



# STREAKY BAY DISTRICT MANAGEMENT PLAN



# TOWNSHIP AND URBAN DESIGN FRAMEWORK



AUGUST 2011



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SUTER PLANNERS



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- District Council of Streaky Bay Elected Members
- District Council of Streaky Bay Staff Members
- Community members from across the District

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# 1.0 INTRODUCTION



## 1.1 Purpose of the Plan

The main purpose of the Township and Urban Design Framework Report is to provide a structured approach to the planning, design and delivery of the urban realm, open space and facilities within the townships throughout the District of Streaky Bay.

The aim is to strengthen the existing character of the townships while providing

opportunities for future development.

The Township and Urban Design Framework sets out a series of guiding principles for the protection and enhancement of the urban character. Using a series of detailed master plans, potential projects are described that will act as catalysts for development. These masterplans and projects identify specific actions that will lead to the continued vitality

and vibrancy of the townships and the creation of new public spaces.

Contained within the Township and Urban Design Framework are a set of design guidelines that will provide detailed recommendations in relation to the development of the public realm. These guidelines will deliver a coherent public realm that amplifies the existing character of individual towns and the District at large.



Streaky Bay Grain Silos

## 1.2 Plans' Focus

The Township and Urban Design Framework focuses on the following locations within the District. They include:

- Streaky Bay (Streaky Bay foreshore, Doctor's Beach)
- Sceale Bay (foreshore reserve and boat ramp)
- Wirrulla (the triangle and campground)
- Poochera (museum and Town Park)

- Baird Bay
- Haslam (foreshore and jetty precinct)
- Perlubie Landing
- Eba Anchorage

The report also provides detailed design directions in relation to the design of footpaths, street lighting, materials, public art, entrance features and landscape design.

For the purposes of the report, the design guidelines will focus on facilities, materials and the design of open spaces, parks and footpath connections.

While the report focuses on public open space, the guidelines are designed to influence the future character of all public spaces within the District of Streaky Bay.

# 2.0 UNDERSTANDING THE DISTRICT



## 2.1 About the Towns

The urban context of the District of Streaky Bay townships is diverse as it is rich in urban form and landscape character, with each town expressing its unique history, function and vitality through the character of the buildings, streets, open spaces and facilities.

The productive agricultural nature of the District over the last 150 years is imbedded within the look and feel of the urban realm. This important history remains visible today although, the character of many towns has dramatically altered since the first half of the twentieth century.

With the rise of mechanisation the continued success of many towns has ebbed and flowed. This has led to an absence of development and asset renewal, and a running down of the public realm.



*Streaky Bay Foreshore and Jetty*

In recent decades, there has been a steady rise in tourism, with visitors capitalising on the extraordinary natural beauty of the District's landscapes and coastlines. This renewed interest in the region has provided an opportunity for reinvestment and regeneration in the open space and places within the towns.

By exploring the potential of individual towns, destination can be developed that build upon the historic, cultural, natural and social values of the towns within the District of Streaky Bay.

## 2.2 Character Assessment

The following represents a photographic survey that highlights the existing character, issues and opportunities for the towns. The categories below are explored further:

**BUILT FORM**

**FACILITIES**

**OPEN SPACE**

**MATERIALS**



# BUILT FORM

The built form contained within the townships of the Streaky Bay District reflects the rich and diverse history of the Region. The various building styles used during the establishment of the district exist today, creating a well preserved nineteen century vernacular, particularly in relation to the grand civic building of Streaky Bay.



Progressive development over numerous decades reinforces the original settlement patterns and reflects periods of rapid growth during the 1950's and 1970's.



Recent buildings such as the public toilets on the Streaky Bay Foreshore, express a contemporary architecture. While the built form creates a modern aesthetic the use of materials such as limestone, timber and metal reflects the local context.



The combination of materiality, established settlement patterns and cultural context (European settlement) creates an architectural heritage that adds significantly to the character of the townships and the wider region.





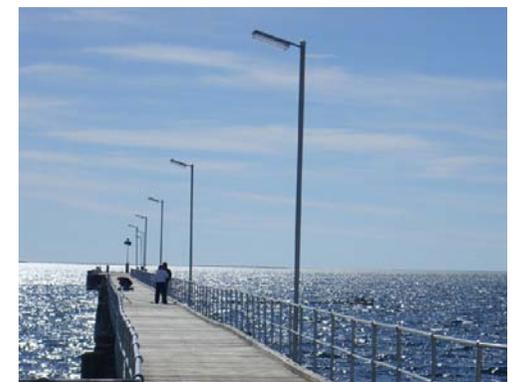
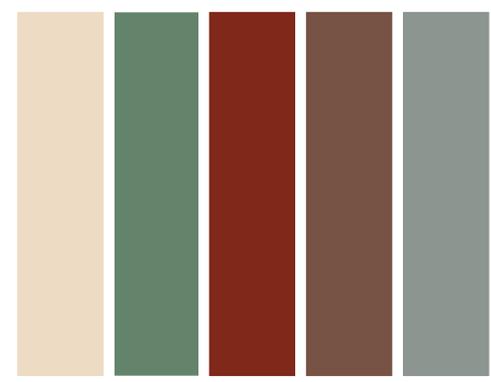
# FACILITIES

The area has a wide range of facilities and structures, most notably the jetties and a range of shelters spread across the district. These facilities are intended to cater for tourists and locals and therefore represent key destinations.

Presently, facilities closer to urban areas represent higher quality installations, whilst those more rural tend to reflect the 'working' vernacular of the local area.

The facilities function as community destinations, places to visit, a point of interest or a reason to stop.

Similar to the built form of the district the materiality and the vernacular of the facilities within the district reflects the area's settlement history and the strong use of local materials.





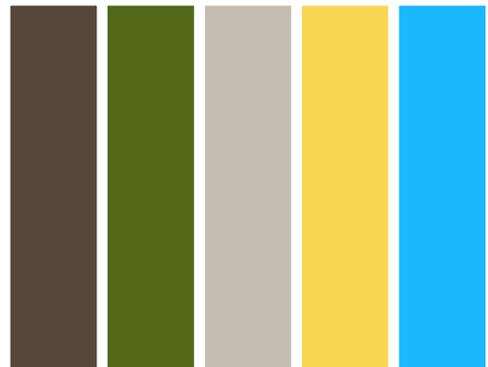
# OPEN SPACE

Open space within the district is plentiful, but designed open space is less prominent. The open space provision associated with foreshore areas and other locations in key urban areas offer pockets of higher quality amenity spaces. The foreshore parks in particular provide great opportunities for continued development as key destinations for locals and visitors.



The population size and distribution of the District lends itself to the idea of shared use of sports facilities, between schools and the community. It is therefore essential that existing facilities should be maintained or upgraded where necessary.

Existing playspaces consist of a mixture of both new installations and degraded pieces of equipment. Play opportunities are often generic and paired with other infrastructure such as sports courts, toilets and shelters.

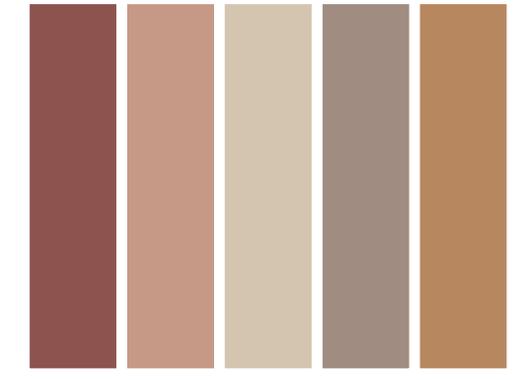




# MATERIALS

Existing character and use of materials is directly influenced by the agricultural context of the District and the availability of stone, timber and brick, as well as light weight materials such as tin sheeting.

The natural and rural character of the region is reflected in many of the townships, villages and settlements. Within Streaky Bay, the use of materials become more refined, reflecting the urban context, with cut stone, pavers and dressed timbers. This refined material response is often complimented with public art, which adds to the diversity and amenity of the public realm.



# 3.0 PLANNING PRINCIPLES

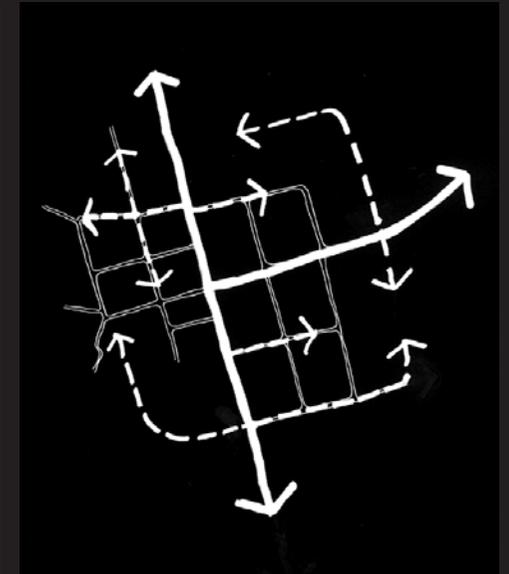
An assessment of all the towns has led to the consideration of seven planning principles which are designed to provide a contextual framework for future planning. These include;

- Connections (the linkages of places, facilities and destinations)
- Open space and foreshores (the function and purpose of open spaces)
- Destinations (protecting or providing new destinations that meet the future community requirements and tourist opportunities within townships)
- Gateways and entrances (defining and promoting the character and value of towns through a sense of arrival and entry)
- Town fabric (responding to the urban character of existing townships and providing opportunity for both consolidation and expansion within the context of the town)
- Facilities (providing for and meeting the future growth and needs of the towns)
- Edges (ensuring the existing context and landscape character of the towns is maintained and enhanced)

The principles reflect the unique qualities that exist within the towns; the principles are designed to build upon the existing urban character of the District as a whole and the township specifically.

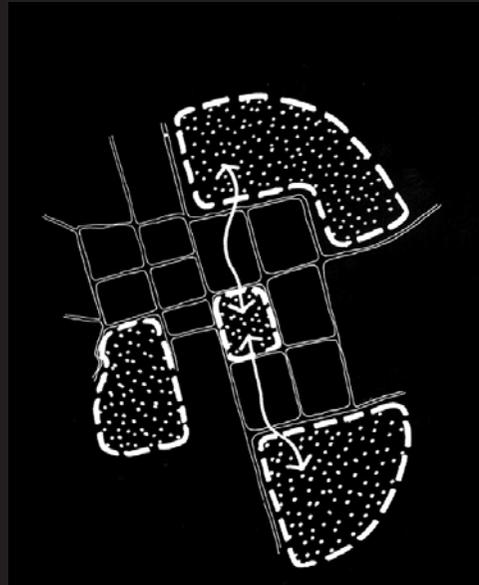
The principles provide an overriding framework within which to consider future masterplans, projects and actions. By understanding and applying the planning principles an appropriate development context can be formed that will lead to the maintenance and enhancement of the urban realm within the district of Streaky Bay.

## 3.1 CONNECTIONS



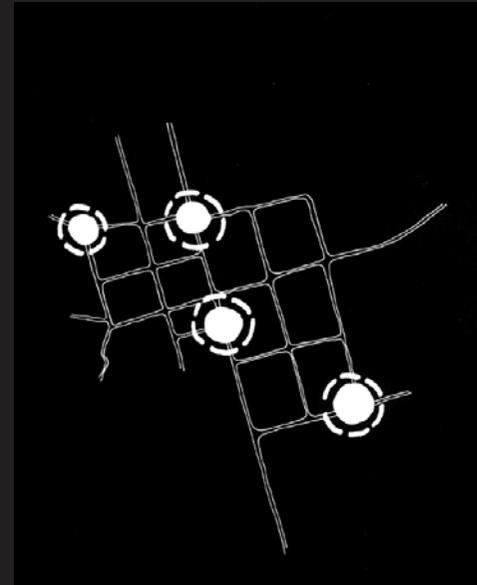
- Develop a hierarchy of connections for both pedestrian and vehicular access
- Create opportunities for additional connectivity between the urban and open space network of the town
- Provide sustainable connections with high degrees of amenity, recreation and habitat value
- Improve both internal and external connectivity at local, district and regional scales

### 3.2 OPEN SPACE AND FORESHORES



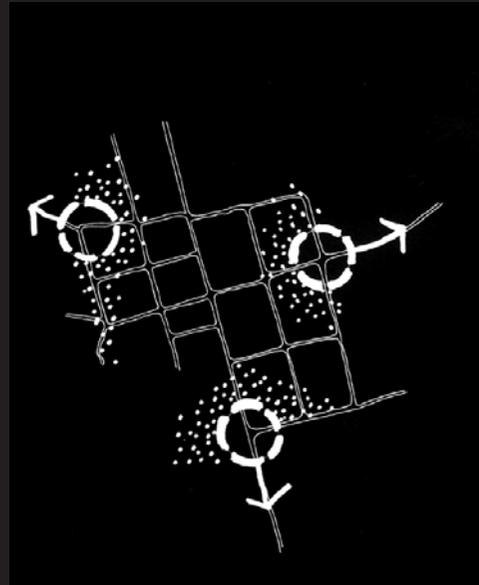
- Develop a hierarchy of open spaces
- Develop quality open space and foreshore areas
- Provide open space to increase recreation function
- Develop recreational, social, cultural and environmental strategies that reinforce the significance of open space

