

Tonsley

Innovation District

Public Domain Manual

RenewalSA



Government of
South Australia

URBAN DESIGN GUIDELINES

The Tonsley Urban Design Guidelines should be used by those developing public and private buildings, streetscapes and landscape, as part of the redevelopment of Tonsley. Encumbrances are established that will enforce the guidelines and development applications will be reviewed against them by Renewal SA. Applications will be assessed on merit, understanding that not all developments are 'one size fits all' in nature. Developments will also be assessed against the City of Marion's Development Plan and planning approval required.

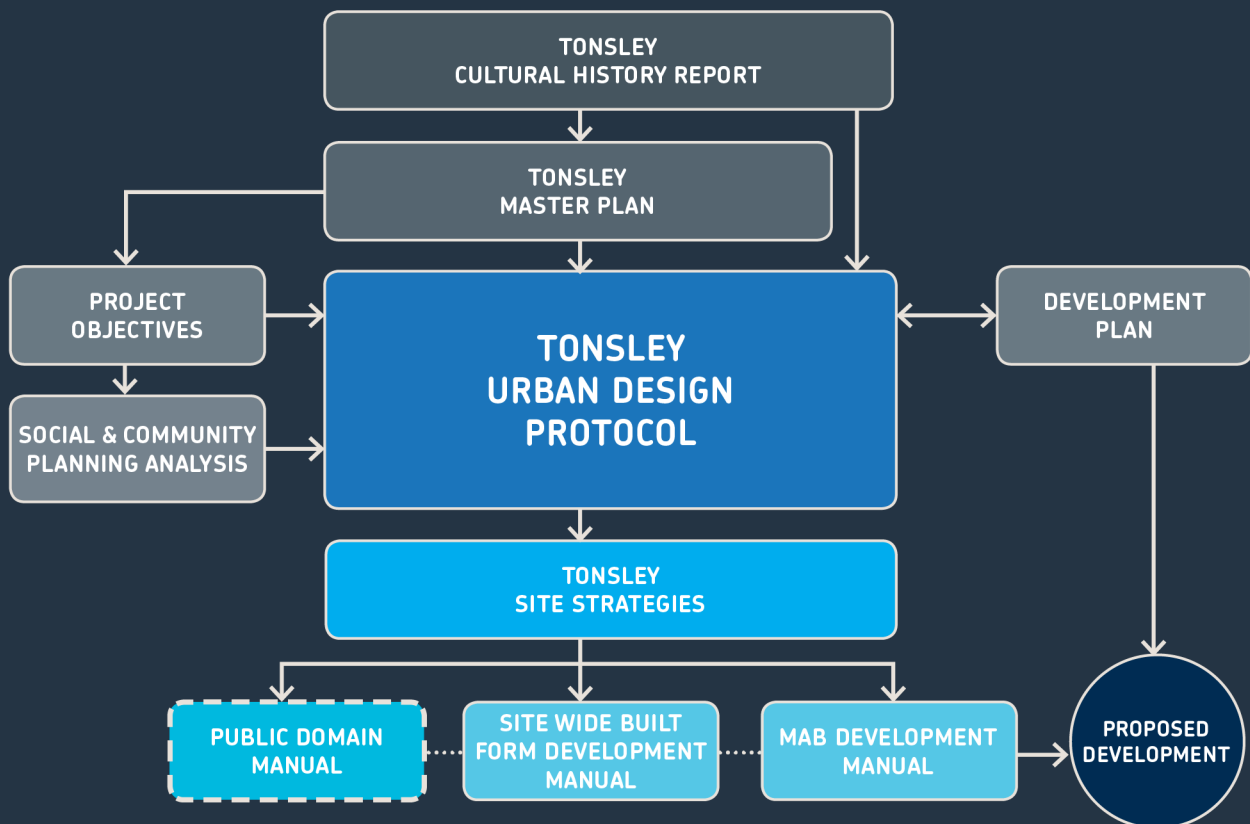
Conformance with the Tonsley Urban Design Guidelines and any approval provided by Renewal SA for developments at Tonsley do not constitute or take place of other statutory body approvals that

may be required (e.g. City of Marion planning approvals). It is the responsibility of the developer to ensure all applicable approvals are obtained.

It is intended that the guidelines will be reviewed periodically and updated as necessary as the project evolves to ensure they are relevant and current to service the needs of future development at Tonsley.

The guidelines have been purposely designed as flexible and adaptable. Individual data sheets can be updated easily if required.

A sustainability rating is provided for the suite of urban elements. This has been derived using a Life Cycle Assessment tool that evaluates environmental impacts of processes, products and activities.



Maps, illustrations and images depicted throughout this document are indicative and may or may not reflect actual development of the site.

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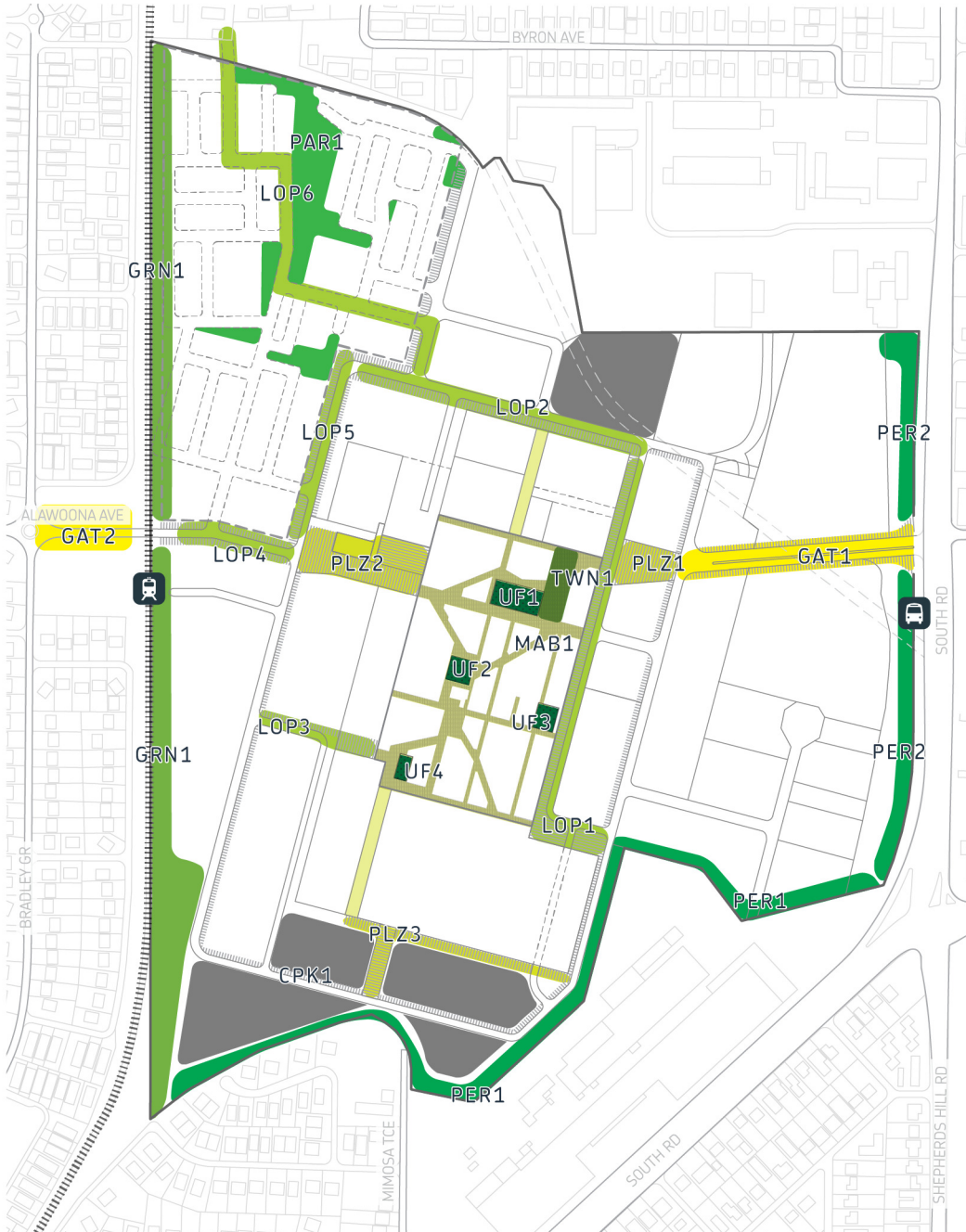
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OPEN SPACE



GATEWAYS

GAT1

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LINEAR OPEN SPACE

LOP1

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GREENWAY

GRN1

PARK

PAR1

PERIMETER

PER1

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CARPARK

CPK1

MAB PUBLIC REALM

MAB1

TOWN SQUARE

TWN1

URBAN FOREST

UF1

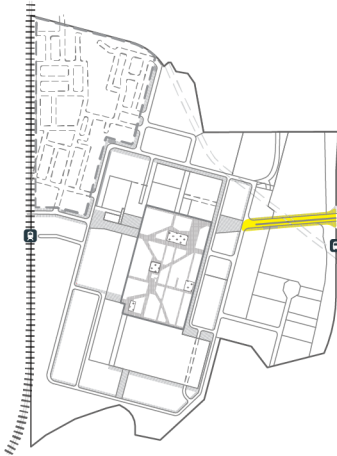
UF2

UF3

UF4

GATEWAY- SOUTH ROAD ENTRY

GAT1



DESIRED FUTURE CHARACTER

The South Road Entry Gateway will:

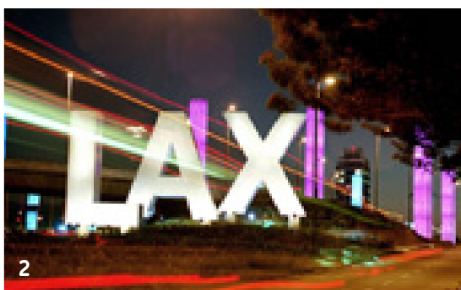
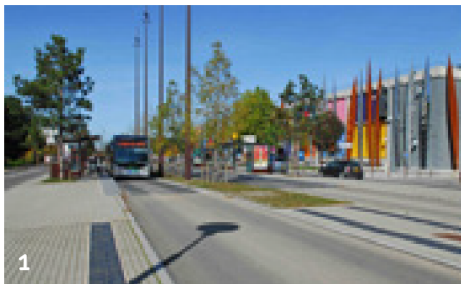
- Facilitate a high volume of vehicular movement.
- Consider visual impact from South Road.
- Incorporate a gateway piece of public art and site identification at the entry / South Road intersection.
- Have clear delineation of cycle way, footpath, and vehicle running lane.
- Retain existing significant trees where possible.
- Incorporate industrial materiality as a key transition through commercial zones.
- Allow for B-Double vehicles.
- Be a tree lined street.
- Create an address along South Road.
- Create an integrated design that creates a journey from the bus stop through the East Plaza to the MAB facilities.

REFERENCES

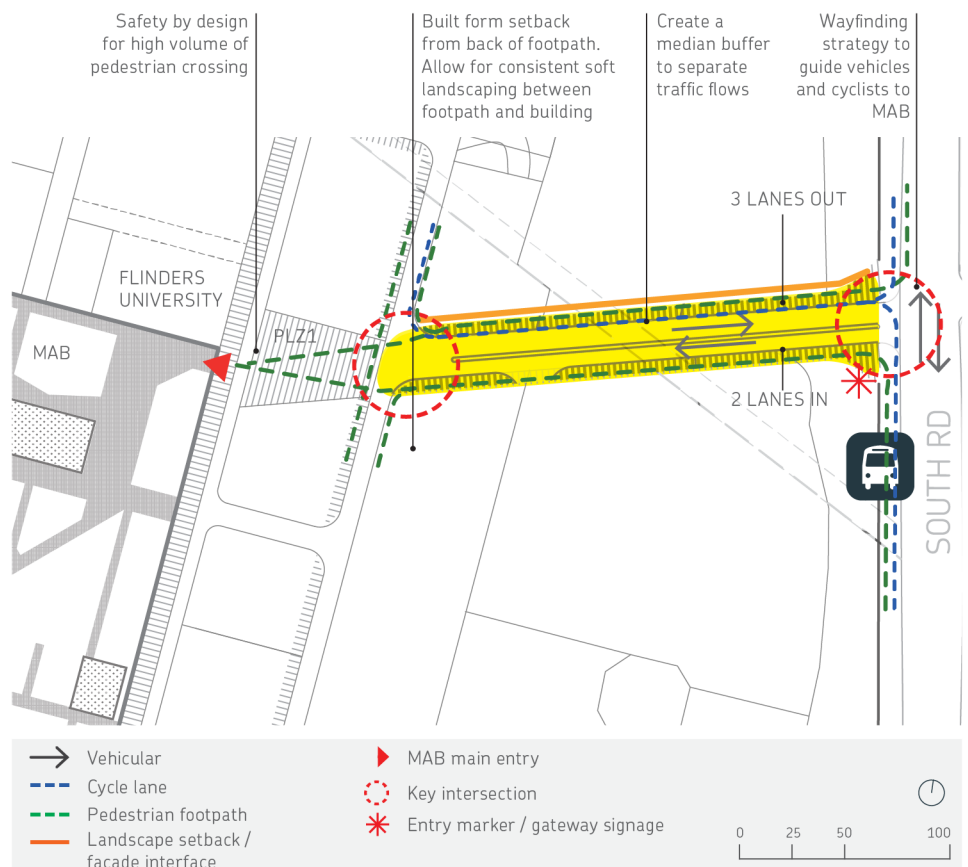
STREETS E2 LAND USE HVI / BUS OPEN SPACE PLZ1

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR03 / SUR04 / SUR05 SEATING SEA01 EDGING EDG01 / EDG03 SERVICE SER01 WALLS WAL01 / WAL02
CYCLE RACKS CYR01 BOLLARDS BOL02 FENCING + BARRIERS FEN01 / FEN02 TACTILE INDICATORS TAC01 TREES TRE01 / TRE02 / TRE03
PLANTING PLT01 PUBLIC LIGHTING LIG01 / LIG02 / LIG03 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01 / ART02

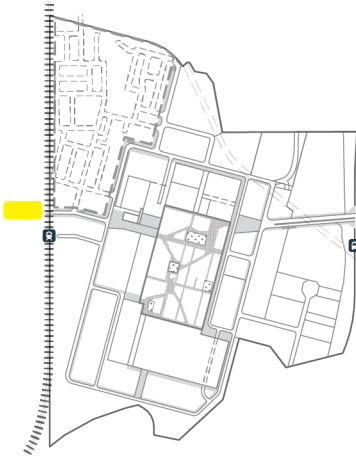


1/Boulevard du Général de Gaulle, Nantes, France
2/LAX Airport Gateway, USA



GATEWAY- ALAWOONA AVENUE ENTRY

GAT2



DESIRED FUTURE CHARACTER

The Alawoona Gateway will:

- › Enhance the existing road to integrate into the Tonsley Precinct.
- › Incorporate public art and wayfinding as a gateway piece at the key intersection.
- › Create a clear path to MAB.
- › Accommodate high pedestrian and vehicular movement.
- › Reflect industrial and manufacturing facilities of the surrounding area.
- › Blend existing residential surroundings into the Tonsley precinct.
- › Integrate with proposals for future walking and cycling links to the Marion Regional Centre.

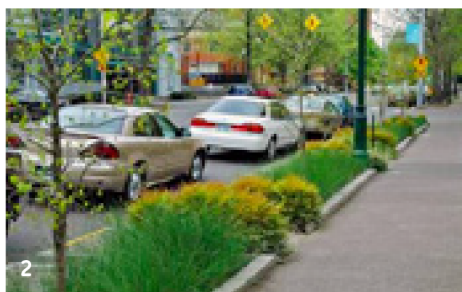
REFERENCES

STREETS E1 **LAND USE** RET / RES / MU **OPEN SPACE** GRN1

FEATURES

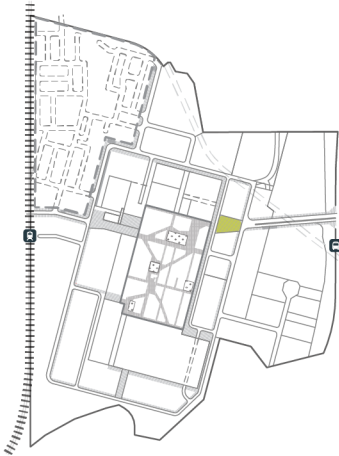
PAVING + SURFACES SUR01 / SUR02 / SUR03 / SUR04 **SEATING** SEA01 **EDGING** EDG01 / EDG02 / EDG03 **SERVICE** SER01 **WALLS** WAL01 / WAL02
CYCLE RACKS CYR01 **TREE GRATES** TGR01 **BOLLARDS** BOL01 / BOL02 **FENCING + BARRIERS** FEN02 **TACTILE INDICATORS** TAC01
TREES TRE01 / TRE02 / TRE03 **PLANTING** PLT01 / PLT02 **PUBLIC LIGHTING** LIG01 / LIG02 / LIG03 **SIGNAGE + WAYFINDING** SWF01 **PUBLIC ART** ART01 / ART02

Opportunity for Tonsley character to inform streetscape upgrades and new amenity spaces as entrance sequence from Bradley Grove and potentially beyond.



1/ Martin Luther King Jr. Gateway, Portland
 2/ Streetscape, Portland





DESIRED FUTURE CHARACTER

The Eastern Plaza will:

- > Serve as a main circulation path and gathering space for MAB occupants.
- > Create an intimate urban leisure space that relates to the MAB with the potential for pop-up vendors.
- > Utilise robust and 'raw' materials reflective of the site's industrial heritage.
- > Allow for a multi-purpose, flexible space utilized by various users.
- > Interact with facade of the MAB and adjacent buildings to the north and south.
- > Facilitate a change in level.
- > Incorporate public art in an integrated way.

REFERENCES

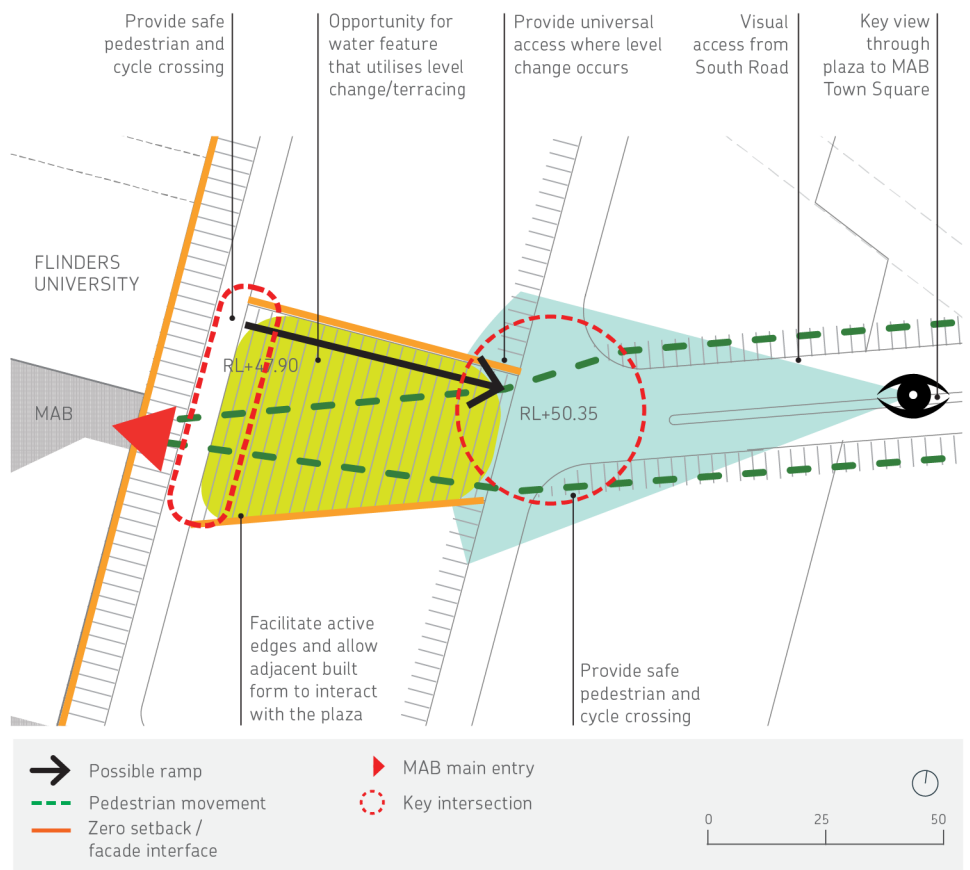
STREETS E1 / C2 / R2 / R1 **LAND USE** HVI **OPEN SPACE** LOP2

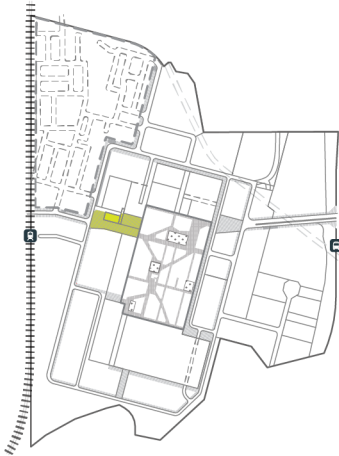
FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR05 / SUR06 **SEATING** SEA01 / SEA02 **EDGING** EDG01 / EDG02 / EDG03 **SERVICE** SER01 **WALLS** WAL01 / WAL02
CYCLE RACKS CYR01 **DRINKING FOUNTAINS** DRF01 **TREE GRATES** GRT01 **BOLLARDS** BOL01 **FENCING + BARRIERS** FEN01 **TACTILE INDICATORS** TAC01
TREES TRE01 / TRE02 / TRE03 **PLANTING** PLT01 / PLT02 **PUBLIC LIGHTING** LIG02 / LIG03 **SIGNAGE + WAYFINDING** SWF01 **PUBLIC ART** ART01



1/ Perk Park, Cleveland
 2/ Golden Gate Bridge Pavilion Plaza, San Francisco





DESIRED FUTURE CHARACTER

The plaza forming the western entry to the MAB will:

- > Provide a space that facilitates high volumes of pedestrian movement.
- > Be flexible to allow for events and adjacent gathering areas.
- > Provide a clear connection through to the MAB from Alawoona Avenue.
- > Acknowledge the industrial character of the MAB.
- > Utilise robust and 'raw' materials reflective of the site's industrial heritage.
- > Include amenities such as shade and seating.
- > Incorporate public art in an integrated way.
- > Active space surrounded by cafe and retail.

