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# Appendix E

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*Riverlea Landscape Master Plan.*



# Riverlea

## LANDSCAPE MASTER PLAN

place  
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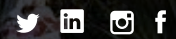




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01

# BACKGROUND & VISION



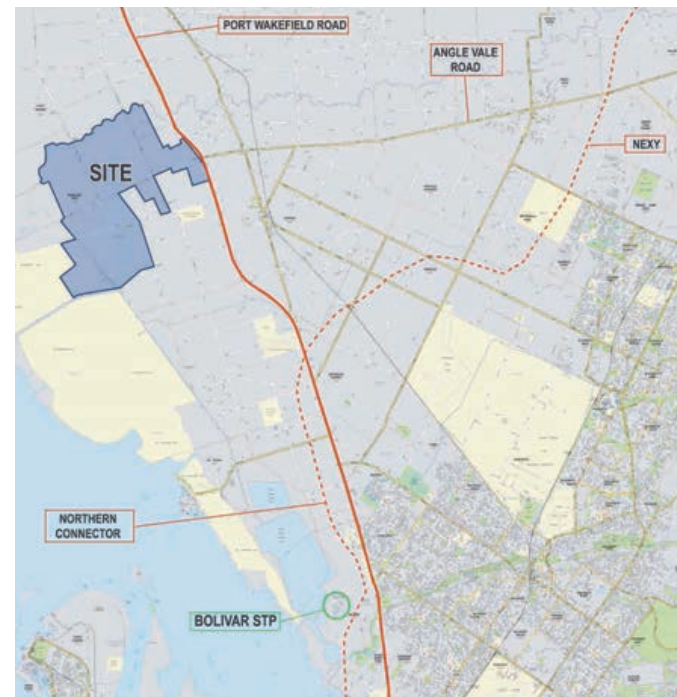
# INTRODUCTION

## 2.1 SITE LOCATION

Riverlea Park site is approximately 1,340 hectares in area and is located on Port Wakefield Road between Virginia and Port Gawler, within the City of Playford (see map below).

The site is bounded by Port Wakefield Road to the east, the Gawler River to the north, land belonging to Buckland Dry Creek Pty Ltd to the west and arable horticultural land to the south. The site is approximately 4km from the Port Vincent Gulf coastline.

The development ultimately will comprise of approximately 12,000 residential allotments of various densities. Associated mixed use precincts will support the proposal with a range of schools, employment and retail precincts forming a diverse, sustainable community. Furthermore, the current overall master plan includes a network of open space for connectivity, recreation, stormwater management and drainage channels.



Site Location

## 2.2 LANDSCAPE CONTEXT: REGIONAL

Riverlea Park / Virginia region is distinguished by open rural areas, market gardens, orchards and open paddocks. These areas are supported by associated horticulture infrastructure such as greenhouses, packaging sheds and residential rural living.

To the south and west of the region are examples of more intensive extractive land use associated with Jeffries demonstration farm and composting facility and the Buckland Dry Creek salt pans. The salt pans provide a relatively stable habitat for a wide variety of birds. Buckland Park Lake is located to the north of Buckland Dry Creek which is surrounded by areas of Samphire, Saltmarsh & Lignum.

Further to the west are coastal mangrove and estuaries associated with the Gawler River and local drainage swales.

The character of this area is defined by the low lying saltbush and samphire and dense mangroves closer to the coastal edge. Part of this coastal environment has been designated as Port Gawler Conservation Park, providing protection to a diverse range of flora and fauna.

To the east, approximately 2km across Port Wakefield Road is the small township of Virginia. Virginia is characterised by a mixture of rural residential living, greenhouses and horticultural practices to the periphery with a small commercial, retail precinct along Old Port Wakefield Road.

Port Wakefield Road forms a major transportation link to the north of Adelaide. This infrastructure delineates the rural living context of Virginia to the east and more intensive horticultural practices to the West. The road corridor and its associated scattered verge planting provides fragmented views into Riverlea Park site.

Forming the site's northern boundary, the Gawler River, meanders in an east west direction. The river corridor is designated as Open Space, providing a buffer of vegetation and open space, creating a defined character zone.

It is the most dominant visual element within the local landscape region and the vertical scale of the remnant Eucalypts which align the riverbed, provide a backdrop for views from the south and north. The meandering form of the corridor dissects the landscape providing a natural gateway to those travelling on Port Wakefield Road across the river. The river is ephemeral with limited flow in the summer months.

\*Introduction text sourced from Riverlea Landscape Master Plan Report [rev.M] p.5







Image: Aerial view of Riverlea site





Gawler River edge with Red Gums.



Open fields and red gums are the typical character in the north.



Large open fields and big sky.



Gawler River edge.





Open fields with long views.



Intermittent groves of gums.



Heathland coastal edge.



Heathland/salt flats coastal edge.





Adjacent coastal frontage of St Vincent Gulf.



Coastal landscapes to the west.



Adjacent Port Gawler waterway.



Adjacent bird habitat zones.



# SURROUNDING DEVELOPMENTS

Riverlea will have few competitors for size and amenities once it is completed. For the initial stages however, the vision of amenities and quality will need to be delivered and promoted to ensure that it can outpace any northern land communities. As a result, a quick comparison of adjoining competitors and their landscape/presentation was undertaken to confirm the key priorities for Riverlea.

## COMPARISON SITES AND LOCATIONS

The closest community to Riverlea is Virginia Grove which is only 2.5km from the entry to Riverlea to the south east. Several other new developments are located slightly further away including Miravale – 5km, Eden 7km, and Liberty 7.5km. Some of the more established communities with services and community facilities and shopping are Blakes Crossing 17km and Playford Alive 14km. Blakes Crossing is now fully sold, but is included for its high presentation and level of service in public realm. The location of these projects are shown on the following page.

### A Virginia Grove, Virginia

Virginia Grove will include approximately 1,200 lots at completion, with the development on the edge of the Virginia township. The site has a central landscape spine on which large open spaces and lakes are integrated into an aesthetic outcome. The landscape spine runs along the main boulevard as the organising road. Two local parks are also located within the residential neighbourhoods. Large landscape buffers are located along the Port Wakefield Road edges for acoustic reasons.

Virginia Grove is the immediate competitor for location. The planting scheme and the parks are of low to medium quality, but nicely embellished. The streets have mostly turfed verges. Planting mix is both native and exotic and has a refined appearance.



### B Miravale, Angle Vale

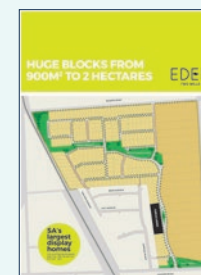
Miravale is 1500 lot greenfield residential development positioned on the outskirts of Angle Vale. This masterplanned community features 6 neighbourhood parks and a variety of other open space types including linear fitness trails, landscaped detention basins and reserves.

Landscape quality is high through its initial stages of delivery. The recently completed Central Park is located along the central boulevard and provides a high level of amenity including BBQ facilities, a basketball half-key, fitness trails, a skateable landscape, playground and outdoor fitness equipment. Streets are a mix of turf and crushed granite paths, creating an interesting streetscape, however, this may not age well.



### C Eden and Liberty, Two Wells

Eden and Liberty are two separate developments that will have combined 4,000 lots and are positioned to one day form part of the established Two Wells township (not part of the City of Playford). Both are primarily residential Master Planned estates with some local parks within the residential neighbourhoods, and small green corridors through the centre. The Liberty project also has a private Catholic College as part of its amenity. The Eden site is currently under mid way through construction on what is a development of quite large lots (some over 1ha). The streets are delivered with wide verges. The only constructed park is significant in size but low in spend. The streets look to have a front fence guideline which is quite rural in character. The street verges are all turfed.



### D Playford Alive, Playford

This development is large with an estimated 16,000 lots in total at completion with a plan for many community facilities, large sports parks, a golf course, schools, Town Centre, and smaller retail and commercial centres. The development also has a key public transport node with the Munno Para Station connecting it to Adelaide. Playford Alive is a multi-faceted development consisting of greenfield sites and also regeneration of older housing trust homes that require demolition and replacement. For scale alone it is the equivalent to Riverlea.

Based on the current delivery, the quality of the landscape is low to mid level. Street tree planting has matured in the more established neighbourhoods, but have limited grass or planting so appears quite barren and hot. Footpaths, driveway crossovers and tree planting is all installed at time of lot sale.



### E Blakes Crossing, Playford

Blakes Crossing is a 1500 lot development which is now fully sold. Blakes Crossing has a Town Centre, school, sports field and 3 childcare centres. As its centre piece a large park with oval and open lake is provided. Three other local parks are provided within the residential neighbourhoods and a large linear park / drainage corridor provides a green landscape outcome. The landscape quality in this development is mid to high level with it being a leading project in the Playford Council area. Some attempt to increase street understorey planting is evident, but the majority of streets are either crushed granite or bark mulch. The display streets with turf verges provide a much stronger impact. Public spaces in this development comprise a central lake and community gathering space, and signature shade structures.





# SURROUNDING DEVELOPMENTS

RIVERLEA LANDSCAPE MASTER PLAN



Riverlea development site and surrounding development projects

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An aerial photograph of a town development plan, overlaid with five white circular callouts containing text. The background shows a mix of urban buildings, green spaces, and a winding river. The callouts are arranged in two rows: three in the top row and two in the bottom row. The text is white and stands out against the darker background of the aerial view.

## A TOWN BY THE **RIVER**

Species selection & layout and open space design will promote the townships unique setting adjacent to the Gawler River with its majestic stands of River Red Gum and open grasslands.

## A **UNIQUE** DESTINATION

Every space will have special qualities making it a memorable place to walk, gather, drive through or just sit. It will be a place to come back to time and time again.

## A PLACE IN **HARMONY** WITH NATURE

The township integrates well into its environmental setting by retaining habitat corridors adjacent to the Gawler River and along creeklines. In more urban areas, streets, parks and other open space will provide densely planted areas and ample shade, bringing wildlife into the heart of the community.

## A TOWN **CONNECTED** TO THE REGION

Links to local history and the surrounding natural environment will be reinforced through the use of extensive pathways & corridors and by providing urban elements with site specific motifs that honour and celebrate these links.

## AN **OASIS** OF THE NORTH

Riverlea will be a breath of fresh air, a place that will reinvigorate the region and raise the bar by creating a green, socially integrated, economically prosperous community.



# Riverlea

## VISION



Riverlea Master Plan



# DESIGN DRIVERS



## STRONG LANDFORMS

The design takes its cues from the hills in the distance with large strong forms that have presence.



RIVERLEA LANDSCAPE MASTER PLAN



## WATER REFLECTIONS

The location of the site with proximity to St Vincent Gulf and the Gawler River promotes reflections and refractions opportunities.





# DESIGN DRIVERS

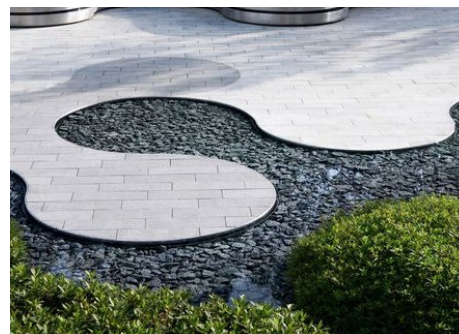
## VERTICAL BEACONS

The site is flat and any key features need to stand above the residential. Features can be strong tree groups, structures or buildings



## CURVED AND FLOWING

Complimenting the Gawler River sinuous form the landscape will provide large soft forms horizontally and vertically. Flowing is literal and metaphorical representing how people move around the site



## MOVEMENT IN THE WIND

The natural vegetation and the flatness of the site provide for a waving soft vegetation. Art and new vegetation will embrace this movement





02

# OVERALL LANDSCAPE CHARACTER





The Riverlea project is envisaged to have five distinct character areas which reflect the place's natural history, cultural landscape heritage (Kaurna and post colonial), and inform a variety of designed landscape responses:

## THE PALMS

The Palms is the feature landscape that marks the entrance to the site and promotes the lifestyle ambitions for the remainder of the development. It drives the oasis feeling that is then continued throughout the Lakes Precinct, with heavily planted and tall mounded topography, with feature palm planting reinforcing the character.

## THE LAKES

The Lakes character will focus around the new water bodies that are proposed. These new water bodies will generally run through the centre of the development. They will be more lush and promote a strong water based theming in the parks and streets and form a green core aligned with the most visual areas.

## THE FIELDS

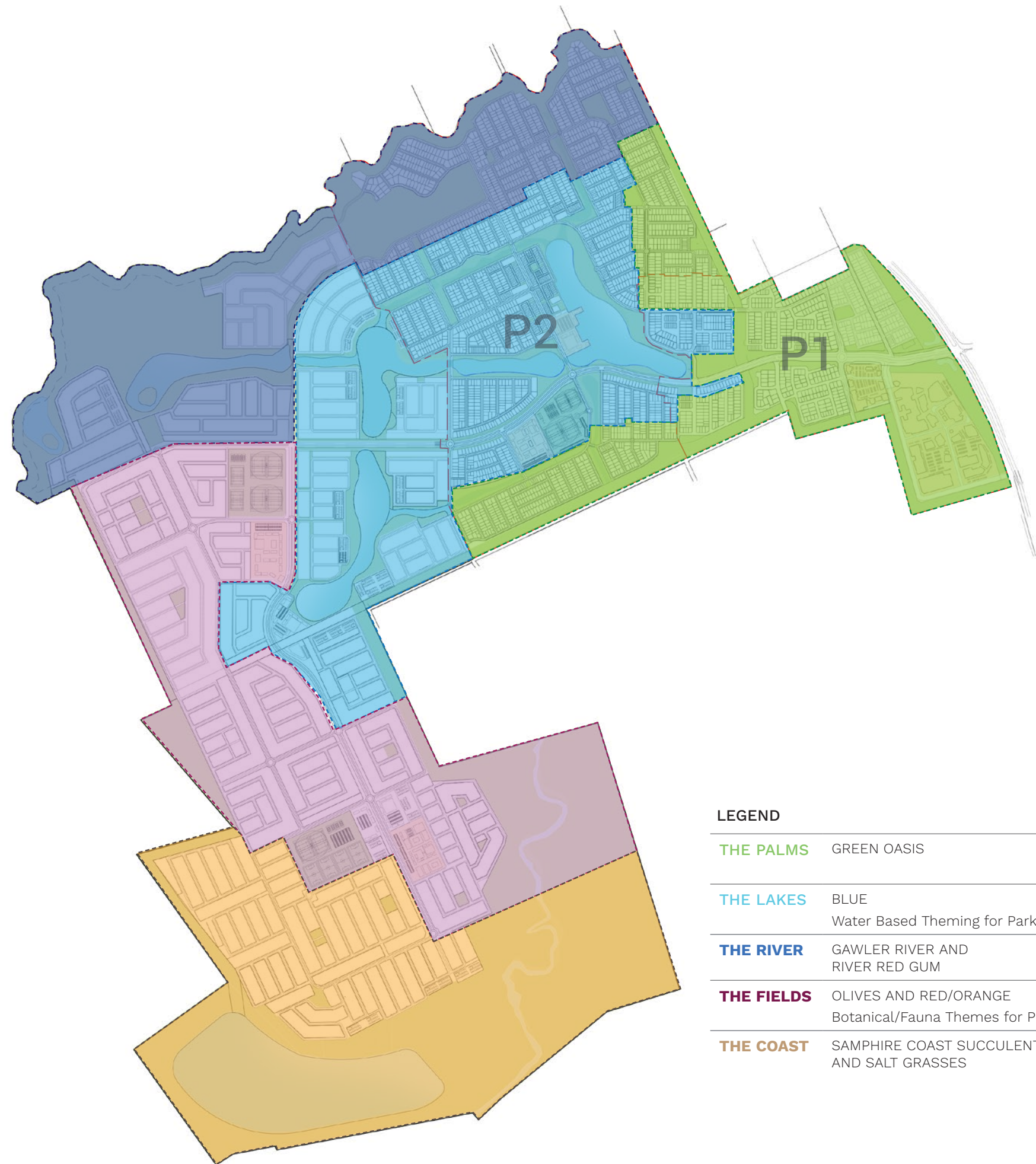
As the name suggests this landscape character is derived from the existing native landscapes with a botanical theme approach to celebrating this strong ecosystem that surrounds the site. The Fields also references the site's botanical/agricultural background. The theming will focus on the natural earthy and olive colours, and allow the wildlife of this place to also be a strong influence of how the landscape character is developed.

## THE RIVER

The Gawler River is a critical element of the project and site. The River character will focus around the Gawler River and the iconic River Red Gums (*Eucalyptus camadulensis*) and its landscape character, which will be unique to the site. This character will also influence the allotment layout as well as urban/landscape design.

## THE COAST

Situated on the south western portion of the site, the low salt marsh areas of the Samphire Coast will heavily influence the built landscape in this area. Low grasses and succulents inhabit these landscapes providing expansive views. Proposed design outcomes will highlight the vibrant colours and horizontal plant forms associated with the nearby coastal landscape.