### 3.3 DESTINATIONS



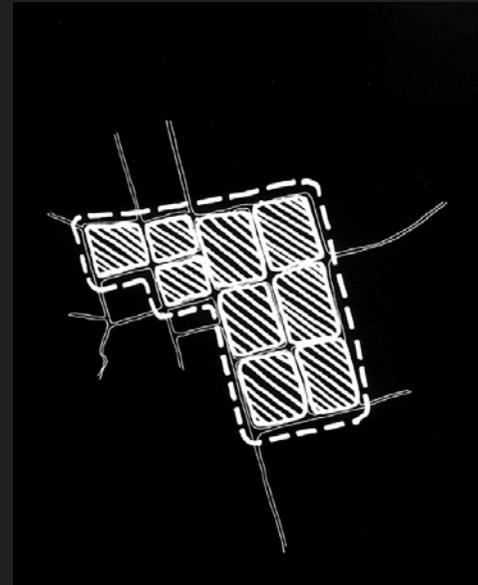
- Strengthen existing destinations within towns
- Understand the potential of destinations within the towns that reinforce the principle of place making
- Explore the potential to create new destinations within town that meet future needs
- Explore the inter-relationship of destinations, connections and open spaces

### 3.4 GATEWAYS



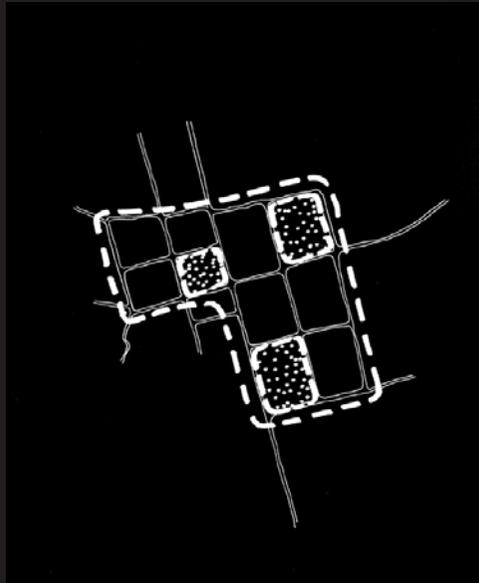
- Develop opportunities to increase and improve entrances to town
- Develop features, landscapes and signage proposals that brand and mark the presence of townships
- Use gateways to reflect the character (both existing and future) of the town (increasing the value of the journey).
- Increase the legibility of the town
- Provide a sense of arrival and departure for the town

### 3.5 TOWN CHARACTER



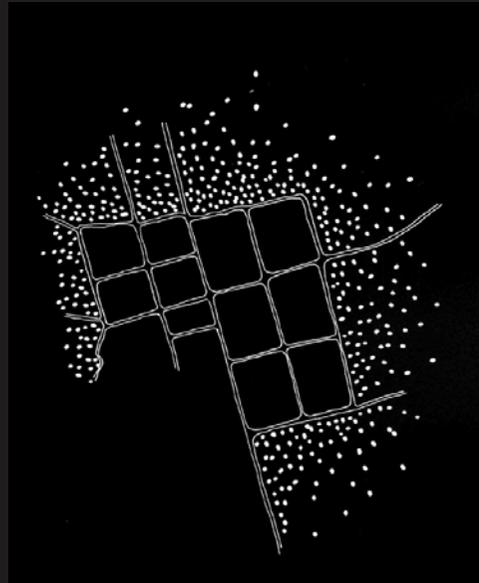
- Understand and reinforce the fabric of the town
- Identifying the unique characteristic and urban patterns of individual towns
- Maintain an appropriate scale and form for the towns (including setbacks, urban expansion and boundary treatments)

### 3.6 FACILITIES

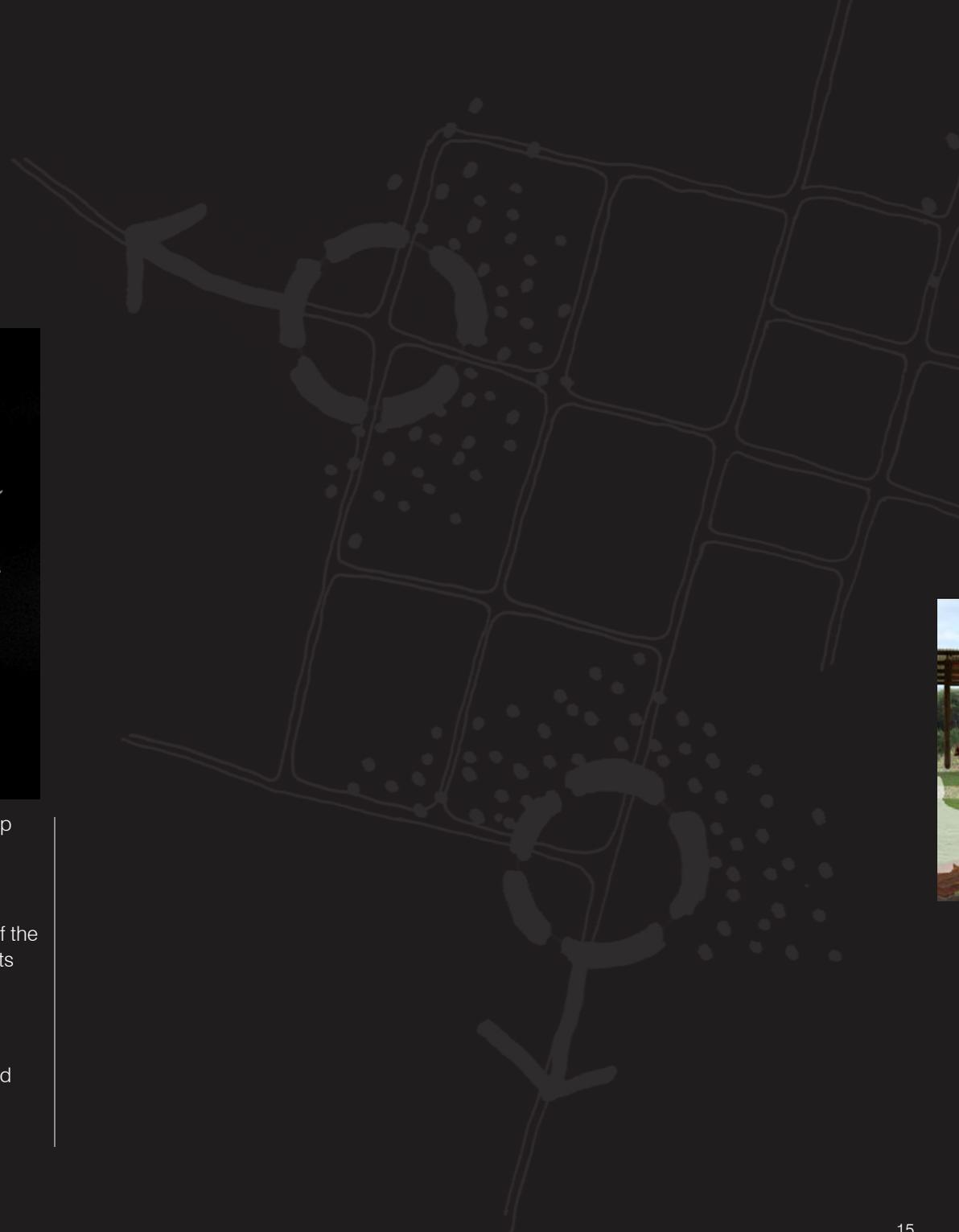


- Ensure that facilities within the town meet future demands
- Review existing land uses and future land use requirements
- Consider future land use impacts on and conflicts with existing town characters

### 3.7 EDGES



- Maintain the significance of township edges (spatial definition) and consolidation
- Ensure that the town edges are responsive to the future demands of the towns and surrounding environments
- Limit impact of town on natural and coastal edges
- Enhance the unique landscape setting of towns (natural, coastal and agricultural)



# 4.0 TOWNSHIP MASTERPLANS

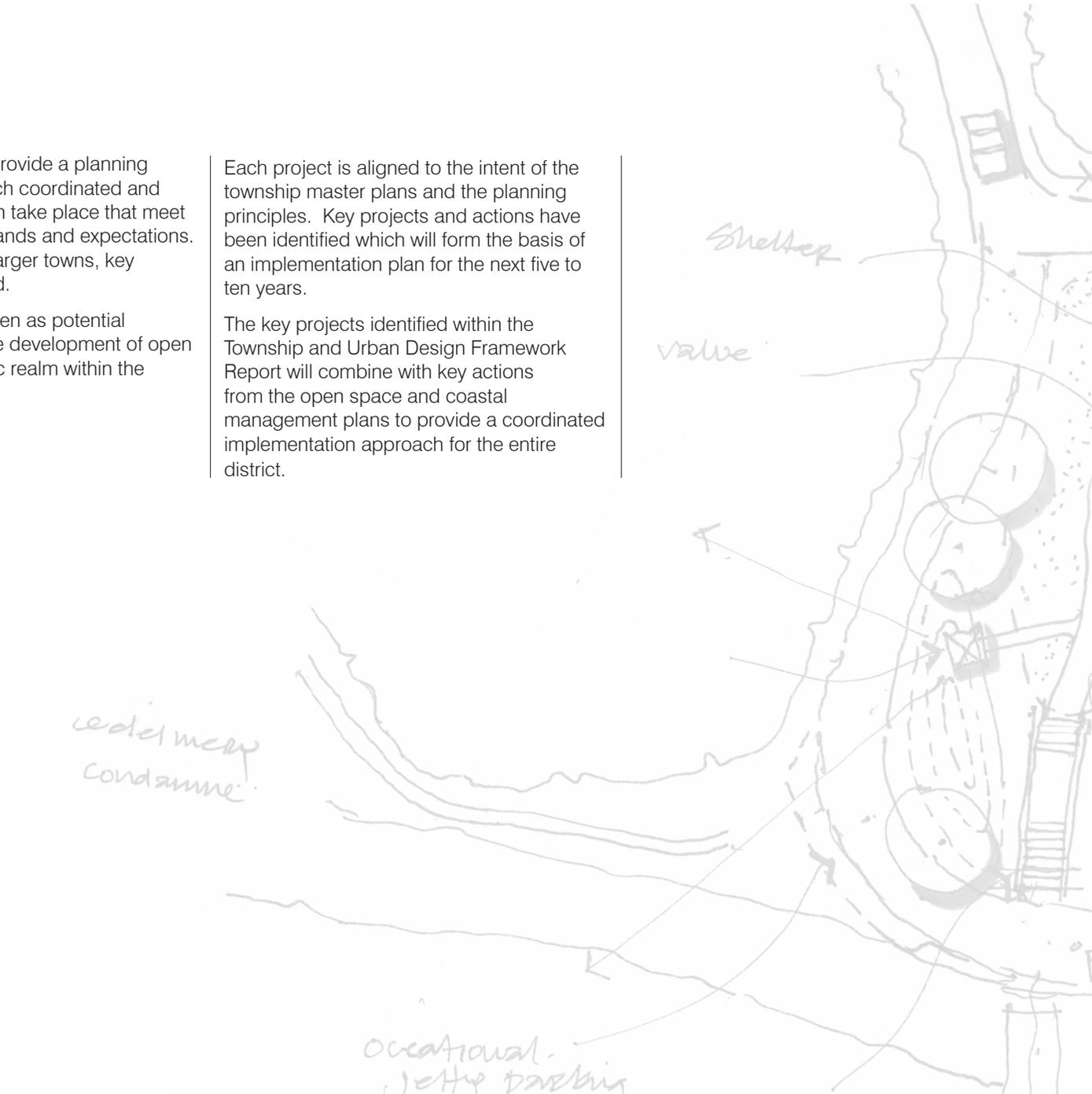
In order to demonstrate the potential of the townships a detailed planning and design process has been undertaken. This process builds upon the township planning principles providing a series of master plans that are designed to articulate future actions that are derived from existing issues and opportunities within the towns.

These master plans provide a planning framework within which coordinated and integrated actions can take place that meet that need future demands and expectations. For a number of the larger towns, key projects are proposed.

These projects are seen as potential catalysts for the future development of open spaces and the public realm within the district.

Each project is aligned to the intent of the township master plans and the planning principles. Key projects and actions have been identified which will form the basis of an implementation plan for the next five to ten years.

The key projects identified within the Township and Urban Design Framework Report will combine with key actions from the open space and coastal management plans to provide a coordinated implementation approach for the entire district.





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1. Streaky Bay Foreshore
2. Sceale Bay Foreshore
3. Streaky Bay Entrance Statement
4. Poochera Museum Park

# STREAKY BAY



## 4.1 Desired Character

Streaky Bay is the civic, cultural, commercial and recreational heart of the District. As the largest population centre and a major tourist destination, it is critical that the function, capacity and amenity of the town are maintained and enhanced.

Future planning needs to consider the growth as well as consolidation of the town to maintain a compact and vibrant community capable of meeting future demands, particularly from tourism.

Within the town, the Streaky Bay foreshore remains a critical area of open space.

While the foreshore reserve and jetty are well used and provide significant amenity, the wider foreshore precinct and water front of the town is fragmented, lacking commercial and recreational activation or a continuous footpath/cycleway connection.

There exists an opportunity to generate a network of quality open spaces within the town connected by a well designed public realm.



In order to define the significance of the town, new entry statements are proposed. These will be designed to express the cultural, artistic and environmental character of the town, providing a sense of arrival.

Other key considerations include the enhancement of youth facilities particularly the Skate and BMX Park.

