



# Landscape Style Guide

2021



CITY OF  
TEA TREE GULLY  
*Naturally Better*

Version	Action	Date
1.0	Created	19 July 2015
1.1	Modified layout	21 July 2015
1.2	Updated content	31 August 2015
1.3	Endorsed by Council	8 September 2015
1.4	Updated content	September 2021

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# Modbury Precinct Vision

More than just a place where people live, but a place people know and love. Modbury Precinct is a destination focused on people.

It has a prosperous local economy, with new jobs in retail, hospitality, commerce, entertainment, recreation, health and education. We see it transformed into a premium residential address with shopping, cuisine and entertainment within a five minute walk, or an easy drive or ride on the O-Bahn from the City connecting people to any one of our new, thriving, cutting-edge stores, entertainment venues and restaurants. The existing community is enriched with a greater diversity of high-quality housing, meeting the changing needs of the community.

We see clean, safe streets lined with shady trees that are the envy of many, connecting homes, jobs, parks, play spaces, creek corridors, retail, health and community services.

Walking or riding bikes, our residents enjoy taking in the views of the Adelaide Hills and natural creek lines whilst in our beautiful open spaces and sporting facilities.

We see an overarching sense of style in the area's future landscape, buildings, footpaths, signage, playgrounds and public art to create a memorable character that looks and feels like no other in Adelaide. The quality of our public spaces will define Modbury.

Modbury Precinct is Adelaide's finest place to live, meet and do business.

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The vision for Modbury Precinct identifies the need to create:

- An overarching sense of style for the Modbury Precinct
- A memorable character that looks and feels like no other in Adelaide.

Quality public spaces will define the Modbury Precinct.

In order to deliver the vision for the Modbury Precinct we need to first identify, preserve and enhance Modbury's best assets, recognising the need to modernise public places and spaces to make them more attractive for residents, visitors and businesses.

## What is currently valued by the community?

Extensive community engagement undertaken in 2012 assisted us in identifying what the community currently values about the Modbury Precinct and what needs to be improved.

When asked about what is valued in the Modbury Precinct, the most common aspects were:

- Being close to public transport and a variety of facilities e.g. shops, medical, services
- The trees, parks, natural environment and open space/Civic Park.

When asked about ideas for improving streets and public spaces, the community identified the following ideas:

- More trees and landscaping

- Upgraded reserves and creek lines
- Improved facilities such as public toilets, bins, seating, water fountains
- Plant more native shrubs/vegetation
- More use of recycled water/better water catchment
- Well maintained and even footpaths
- Well maintained and clean streets
- More lighting
- Provide more landscaping and trees in public streets
- Enhance creek corridors with native vegetation and facilities such as seating and pathways
- Upgrade Civic Park and public reserves including improving facilities
- Use water sensitive urban design techniques where possible
- Enhance footpath and pathway connections throughout the area
- Improve lighting in key locations
- Use materials that are durable and easy to maintain.

Therefore the future 'style' of the Precinct reflects its unique assets and seeks to deliver our vision for the Precinct by:

- Using clean, simple, bold designs with a natural and neutral material pallet that enhances and complements Modbury's valued natural assets
- Upgrading public spaces to create a modern centre where businesses want to invest and that people want to visit
- Improving access to services, entertainment and transport options

in Modbury by improving bike paths, footpaths, landscaping and street furniture

- Enhancing creek corridors for the community to enjoy and connect with the natural environment, with additional native planting, creek restoration (removal of identified weeds) and well-maintained pathways
- Upgrading Civic Park as the City's premier park, creating a destination for the local community and visitors alike
- Improving local parks for community use, creating destinations and better access
- Locating planting and infrastructure to maintain and enhance views to the foothills
- Using materials such as timber and steel in street furniture, paving and lighting to reflect the natural character of Modbury, while aiming to source recycled and environmentally preferred products wherever possible.







# Public realm principles

The Modbury Precinct public realm consists of two overlapping and interrelated parts: Open Space and Streets.

The public realm is integral to creating an attractive environment where people want to visit, work and live. Public realm design focuses on the needs of the people who use the Modbury Precinct, including residents, shoppers, workers, students and visitors, connecting people and places, and facilitating commerce, education and recreation.

Public realm principles provide the framework for the design and management of the Modbury Precinct's public realm. They reflect our aspirations for a well designed and wellmaintained place that is attractive, vibrant, accessible and safe for all users. Principles are derived from an understanding of the urban structure of the Precinct and its particular spatial hierarchy, identity and sense of place.

Together with the public realm elements, these standards establish and guide the urban design of the streets and other public spaces in the Precinct, ensuring consistency of materials, details and intent, as well as cost-effective installation and maintenance.

Technical Specifications will be developed to support the Landscape Style Guide to assist staff in achieving a consistent style and character in the precinct. The Technical Specifications will be updated regularly and will also inform decision-making when looking to implement, renew or replace assets in the Precinct and to inform asset planning and budgets.

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# General public realm principles

The following general principles assist in providing the framework for the design and management of the public realm. They reflect our aspirations for a well-designed and well-maintained place that is attractive, accessible and safe for all users.

## Spatial hierarchy

Maintain a clear hierarchy of open spaces and movement corridors recognising their use, location, setting and connections.

## Environmental sustainability

Understand the landscape, climate and site conditions of the Precinct and select plants and materials accordingly. Conserve and enhance valuable habitats in the precinct, particularly remnant trees and creek corridors.

## Active living

Facilitate pedestrian and cycle movement and links to public transport. Encourage compact form and places of interest and give priority to pedestrians and cyclists. Upgrade infrastructure to encourage walking and cycling across the Precinct to improve community health and enhance safety and vibrancy of the Precinct. Car parking is consolidated in strategic locations and balanced with improving the pedestrian environment.

## Boldness and simplicity

The large scale of many of Modbury's roads and spaces requires a comparable boldness in the design of materials and elements. Simple, well-designed structures and furniture are appropriate in the public realm. Elements in the public realm need to be larger in scale than interior elements and uncomplicated, with

less variation in size and shape. Large blocks of similar materials, patterns and colours fit better than complex arrangements.

## Consistent

Elements are part of an integrated suite and show consistency and continuity across streets, precincts and special character areas. Universal design is considered in new builds to ensure access for everyone.

## Durable

Materials and elements are durable and robust, tolerant to the site conditions and resistant to vandalism. Consider longevity, robustness and whole of life.

## Distinct

Materials and elements reflect the desired image for the Precinct and support and reinforce initiatives for cultural development. Cultural heritage and the unique qualities of the Modbury Precinct are unveiled and celebrated, respecting Kaurna connection to country.

## Legible

Public realm elements assist people to 'read' and navigate the Precinct through reinforcing urban structures, common patterns, rhythms and themes of the Precinct.

## Appropriate

Designs and materials are appropriate to the Precinct and respond to their local environment and conditions (e.g. natural creek environs, formal civic park). Resources are appropriately directed to key precincts and public spaces.

## Vibrancy

Promote areas within the public realm that concentrate a mix of activities. Ensure an active interface to adjacent land uses. Allow for flexibility and adaptability. Support a variety of activities and compatible land uses. Be comfortable to be in, safe and aesthetically stimulating.

## Consultative decision-making

Ensure involvement of stakeholders and other interested parties in the design and management of the public realm.

The City has a separate policy for consultation, which describes a framework and detailed procedures for consultation.

