

# Built form

The multilevel residential built forms will respond to the finer grain of the existing suburban residential neighbourhood. Podium datums will reflect the prominence of adjacent 2 or 3 storey-built forms with highly articulated 'trunk' facades above and capped with appropriate roof forms. Building entries will be appropriately defined and identified within the streetscape.

The buildings will be designed to capitalise on passive solar orientations with the strategic location of apartment living spaces and balconies along with respecting the key sightlines in regards to both short and long building vistas. The buildings will seamlessly continue streetscapes but also visually act as place identifiers within the key nodal locations of the site.

Materials will reflect the residential nature of the uses and align with the building encumbrance and the development aesthetic themes. Building services and carparking will be sensitively addressed to reduce impact on public views in the development. Appropriate visitor parking will be conveniently located and identified adjacent building entries.

## Design Encumbrance

All proposed developments will be designed within the relevant provisions in the Code but will also be required to meet a Design Encumbrance which will be imposed on the site. The proposed Design Encumbrance document will provide a clear direction for the design solutions allowed and provide comfort to residents that their residential investment is protected. This ensures the creation of a consistent and high-quality urban forum with the following key outcomes for future residents:

- Help the future residents/builders identify a suitable residential allotment.
- Direct the future residents/builders towards incorporating 'good design' urban design principles.
- Direct the future residents/builders towards incorporating ESD principles.
- Allow for flexibility and individuality within the design of residences.
- Provide design quality certainty to adjoining residential owners.
- Control the projects development potential and optimize the built forms allowed.
- Provide for safe streetscapes through mandated passive observation and building articulations.
- Structure visual interest to streetscape façades .
- Provide certainty for the integration of public domain/ road reserve landscaping.

- Manage visual clutter in the built environment such as roof mounted services.

In addition, the Building Encumbrance combined with Building Envelope Plans will allow a clear pathway for the Development Approval process and clarity for the relevant authorities. It is intended the scope of the document would cover all building works including excavation, fencing, retaining walls and outbuildings

## Internal building heights

Built form will generally consist of two storey dwellings, with areas of intermittent increases to the building height, to provide for a greater choice in housing options.

Higher density medium rise apartment living options should be presented to the park, to provide surveillance and activation. This locale will provide an important public 'forecourt' to both the increased density and increase in height.

Detached or attached dwellings adjacent to the existing road network will have a maximum building height of three storeys, with the exception of apartment buildings where they offer gateway experiences, opposite or adjacent future and existing open space. This will assist with the surveillance of these spaces and provide possible ground floor retail, commercial experiences; café, community space or other use that will benefit the wider community.

To provide consistency and reduce the impact on the existing surrounding development, proposed dwellings along the western boundary will have a maximum building height of two storey and will typically be detached in nature.



## Interface assessment

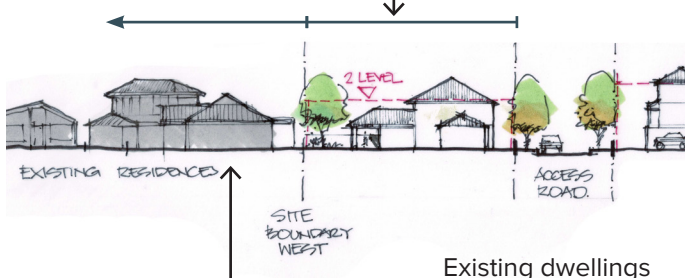
### Transition external

Similar density and height characteristics will transfer from the existing residential development to the west of the site, where an orderly transition can occur along the western boundary of the site.

A mix of residential; attached and detached, along with potential commercial and retail offerings will produce an effective buffer from the existing industrial operation at the northern end of the site with appropriate measures in place to ensure the liveability of the future adjoining properties is not compromised.



Limit to 2 storey max adjacent existing dwellings  
(Shown in blue above)



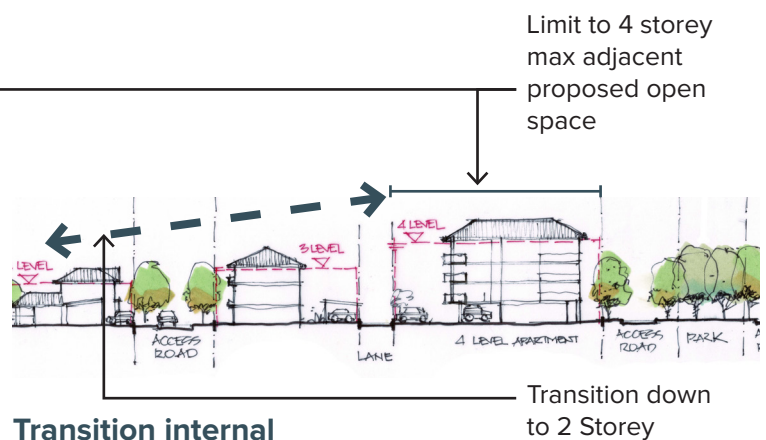
### Transition external

### Transition internal

Single and two storey development will be permitted, with the outlying or fringes of the development being generally of a lower density.

Development will increase in density in locations generally addressing the central park, that will help close vistas, or provide bookend opportunities to reduce the impact driveways can have on parking in medium and high-density scenarios.

Apartment living will generally be located opposite open space, where the impact will be lessened by the open aspect in front of them. The transition between apartment and typical residential dwellings will be controlled through the use of design guidelines that will control the height of these buildings at the boundary to ensure the interface is sympathetic.