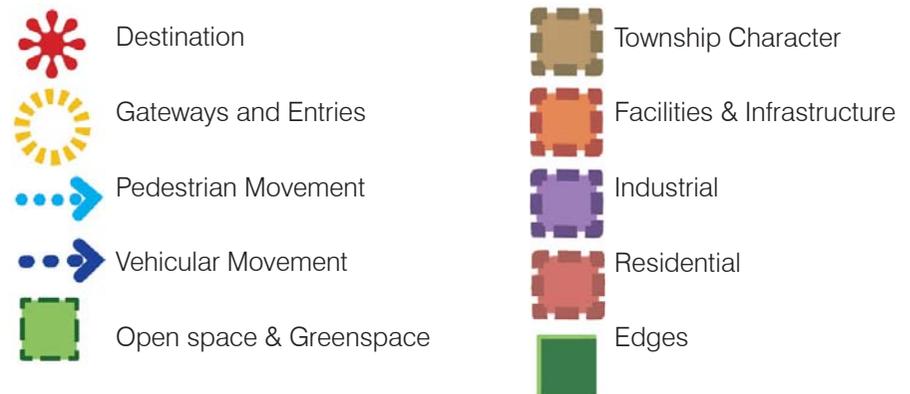
Finally every effort should be made to maintain the town's edges, reinforcing the town's setting within its agricultural and coastal context.

By establishing a compact town centre, greater connectivity can be established leading to improved walkability and usage of the public realm within the town.

1. *Lack of foreshore connections and activation with few links to the Bay*
2. *Existing commercial activation creating a recognised foreshore destination within the town*
3. *Existing foreshore precinct lacking amenity and a sense of connection between the town and the Bay*
4. *Need to provide a better visual connection with the main street*
5. *Jetty provides an important destination*
6. *Vehicular dominated access to the foreshore*
7. *Potential to enhance and upgrade existing open space with better connection to foreshore and town*

## 4.2 Streaky Bay Action Plan

1. Enhance the foreshore area from the jetty to the caravan park and east towards the hospital including improved pathway connections and lighting.
2. Redesign and strengthen the visual and recreational value of the jetty and adjoining foreshore areas.
3. Undertake landscape improvements around the sportsground to strengthen context and connections.
4. Upgrade sportsground with particular focus on building consolidation, redevelopment and stormwater and wetland management.
5. Extend the shared-use pathways to the east and west through the town and along the coast, creating a long distance heritage walk for the town.
6. Establish unique entrance features that reinforce a sense of arrival, provide legibility and reflect the character of the town.
7. Develop pioneer park as an entrance feature and revitalized open space (increase cultural value, public art, review vehicular access).
8. Enhance the recreation and youth area (golf, bowls, skate, youth).
9. Increase landscape value and stormwater management potential to Bay Road.
10. Increase historic interpretation of Streaky Bay Cemetery, including brochures and low key (sensitive) signage.
11. Maintain and consolidate industrial precinct along Jubilee Road.
12. Carefully consider existing and future residential development to avoid the over development of the town edge.
13. Maintain and reinforce existing vegetation to eastern edge of township to promote setting.
14. Establish strong landscape edge to the township.
15. Consider Samphire Wetlands as part of Blanche Port/Western entrance precinct.
16. Upgrade Moores Boat Ramp.
17. Establish trail to southern side of Flinders Highway connecting the town with Eyre's Waterhole (Cooeyana).
18. Encourage infill development and the creation of double fronted properties to engage with the coast.
19. Continue to maintain existing infrastructure and facilities.





## 4.3 Streaky Bay Foreshore

1. Improved connectivity between surrounding open spaces and the jetty providing increased accessibility.
2. Development of landscaped swales to entrance road and car park to improve stormwater management and increase the amenity of the foreshore .
3. Strong definition of car park to reduce vehicular conflict and increase pedestrian usage.
4. Increased pedestrian/ shared use connections to the Foreshore and potential future redevelopment sites (active frontages)
5. Retention of industrial artifacts as part of Foreshore upgrade.
6. Terraces and a stepped access to reconnect the town with the Foreshore, providing opportunities for congregation.
7. Cafe terrace.
8. Redevelopment of existing toilets to increase activation and permeability between Main Street and Foreshore.
9. Shared use access road.





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## Streaky Bay Foreshore (cont.)

Building upon the existing character of the site, greater emphasis is placed on connectivity, amenity and recreation opportunities. The existing retaining walls between the toilet and jetty will be modified with decking, steps and landscaped embankments to connect the main street with the jetty and foreshore precinct.

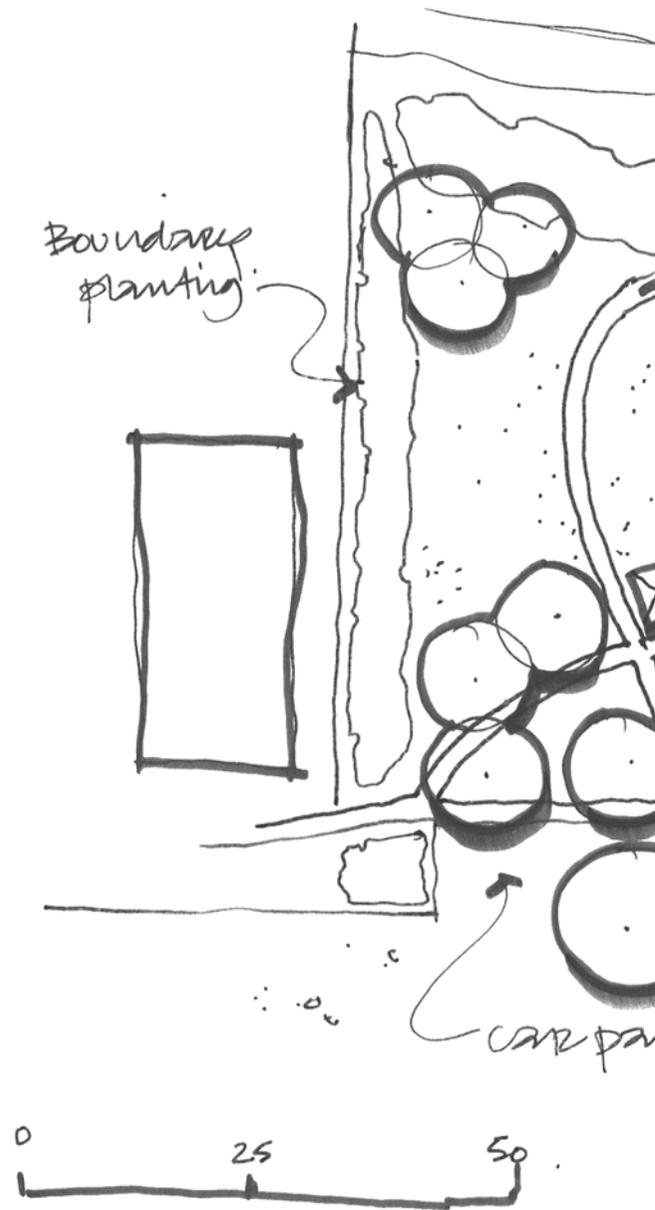


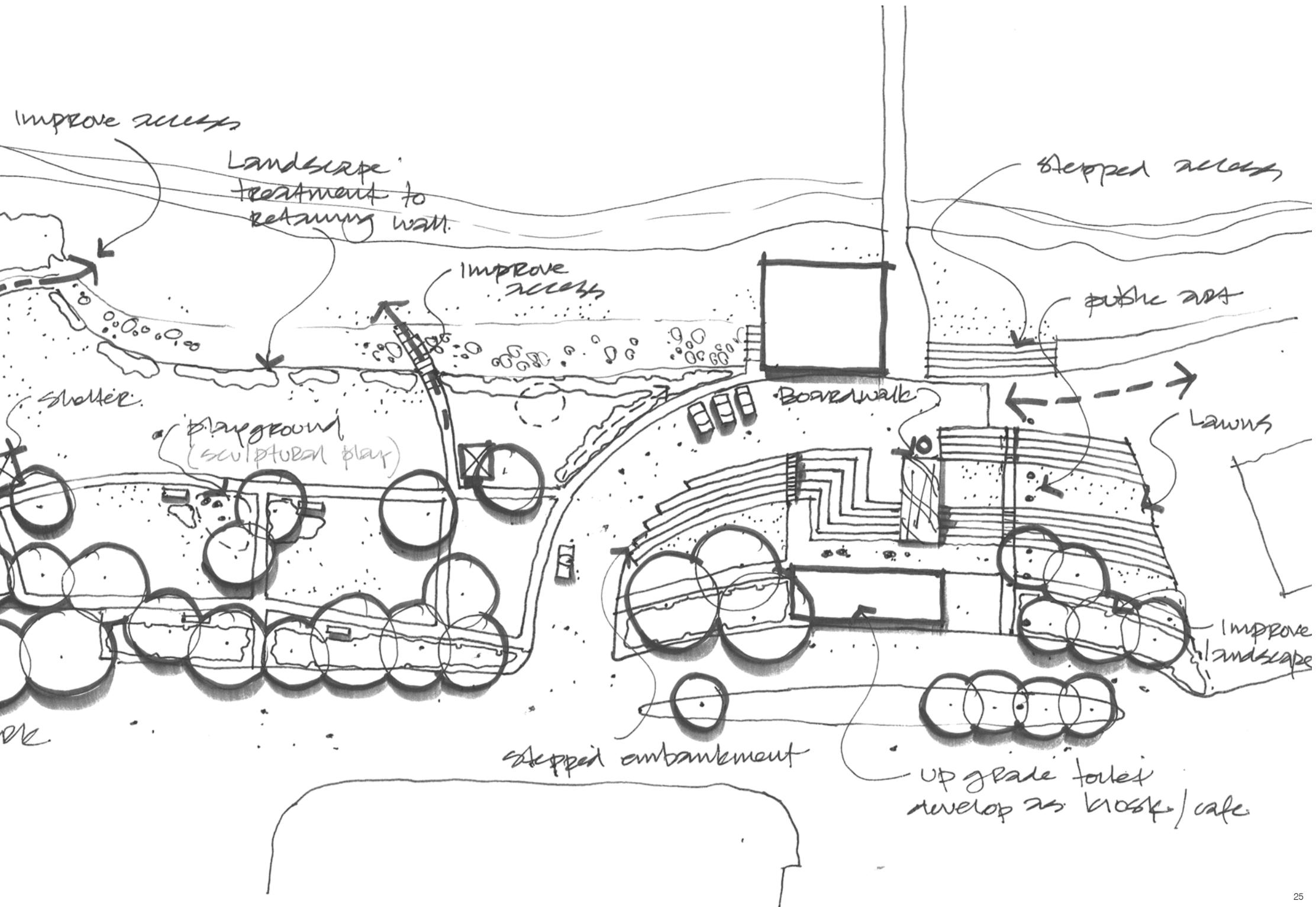
Large terraces will provide opportunities for sitting and congregation as well as creating spaces for civic events and celebrations and other community programmes.

The visual block created by the toilet and identified in the Streaky Bay Urban Masterplan (prepared by Master Plan in May 2010), is modified as a café, small tourist information centre and toilet. The introduction of glass walls increases the buildings' transparency allowing views from the Main Street to the Jetty and Bay beyond.



New footpaths will increase access to the adjoining open spaces while, integrated swales will help manage stormwater as well as providing amenity and habitat value.







## 4.4 Foreshore Connections

The intent of the Streaky Bay Foreshore masterplan is to provide an iconic destination within the town. A destination that is connected to the surrounding areas, open spaces and facilities.

A key opportunity for the Foreshore, and the town in general, is the potential increased connectivity between the buildings and the foreshore edge.

There may be potential to double front some properties to achieve greater activation and increase connections to the Foreshore.

1. Enhanced connection between buildings and the foreshore.
2. Increased connectivity to other foreshore areas.
3. Lighting to increase activity during evenings and at night (use of solar lighting)
4. Additional planting areas to increase amenity.
5. Improved access through the development of boardwalks and pathways.





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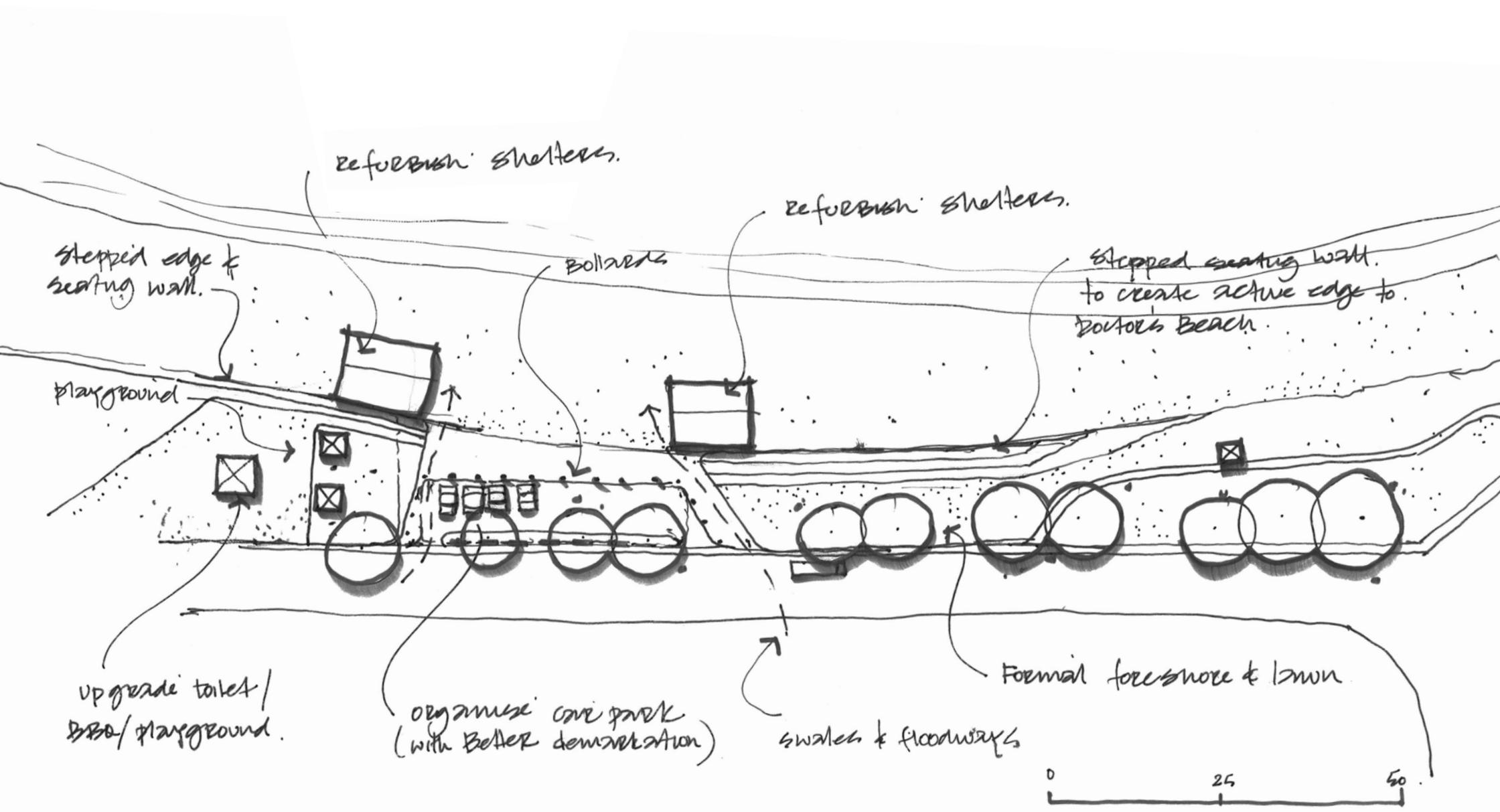
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## 4.5 Doctor's Beach

In order to support the upgrade of the foreshore, additional facilities are proposed at Doctor's Beach. This will create a second foreshore destination building upon the existing coastal open space network.