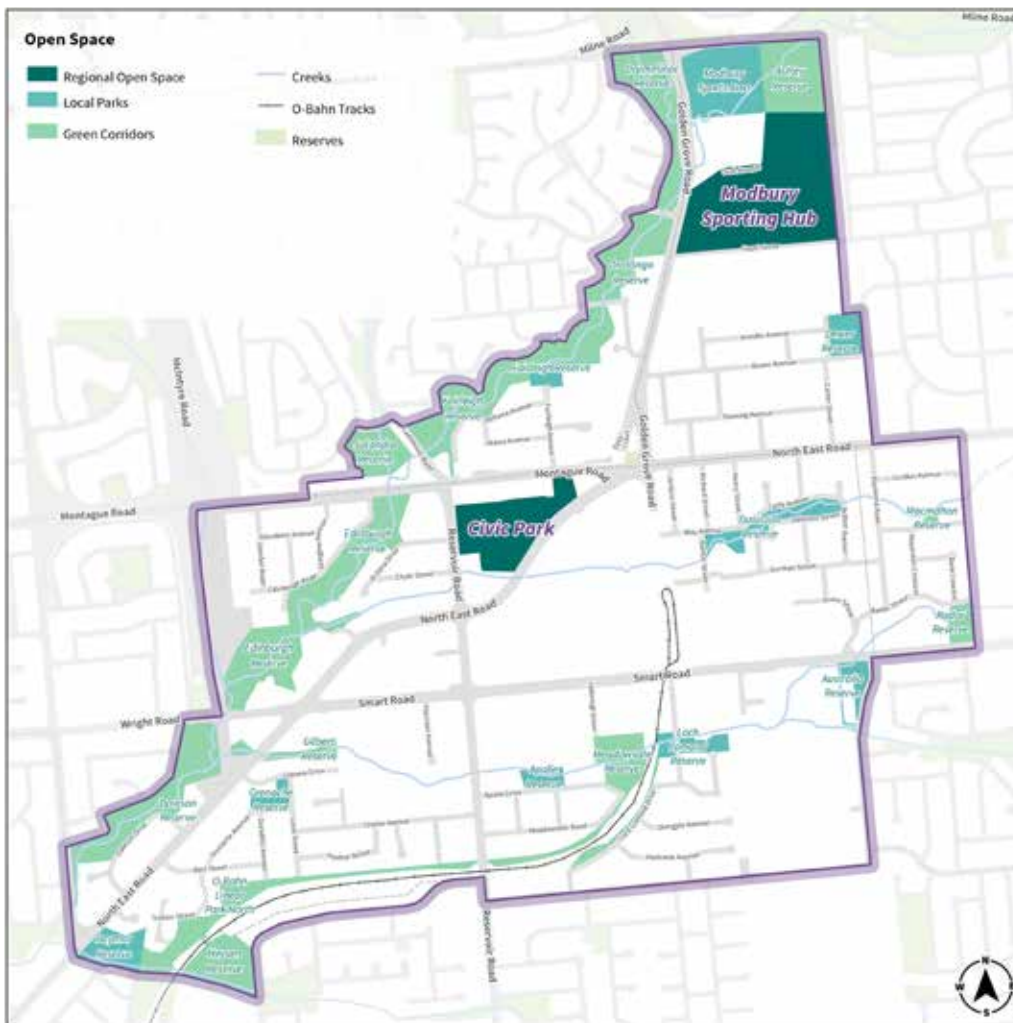
## Innovation and technology

Embrace innovation and ingenuity within the public realm to cater for residents, workers, shoppers and the wider community. Utilise technologies that achieve a high level of resource efficiency, provide opportunities for a quality lifestyle and improve environmental outcomes.



# Public realm hierarchy and principles

## Open space



## General

- Ensure park furniture, materials and construction techniques between the green corridors and parks reflect their character, design and functional requirements for each reserve.
- Ensure the sustainable provision of public infrastructure.
- Provide public spaces that are interesting, stimulating and encourage people to visit and play, respecting Kaurua connection to country.
- Invest in infrastructure that supports revitalisation and facilitates comfort, universal design and positive experience.
- Restrict buildings and other structures in the open space network, especially where they weaken the differentiation between the built urban area and open space area.

## Green corridors

- Reinforce the green corridors (creeks and O-Bahn), recognising their importance in contributing to the spatial organisation and reading of the Precinct.
- Reinforce tree planting, especially of indigenous species.

- Reinforce connections to green corridors from major roads and local streets, and locally to surrounding land uses (e.g. schools).

## Parks

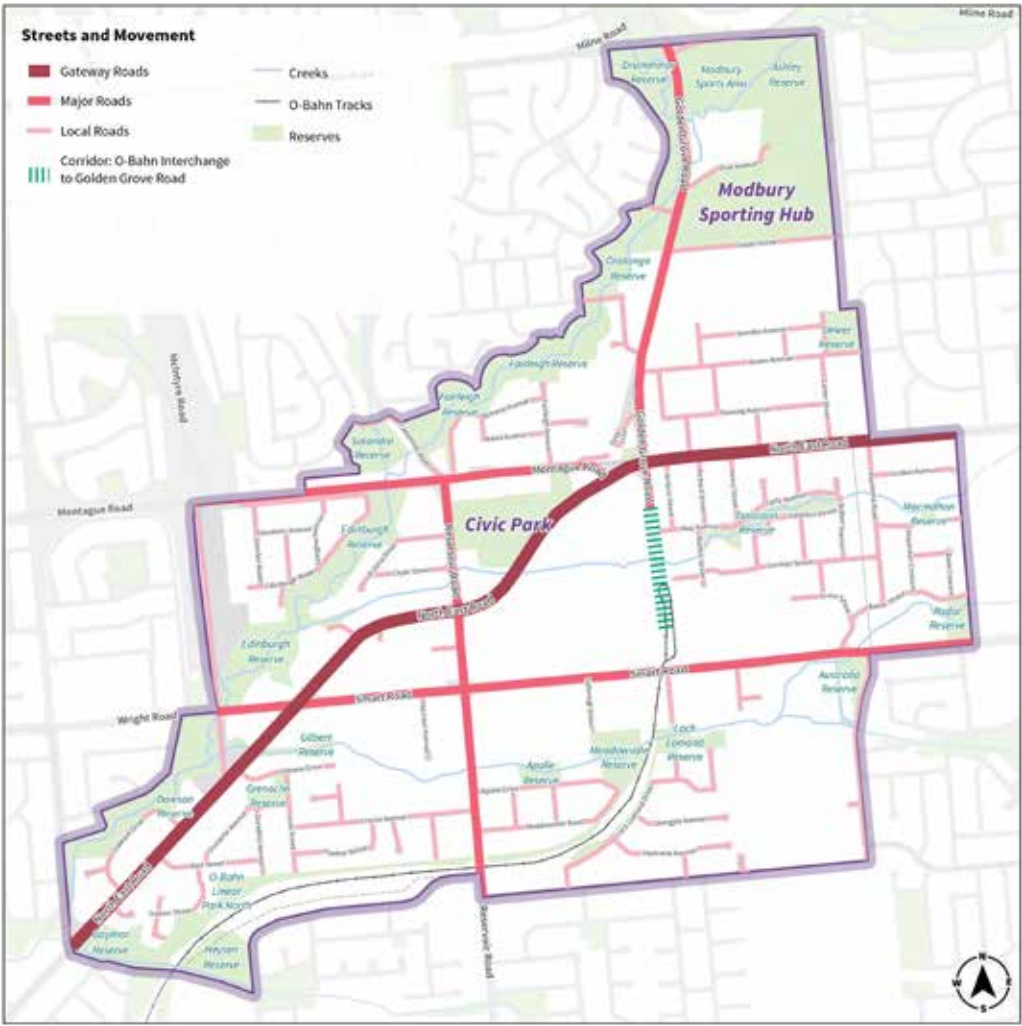
- Encourage further tree planting in parks. Consider a layer of deciduous exotic species.
- Restrict car parking and the movement of vehicles within parks.
- Provide opportunities for organised and casual recreation. Base the provision of these opportunities on residential and workplace needs, ensuring equity and accessibility.
- Consider the appropriate level of design and management for individual precincts and spaces based on location and use. Ensure flexibility in the public realm to accommodate changing requirements.
- Adopt an integrated and holistic approach.







