL SIGNAGE		RESERVE GATEWAY
	LIGHTING		ART						

Fairleigh Reserve

Highlights of the Fairleigh Reserve Concept have been categorised under the key design moves;



- _ Wayfinding signage
- _ New path connection from Beltana Avenue to improve residential access
- _ New pedestrian bridge to creek behind Modbury School



- _ Seating every 50m



- _ An enlarged play space with existing and new equipment, shelters and increased seating
- _ Informal nature play opportunities
- _ Opportunity for a new Community Botanic Garden behind Modbury School



- _ Biofiltration garden to treat stormwater at existing outlets
- _ Potential for new detention basin and biofiltration garden beds to treat stormwater at existing outlets
- _ Revegetation to the reserve and creekline improving biodiversity and re-establishing a strong creek bed



Larger play space with irrigated turf.

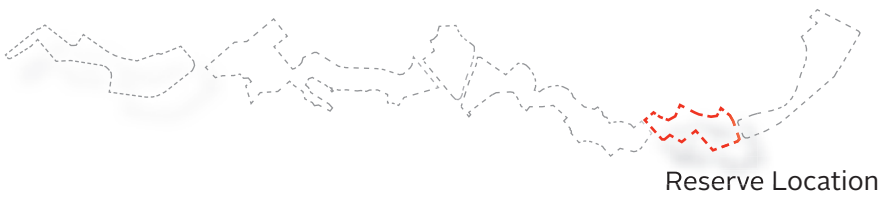


Integration of playspace with the creek.



Community botanic garden.

Oratanga Reserve_ Biodiversity + Education

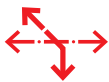


Oratanga Reserve

Highlights of the Oratanga Reserve Concepts have been categorised under the key design moves;



_ Artwork and interpretive signage opportunities



- _ Improved shared use path connection along Oratanga Reserve and safer pedestrian crossings to Golden Grove Road
- _ New path connection from Golden Grove Road to new pedestrian bridge improving connections through the site
- _ Wayfinding signage