Existing facilities such as the shelter, car park and playground will be upgraded to increase the function and amenity of the area.

The edge of the beach will be redefined with new seating walls and lawns, creating an active landscaped edge to the foreshore. The enlargement of lawns to the east and west of the car park provides additional areas for congregation and recreation, as well as open space links to the caravan park and Eyre Avenue Foreshore Reserve.



1. Terraced steps and lawns areas to encourage congregation
2. Shelters to provide shading with integrated seating
3. Opportunities for interactive water play
4. Informal seating areas creating an active edge to Doctor's Beach

# SCEALE BAY



## 4.6 Desired Character

Scele Bay is recognised as a major coastal destination within the District and a 'starting' point from which to experience a range of environmental and recreational opportunities, with easy access to the Westall Way and Scele Bay Conservation Park.

The town is also a recognised fishing destination with boat ramp access and trailer parking. While the function and facilities of the town and foreshore are adequate, the amenity of these areas could be improved.

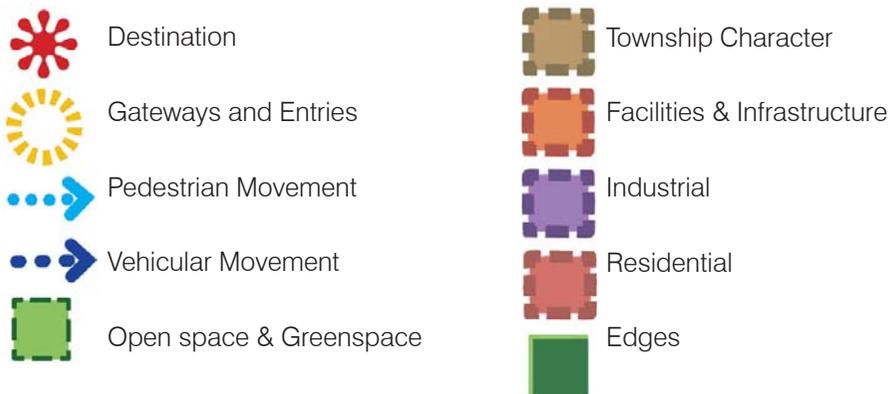
Opportunities exist to increase make improvements throughout the town and foreshore, further reinforcing the significance of Scele Bay as a regional destination.



1. *Limited activation of the Foreshore and existing parking areas.*
2. *Need to maintain vehicular access to boat ramp.*
3. *Poor quality foreshore (lacking function and purpose).*
4. *Lack of access between Foreshore and beach.*
5. *Limited amenity associated with the car park and boat ramp.*
6. *Potential to increase links to surrounding areas.*

## 4.7 Sceale Bay Action Plan

1. Redesign and 'naturalise' the foreshore area (including the use of coastal species and improved drainage, but no lawns and no irrigated areas).
2. Maintain boat ramp to a good quality and increase accessibility (both vehicular and pedestrian).
3. Consider opportunities to develop community place making within the town (town centre).
4. Build upon the design and built form character of the existing toilet block (unique feature, potential destination and potential wash basin as part of a community project).
5. Enhance town entrance.
6. Maintain existing beach access points and manage potential conflicts.
7. Develop beach footpath connections to surrounding natural areas.
8. Improve access from the car park to the boat ramp area through the provision of steps.
9. Extend the existing shelter to cover the barbeque.
10. Development of residential edge to south side of the township (careful consideration of building mass required to avoid inappropriate visual impact on the town).
11. Encourage enhancement of private camping facilities.
12. Enhance signage and way finding to Sceale Bay and throughout the town.
13. Continue to maintain existing infrastructure and facilities.





## 4.8 Sceale Bay Foreshore

The development of the Sceale Bay Foreshore is designed to increase amenity as well as improving the function and purpose of the area. Accessibility will be improved through the development of additional pathways and links to the beach and surrounding areas.

The coastal edge is revegetated and landscaped, providing additional biodiversity, coastal stability and visual amenity. Seating areas provide opportunities for congregation with surrounding areas of low level vegetation.

The existing boat access and marshalling areas are maintained, while tree planting and landscape areas within the existing car parks are designed to provide amenity as well as reducing the visual prominence of the boat ramp.

The design of the foreshore aims to balance function and amenity. The intent will be to provide the community and visitors with a defined Foreshore destination, while new interpretative signage will enable visitors to understand the significance of the natural environment that surrounds Sceale Bay (particularly the responsibility of vehicle owners to respect the environment when accessing beaches and coastal areas).

1. Provision of seating and barbecues to create a setting and purpose and activation of the open space.
2. Better access for pedestrians and vehicles and connectivity right along the waterfront and down to the beach area.
3. Provision of information boards to give more context to the casual visitor to the area.
4. Designed planting beds and tree planting to stimulate the visual amenity of the area and improve local biodiversity.
5. Provide stepped access points between beach and Foreshore (ensure design and location reduces or removes pedestrian/vehicular conflicts on the boat ramp)
6. Additional landscape treatments to boat ramp and car parks





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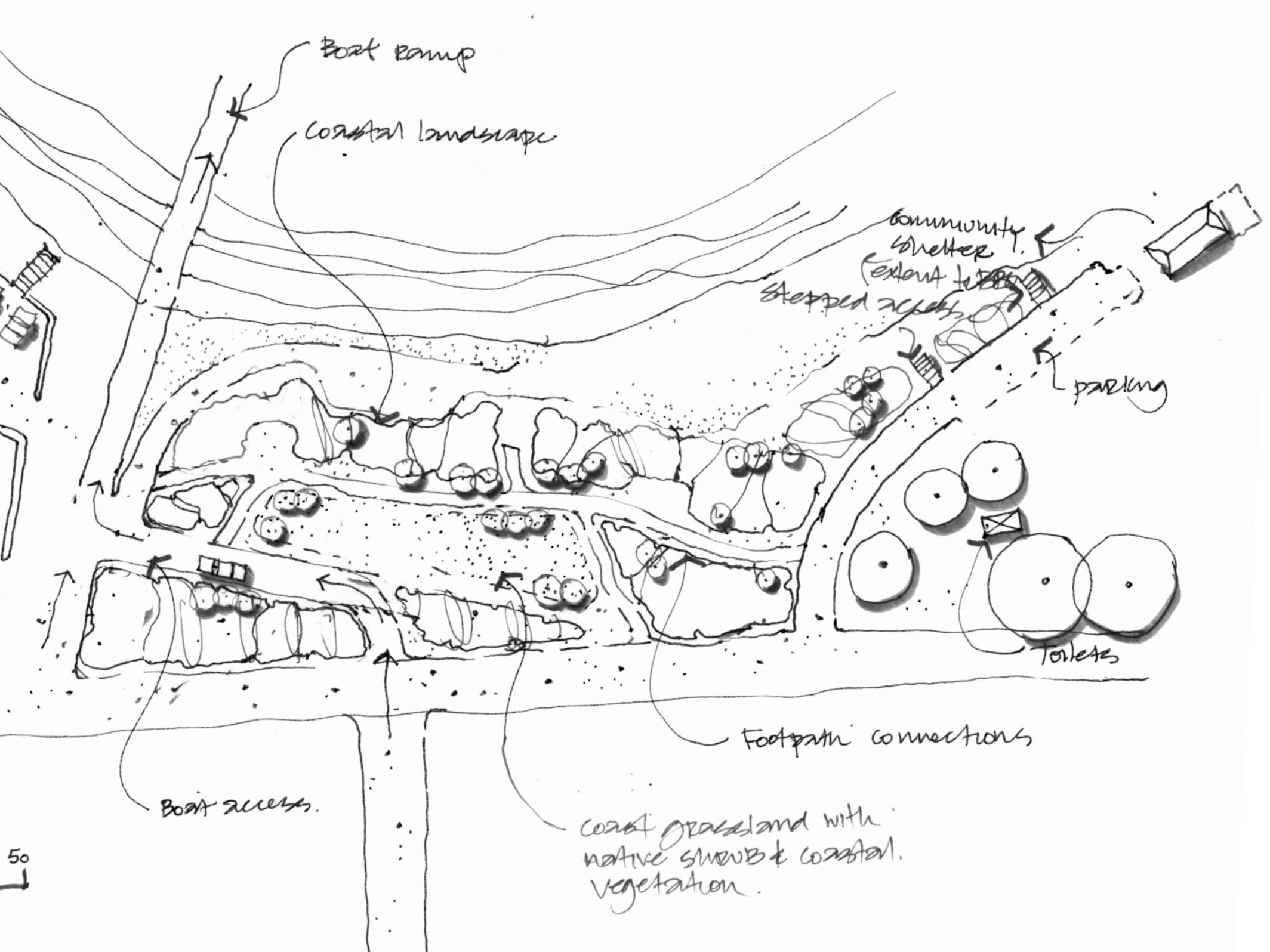
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1. Simple seats located to maximise coastal views
2. Improved stepped access and integrated landscape treatments
3. Paving materials designed to reflect the coastal location and context
4. Coastal trees and shrubs in increase the amenity of the foreshore and improve the habitat value of the area





Boat ramp

Coastal landscape

Community shelter

stepped access

parking

Toilets

Footpath connections

Boat access

Coast grassland with native shrubs & coastal vegetation

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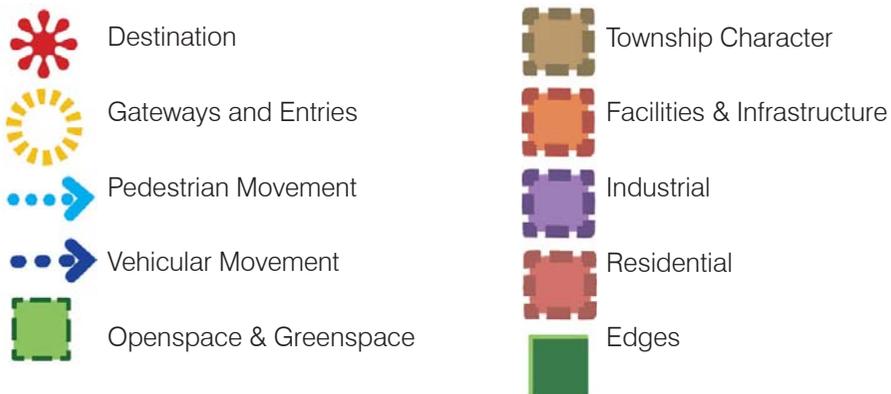


1. *Need to formalise and integrate parking into the landscape design of the Triangle.*
2. *Potential to increase amenity and facilities within the Triangle in order to create a 'town heart'.*
3. *Lack of defined caravan parking, as well as poor quality connections to the campground.*
4. *Opportunities to upgrade and relocated the playground to improve the function of the facility within the town.*



## 4.10 Wirrulla Action Plan

1. Enhancement to the town centre - 'The Triangle', including irrigated grassed area and potential play elements.
2. Camping area expansion.
3. Capitalise on existing parklands setting to provide a variety of camping opportunities
4. Enhance existing campground, including potential 'camp kitchen' for visitor and community use, enhancements to play space, upgraded toilets and showers, and increased number of powered sites
5. Improve pedestrian access to the sportsground and consider pedestrian safe areas to increase open space function.
6. Maintain the quality of the sportsground and consider consolidation of the agriculture show infrastructure.
7. Additional shade to the sports play area (consider natural shade and potential shade structure).
8. Walking trails through the parkland area, the golf course and to the sportsground, reinforcing the spine of the town.
9. Use open space treatments and footpaths to provide interconnected open space opportunities.
10. Improved entry statements and landscape treatments to mark the town in relation to the Eyre Highway.
11. Potential to strengthen the link to the Gawler Ranges through the Kingoonya Road improvements.
12. Continue to maintain existing infrastructure and facilities (including BMX and the Jetty).





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## 4.11 Wirrulla Triangle and Campground

A key feature of the town is the overnight campground and Triangle that form the open space function of the town centre. Currently, these areas are disconnected and lack certain facilities.