### LEGEND

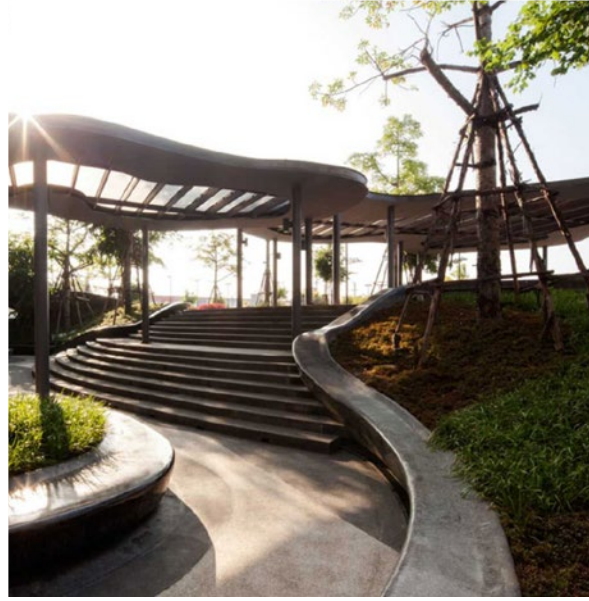
<b>THE PALMS</b>	GREEN OASIS	
<b>THE LAKES</b>	BLUE Water Based Theming for Parks	
<b>THE RIVER</b>	GAWLER RIVER AND RIVER RED GUM	
<b>THE FIELDS</b>	OLIVES AND RED/ORANGE Botanical/Fauna Themes for Parks	
<b>THE COAST</b>	SAMPHIRE COAST SUCCULENTS AND SALT GRASSES	



## THE PALMS

### LANDSCAPE CHARACTER

High order landscape finishes such as coloured concrete paving, custom structures, off form concrete walls and integrated furniture, as the main entry to the Township featuring sculpted grass mounds, groves of palm trees



### MATERIALS PALETTE CHARACTERISTICS

- metal work features
- natural materials
- reflective of colour
- natural shapes and forms
- tactile responses
- statement elements of walls and landform



RIVERLEA LANDSCAPE MASTER PLAN

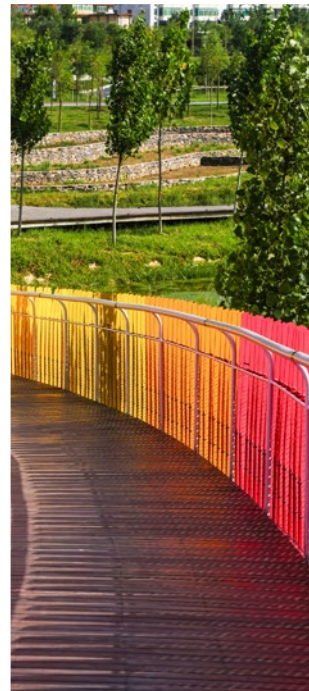


# THE PALMS

## LANDSCAPE CHARACTER

### COLOUR PALETTE

- colours sit in the deep green tones
- cool colour to reflect lush planting
- highlight colours are warm orange and vibrant yellow for contrast and visual emphasis to surrounding landscape elements



RIVERLEA LANDSCAPE MASTER PLAN



# THE PALMS

## PLANTING CHARACTER

- oasis planting
- lush and green
- broad colour highlights
- strong tree forms
- palm features

### SPECIES LIST

ID	Botanical name	Common Name
1	ANGOPHORA floribunda	Rough-barked Apple
2	BRACHYCHITON acerifolius	Illawarra Flame Tree
3	BRACHYCHITON acerifolius x populneus	Kurrajong Hybrid
4	CELTIS australis	Mediterranean Hackberry
5	CORYMBIA CITRIODORA 'SCENTUOUS'	Dwarf Lemon Scented Gum
6	CUPANIOPSIS anacardioides	Tuckeroo
7	EUCALYPTUS LEUCOXYLON VAR 'ROSEA'	Pink Flowering Gum
8	FRAXINUS PENNSYLVANICA 'CIMMZAM'	Cimmaron Ash
9	FRAXINUS PENNSYLVANICA 'URBDELL'	Urbanite Ash
10	HIBISCUS TILIACEUS RUBRA	Cottonwood
11	HYMENOSPORUM FLAVUM	Native Frangipani
12	KOELREUTERIA BIPINNATA	Chinese Flame Tree
13	LAGERSTROEMIA 'NANCHEZ'	Crepe myrtle
14	LIQUIDAMBAR STYRACIFLUA	Sweet Gum
15	LOMANDRA LONGIFOLIA 'TANIKA'	Tanika
16	LOPHOSTEMON CONFERTUS	Brush Box
17	MYRTUS COMMUNIS	Myrtus communis
18	PHOENIX CANARIENSIS	Phoenix Palm
19	PLATANUS HISPANICA	London plane tree
20	PYRUS USSURIENSIS	Ussurian Pear



RIVERLEA LANDSCAPE MASTER PLAN



## THE LAKES

### LANDSCAPE CHARACTER

High order landscape finishes such as exposed aggregate coloured concrete paving, hardwood decking, custom structures and integrated furniture, as the feature landscape, natural and sinuous forms, edges softened with predominantly native planting

### MATERIALS PALETTE CHARACTERISTICS

- Metal work features
- Natural materials
- Natural shapes and forms
- Tactile responses
- Statement elements including play and bridge





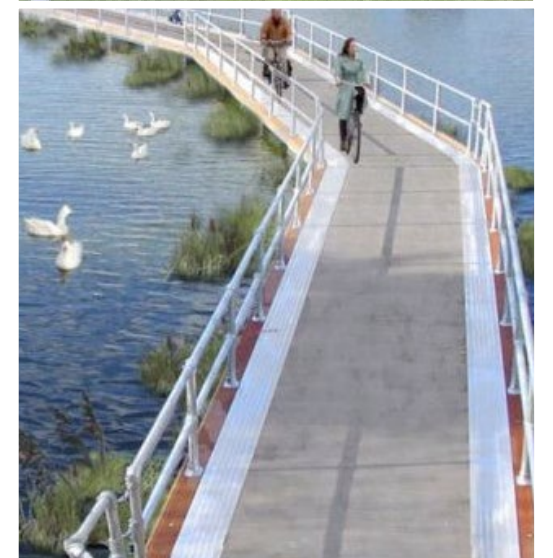
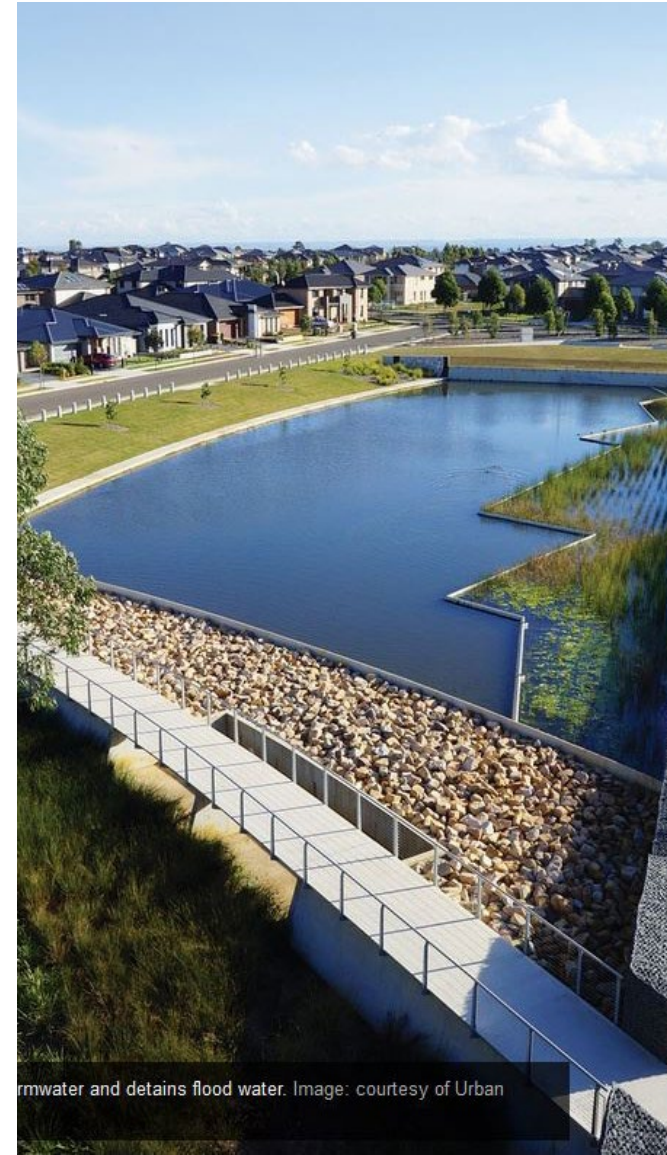
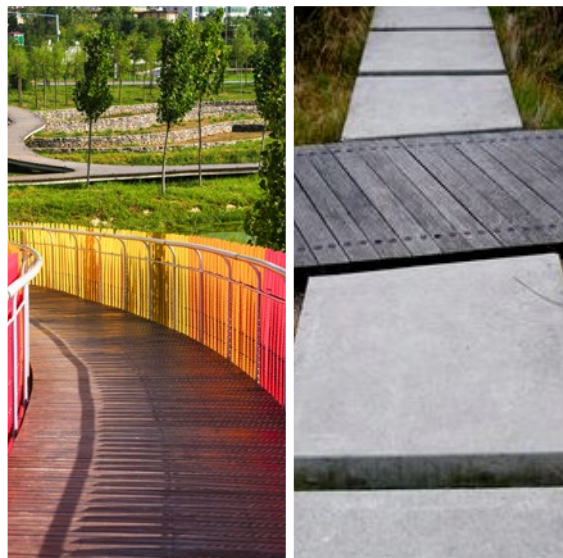
# THE LAKES

## LANDSCAPE CHARACTER

### COLOUR PALETTE



- colours sit in the deep blue and green tones
- cool colour to reflect the water and lush planting
- highlight colour is warm for contrast and visual emphasis



RIVERLEA LANDSCAPE MASTER PLAN



# THE LAKES

## PLANTING CHARACTER

- Native trees celebrate natural history
- Eucalyptus / Corymbia canopy trees
- Banksia / Acacia understory trees
- Ornamental trees for autumn colour
- Vibrant native flowers
- Grassy / low shrub groundcover



### SPECIES LIST

ID	Botanical name	Common Name
1	ACACIA pycnantha	Golden Wattle
2	ACER buergerianum 'Trident'	Trident
3	AGONIS flexuosa	Weeping Peppermint
4	BANKSIA marginata	Silver Banksia
5	BAUHINIA variegata	Orchid Tree
6	BRACHYCHITON acerifolius x populneus	Kurrajong Hybrid
7	Callistemon viminalis	Weeping Bottlebrush
8	CALYTRIX tetragona	Fringe Myrtle
9	CAREX APPRESSA	Tall Sedge
10	CELTIS AUSTRALIS	Mediterranean Hackberry
11	CORYMBIA FICIFOLIA	Red Flowering Gum
12	EUCALYPTUS LEUCOXYLON	Yellow Gum
13	EUTAXIA MICROPHYLLA	Common Eutaxia
14	GREVILLEA LAVANDULACEA	Lavender Grevillea
15	LAGERSTROEMIA 'NANCHEZ'	Crepe myrtle
16	LIQUIDAMBAR STYRACIFLUA	Sweet Gum
17	POA LABILLARDIERI	Large Tussock Grass
18	PYRUS USSURIENSIS	Ussurian Pear
19	ROBINIA PSEUDOACACIA	Black Locust



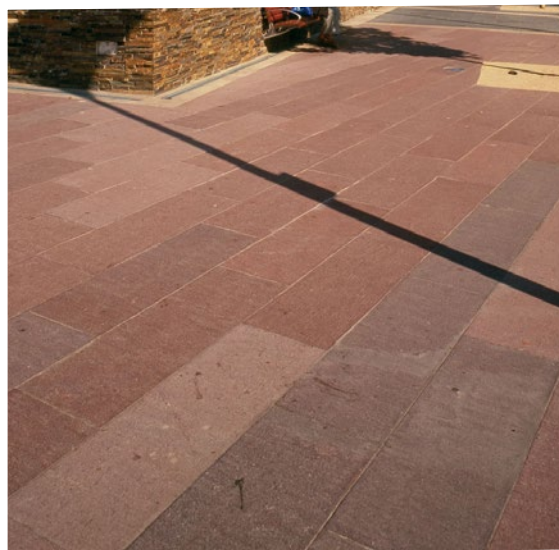
## THE FIELDS

### LANDSCAPE CHARACTER

Landscape finishes such as plain grey concrete paths, hardwood decking and seating, stone rubble walls, rustic design forms (large format timber, rust coloured metal) and earthy tones reflect the place's natural, Kaurna and agricultural connections

### MATERIALS PALETTE CHARACTERISTICS

- Warm earthy tones
- Feature powder coated steel
- Stonework
- Angular forms
- Clean finishes
- Defined shapes
- Natural finishes
- Tactile feel





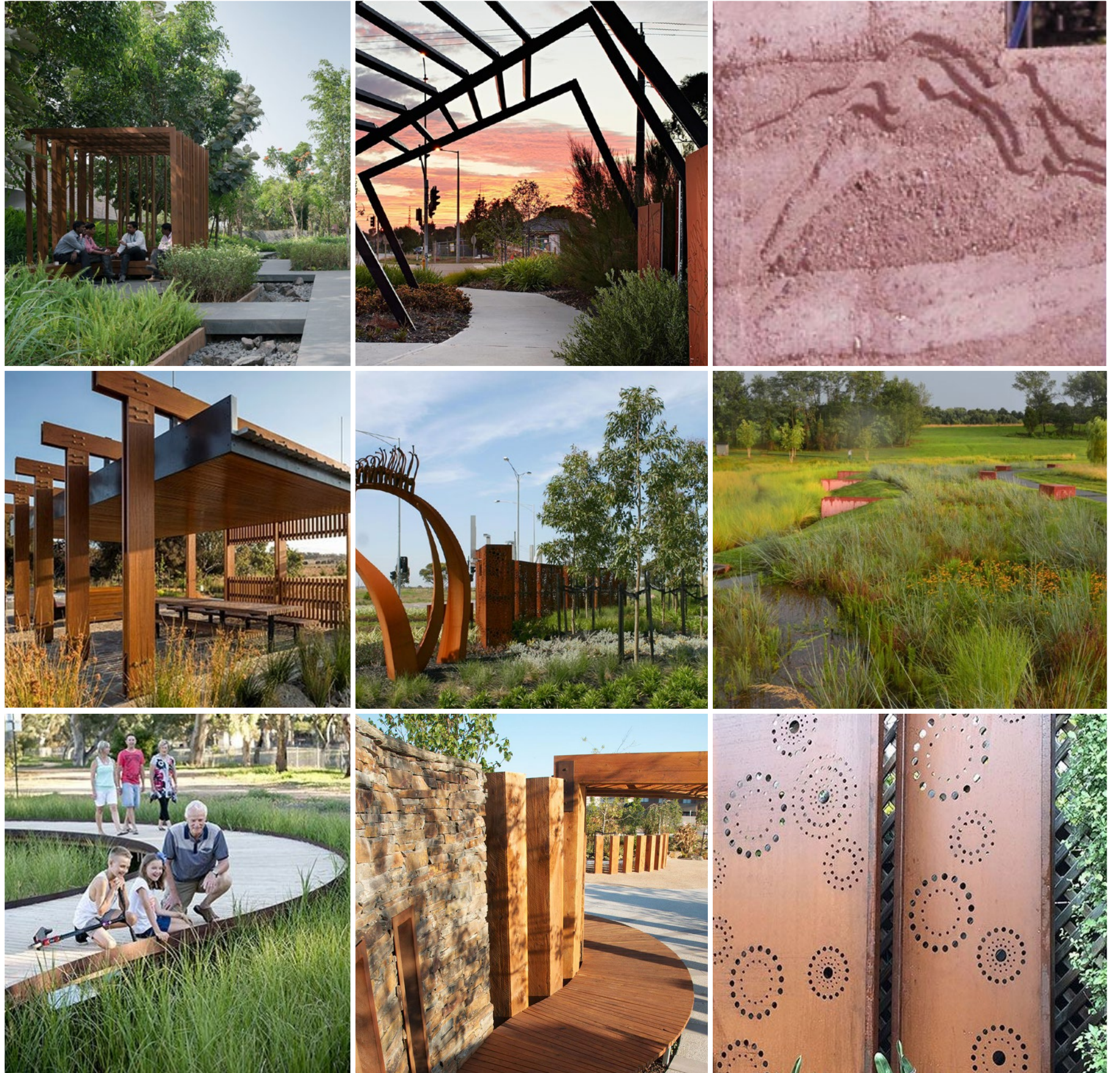
# THE FIELDS

## LANDSCAPE CHARACTER

### COLOUR PALETTE



- warm colours reflecting the existing open vegetation plains and the agricultural / native planting surrounding the site
- deep olive balance colours that symbolise the native vegetation and previous production cropping



RIVERLEA LANDSCAPE MASTER PLAN



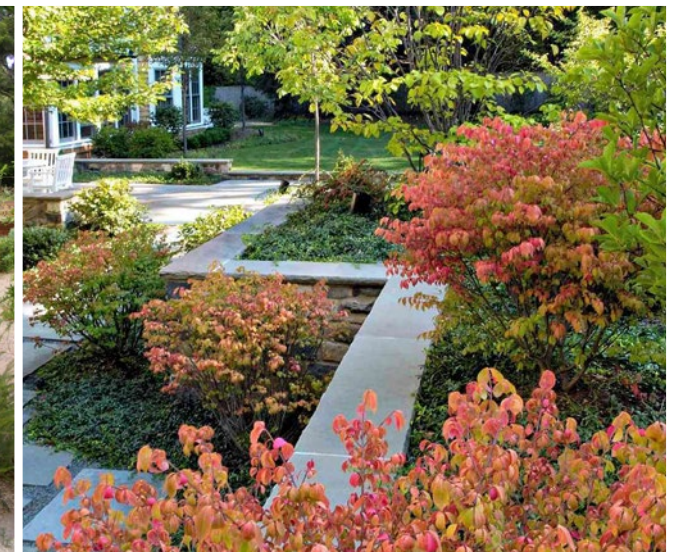
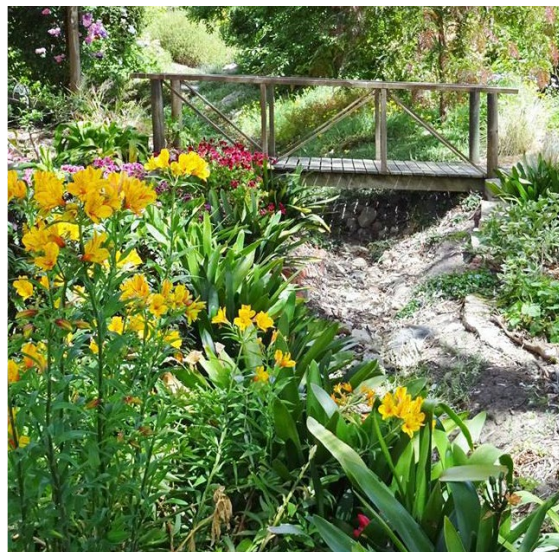
# THE FIELDS

## PLANTING CHARACTER

- planting is bright and colourful at major meeting points or movement corridors
- plant character references the adjacent vegetation and uses

### SPECIES LIST

ID	Botanical name	Common Name
1	OLEA europaea var 'Swan hill form'	Swan Hill Olive [non fruiting]
2	AUSTRODANTHONIA spp.	Wallaby Grass
3	AUSTROSTIPA spp.	Coast Spear-grass
4	CHRYSOCEPHALUM apiculatum	Common Everlasting
5	Citrus australasica	Finger Lime
6	CITRUS limon	Lemon
7	CITRUS X SINENSIS	Sweet orange
8	CORREA REFLEXA	Native Fuchsia
9	DIANELLA BREVICAULIS	Short-stem Flax-lily
10	DIANELLA CAERULEA 'CASSA BLUE'	Cassa Blue
11	DIANELLA CAERULEA 'LUCIA'	Lucia
12	FICINIA NODOSA	Knobby Club-rush
13	GREVILLEA LAVANDULACEA	Lavender Grevillea
14	HELICHRYSUM ITALICUM	Curry Plant
15	KUNZEA POMIFERA	Muntries
16	LAURUS NOBILIS	Bay Laurel
17	LAVANDULA ANGUSTIFOLIA	English Lavender
18	LEUCOPHYTA BROWNII	Cushion Bush
19	POA LABILLARDIERI	Large Tussock Grass
20	SALVIA SP.	Salvia
21	WAHLENBERGIA SPP.	Native Bluebell
22	WESTRINGIA FRUTICOSA	Coastal Rosemary



RIVERLEA LANDSCAPE MASTER PLAN



## THE RIVER

### LANDSCAPE CHARACTER

Landscape finishes such as coloured concrete paving, gabion walls, compacted gravel paths along the Gawler River and a focus on natural materials, incorporation of curvilinear forms and patterns found in the Gawler River landscape

### MATERIALS PALETTE CHARACTERISTICS

- curved and angular edges
- stone faced / gabion walls
- grey timbers
- pattern and texture
- stone pavement in random patterns

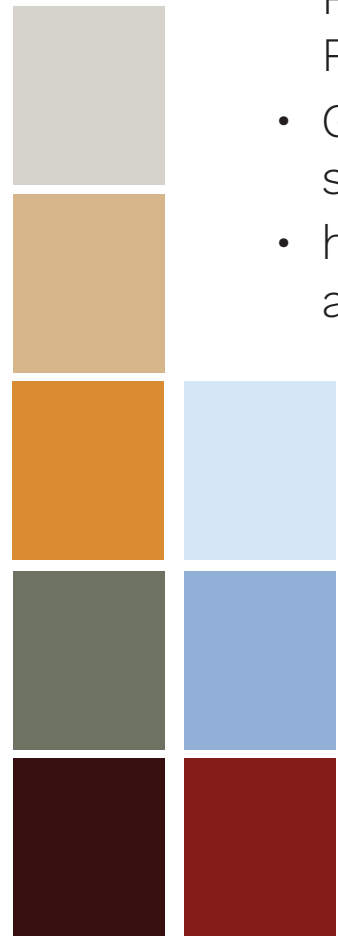




# THE RIVER

## LANDSCAPE CHARACTER

### COLOUR PALETTE



- colours reflect the bark of River Red Gum and Gawler River landscapes
- Grey weathered timber and straw / ochre colours
- highlight colour in soft blue and red tones