# Streets and movement



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## General

- Consider whole streets and precincts rather than individual sections or blocks. Maintain continuity throughout the length of a street to reinforce its identity as a street, although different activity and character zones may occur.
- Wherever possible, keep footpath kerb lines and medians straight without indents or protrusions.
- Streets provide important view lines including views to the Adelaide Hills. Ensure important views are not obscured by the layout of elements within the street.

## Pedestrian and cycle movement

- Reinforce existing movement corridors (e.g. Dry Creek and O-Bahn corridors) and strengthen links to the surrounding street network to provide ease of access to open space, community, services and other facilities.

- Retain and enhance pedestrian ways between cul-de-sacs to improve permeability in the Precinct.
- Incorporate universal design principles in public realm design to ensure access for people living with a disability.
- Encourage the provision of end of trip facilities for cyclists, including showers, change and storage areas, and secure bicycle parking areas.

## Vehicle circulation

- Vehicle circulation should provide for the safety, access and convenience of all road users, including pedestrians, cyclists and people with disabilities.

## Public transport

- Link the pedestrian network to the Tea Tree Plaza Interchange (O-Bahn).
- Bus stops need to provide amenity comply with universal design principles and be incorporated into the overall street and furnishing design.

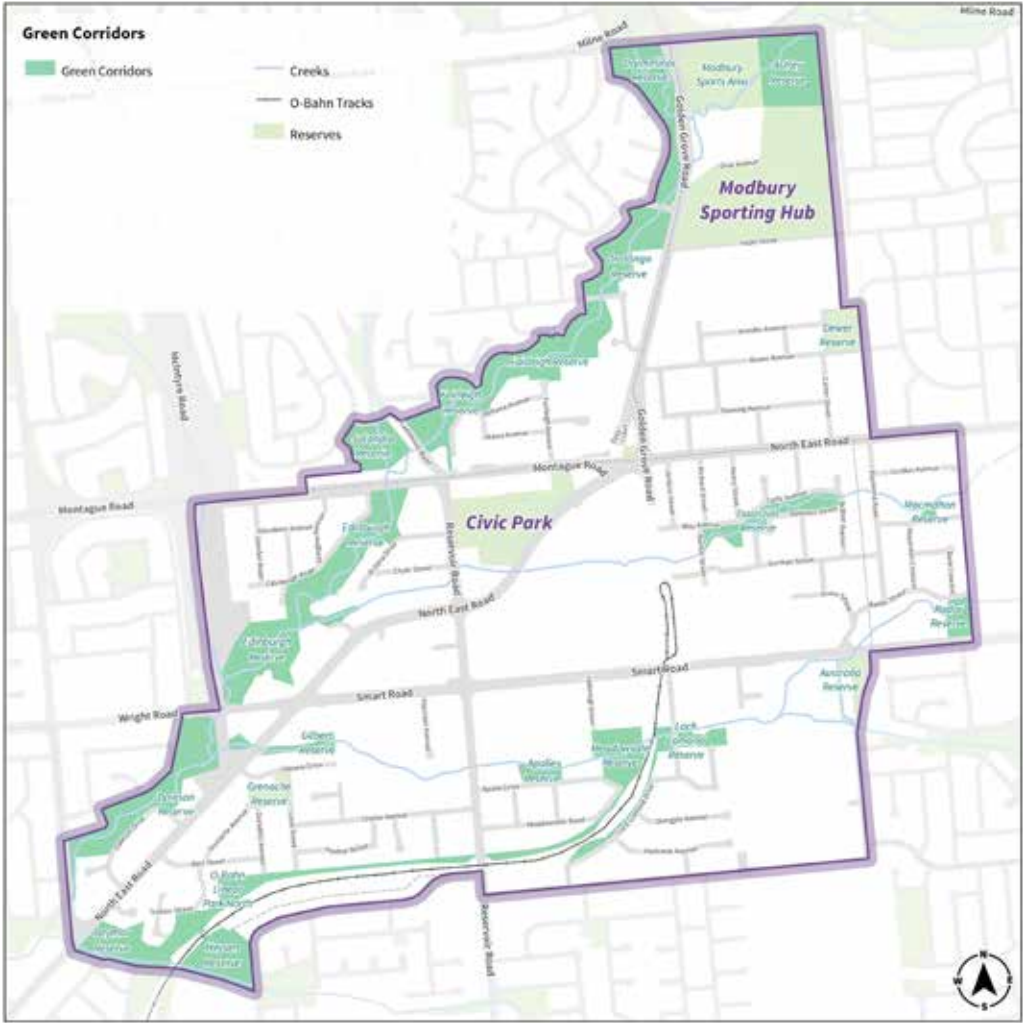
*“There are a few urban places that could do with a bit of streetscaping” –*

*community member*









## General

The Modbury Precinct's creek and O-Bahn corridors provide the open space network that structures and connects the Precinct. These green corridors benefit local communities in providing recreational opportunities as well as pedestrian and cycle movement through the Precinct, stormwater management and wildlife habitat.

Modbury's creeks are an important feature in the Precinct's structure and the strong relationship between the built up residential areas and green corridors benefits the quality of life for local communities.

Management of the green corridors needs to acknowledge their environmental and recreational integrity and importance in connecting the Precinct through walking and cycling routes.