### Transition internal

## Views and Vistas

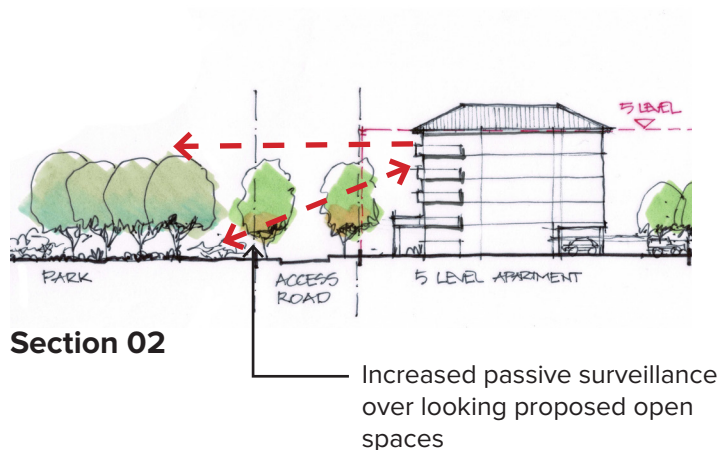
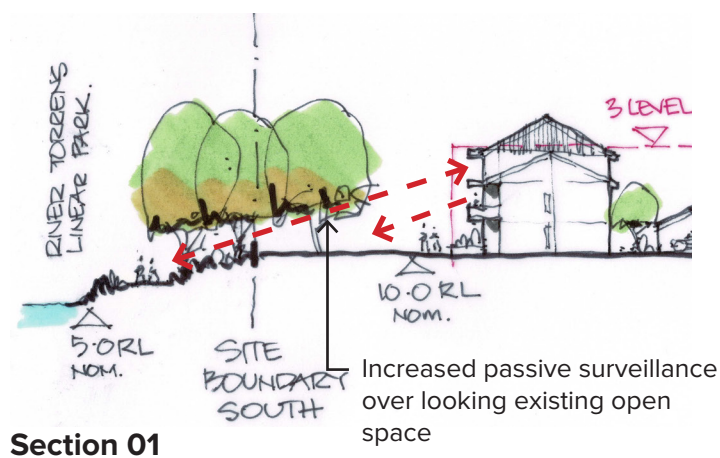
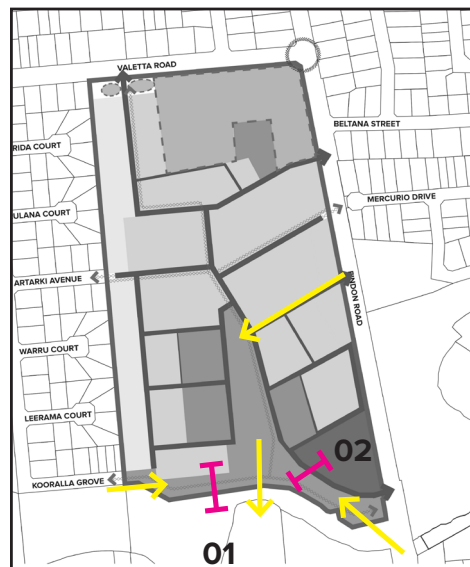
Visual connections are a key aspect of the design outcome for the layout of the proposed site. Visual access from the surrounding roads, the Karrawirra Parri (River Torrens) and the adjoining and adjacent development will promote Crime Prevention Through Environmental Design (CPTED) principles and enhance the green views in the area.

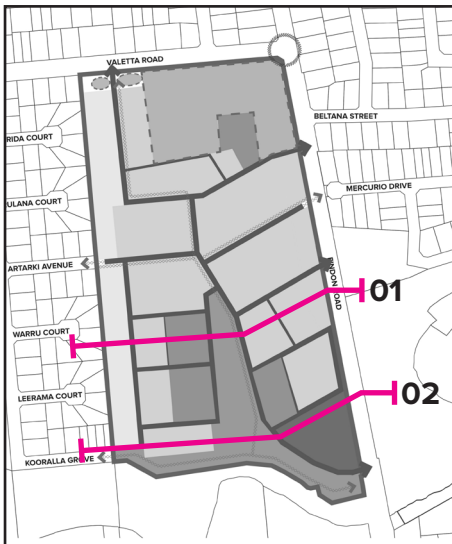
Vehicle and pedestrian traffic traveling south will be offered numerous view opportunities to the central landscape spine. Utilising CPTED principles, the layout of the development has been based on enabling passive surveillance through the site.

Traveling northward will offer a different experience, with the gateway to the development, referencing The River Torrens and extending the viewing experience into the development via the central spine and associated activity spaces.

The adjoining development to the west will provide minor visual links along tree lined streets, through the existing road network, including the road frontage to the Karrawirra Parri (River Torrens) along Kooralla Grove.

Equally important to the site's success to establish and promote a sense of community is the egress views that provide physical and psychological connections to the outside. The internal roads provide minor view corridors to Findon Road, existing tree lined streets and Karrawirra Parri (River Torrens Linear Path) which forms a landscape centre piece for the community.



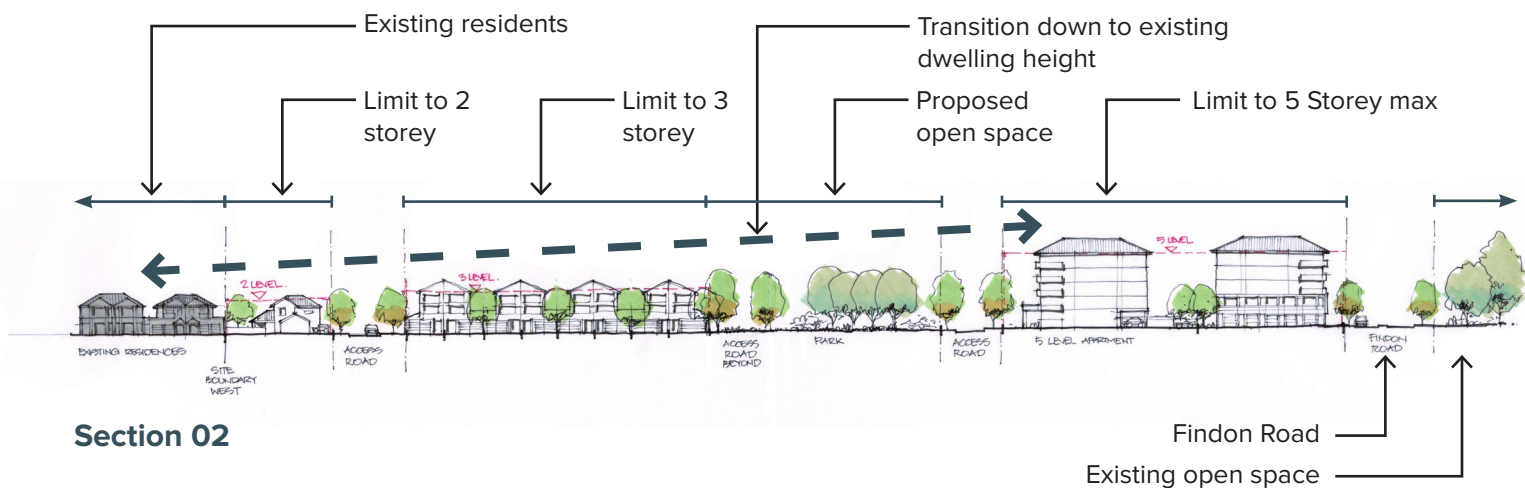
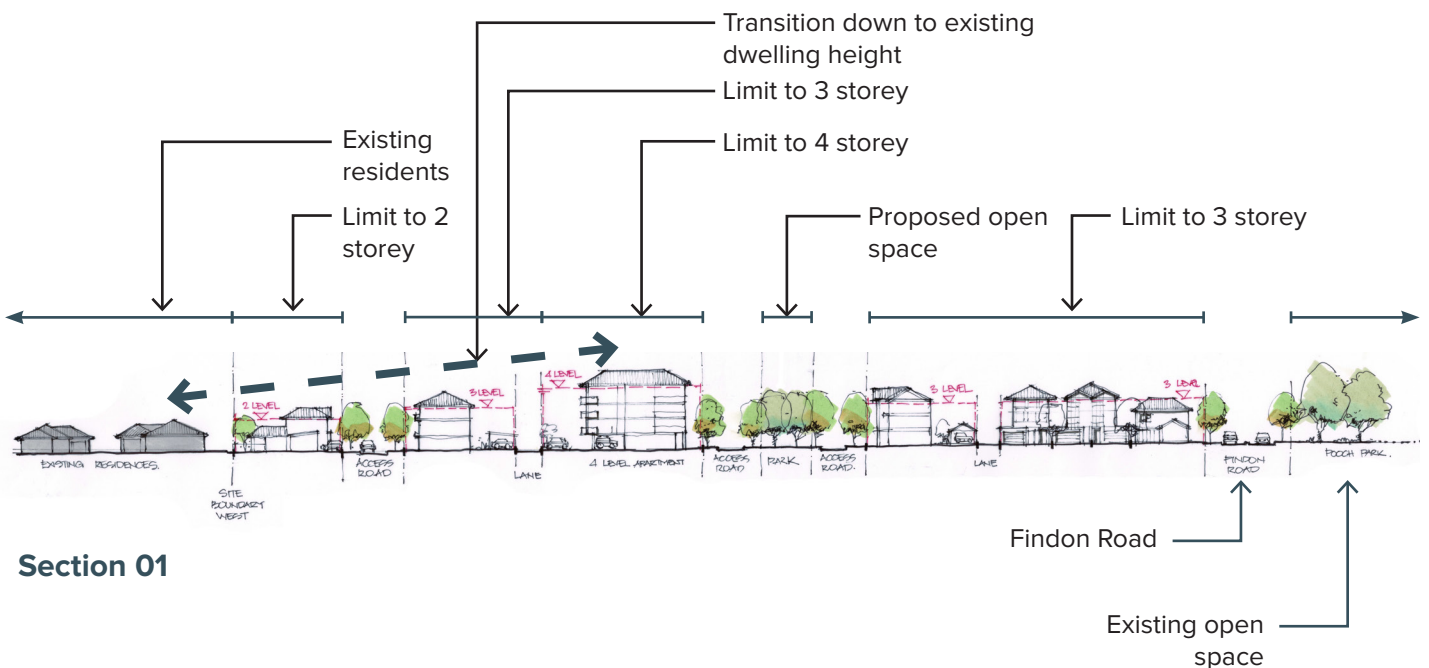