The redesign of these spaces and camping facilities will provide opportunities for increased connectivity, improved camping and an upgrade of the existing playground. These actions provide a linked town centre with increased levels of amenity, as well as new pathways and landscaped treatments that significantly enhance the public realm of the town.

1. Develop camp kitchen and toilet to reinforce Wirrulla as a high quality overnight tourist destination within the region.
2. Integrated camp kitchen, barbecue and school bus shelter (ensure strong connection with the playground, Triangle and parklands).
3. Redesign the campground to provide an improved landscape setting that builds on the surrounding character of the Wirrulla parklands (remove existing concrete paving).
4. Provide adequate vehicular access to cater for campers and trailers.
5. Relocated and upgrade playground (to support play elements within the triangle).





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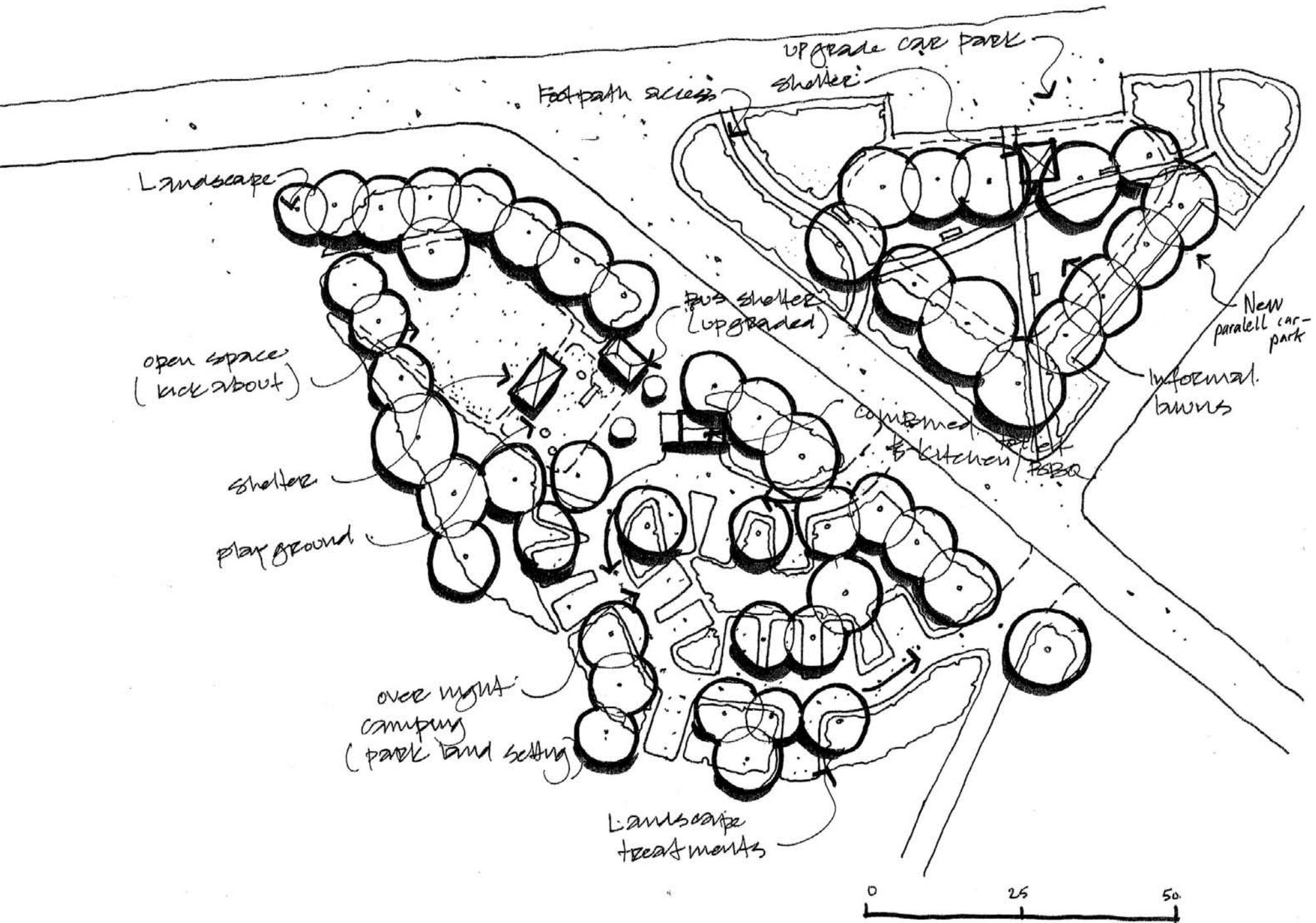


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1. *Native and indigenous planting to increase the landscape amenity of the campground*
2. *Greater provision for camping as well as caravans to create a recognised overnight camping destination for visitors*
3. *Development of a camp kitchen to cater for visitor and local needs*
4. *Redevelopment of play ground to increase play value for all visitors*



# POOCHERA



## 4.12 Desired Character

Poochera like Wirrulla, remains an important inland town and a significant rest stop on the Eyre Highway. Poochera offers a range of quality sporting facilities including an oval, golf course and bowls club.

Within the town is an agricultural museum park with strong connections to a private campground, main street and pub.

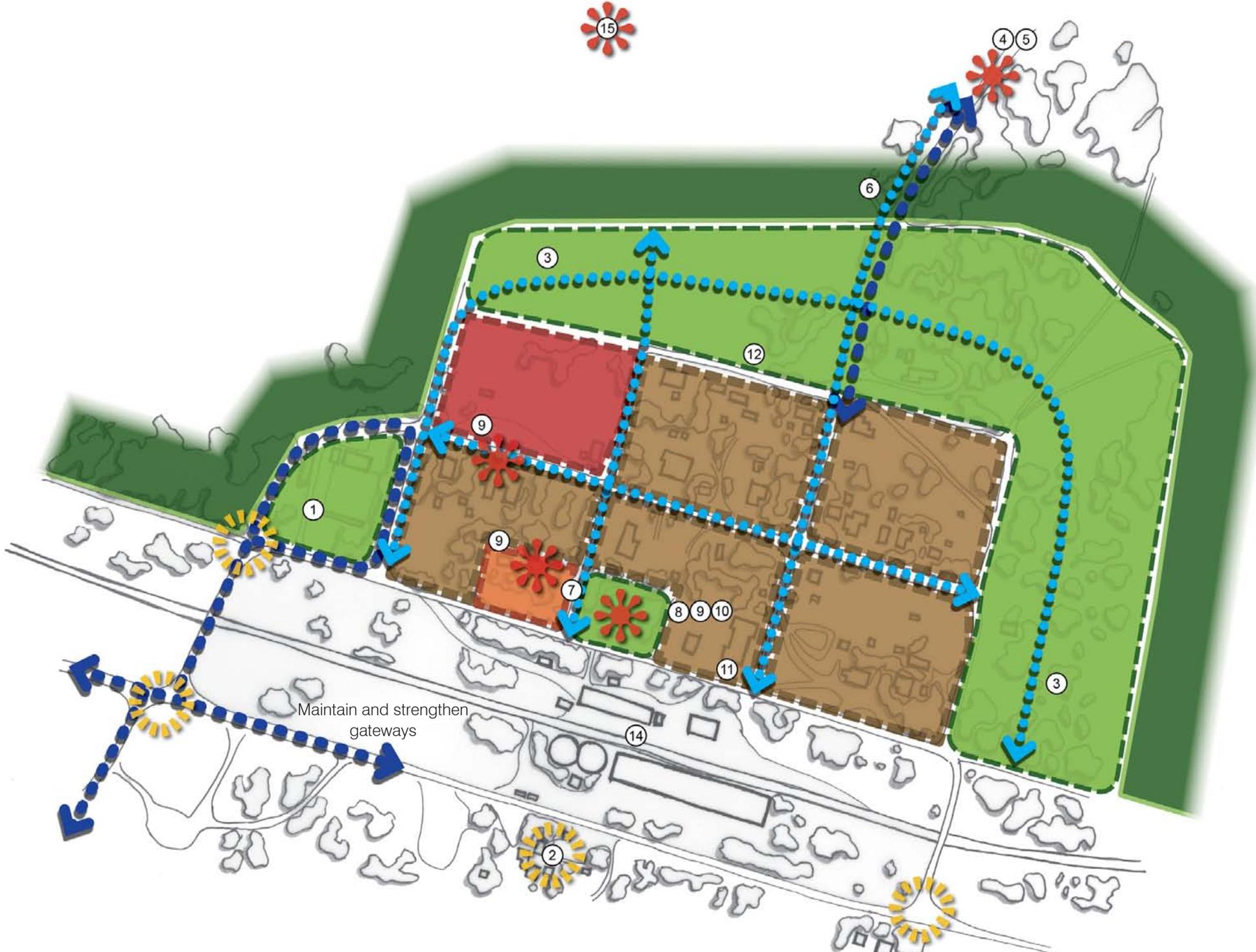
While the existing museum park provides some value to the town, these spaces offer limited tourist and community value due to the design and condition of the facilities.

There exists the opportunity to more promote Poochera's unique stories in order to put the town more visibly on the map.

Although well known within the district the discovery of a dinosaur or proto-ant in 1972 near Poochera is not clearly interpreted. The opportunity to capitalise on this unique story needs to be expressed in order to make Poochera a recognised tourist destination.

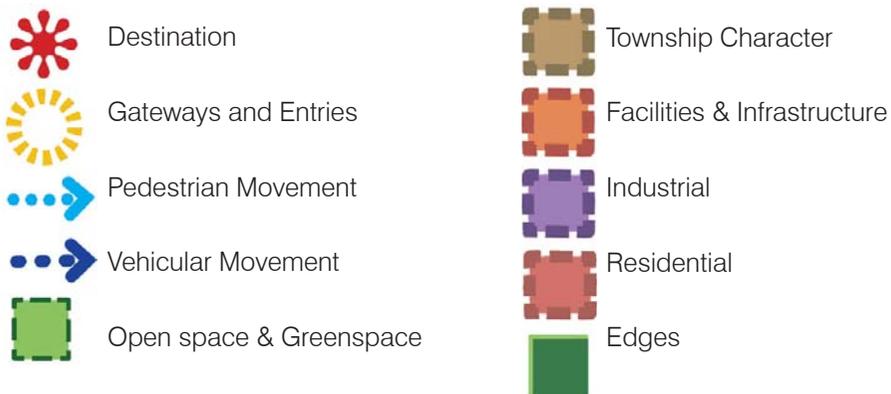


The proposed redesign of the museum park considers the opportunity to increase the function of the existing artifacts, facilities, seating and shade as well as developing unique public art responses that capitalises on the tourism potential of the dinosaur ant.



## 4.13 Poochera Township Action Plan

1. Increase gateway significance of the Lawn Bowls Club through landscape enhancement.
2. Reinforce links with the existing petrol station through signage.
3. Improve pathway connections around the town.
4. Upgrade sport and community club building (roof, change facilities).
5. Potential to increase recreation facilities at the sportsground including seating and tables.
6. Increase footpath connections to the sportsground to allow safe access.
7. Increase play value within the town, particularly in relation to the play sculptures and elements at the museum park and caravan park (private).
8. Increase the significance of the museum and consolidate artifacts (strengthening the museum with potential to build upon the Dinosaur/Nothomyrmecia Proto-Ant theme), and enhance the recreation and picnic value of the space.
9. Improve connections between the hotel/ caravan park and the museum area.
10. Potential to upgrade and improve the toilets.
11. Review the community hall.
12. Maintain the open space character to the northern edge of the town.
13. Potential residential development to complete the structure of the town and reinforce built form of the main street.
14. Maintain the 'bulk handling' character of the Eyre Highway corridor.
15. Maintain the cemetery and enhance access and signage.
16. Continue to maintain existing infrastructure and facilities.







#### 4.14 Poochera Museum Park

Investment should be made into the heritage element of the community to act as a catalyst for tourism. Building on existing infrastructure the area should benefit from greater access between destinations.

1. Creation of exciting interactive sculptures and exhibits that build upon the unique nature of the Poochera Dinosaur-Ant
2. Information boards should be provided to give historical context to the area.
3. The conversion of the space to one of multi functional opportunity should be considered to create greater depth in the experience of the site e.g. through the provision of a play space.
4. Improvement and modernisation of infrastructure to make the area a more appealing proposition for tourists and potential commercial investors.
5. Recognition of heritage through retention and display of historical artifacts of former industrial processes.

# BAIRD BAY



## 4.15 Desired Character

Baird Bay is an important destination for many recreational fisherman and tourists with good access to Baird Bay and the local sea lion colonies at Cape Labatt.

The need to maintain the context of the town, with coastal dunes to the east and the beach to the west, means careful consideration needs to be given to the future development of the town.

Consideration needs given to the future consolidation of the town within the existing footprint with increases in building heights particularly to the south designed to accommodate future growth. Rather than continued expansion, particularly into the surrounding dunes and coastal edge.