RIVERLEA LANDSCAPE MASTER PLAN



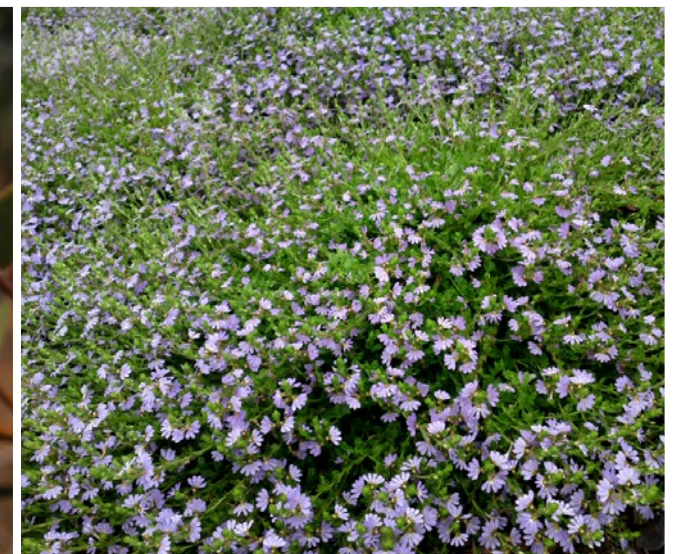
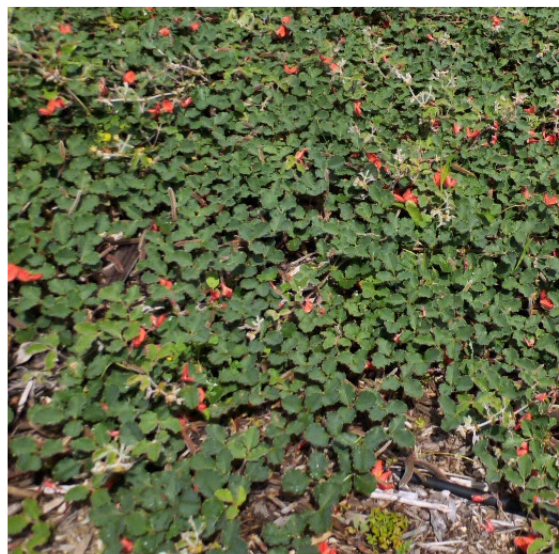
# THE RIVER

## PLANTING CHARACTER

- plants will respond directly to the Gawler River edge and be specific to that natural habitat arranged in contemporary configuration

### SPECIES LIST

ID	Botanical name	Common Name
1	AGONIS flexuosa	Weeping Peppermint
2	ANGOPHORA floribunda	Rough-barked Apple
3	AUSTROSTIPA elegantissima	Tall Feather-grass
4	AUSTROSTIPA eremophila	Rusty Spear-grass
5	BRACHYCHITON acerifolius x populneus	Kurrajong Hybrid
6	CALLISTEMON viminalis	Weeping Bottlebrush
7	CUPANIOPSIS anacardioides	Tuckeroo
8	DANTHONIA linkii	Wallaby Grass
9	ENNEAPOGON NIGRICANS	Bottle Washers
10	EUCALYPTUS CAMALDULENSIS	River Red Gum
11	EUCALYPTUS LARGIFLORENS	River Box
12	EUCALYPTUS LEUCOXYLON 'EUKY DWARF'	Dwarf Gum
13	EUCALYPTUS POROSA	Mallee Box
14	IMPERATA CYLINDRICA	Cogon grass
15	KENNEDIA PROSTRATA	Running Postman
16	KUNZEA POMIFERA	Muntries
17	LOBELIA ERINUS	Edging Lobelia
18	MELALEUCA 'SNOW IN SUMMER'	Snow in Summer
19	SALVIA CLEVELANDII	Salvia
20	SCAEVOLA ALBIDA	Mauve Carpet
21	SCAEVOLA ALBIDA 'MAUVE CARPET'	Mauve Carpet
22	THEMEDA TRIANDRA	kangaroo grass



RIVERLEA LANDSCAPE MASTER PLAN



## THE COAST

### LANDSCAPE CHARACTER

Landscape finishes such as plain concrete paving, gravel mulch / surfacing, greyed hardwood boardwalks and furniture, horizontal landform, wide open spaces celebrate the natural environment of the Samphire Coast

### MATERIALS PALETTE CHARACTERISTICS

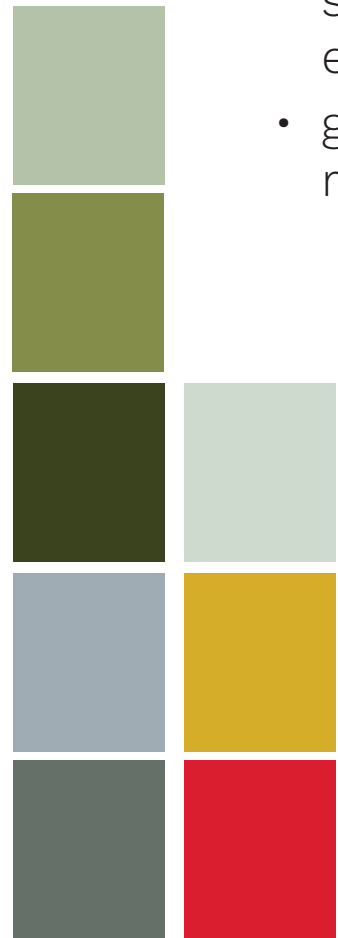
- grey / green earthy tones
- sweeping curves both horizontal and vertical
- textured landscape
- weathered timber elements
- limited metal components
- concrete walls - greys and coloured oxides



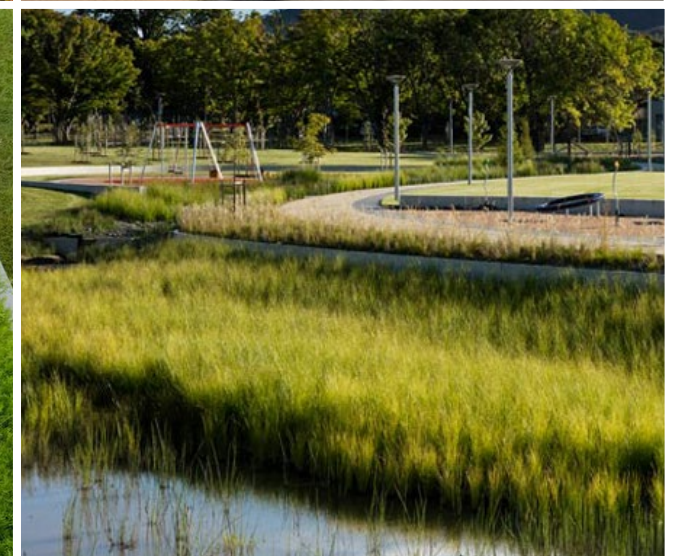
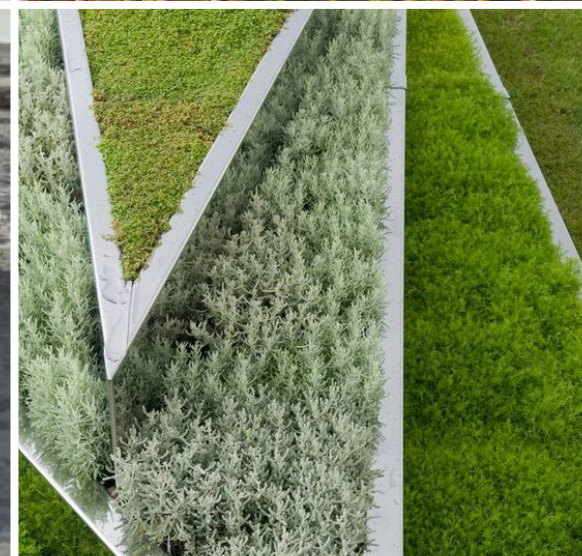
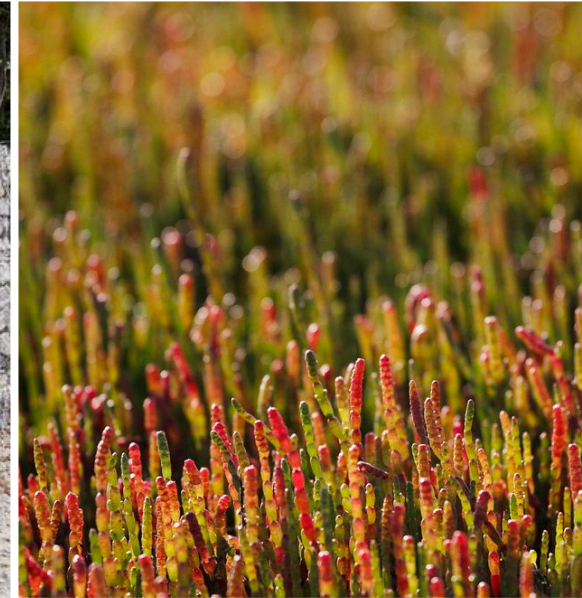


# THE COAST LANDSCAPE CHARACTER

## COLOUR PALETTE



- earthy tones that reflect the saltmarsh / Samphire Coast environment
- grey greens and bright yellows and reds with white / grey structures





# THE COAST PLANTING CHARACTER

- plants will respond directly to the Samphire Coast and existing saltmarsh environment. Through new land form these will be located in low areas and utilised within secondary non-saltmarsh planting in higher areas.



## SPECIES LIST

ID	Botanical name	Common Name
1	AGONIS flexuosa	Weeping Peppermint
2	BRACHYCHITON acerifolius x populneus	Kurrajong Hybrid
3	BRUNONIA australis	Blue Pincushion
4	CALOSTEMMA purpureum	Garland Lily
5	Chenopodium parabolicum	Fragrant Saltbush
6	CORYMBIA ficifolia	Red Flowering Gum
7	CUPANIOPSIS anacardioides	Tuckeroo
8	SCLEROSTEGIA arbuscula	Shrubby Glasswort
9	ALLOCASUARINA verticillata	Drooping Sheoak
10	EUCALYPTUS porosa	Mallee Box
11	MYOPORUM insulare	Common Boobialla
12	DODONAEA viscosa ssp. spatulata	Sticky Hop-bush
13	CALLITRIS gracilis	Southern Cypress-pine
14	OLEARIA axillaris	Coast Daisy Bush
15	MAIREANA brevifolia	Small-leaved Blue-bush
16	SCAEVOLA crassifolia	Cushion Fanflower
17	WAHLENBERGIA spp.	Native Bluebell
18	MYOPORUM parvifolium	Creeping Boobialla
19	POA poiformis	Coast Tussock-grass
20	AUSTROSTIPA spp.	Coast Spear-grass
21	DIANELLA brevicaulis	Short-stem Flax-lily
22	HARDENBERGIA violacea	Native Lilac
23	MUEHLENBECKIA GUNNII	Coastal Lignum



03

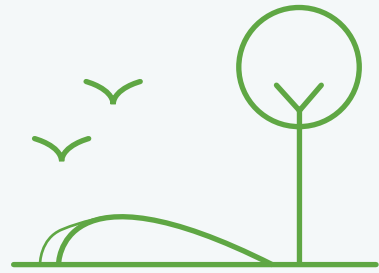
PRECINCTS 1&2  
SITE & KEY STATISTICS





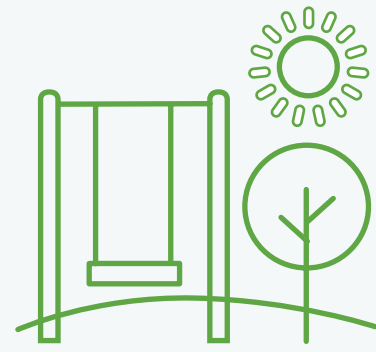
# SITE & KEY STATISTICS

## PRECINCT 1 OPEN SPACE



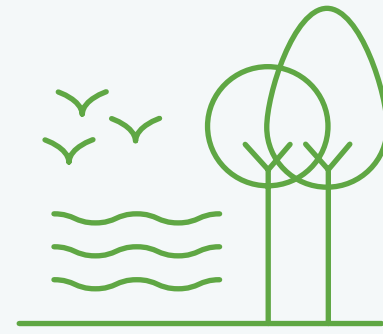
**12.4Ha**

Boulevard  
Landscape



**4.7Ha**

Neighbourhood,  
Local and  
& Minor Parks



**5.1Ha**

Linear  
Parks

## NOT PART OF OPEN SPACE

**9.1Ha**

Drainage



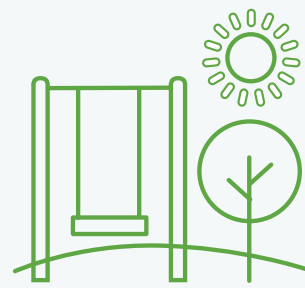
# SITE & KEY STATISTICS

## PRECINCT 2 OPEN SPACE



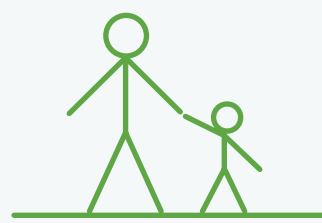
**0.6Ha**

Boulevard  
Landscape



**6.6Ha**

Neighbourhood,  
Local and  
& Minor Parks



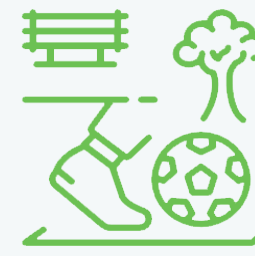
**3.0Ha**

District Parks



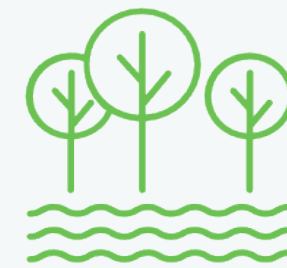
**10.4Ha**

Linear  
Parks



**6.3Ha**

Sports &  
Recreation



**5.9Ha**

Lakeside Parks



**27Ha**

Gawler River  
Conservation

## NOT PART OF OPEN SPACE

**15.2Ha**

Drainage



An architectural rendering of a park. In the foreground, a paved path leads towards a large, modern wooden canopy structure with a slatted roof. The park is filled with various trees, including tall palm trees and smaller deciduous trees. People are seen walking and sitting on the grass. In the background, there are some buildings and a fence. The overall scene is bright and green, suggesting a sunny day.

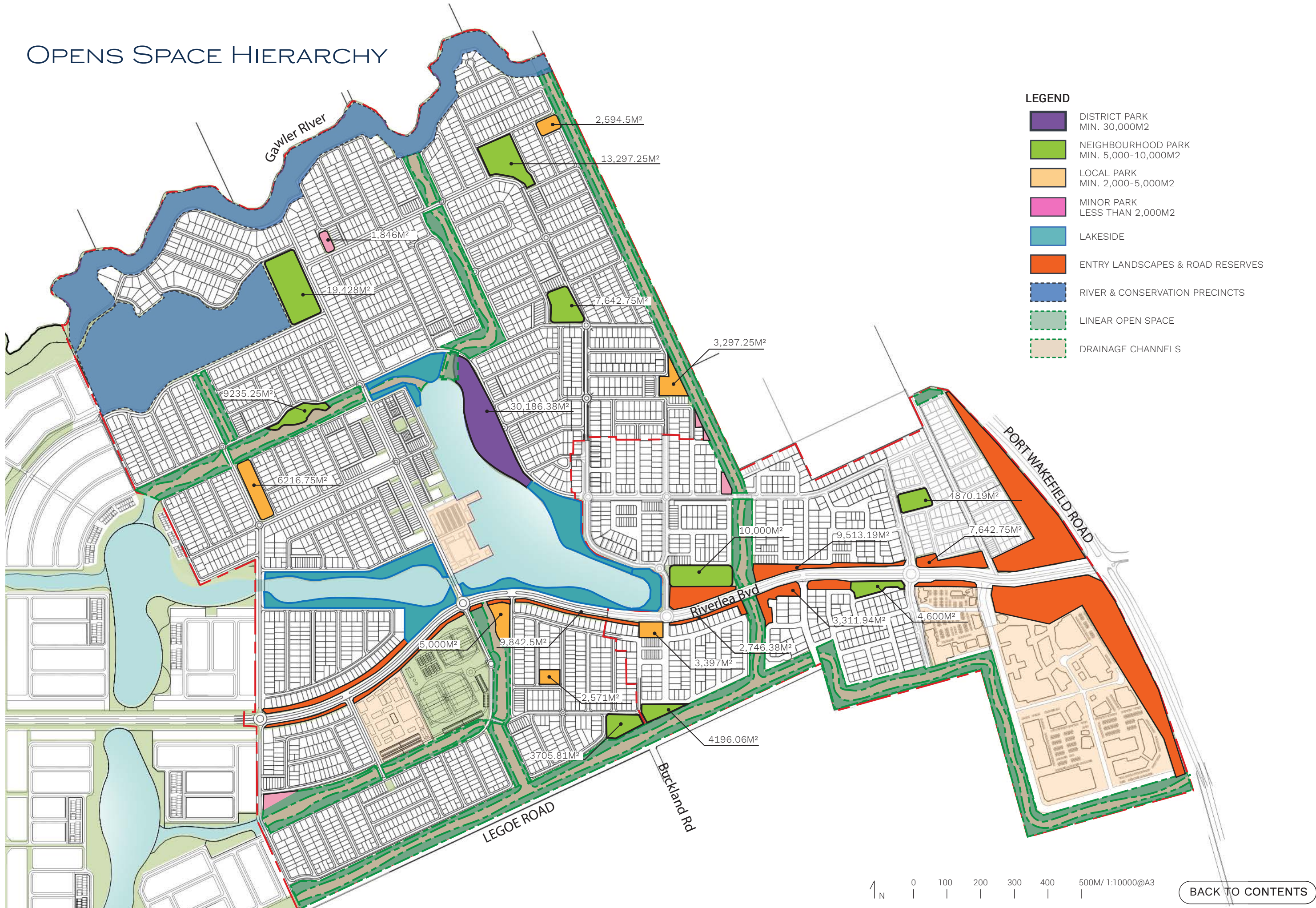
04

PRECINCTS 1&2

OPEN SPACE & PARKS



# OPENS SPACE HIERARCHY







**LEGEND**

○ 400M WALKING CATCHMENT



[BACK TO CONTENTS](#)