REFERENCES

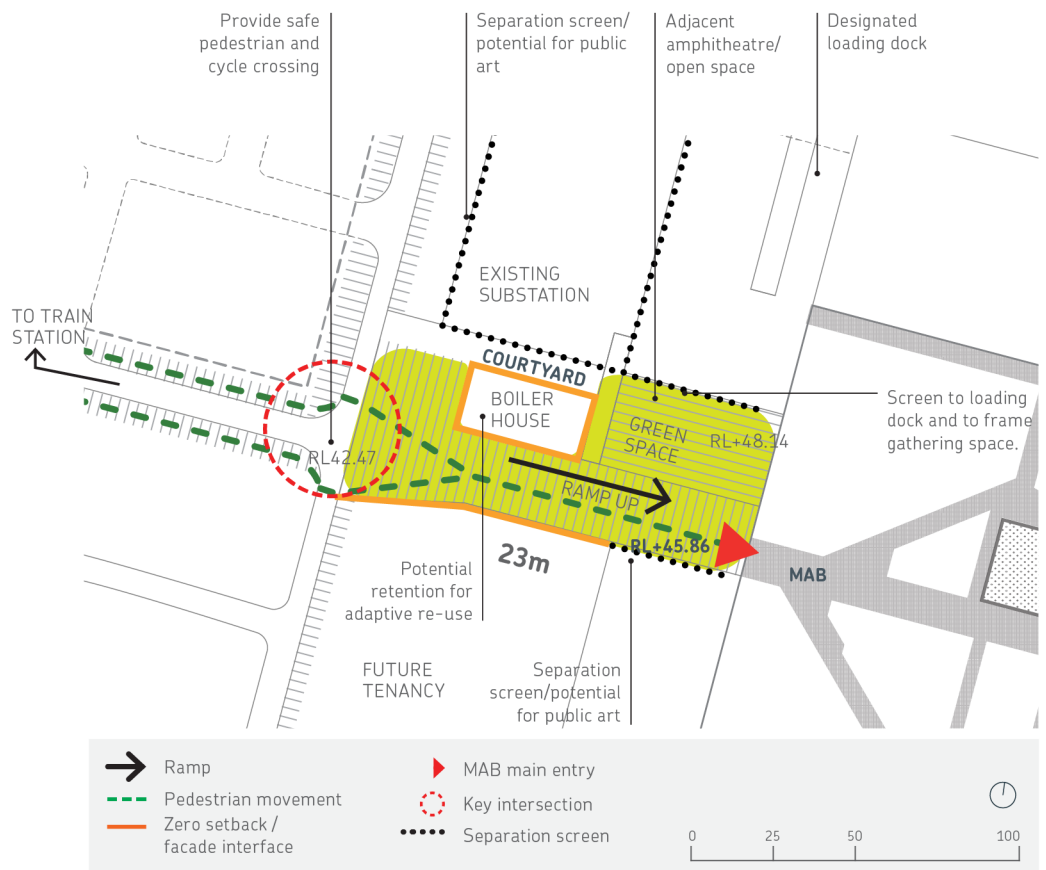
STREETS E1 / R5 / R6 LAND USE HVI OPEN SPACE LOP6 MAB DEVELOPMENT GUIDELINES

FEATURES

PAVING + SURFACES SUR01 / SUR02 SEATING SEA01 / SEA02 EDGING EDG01 / EDG02 / EDG03 SERVICE SER01 WALLS WAL01 / WAL02
CYCLE RACKS CYR01 DRINKING FOUNTAINS DRF01 TREE GRATES GRT01 BOLLARDS BOL01 FENCING + BARRIERS FEN01 TACTILE INDICATORS TAC01
TREES TRE01 / TRE02 / TRE03 PLANTING PLT01 PUBLIC LIGHTING LIG02 / LIG03 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01



1/ Adaptive reuse plaza, Brighton, UK
2/ Kings Cross, UK





DESIRED FUTURE CHARACTER

The Southern Entry will:

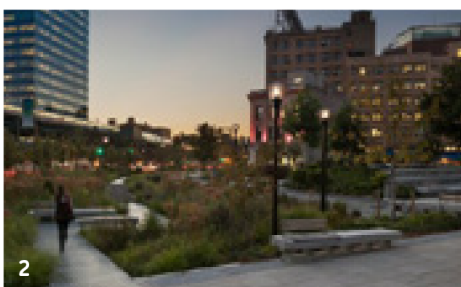
- › Create a well lit entry that integrates the main carparks to TAFE SA and MAB facilities.
- › Provide a safe connection for TAFE SA students and local workers to and from the southern car parks.
- › Utilise robust and 'raw' materials reflective of the site's industrial heritage.
- › Provide a safe, at-grade crossing over the Ring Road.
- › Provide a clear wayfinding signage system that orients users to the site.

REFERENCES

STREETS R4 LAND USE EDU OPEN SPACE CPK1

FEATURES

PAVING + SURFACES SUR01 / SUR02 SEATING SEA01 / SEA02 EDGING EDG01 / EDG02 SERVICE SER01 WALLS WAL01 / WAL02 CYCLE RACKS CYR01
 DRINKING FOUNTAINS DRF01 TREE GRATES GRT01 BOLLARDS BOL01 FENCING + BARRIERS FEN01 TACTILE INDICATORS TAC01
 TREES TRE01 / TRE02 PLANTING PLT01 PUBLIC LIGHTING LIG02 / LIG03 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01



1/Kings Cross, UK
 2/Gantry Plaza, Long Island City



MAB EAST INTERFACE

LOP1



DESIRED FUTURE CHARACTER

The interface along the eastern edge of the MAB will:

- > Provide a forecourt to the MAB with a seamless transition between inside and outside.
- > Provide legibility to the MAB entries.
- > Provide spaces for social interaction.
- > Acknowledge the industrial character of the MAB.
- > Allow for pedestrian and cycle movement adjacent to the MAB.
- > Have a width consistent with the MAB North interface.
- > Utilise robust and 'raw' materials reflective of the site's industrial heritage.
- > Allow for high volume of pedestrian and vehicular movement including potential shuttle bus and taxi drop off and pick up zones.
- > Integrate water sensitive urban design elements to treat street run off.

REFERENCES

STREETS C1 LAND USE HVI OPEN SPACE PLZ1 MAB DEVELOPMENT GUIDELINES

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR03 / SUR04 SEATING SEA01 EDGING EDG02 SERVICE SER01 WALLS WAL01
CYCLE RACKS CYR01 TREE GRATES GRT01 BOLLARDS BOL01 TACTILE INDICATORS TAC01 TREES TRE01/ TRE02 / TRE03
PLANTING PLT01 PUBLIC LIGHTING LIG01 / LIG03 WATER/IRRIGATION WAT01 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01



1-2/ Artist rendering, Tonsley





DESIRED FUTURE CHARACTER

The MAB North Interface will:

- > Consider heavy pedestrian and vehicular movement by creating a clear delineation between pedestrian footpath, cycle lane, parking, and vehicular running lane.
- > Incorporate water sensitive urban design elements to treat street run-off.
- > Provide legibility to the MAB and Flinders University.
- > Provide clear access to the future neighbourhood park in the North-West.
- > Utilise robust and 'raw' materials reflective of the site's industrial heritage.
- > Have a width consistent with the MAB East interface.

REFERENCES

STREETS R7 LAND USE HVI/EDU OPEN SPACE PAR1

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR03 / SUR04 SEATING SEA01 EDGING EDG02 SERVICE SER01 WALLS WAL01
CYCLE RACKS CYR01 TREE GRATES GRT01 BOLLARDS BOL01 TACTILE INDICATORS TAC01 TREES TRE01/ TRE02 / TRE03
PLANTING PLT01 PUBLIC LIGHTING LIG01 / LIG03 WATER/IRRIGATION WAT01 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01



1/ Boulevard du Général de Gaulle, Nantes, France
2/ Animated street example





DESIRED FUTURE CHARACTER

The interface along the western MAB TAFE SA link will:

- > Link MAB, TAFE SA and Line 0 towards the greenway.
- > Create clear delineation between pedestrian footpath, cycle lane, parking, and vehicular running lane.
- > Provide a small entry plaza adjacent to MAB.
- > Create a tree lined urban street.

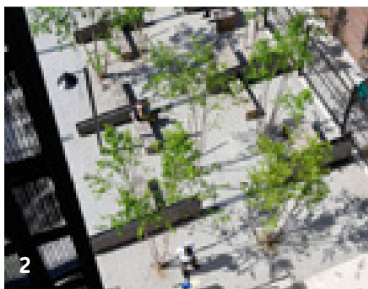
- > Allow for challenging grade changes in the topography.
- > Incorporate a ramped access to the MAB level.

REFERENCES

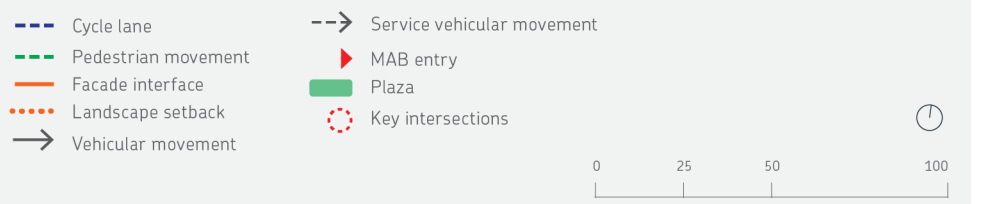
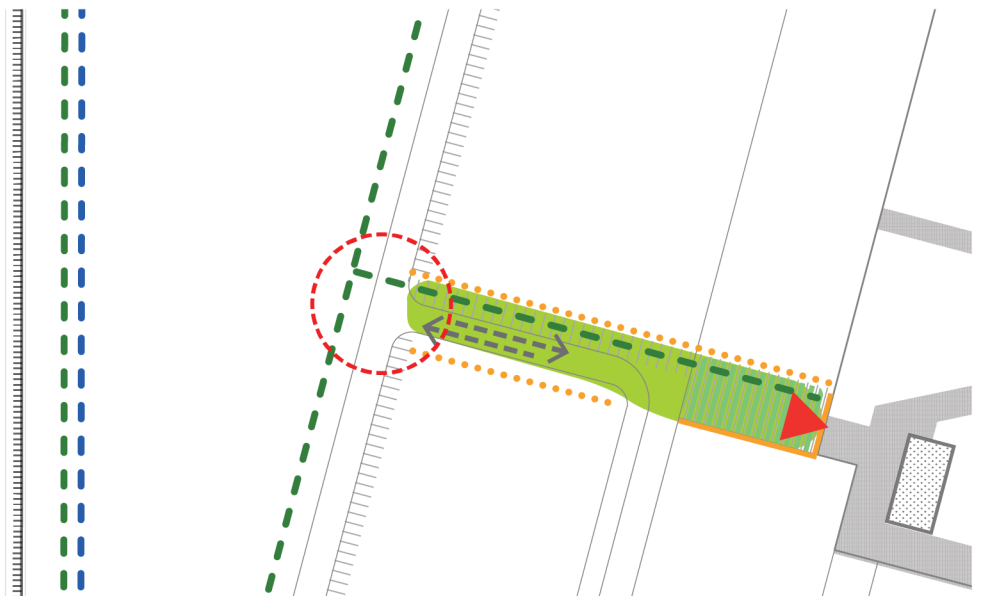
STREETS C3 LAND USE HVI OPEN SPACE GRN1

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR04 SEATING SEA01 EDGING EDG01 / EDG02 SERVICE SER01 WALLS WAL01
CYCLE RACKS CYR01 TREE GRATES GRT01 BOLLARDS BOL01 TACTILE INDICATORS TAC01 TREES TRE02 / TRE03
PUBLIC LIGHTING LIG01 / LIG03 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01



- 1/ Tree lined urban street
- 2/ Example of pedestrian zone adjacent to the MAB entry





DESIRED FUTURE CHARACTER

The Alawoona Entry will:

- › Be a main gateway to the site connecting the train stop to the MAB facilities.
- › Create an active edge on both sides of the street through cafe, outdoor eating and retail uses.
- › Provide clear wayfinding signage at the entry intersection leading to the MAB facilities.
- › Provide separation of cyclists and vehicles.
- › Allow for safe pedestrian and cycle crossing to the Western plaza.
- › Have wide verges to accommodate pedestrian and cycle movement and encourage social interaction.

REFERENCES

STREETS E1 / R5 / R6 **LAND USE** RET / RES / MU **OPEN SPACE** GRN1 / PLZ2

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR04 **SEATING** SEA01 **EDGING** EDG01 / EDG02 / EDG03 **SERVICE** SER01 **WALLS** WAL01 / WAL02
CYCLE RACKS CYR01 **DRINKING FOUNTAIN** DRF01 **TREE GRATES** GRT01 **BOLLARDS** BOL02 **TACTILE INDICATORS** TAC01 **TREES** TRE01 / TRE02 / TRE03
PLANTING PLT01 **PUBLIC LIGHTING** LIG01 / LIG02 / LIG03 **SIGNAGE + WAYFINDING** SWF01 **PUBLIC ART** ART01



1



2

1/Streetscape, Copenhagen
2/Southbank, Melbourne



RING ROAD RESIDENTIAL LINK

LOP5



DESIRED FUTURE CHARACTER

The Ring Road Residential link will:

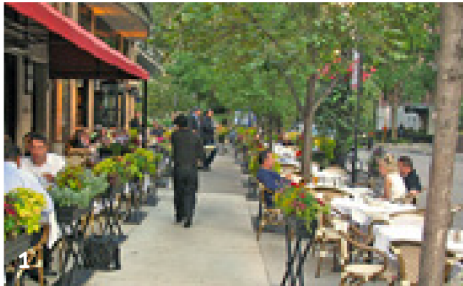
- › Serve as part of the primary movement system for Tonsley.
- › Provide connection to residential development.
- › Create clear delineation between pedestrian footpath, cycle lane, parking, and vehicle running lanes.
- › Be partially activated with retail frontage at the intersection with Alawoona Avenue.
- › Create a clear link to Western plaza and MAB facilities.
- › Serve as the main north-south pedestrian and vehicular route.
- › Act as buffer between residential and non-residential users.

REFERENCES

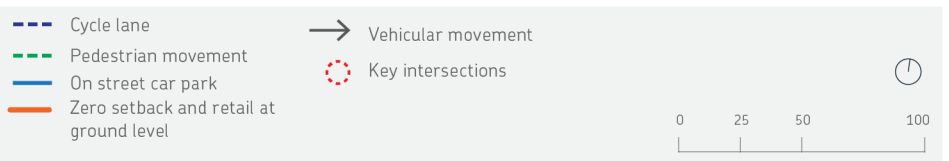
STREETS R1 **LAND USE** RES / RET / MU / HVI **OPEN SPACE** PLZ2

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR04 / SUR05 **SEATING** SEA01 **EDGING** EDG01 **SERVICE** SER01 **CYCLE RACKS** CYR01 **TACTILE INDICATORS** TAC01
TREES TRE01/ TRE02 / TRE03 **PLANTING** PLT01 **PUBLIC LIGHTING** LIG01 / LIG02 **SIGNAGE + WAYFINDING** SWF01 **PUBLIC ART** ART01



1/Streetscape, San Francisco
 2/Streetscape, Seattle



LINEAR OPEN SPACE- RESIDENTIAL LINK

LOP6



DESIRED FUTURE CHARACTER

The Residential link will:

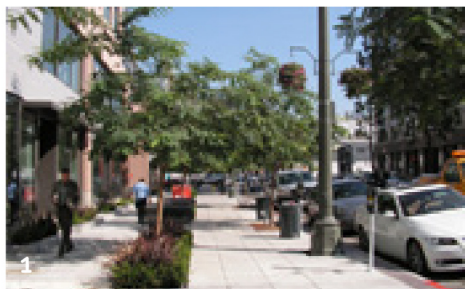
- › Create a primary pedestrian connection from the Ring Road through the residential zone to the existing residential area to the North.
- › Create a clear connection to the MAB facilities.
- › Facilitate active living and social interaction through landscaping and provision of amenities in the streetscape.
- › Provide wayfinding as a gateway to the development.
- › Allow for easy access to, and integrate seamlessly with the future neighbourhood park (PAR1).

REFERENCES

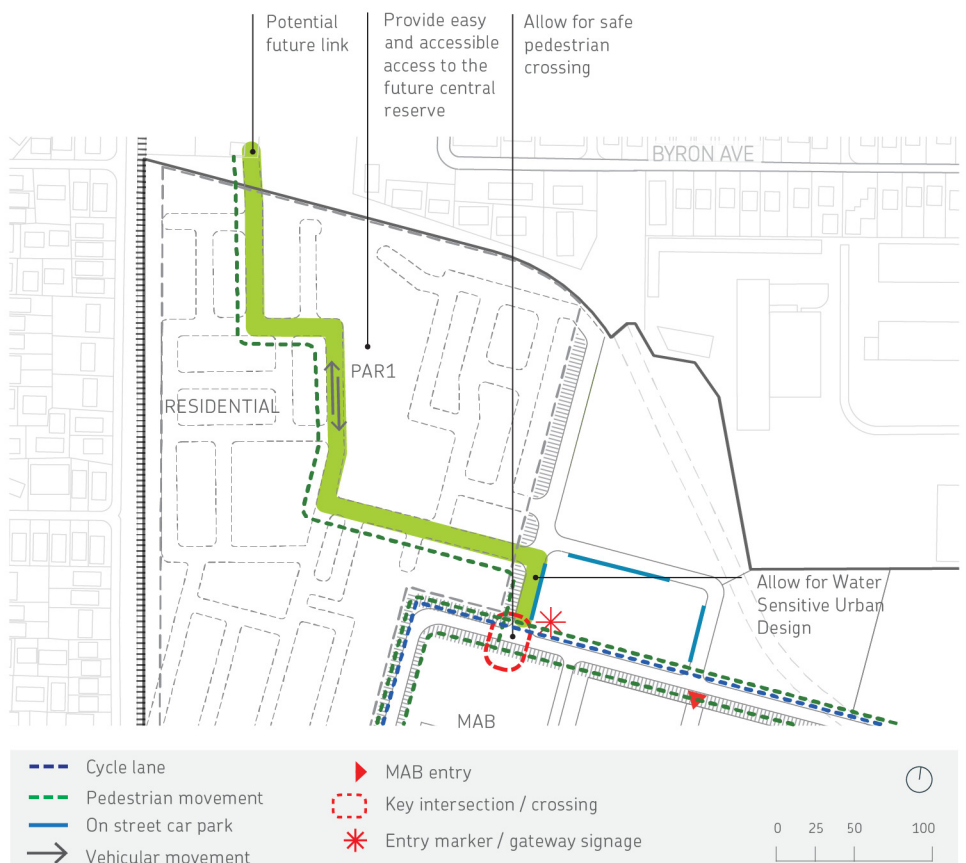
STREETS L1 LAND USE HVI / RES OPEN SPACE PAR1

FEATURES

PAVING + SURFACES SUR01 / SUR02 SEATING SEA01 EDGING EDG01 SERVICE SER01 WALLS WAL01 / WAL02
 DRINKING FOUNTAIN DRF01 BOLLARDS BOL02 FENCES + SCREENS FEN02 TACTILE INDICATORS TAC01 TREES TRE01/ TRE02 / TRE03
 PLANTING PLT01 PUBLIC LIGHTING LIG01 / LIG02 SIGNAGE + WAYFINDING SWF01 PUBLIC ART ART01



1/Streetscape, Los Angeles
 2/Streetscape, Copenhagen





DESIRED FUTURE CHARACTER

The Greenway will:

- > Serve as a regional connector.
 - > Create a buffer between train and Tonsley development.
 - > Create a space of leisure and passive recreational activities for various areas.
 - > Provide the western 'interface' to the whole Tonsley Precinct.
 - > Provide water retention opportunities throughout the Greenway.
- > Incorporate wayfinding along the route.
 - > Connect back into the development via the street and footpath network.