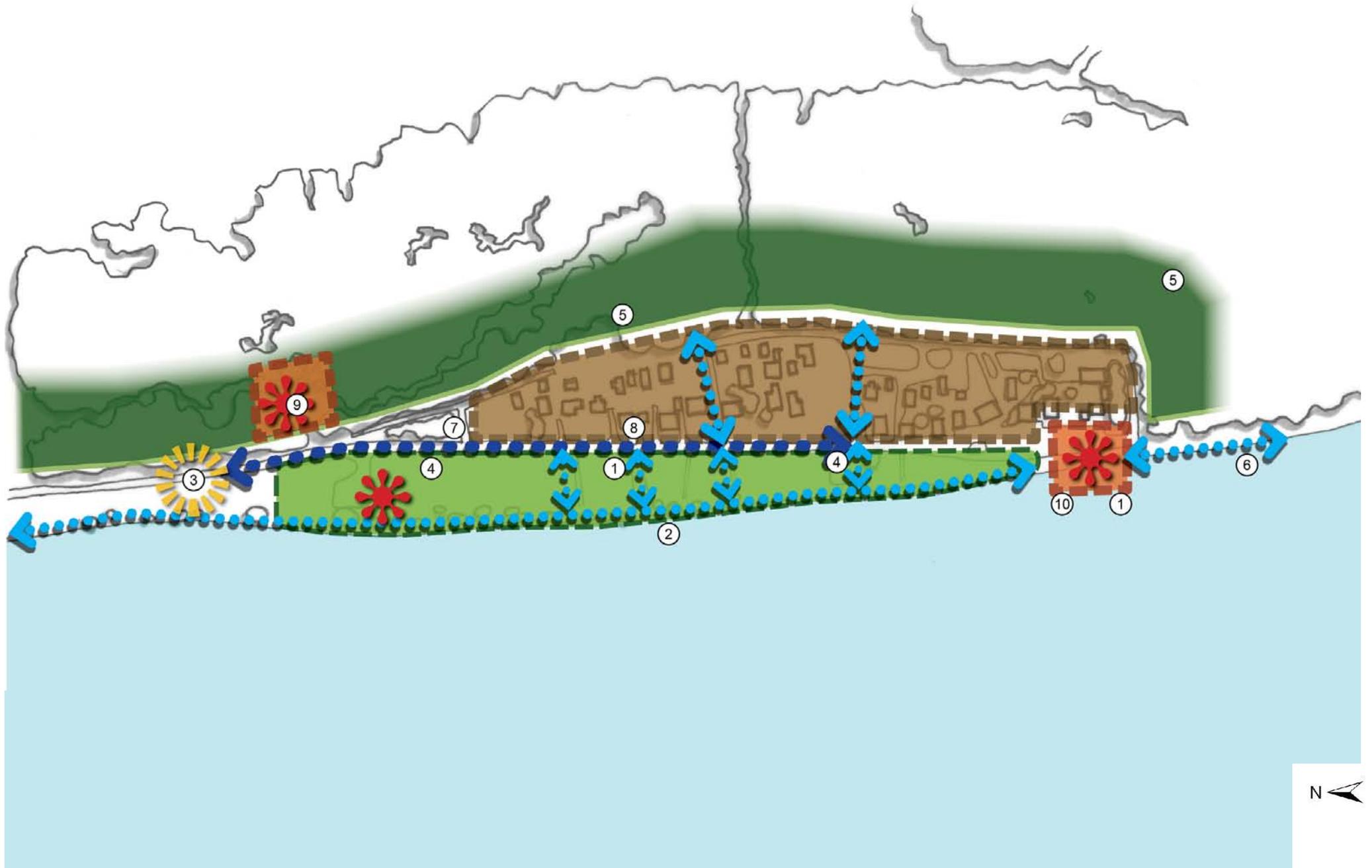
Baird Bay's low lying coastal aspect means consideration may need to be given to the protection of the town from future inundation and sea level rises due to climate change.

This issue needs careful consideration in relation to the design of sea defenses, land ownership and the future management of such infrastructure.



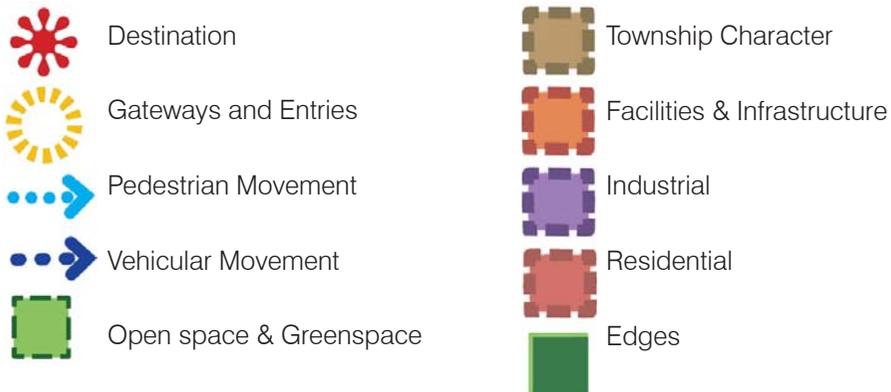
The foreshore and campground provides important destinations within the town. Improvements of these facilities are anticipated with additional shelters and the upgrade of fish cleaning stations on the beach as well as exploring opportunity to expand the campground within the context of the existing coastal vegetation.

In each case the future development of facilities must protect the existing character of the town and the qualities of the coastal landscape that surround Baird Bay.



## 4.16 Baird Bay Township Action Plan

1. Maintain the natural foreshore landscape and undertake moderate improvements to the vegetation.
2. Maintain foreshore connections through signage and footpath links.
3. Improve the sense of arrival with landscape features, information and signage.
4. Maintain coastal scrub as the setting for the town.
5. Limit the impact of overspill development on the surrounding landscape (reinforce the town boundaries).
6. Explore footpath and trail networks to Silica Beach.
7. Establish signage at the township entrance that is consistent with the character of the town.
8. Consider the need for coastal protection of the town (future sea wall).
9. Maintain the camping area to a good quality.
10. Maintain the beach access and associated facilities (including fish-scaling facilities).
11. Increase the car parking areas linked to the foreshore.
12. Continue to maintain the existing infrastructure and facilities.



# HASLAM

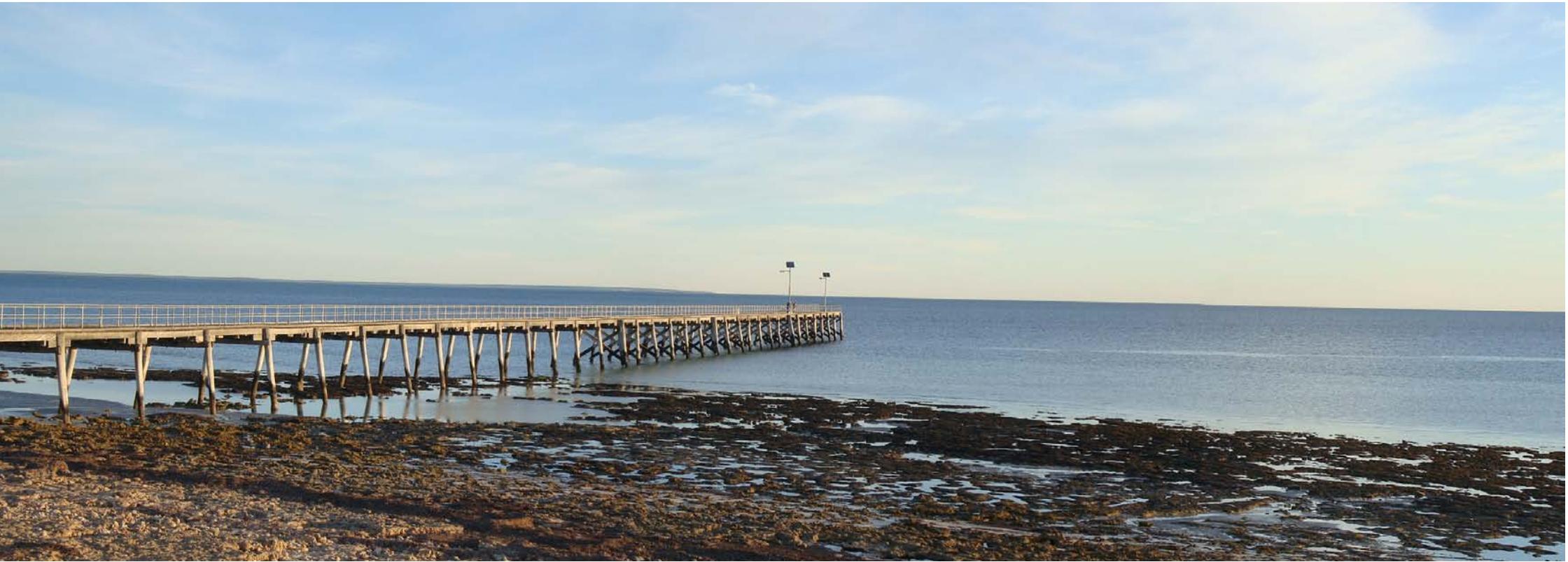


## 4.17 Desire Character

With a recognised aqua-culture industry in operation, Haslam remains a working fishing town and has become a tourist destination for this very reason.

The need to balance the demands of the existing fishing industry with those of the resident population is an important consideration for the future planning of the town.

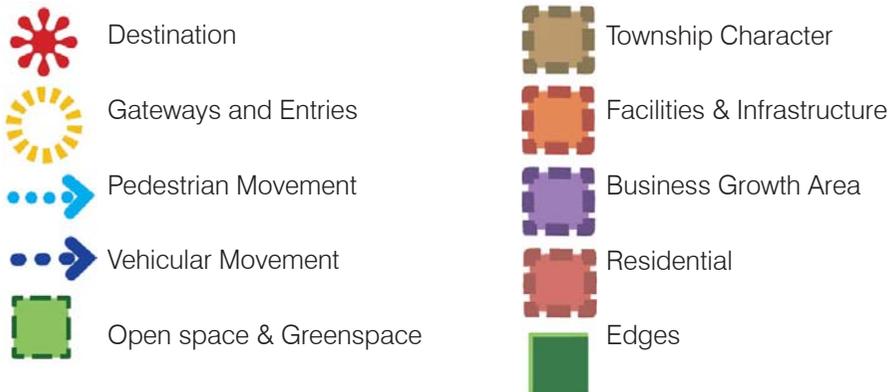
Consideration also needs to be given to the tourist potential of the foreshore and the opportunities for overnight camping.





## 4.18 Haslam Township Action Plan

1. Potential foreshore and jetty enhancement with walking trail opportunities (including on the beach) whilst maintaining car parking area for recreation users.
2. Provide entry statements that create a sense of arrival and reinforce the desired character of the town
3. Potential to enhance overnight camping and caravanning opportunities.
4. Upgrade foreshore toilets.
5. Potential recreation area development (one court, picnic setting, play) with no toilets.
6. Potential for the industrial land uses to be expanded and directed away from the Main Street (to reduce vehicular conflict and increase residential land within town).
7. Potential jetty improvement (including twilight lighting), and maintain the boat ramp and/ or other mooring facilities to assist with commercial operations.
8. Provide additional footpath connections to the surrounding areas.
9. Maintain the western parklands and enhance the habitat value.
10. Maintain the 'working town' context of the town.
11. Potential to increase interpretation and signage (building on historic character).
12. Increase landscape value and function of the central parklands (access, stormwater management and landscape use).
13. Undertake a review of Haslam Hall (use, viability).
14. Encourage land owners around the town and surrounds to improve the amenity of their properties.
15. Increase the significance of the Museum as a destination.
16. Continue to maintain existing infrastructure and facilities.



## 4.19 Haslam Foreshore

1. Development of bridge connection carpark and overnight camping area to foreshore park.
2. Creation of landscape overland drainage swale to maintain adequate stormwater arrangement across the site.
3. Shelter for family groups and located to edge of park
4. All weather footpath access with seating areas to activate the open space.
5. Solar lighting the increase activation of the park into the evenings and at night.
6. Modification of existing landforms and embankments to increase the visual connection between the foreshore and the town.
7. Development of informal lawns and 'kick-about' areas.
8. Shelter and picnic tables providing opportunities for congregation.





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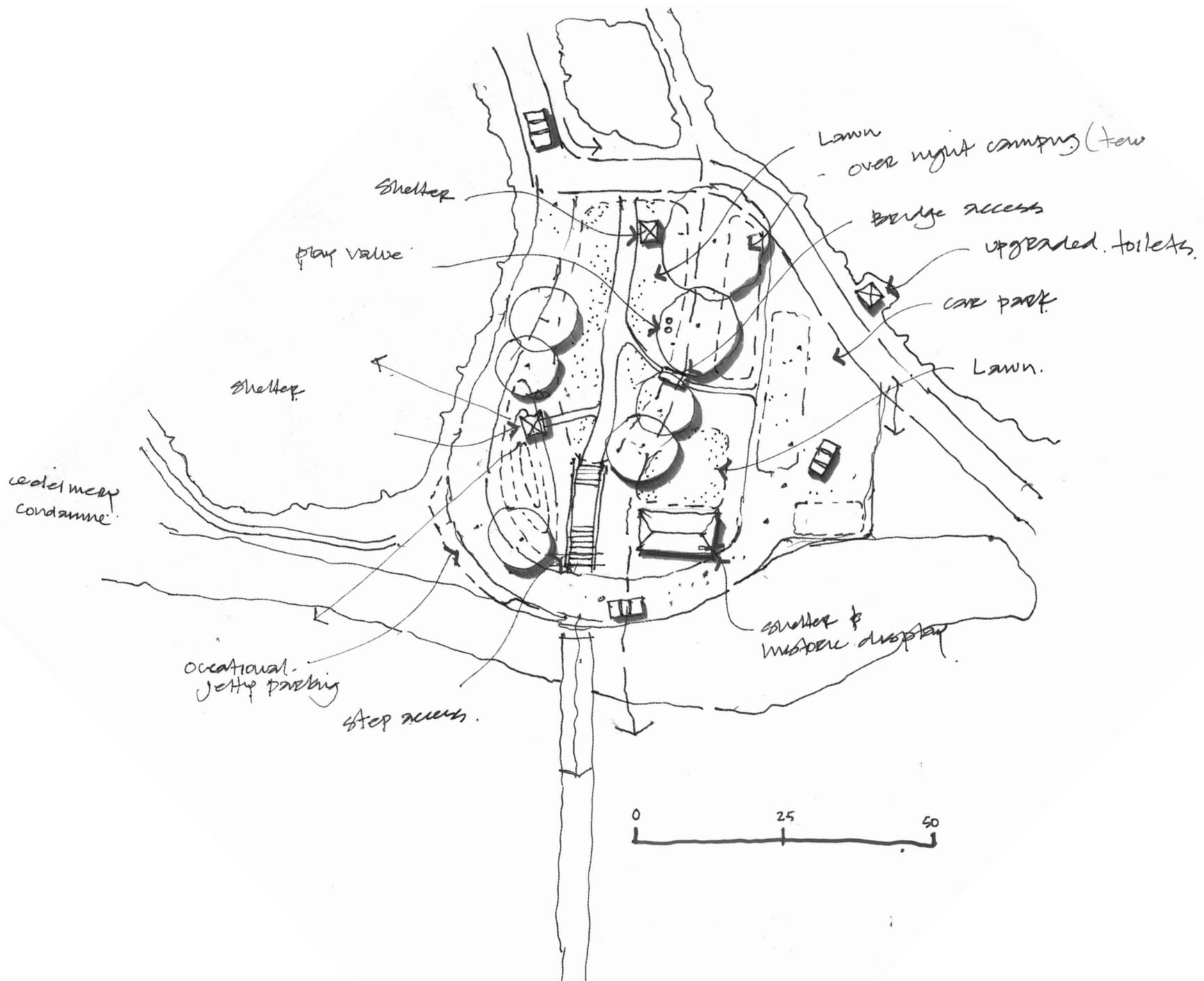
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## Haslam Foreshore (cont)

At present, the foreshore exists as a disconnected collection of spaces and facilities that provide little more than access and parking to the jetty.