# DOG PARKS MASTERPLAN

## LEGEND

○ 1KM WALKING CATCHMENT





# OPENS SPACE TYPES – DISTRICT PARKS

## User age group:

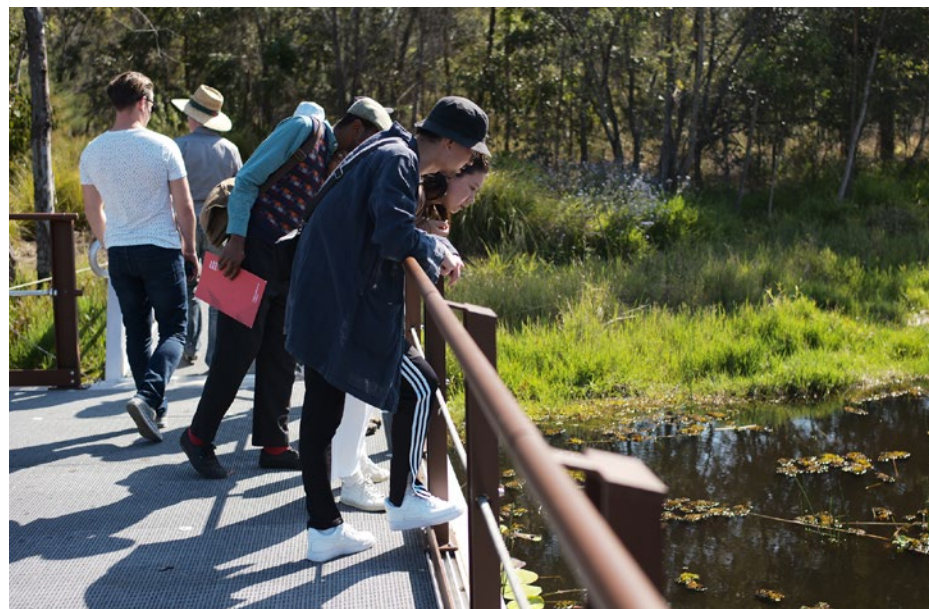
- » Young and mature families
- » Empty nesters
- » Youth

## Experiences sought:

- » Participation in community activity and life
- » Intense physical activity and fitness
- » Water edge

## Elements:

- » Natural shade around perimeter of park, undercover spectator provisions
- » Picnic facilities
- » Interactive unfenced play equipment for younger and older children
- » Multiple play opportunities
- » Additional recreation activities for youth
- » Significant shade tree planting
- » Multiple activity spaces for dispersed groups
- » Associated furniture: seats, bins, shelters
- » Feature pavements
- » Significant vegetation for habitat and biodiversity
- » Walking to cycle trails
- » Lighting
- » Water contact
- » Boardwalks



RIVERLEA LANDSCAPE MASTER PLAN



# OPENS SPACE TYPES – NEIGHBOURHOOD PARKS

## User age group:

- » Typically young families and the elderly

## Experiences sought:

- » Play experience and physical activity for children
- » Respite from private open space / home setting
- » Casual kick-a-bout

## Themes:

- » Quality is a preference rather than quantity of frequency or activities (value and use impacted by number of parks within a catchment)

## Elements:

- » Creative play opportunities for younger and older children (swings and slides most popular)
- » Extensive land undulation: swales and mounds
- » Upper canopy vegetation critical
- » Natural shade and sheltered seating
- » Large shelter with BBQ / table facilities
- » Irrigated ball play area
- » Half court basketball (if adjoining commercial or civic spaces)
- » Tennis courts
- » Lighting
- » 3 play/recreation experiences provided
- » Large tree planting areas for enclosure and to reduce heat load
- » Coloured concrete paths along main thoroughfare
- » Plain concrete for perimeter paths



RIVERLEA LANDSCAPE MASTER PLAN



# OPENS SPACE TYPES – LOCAL PARKS

## User age group:

- » Young children
- » Families
- » Elderly

## Experiences sought:

- » Community activities
- » Opportunity for small gathering
- » Active space for younger demographics
- » Quiet space for retreat

## Elements:

- » Large open lawn/ kickabout spaces
- » Shade tree plantings
- » Picnic facilities and associated furniture: Seats, bins, shelters, BBQs
- » Play facility
- » Half sport ground (Basketball, Netball)
- » Small community garden area





# OPENS SPACE TYPES – MINOR PARKS

## User age group:

- » Young children
- » Families
- » Elderly

## Experiences sought:

- » Quiet space for retreat
- » Community gardening

## Elements:

- » Open lawn / kickabout spaces
- » Feature garden planting
- » Community garden space
- » Furniture: seats, bins



RIVERLEA LANDSCAPE MASTER PLAN



# OPENS SPACE TYPES – LINEAR PARK AND DRAINAGE SWALES

## Design Approach

- » Develop a riparian appearance to the corridors as the fundamental aim of the landscape development of these corridors. Conceptually, the Gawler River corridor will be the inspiration for species selection, placement and general landscape amenity
- » At strategic locations i.e. areas of high visibility, establish recreational nodal points to ornate destinations and maximise usage and surveillance throughout the corridors

## Delivery Approach

- » Integrate swales with mounding to accentuate topographical changes
- » Provide a variety of invert finishes to provide diversity of habitat & aesthetic:
  - rock lined
  - vegetated
  - turfed
- » Utilise indigenous riparian and terrestrial plant species and large swathes of native grasses to create a variety of habitat and visitor experiences
- » Utilise a combination of natural hard materials & organic edges rather than concrete channels



RIVERLEA LANDSCAPE MASTER PLAN



# OPENS SPACE TYPES – RIVER AND CONSERVATION AREAS

## User age group:

- » Families
- » Youth
- » Empty nesters
- » Young adults
- » Elderly

## Experiences sought:

- » Play facilities for youth
- » Bike and hiking
- » Wildlife observation

## Themes:

- » River red gum open forest
- » Riverine landscape

## Elements:

- » Long stretches of meandering pathways
- » Bike and hiking spaces
- » Picnic facilities and associated furniture: seats, shelters, bins, BBQs
- » Wildlife observation stations/information hubs
- » Significant vegetation for habitat and biodiversity
- » Landscape features (boulders, logs)
- » Landscape art



RIVERLEA LANDSCAPE MASTER PLAN



# OPENS SPACE TYPES – COASTAL/SALT MARSH AREAS

## User age group:

- » Families
- » Youth
- » Empty nesters
- » Young adults
- » Elders

## Experiences sought:

- » Wildlife discovery
- » Relaxation
- » Interaction with natural landscapes

## Themes:

- » Coastal

## Elements:

- » Boardwalks across the salt marsh
- » Opportunities for wildlife observation (bird watching stations)
- » Retain native coastal plant species and large swathes of native grasses to create a variety of habitat, and improve visitor experiences
- » Utilise natural hardscape materials which weather well to respond to the coastal character of the existing site
- » Walking / cycle paths and trails
- » Associated furniture: seats, shelters, bins
- » Limited lighting to limit impact on wildlife
- » Land art



RIVERLEA LANDSCAPE MASTER PLAN



# PRECINCTS 1 & 2

## LANDSCAPE PLAN




The Precincts 1 & 2 Landscape Plan will directly respond to the Urban Design layout and the locations and uses proposed, which will have some significant elements such as public roads and open space.

For Precinct 1 & 2, public open spaces include:

- » District Centre
- » 1 x District Park (3Ha)
- » 1 x Sports & Recreation precinct (6.3Ha)
- » 8 x Neighbourhood Recreation Parks (Av 0.5-2Ha each)
- » 6 x Local Parks (Av 0.2-0.65Ha each)
- » 5 x Minor Park (Av 0.2Ha each)
- » Local Linear Parklands
- » River & Conservation precincts
- » The Lake – Major water body
- » Wetlands and water quality treatment basin

### LEGEND

- 01** ENTRY LANDSCAPE
- 02** DISTRICT PARK AND THE LAKE
- 03** NEIGHBOURHOOD PARK
- 04** SALES/FEATURE PARK
- 05** DISTRICT CENTRE
- 06** NEIGHBOURHOOD CENTRE
- 07** LINEAR AND DRAINAGE OPEN SPACE
-  LANDSCAPE ENTRY WALLS



# PARK ACTIVITIES - PRECINCT 1

The Activities Plan provides a summary of the intended physical and social activity types envisaged for neighborhood park, district park and Gawler River conservation areas.



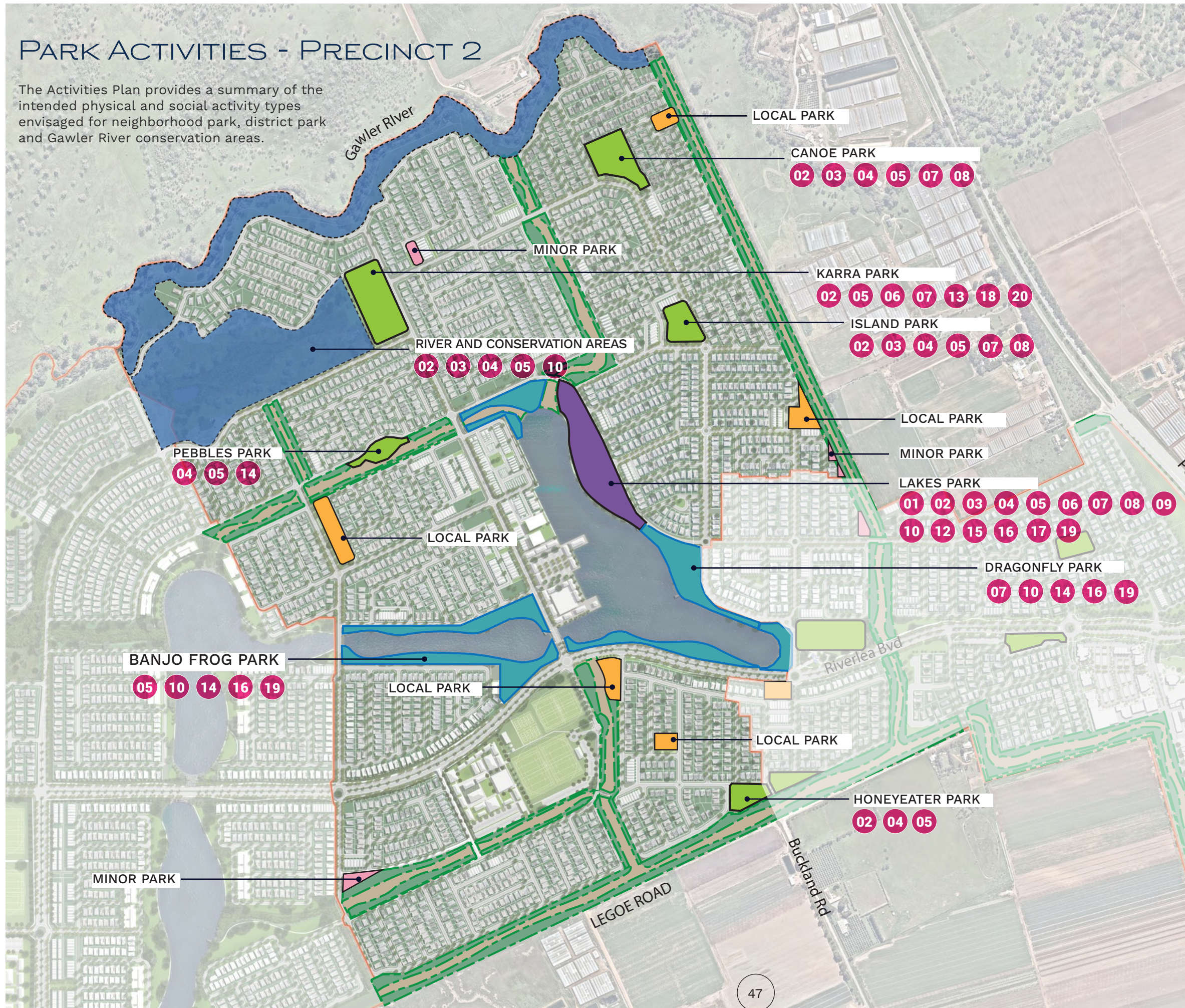
## LEGEND

- 01 RESTROOMS
- 02 PICNIC SHELTERS/  
FURNITURE
- 03 BBQ
- 04 PLAY FACILITIES  
0-6 YRS OLD
- 05 PLAY FACILITIES  
7-12 YRS OLD
- 06 PLAY FACILITIES  
12-17 YRS OLD
- 07 OPEN GRASS
- 08 KICKAROUND SPACE
- 09 SKATE FACILITIES
- 10 LOOKOUTS
- 11 CLIMBING WALLS
- 12 POP UP AREAS
- 13 BIKE SKILL
- 14 WATER PLAY
- 15 PLAZA SPACE
- 16 ART
- 17 PARKOUR
- 18 FITNESS TRAIL/  
EQUIPMENT
- 19 BOARDWALK
- 20 DOG PARK



# PARK ACTIVITIES - PRECINCT 2

The Activities Plan provides a summary of the intended physical and social activity types envisaged for neighborhood park, district park and Gawler River conservation areas.



## LEGEND

- 01 RESTROOMS
- 02 PICNIC SHELTERS/ FURNITURE
- 03 BBQ
- 04 PLAY FACILITIES 0-6 YRS OLD
- 05 PLAY FACILITIES 7-12 YRS OLD
- 06 PLAY FACILITIES 12-17 YRS OLD
- 07 OPEN GRASS
- 08 KICKAROUND SPACE
- 09 SKATE FACILITIES
- 10 LOOKOUTS
- 11 CLIMBING WALLS
- 12 POP UP AREAS
- 13 BIKE SKILL
- 14 WATER PLAY
- 15 PLAZA SPACE
- 16 ART
- 17 PARKOUR
- 18 FITNESS TRAIL/ EQUIPMENT
- 19 BOARDWALK
- 20 DOG PARK



# PRECINCTS 1&2 EXPENDITURE STRATEGY

05



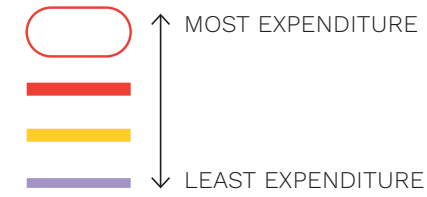


# HEAT MAP

## PRIORITY STREETSCAPE EXPENDITURE

Riverlea Boulevard and the Village Boulevard are the key expenditures to provide greatest visual impact and sales outcomes. Premium areas also have the opportunities for street embellishment upgrades.

### LEGEND



### White

- » Large trees – ex ground and 200L size (some smaller to the edges) at install
- » Established understorey – 200mm and 140mm pots at high densities (5 plants / m2)
- » Extensive tree groupings and avenues
- » Large planted areas and undulating turf
- » Irrigated planting and turf areas
- » Extensive ground shaping and feature stone faced retaining walls
- » Exposed Aggregate and coloured concrete paths
- » Feature lighting to trees
- » Signage, street furniture and shade shelters at key nodes

### Red

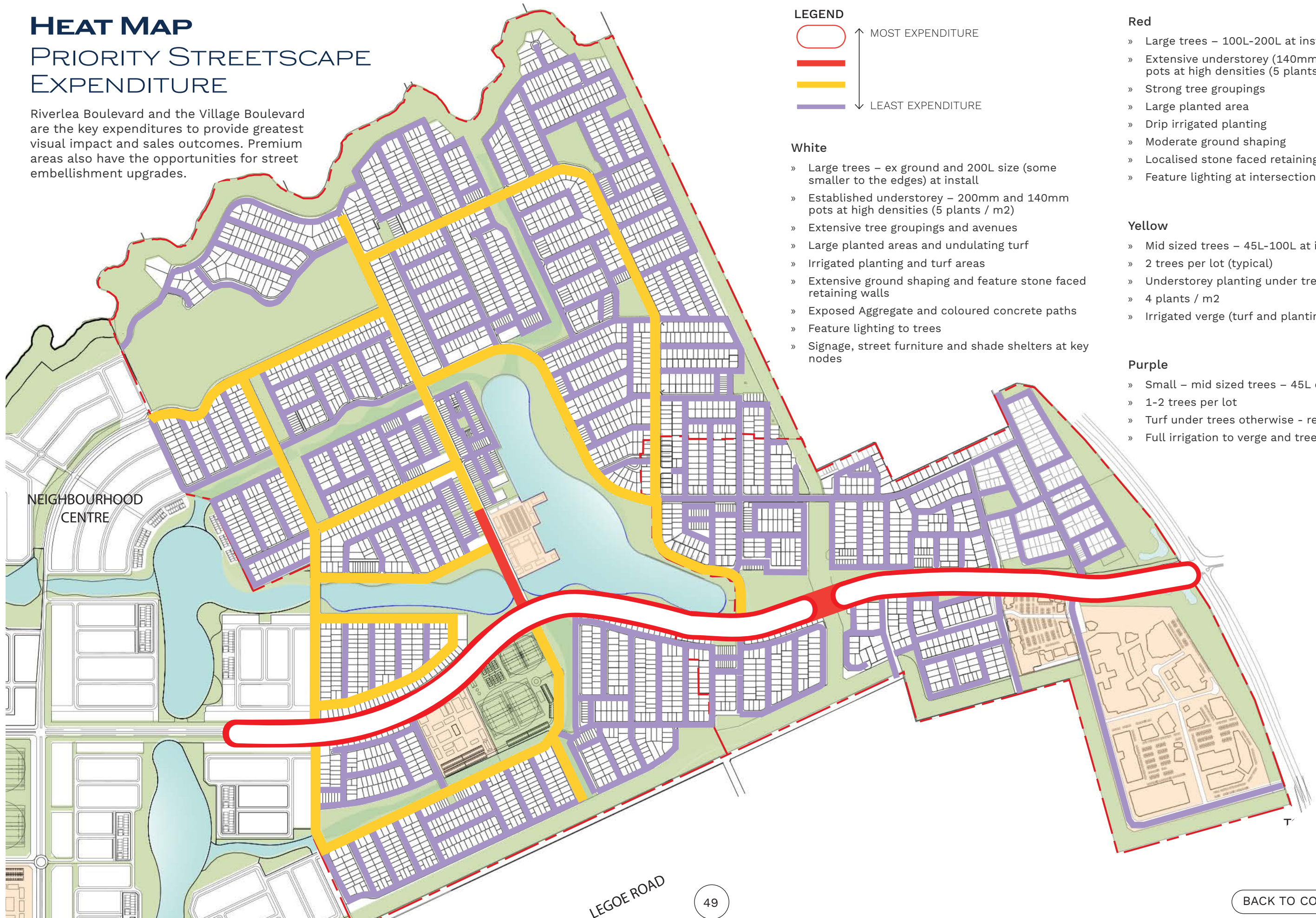
- » Large trees – 100L-200L at install
- » Extensive understorey (140mm and 200mm pots at high densities (5 plants / m2)
- » Strong tree groupings
- » Large planted area
- » Drip irrigated planting
- » Moderate ground shaping
- » Localised stone faced retaining walls
- » Feature lighting at intersections

### Yellow

- » Mid sized trees – 45L-100L at install
- » 2 trees per lot (typical)
- » Understorey planting under trees (2m2)
- » 4 plants / m2
- » Irrigated verge (turf and planting)

### Purple

- » Small – mid sized trees – 45L or less
- » 1-2 trees per lot
- » Turf under trees otherwise - remove
- » Full irrigation to verge and trees