## Desired future character

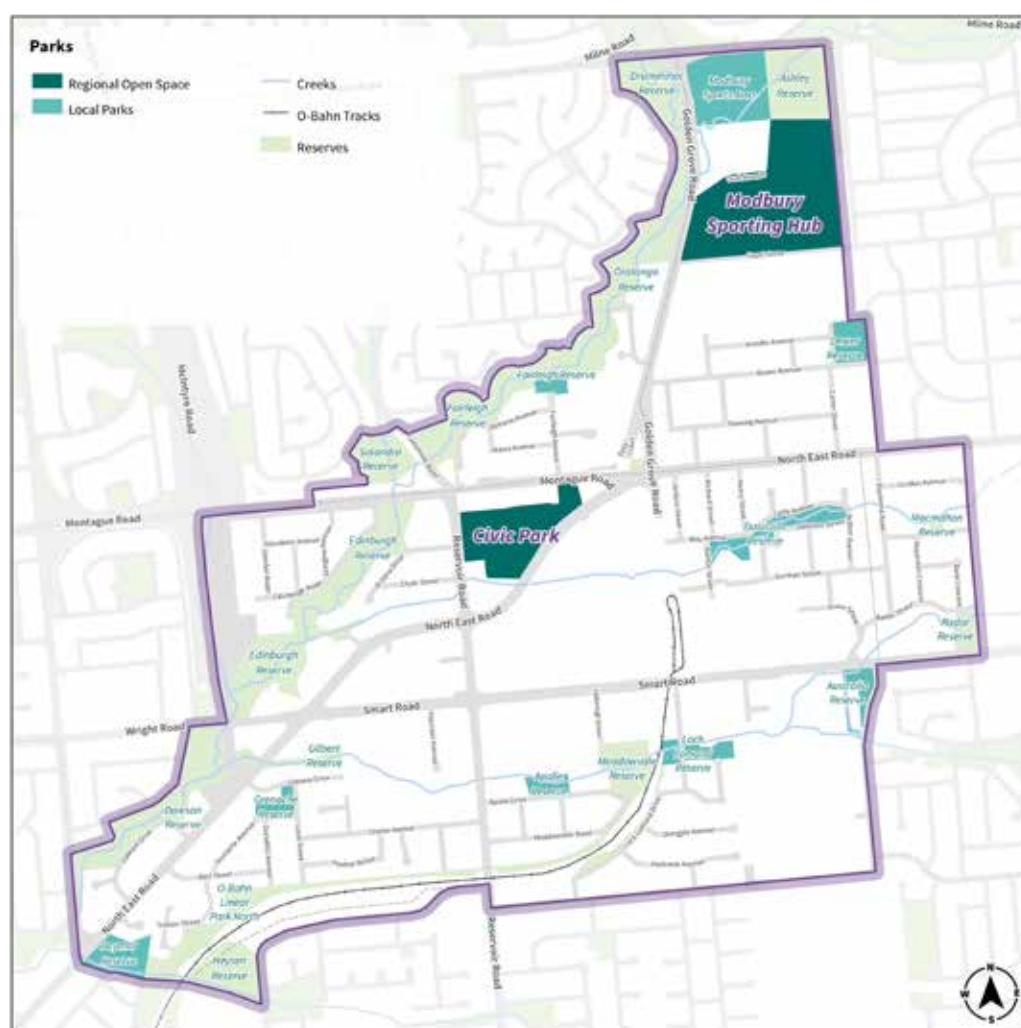
- Facilitate pedestrian and cycle movement. Dry Creek and O-Bahn corridors to act as regional connectors.
- Act as native biodiversity corridors, maintaining and enhancing remnant vegetation, Kaurna connection to country heritage and the use of interpretive signage where appropriate.
- Include furniture such as comfortable and durable seating, drinking fountains and cycle parking.
- Ensure a safe and accessible environment compliant with crime prevention through environmental design principles through a positive and active interface.
- Implement a strategic management strategy, including appropriate maintenance regimes to ensure desired outcomes are met.







## Parks



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## General

The Modbury Precinct's parks provide valuable green spaces to play, interact, exercise and rest. They serve a range of economic, social, environmental, heritage and cultural functions including:

- Providing opportunities for exercise, fitness and associated health benefits
- Providing habitats
- Enhancing urban character, sense of place and local identity
- Providing community space for meeting, relaxing and social interaction.

## Civic Park

Civic Park is centrally located within the Precinct and is a regional focus for community recreation, activities and events.

The intention for Civic Park is to provide high-quality public spaces that are inviting and add to the vibrancy of the Precinct.

## Modbury Sporting Hub

The Modbury Sporting Hub is the Precinct's focus point for sport, recreation and leisure. It provides the setting for a variety of formal sports and informal recreation, utilising playing fields, courts and open grass areas.

## Local parks

The intention of local parks is to provide smaller, multi-use open spaces close to residents.

Amenities within local parks include a mix of playspaces, shelters, seats, barbecues, irrigated grass and trees for shade.

## Desired future character

### General

- Parks are connected both internally and externally with walking and cycling links to the surrounding community.

### Civic Park

- Creates a gateway and sense of place for the Precinct.
- Integrates with entertainment, accommodation, conference centre, civic offices and the Dry Creek tributary on its periphery.
- Includes play equipment, shelters, park furniture and infrastructure associated with community events.
- Is an exciting, appealing and attractive place with improved amenities and facilities that adds vibrancy to the Precinct.
- Maintains and enhances the natural amphitheatre.
- Includes flexible spaces and infrastructure that allows for a range of events and activities, is accessible to everyone, and provides opportunities for pop-up attractions and mobile food and beverage facilities.
- Respects Kaurana connection to country.



*Civic Park Carols.*



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### **Modbury Sporting Hub**

- Provides an attractive and safe place with amenities and facilities supporting community recreation, events and activities.
- Responds to the local environment and natural features including Dry Creek and significant native vegetation.
- Creates landscape sub-precincts according to the site functions including formal avenues, carpark and street trees, 'natural' planting associations and amenity plantings.

### **Local parks**

- Provides smaller multi-use space for local residents.
- Responds to the local environment and character.
- Includes amenities such as play elements, seating, barbecues, irrigated grass and trees for shade, responding to community need.



*Modbury Sporting Hub.*

# Gateway roads



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## General

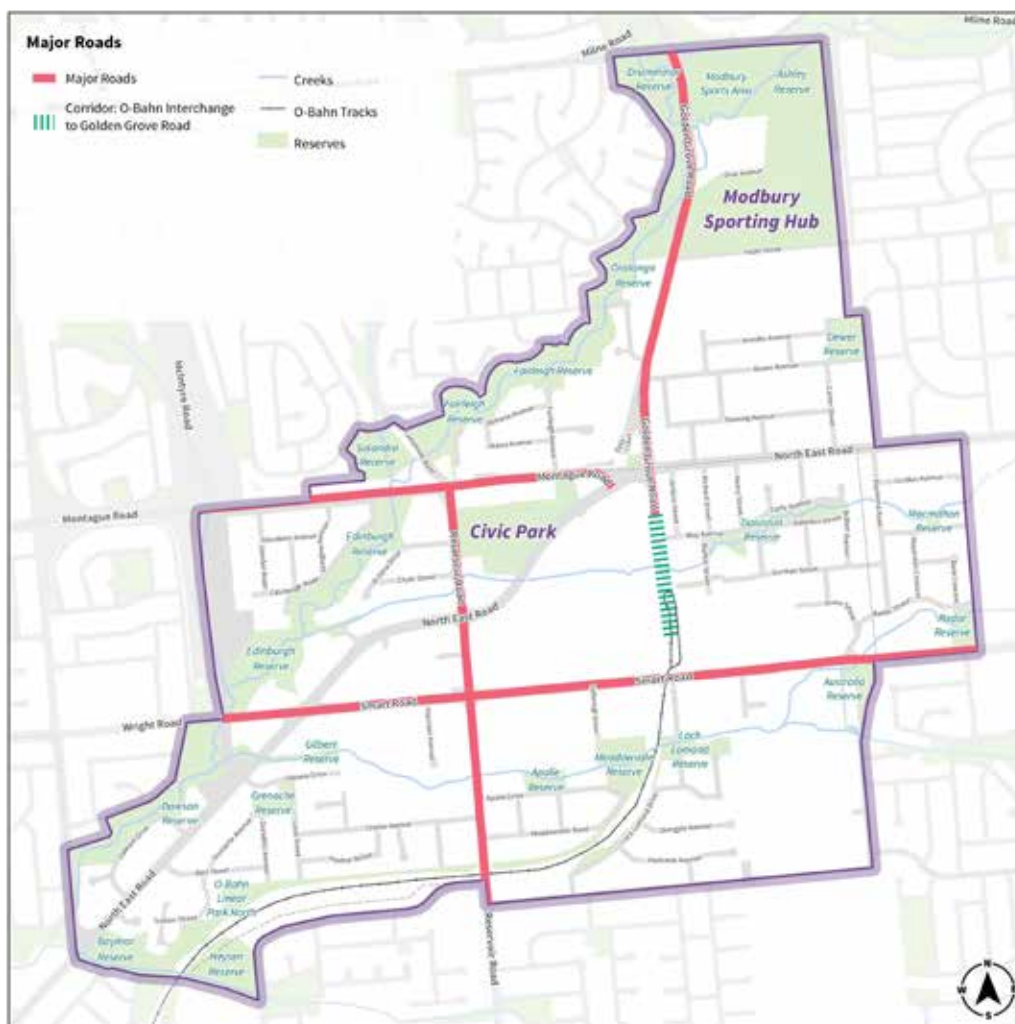
North East Road is an important transport corridor that acts as both a local distribution and through road, carrying significant vehicle traffic as well as cyclists and pedestrians. North East Road doesn't follow the predominant north-south or east-west alignment, instead bisecting the Precinct on a 45-degree angle and with wide sweeping curves. The status of North East Road in the metropolitan road network should be reflected in the design of details and use of materials.