Opportunities exist to increase the open space provision and improve connections both physically and visually.

By modifying the earth mounds strong visual connection can be made between the Jetty and the town. In addition, the introduction of footpath increase the connectivity, while shelters, seating areas and picnic table encourage congregation.



1. Large timber shelter providing shade.
2. Coastal plant selection to maintain landscape aesthetic.
3. Organic seating design to reflect landscape context of the foreshore.
4. Open lawns for informal recreation.

# PERLUBIE LANDING



## 4.20 Desired Character

Perlubie Landing will continue to establish as a coastal residential centre within the district. Consideration should be given to the amenity of Perlubie Landing with improved links through the town to the coast as well as additional street planting to provide shade and amenity.

The redundant jetty and landing area provides an opportunity for development of a quality open space connection to the beach as well as a starting point for numerous coastal walks.

Future action is required at the main beach access point to the south of the town. Issues relating to land ownership and the rationalisation of conflicts relating to access, camping and existing facilities needs to be addressed.

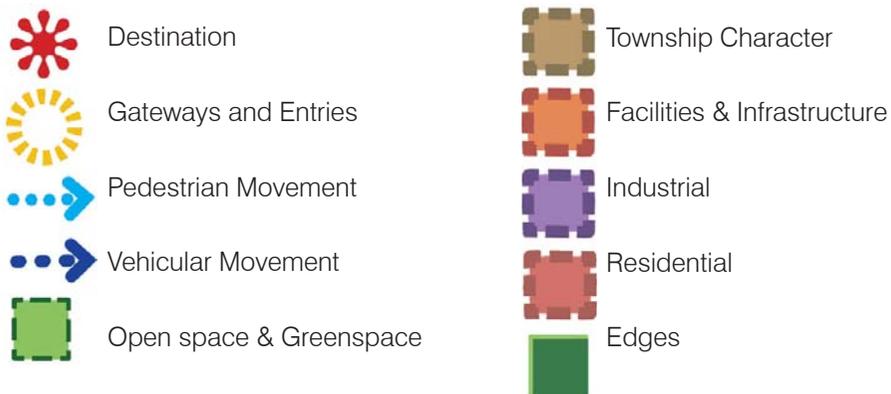


The potential exists to improve the amenity and function of the beach in relation to access, the quality of existing shelters and the quality of play equipment.



## 4.21 Perlubie Landing Township Action Plan

1. Formalise beach access connected to car parking and amenities.
2. Develop coastline walk to increase pedestrian activation (along cliff).
3. Potential for landscape treatments within Reserves and along coastal edge that respect views and strengthen surrounding native vegetation (low shrubs).
4. Review provision of camping near the beach (possibly summer holiday season only).
5. Create new open space opportunities on former landing area with footpath connection to the wider coastline.
6. Seek to avoid skylining or dominant building forms that impact on the visual character of the area.
7. Develop entrances and signage that increase the sense of arrival and the legibility of the town (including historic signage and interpretation).
8. Seek increase in landscape connection across settlement through boundary treatments and additional reserve connections.
9. Increase landscape treatments along the road.
10. Create landscape settings that reflect the local context (edge and boundary treatments).
11. Continue to maintain existing infrastructure and facilities.



# EBA ANCHORAGE



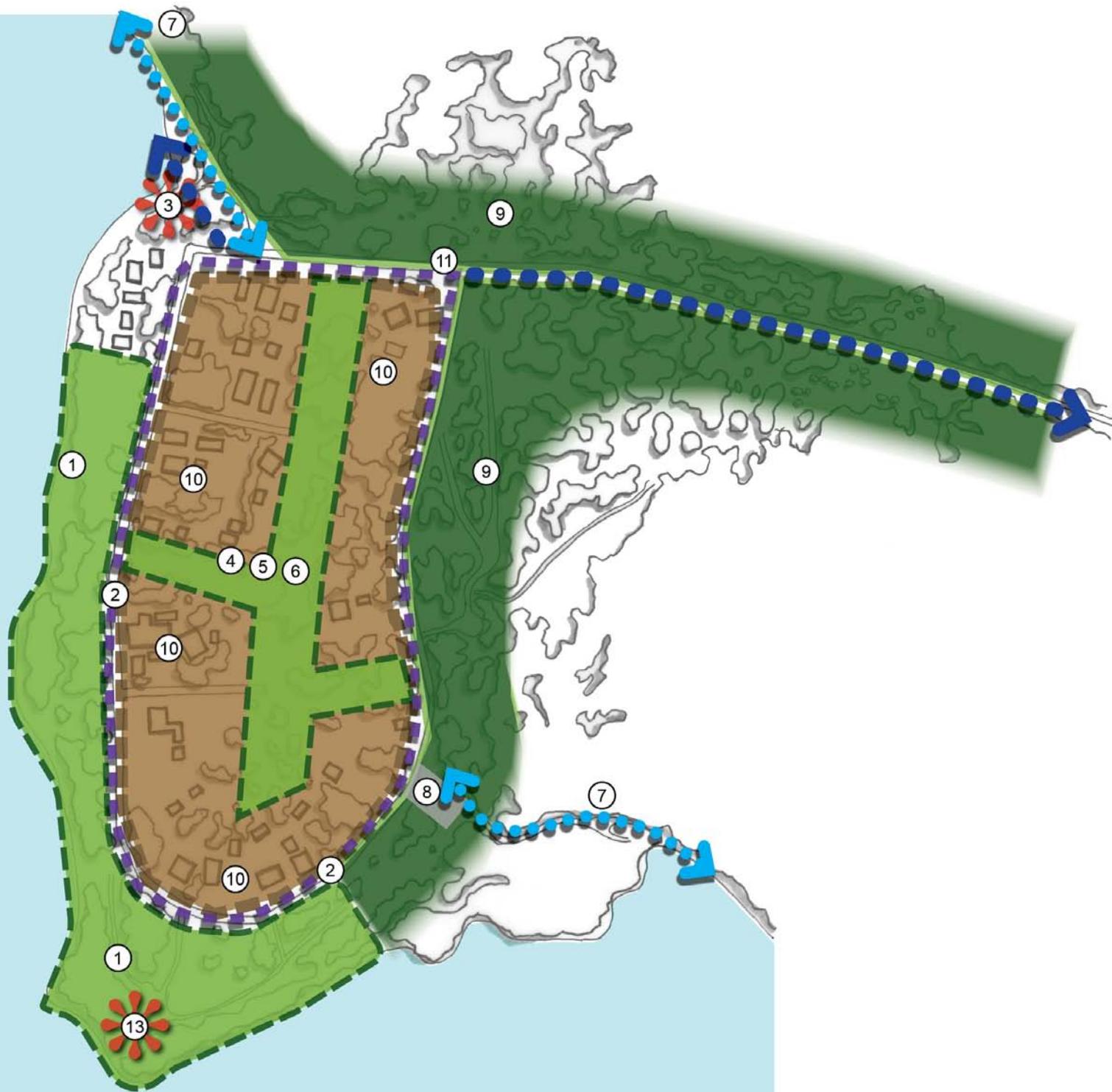
## 4.22 Desired Character

The future planning for Eba Anchorage focuses on maintaining the existing context and character of the town.

Protection of the coastal edge is encouraged while, future development opportunities are considered as part of a reorganisation of under-utilised council owned open space within the town.

Opportunities such as the beach access are maintained while, footpaths and trail links to the wide landscape will be improved and enhanced.





## 4.23 Eba Anchorage Township Action Plan

1. Preserve the coastal scrub and the natural edge to the foreshore
2. Encourage shared use of the existing road to provide pedestrian and cycle access.
3. Manage vehicle access to the beach (one defined track with protected vegetation).
4. Maintain and manage access to open space that has an environmental value e.g. coastal scrub.
5. Maintain the native scrub throughout the town (reinforcing coastal scrub context)
6. Limit future subdivision of the land to retain 'compact' development footprint of the town
7. Establish footpath links to the wider landscape.
8. Maintain designated car park area.
9. Protect the coastal scrub edge as a strong natural setting for the town.
10. Discourage boundary treatment to avoid urbanisation of the town (no formalised kerbs or gutters).
11. Sensitively design and locate signage (minimise dominance of signs).
12. Consider opportunities to improve stormwater management.
13. Maintain as a natural viewing area.



# 5.0 DESIGN GUIDELINES

The need to create a cohesive set of design guidelines for the District of Streaky Bay will be critical to the success of the Township and Urban Design Framework and the intentions of the District Management Plan.

Opportunities exist to develop design guidelines across all aspects of the public realms and opens spaces of the townships to ensure that the ideas and vision of individual masterplans (as contained in section 4 of the report) are made real.

By applying a considered approach to the design and selection of elements, objects and materials within the public realm, quality outcomes can be delivered. This new urban character can be expressed and reinforced in the forms, aesthetics and function of the constructed environment, landscapes and features, which exist within District of Streaky Bay.

The following pages represent ideas and opportunities in relation to the urban design of the District of Streaky Bay. The design ideation considers:

- **Form and function (materials and surfaces)**
- **Light and shade (lighting and lighting effects)**
- **Art and design (Public Art and street furniture)**
- **Landscape and vegetation (the living and growing structure of Streaky Bay District)**
- **Entry Statements (sense of arrival)**



## 5.1 Form and Function

By developing a pallet of materials, continuity across the District can be achieved. Materials can be used to create highlights to reinforce the context of areas or increase the function of a space as well as promoting the character of an areas, place or town.

Similarly, the design of street furniture and community facilities will be use to express the intent of the Township and Urban Design Framework, giving rise to unique outcome which reflect the culture and community values of the towns.



## 5.2 Light and Shade

The diurnal properties of the public realm are critically important – how the town is experienced by the community – how it functions at night as well as safety and security. As the South Australian climate continues to become more extreme, the activation of the open spaces at night represents a significant opportunity. Parks and streets can become welcoming nocturnal spaces capitalising on the absence of harsh sunlight and cooler temperatures. The delivery of well lit streets and public spaces will continue to be an important factor in the future development of the District of Streaky Bay.

## 5.3 Public Art

The existing role of art and design is significant in maintaining and progressing the culture and community identity of the towns. Public Art can be used as a powerful medium, not simply to commemorate events or histories, but as a demonstration of intent, identity or social value. Public art can provide a physical representation of the aspirations of each town – a cultural celebration or community enabler.

## 5.4 Landscape and Vegetation

The trees and landscape areas of the towns create the living fabric to the urban realm and open spaces. Landscapes have the power to improve and ameliorate the urban environment (providing shade, reducing heat island effects and limiting dust and pollution). Vegetation can also have a positive effect on the social well-being of the community, creating amenity and pride.



The need to maintain a strong landscape structure within the towns is extremely important. Future landscapes must respond to the existing context while, at the same time, responding to climate change and the need to achieve sustainable outcomes.



## 5.5 Entry Statements

Entry Statements should be located within close visual proximity to key entry points of prominent urban and rural locations, typically on the fringe, and should represent the aspirations of the community, often in an artistically interpreted form, using materials palette typical of the area in former and future development.



Contextually, Entry Statements may also be informed by the other areas of visual analysis detailed. The significance of Materials has been noted but further influence from Built Form may be further reflected here, whilst the Open Space helps indicate where an Entry Statement may be situated.



Broader natural and cultural influences can also be drawn upon, including use of vegetation and remnants of former industry.