RIVERLEA LANDSCAPE MASTER PLAN

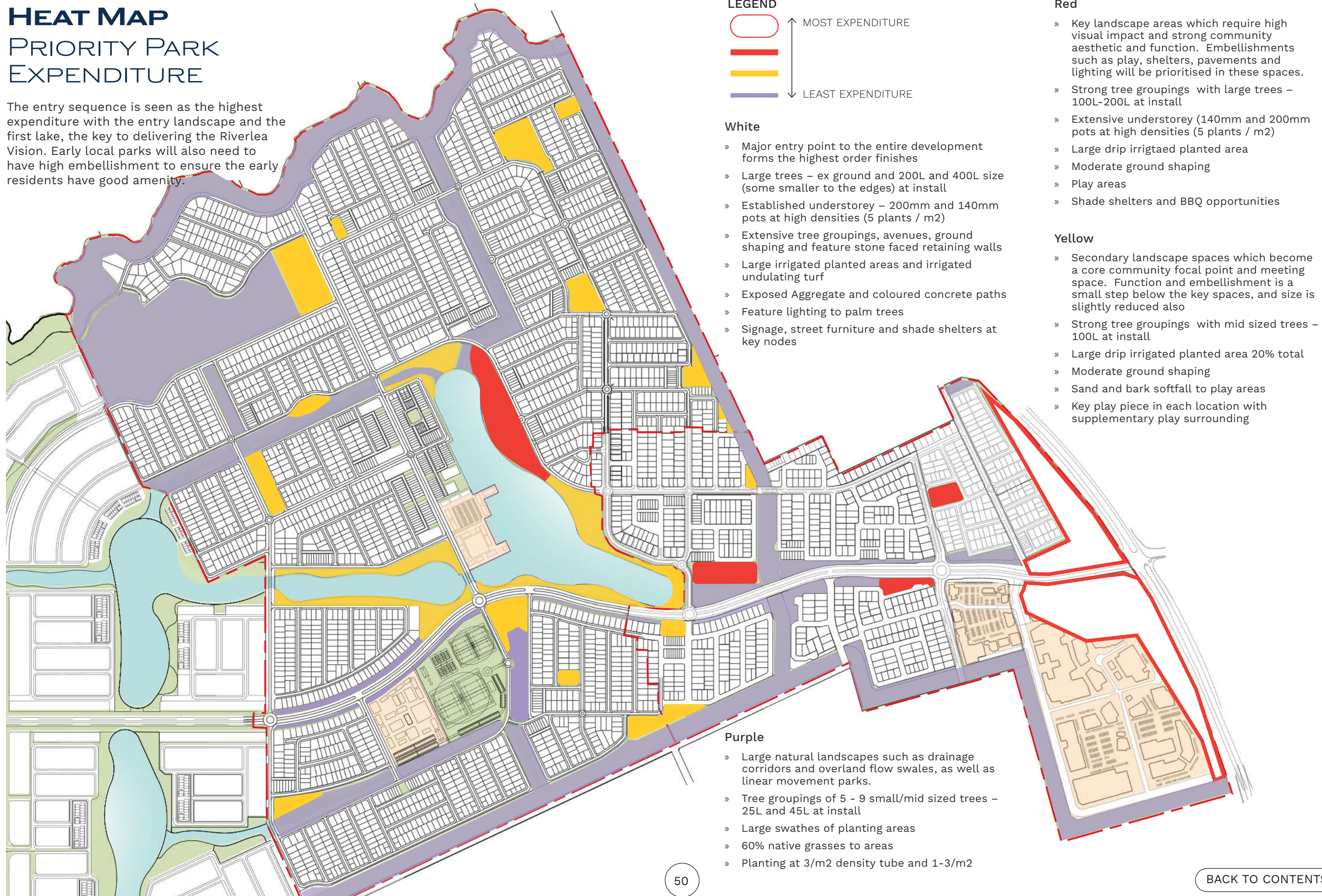
LEGOE ROAD



# HEAT MAP

## PRIORITY PARK EXPENDITURE

The entry sequence is seen as the highest expenditure with the entry landscape and the first lake, the key to delivering the Riverlea Vision. Early local parks will also need to have high embellishment to ensure the early residents have good amenity.



**LEGEND**

  MOST EXPENDITURE  
  
  
 LEAST EXPENDITURE

- White**
- » Major entry point to the entire development forms the highest order finishes
  - » Large trees – ex ground and 200L and 400L size (some smaller to the edges) at install
  - » Established understorey – 200mm and 140mm pots at high densities (5 plants / m<sup>2</sup>)
  - » Extensive tree groupings, avenues, ground shaping and feature stone faced retaining walls
  - » Large irrigated planted areas and irrigated undulating turf
  - » Exposed Aggregate and coloured concrete paths
  - » Feature lighting to palm trees
  - » Signage, street furniture and shade shelters at key nodes

- Red**
- » Key landscape areas which require high visual impact and strong community aesthetic and function. Embellishments such as play, shelters, pavements and lighting will be prioritised in these spaces.
  - » Strong tree groupings with large trees – 100L-200L at install
  - » Extensive understorey (140mm and 200mm pots at high densities (5 plants / m<sup>2</sup>))
  - » Large drip irrigated planted area
  - » Moderate ground shaping
  - » Play areas
  - » Shade shelters and BBQ opportunities

- Yellow**
- » Secondary landscape spaces which become a core community focal point and meeting space. Function and embellishment is a small step below the key spaces, and size is slightly reduced also
  - » Strong tree groupings with mid sized trees – 100L at install
  - » Large drip irrigated planted area 20% total
  - » Moderate ground shaping
  - » Sand and bark softfall to play areas
  - » Key play piece in each location with supplementary play surrounding

- Purple**
- » Large natural landscapes such as drainage corridors and overland flow swales, as well as linear movement parks.
  - » Tree groupings of 5 - 9 small/mid sized trees – 25L and 45L at install
  - » Large swathes of planting areas
  - » 60% native grasses to areas
  - » Planting at 3/m<sup>2</sup> density tube and 1-3/m<sup>2</sup>



# PARK THEMING IDEAS

The following pages outline the themes to the design and final park landscapes. These themes are envisaged to provide a network of variety across the project.

06





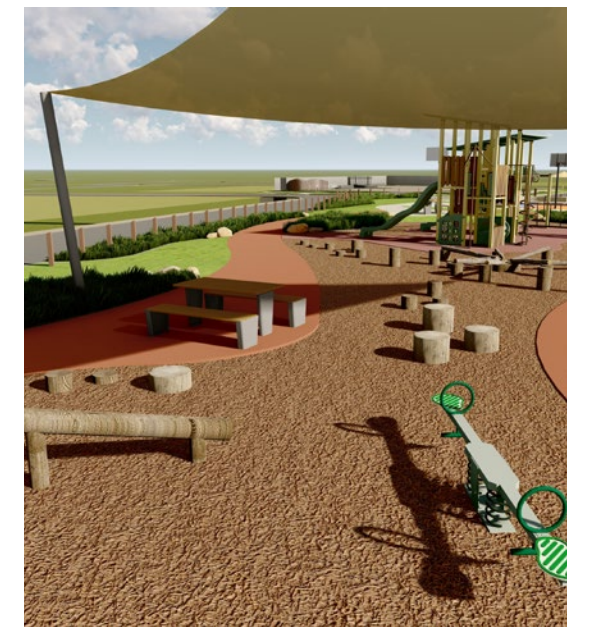
# THE PALMS PROPOSED PARK THEMES





# P1 PALMS ACTIVITY PARK

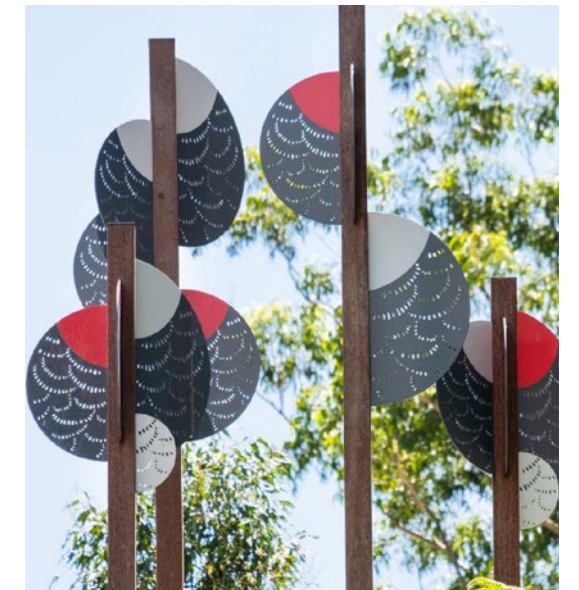
- » Active play park
- » Play elements ages 3-14 age group
- » Inspired by natural style play and improvised pieces
- » Higher recreation basketball half court
- » Palms provide vertical markers and strong shadows on the ground





## P2 STILLWATER PARK

- » Focal entry point in the development and first view of the lakes
- » Vista and sightline to lake is maintained
- » Formal play equipment to the northern section of the park
- » Recreational area with BBQ and shelters
- » Opportunity for landmark sculpture





## P3 OASIS PARK

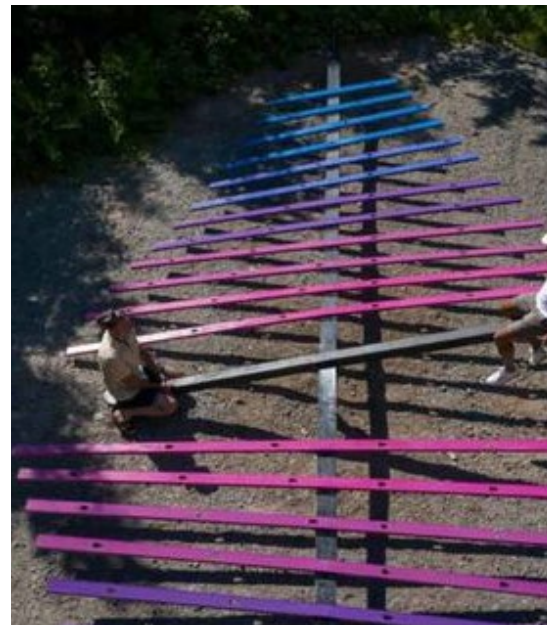
- » Sculptural grass mounding
- » Formal play equipment, such as climbing structure, swings, or tower structures with slides
- » Toddler play
- » Recreational area with BBQ and shelters
- » Variety of lush, different shaped foliage
- » Palms provide vertical markers and strong shadows on the ground





## P4 HONEYEATER PARK

- » Smaller active play park
- » Play elements ages 3-14 age group
- » Inspired by forest habitats and tree flowers that attract honeyeaters
- » Features play pieces which mimic nature and inspire improvisation
- » Trees and plants provide vertical markers and shadows on the ground



## P5 ISLAND PARK

- » Local community park
- » Mounding landscape reflecting the island theme of the park
- » Play structures for young children
- » Facilitates local community gatherings





# THE LAKES PROPOSED PARK THEMES





# L1 THE LAKES

- » Larger active play park
  - » Play elements - all ages - inspired by adventure play / ninja warrior / obstacle courses
  - » Landmark pavilion/ plaza space
  - » Landmark sculptures
  - » Skate section
- » Passive recreational uses - picnic, BBQ, kickabout
  - » Walkable waterfront





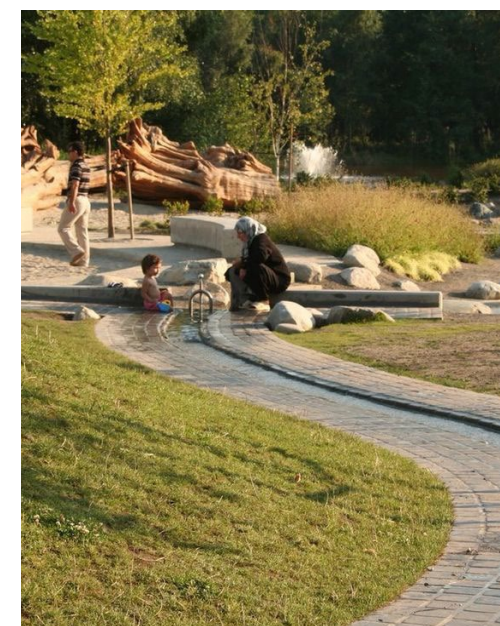
## L2 DRAGONFLY PARK

- » Dragonfly forms inspire design
- » Focus on waterbody habitat edge
- » Lily pad forms, reeds and rushes for incidental play
- » Zero depth water play



## L3 BANJO FROG PARK

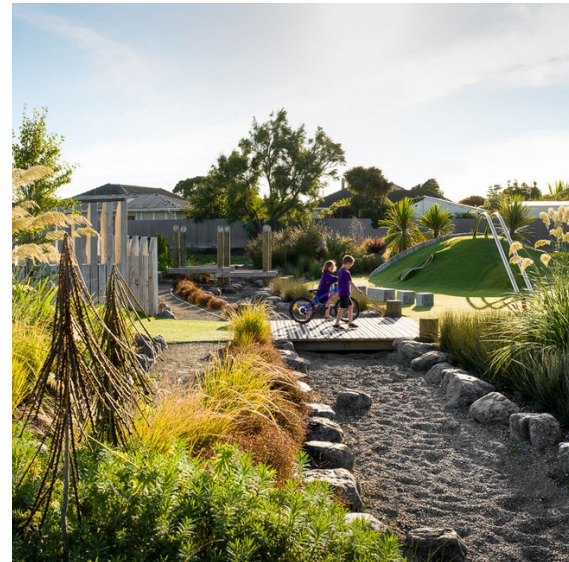
- » Educational park for younger generations
- » Banjo Frog inspired play structures (animal, eggs)
- » Nature play involving water
- » Hide and seek play





## L4 PEBBLES PARK

- » Rock elements for basking and water access
- » Dry creek bed with stepping stones and grassy planting
- » Yarning circles
- » Scrambling rock banks for older kids



## L5 BILLABONG PARK

- » Multi use park for all ages - linear movement, story telling
- » Influenced by waterbodies, water interaction and water crossings - bridges are features
- » Adventure nature play featuring hardwood timber logs, ropes and nets
- » Educational signage, integrated public artwork and landscape features
- » Strong ribbon pathway movement
- » Story telling focus





# THE FIELDS PROPOSED PARK THEMES

**F1** MALLEE BOX PARKS

**F2** THE MEADOWS PARKS

**F3** BUTTERFLY PARKS





## F1 MALLEE BOX PARKS

- » Strong copse tree arrangement
- » Play elements inspired by the Mallee Box flower and seeds
- » Education, storytelling - indigenous uses and practices, bush foods
- » Creams and crimson colour highlights



## F2 THE MEADOWS PARKS

- » Striking forms and colourful displays based on the endemic meadow / heath flowers
- » Shelters can take the form of a petal (which is similar to the bunya nut form)
- » Native Grasslands - Wallaby Grass is a strong feature





## F3 BUTTERFLY PARKS

- » Inspired by endemic Butterfly
- » Butterfly themes inspire colours, patterns, play, shade sails, picnic shelters, structures, fencing forms
- » Instagrammable “wings” in the Park





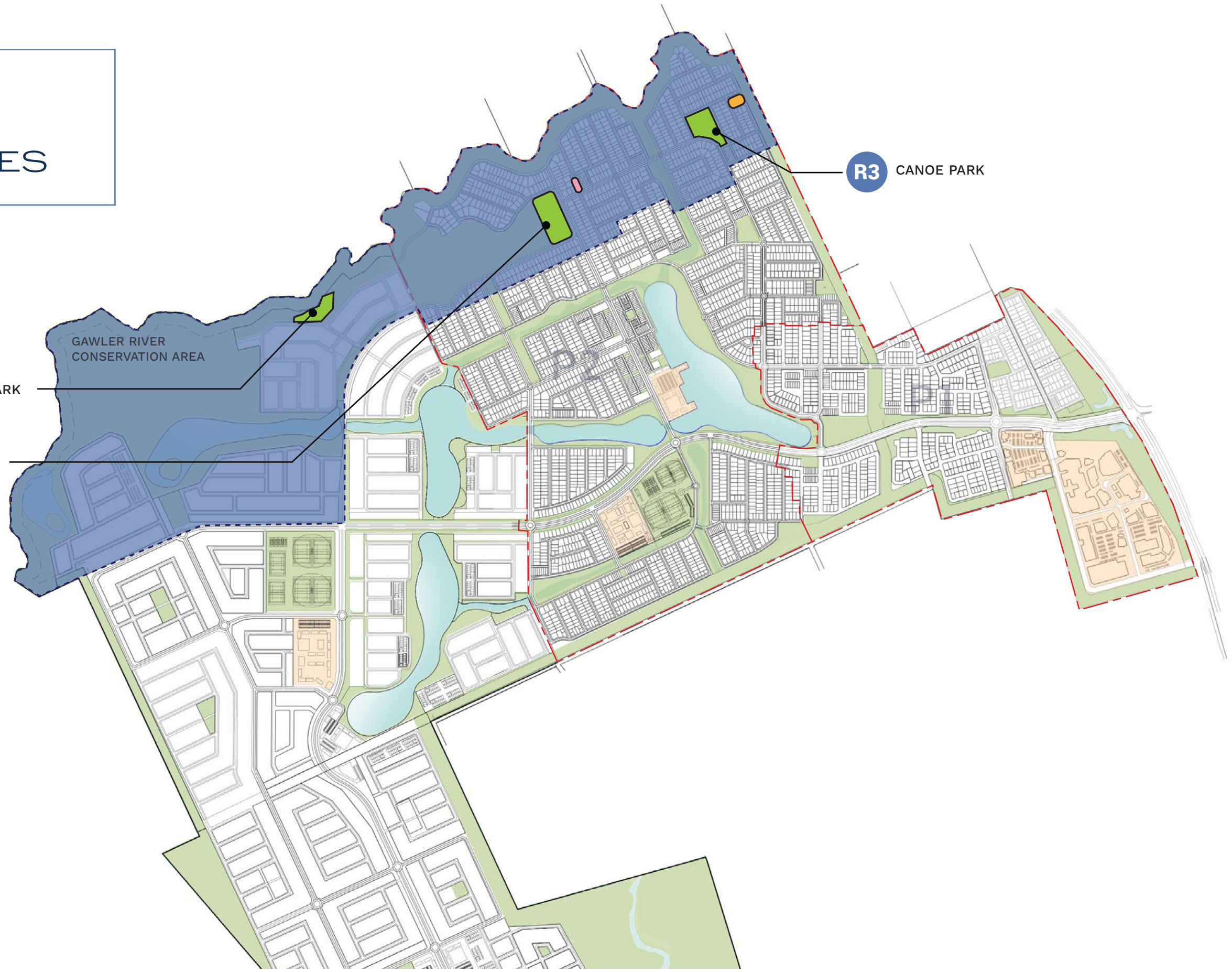
# THE RIVER PROPOSED PARK THEMES

**R2** GAWLER RIVER BIRD PARK

**R1** KARRA PARK

**R3** CANOE PARK

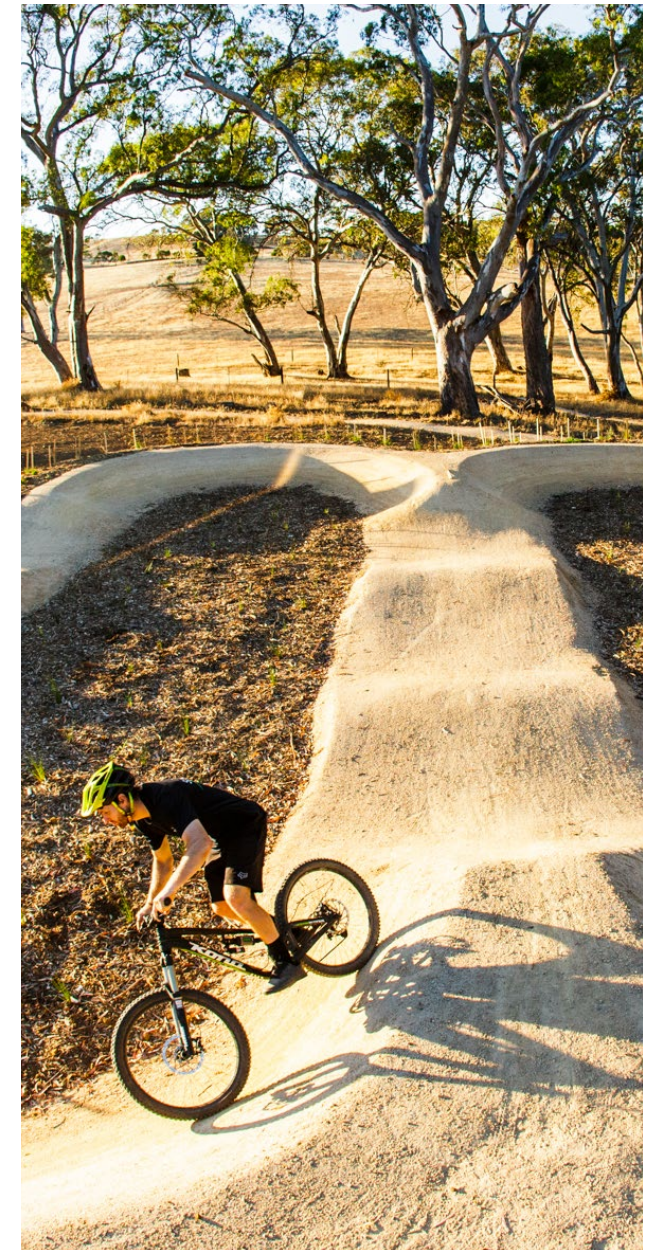
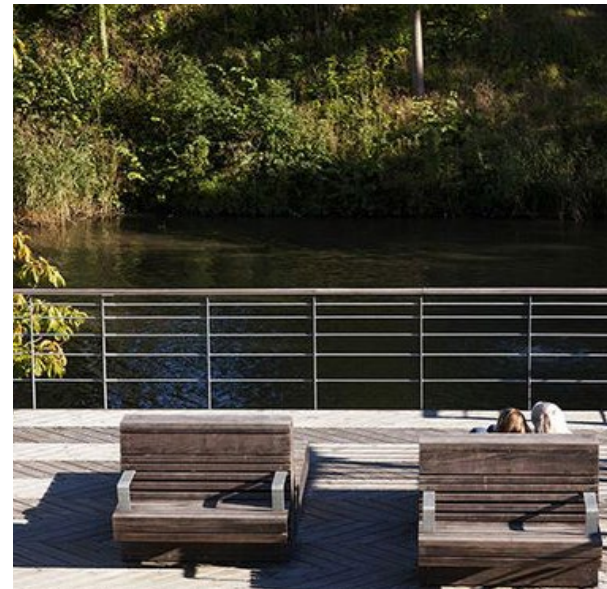
GAWLER RIVER  
CONSERVATION AREA