## Desired future character

- Create a sense of place and arrival into the Precinct.
- Boulevard street tree planting that responds to the scale of the road and provides shade and legibility to the public realm.
- Wide and comfortable paving to encourage walking and use of 'streets as places' (e.g. outdoor dining etc.).
- Integration with existing and future buildings as the dominant architectural visual elements.
- Feature lighting columns and selective up-lighting of notable trees.
- Integrate wayfinding and public art.



## Major roads



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## General

In addition to North East Road, several other major roads traverse the Precinct. These wide roads carry local and through vehicle traffic as well as cyclists and pedestrians.

## Desired future character

- Strong entry corridor into the Precinct that caters for vehicles, pedestrians, cyclists and access for people living with disabilities.
- Wide and comfortable paving to encourage walking.
- Tree planting reinforces the major road hierarchy and provides shade for pedestrians.
- Balance the main road function and the 'main street experience' where desired (e.g. Reservoir Road).
- Encourage an active streetscape that engages with the built form and vice versa.
- Landscape of medians with compacted sand/gravel and robust, low-level planting suited to road corridors.
- Undergrounding powerlines along major roads where appropriate/possible to improve streetscape appearance and allow planting of larger tree species.
- Corridor from the O-Bahn Interchange to Golden Grove Road (east of Tea Tree Plaza).
- Focus on strong pedestrian and cycle links and access to the O-Bahn.



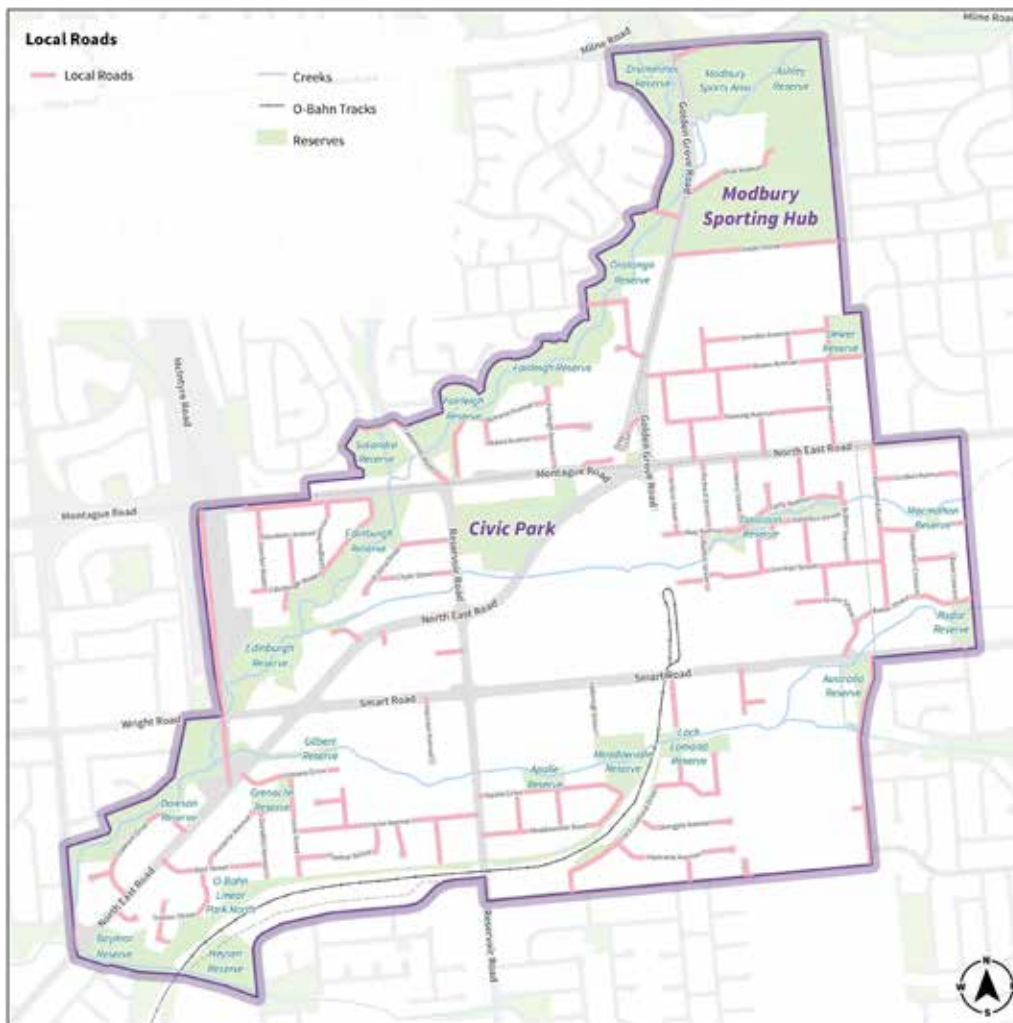
*Example of a major road also serving as a 'main street experience.'*



*Example of a possible style for the corridor from O-Bahn Interchange to Golden Grove Road.*



## Local roads



*“All the things we  
need access to are  
available within  
walking distance to  
our residence” –*