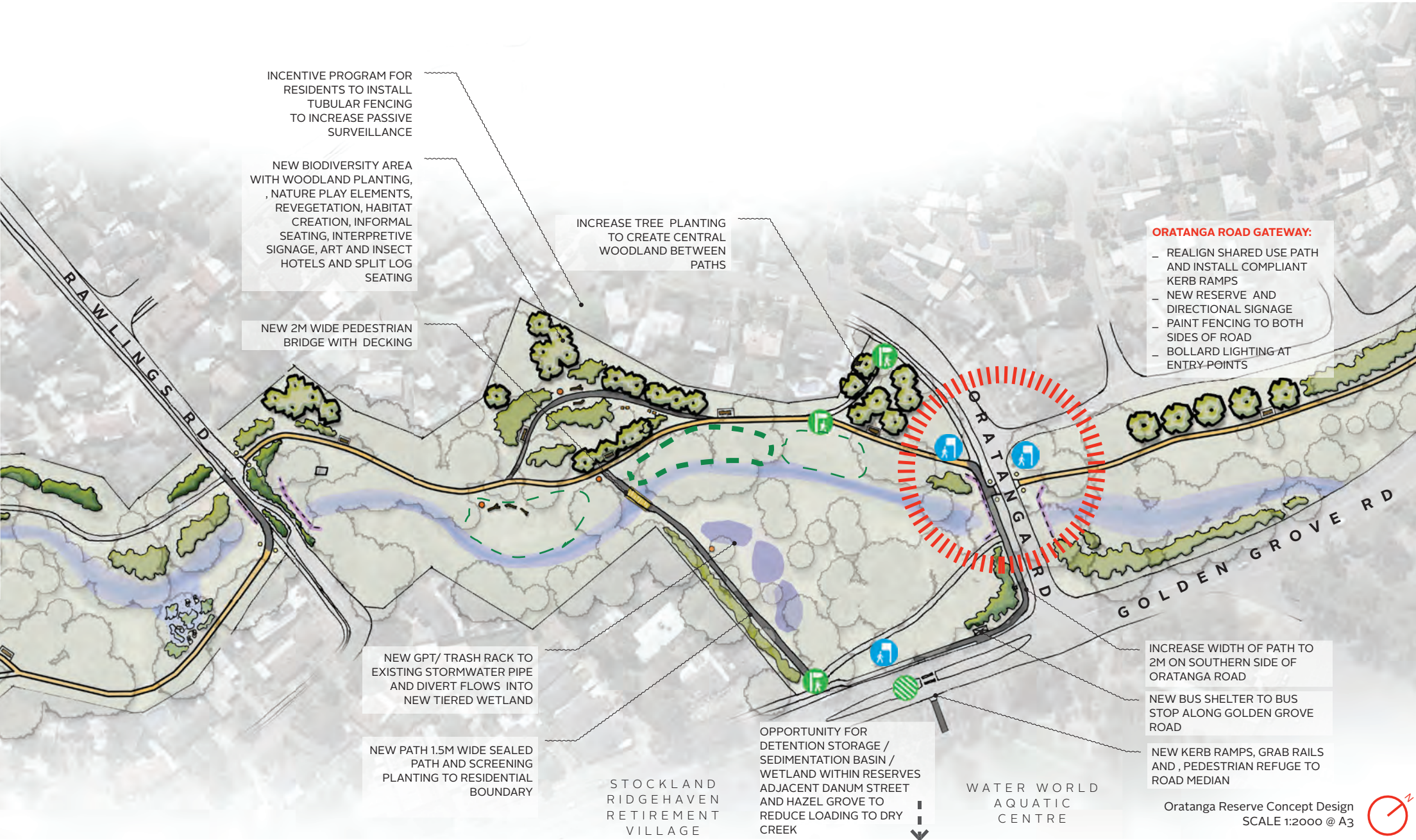
_ Oratanga Rd Gateway upgrade



- _ New biodiversity garden with informal seating, insect attracting plants and hotels
- _ Informal seating and gathering spaces with educational opportunities



- _ New path connection from Golden Grove Road to new pedestrian bridge improving connections through the site
- _ Potential new tiered wetlands for treatment of stormwater from existing outlets
- _ Upgrades to existing stormwater infrastructure



LEGEND									
	NEW TREES		WSUD PLANTING		IRRIGATED TURF		BRIDGES		NEW SEATING
	AMENITY PLANTING		REVEGETATION PLANTING		INFILL REVEGETATION PLANTING		PATHS		FENCING
	MAPPED SIGNAGE		IDENTIFICATION SIGNAGE		SURFACE GRAPHICS		DIRECTIONAL SIGNAGE		RESERVE GATEWAY
	LIGHTING		ART						



New pedestrian bridge connection.



Tiered wetland ponds.



Insect hotels.



Unsealed paths.



Planting to attract butterflies and bees.

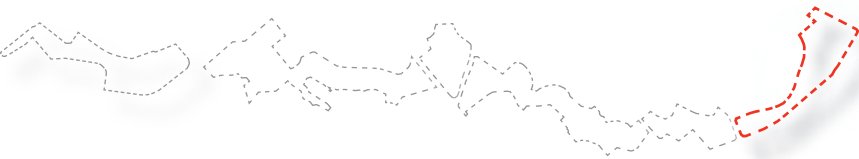


Log seating.



Oratanga Reserve Concept Design
SCALE 1:1000 @ A3

Druminor Reserve_ Celebrate the Wetland+ Naturalistic



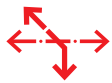
Reserve Location

Druminor Reserve

Highlights of the Druminor Reserve Concept have been categorised under the key design moves;



- _ Opportunities for artwork or signage on Golden Grove Road to improve the visibility from the road



- _ Wayfinding signage and new seating
- _ Shared use path connection to Modbury Sporting Club