# R1 KARRA PARK

- » Play Facilities for older children, such as net ball courts, table tennis
- » Restrooms, picnic shelters with furniture
- » Bike skill trails
- » Pump track
- » Dog park
- » Mountain bike and hiking spaces
- » Lookouts and boardwalks



RIVERLEA LANDSCAPE MASTER PLAN



## R2 GAWLER RIVER BIRD PARK

- » River Red Gum as signature tree in park, potential for interpretive sculptures / artwork
- » Lookouts and boardwalks



## R3 CANOE PARK

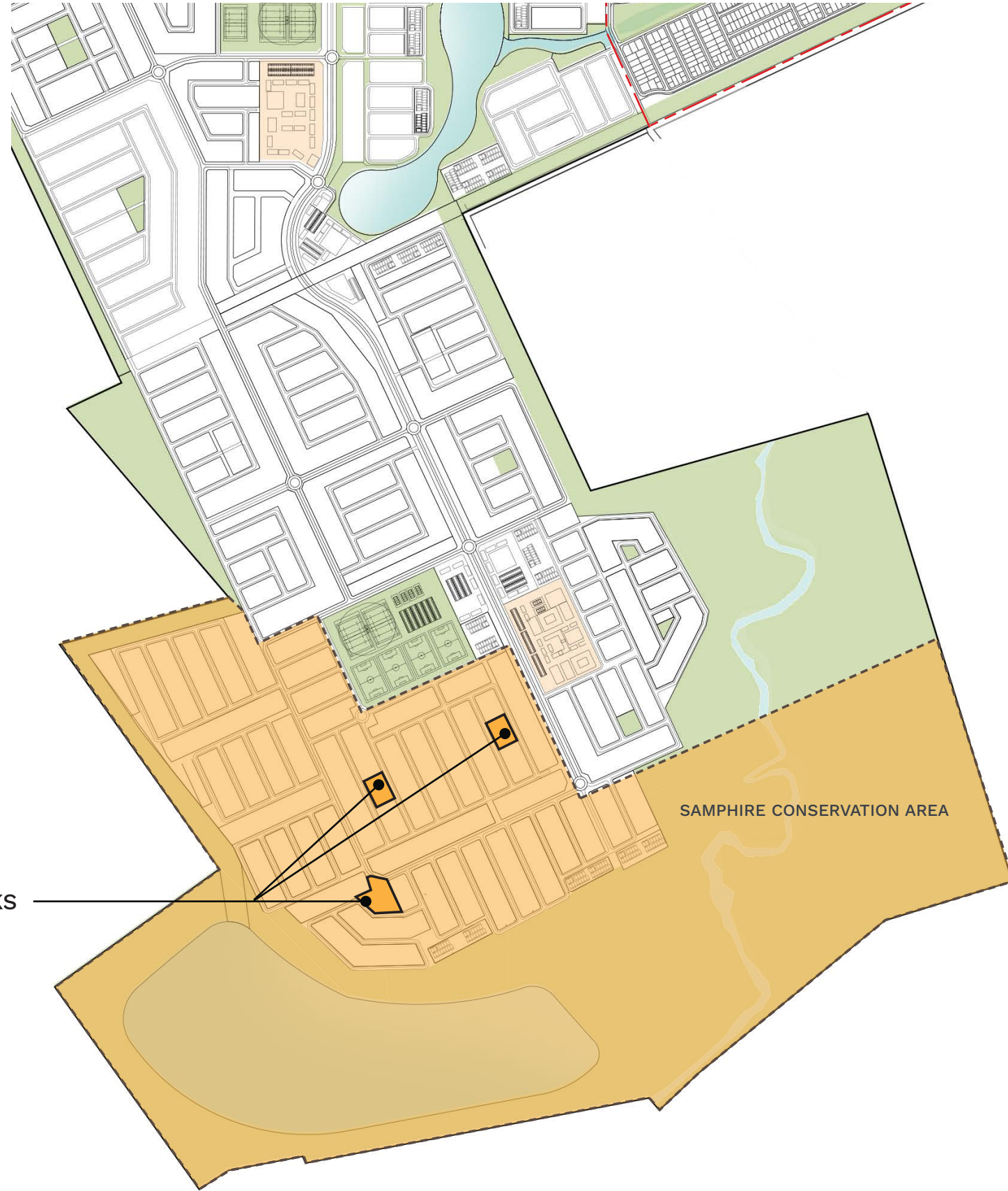
- » Play inspiration – traditional canoe forms and construction, fishing nets
- » Net play towers (fishing nets), low level play, seating, landscape walls / elements (canoe forms)





**THE COAST**  
POTENTIAL  
PARK THEMES

**C1** SAMPHIRE PARKS

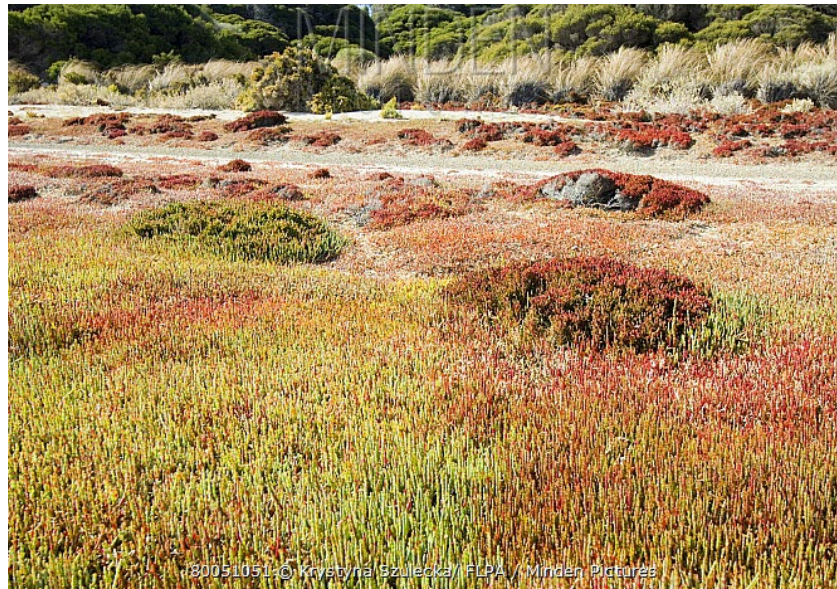


SAMPHIRE CONSERVATION AREA



# C1 SAMPHIRE PARKS

- » Integrated boardwalk to wetlands, interesting shelters and platforms
- » Bird hide, bird watching
- » Kickabout space, seating
- » Play elements based on ground activity and earth mounding



RIVERLEA LANDSCAPE MASTER PLAN



07

RIVERLEA

PRECINCTS 1&2  
TYPICAL ACCESS  
& STREETS













# PRECINCTS 1 & 2 CYCLE ROUTES

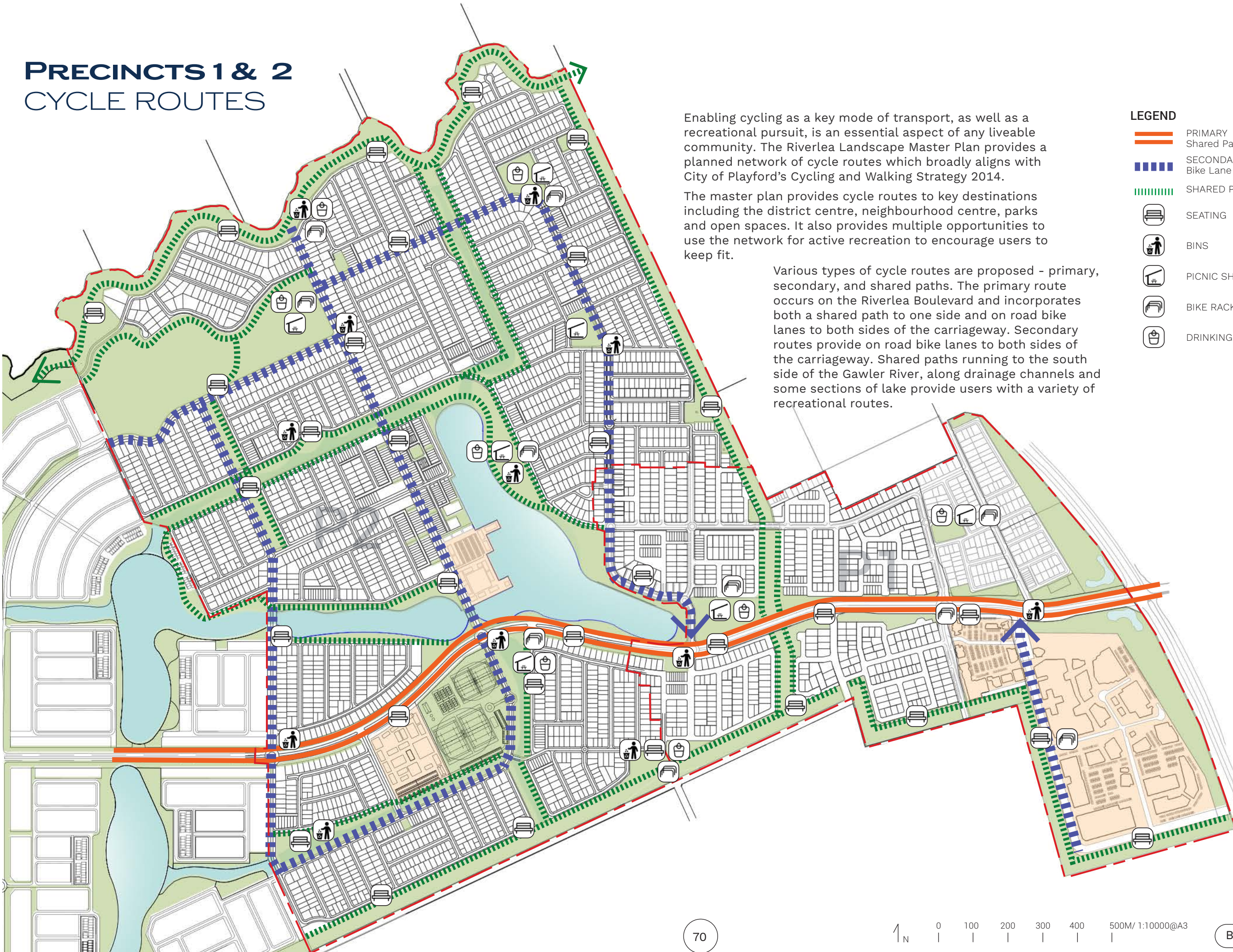
Enabling cycling as a key mode of transport, as well as a recreational pursuit, is an essential aspect of any liveable community. The Riverlea Landscape Master Plan provides a planned network of cycle routes which broadly aligns with City of Playford's Cycling and Walking Strategy 2014.

The master plan provides cycle routes to key destinations including the district centre, neighbourhood centre, parks and open spaces. It also provides multiple opportunities to use the network for active recreation to encourage users to keep fit.

Various types of cycle routes are proposed - primary, secondary, and shared paths. The primary route occurs on the Riverlea Boulevard and incorporates both a shared path to one side and on road bike lanes to both sides of the carriageway. Secondary routes provide on road bike lanes to both sides of the carriageway. Shared paths running to the south side of the Gawler River, along drainage channels and some sections of lake provide users with a variety of recreational routes.

## LEGEND

-  PRIMARY Shared Path and Bike Lane
-  SECONDARY Bike Lane
-  SHARED PATH
-  SEATING
-  BINS
-  PICNIC SHELTERS
-  BIKE RACKS
-  DRINKING FOUNTAINS





# PRECINCTS 1 & 2

## PAVING

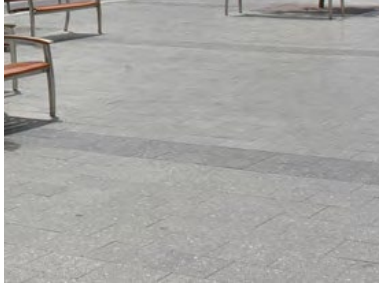



Paving finishes for shared use paths and footpaths in the development have been selected to encourage cycling and walking whilst being sympathetic to the landscape surrounds.

Along primary routes shared paths are proposed to be concrete (exposed aggregate or brushed); on road bike lanes are proposed to be hot mix surfacing with line marking used to distinguish cycle lanes from vehicular areas.

Along secondary routes on road bike lanes are proposed to be hot mix surfacing with line marking used to distinguish cycle lanes from vehicular areas.

Along tertiary routes cyclists share the hot mix road surface with other users.

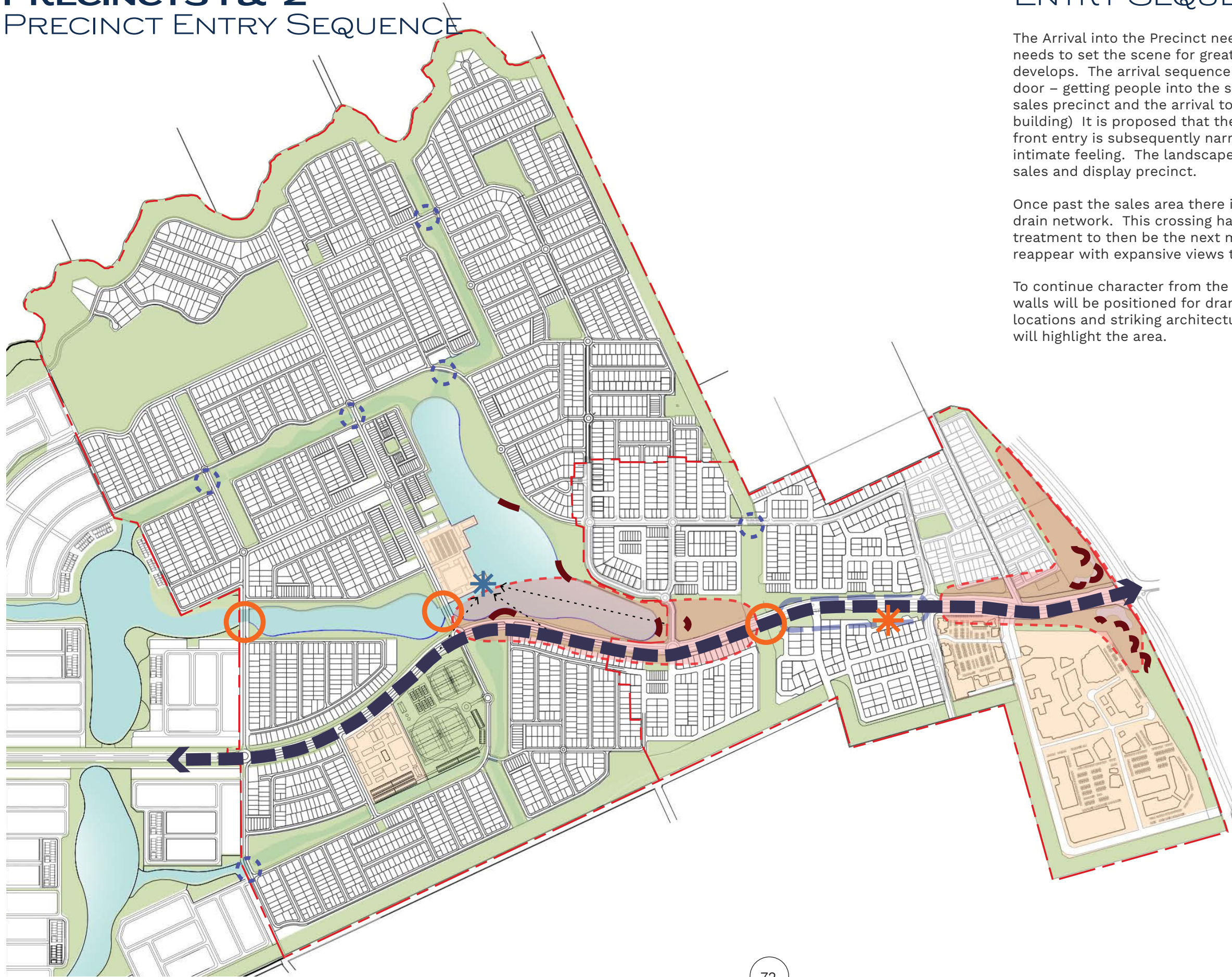
Along the Gawler River Path the shared path is proposed to be compacted gravel to reflect its natural setting.

PAVING TYPE	USE	BENEFITS	EXAMPLE
<b>Type 1</b>  High-quality precast unit paving	Limited to key pedestrian gathering areas / civic precincts.  Generally, for pedestrian only areas.	High-quality finish	
<b>Type 2</b>  Concrete path  Finish: Exposed aggregate	Shared use paths with anticipated higher pedestrian use and in higher amenity areas.  Footpaths	High-quality finish  Encourages slower speeds from cyclists on shared paths	
<b>Type 3</b>  Hotmix (AC7)	Shared use paths - commuter type  Minor footpaths	Avoids lifting  Ease of maintenance  Cost-effective	
<b>Type 4</b>  Compacted sand/gravel	Lower use paths in reserves and parks.	Blends well in 'natural' settings  Cost-effective	



# PRECINCTS 1 & 2

## PRECINCT ENTRY SEQUENCE



## ENTRY SEQUENCE

The Arrival into the Precinct needs to be distinctive and bold. It needs to set the scene for great things to also occur as the project develops. The arrival sequence will first be focussed on the front door – getting people into the site. The key attraction will be the sales precinct and the arrival to its carpark (and then the sales building) It is proposed that the BIG landscape that occurs at the front entry is subsequently narrowed and enclosed to give a more intimate feeling. The landscape will focus and highlight views to the sales and display precinct.