## Site cross sections

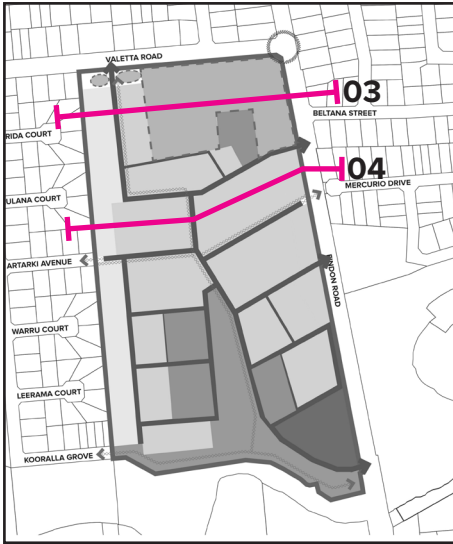
### Section 01 and Section 02

The interface with the existing boundaries is important to ensure that the proposed development sits within the existing community.

The sections below demonstrate how the development will control the building height to transition from multistorey development down to the adjacent dwelling heights.







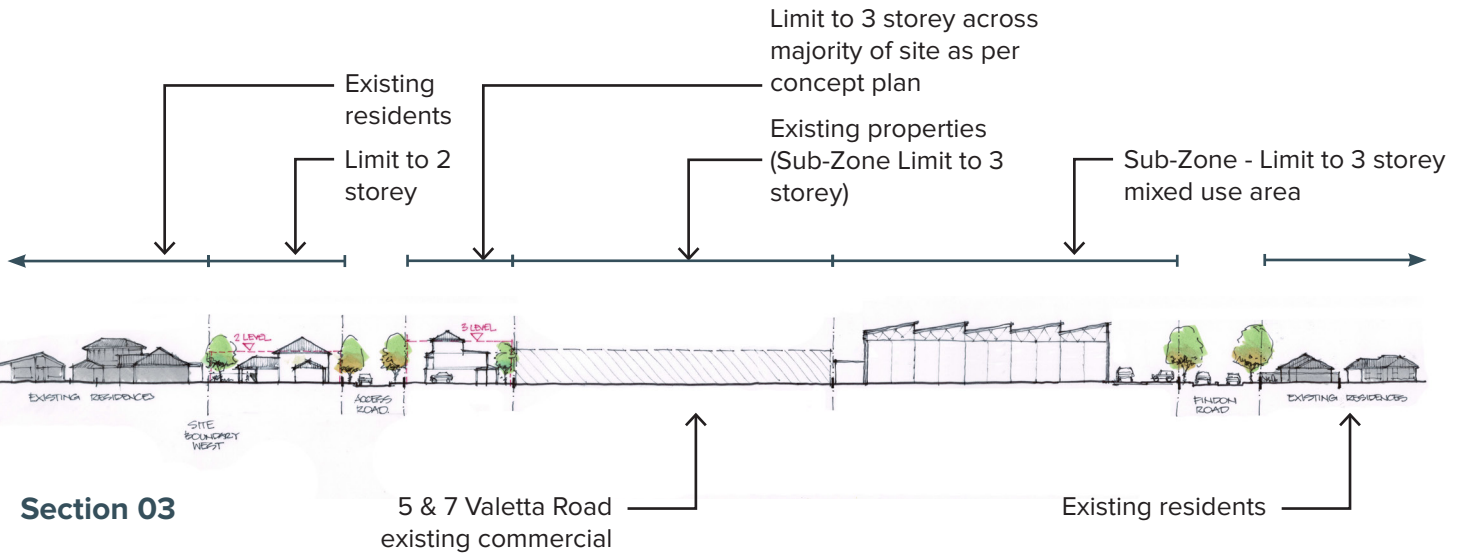
## Site cross sections

### Section 03

This section demonstrates the proposed development height near Valetta Road, the interface with the existing residents and the proposed sub-zone on Valetta Road.

### Section 04

The proposed height for a majority of the development is between 2 to 3 storey which is shown in the cross section of the site.