REFERENCES

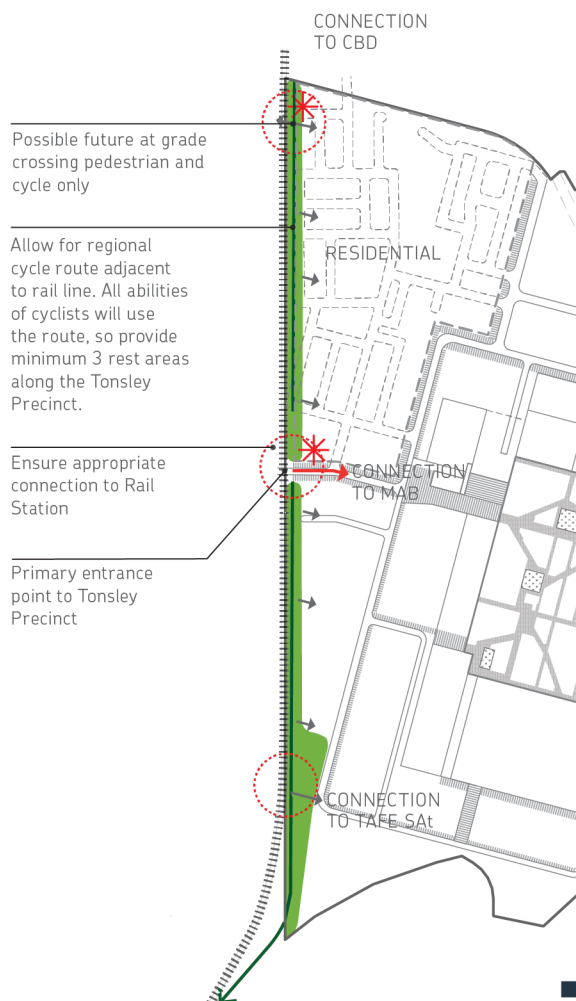
STREETS E1 / L1 **LAND USE** HVI / MU / RET / RES **OPEN SPACE** LOP4/ GAT2 / CPK1

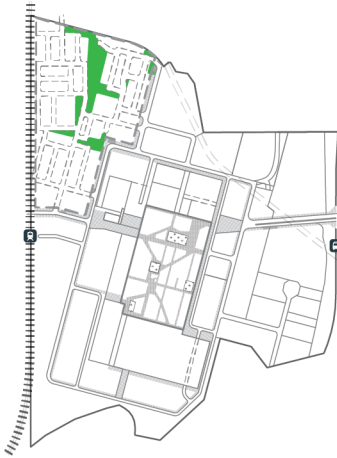
FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR03 / SUR04 / SUR05 **SEATING** SEA01 / SEA02 **EDGING** EDG01 **SERVICE** SER01 **WALLS** WAL01 / WAL02
CYCLE RACKS CYR01 **BOLLARDS** BOL02 **FENCING + BARRIERS** FEN02 **TACTILE INDICATORS** TAC01 **TREES** TRE01 / TRE02 / TRE03
PLANTING PLT01 / PLT02 **PUBLIC LIGHTING** LIG02 **WATER/IRRIGATION** WAT02 **SIGNAGE + WAYFINDING** SWF01 **PUBLIC ART** ART01 / ART02



1/ Bicentennial Park, Sydney
 2/ Tonsley Greenway artist impression





DESIRED FUTURE CHARACTER

The Central Reserve will:

- > Create a multi-functional space for the local residents.
- > Provide a play space for neighbourhood residents and visitors to Tonsley.
- > Include trees for shade and shelter.
- > Utilise industrial materials as the design language for children's playground.
- > Include amenities such as seating.
- > Have a focus on low maintenance planting with a variety of colours and textures.
- > Provide opportunities for active and passive recreation.
- > Incorporate water sensitive urban design elements to treat street run-off.

REFERENCES

STREETS R7 / L1 / L2 **LAND USE** HVI / RES **OPEN SPACE** LOP6

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR05 / SUR06 **SEATING** SEA01 / SEA02 **EDGING** EDG01 / EDG03 **WALLS** WAL01
CYCLE RACKS CYR01 **DRINKING FOUNTAIN** DRF01 **TREE GRATES** TRG01 **BOLLARDS** BOL02 **FENCING + BARRIERS** FEN02
TACTILE INDICATORS TAC01 **TREES** TRE01 / TRE02 / TRE03 **PLANTING** PLT01 / PLT02 **PUBLIC LIGHTING** LIG02 / LIG03
WATER/IRRIGATION WAT02 **SIGNAGE + WAYFINDING** SWF01 **PUBLIC ART** ART01

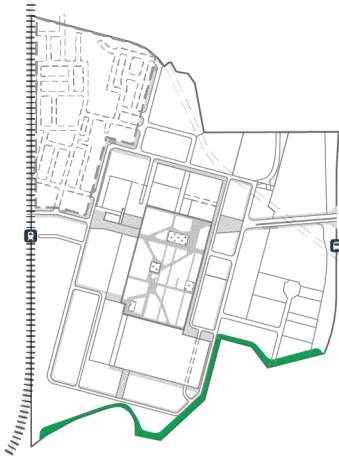


1/Darling Quarter, Sydney
 2/ Active, multi-functional space



PERIMETER (SOUTH)

PER1



DESIRED FUTURE CHARACTER

The Perimeter along the southern edge of the site will:

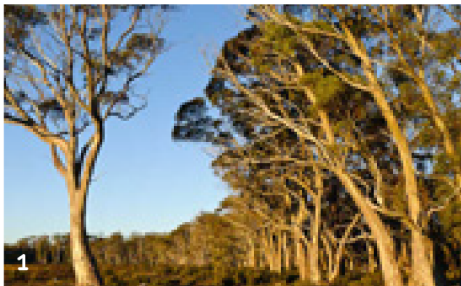
- > Demonstrate as a 'green' landscape edge to the site's boundary.
- > Provide a continuous canopy to act as a biodiversity corridor.
- > Act as a 'backdrop' to the southern site car park.

REFERENCES

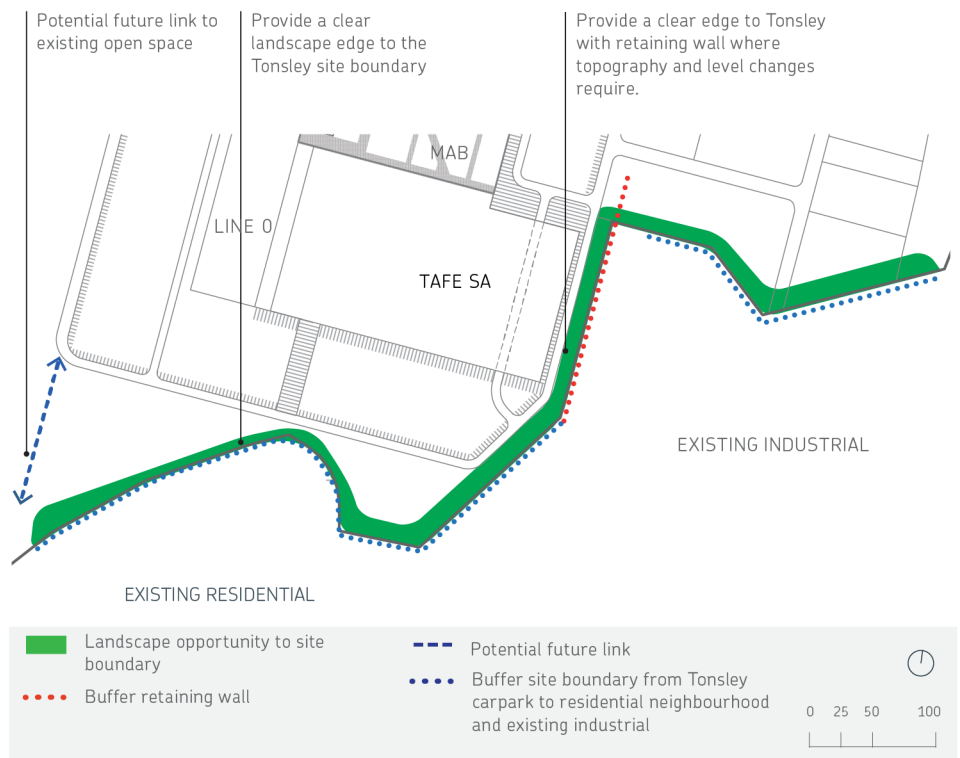
STREETS R3 / R4 LAND USE HVI / EDU OPEN SPACE CPK1

FEATURES

TREES TRE01 / TRE02 / TRE03 PLANTING PLT01

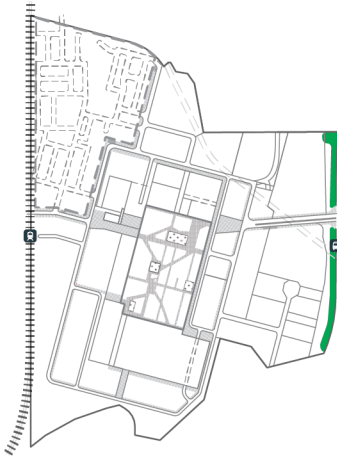


1-2/ Native Landscape



PERIMETER (EAST)

PER2



DESIRED FUTURE CHARACTER

The Perimeter along the eastern edge of the site will:

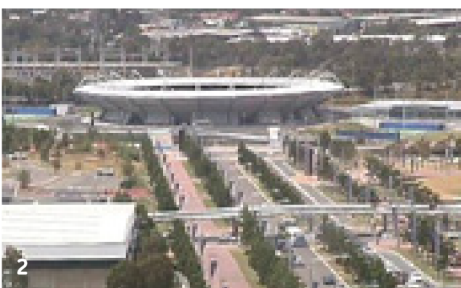
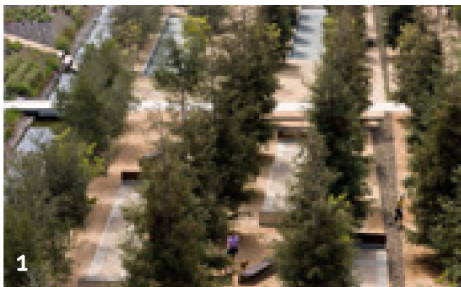
- › Create a green edge between Tonsley's commercial area and surrounding neighbourhoods.
- › Mitigate noise and air-pollution from South Road.
- › Provide a distinguished 'Eastern Frontage' to Tonsley precinct.
- › Be open in character allowing views to tenancies with South Road frontage.
- › Incorporate Tonsley 'identification' signage and wayfinding.
- › Retain existing significant trees.

REFERENCES

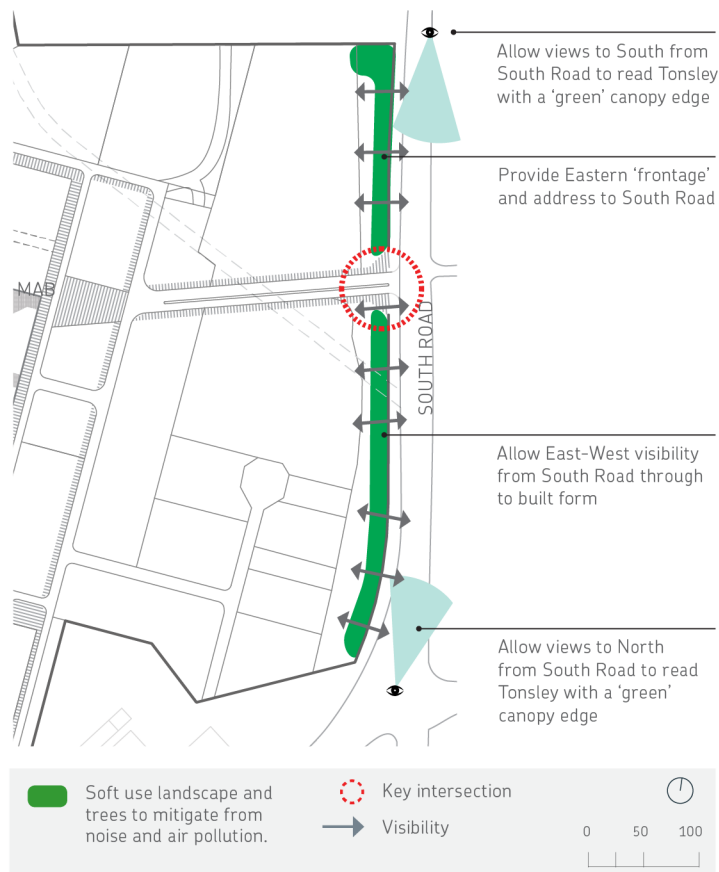
STREETS E2 LAND USE BUS OPEN SPACE LOP1 / GAT1

FEATURES

TREES TRE01 / TRE02 / TRE03 PUBLIC ART ART01

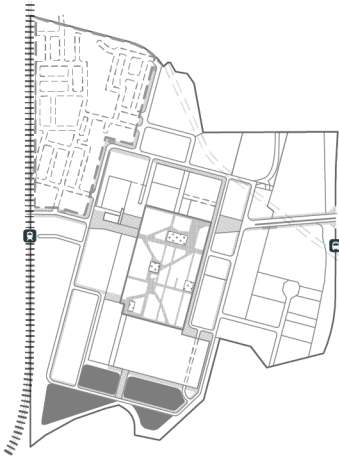


1/ Structured planting
2/ Sydney Olympic Boulevard, Huon Pines



SOUTHERN SITE CARPARK

CPK1



DESIRED FUTURE CHARACTER

The Southern Site Carpark will:

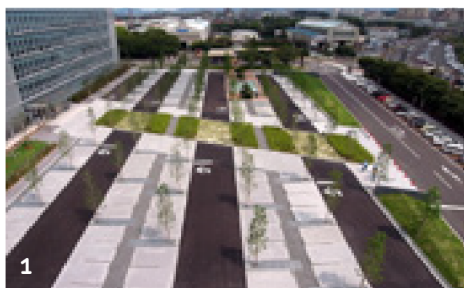
- › Allow for a clear wayfinding strategy from the carpark to TAFE SA and MAB facilities.
- › Be well lit to allow for safe and secure use of the site and the MAB facilities after dark.
- › Incorporate Water Sensitive Urban Design.
- › Provide legible connections to the Southern MAB Entry.

REFERENCES

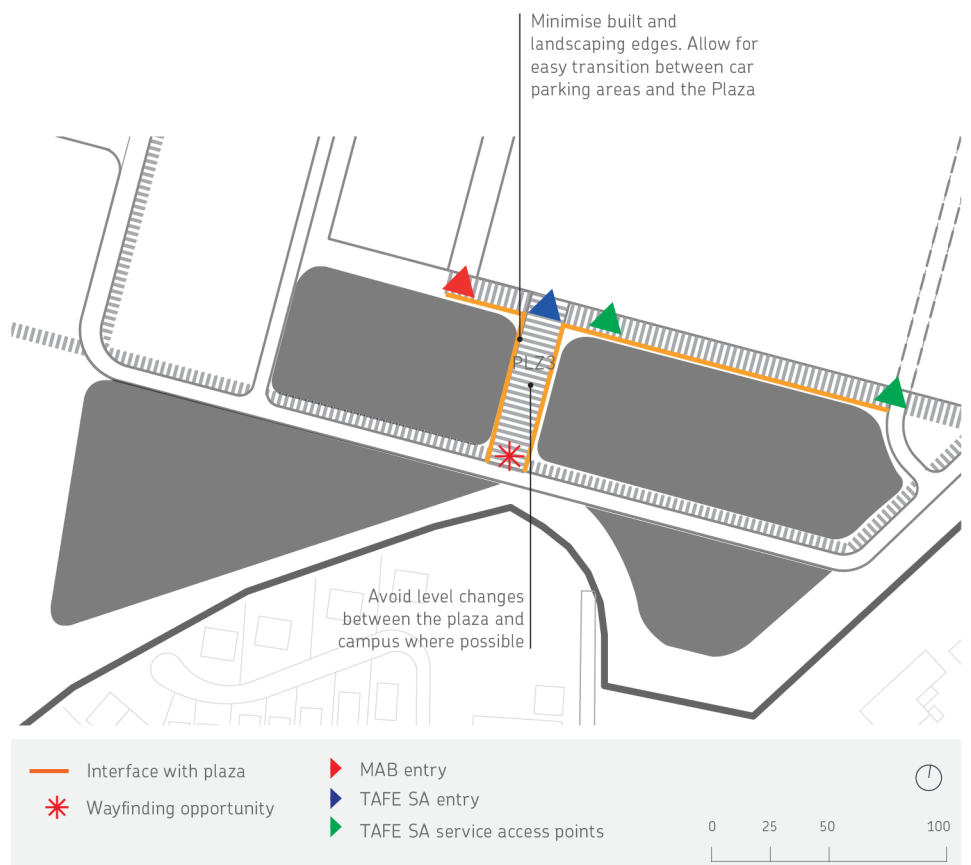
STREETS R4 LAND USE EDU OPEN SPACE PLZ3 / PER1

FEATURES

PAVING + SURFACES SUR01 / SUR03 / SUR04 / SUR05 EDGING EDG01 KERBS KER01 SERVICES SER01 WALLS WAL01
 BOLLARDS BOL01 / BOL02 FENCING + BARRIERS FEN01 / FEN02 TACTILE INDICATORS TAC01 TREES TRE01 / TRE02 / TRE03
 PLANTING PLT01 PUBLIC LIGHTING LIG01 / LIG02 WATER/IRRIGATION WAT01 SIGNAGE + WAYFINDING SWF01



1/ NSE Kitakyushu Technology Centre, Fukuoka, Japan





DESIRED FUTURE CHARACTER

The MAB Public Realm will:

- › Be a raw space made up of industrial materials.
- › Will allow for a combination of circulation and gathering spaces.
- › Provide orientation through the space.
- › Be comprised of a hierarchy of routes.
- › Be lit at night.
- › Have an internal wayfinding strategy which includes the existing grid system.
- › Include four forest zones open to the sky.
- › Be a focus space for public art, both permanent and temporary.

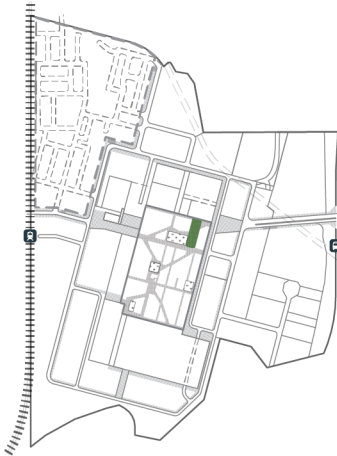
REFERENCES

MAB DEVELOPMENT GUIDELINES LAND USE HVI / RET / EDU / BUS OPEN SPACE UF1 / UF2 / UF3 / UF4 / TWN1



1/Parco Dora, Torino
2/Urban Outfitters, Philadelphia





DESIRED FUTURE CHARACTER

The MAB Town Square will:

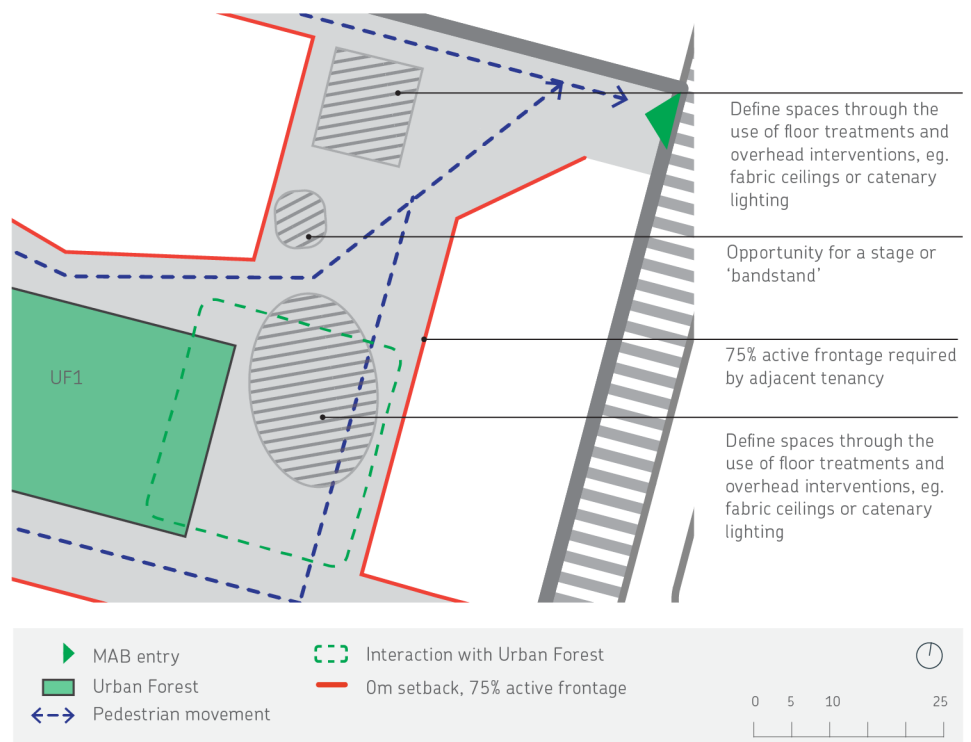
- › Be the focus of activity within the MAB public realm.
- › Cater for large numbers of people.
- › Allow for free-flowing movement through the space.
- › Provide some retail, food and beverage outlets.
- › Have defined spaces through the use of lighting and lowered ceilings.
- › Be designed in conjunction with the Central Forest.
- › Incorporate public art specifically commissioned for the space.
- › Include wayfinding and signage elements.
- › Infrastructure for digital displays on existing structure.