Once past the sales area there is a key threshold crossing the linear drain network. This crossing has the opportunity for a feature treatment to then be the next marker for the BIG landscape to reappear with expansive views to open lakes and parklands.

To continue character from the front door the large earth mounds and walls will be positioned for drama, phoenix palms will be used at key locations and striking architectural items such as bridges or buildings will highlight the area.

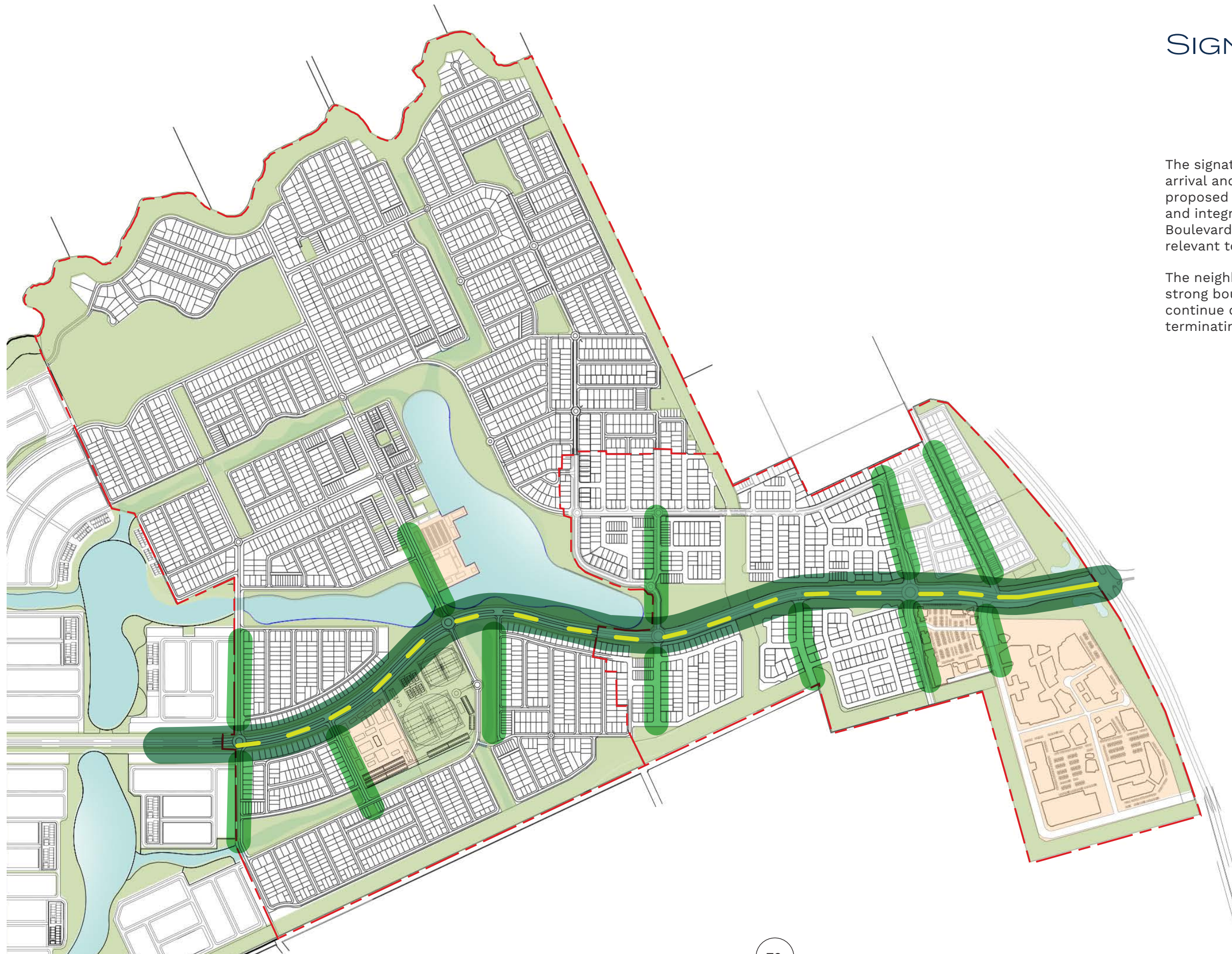
- LEGEND**
- - - OPEN LAKES
  - - - NARROW LANDSCAPE
  - - - VIEWS TO FEATURE BUILDING
  - - - ENTRY BOULEVARD
  - FEATURE BRIDGE
  - MINOR BRIDGE
  - - - LANDSCAPE ENTRY WALLS
  - ★ FEATURE BUILDING
  - ★ SALES /FEATURE






# SIGNATURE TREES

The signature trees are an essential part of the arrival and the Neighbourhood Entries. It is proposed that the Phoenix Palms be continued and integrated into strong groups down Riverlea Boulevard, complimented with mixed canopy trees relevant to the Mediterranean climate.

The neighbourhood entries are proposed to have strong boulevard tree planting, which should continue deep into the residential neighbourhoods – terminating at the local park if possible.



## LEGEND

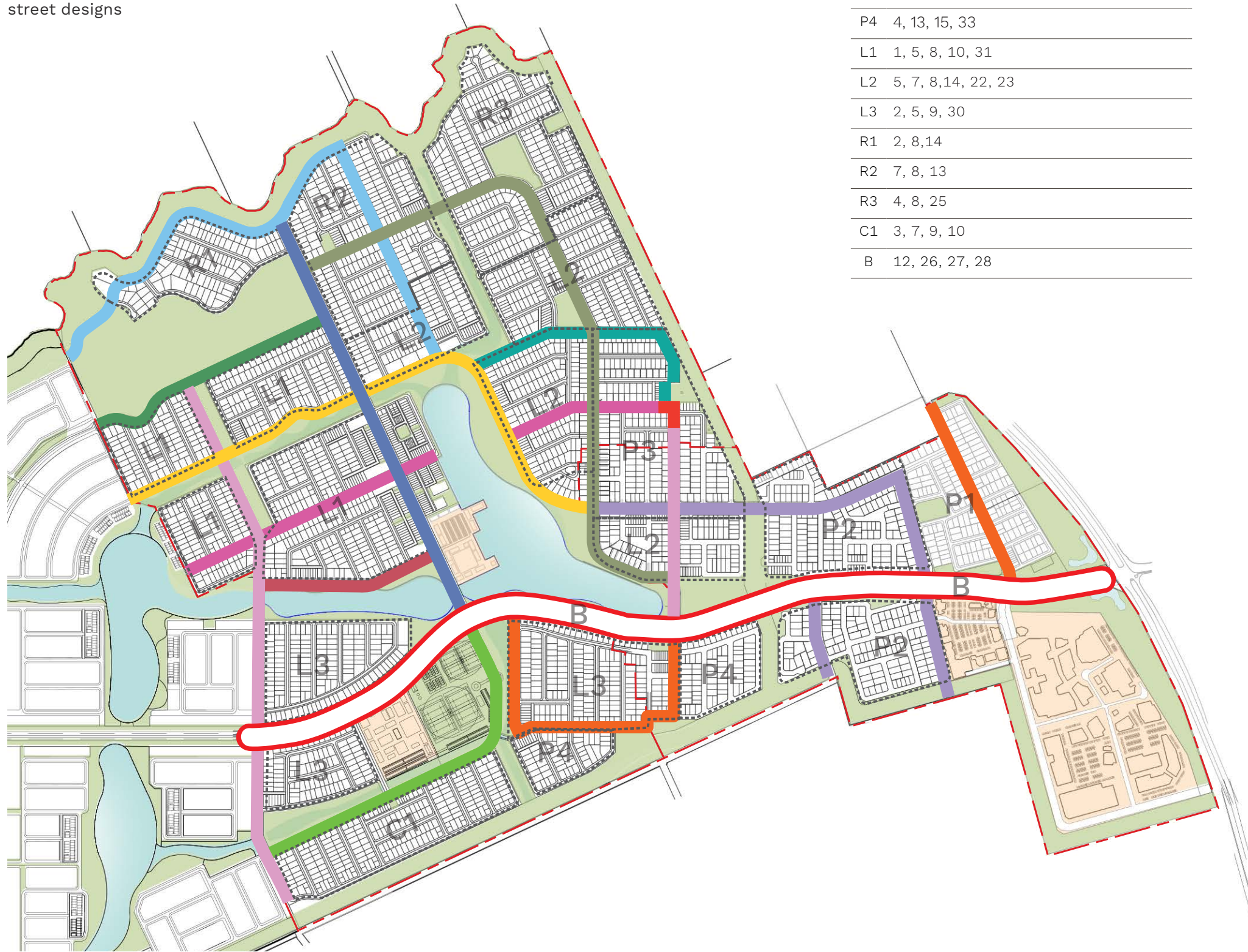
-  PHOENIX
-  MIXED CANOPY TREES
-  COLOUR ENTRY TREES



# STREET TREE MASTER PLAN

The below master plan outlines the signature streets and trees already discussed as well as the street trees that reflect the neighbourhood characters. This plan will form the building block of all of the street designs

RIVERLEA LANDSCAPE MASTER PLAN



## TREE ASSEMBLAGE BY SUB-DIVISION

ID	SPECIES MIX
P1	13, 16, 18, 24, 30
P2	6, 7, 9, 11, 19, 27, 30, 32
P3	17, 20, 21, 22, 24
P4	4, 13, 15, 33
L1	1, 5, 8, 10, 31
L2	5, 7, 8, 14, 22, 23
L3	2, 5, 9, 30
R1	2, 8, 14
R2	7, 8, 13
R3	4, 8, 25
C1	3, 7, 9, 10
B	12, 26, 27, 28

## STREET TREE SPECIES LEGEND

ID	Botanical name	Common Name
1	ACER buergerianum 'Trident'	Trident
2	AGONIS flexuosa	Weeping Peppermint
3	ANGOPHORA costata	Smooth-barked Apple
4	ANGOPHORA floribunda	Rough-barked Apple
5	BAUHINIA variegata	Orchid Tree
6	BRACHYCHITON acerifolius	Illawarra Flame Tree
7	BRACHYCHITON acerifolius x populneus	Kurrajong Hybrid
8	CALLISTEMON viminalis	Weeping Bottlebrush
9	CELTIS australis	Mediterranean Hackberry
10	CORYMBIA ficifolia	Red Flowering Gum
11	CORYMBIA citriodora 'Scentuous'	Dwarf Lemon Scented Gum
12	CORYMBIA maculata	Spotted Gum
13	CUPANIOPSIS anacardioides	Tuckeroo
14	EUCALYPTUS leucoxydon 'Euky Dwarf'	Dwarf Gum
15	EUCALYPTUS leucoxydon var 'Rosea'	Pink Flowering Gum
16	FRAXINUS oxycarpa 'Raywoodii'	Claret Ash
17	FRAXINUS Pennsylvanica 'Cimmzam'	Cimmaron Ash
18	FRAXINUS pennsylvanica 'Urbdell'	Urbanite Ash
19	HIBISCUS tiliaceus Rubra	Cottonwood
20	HYMENOSPORUM flavum	Native Frangipani
21	KOELREUTERIA bipinnata	Chinese Flame Tree
22	LAGERSTROEMIA 'Nanchez'	Crepe myrtle
23	LIQUIDAMBAR styraciflua	Sweet Gum
24	LOPHOSTEMON confertus	Brush Box
25	MELALEUCA 'Snow in Summer'	Snow in Summer
26	OLEA europaea var 'Swan hill form'	Swan Hill Olive [non fruiting]
27	PHOENIX canariensis	Phoenix Palm
28	PLATANUS x acerifolia	London Plane
29	PISTACIA chinensis	Pistachio
30	PYRUS calleryana 'Cleveland Select'	Ornamental Pear
31	PRUNUS cerasifera	Crimson spire
32	ROBINIA pseudoacacia	Black Locust
33	ULMUS parvifolia	Chinese Elm



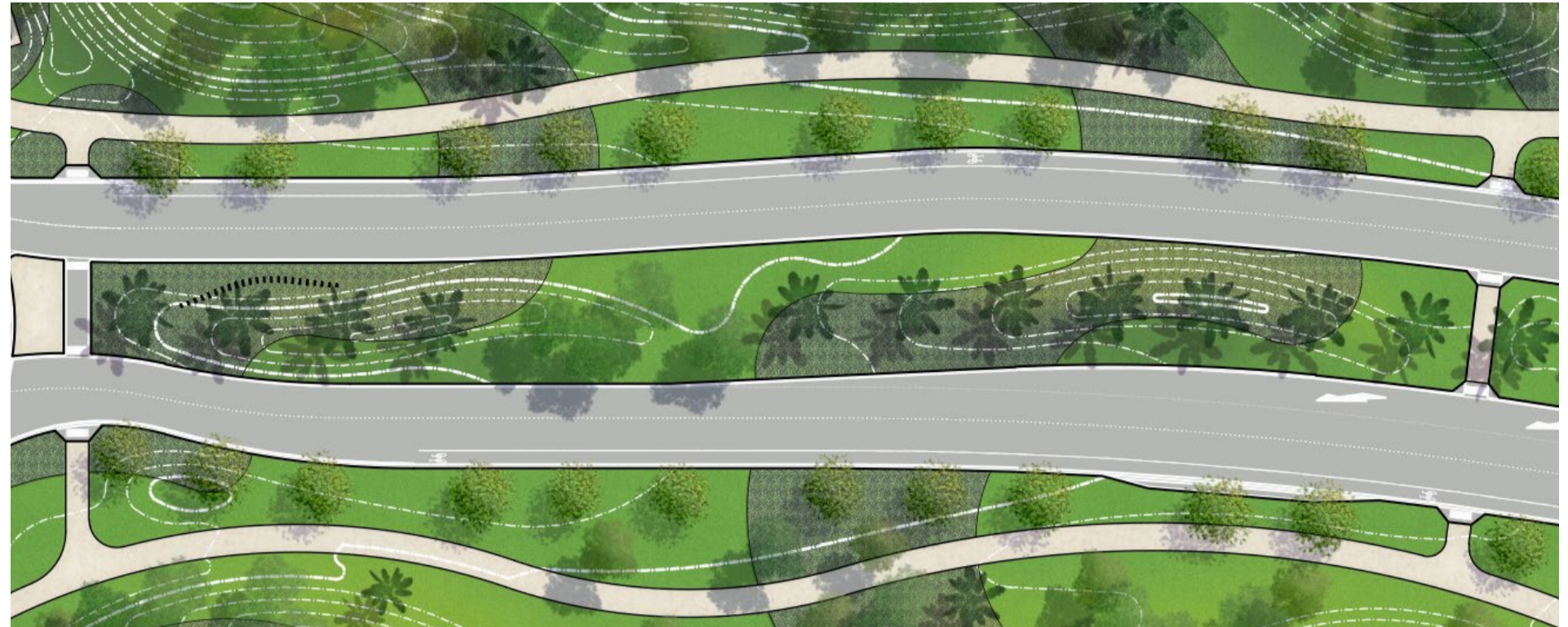
# STREET TYPOLOGIES

## ENTRY BOULEVARD

Riverlea Boulevard is the character driver for the Palms theme. Large palms and shade trees frame views and provide a rhythm of movement along its length.

- » Wide boulevard with large established planting
- » “Golf course” character with flowing landscape of planting and grassed areas
- » Feature Phoenix palms in groves and down road alignment
- » Stone faced walls and extensive land shaping
- » Large water bodies
- » Dry creek bed for drainage
- » Fully irrigated landscape
- » Feature lighting to trees
- » Incorporation of signage and shade structures
- » Timber and concrete Seating
- » Coloured concrete pathways

Typical Plan



Typical Section





# STREET TYPOLOGIES

## COLLECTOR ROAD TYPE A

Village Boulevards are the key character elements for residents, with mid sized trees and generous verge planting.

- » Main streets inside the neighbourhoods / villages
- » Streets that connect to the local streets
- » Strong canopy tree enclosure
- » Up to two trees per lot where possible
- » Planting beds under trees (2m<sup>2</sup>)
- » Turf areas where no trees
- » On Street parking bays
- » Verge is fully drip irrigated (turf and planting)
- » Plain concrete pathways

Typical Plan



Typical Section



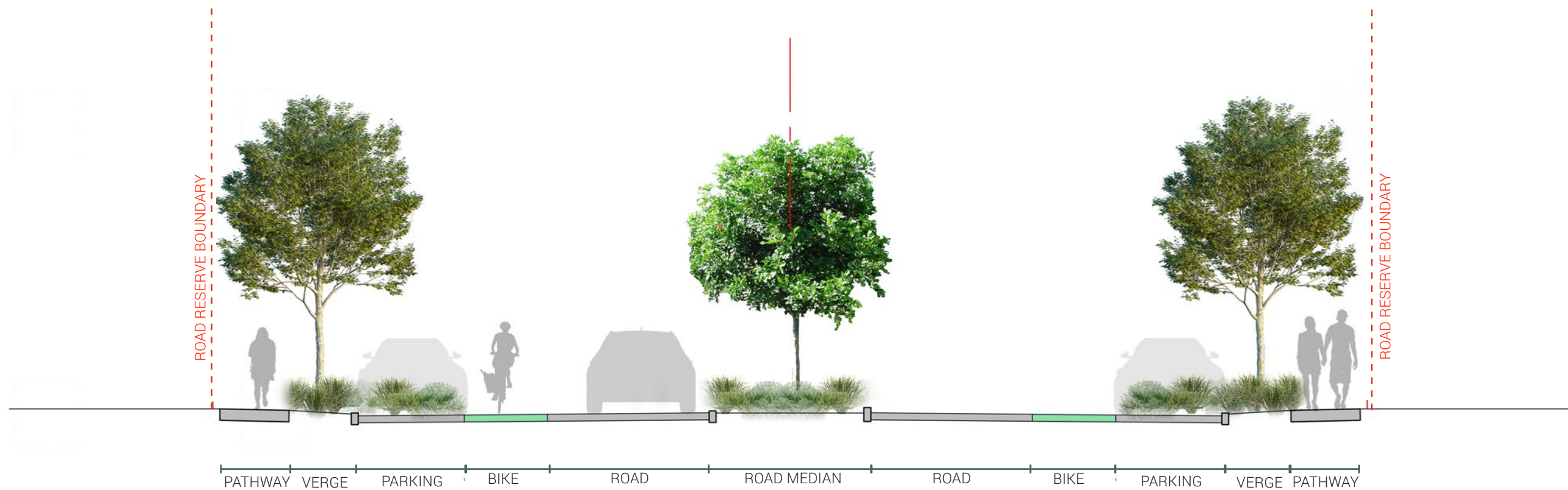


# STREET TYPOLOGIES

## NEIGHBOURHOOD CENTRE ROAD

This major north - south boulevard crosses the lake and links to the neighbourhood centre. Users will experience mid to large sized trees to the verges and road median and generous understorey planting.