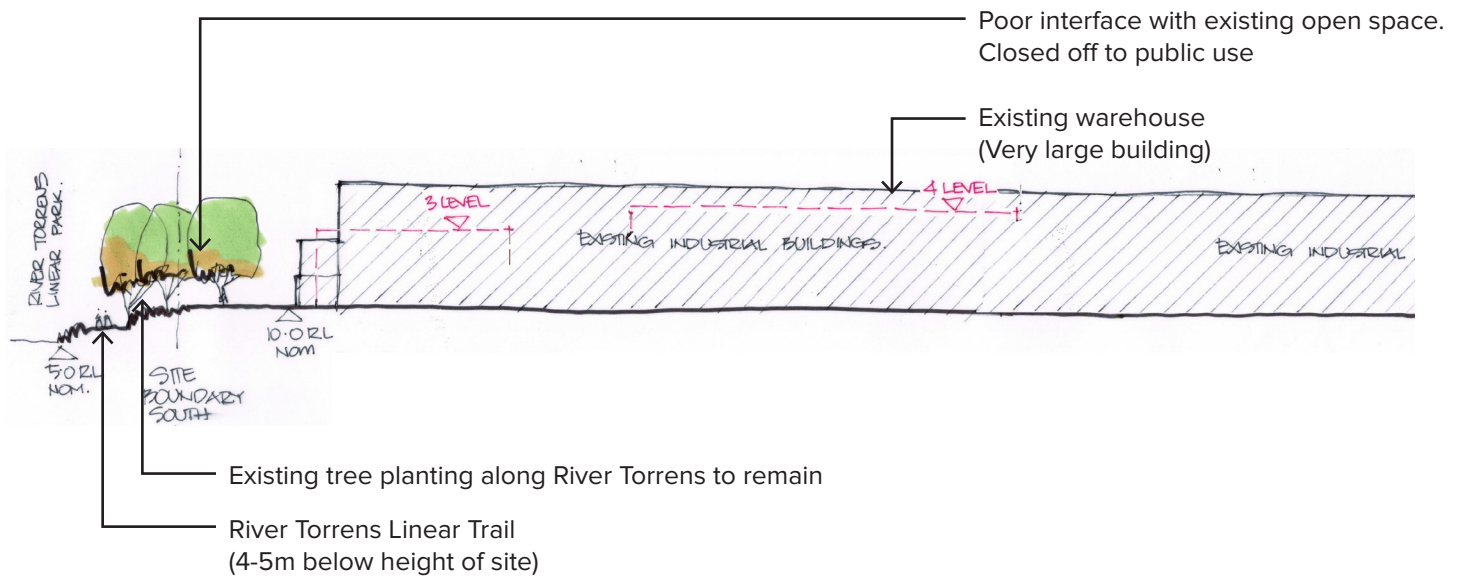


## Site cross sections

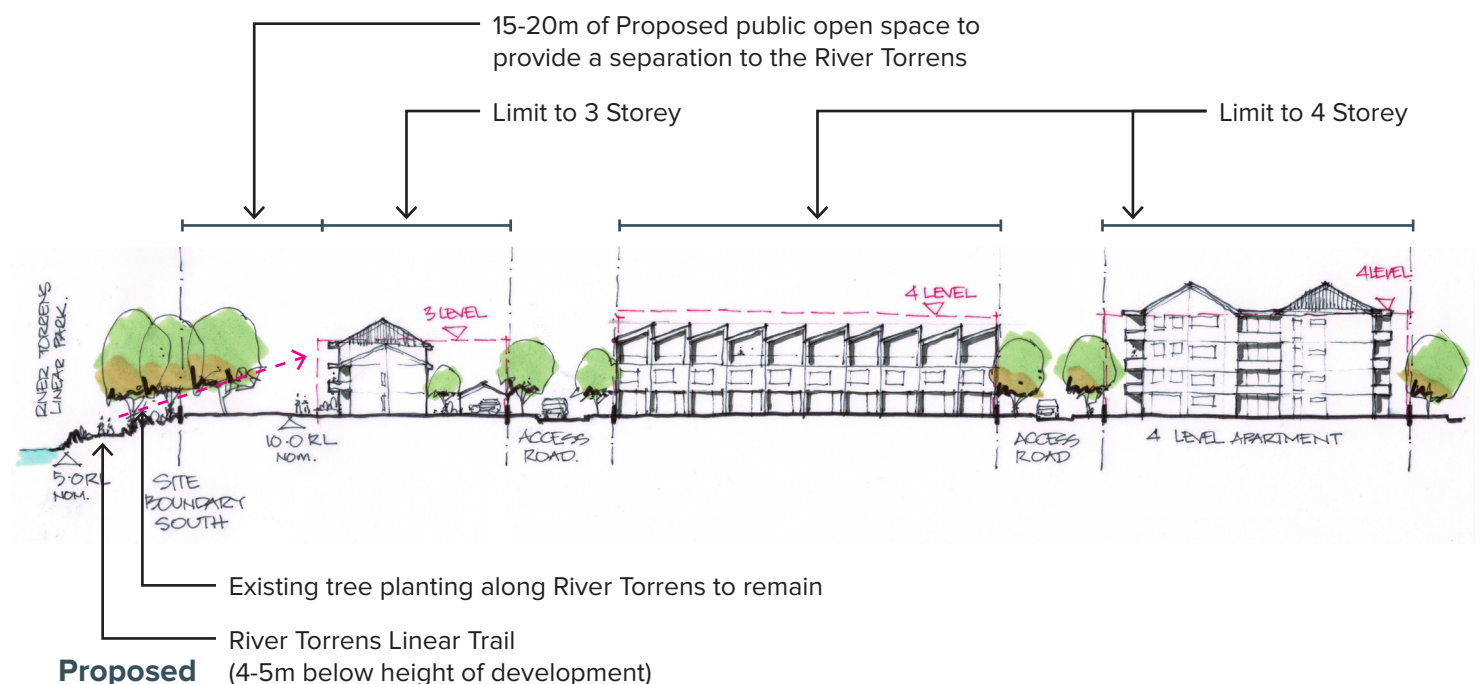
### Section 05

The proposed development interface with the Torrens River and the existing public open space is important to ensure a quality outcome for the local community. The proposed dwellings have been positioned back from the existing open space to create a usable open space, passive surveillance and reduce overshadowing.

The existing trees, the building setback and level change between the River Torrens Linear Trail and the proposed development ensures that the proposed dwellings will not be imposing on the existing open space.