## 5.5 Design Guidelines

The following pages provides a set of guidelines for the public realm, open spaces and foreshores within the District of Streaky Bay. The guidelines are based on;

- Landscape
- Access
- Environment Management
- Public Domain (street furniture)
- Public Art

## Landscape

1. Develop a hierarchy of landscape treatments that respond to the location and function of the open spaces, reserves and the public realm and which builds on the urban, coastal and rural context of the District.
2. Landscape treatments should assist in creating a legible urban realm with defined entrances, edges and spaces and with significant levels of shade and amenity.
3. Choice of plant species should be carefully considered for drought tolerance, provision of shade, amenity value, seasonal variation and species origin.
4. Planting selections for the open spaces within townships should comprise of a mixture of native and exotic species.
5. Plant selections for areas closer too, and adjacent to town edges and the coastline should use native species to reinforce the indigenous landscape character of the District.
6. Ensure that landscape areas provide adequate habitat for local native fauna such as small birds, butterflies, lizards and frogs
7. New trees within open space and foreshore reserves should be selected for their longevity (40-50 years), to ensure that the future amenity of the area is protected.
8. New tree planting should not impede important views and vistas along the main streets and should not block views to the coast from foreshore reserves..
9. Landscaping within reserve and foreshore areas should be low to medium height and not create visual barriers.
10. Establish water efficient water use and irrigation systems including subsurface irrigation
11. Tree planting should be supplemented with lawns, garden beds and hedges to provide spatial definition within open spaces and reserves and increase the amenity and provide additional microclimate modification.
12. Ensure that the selection of trees and shrubs avoids impact on infrastructure and does not lead to potential public liability issues (reference should be made to State Government requirements, detailing recommendations and other requirements specified by service providers such as AGL, Origin, Telstra and SA Water).
13. Ensure landscape areas are mulched in order to conserve water by decreasing evaporation and reducing soil temperature (consider both organic and inorganic mulches spread at a depth of the mulch is 75 mm to tree and shrub beds).
14. Implement an irrigation hierarchy in order to maximise water conservation with a gradient of irrigation regimes from very low water use to high amenity.
15. Establish an optimum level of water to maintain the establishment of the turf grass, including on-site weather stations and soil moisture sensors which will enable a more responsive irrigation schedule to be applied (consider as part of infrastructure upgrade)





## Access

1. Establish a hierarchy of footpaths that provide access to and through the public realm, open spaces and foreshore reserves.
2. Ensure that footpaths are a minimum of 2.5 m wide along foreshore reserves to enable the development of shared use paths.
3. Ensure that paths provide 'all-weather' access and that they use materials that reflect the local context of the towns such as stone, brick and in-situ exposed aggregate concrete.
4. Ensure that linking paths within foreshore reserves and open spaces are at least 1.5 m wide.
5. Footpaths and public access points should be of a sufficient width to allow equitable access by wheelchairs and push chairs, in accordance with the Disability Discrimination Act 1992.
6. Provide kerb ramp access points into reserves to ensure easy and safe crossing and entry, in accordance with AS1428.
7. Design car parking and access areas to ensure compatibility between all users – pedestrian, wheelchair, cyclist and vehicular (including service and emergency)
8. Cycle paths to be a minimum width of 2.0 m with a preferred width of 2.5 m.
9. Shared use paths (cycle/pedestrian) to be a minimum of 2.5 m.
10. Provide adequate bicycle parking on share use paths and at identified recreation nodes
11. Develop signage strategies that provide a hierarchy of information that is consistent, legible, with pictograms, images and devices to assist the visual impaired - ensuring a clearly articulated intent and the correct delivery of information.

## Environmental Management

1. Provide natural surveillance, through viewing opportunities and vistas to streets and public open space areas.
2. Position equipment to avoid significant isolation while allowing opportunities for passive surveillance.
3. Provide consistent lighting levels within open spaces with a hierarchy of light levels that responds to:
4. Access, public spaces and pedestrian lighting
5. Landscape and tree lighting
6. Decorative and Feature lighting (comply with the new Australian Standard AS/NZS 1158 3.1:1999 Pedestrian Area (Category P) Lighting)
7. Employ water sensitive urban design (WSUD) techniques and principles where possible within road reserves and public open space areas to maximise the collection, treatment and retention of stormwater.
8. Incorporate porous surfaces to allow water to permeate and increase stormwater inundation
9. Avoid concealed alcoves, dark areas, and hidden entrances which limit passive surveillance.
10. Consider opportunities to develop areas of 'Prospect' (places to see from and be seen) and 'Refuge' (protected places to observe and watch) – based on the work of J Appleton.
11. Underground powerlines to reduce the potential visual impact of infrastructure.

## Public Domain

1. Establish a hierarchy of street furniture and facilities that support the function and purpose of the public realm, open spaces and foreshore reserves.
2. Locate street furniture and equipment that encourages congregation and provides meeting points that respond to and provide for social interaction based on the context of the open space.
3. The development and selection of facilities within open spaces and the public realm should contribute to a contemporary and sophisticated public realm through design responses, material selections and detailing of public realm elements.
4. Furniture and facilities should be placed with care and in response to the design context of the open space and public realm, in order to enhance the character of the area and avoid excessive physical and visual clutter and potential conflicts with users.
5. All outdoor furniture should be designed and maintained in compliance with Australian Standards, including Occupational Health and Safety Regulations, and the Disability Discrimination Act 1992.



6. Design new developments and facilities (shelters) that provide good lighting, surveillance and visibility to and from open spaces, adjoining buildings and car parking areas.
7. Develop gateway and entry statements for towns that reflects each town's individual character (consider the use of local material and art responses to reinforce the town's aesthetic)
8. Locate gateway statements at the entrance of towns or on major roads to increase their presence (consider the vertical scale and form of statement to maximise the visual effect)



9. Preserve the heritage character of the towns through the select of materials, finishes and colours that are sympathetic with the vernacular and surroundings or the town, public realm or open spaces.
10. Select durable materials which will provide a significant open space asset for the town and ensure that the structures, equipment, street furniture and paving have a 20-30 year asset lifespan.
11. Drinking fountains shall be associated with playspaces and foreshore reserves to encourage congregation and active community use.

12. The location of street furniture and facilities should assist in place making and define open space within the urban realm, as well as guide pedestrian movement.
13. Structures and equipment should be located in association with path networks, nodes or areas of community activity.
14. Use materials, colours and designs that respond to the open space.
15. Select materials, products and systems that have a low embodied energy or energy consumption and that are sustainable and locally sourced.
16. Timber selection to be from recycled or approved non-rainforest plantation sources.

17. All materials should be selected to withstand the corrosive properties of the coastal environment.
18. Shelters should be design to capitalise on site aspect and should take in views and vista to the surrounding landscape.
19. Street furniture, shelters and other objects within the public realm should be located within an area of hard standing to facilitate maintenance operations.
20. Barbecues shall have stainless steel covers and be located as single units in association with shelters or community focused areas within open space.
21. Paving and landscape areas to foreshores should be will well designed using quality materials.

22. Seating should be provided at regular intervals along trails, walking tracks and dual-use paths, as rest stations for recuperation, or contemplation.
23. Seats and benches should be set back from paths on paved areas to avoid potential conflicts and hazards for bike riders, joggers or the visually impaired.
24. Street furniture should be well design, comfortable, resistance to vandalism, easy to maintenance, and functional with fixings below final finished surfaces.
25. Street furniture should be typically constructed using materials that require no or limited applied finishes, including aged timber, stainless steel, pre-aged mild steel stone and concrete.
26. Fencing of playspaces should be avoid except where playspaces are in close proximity to hazards or there is an increase degree of risk.
27. Avoid the use of multiple fencing styles and materials in order to reinforce and consistent public realm design response.
28. All lighting should ensure optimal energy efficiency and seek to use solar powered technologies were appropriate.
29. Light pollution should be minimised, where possible.

30. Establish and maintain toilets associated with regional open space, foreshore reserves and in conjunction with community facilities such as playgrounds and barbecues.
31. New toilets to be located within regional open space and foreshore and should be located within easy walking distance (100-200 m) from community activity areas.
32. New toilets should be well designed based on the National Park standards of function and durability to meet the needs of open space.
33. Litter bins should be selected based on design aesthetic, resistance to vandalism, ease of maintenance, and functionality.
34. Litter bins should be located in areas where they are easily accessible such as next to trails and paths or near picnic areas – the location should also be readily accessible by the maintenance staff.

## Public Art

1. Public art should be an integral part of the public realm with art works designed to reflect the culture, history and community of the area, building on the existing works that have occurred within sites previously.
2. Explore public art works that commemorates and celebrate the history and sense of community within the towns and wider region, considering both aboriginal and European histories and narratives.





## 5.6 Style Guide

### Streaky Bay

The urban aesthetic for Streaky Bay should be elegant and contemporary, contributing an identifiable and iconic town character. The palette of materials should build on and enhance the existing material and urban elements. While the range and combinations of materials needs to provide a legible and user friendly urban environment. The colour palette should be rich and inspiring with shades of red and brown and multiple tones and textures for the ground plain.

### Inland Towns

The rural context sense of durability needs to be reflected in the design quality of the public realm. A weathered, rustic aesthetic can be combined with chunky timbers and steel elements. Deep hues of clay red and browns can be used to be used in the paving selections, with stone banding as a highlight as well as a reference to architectural heritage of the inland towns. Local flora and fauna can be represented through landscape treatments and public art.

### Coastal Towns

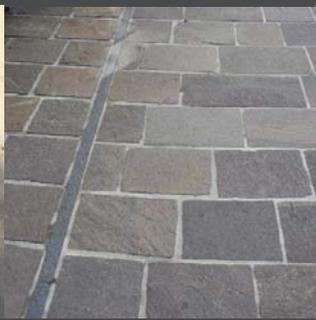
Elements and materials chosen for the coastal style guide reflect the natural coastline of the Streaky Bay Region. Design patterns and forms should be less regimented and more flowing, light and organic. The material choices should feature weathered textures and a colour palette which consists of lighter shades of brown and green. The vegetation selection needs to be representational of the coastal environment with thoughtful use of hardy natives.

### Landscape

### Paving

### Furniture







## 5.7 Streaky Bay Style Guide

Mixed use of materials in street furniture, including mild and stainless steel, narrow (ranging between 50 and 100mm) dressed timber slats **[1]** and more contemporary elements such as cast glass and gabion cages **[2]**. Use a colour palette that provide highlight and contrast the inherent qualities of natural material such as timber, stone and metal.

Artistic combinations of timber, stone (both natural and sawn) and concrete **[3]** can serve as both functional and aesthetically pleasing art pieces in themselves.

Continue the development of iconic, contextual and integrated street furniture and public art pieces. Maintain the development of artistic themes, in the same vein as has already been demonstrated **[4]**. Consider the integrated use of material such as ceramics, cast metals, concrete to create textural highlights within the public realm.

Use stainless steel (316) elements that responds to surrounding commercial character and the marine setting **[5-6]**. Maintain an appropriate scale in relation to built form context.

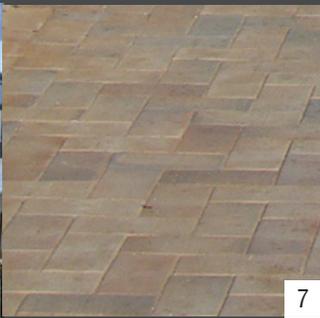
Consider drainage provision within multi-function open spaces. Use of permeable paving in line with WSUD principles.



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11

Use of two or three tones in paving choice in line with the existing character **[7-9]**.

Consider drainage provision within multi-function open spaces. Use of permeable paving in line with WSUD principles. Use of two or three tones in paving choice in line with the existing character **[7-9]**.

Functional, efficient and elegant lighting to provide security and facilitate access. Use lighting effects to enhance prominent architecture, art pieces, established trees and future infrastructure.

Provide shade and shelter through tree planting. Vegetation will also help soften the often stark backdrop of hard surfaces. Establish maintenance plan to achieve longevity of the design intent.

Maximise play opportunities and value that respond to land use and demographic demands. Develop strong relationship between play spaces, equipment, open space function and landscape setting.

## 5.8 Inland Towns Style Guide



Street furniture should reflect the agro-industrial character of the area. Use of chunky materials such as 150mm thick timber **[1]** and **[2]**, with rustic coreten steel and stainless steel capping.

Functional lighting to provide security and facilitate access **[3]** whilst enhancing existing and proposed features.

Proposed structures should maintain an appropriate scale in relation to built form. Material choice should demonstrate **[4]**.

Develop integrated art proposals **[5 & 8]** as part of a community programme.

Mixed coloured heritage brick pavers with bandings **[6-7]** to reflect the existing town character and respond to underlying soil condition.



Vary use of hard and soft materials [9] to achieve range textures, contributing toward a more diverse visual experiences.

Provide formalised play spaces that respond to the residential areas and demographic demands.

Maintain existing open space and ensure an appropriate balance between active and passive open spaces.

## 5.9 Coastal Towns Style Guide

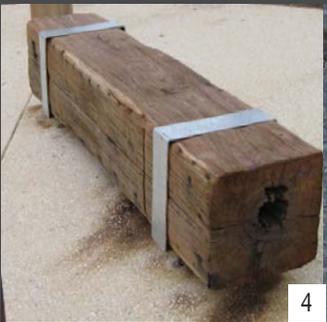


Limited opportunities for exterior furniture [1]. Designs should be highly functional and appropriate to the coastal environment.

Contextual approach to external design elements aid in the accurate portrayal of the area character [2].

Consider combination of marine grade aluminium and recycled timber components in street furniture [3]. Preferred materials to reduce vandalism.

Opportunities to acquire and reuse materials will help maintain an authentic visual aesthetic. Appropriate treatments with contemporary elements breath new life into existing features [4].



Exposed aggregate concrete paths with stone detailing and saw cuts **[6]**. Create focuses and nodes through the design of the paving.

Light brown & sandy coloured brick pavers **[7]** to reflect the coastal character.

Predominant use of natives that respond to the natural character of local coastal environment **[8-10]**.

Develop landscape amenity and habitat value.

Functional lighting to facilitate access.