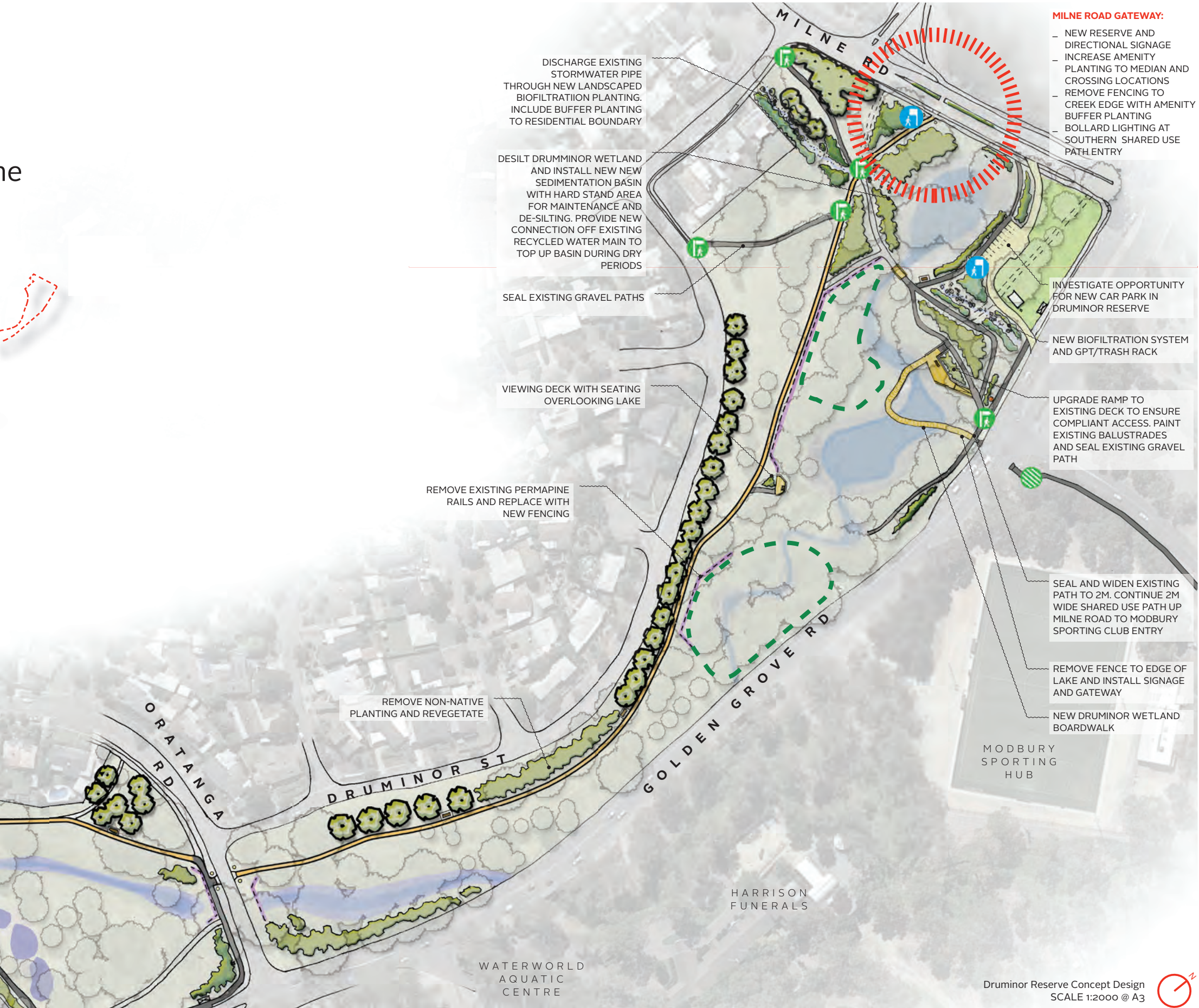
- _ A new viewing deck from the shared used path over-looking the lake



- _ Make the wetland more accessible to all by constructing new loop board walk, sealing existing paths, and improving the ramp to the existing viewing deck
- _ Potential for a new car park near the lake with services for food trucks
- _ Increased street tree planting to Druminor Street