### Existing

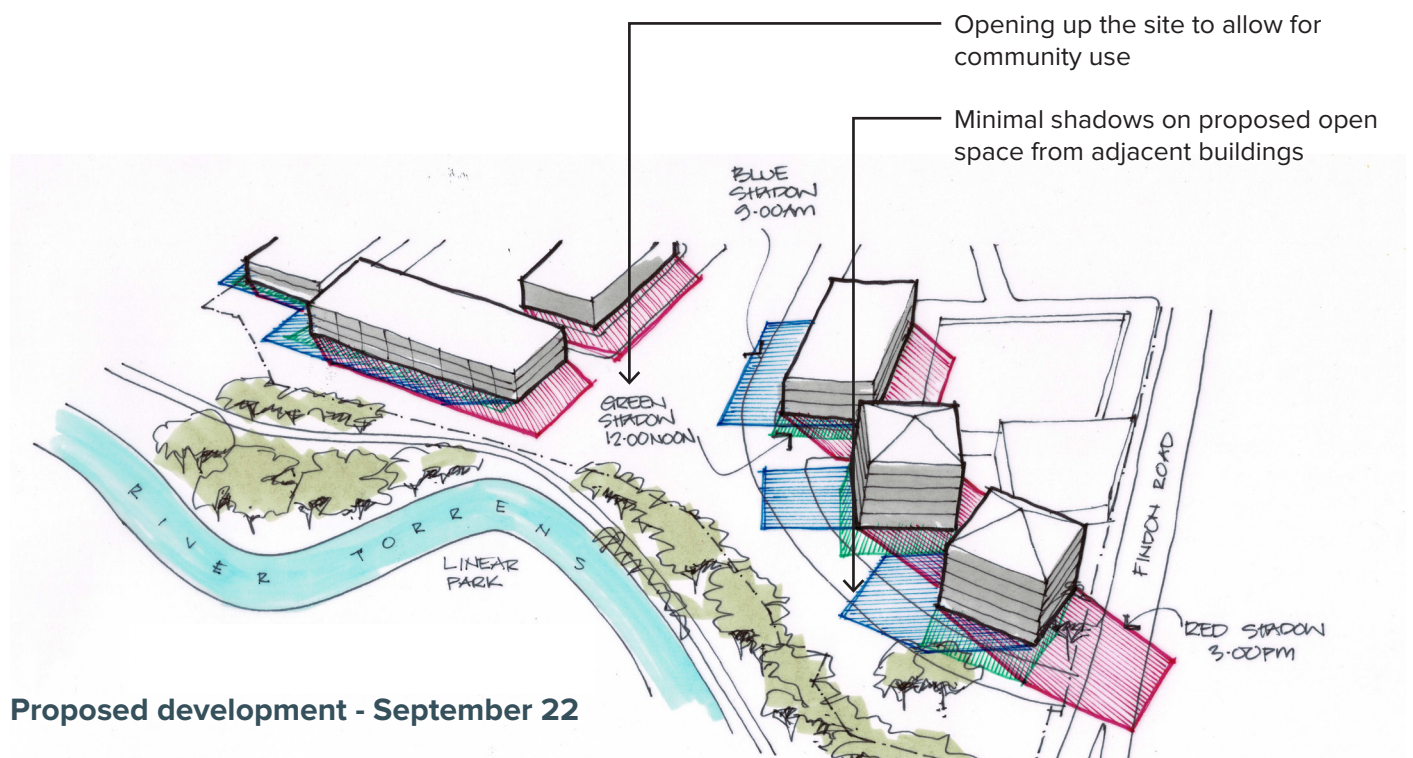
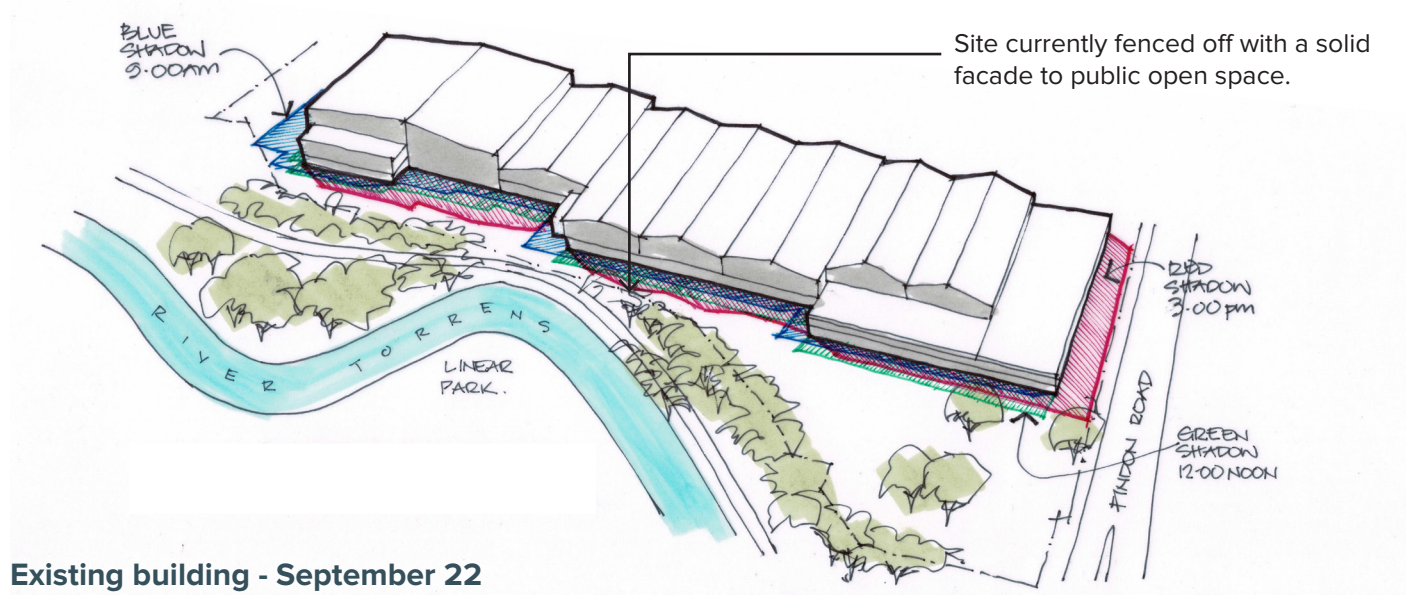


### Proposed

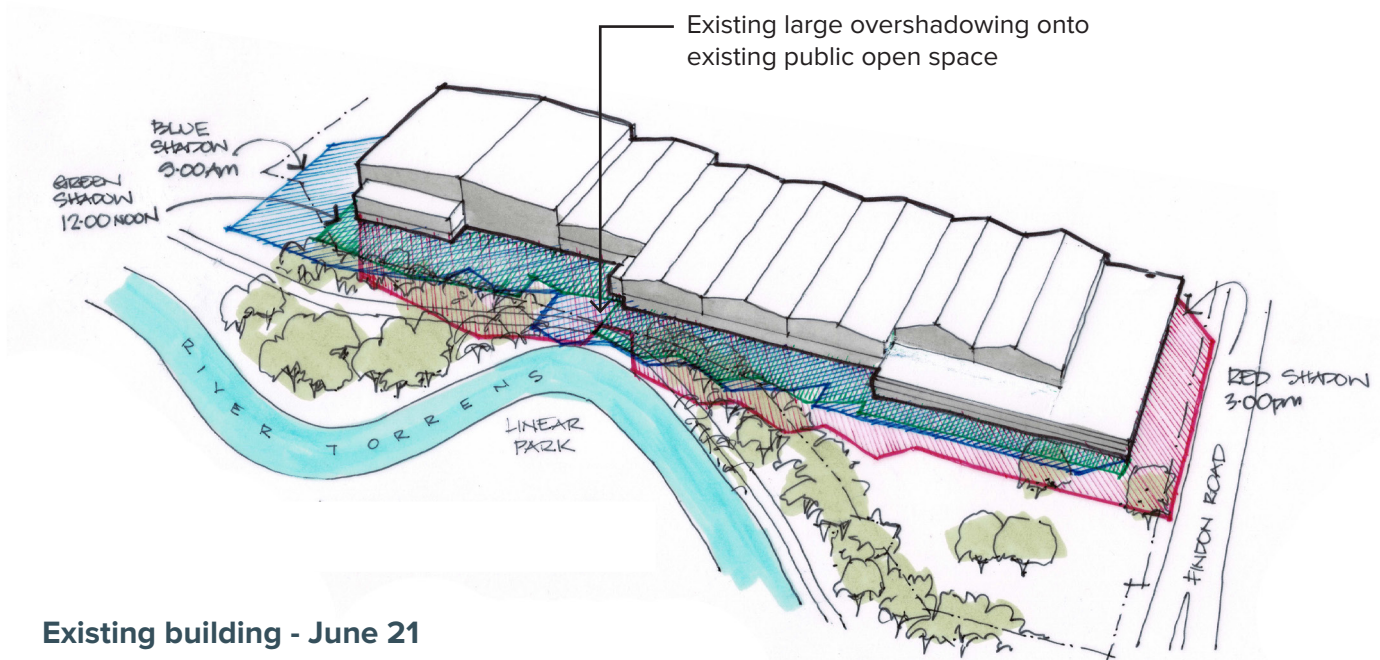
# Shadow diagrams

The following diagrams compares the shadow impacts of the existing warehouse building against the proposed development. The existing building is a multistorey warehouse which provides little benefit to the existing public open space and creates overshadowing to the Karrawirra Parri (River Torrens) reserve.