REFERENCES

OPEN SPACE MAB1 / UF1 LAND USE EDU / RET / HVI MAB DEVELOPMENT GUIDELINES

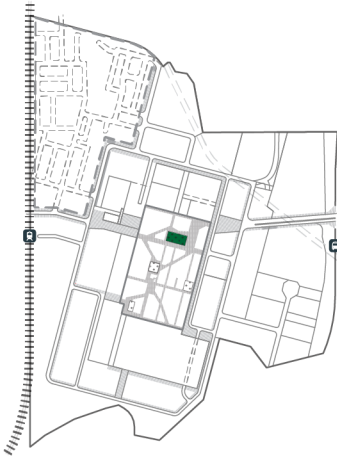


1/ Eataly, New York
2/Urban Outfitters, Philadelphia



URBAN FOREST 1- 'CENTRAL FOREST'

UF1



DESIRED FUTURE CHARACTER

- > Primary space.
- > Major green lung to MAB incorporating and designed in conjunction with the town square.
- > Meeting spaces for relaxing and passive recreation.
- > Multi-level spatial organisation including tree canopies.

PAVING

- > Various surfaces including timber and metal decking.
- > Natural surfaces including sawdust.

FURNITURE

- > Custom benches and single person seats.

LIGHTING

- > Specialised lighting to assist in defining seating spaces.

PUBLIC ART

- > Commissioned stand-alone installations.
- > Input to furniture and lighting.

PLANTING

- > Complex understorey of low shrubs and groundcovers.
- > Thick tree density.

STRUCTURES

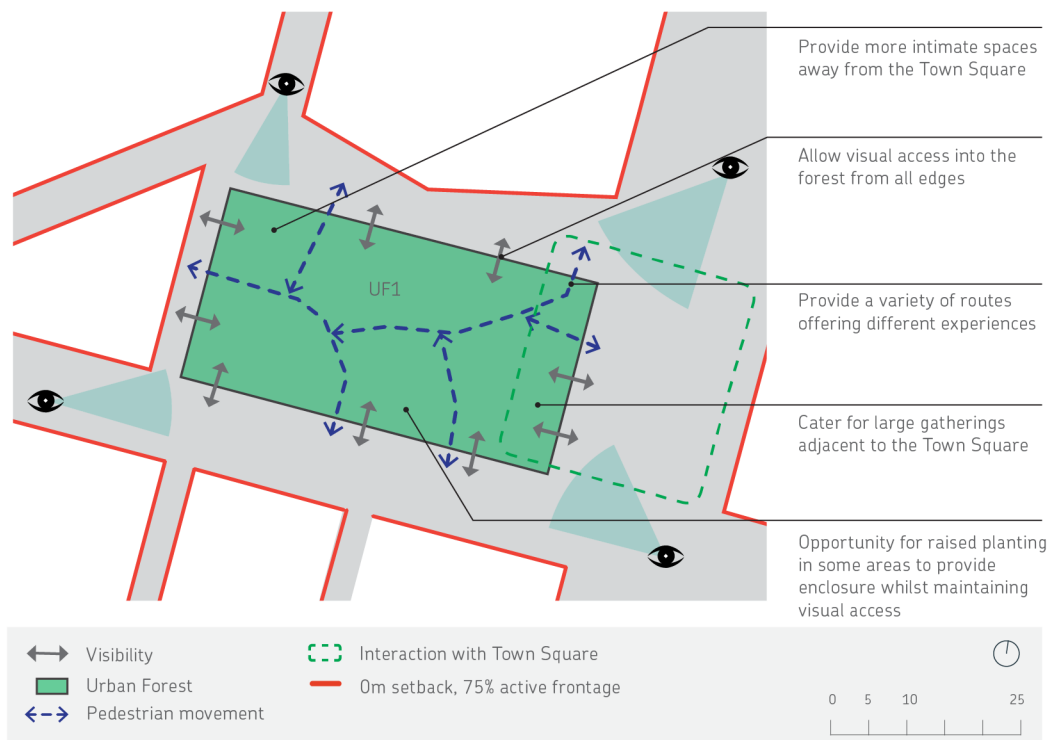
- > Individual pods within forests.
- > Misters to provide unique microclimate.

REFERENCES

OPEN SPACE MAB1 / TWN1 LAND USE RET / BUS / HVI MAB DEVELOPMENT GUIDELINES

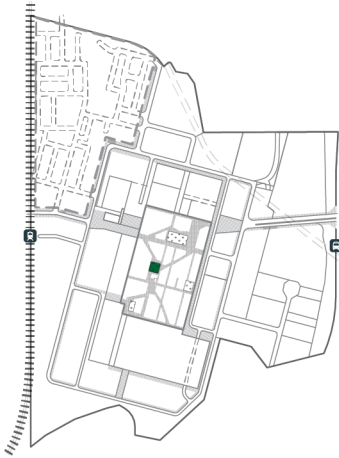


1/ Eana Park, France



URBAN FOREST 2- 'PLAZA FOREST'

UF2



DESIRED FUTURE CHARACTER

- › Supporting soace to Town Square.
- › Sophisticated, uncluttered space working in conjunction with the plaza located immediately to the south.
- › Tree planting acts as a counter-point to the MAB public realm.

PAVING

- › Light grind to existing slab.

LIGHTING

- › Even distribution of lighting defines café eating area.
- › Focal trees highlighted.

PUBLIC ART

- › Artist input to designed benches.

PLANTING

- › Distinctive, single species tree planting.
- › Dark green, monocultural groundcover planting.

STRUCTURES

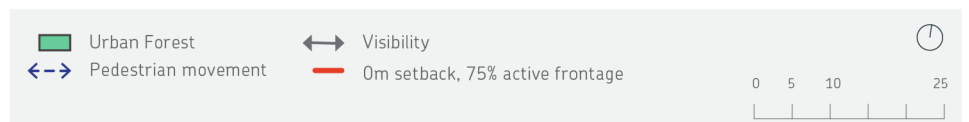
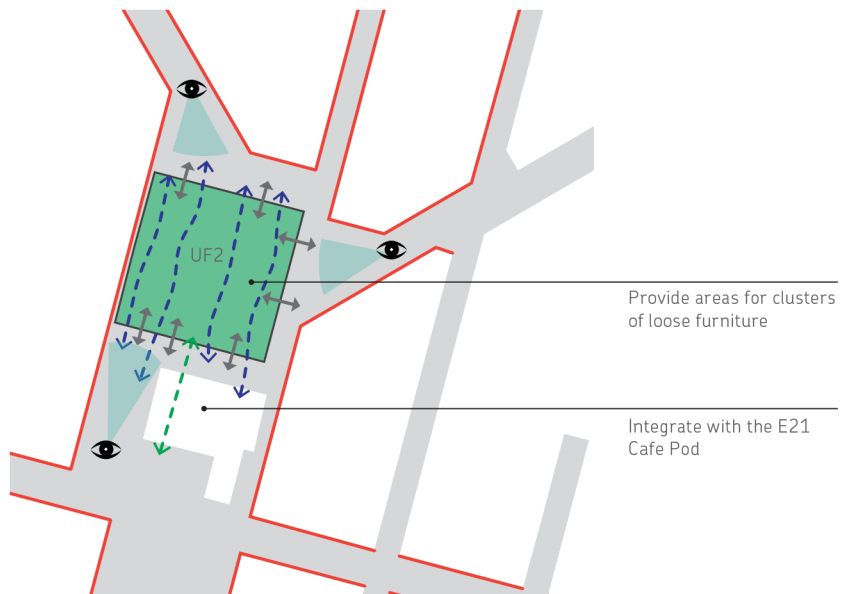
- › Plaza forest designed in conjunction with serviced café pod.

REFERENCES

OPEN SPACE MAB1 MAB DEVELOPMENT GUIDELINES LAND USE BUS / HVI

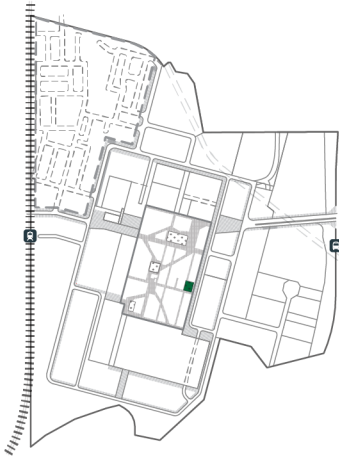


1/ Mathildeplein, Eindhoven, Netherlands
2/The City Dune, Copenhagen, Denmark



URBAN FOREST 3- 'LOUNGE FOREST'

UF3



DESIRED FUTURE CHARACTER

- > Secondary space.
- > Outdoor space for meeting and relaxing.
- > Opportunities provided for multiple groups to meet with some separation and privacy.
- > Some spaces also configured for use by individuals.
- > Spaces configured to change/update.

PAVING

- > Polished concrete enhanced by other surfaces to define spaces.

FURNITURE

- > Designed ergonomically for comfort.
- > Whilst durability and robustness is still important, space will be secure at night.

LIGHTING

- > Specialised lighting to assist in defining seating spaces.

PUBLIC ART

- > Incorporated within the furniture and lighting design as well as standalone installations by artists.

PLANTING

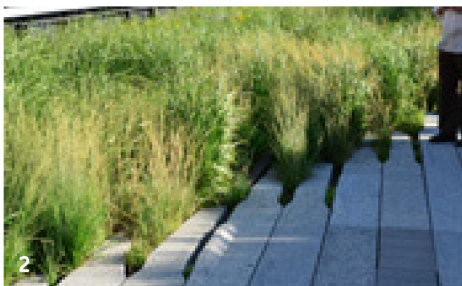
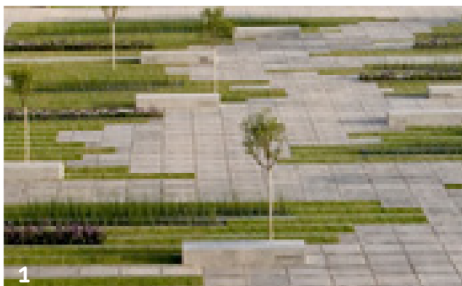
- > 'Green' with an emphasis on foliage and accent colour (red).

STRUCTURES

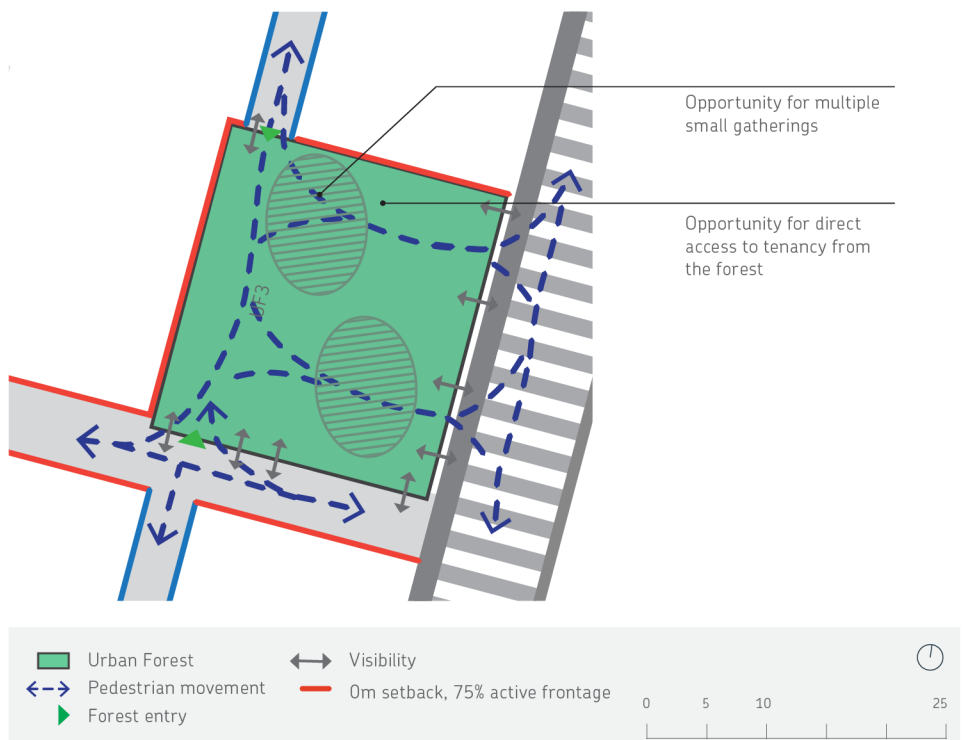
- > Opportunity to frame or lower the 'ceiling' over sitting spaces.

REFERENCES

OPEN SPACE MAB1 MAB DEVELOPMENT GUIDELINES LAND USE HVI / BUS

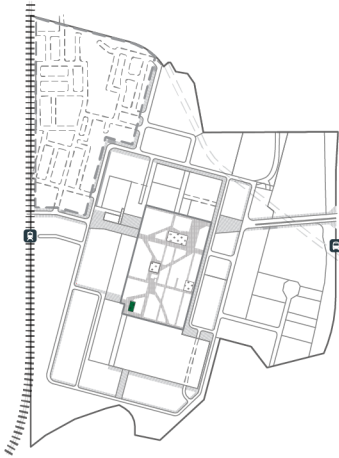


1/BGU University Entrance Square, Israel
2/The Highline, New York



URBAN FOREST 4- 'FOYER FOREST'

UF4



DESIRED FUTURE CHARACTER

- > Formal layout to viewed upon entering from the west and the north.
- > Meeting place, especially for students.

PAVING

- > Changed paving surfaces to differentiate from polished MAB floor.
- > Textured surfaces to define seating areas.

FURNITURE

- > Un-fixed single seating.
- > Custom Glass Reinforced Concrete (GRC) forms

LIGHTING

- > Designed to reinforce individuality of space from MAB public realm.

PUBLIC ART

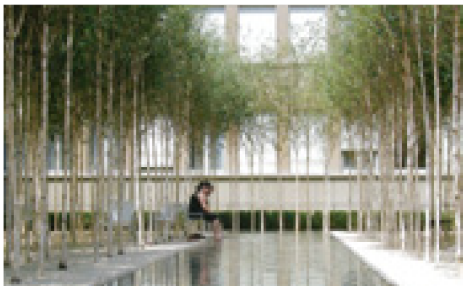
- > Student exhibition rather than commissioned art.

PLANTING

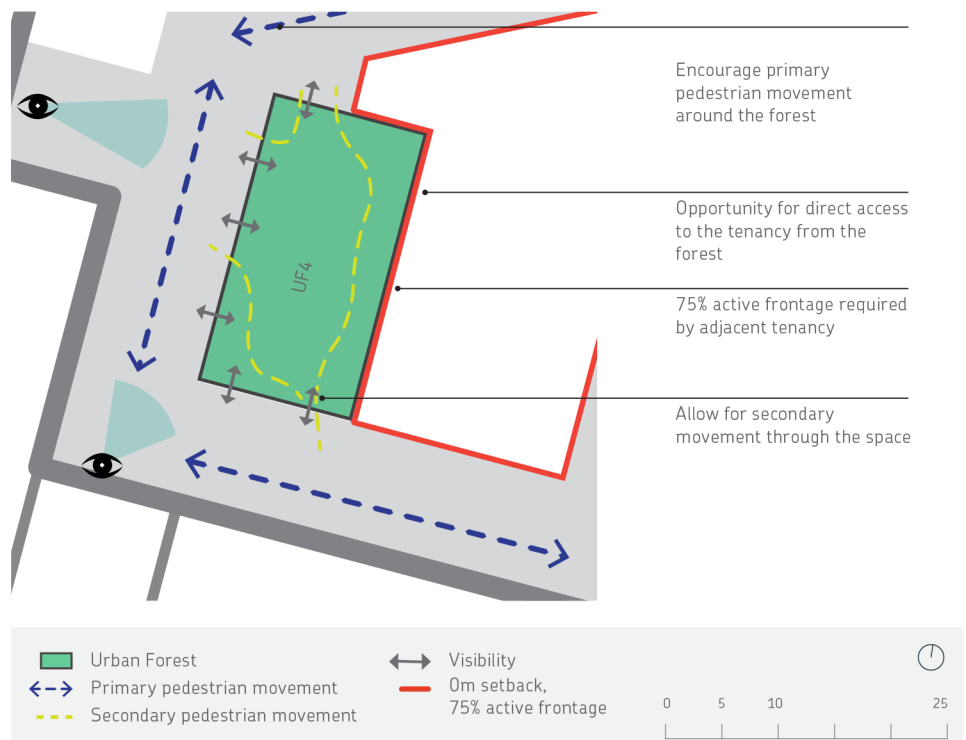
- > 'Simple' single species tree planting with a distinctive trunk (colour / texture)

REFERENCES

OPEN SPACE MAB1 MAB DEVELOPMENT GUIDELINES LAND USE HVI / BUS / EDU



1/ Újbuda City Centre, Hungary



STREETS

ENTRY ROADS

E1	ENTRY ROAD- ALAWOONA AVENUE	30
E2	ENTRY ROAD- SOUTH ROAD LINK	31

RING ROAD

R1	RING ROAD- EAST (NORTH OF ENTRY ROAD E2)	32
R2	RING ROAD- EAST (SOUTH OF ENTRY ROAD E2)	33
R3	RING ROAD- EAST (ADJACENT TAFE SA)	34
R4	RING ROAD- SOUTH	35
R5	RING ROAD- WEST (SOUTH OF ALAWOONA AVE)	36
R6	RING ROAD- WEST (NORTH OF ALAWOONA)	37
R7	RING ROAD- NORTH	38

CIVIC STREETS

C1	CIVIC STREET- MAB EAST STREET	39
C2	CIVIC STREET	40
C3	CIVIC STREET- TAFE SA LINK	41
C4	CIVIC STREET- MAB SERVICE ACCESS WAY	42