- _ A new sedimentation and detention basin to improve water quality
- _ New biofiltration system to



Druminor Reserve Concept Design
SCALE 1:2000 @ A3

LEGEND



NEW TREES



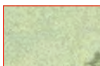
AMENITY PLANTING



WSUD PLANTING



REVEGETATION PLANTING



IRRIGATED TURF



INFILL REVEGETATION PLANTING



BRIDGES



PATHS



NEW SEATING



FENCING



MAPPED SIGNAGE



IDENTIFICATION SIGNAGE



SURFACE GRAPHICS



DIRECTIONAL SIGNAGE



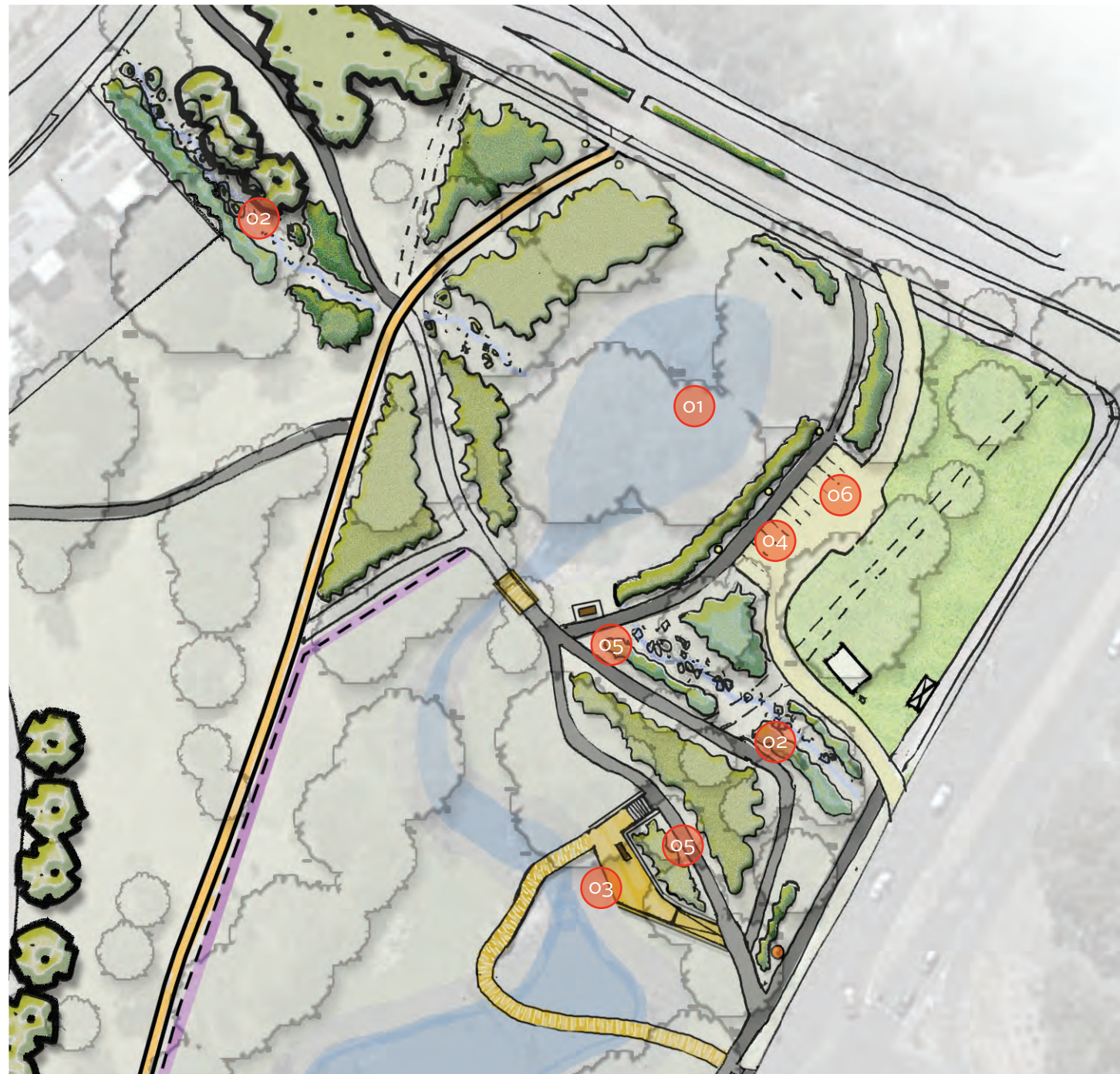
RESERVE GATEWAY



LIGHTING



ART



Drumior Reserve Concept Design
SCALE 1:1000 @ A3



New detention/ sedimentation basin.



Upgrade pedestrian access to Drumior Lake.



Vegetated swales and biofiltration garden beds.



New boardwalk to lake.



Services for food trucks.



Unsealed car parking opportunities.

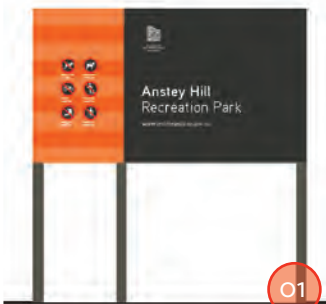
09. Tool Kit

Gateways

Typical Gateways

Enhance the gateways throughout the Dry Creek Corridor in Modbury to ensure the reserve entries are inviting and visible, elevating the profile of Dry Creek. Elements in the gateways include the following:

- _ Increased pedestrian safety with Crime Prevention Through Environmental Design principles and improved crossings
- _ Defining shared use paths with line marking
- _ Ornamental verge + median planting and tree planting
- _ Improved pedestrian lighting
- _ Clear wayfinding and reserve signage



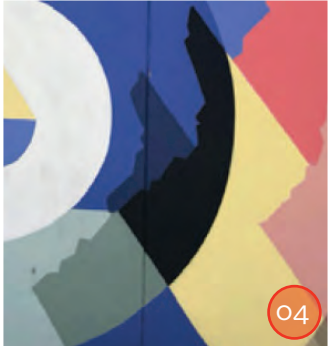
Wayfinding + Reserve Signage



New Kerb Ramps + Grab Rails



Pedestrian Refuge



Surface Graphics



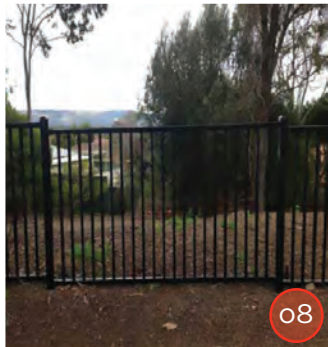
Bollard lighting



Improved Pedestrian Lighting



Feature Trees



Fencing



Typical Gateway Section

NTS

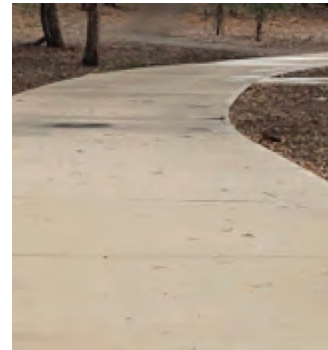
Furniture and Style Guide

The furniture and style guide elements for the Dry Creek Corridor in Modbury will be informed by the Modbury Style Guide and Modbury Precinct Wayfinding Audit and Signage Plan. Introducing a consistent design language of durable, locally sourced and contemporary landscape elements will ensure longevity and ease of maintenance/replacement items.

The images provided are examples only and final selections will be incorporated into the revised Modbury Style Guide.