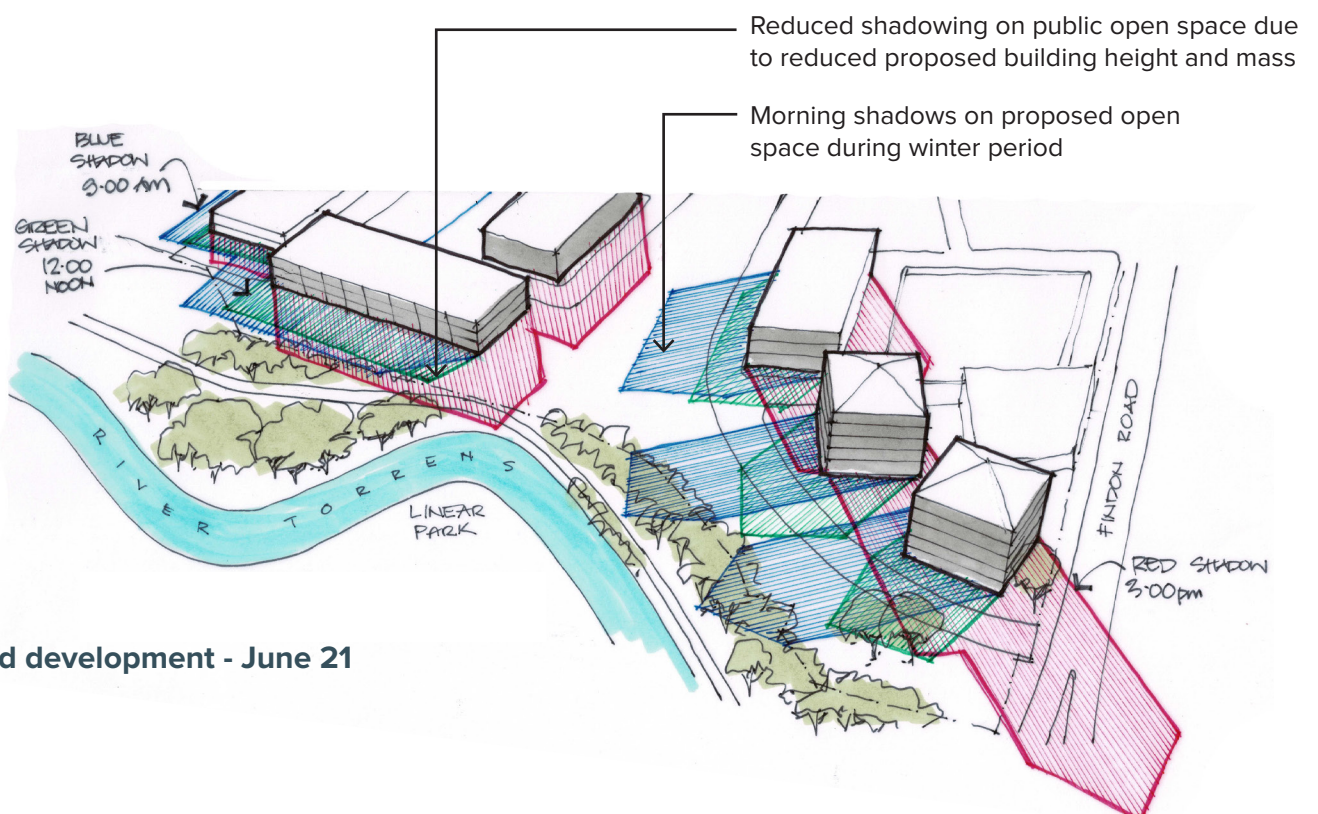
The proposed development is set back from the existing public open space with additional proposed public open space. This setback reduces the overshadowing of the new dwellings on to the existing and proposed open space.







**Existing building - June 21**



**Proposed development - June 21**



# Open Space

## Open Space

The site is situated amongst a large amount of existing open space facilities, including the Torrens River and multiple District Open Spaces. A majority of the open space areas are within City of Charles Sturt Council and within 10 minute / 800m walk of the proposed site. These includes locations such as:

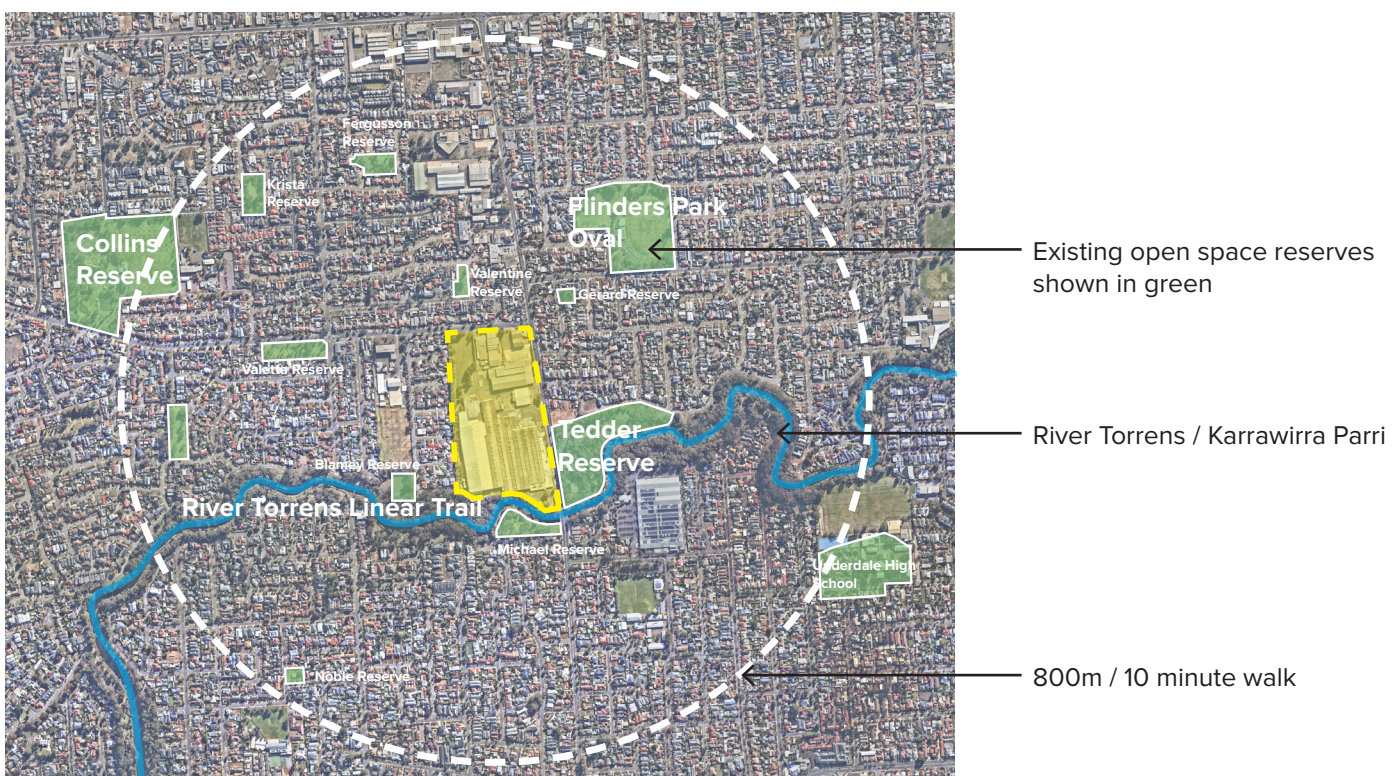
- Collins Reserve (District Open Space)
- Flinders Park Oval (District Open Space)
- Glenwood Reserve
- Blamey Reserve
- Tedder Reserve / Dog Park
- Fergusson Reserve
- Krista Reserve
- Valetta Reserve
- Gerard Reserve
- River Torrens Linear Path