*community member*

## Desired future character

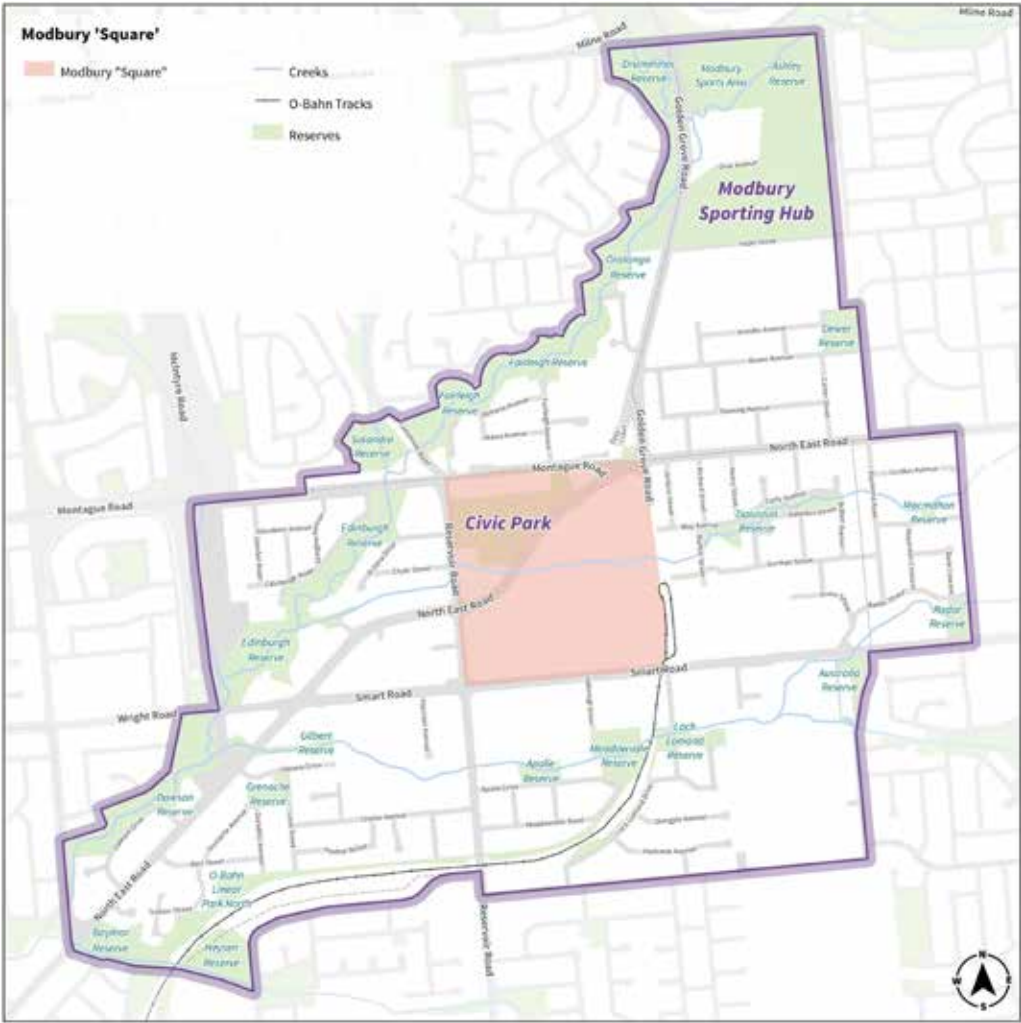
- Contribute strongly to the amenity of the local neighbourhood.
- Provide minimum vehicle lane widths to encourage traffic calming and a corridor appropriate in scale to the future residential density.
- Tree planting to provide structure, streetscape character and shade for pedestrians and parked cars.
- Footpaths on both sides of the street where there are high pedestrian volumes or safety concerns.
- Considers whole streets and precincts rather than individual sections or blocks.
- Support a new variety of housing types (e.g. residential flat buildings, row/terrace dwellings and group dwellings).
- Wherever possible, keep footpath kerb lines and medians straight without indents or protrusions.

*Examples of local streets with planting and water sensitive urban design.*





# Modbury ‘Square’



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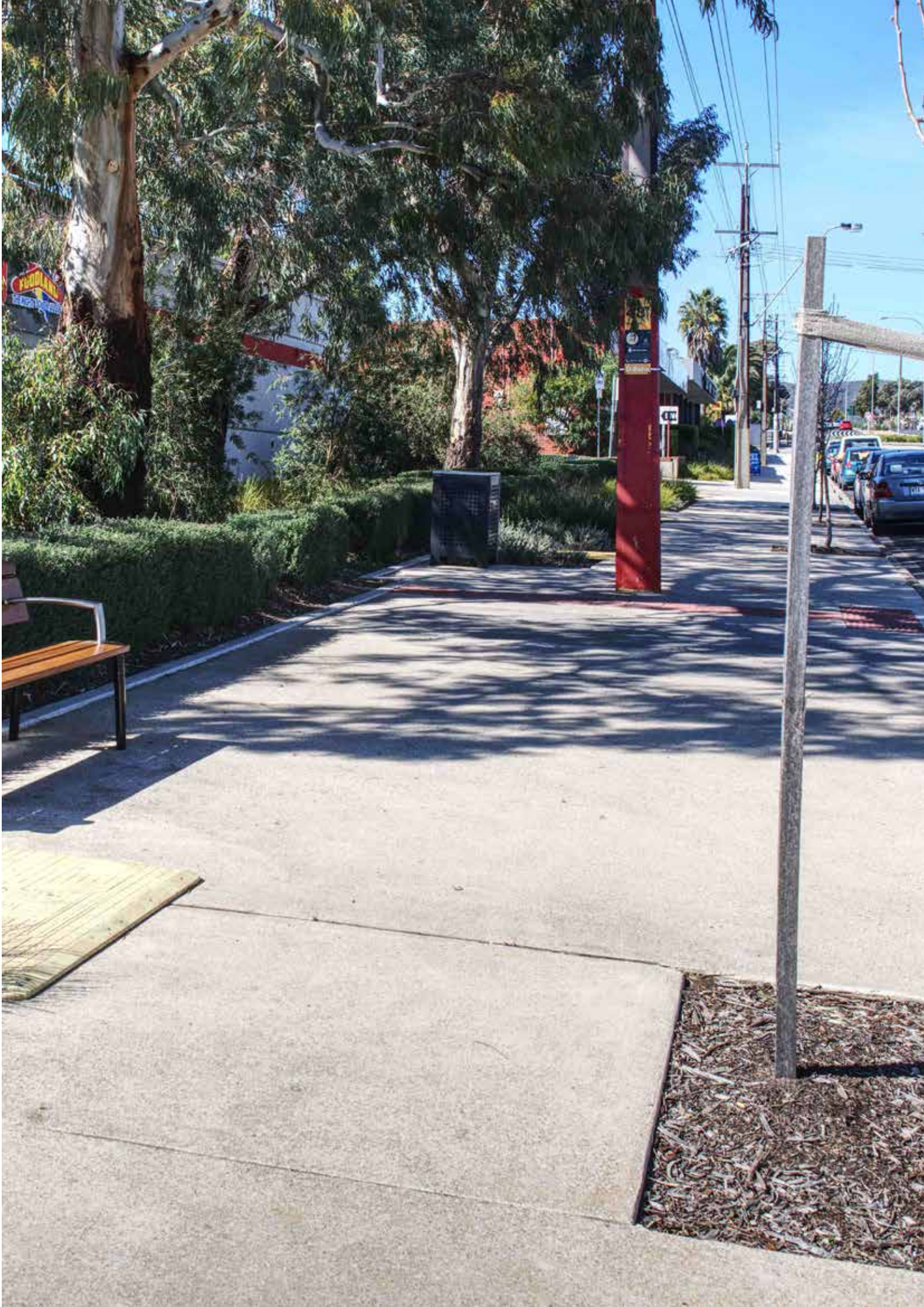
The area within the boundary of the O-Bahn Interchange, Montague Road, Reservoir Road and Smart Road contains significant City landmarks, including Civic Park, Civic Centre and Tea Tree Plaza Shopping Centre. This “square” is the heart of the Modbury Precinct, which acts as a central focal point for public transport, recreation and shopping.

Future development of the area should recognise the integral social and cultural activities which occur within this area and its importance should be reflected with high-quality public infrastructure and facilities.

## Desired future character

- Reinforce the ‘heart’ of the Precinct.
- Define the square structure through strong built form and large street tree planting on its edges (Reservoir, Montague, Smart Roads and the corridor from the O-Bahn Interchange to North East Road).
- Strengthening the corridor from the Tea Tree Plaza Interchange (O-Bahn) to North East Road as it extends along Golden Grove Road.
- Incorporating high-quality public infrastructure, facilities, public art and wayfinding with the inclusion of universal design principles where possible.
- Enforcing strong connections to the surrounding areas in the Precinct through integrated walking and cycling connections.







# Public realm elements

This section explores the main public realm elements that add to the style, look and feel of the Modbury Precinct.