B-DOUBLE ROAD

B1	B-DOUBLE ROAD	43
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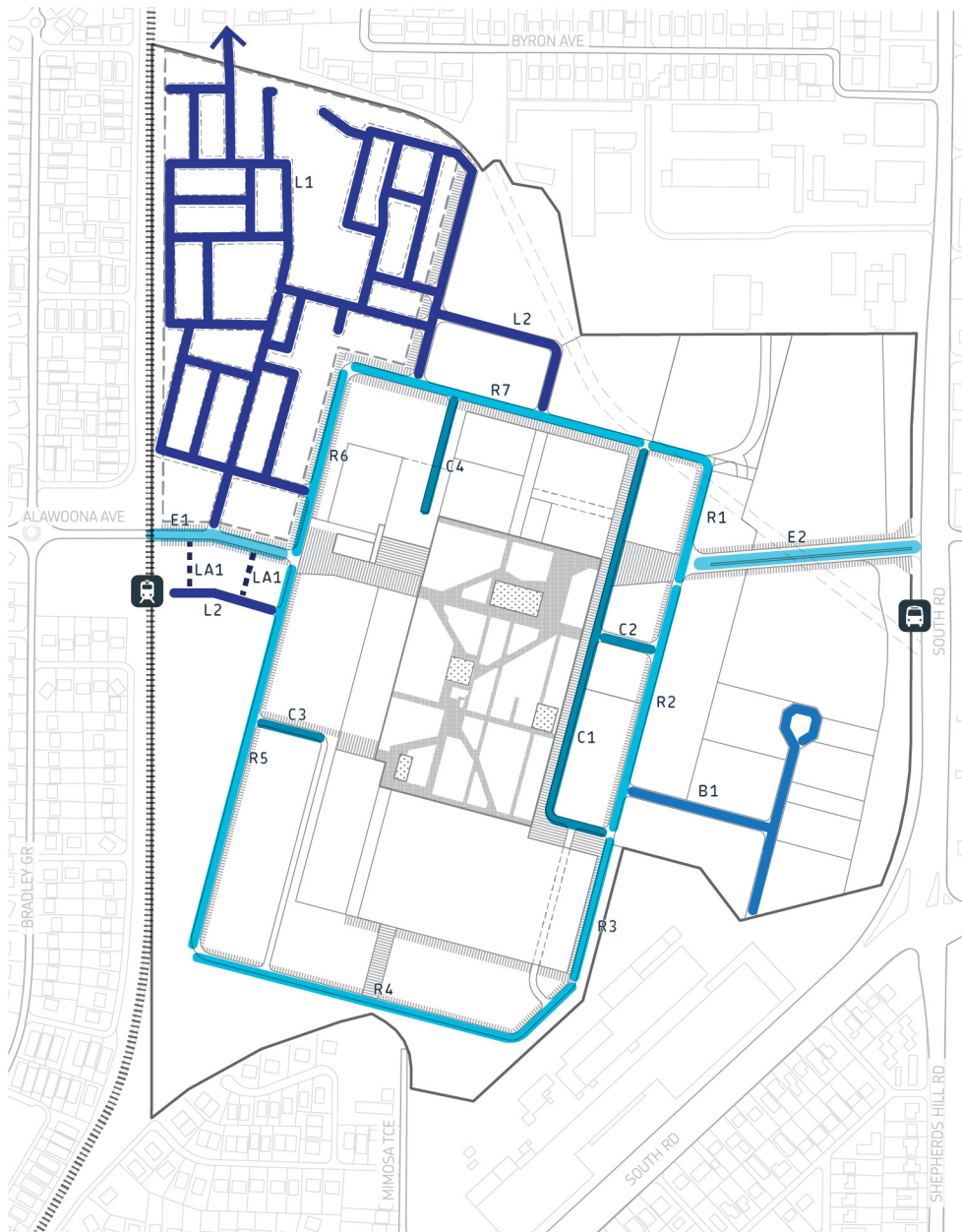
LOCAL STREETS

L1	LOCAL STREET- RESIDENTIAL	44
L2	LOCAL STREET	45

LANEWAYS

LA1	LANEWAY	46
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STREETS



ENTRY ROADS

E1

E2

RING ROAD

R1

R2

R3

R4

R5

R6

R7

CIVIC STREETS

C1

C2

C3

C4

B-DOUBLE ROADS

B1

LOCAL STREETS

L1

L2

LANEWAY

LA1

ENTRY ROAD- ALAWOONA AVENUE

E1



DESIRED FUTURE CHARACTER

- › Provide a strong entry corridor into the site that caters equally for vehicles, pedestrians and cyclists.
- › Encourage an active streetscape that engages with the built form and vice versa.
- › Wide footpaths linking the train station to the Main Assembly Building and the Town Square.
- › Car parking on the southern side to service retail premises.
- › Wide verges with amenities to encourage social interaction.
- › Dedicated off-road cycle lanes connecting the Main Assembly Building and Town Square with Alawoona Avenue beyond the site boundary and broader community cycle networks.
- › Integrate wayfinding + public art.
- › Underground existing high voltage powerlines.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	EDGING	EDG02 / EDG03	KERBS	KER01	SERVICE	SER01	WALLS	WAL01/WAL02
CYCLE RACKS	CYR01	TREE GRATES	TRG01	DRINKING FOUNTAIN	DRF01	BOLLARDS	BOL02	TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02
PLANTING	PLT01	PUBLIC LIGHTING	LIG01 / LIG03	WATER/IRRIGATION	WAT01	SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01		

REFERENCES

LINEAR OPEN SPACE	LOP4	LAND USE	RET
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ENTRY ROAD- SOUTH ROAD LINK

E2



DESIRED FUTURE CHARACTER

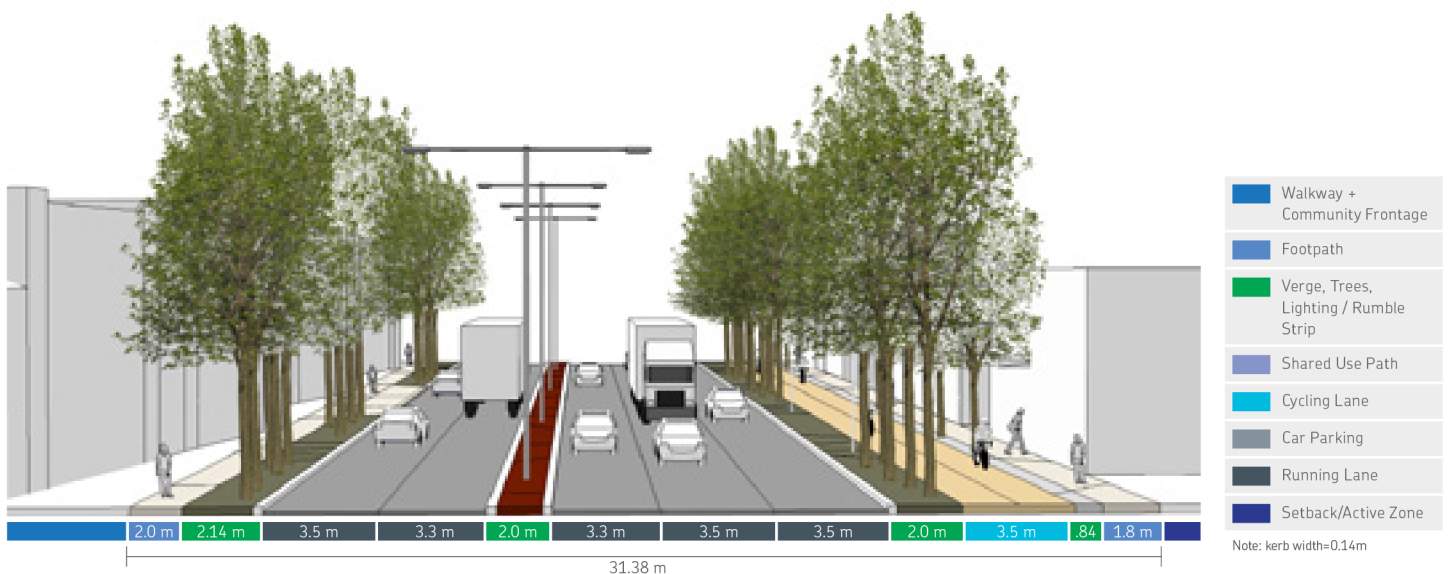
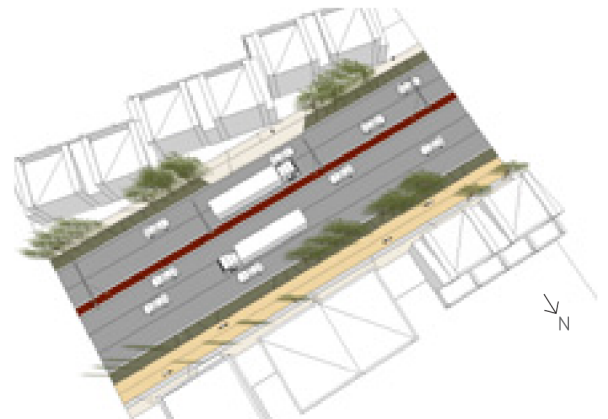
- › Existing alignment is maintained.
- › Dedicated dual off-road cycle lanes on the northern verge.
- › Wide footpaths connecting to South Road and associated public transport.
- › 5 lanes of traffic required at the South Road intersection. This will transition to two lanes (one in each direction) at the intersection with the Ring Road.
- › Wide verges with clusters of large trees.
- › Clean central median with feature lighting columns.
- › Integrate wayfinding + public art.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04 / SUR05	SEATING	SEA01	EDGING	EDG01 / EDG02	KERBS	KER01	SERVICE	SER01
WALLS	WAL01 / WAL02	CYCLE RACKS	CYR01	TREE GRATES	TRG01	TACTILE INDICATORS	TAC01	TREES	TRE02 / TRE03
PUBLIC LIGHTING	LIG02 / LIG03	SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01	PLANTING	PLT01		

REFERENCES

GATEWAY	GAT01	LAND USE	BUS / HVI
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RING ROAD- EAST (NORTH OF ENTRY ROAD E2)

R1



DESIRED FUTURE CHARACTER

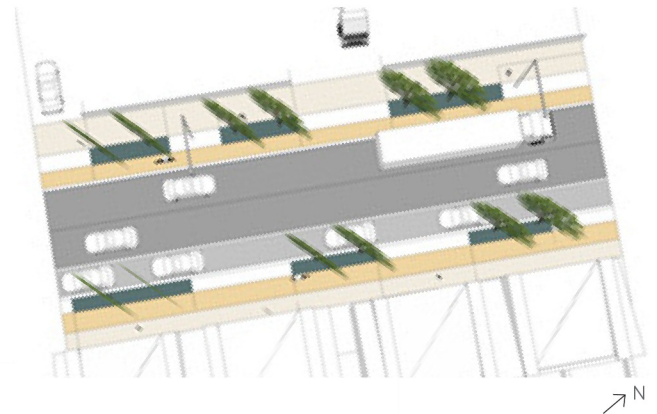
- > Dedicated off-road cycle lanes encouraging use of the northern Ring Road as the major east-west cycle route.
- > Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- > Practical verge widths to enable access to sites by vehicles including trucks and minimise conflict with pedestrians and cyclists.
- > Cater for large vehicles including semi-trailers.
- > Tree planting reinforces the ring road hierarchy and provides shade for pedestrian and the onstreet car parking.
- > Incorporates rain gardens to treat stormwater runoff.
- > Integrate wayfinding.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	KERBS	KER01	SERVICE	SER01	CYCLE RACKS	CYR01	TREE GRATES	TRG01
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	WATER/IRRIGATION	WAT01		
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01								

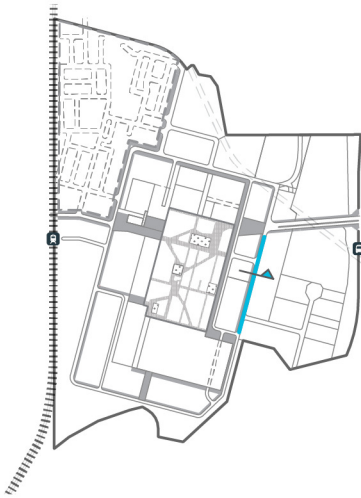
REFERENCES

PLAZA	PLZ01	LAND USE	BUS / HVI
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RING ROAD- EAST (SOUTH OF ENTRY ROAD E2)

R2



DESIRED FUTURE CHARACTER

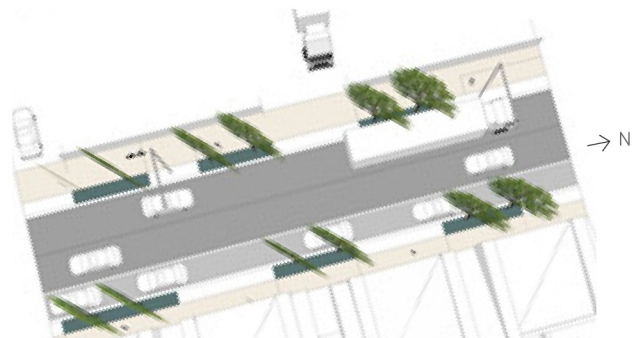
- Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- Practical verge widths to enable access to sites by vehicles including trucks and minimise conflict with pedestrians and cyclists.
- Tree planting reinforces the ring road hierarchy and provides shade for pedestrians and cyclists.
- Cater for large vehicles, including B-Double trucks.
- Incorporates rain gardens to treat stormwater runoff.
- Integrate wayfinding.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	KERBS	KER01	SERVICE	SER01	CYCLE RACKS	CYR01	TREE GRATES	TRG01
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	WATER/IRRIGATION	WAT01		
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01								

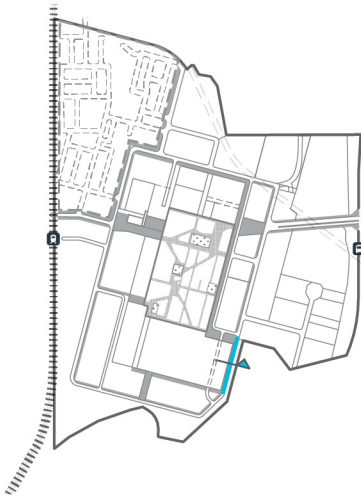
REFERENCES

PLAZA	PLZ01	LAND USE	HVI
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RING ROAD- EAST (ADJACENT TAFE SA)

R3



DESIRED FUTURE CHARACTER

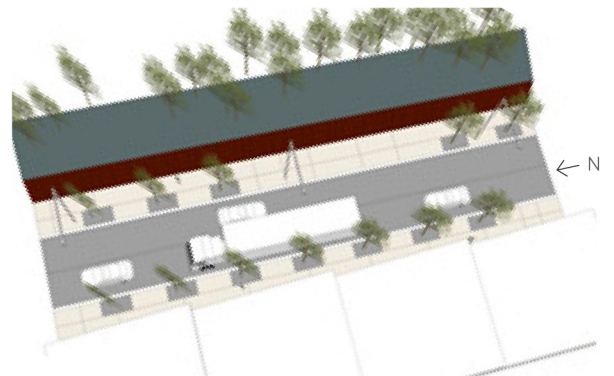
- > Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- > Tree planting reinforces the ring road hierarchy and provides shade for pedestrians and cyclists.
- > Cater for large vehicles, including semi-trailers.
- > Incorporates rain gardens to treat stormwater runoff.
- > Feature retaining wall to the eastern edge.
- > Integrate wayfinding.

FEATURES

PAVING + SURFACES SUR01 / SUR02 / SUR03 EDGING EDG02 KERBS KER01 SERVICE SER01 WALLS WAL02 TREE GRATES TRG01
TREES TRE01 / TRE02 PLANTING PLT01 PUBLIC LIGHTING LIG01 / LIG03 WATER/IRRIGATION WAT01

REFERENCES

PERIMETER PER01 LAND USE EDU





DESIRED FUTURE CHARACTER

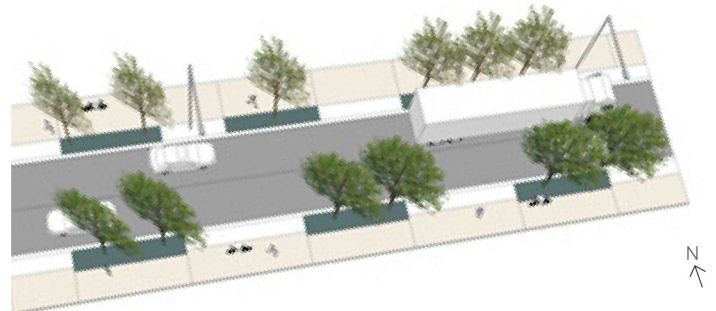
- Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- Wide footpath to the southern verge to cater for pedestrians coming to and from the adjacent car park.
- Tree planting reinforces the ring road hierarchy and provides shade for pedestrians and cyclists.
- Cater for large vehicles, including semi-trailers.
- Incorporates rain gardens to treat stormwater runoff.
- Integrate wayfinding.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	KERBS	KER01	SERVICE	SER01	CYCLE RACKS	CYR01	TREE GRATES	TRG01
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	WATER/IRRIGATION	WAT01		
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01								

REFERENCES

PLAZA	PLZ03	CAR PARK	CPK1	PERIMETER	PER1	LAND USE	EDU
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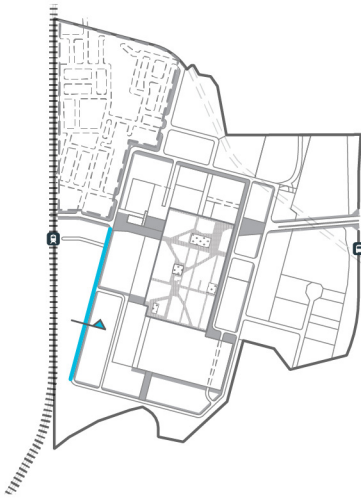


Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m

RING ROAD- WEST (SOUTH OF ALAWOONA AVE)

R5



DESIRED FUTURE CHARACTER

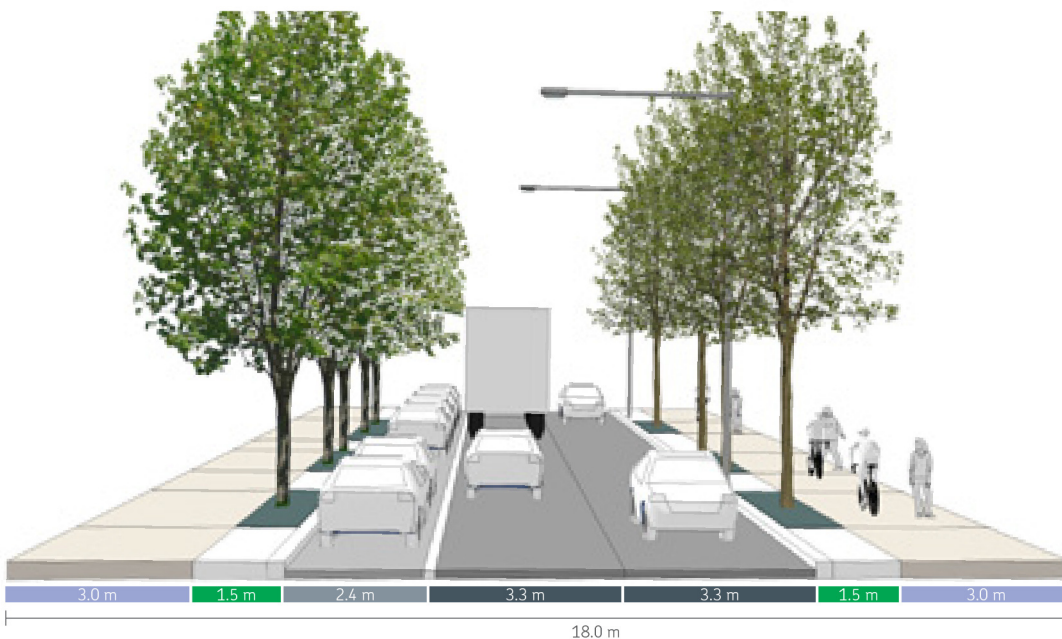
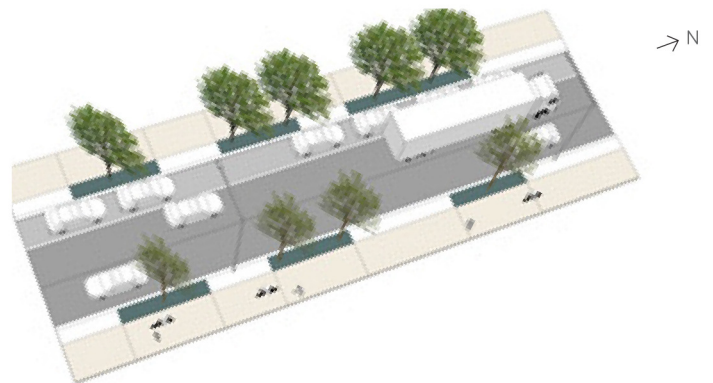
- > Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- > Wide footpath on the western side to encourage social interaction and provide a strong connection between the Alawoona Avenue precinct and the residential component of the development further north.
- > Temporary car parking on the west to service tenancies and retail near the Alawoona Avenue intersection.
- > Tree planting reinforces the ring road hierarchy and provides shade for pedestrians and cyclists.
- > Cater for large vehicles, including semi-trailers.
- > Integrate wayfinding.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	KERBS	KER01	SERVICE	SER01	CYCLE RACKS	CYR01	TREE GRATES	TRG01
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	WATER/IRRIGATION	WAT01		
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01								

REFERENCES

LAND USE	HVI
----------	-----



Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m

RING ROAD- WEST (NORTH OF ALAWOONA)

R6



DESIRED FUTURE CHARACTER

- > Dedicated off-road cycle lanes encouraging use of the northern Ring Road as the major east-west cycle route.
- > Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- > Wide western verge to encourage social interaction and provide a strong connection between the Alawoona Avenue precinct and the residential precinct.
- > Double row of trees on the western verge for increased amenity and increased separation from the residential precinct.
- > Cater for large vehicles including semi-trailers.
- > Large tree planting.
- > Integrate wayfinding and public art.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04 / SUR05	SEATING	SEA01	EDGING	EDG01 / EDG02	KERBS	KER01	SERVICE	SER01
WALLS	WAL01 / WAL02	CYCLE RACKS	CYR01	TREE GRATES	TRG01	BOLLARDS	BOL02	FENCING + BARRIERS	FEN02
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01 / LIG02 / LIG03	WATER/IRRIGATION	WAT01
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01						

REFERENCES

PLAZA	PLZ2	LINEAR OPEN SPACE	LOP5	LAND USE	EDU / RES / RET / MU / BUS
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m