The adjacent River Torrens Linear Park provides a unique opportunity to improve access for future and existing residents and to promote safe pedestrian and bike riding to further open space and surrounding facilities.

Given the extensive open space network surrounding the site, it is recommended that future open space within the development focus on delivering the following outcomes:

- Deliver a local park to cater for the new residential community.

- Provide facilities such as nature play, alternative play activation and fitness equipment within the open space.
- Focus on *Principles and Guidelines from Best Practice Open Space in Higher Density Developments Projects*.
- Include grass areas for kick about zones for passive use.
- Create key links to the River Torrens Linear Trail and through to Valetta Road to encourage walkability and movement through the site to local facilities.
- Respect and enhance the significance of the River Torrens including aboriginal heritage, connections and landscape outcomes.
- Work with council to establish key design outcomes and maintenance requirements for the open space.
- Adoption of Urban Green Cover overlay to ensure the site meets the 20% target (or greater) by 2045.
- Inclusion of water sensitive design into the streetscape and open space to assist with water quality and sustainable design outcomes.
- The design to explore new linkages and opportunities for improved interface with the River Torrens Linear Park, including amenity, passive surveillance and wayfinding from the broader residential area.





- Shared path access to Valetta Road. North / South shared path access.
- Increased tree planting in streetscapes. WSUD within streetscapes.
- Shared path access to Findon Road. East / West connection.
- Walking /Cycling connections from Karrawirra Parri (River Torrens) to Valetta Road and through development.
- Pedestrian link only through to existing residential area.
- Local park.
- Shared path access to Findon Road and RTLP. East / West connection.
- Create pedestrian and cycling links to the RTLP.



## Access to Karrawirra Parri (River Torres linear Path)

The site is located adjacent the River Torrens Linear Path (RTLTP), which is a valuable open space for Adelaide and the proposed development. The Karrawirra Parri (River Torrens) includes a linear path which enables easy pedestrian and cycling access to the beach, city and valuable open space along the linear corridor.

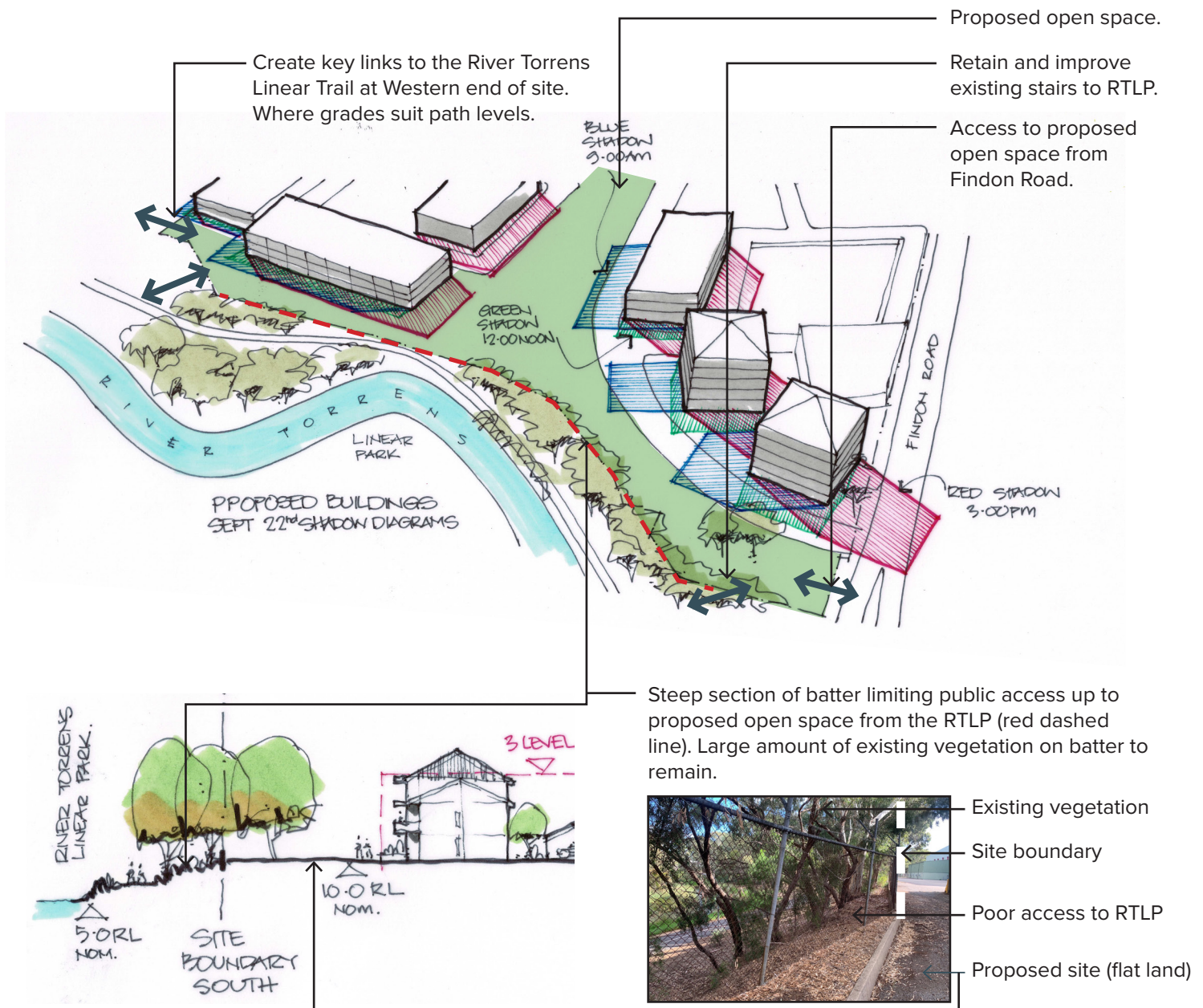
As part of the development and proposed open space design, it is important to provide connections from the RTLTP into the site to allow for integration with the proposed open space and the development.