This includes materials, signage, art, paving, furniture, lighting and tree and landscape planting. These key ingredients combine to form a style that is exciting, achievable and responds to Modbury's sense of place.

These guidelines specify the principles and performance standards for items and set the directions for determining a range of urban elements such as street furniture, signage, materials and colours for use in the development of the Precinct's public spaces – its streets, parks, creek-lines and civic spaces. The aim is to establish a coordinated and consistent physical and visual presentation and feel throughout the Precinct.

The Style Guide is an important determinant in the development of the streetscape and public spaces of the Modbury Precinct and will assist in achieving a consistent and unified theme for the future.

Refer also to the Modbury Precinct Style Guide Technical Specification.

# Paving

*“I’d like to see more footpaths and better maintenance of parks and creeks” –*

*community member*

Traditionally, the materials used to pave public footpaths have been those that are readily available and of low cost. There has been limited use of higher quality materials such as natural stone, textured in situ concrete and pre-cast concrete unit-pavers.

Pavements must provide a practical and safe ground surface for the public realm. Paving should also add to the consistent palette of materials of the Precinct and add to its identity and sense of place. Provision of good paving and footpaths also supports more active, liveable and accessible communities.

## Design principles

### General

- Provide footpaths on both sides of the street along gateway and major roads within the Modbury Precinct. Footpaths should be of sufficient widths to allow comfortable pedestrian movement and clear access for people with a pram or in a wheelchair. Provide wider paths around activity areas such as shops and schools.
- Give priority to footpath paving over driveways and minor streets. Provide suitable paving at driveway crossovers to ensure they withstand vehicle movement.
- Integrate public and privately owned outdoor spaces through consistent materials and detailing.

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## Consistency of use

- Provide a consistent standard of pedestrian paving in the Precinct.
- Accentuate key nodes and places in the Precinct by treatment of paving.
- Use a hierarchy of paving types to suit different areas in the Modbury Precinct, considering their level of use, character and cost efficiency (whole of life).

## Comfort

The surface treatment of paving should be suited to the type and speed of traffic using it. Paving may need to be designed to accommodate:

- Pedestrians only
- Pedestrians and cyclists
- Pedestrians and occasional service or maintenance vehicles
- Pedestrians and vehicles.

## Standards and specifications

Ensure paving slope, surfaces, width and access for people with disabilities meets Australian Standards (e.g. AS 4586 and 4663 for slip resistance standards).

Concrete footpaths on local roads within the Modbury Precinct are to receive a broom brush finish.



*Example of possible paving styles.*



# Furniture

Outdoor furniture and its arrangement is part of well-integrated and well-maintained presentation of the public realm. It is a visible sign of pride in our City and a reflection of the status of the place given to its management. Some items can also assume a role of icons in the public realm. Furniture items include:

- Seats and benches
- Shelters
- Bin surrounds
- Bollards
- Drinking fountains
- Bicycle racks.

## Design principles

- Furniture is provided in appropriate locations in public areas of the City.
- The items are robust and durable, resistant to vandalism and require little to no maintenance.
- Items are cost-efficient and readily available for additional items or replacement.
- Generally non-painted finishes to blend with the surrounding landscape and reduce maintenance.
- Source products that are environmentally sustainable, made of recycled content and

are recyclable wherever possible.

- Use of high-quality materials and construction techniques to ensure items have a good longevity.
- Seats should be comfortable, ergonomically designed, include armrests and provide inclusive access.
- Surface treatments surrounding furniture should provide access for those with disabilities.
- Location and placement of furniture should be based on public need (or safety) in relation to bollards.
- Opportunities for locations include:
  - Nodes/gathering places for groups or couples
  - Quiet solitude for individuals
  - Resting places for pedestrians – especially the aged and parents with children.
- The positioning of seating should:
  - Provide an interesting outlook
  - Offer views of the “passing parade”
  - Maximise shade in summer
  - Be clear of movement areas and provide clear sight lines.



*Example of possible furniture styles.*

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# Lighting

Lighting is a key component of the public realm. An exciting night-time image is created by lighting and lit objects and features.

## Design principles

- Lighting meets criteria in terms of quality, illumination levels, visual appearance of the luminaires, robustness (vandal resistance and low maintenance), and energy efficiency.
- Use lighting as an urban design tool to bring life, clarity, colour and safety to the Modbury Precinct.
- Ensure key routes and public spaces are adequately lit.
- Consider the appearance of light poles and luminaires during the day as well as night.
- Use energy-efficient luminaires, such as light emitting diode (LED). LED technology has various benefits including minimising light-spill (light pollution) and halving energy use, electricity costs and carbon emissions.
- Be coordinated with the placement of other public realm elements such as trees.
- Key lighting to enhance the night-time environment and contribute towards vibrancy.
- Achieve consistency in respect to colours and finishes with other public realm elements.
- Limit light-spill through use of appropriate fittings that direct light to where it is needed.
- Use 'warm white' lighting (as opposed to yellow or 'cool white') to increase usage of public space and improve safety and surveillance.
- Be strategic and dramatic, highlighting focal points. Don't attempt to light everything. Suitable places/landmarks for key lighting projects include:
  - Up-lighting large eucalypts in key parks and along streetscapes
  - Heritage buildings
  - Public art
  - Primary pedestrian paths
  - Landmarks
  - Wayfinding.



*Examples of the use of lighting styles.*

# Fencing

Fencing provides legibility, guidance and safety within the public realm. Fencing locations, style, colour and material must be well considered and practical.

Fencing should be considered along with wayfinding, furniture and public art as important elements which establish a consistent public realm style and identity for the Modbury Precinct.

## Design principles

- Locations for fencing should be based on a public need:
  - For safety around public transport, roads and creek corridors
  - To define public and private space within the public realm.
- Fencing to be low maintenance, robust and resistant to vandalism.
- Use high-quality and durable materials to ensure that items have good longevity.
- Utilise fencing which is cost-effective and readily available to ensure that replacement or additional items can be sourced.
- Fencing to be consistent in style and complement other public realm elements within the Precinct.
- Use fencing in conjunction with public art and wayfinding to create well-designed and engaging items which provide guidance through the public realm.
- Ensure fencing complies with relevant standards and legislation.
- Fencing should enable visual sight lines to comply with crime prevention through environmental design principles.
- Consider maintenance requirements and budgets.
- Focus areas for fencing:
  - Public transport
  - Green corridors
  - Pedestrian crossings along main roads.



*Examples of fencing styles.*



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# Wayfinding and Interpretive Signage

Wayfinding and interpretive signage in the Modbury Precinct is to be strategically approached, with the objective of reinforcing a distinctive and legible suburban structure and sense of orientation and belonging.

Wayfinding is focused not only on directional and interpretive signage, but also on the creation of quality spaces that attract users and encourage participation. It is about assisting people to 'read' and navigate the Modbury Precinct through reinforcing urban structures, common patterns, rhythms and themes of the Precinct.

## Design principles

- Provide a hierarchy of wayfinding to lead people through the Precinct (e.g. Civic Park to and from the O-Bahn) ensuring accessibility for people living with disabilities.
- Reinforce the urban structure of the major roads and utilise key buildings as landmarks.
- Provide signage that is obvious and functional. Coordinate signage through the City of Tea Tree Gully Modbury Precinct Wayfinding Audit and Signage Plan.
- Avoid signage clutter in the public realm.
- Integrate wayfinding and interpretive signage with public art elements.
- Achieve a coherent and consistent approach to signage while allowing for the unique requirements of specific uses and activities.
- Ensure placement of signs and information provides safety for users and contributes to the perception of personal safety.
- Consider opportunities to work in conjunction with digital technologies such as online maps, National Broadband Network and mobile phone applications.