DESIRED FUTURE CHARACTER

- > Dedicated off-road cycle lanes encouraging use of the northern Ring Road as the major east-west cycle route.
- > Shared-use path as part of a continuous loop encouraging use of the Ring Road as the major circulation system.
- > Wide southern verge including seating and furniture to support an active streetscape, in particular, for students of Flinders University.
- > Provide a strong connection between the MAB north precinct and the residential and mixed use area.
- > Tree planting reinforces the ring road hierarchy and provides shade for pedestrians and cyclists.
- > Cater for large vehicles including semi-trailers.
- > Car parking to service high-value industry premises.
- > Integrate wayfinding and public art.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	EDGING	EDG02 / EDG03	KERBS	KER01	SERVICE	SER01
WALLS	WAL01 / WAL02	CYCLE RACKS	CYR01	TREE GRATES	TRG01	DRINKING FOUNTAIN	DRF01	BOLLARDS	BOL01 / BOL02
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02 / TRE03	PLANTING	PLT01	PUBLIC LIGHTING	LIG01 / LIG03	WATER/IRRIGATION	WAT01
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01						

REFERENCES

LINEAR OPEN SPACE	LOP2	LAND USE	EDU / RES / HVI
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m

CIVIC STREET- MAB EAST STREET

C1



DESIRED FUTURE CHARACTER

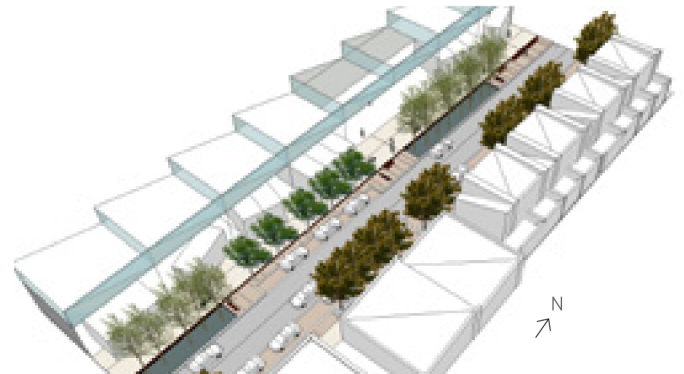
- › Provide an ample movement corridor for pedestrians and cyclists whilst accommodating vehicular access.
- › Provide an active interface with the MAB that is appropriate to its scale.
- › Provide a forecourt and entry legibility to the MAB.
- › Provide generous access to the MAB and connect to the Ring Road loop.
- › Rain gardens to treat stormwater runoff.
- › Loading bays, drop-off and potential 'Go-Get' cars to service the MAB.
- › Car parking on both sides to service tenancies.
- › Amenities including seating, cycle racks and large street trees.
- › Focus street for public art and wayfinding.
- › Provide dedicated pedestrian crossing between PLZ1 and the MAB.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	EDGING	EDG02 / EDG03	KERBS	KER01	SERVICE	SER01
WALLS	WAL01 / WAL02	CYCLE RACKS	CYR01	TREE GRATES	TRG01	DRINKING FOUNTAIN	DRF01	BOLLARDS	BOL01 / BOL02
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02 / TRE03	PLANTING	PLT01	PUBLIC LIGHTING	LIG01 / LIG03	WATER/IRRIGATION	WAT01
SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01						

REFERENCES

LINEAR OPEN SPACE	LOP1	TOWN SQUARE	TWN1	PLAZA	PLZ1
LAND USE	EDU / HVI / RET / MU / BUS				





DESIRED FUTURE CHARACTER

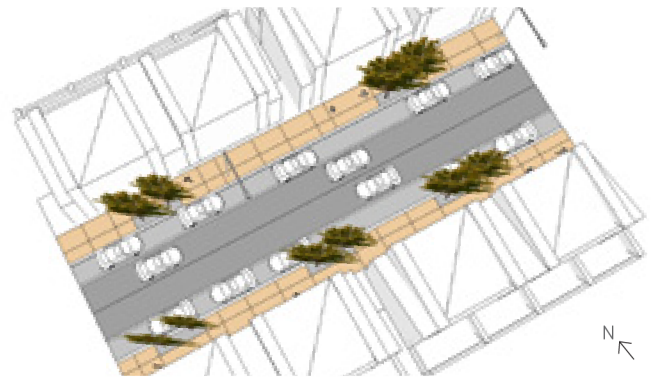
- > Allow views to the MAB and connect to the entry opposite the western end of the street.
- > Tree planting to provide structure and shade for pedestrians and parked cars.
- > Footpaths to both sides to connect the Ring Road to the MAB.
- > Rain gardens to treat stormwater runoff.
- > Integrate wayfinding and public art.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	EDGING	EDG02	KERBS	KER01	SERVICE	SER01	CYCLE RACKS	CYR01
TREE GRATES	TRG01	BOLLARDS	BOL02	TACTILE INDICATORS	TAC01	TREES	TRE02	PUBLIC LIGHTING	LIG01	SIGNAGE + WAYFINDING	SWF01
PUBLIC ART	ART01										

REFERENCES

LAND USE	HVI
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m



DESIRED FUTURE CHARACTER

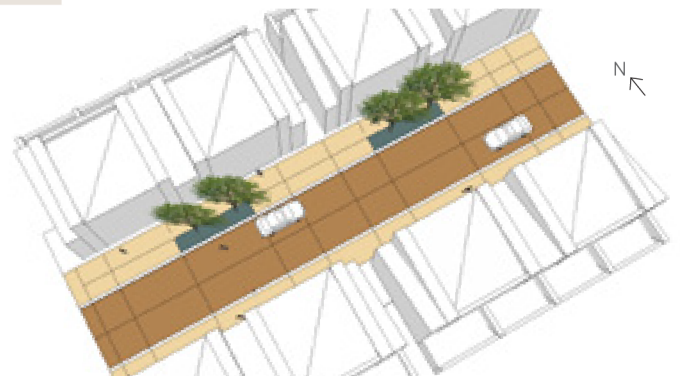
- › Provide a pedestrian and cycle link from the Greenway and train station.
- › Amenities including seating and street trees.
- › Encourage active frontages to enliven the streetscape.
- › Provide a safe pedestrian crossing at the intersection with the Ring Road.
- › Incorporate wayfinding and public art.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR04	SEATING	SEA01	EDGING	EDG01 / EDG02	SERVICE	SER01	CYCLE RACKS	CYR01	TREE GRATES	TRG01
BOLLARDS	BOL02	TACTILE INDICATORS	TAC01	TREES	TRE02 / TRE03	PLANTING	PLT01	PUBLIC LIGHTING	LIG02 / LIG03		
WATER/IRRIGATION	WAT01 / WAT02	SIGNAGE + WAYFINDING	SWF01	PUBLIC ART	ART01						

REFERENCES

LINEAR OPEN SPACE	LOP3	LAND USE	HVI
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m

CIVIC STREET- MAB SERVICE ACCESS WAY

C4



DESIRED FUTURE CHARACTER

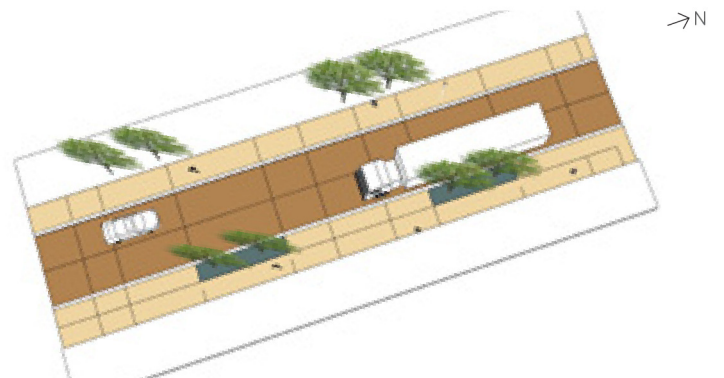
- › Provide access to the loading docks on the western edge of the MAB and allow for service access to the electrical sub-station.

FEATURES

PAVING + SURFACES	SUR01 / SUR03	EDGING	EDG01	KERBS	KER01	SERVICE	SER01	WALLS	WAL01 / WAL02	CYCLE RACKS	CYR01
TREE GRATES	TRG01	BOLLARDS	BOL02	TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PUBLIC LIGHTING	LIG01 / LIG02		

REFERENCES

LAND USE EDU / HVI / RET

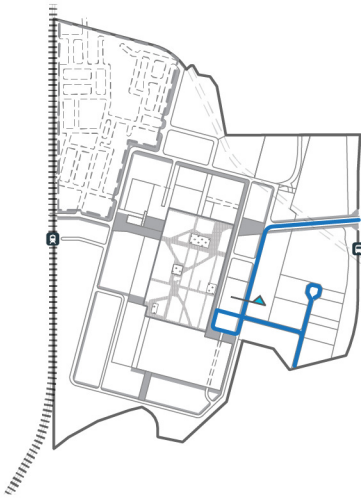


Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m

B-DOUBLE ROAD

B1



DESIRED FUTURE CHARACTER

- › Accommodate B-Double trucks.
- › Practical verge widths to enable access to sites by vehicles including trucks and minimise conflict with pedestrians.
- › Tree planting provides shade for pedestrians.
- › Incorporates rain gardens to treat stormwater runoff.
- › Car parking on the eastern side to service commercial office and High Value Industry frontage premises.
- › Integrate wayfinding.

FEATURES

PAVING + SURFACES	SUR01 / SUR02 / SUR03 / SUR04	SEATING	SEA01	KERBS	KER01	SERVICE	SER01	CYCLE RACKS	CYR01	TREE GRATES	TRG01
TACTILE INDICATORS	TAC01	TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	WATER/IRRIGATION	WAT01		

REFERENCES

LINEAR OPEN SPACE	LOP1	LAND USE	HVI / BUS
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m

LOCAL STREET- RESIDENTIAL

L1



DESIRED FUTURE CHARACTER

- › Provide a strong entry corridor into the site that accommodates a potential future link to the existing neighbourhood to the north.
 - › Provide minimum lane widths to encourage traffic calming and a corridor appropriate in scale to the residential density.
 - › Large tree planting to provide structure and shade for pedestrians and parked cars.
 - › Footpaths to both sides.
 - › Car parking on both sides to service allotments.
 - › Integrate with the Greenway to the west (GRN1) and the open space to the north (LOP6).
 - › Integrate wayfinding.
- *Note: Layout of residential streets is indicative only.

FEATURES

PAVING + SURFACES	SUR01 / SUR03 / SUR04 / SUR05	EDGING	EDG01	KERBS	KER01	SERVICE	SER01	BOLLARDS	BOL02	TACTILE INDICATORS	TAC01
TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	SIGNAGE + WAYFINDING	SWF01				

REFERENCES

LINEAR OPEN SPACE	LOP6	GREENWAY	GRN1	LAND USE	HVI / RES / BUS
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m



DESIRED FUTURE CHARACTER

- > Provide minimum lane widths to encourage traffic calming and a corridor appropriate in scale to the mixed use density in residential areas.
- > Large tree planting to provide structure and shade for pedestrians and parked cars.
- > Footpaths to both sides, where possible.
- > Integrate wayfinding.

FEATURES

PAVING + SURFACES	SUR01 / SUR03 / SUR04 / SUR05	EDGING	EDG01	KERBS	KER01	SERVICE	SER01	BOLLARDS	BOL02	TACTILE INDICATORS	TAC01
TREES	TRE01 / TRE02	PLANTING	PLT01	PUBLIC LIGHTING	LIG01	SIGNAGE + WAYFINDING	SWF01				

REFERENCES

GREENWAY	GRN1	LAND USE	HVI / RES / BUS
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Walkway + Community Frontage
Footpath
Verge, Trees, Lighting
Shared Use Path
Cycling Lane
Car Parking
Running Lane
Setback/Active Zone

Note: kerb width=0.14m



DESIRED FUTURE CHARACTER

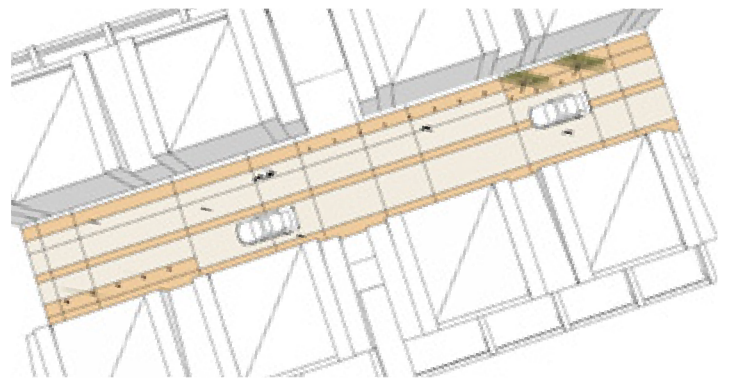
- › Provide a 6m clear accessway (shared) for vehicles servicing adjacent allotments.
- › Varied pavement surfaces to define zones and calm traffic.
- › Utilise bollards and tree planting as necessary to direct vehicles and protect lighting.
- › Manage parking through short term drop off / loading zones.
- › Potential for vehicle controls at one end to manage traffic flows.

FEATURES

PAVING + SURFACES SUR01 / SUR03 SERVICE SER01 CYCLE RACKS CYR01
 BOLLARDS BOL01 / BOL02 TACTILE INDICATORS TAC01 PUBLIC LIGHTING LIG TREES TRE03

REFERENCES

LAND USE BUS / HVI / RET



PUBLIC DOMAIN ELEMENTS

PAVING + SURFACES		BOLLARDS	
SUR01	IN-SITU CONCRETE PAVING	48	BOL01 BOLLARD WIDE 66
SUR02	PRECAST CONCRETE UNIT PAVING	49	BOL02 BOLLARD NARROW 67
SUR03	ASPHALTIC CONCRETE	50	FENCES + SCREENS
SUR04	GRIT BLAST ASPHALTIC CONCRETE	51	FEN01 FENCE - MILD STEEL 68
SUR05	COMPACTED GRANULITIC SAND PAVEMENT	52	FEN02 FENCE - POST & RAIL 69
SUR06	RUBBER SOFTFALL	53	BALUSTRADE
SEATING		BLS01	BALUSTRADE 70
SEA01	BENCH SEAT	54	TACTILE INDICATORS
SEA02	PICNIC SETTING	55	TAC01 TACTILE INDICATORS 71
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EDG01	CONCRETE	56	TRE01 TREES LARGE 72
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EDG03	RAISED EDGING - TALL STEEL	58	TRE03 TREES SMALL 74
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KER01	KERBING - STREET	59	PLT01 PLANTING 75
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SER01	COVERS + GRATES	60	PUBLIC LIGHTING
WALLS		LIG01	STREET LIGHTING
WAL01	WALL - CONCRETE	61	LIG02 POLE TOP LIGHTING 77
WAL02	WALL - CORTEN STEEL	62	LIG03 FEATURE LIGHTING 78
CYCLE RACKS		WATER/IRRIGATION	
CYR01	CYCLE RACK - STANDARD	63	WAT01 RAIN GARDEN
DRINKING FOUNTAIN		WAT02	BIO SWALE
DRF01	DRINKING FOUNTAIN	64	
TREE GRATES			
TGR01	TREE GRATES	65	

IN-SITU CONCRETE PAVING

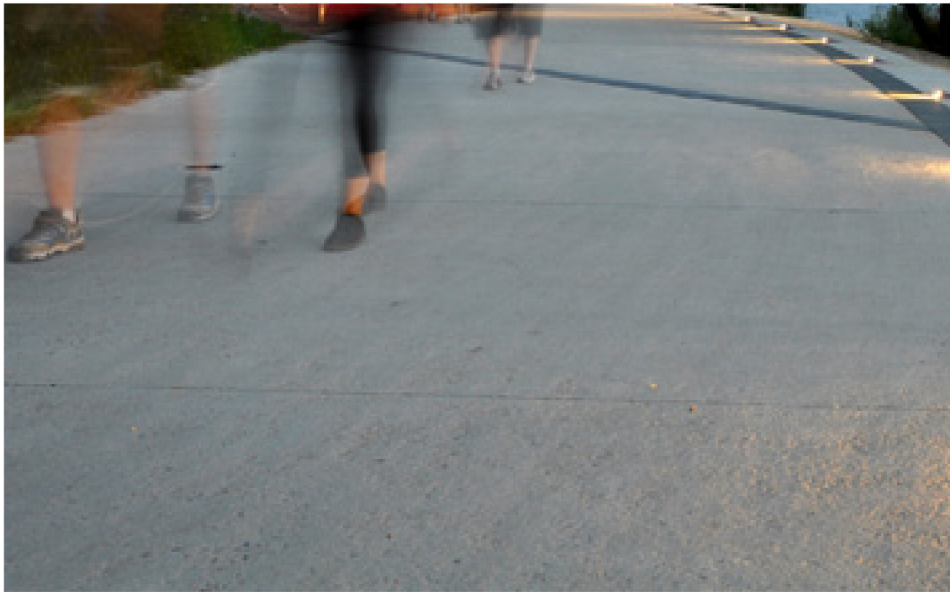
SUR01

FEATURES

DESCRIPTION	Shot blasted exposed aggregate concrete
COLOUR	Standard concrete colour with selected aggregate
FINISH	Light shot blast
PERFORMANCE REQUIREMENTS	Incorporate reinforcing, expansion and control joints, heavy vehicle load rated, slip rated 100mm depth for Pedestrian Traffic 150mm depth for Vehicular Traffic
SUPPLIER	Local supply Boral or equal approved
SAMPLE	Provide sample min 1x1m sample for approval

REFERENCES

EDGING EDG01



PRECAST CONCRETE UNIT PAVING

SUR02

FEATURES

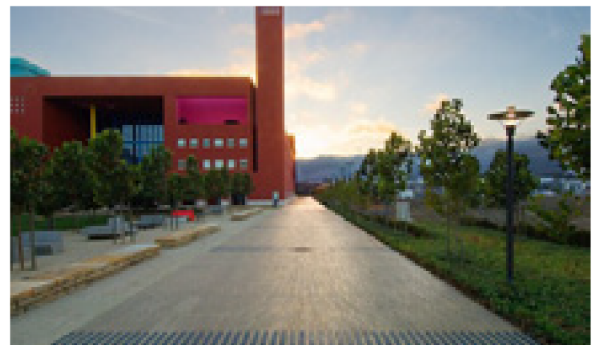
DESCRIPTION	Shot blasted exposed aggregate concrete unit paving
COLOUR	Standard concrete colour with selected aggregate
FINISH	100 microns grit blast top face, pencil rounded edges
DIMENSIONS	Large Format 600x300x60mm Small Format 400x100x60mm Sets 100x100x60mm
PERFORMANCE REQUIREMENTS	Minimum 40MPa concrete, incorporate expansion joints, heavy vehicle load rated, slip rated
SUPPLIER	Local supply: Urbanstone or approved equivalent

REFERENCES

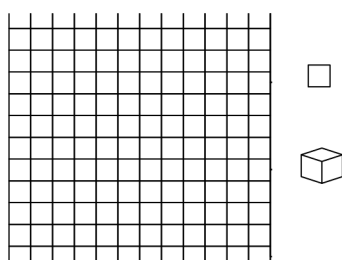
EDGING EDG01 / EDG02



Large Format Paver

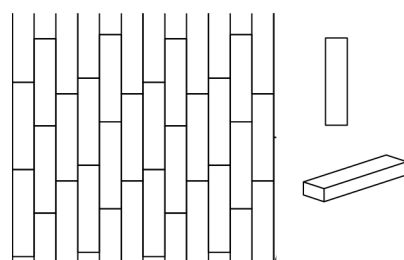


Small Format Paver

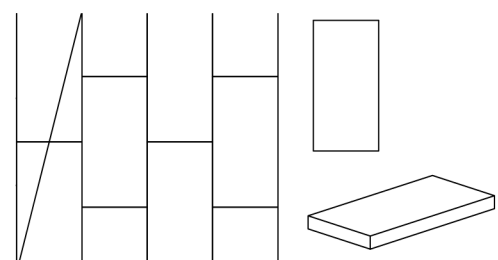


100 x 100 x 100mm Stackbond

Typical Paving Patterns



400 x 100 x 60mm Stretcherbond



600 x 300 x 60mm Stretcherbond

ASPHALTIC CONCRETE

SUR03

FEATURES

MATERIAL	Asphaltic concrete containing selected aggregate
APPLICATION	AC7 pedestrian and cycle rated pavements AC10 vehicle rated pavements
COLOUR	Standard asphaltic concrete (black)
FINISH	Smooth rolled
EDGING	Restrained Edges all sides
SUPPLIER	Asphaltic concrete: local supplier