Due to the varying height of the RTLTP adjacent the site, direct access onto the linear trail is limited to key locations. As shown on the diagram below, access is limited to the west and east end of the site.

The existing batter from the RTLTP up to the site level is currently vegetated with trees and low level planting. The existing planting is proposed to remain. The existing vegetation also provides a green buffer between the existing RTLTP and the proposed development.

At the western end of the site, direct at grade access to the linear path and through to Blamey Reserve is achievable. At the eastern end of the site, access to the linear trail can either be via the existing shared path that leads down to the trail via stairs or access Findon Road and onto the path.

The location of the River Torrens Linear Trail adjacent the site is an important asset for the development and will provide safe and healthy transport options for the new residents and link the proposed open space into the linear corridor.



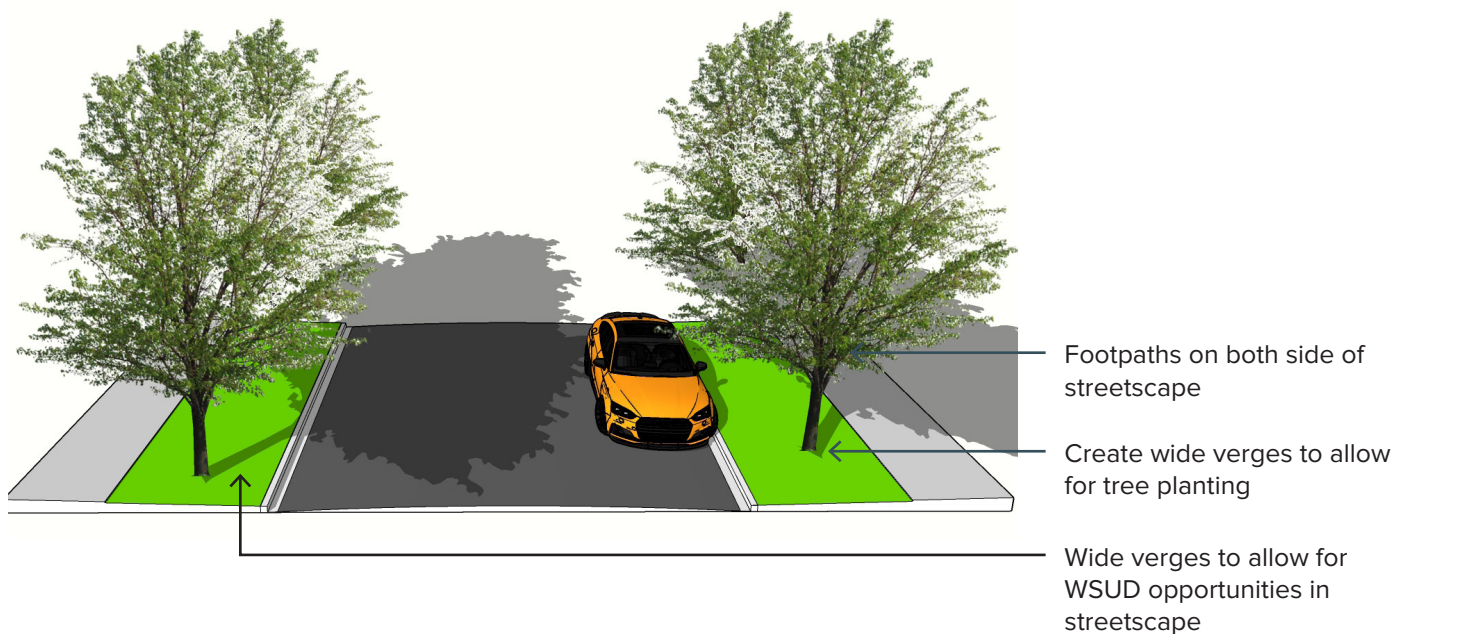
## Streetscape design

The streetscapes will be designed to allow for street tree planting and WSUD. By creating a larger road reserve and narrowing the road width, the proposal will maximise the width of the verges allowing for a larger growing width for street tree planting.

The wider verge will also be used to incorporate low level turf in the streetscape. The verge treatment will be irrigated to assist with tree and planting growth to reduce the urban heat island impact of the development.

Adoption of Urban Tree Canopy Overlay to ensure the site meets the 20% target (or greater) by 2045

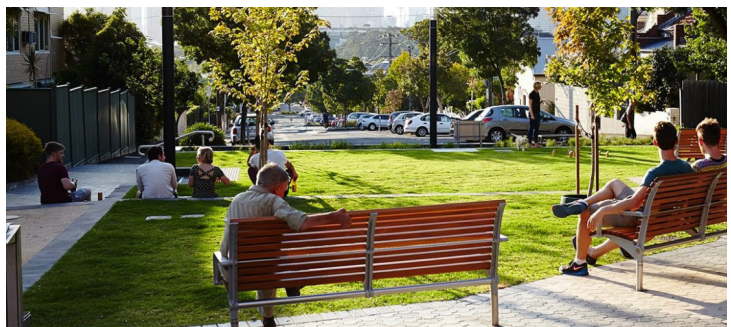
WSUD will be coordinated with the stormwater design of the development and be positioned to maximise water capture, filtration and redirection of water to street trees.





## Precedent images

High quality open space located within higher density areas which provides usable amenity for the community.



# Summary of site investigations

The detailed site investigations undertaken in the preparation of the proposed code amendment for the affected area has identified key design, opportunities and constraints which will inform future land use policy requirements and the preparation of a future concept masterplan for the land. The concept masterplan provides a logical structure plan for the affected area and will guide future planning policy, nominate future overlay requirements and provide an insight into the likely structure and development outcomes envisaged.

As demonstrated, the affected area provides a significant opportunity to re-establish community linkages to existing residential areas while also opening new interfaces with the Karrawirra Parri (River Torrens Linear Park). The establishment of a new housing opportunities which provide a diverse offering to the community will underpin the development of a new sustainable community. The provision of new commercial services within the land will complement those existing businesses within the affected area while providing new employment opportunities to the surrounding area.

It is considered that the concept masterplan will provide the platform for new planning policy for the site while enabling confidence in the community that future detailed design can capture key design and delivery requirements.



**Scott Searle**  
**General Manager**  
**Fairland**

Office: 08 8112 3133  
Mobile: +61 400 116 533  
Email: [scotts@fairland.com.au](mailto:scotts@fairland.com.au)  
Website: [fairland.com.au](http://fairland.com.au)