*Civic Park mapped sign and new box sign.*

# Public art

*“Wider and high-quality footpaths. Use high-quality pavement. Use public art to make the public realm more attractive.” –  
community member*

Use public art to tell a story about the Modbury Precinct (and the surrounding region it supports), its location, its people and their achievements.

The purpose of public art is to add layers of site-specific content, meaning, and character to the Modbury Precinct. The works of art and their settings should amplify, intensify and explore the Modbury Precinct.

## Design principles

- Incorporate public art within the Precinct as an integrated component. Ensure landscape architects and urban designers are closely involved for the design of the setting for each public art commission and a skilled public art coordinator is included for the development of significant commissions.
- Make public art a memorable part of experiencing the Precinct, both for first time and repeat visitors.
- Consider custom-designed sculptural wayfinding and signage, unique seating, land art and specially-designed functional elements such as shelters and bollards for key locations (e.g. Civic Park).
- Comply with art procurement protocols to ensure public art is appropriately coordinated. Ensure public art is relevant for the Precinct, reflecting its history and contemporary uses.
- Be whole of site and location specific and make use of local materials for the creation of public art.
- Ensure art is durable and robust, giving value for money and longevity.

- 
- Consider temporary art installations.
  - Public art opportunities to be embraced as envisaged in Council's Public Art Policy.
  - Carefully consider gifts of art, craft, memorabilia, or items of heritage significance by corporations, businesses or community groups, and only accept if they have direct relevance to the purpose and meaning of the Modbury Precinct.
  - Consider maintenance requirements and budgets.
  - Focus areas for public art:
    - Civic Park
    - North East Road
    - Modbury "Square".



*Example of possible public art styles. Refer to the Public Art Policy.*



# Trees

Trees make a significant contribution to the public realm through providing visual amenity, shade for pedestrians and character and identity to the Precinct.

In particular, street trees should be provided wherever possible to improve the appearance and amenity of streetscapes. The preferred strategy is to maximise opportunities for planting new street trees and replace non-performing or dying specimens.

## Design principles

### Reinforcing the structure

- Strengthen the overall structure and legibility of the Precinct by creating avenues and defining primary connections and routes.
- Use larger trees to define major roads and routes.
- Build on existing trees of value including large remnant trees along creek corridors. Maintain and infill (if required) along streets with good-quality street trees.
- Provide continuity and consistency along the length of the street. Priority is given to establishing a single character along the length of a street rather than breaking streets into a number of precincts with different planting characters.

### Themes

- Native – predominantly along creeks and greenways.
- Exotic – predominantly along major roads, streets and parks.

## Amenity

- Utilise tree planting to provide comfort to the public realm and built form – environmental protection from sun and wind and contribute to establishing microclimates.
- Consider deciduous trees for seasonal environmental controls.
- Underground overhead wires (with the Power Line Environment Committee (PLEC) for key streetscapes and main roads (to improve streetscape appearance and allow planting of larger tree species).
- Connect with significant established tree corridors along creek and O-Bahn corridors.

## Maintenance

- Select species that are low maintenance, have little or no impact on infrastructure, are long-lived and proven in Modbury's climate and soils.
- Promote good tree form and health through:
  - Suitable tree pit preparation providing good-sized tree pits
  - Selecting quality advanced tree stock exhibiting good growth and form
  - Suitable planting technique and using stakes and ties (rather than tree guards)
  - Providing adequate irrigation particularly during establishment
  - Suitable placement to avoid vehicle damage
  - Avoid compaction around the base of the trees

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- Not fixing structures or lights to trees which may cause damage to the tree
  - Use root control barriers where required.

*Note: All new plantings are to be reviewed by Parks Assets.*



*Example of new street tree plantings.*

# Planting

*“The streets in some areas are still very bare, further greening with tree plantings would improve the look of these.” –*

*community member*

Much of the planting in the Modbury Precinct consists only of trees and grass.

Planting is vital in providing natural amenity, character and interest. Strategic use of planting beds will contribute significantly to the style of the Modbury Precinct while maintaining desire for a low-maintenance environment.

## **Design principles**

- Plants are to be low maintenance and minimise water usage.
- Irrigation is incorporated in appropriate locations to establish plants through the early growing years and during times of drought.
- Generally plantings are to be low to medium height species which comply with crime prevention through environmental design principles.
- Avoid the use of a single species within large areas.
- Encourage bold simple planting beds which provide interest and diversity.
- Retain formal grassed areas as key features within the design and functioning of the open spaces and for encouraging active and healthy living.
- Introduce a layer of colourful amenity planting, comprising a mix of native and appropriate exotic species, to provide interest at key locations.



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## Planting themes

- Creeks and greenways – local native species.
- ‘Civic’ precinct (Modbury “Square”) – mix of native and exotic species which are architectural in form and provide seasonal colour.
- Residential areas – reflect the prevailing residential and garden character.

## Planting purposes

- Offer structure, marking entry points and key locations.

- Define edges, paths and spaces.
- Stabilise soil and reduce erosion, particularly along creek banks.
- Enhance amenity, interest and ecological value.
- Accommodate water sensitive urban design.
- Provide seasonal change.

## Planting species

- Where possible, it is recommended that local native plants of local provenance are used.



*Examples of possible planting styles.*

# Water sensitive urban design

Water is a precious resource, particularly in Adelaide's dry climate. Water sensitive urban design (WSUD) is an integrated and environmentally sensitive approach to water management.

Within the Modbury Precinct, water sensitive urban design should:

- Be applied to all developments at all scales
- Consider the broader catchment and what happens up and downstream
- Slow and retain rainwater flows, therefore reducing flood risk
- Filter rainwater run off from streets and buildings, improving quality and reducing the level of pollutants entering creeks and rivers.

The renewal of the Modbury Precinct needs to ensure water-efficient design principles for buildings and urban spaces, increase the efficiency of water use in the management of reserve and recreation facilities and require WSUD techniques to be incorporated in new developments and masterplans.

## Design principles

- Integrate WSUD techniques in the design and management of urban spaces.
- Collect roof run off from larger structures.
- Revegetate and de-culvert creeks to increase the permeability and biodiversity value of watercourses.
- Promote the value and benefits of WSUD within the development industry and community.



*Examples of water sensitive urban design.*

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# Structures

Built structures like shelters, bus stops and public toilets support the use and amenity of urban spaces, parks and reserves.

Structures are a visible sign of pride in our City and a reflection of the status of the place given to its management. Some structures can also become icons in the public realm.

## Design principles

- Provide sheltered bus stops that are attractive and comfortable to encourage public transport use and for setting a simple, clean and modern streetscape character. Ensure free pedestrian movement is maintained along footpaths.
- Rethink traditional 'toilet blocks' as integrated and multi-functional pavilions for greater contribution to the successful function of our urban space with the potential to increase amenity and support for a wide range of recreational activities.
- Design shelters to fit into the urban space or park setting with minimum visual impact. This can be achieved through appropriate siting, built form and use of materials.
- Structures should be designed with the following principles:
  - Architecturally appropriate for the space
  - Appearance and durability of materials
  - Open sight lines through and around the structure
  - Use recycled or environmentally sustainable products where appropriate
  - Sympathetic and in scale with the space
  - Best practice safety features and design
  - Disability Discrimination Act compliant access.



*Example of a possible structure style.*







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