Permeable Paving



2 - 2.5m Shared Use Path



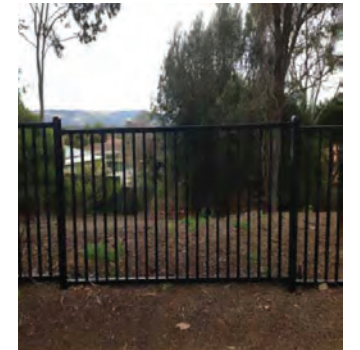
Uplighting



Light Bollards



Pedestrian Post Top Lighting



Fencing



Toilet Block



Shelters



Bike Station



Seating



Picnic Settings



BBQs



Drinking Fountain



Bins



Bike Racks



Signage



Bridges

Indicative Planting Guide



Street Trees
Eucalyptus leucoxylon



Street Trees
Geijera parviflora



Street Trees
Brachychiton populneus



Feature Trees
Lagerstroemia indica



Feature Trees
Platanus orientalis



Reserve Trees
Cupaniopsis anacardioides



Reserve Trees
Tristaniopsis laurina



Reserve Trees
Acacia baileyana



Amenity Planting



Anigozanthos sp.



Conostylis candicans



Lomandra filiformis



Lomandra 'Tanika'



Leucophyta brownii



Hardenbergia violacea



Eremophila glabra
prostrate



WSUD Planting



Ficinia nodosa



Juncus pallidus



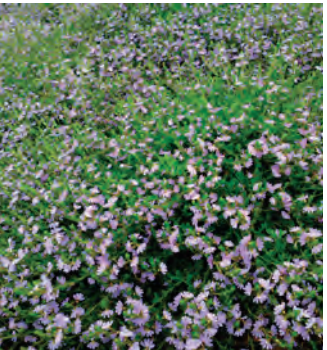
Poa poiformis



Goodenia ovata



Myoporum parvifolium



Scaevola albida



Dichondra repens



o6. Staging Plan



“Due to the extensiveness and complexity of the master plan, priority projects have been divided into four packages relating to the readiness and availability of funding in each financial year.”

Package 1 - Early Win Completion June 2021

- 1.0 Edinburgh All Inclusive Playspace (\$1.2m)

Package 2- Completion June 2022

- 2.1 Desilt Druminor Wetland + Construct Detention Basin
- 2.2 Fairleigh Reserve shared use path upgrade
- 2.3 Ladywood Road + Dry Creek Gateway
- 2.4 Investigation into Solandra Wetland stormwater infrastructure upgrades
- 2.5 Early engagement for development of community Botanic Garden
- 2.6 Early engagement to review the construction of a new sedimentation basin in Fairleigh Reserve
- 2.7 Investigate opportunity for intersection upgrade to McIntyre Rd and Wright Rd
- 2.8 Seal gravel path through Dawson Reserve



Package 3 - Completion June 2023 - 2025

- 3.1 New GPT and maintenance access road to Solandra Wetland
- 3.2 Solandra Reserve Detention Basin and amenity upgrades
- 3.3 Upgrade and extension to Fairleigh Reserve Playspace
- 3.4 Investigate and construct Druminor Reserve car park
- 3.5 Investigate downstream water quality following installation of Druminor sedimentation basin and review implementation of downstream stormwater infrastructure
- 3.6 Oratanga gateway upgrade and pedestrian crossing to Golden Grove Road

Package 4 - Completion June 2025 - 2030

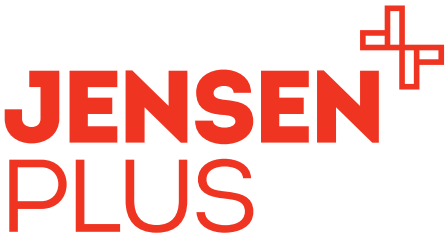
- 4.1 Investigate pedestrian bridge upgrades
- 4.2 Oratanga Biodiversity Area

Other Projects

On-going smaller projects throughout the corridor have been identified as "filler" projects. These projects can be implemented in line with Council's asset management strategy. The projects include;

- Installing new seating throughout the corridor
- Upgrading the other reserve gateways
- Wayfinding signage
- Street tree, revegetation and increased amenity planting

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Planning
Landscape Architecture
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