REFERENCES

EDGING EDG01 / EDG03



GRIT BLAST ASPHALTIC CONCRETE

SUR04

FEATURES

MATERIAL	Asphaltic concrete containing selected aggregate
APPLICATION	AC7 pedestrian and cycle pavements AC10 vehicle rated pavements
COLOUR	Standard asphaltic concrete with exposed selected aggregate
FINISH	Rolled then light shot blast to expose aggregate
EDGING	Restrained edges all sides
SUPPLIER	Asphaltic concrete: local supplier Grit Blasting Equipment: Parchem Industries – BlastTrac System. or approved equivalent

REFERENCES

EDGING EDG01 / EDG03 KERBS KER01



COMPACTED GRANULITIC SAND PAVEMENT

SUR05

FEATURES

MATERIAL	Fitzgeralds Quarry 8.0mm ‘Granulitic Sand’ or approved equivalent Soilbond additive required, mix and install to manufacturer’s specification
FINISH	Compacted to 95%
DEPTH	75mm compacted granulitic sand on compacted rubble base to engineers specifications
EDGING	Restrained edges all sides
SUPPLIER	Fitzgeralds Quarry, SA, or approved equivalent

REFERENCES

EDGING EDG01 / EDG03



RUBBER SOFTFALL

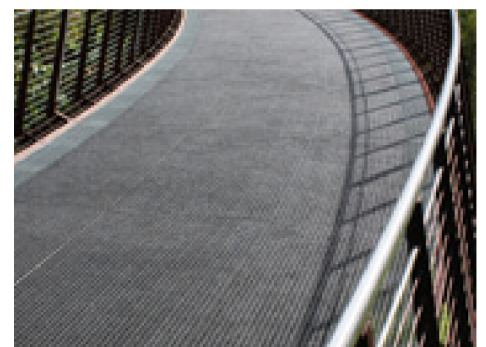
SUR06

FEATURES

MATERIAL	EPDM Rubber Softfall / Recycled Rubber Softfall
COLOURS	EPDM suited colours and recycled black.
INSTALLATION	Installed to manufacturer's specification. Where installed in play areas, depth to suit fall height specified by play equipment manufacturer to Australian Standards
SUPPLIER	Safety Surfacing Solutions, Dynamic Rubber Surfaces or approved equivalent

REFERENCES

EDGING EDG01

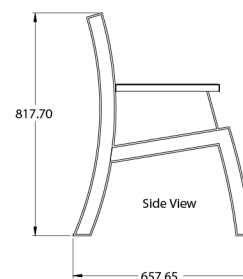
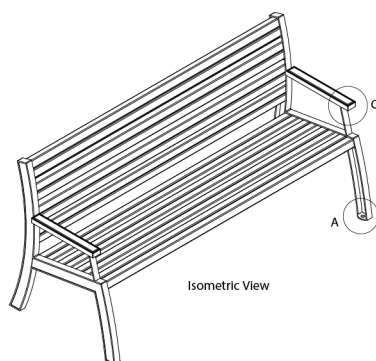


BENCH SEAT

SEA01

FEATURES

MODEL	'Tonsley'
MATERIAL	Finished steel frame with class 1 durability hardwood timber battens
	Fabricated brass hand rests
FINISH	2-coat epoxy / Uncoated natural weathered finish
SUPPLIER	Exhibition Services or approved equivalent
INSTALLATION	Sub-surface to manufacturer's specifications



PICNIC SETTING

SEA02

FEATURES

MODEL	'Picnik'
MATERIAL + FINISH	Frame: 6mm corten steel Seat and table tops: 15mm glass reinforced concrete (GRC)
INSTALLATION	Subsurface insulation to manufacturer's specifications. Locate on compacted granulitic pavement or grit blasted concrete.
OPTIONS	Option available for disabled access
SUPPLIER	Iguana Creative or approved equivalent



EDGING - CONCRETE

EDG01

FEATURES

DESCRIPTION	Formed in-situ standard concrete 150x150mm concrete with N16 reinforcing bar
FINISH	Steel trowel exposed faces. Pencil round exposed top edges.
PERFORMANCE REQUIREMENTS	Min 25MPa concrete. Cracking joints located at minimum 10m spacings. Bed on 100mm depth fine crushed rock and compacted subgrade to engineer's specification
SUPPLY	Standard concrete supply

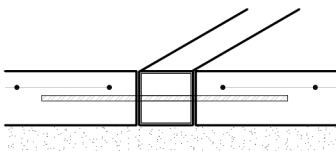
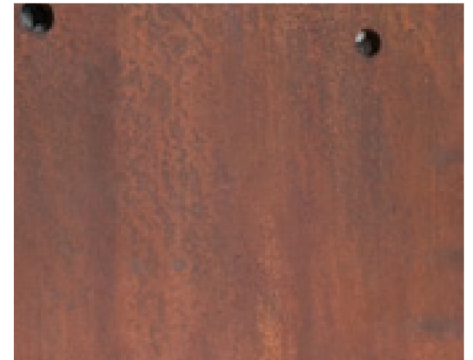


FLUSH EDGING & INLAYS - MILD STEEL

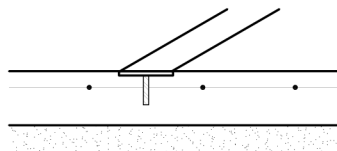
EDG02

FEATURES

DESCRIPTION	Mild steel edge inset flush into concrete paving
FINISH	Light gritblast, weather, then finish with 2 coats Penetrol
DIMENSIONS	100mm wide
PROFILES	Profile A - 100x100x4.0 SHS steel inlay Profile B - 100x8mm thick plate with Fixing pins (16mm reo bar 50mm lengths) weld to underside at 600mm centres



Profile A



Profile B

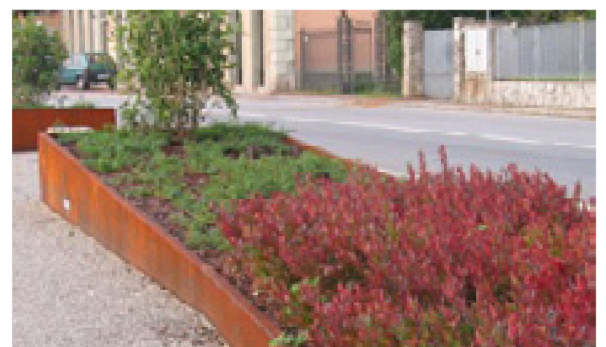
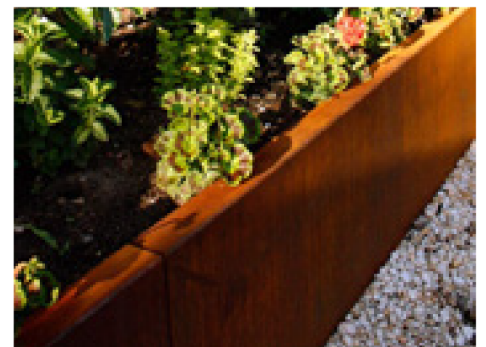


RAISED EDGING - TALL STEEL

EDG03

FEATURES

DESCRIPTION	Raised corten steel edge
DIMENSIONS	6mm thick x max height 400mm. 40mm fold along top edge
FINISH	Natural, weathered. Mitre corners at 45 degrees
PERFORMANCE REQUIREMENTS	Gripset51 sealer applied to subsurface steel or backside of edge where backfilled with soil. Grind exposed edges smooth
FIXING	Fixings to engineers specifications

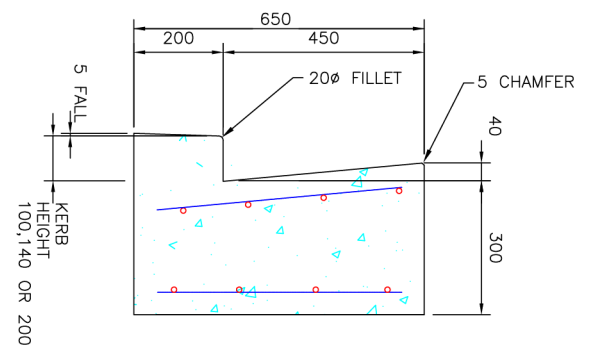


KERBING - STREET

KER01

FEATURES

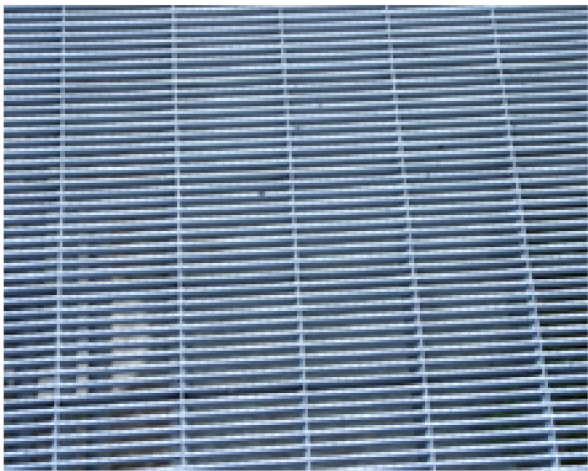
DESCRIPTION	In situ concrete kerb and water table
MATERIAL	Standard concrete to engineers specifications
FINISH	Smooth steel trowel
PERFORMANCE REQUIREMENTS	Joints at 1.5m spacings



KERB & WATERTABLE

GRATING COVER TO STRIP DRAINS

MODEL	'ACO – Heel Guard Grate' or approved equivalent
MATERIAL	Stainless Steel
APPLICATION	Pedestrian and cycle traffic only
SUPPLIER	ACO or approved equivalent



PIT ACCESS COVERS TO SERVICES IN PAVING

DESCRIPTION	Provide covers suitable to accommodate infill of 60mm unit paving or concrete
	Match adjacent paving surface

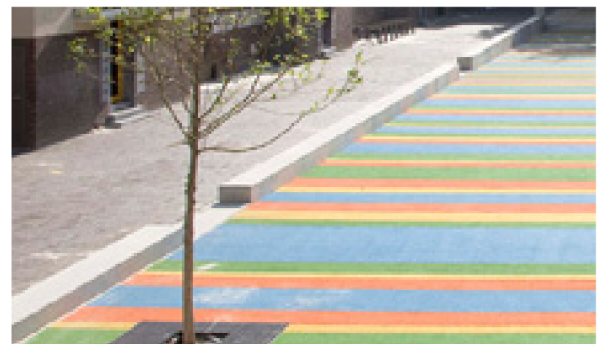


WALL - CONCRETE

WAL01

FEATURES

DESCRIPTION	In situ concrete
APPLICATION	Free standing walls Retaining walls
DIMENSIONS	Typical 400x400mm
COLOUR	Brightonlite Cement
FINISH	Off form (Class 2 Finish) Pencil round exposed edges
PERFORMANCE REQUIREMENTS	Min 25MPa concrete Include construction joints @ minimum 5.0m centres Where paving abuts, include Abeflex expansion joint (grey colour) Provide fall to top panel Footings and reinforcement to engineer's specifications Anti-skate devices where adjacent skateable surfaces Matt finish anti-graffiti coating

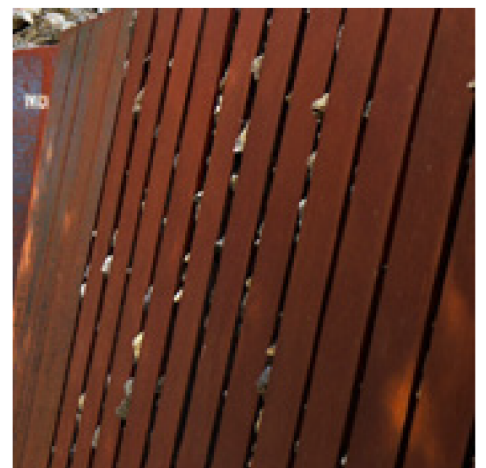
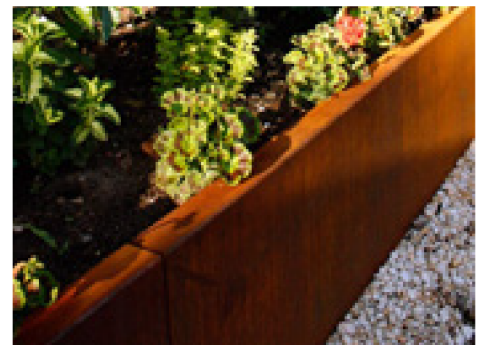


WALL - CORTEN STEEL

WAL02

FEATURES

DESCRIPTION	6mm corten steel used as facing to in situ concrete walls, freestanding fabricated wall, or structural retaining wall
DIMENSIONS	Varies
FINISH	Natural, weathered.
PERFORMANCE REQUIREMENTS	Gripset51 sealer applied to subsurface steel or backside of edge where backfilled with soil. Grind exposed edges smooth
FIXING	To engineers specifications



CYCLE RACK - STANDARD

CYR01

FEATURES

MODEL	'Rolla Rack - Single'
MATERIAL + FINISH	Stainless steel 316 grade, brushed surface finish
INSTALLATION	Subsurface mounted to manufacturer's specifications
SUPPLIER	Iguana Creative or approved equivalent



DRINKING FOUNTAIN

DRF01

FEATURES

MODEL	'Arqua Fountain - DF4'
MATERIAL	Body: Solid cast aluminium Button and spout: Marine grade stainless steel 316, bright polished
FINISH	Powdercoat with anti-graffiti coating
PERFORMANCE REQUIREMENTS	Provide concrete footings and fixings to manufacturer's recommendation. Refer to engineer's specifications for connections and drainage.
MOUNTING	Subsurface polycrrete pit with metal cover plate in hard anodised finish
WATER QUALITY	Filtered
OPTIONS	Dog bubbler
SUPPLIER	Street Furniture Australia or approved equivalent



COLOUR:
Textured Medium*
Textured Interpon Sable™ Brilliance
GL277A

TREE GRATES

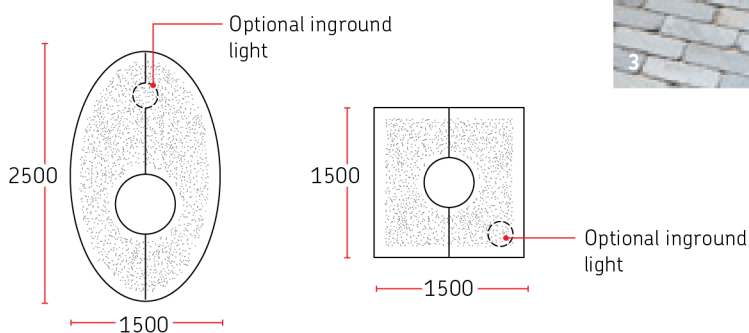
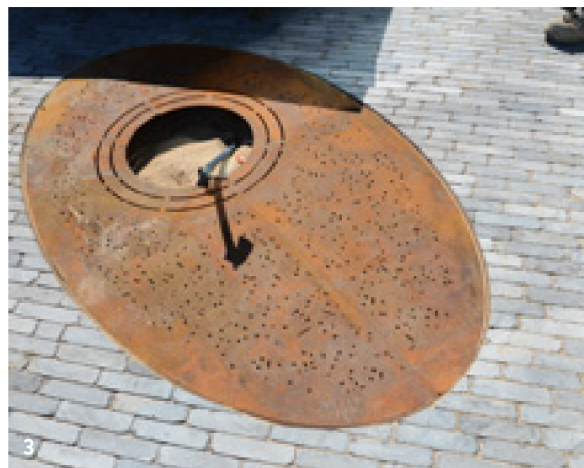
TGR01

FEATURES

DESCRIPTION	Mild steel tree grates with supporting frame. Provided with expandable tree trunk holes
MODEL	'Square' + 'Elipse'
MATERIAL	8mm mild steel
FINISH	Natural, weathered
PATTERN	Oblet (lasercut), or artist designed
PERFORMANCE REQUIREMENTS	Suited to pedestrian and cycle trafficked areas
OPTIONS	Inground LED lighting
SUPPLIER	Iguana Creative or approved equivalent



1/ Square
2/ Oblet pattern
3/ Elipse

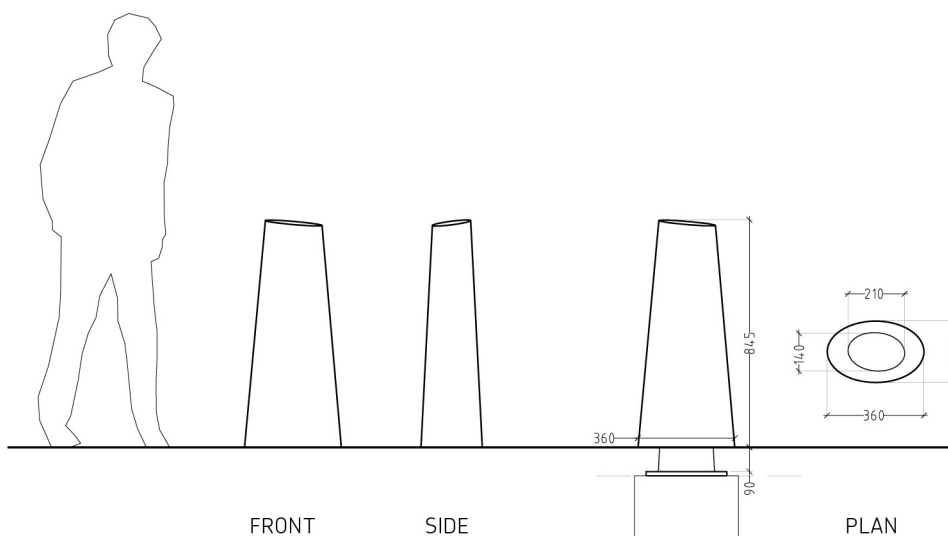


BOLLARD WIDE

BOL01

FEATURES

MODEL	'Fat'
MATERIAL	Glass Reinforced Concrete (GRC)
FINISH	Smooth finish all round according to manufacturers specifications
FIXING	Subsurface
SUPPLIER	Iguana Creative or approved equivalent
OPTIONS	Integrated LED lighting at top

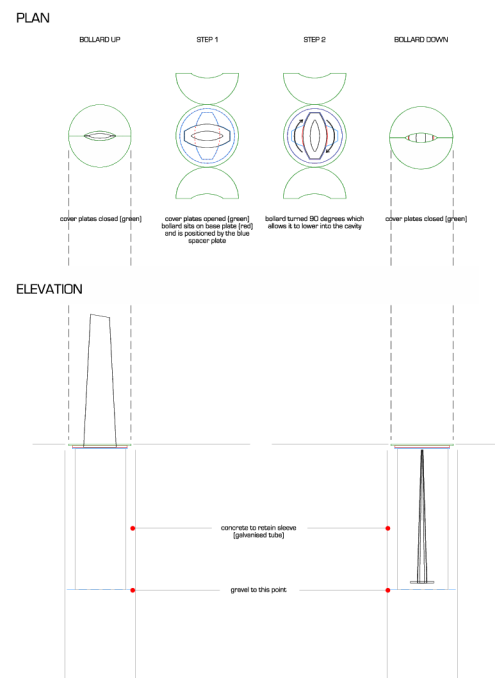
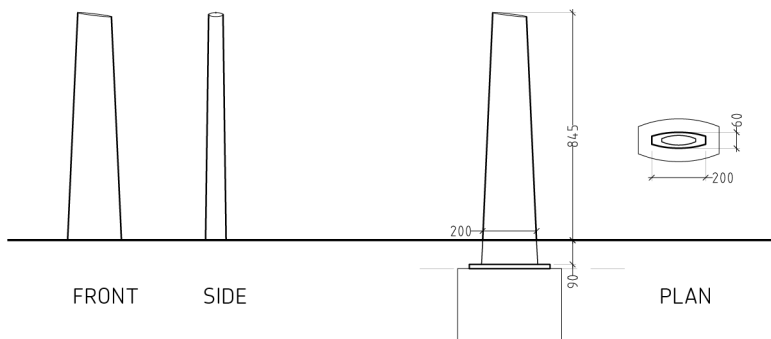
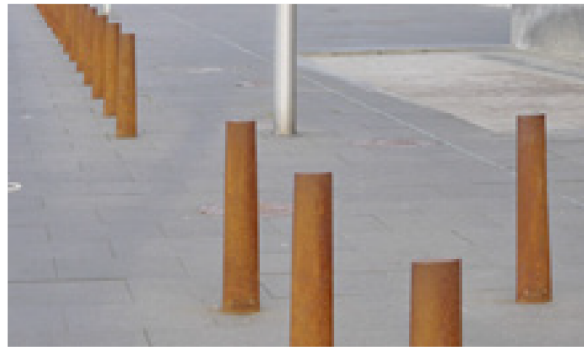


BOLLARD NARROW

BOL02

FEATURES

MODEL	'Slim'
MATERIAL	Corten steel
FINISH	Grit-blast, weathered steel, 2 coats penetrol
FIXING	Subsurface fixings according to manufacturers specification
SUPPLIER	Iguana Creative or approved equivalent
OPTIONS	Removable (Dropdown)

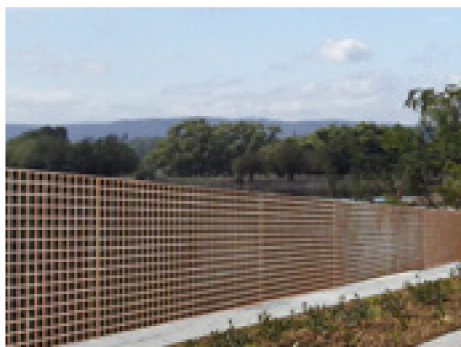


FENCE - MILD STEEL

FEN01

FEATURES

DESCRIPTION	Perforated / grated steel screen fence Opportunity for public art
MATERIAL	Posts: Mild Steel UB Infill Panels: Perforated corten steel/ Grated webforge steel panels
DIMENSIONS	Varies
FINISH OPTIONS	Natural, weathered



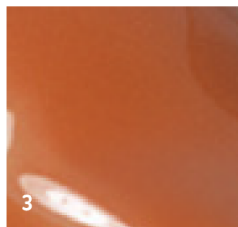
Examples of applications of
Perforated / grated steel screen fencing

FENCE - POST AND RAIL

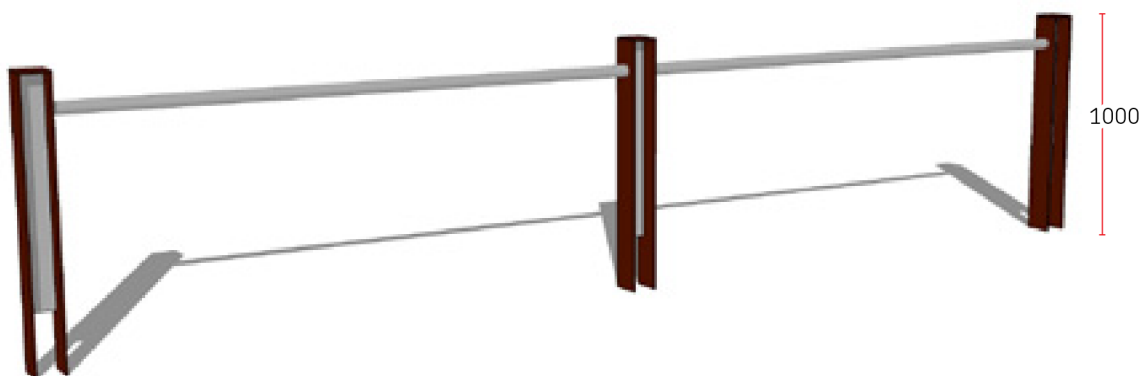
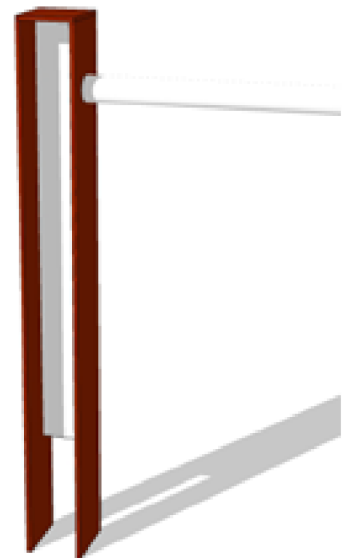
FEN02

FEATURES

DESCRIPTION	Posts: Fabricated steel flat bar post Rail: Stainless steel tube 40mm diameter 316 grade
DIMENSIONS	Varies
FINISH OPTIONS	Posts: Natural, weathered Post infill panel: automotive paint (optional) Rail: Brushed stainless steel



- 1/ Mild steel
- 2/ Stainless Steel
- 3/ Automotive paint (optional)

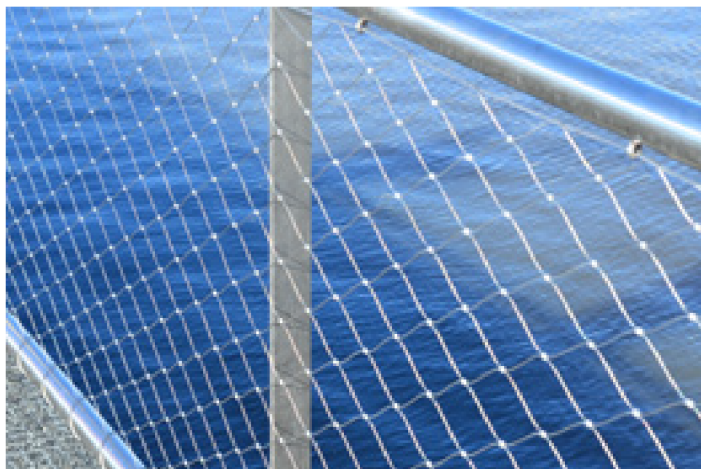
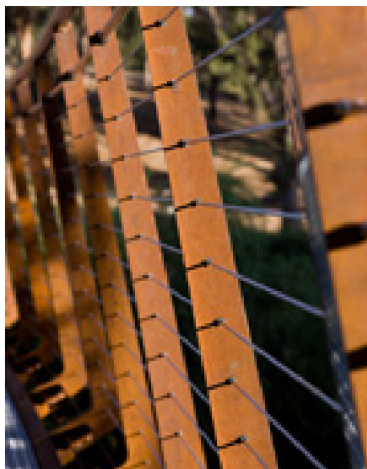


BALUSTRADE

BLS01

FEATURES

DESCRIPTION	Fabricated steel posts with horizontal stainless steel cable, mesh or vertical rails
MATERIAL	Corten / stainless steel / galvanised steel
FINISH	Weathered / natural
SUPPLIER	Custom design and fabrication
PERFORMANCE REQUIREMENTS	Compliance with the National Construction Code



TACTILE INDICATORS

TAC01

BUTTON TACTILES

DESCRIPTION	Stainless steel warning markers to Australian Standards
MODEL	'Classic Stainless Steel' Machined Finish
APPLICATION	Typically used everywhere
PERFORMANCE REQUIREMENTS	Setout and colour contrast to Australian Standards
SUPPLIER	DTAC or approved equivalent



PRECAST TACTILES

DESCRIPTION	Precast concrete caution tactile unit paver 300x300x40mm to Australian Standards
COLOUR	Dark grey
APPLICATION	Within unit paving and granular sand paving areas only.
PERFORMANCE REQUIREMENTS	Setout and colour contrast to Australian Standards
SUPPLIER	Best Bricks and Pavers or approved equivalent



TREES - LARGE

TRE01

SUPPLY

Supply as advanced stock

PREFERRED SUPPLIERS

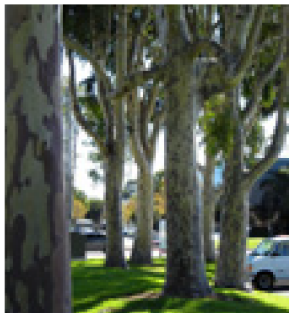
- Adelaide Advanced Trees
- ETT (Established Tree Transplanters)
- Ronneby Advanced Trees
- Flemmings Nursery
- Freshford Nursery
- Heyne's Wholesale

Container size (or open rooted):

STREET	100L
PERIMETER	25L
PARK	100L
PLAZA	100L
MAB	200L

CORYMBIA MACULATA (SPOTTED GUM)

Evergreen to 30 m, suitable for most sites.



STREET	*
PERIMETER	
PARK	
PLAZA	*
MAB	

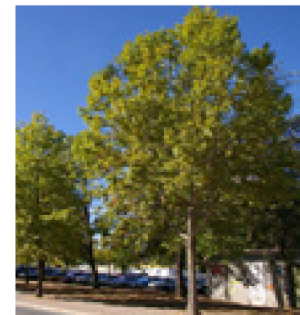
CEDRUS LIBANI (LEBANON CEDAR)



STREET	
PERIMETER	
PARK	*
PLAZA	*
MAB	

PLATANUS ORIENTALIS (ORIENTAL PLANE)

Winter deciduous round-crowned tree to 20 m, suitable for most sites.



STREET	*
PERIMETER	
PARK	
PLAZA	
MAB	*

QUERCUS PETRAEA (SESSILE OAK)

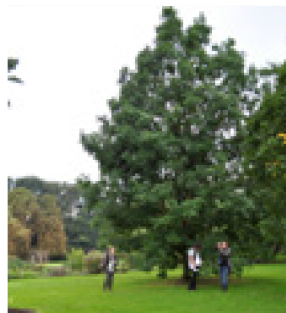
Winter deciduous round-crowned tree to 18 m, suitable for most sites.



STREET	*
PERIMETER	
PARK	
PLAZA	
MAB	

QUERCUS CANARIENSIS (ALGERIAN OAK)

Winter deciduous round-crowned tree to 18 m, suitable for most sites.



STREET	
PERIMETER	
PARK	*
PLAZA	
MAB	

QUERCUS CERRIS (TURKEY OAK)



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

QUERCUS DOUGLASII (BLUE OAK)



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

QUERCUS CASTANEIFOLIA (CHESTNUT-LEAVED OAK)



STREET	
PERIMETER	
PARK	*
PLAZA	*
MAB	

TREES - MEDIUM

TRE02

SUPPLY

Supply as advanced stock

PREFERRED SUPPLIERS

- Adelaide Advanced Trees
- ETT (Established Tree Transplanters)
- Ronneby Advanced Trees
- Flemmings Nursery
- Freshford Nursery
- Heyne's Wholesale

Container size (or open rooted):

STREET	100L
PERIMETER	25L
PARK	100L
PLAZA	100L
MAB	200L

ANGOPHORA COSTATA (SMOOTH-BARKED APPLE)

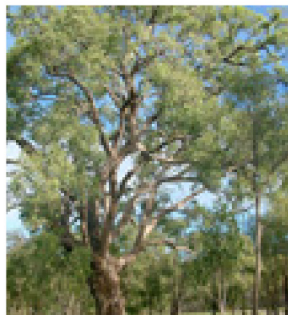
Evergreen tree to 18 m, suitable for sandier soils.



STREET	*
PERIMETER	*
PARK	*
PLAZA	*
MAB	

ANGOPHORA FLORIBUNDA (ROUGH-BARKED APPLE)

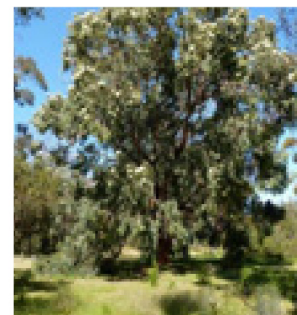
Evergreen tree to 18 m, suitable for sandier soils.



STREET	*
PERIMETER	*
PARK	*
PLAZA	*
MAB	

CORYMBIA EXIMIA (YELLOW BLOODWOOD)

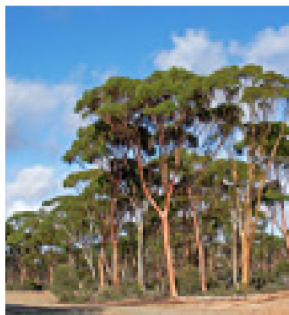
Evergreen tree to 12 m, especially suitable for sandier soils.



STREET	*
PERIMETER	
PARK	
PLAZA	
MAB	

EUCALYPTUS SALMONOPHLOIA (SALMON GUM)

Evergreen tree to 16 m, suitable for dry clay soils. Highly drought tolerant.



STREET	*
PERIMETER	*
PARK	*
PLAZA	
MAB	

EUCALYPTUS LEUCOXYLON (BLUE GUM)

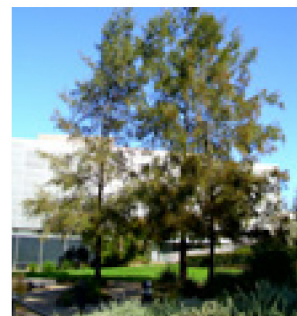
Evergreen tree to 20 m, smaller when mass planted. Suitable for most soils.



STREET	
PERIMETER	*
PARK	*
PLAZA	*
MAB	

CASUARINA CUNNINGHAMIANA (RIVER SHE-OAK)

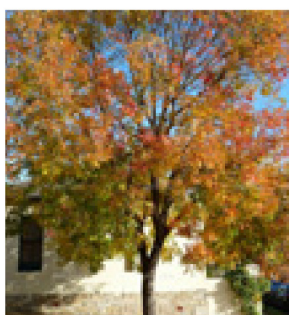
Evergreen conical-crowned tree to 20 m, but smaller when mass-planted. Suitable for mass plantings on wetter soils.



STREET	
PERIMETER	*
PARK	
PLAZA	
MAB	

PISTACIA CHINENSIS (CHINESE PISTACHIO)

Winter deciduous round-crowned tree to 10 m, prefers summer irrigation.



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

LIQUIDAMBAR STYRACIFLUA (LIQUIDAMBAR)

Winter deciduous conical-crowned tree to 16 m, especially suitable for wetter sites.



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

TREES - SMALL

TRE03

SUPPLY

Supply as advanced stock

PREFERRED SUPPLIERS

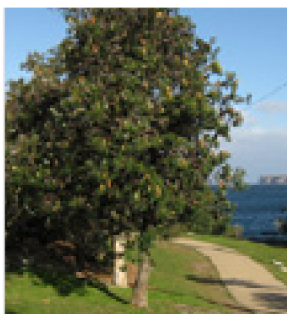
- Adelaide Advanced Trees
- ETT (Established Tree Transplanters)
- Ronneby Advanced Trees
- Flemmings Nursery
- Freshford Nursery
- Heyne's Wholesale

Container size (or open rooted):

STREET	100L
PERIMETER	25L
PARK	100L
PLAZA	100L
MAB	200L

BANKSIA INTEGRIFOLIA (COAST BANKSIA)

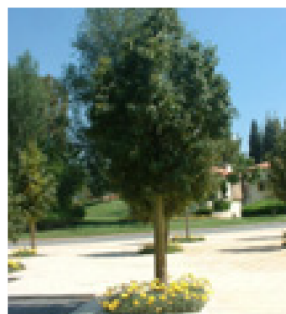
Evergreen irregular-crowned tree, usually of erect form. Suitable for sandier soils.



STREET	
PERIMETER	*
PARK	*
PLAZA	*
MAB	

BRACHYCHITON POPULNEUS (KURRAJONG)

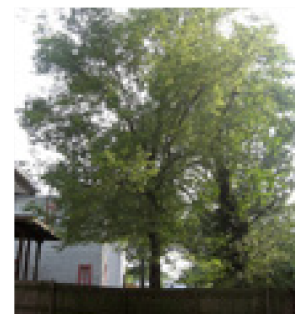
Evergreen round-crowned tree. Suitable for most soils. Highly drought tolerant.



STREET	
PERIMETER	
PARK	*
PLAZA	*
MAB	

CELTIS LAEVIGATA (SUGARBERRY)

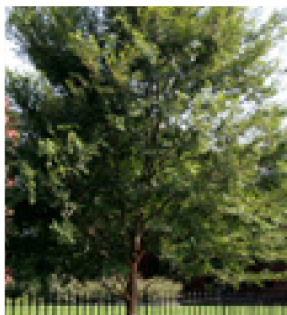
Evergreen round-crowned tree. Suitable for most soils.



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

ULMUS PARVIFOLIA (CHINESE ELM)

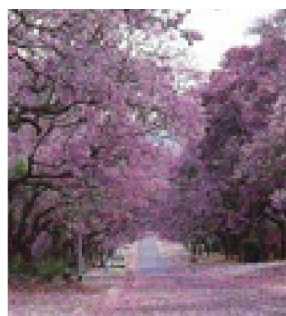
Winter-deciduous spreading tree. Suitable for most soils but only mildly drought tolerant.



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

JACARANDA MIMOSIFOLIA (JACARANDA)

Tropical-deciduous round-crowned tree to 10 m, Suitable for most soils. Mildly drought tolerant.



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

EUCALYPTUS FASCICULOSA (PINK GUM)

Evergreen irregularly-formed tree suitable for mass plantings. To 15 m smaller when mass-planted. Suitable for most soils. Highly drought tolerant.



STREET	
PERIMETER	*
PARK	
PLAZA	
MAB	

LAGERSTROEMIA INDICA - (CREPE MYRTLE)



STREET	*
PERIMETER	
PARK	*
PLAZA	*
MAB	

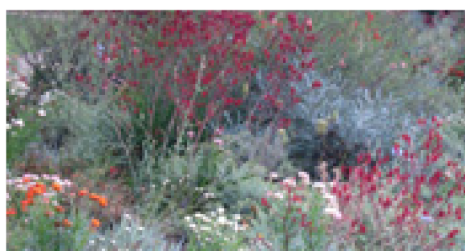
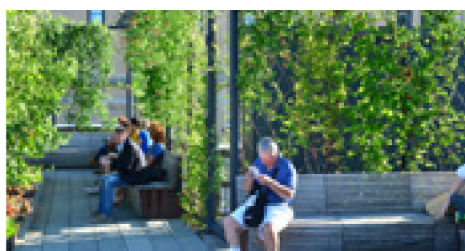
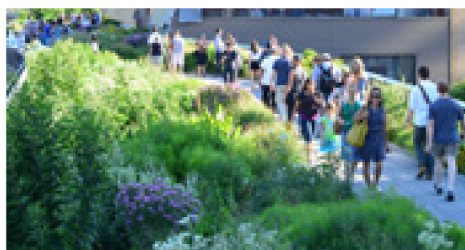
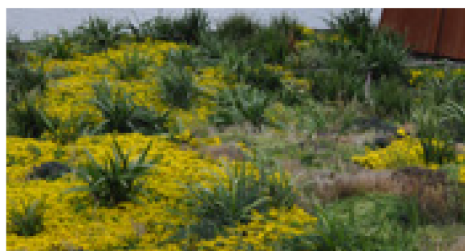
PLANTING

PLT01

SUPPLY

Typically supplied in 150mm pots

PREFERRED	Wholesale Plants
SUPPLIERS	Heyne's Wholesale
	Local provenance suppliers



Example planting styles

PLANT SPECIES

- > *Dodonaea viscosa* spathulata
- > *Acacia acinacea*
- > *Atriplex semibaccata*
- > *Dianella revoluta* var *revoluta*
- > *Dianella longifolia* var *grandis*
- > *Dianella* cultivars
- > *Olearia ramulosa*
- > *Vittadinia blackii*
- > *Cyperus vaginatus*
- > *Juncus subsecundus*
- > *Lepidosperma curtisiae*
- > *Lomandra densiflora*
- > *Lomandra* cultivars
- > *Wahlenbergia communis*
- > *Maireana brevifolia*
- > *Eremophila* cultivars
- > *Viola hederacea*
- > *Enchylaena tomentosa*
- > *Bursaria spinosa*
- > *Hardenbergia* sp.
- > *Trachelospermum jasminoides*
- > *Hardenbergia violacea*
- > *Convolvulus cneorum*
- > *Convolvulus remotus*
- > *Convolvulus erubescens*
- > *Eutaxia diffusa*
- > *Goodenia amplexans*
- > *Pultenaea largiflorens*
- > *Linum marginale*
- > *Glycine tabacina*

TURF

PLT02

FEATURES

SPECIES	Kikuya- Kendra
SUPPLY	Instant turf
SUPPLIER	Various local suppliers



POLE TOP LIGHTING

LIG02

FEATURES

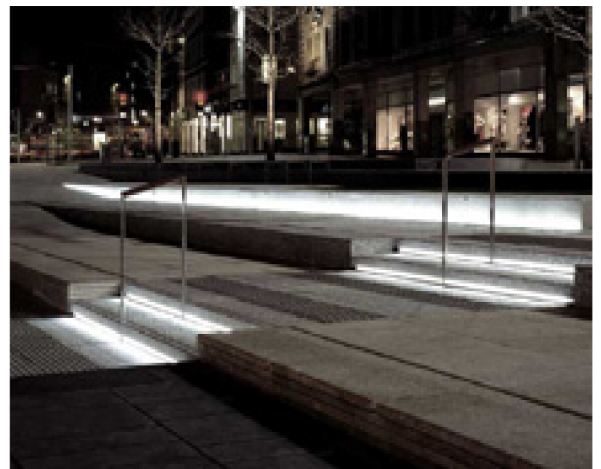
MODEL	Maranello Indirect Post Top LED or approved equivalent
MATERIAL	Extruded aluminium
FINISH	Epoxy paint Colour: Graphite
LAMP	LED
POLE	5.0m
SUPPLIER	Unilamp or approved equivalent



FEATURES

Feature lighting provides an additional layer of lighting to the public realm. Feature lighting will:

- › Be integrated into other urban elements such as retaining walls and planter boxes, where appropriate.
- › Avoid 'cluttering' the public realm.
- › Utilise energy efficient lamps.
- › Be robust, vandal resistant and low maintenance.
- › Assist with wayfinding and determining spatial hierarchy in the public domain.



Feature lighting examples



www.tonsley.com.au

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Tel: 1300 663 707



[/tonsleysa](https://www.linkedin.com/company/tonsleysa)

RenewalSA



Government of
South Australia