- » North south connector road
- » Connects to the local streets
- » Verge and median trees provide a strong canopy and accentuate arrival
- » Up to two trees per lot where possible
- » Planting beds under trees (2m<sup>2</sup>)
- » Turf areas where no trees
- » On Street parking bays
- » Verge is fully drip irrigated (turf and planting)
- » Plain concrete pathways





# STREET TYPOLOGIES

## COLLECTOR ROAD TYPE B

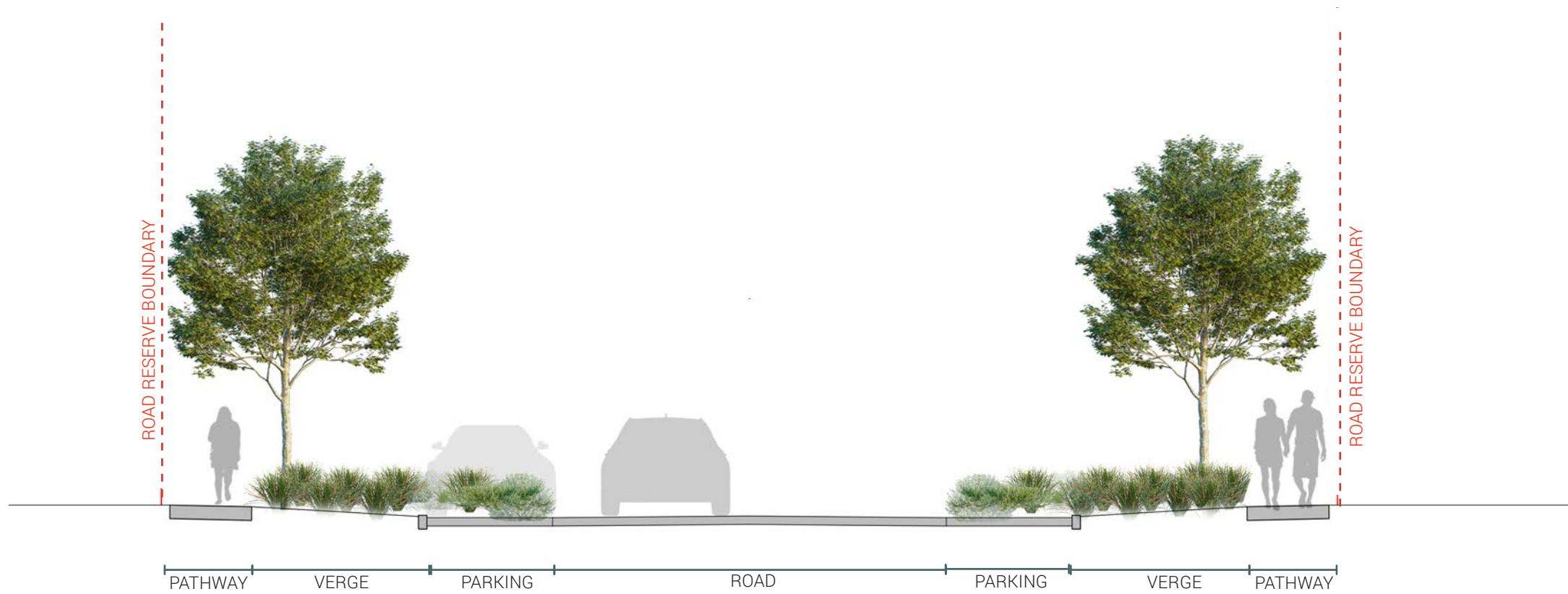
Pedestrian streets provide the standard level of service with higher embellishment than local streets.

- » Wider than local street with additional verge width
- » Strong canopy tree enclosure
- » Up to two trees per lot where possible
- » Planting under each tree (2m<sup>2</sup>)
- » Turf where no planting
- » Plain concrete pathways
- » Drip Irrigated planting and trees only

Typical Plan



Typical Section





# STREET TYPOLOGIES

## LOCAL STREET

Local streets provide the standard level of service with footpaths.

- » 1-2 trees per lot
- » Turf under trees otherwise
- » Plain concrete pathways
- » Full irrigation to verge and trees

### Typical Section



### Typical Plan





# STREET TYPOLOGIES

## LANEWAY

Laneway provides the standard level of service without footpaths.

- » 1-2 trees per lot
- » Turf under trees otherwise
- » Full irrigation to verge and trees

### Typical Section



### Typical Plan



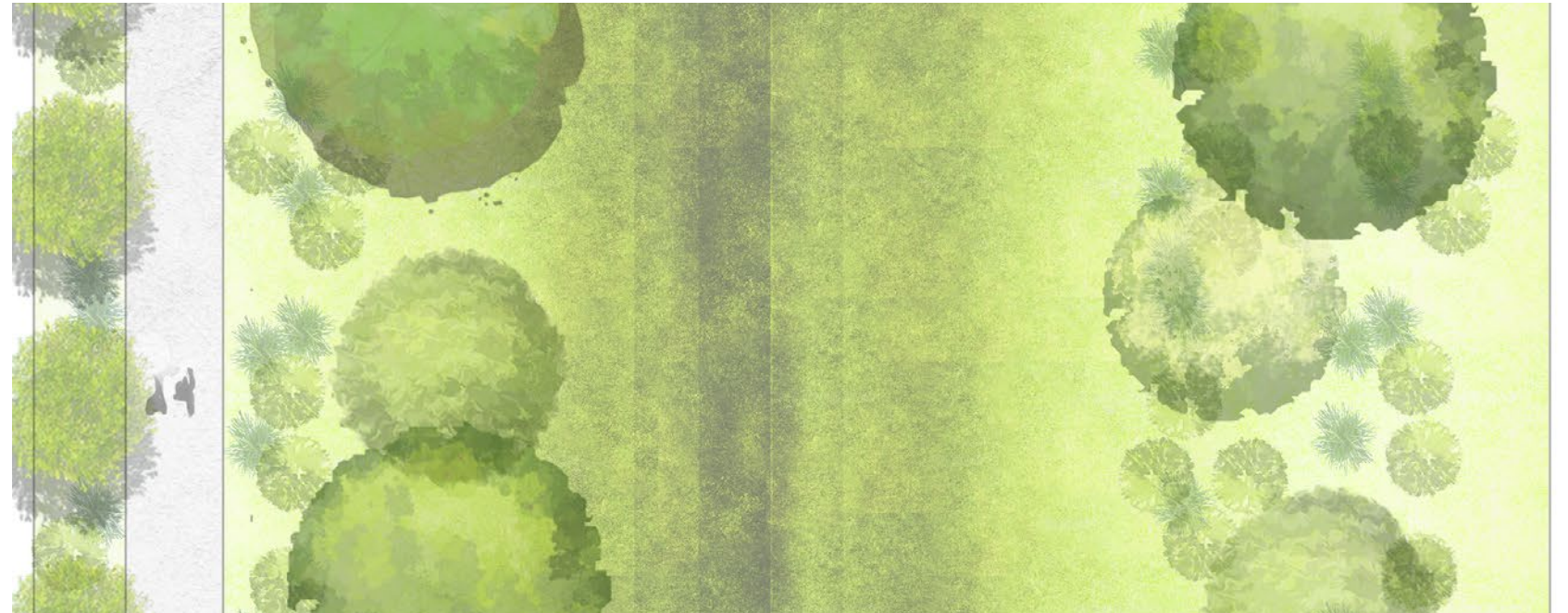


# DRAINAGE CHANNEL

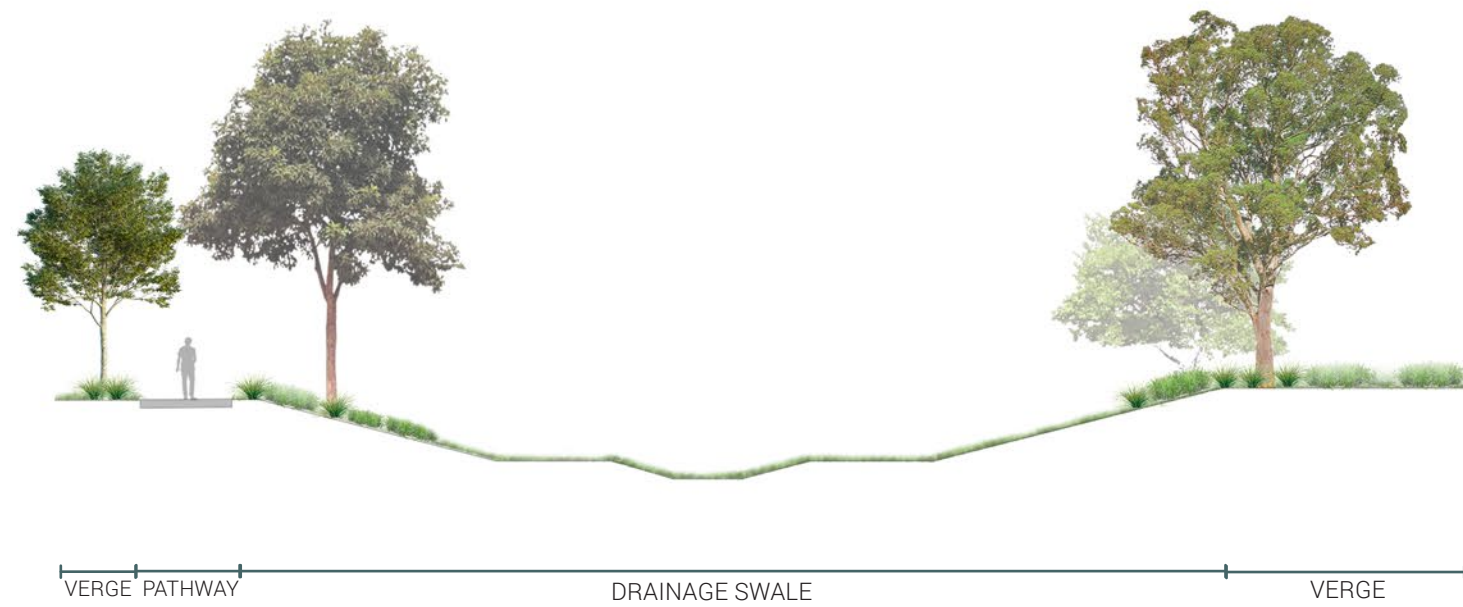
Drainage channels provide shared paths along green corridors for pedestrians and cyclists to access various parts of the neighbourhood.

- » Linear green space connected to street network
- » Verge trees provide a strong tree canopy
- » Planting to verges and drainage swale batters
- » Turf swale (where no planting)

## Typical Plan



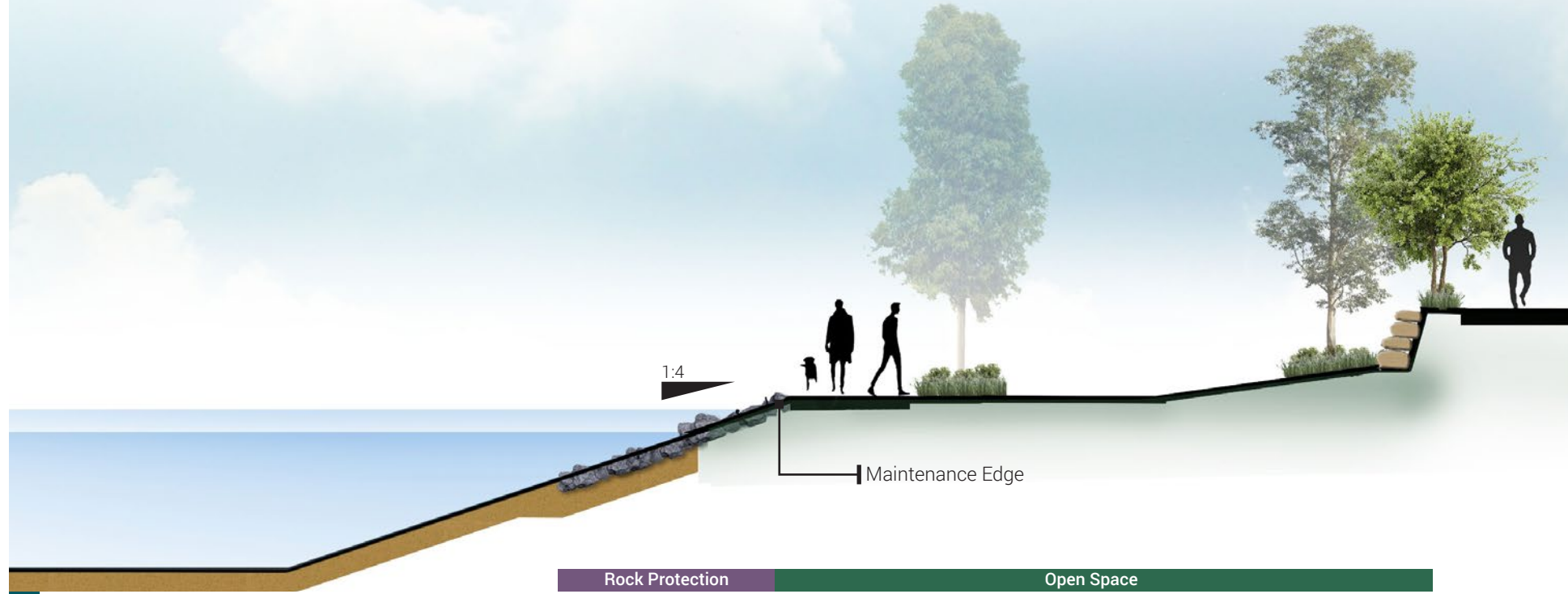
## Typical Section





# LAKE EDGE TREATMENTS

## LANDSCAPE TREATMENT ZONE VARIES



1 Rock Revetment Edge



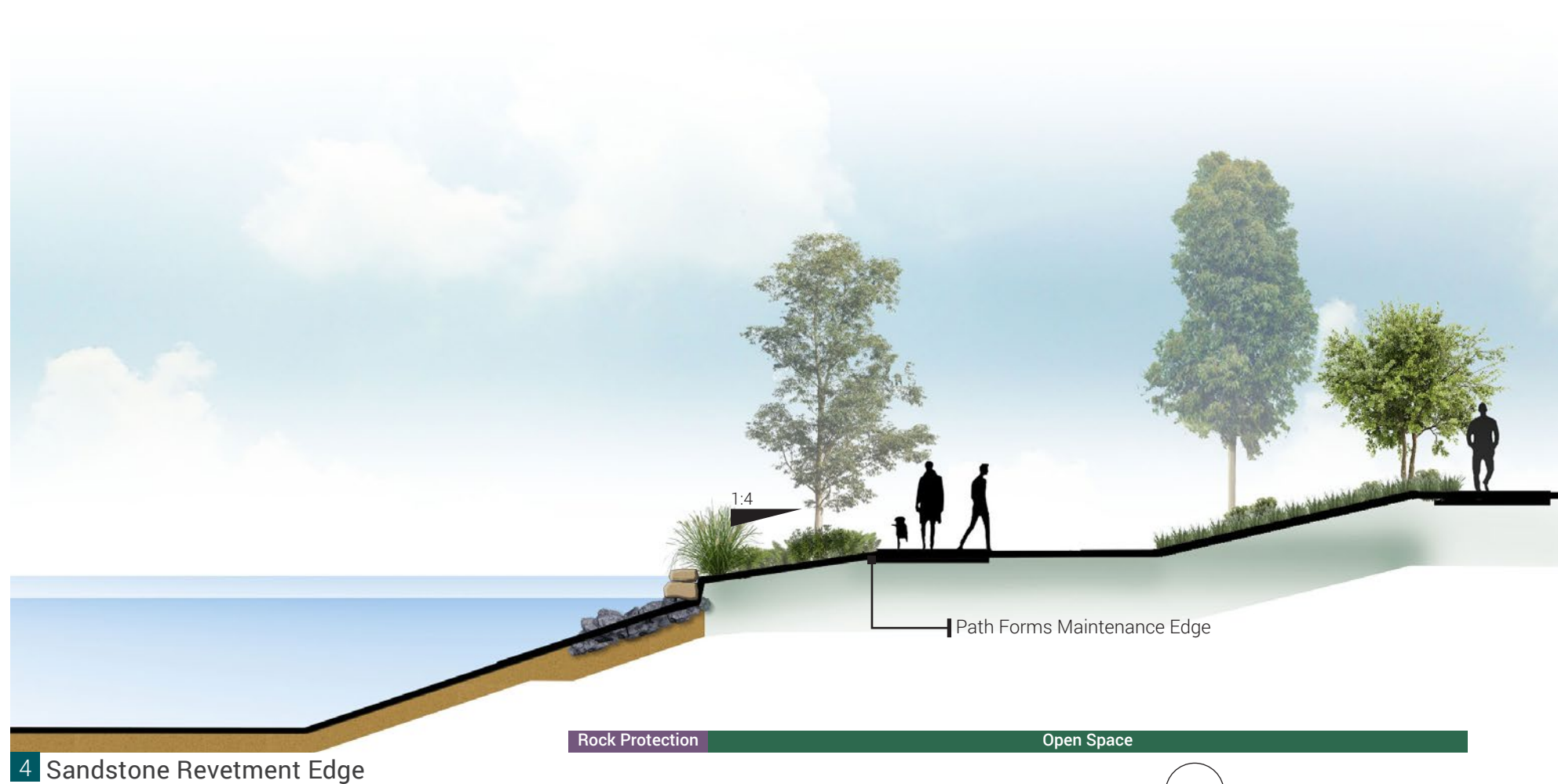
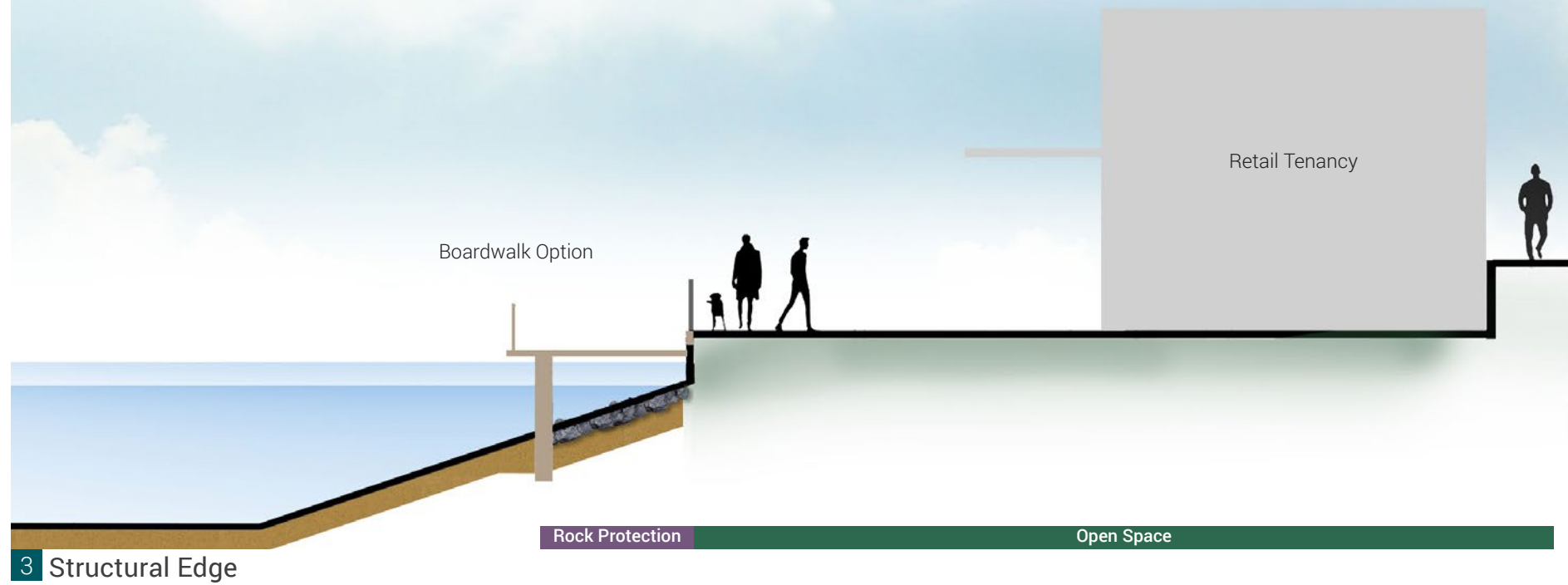
2 Natural Edge





# LAKE EDGE TREATMENTS

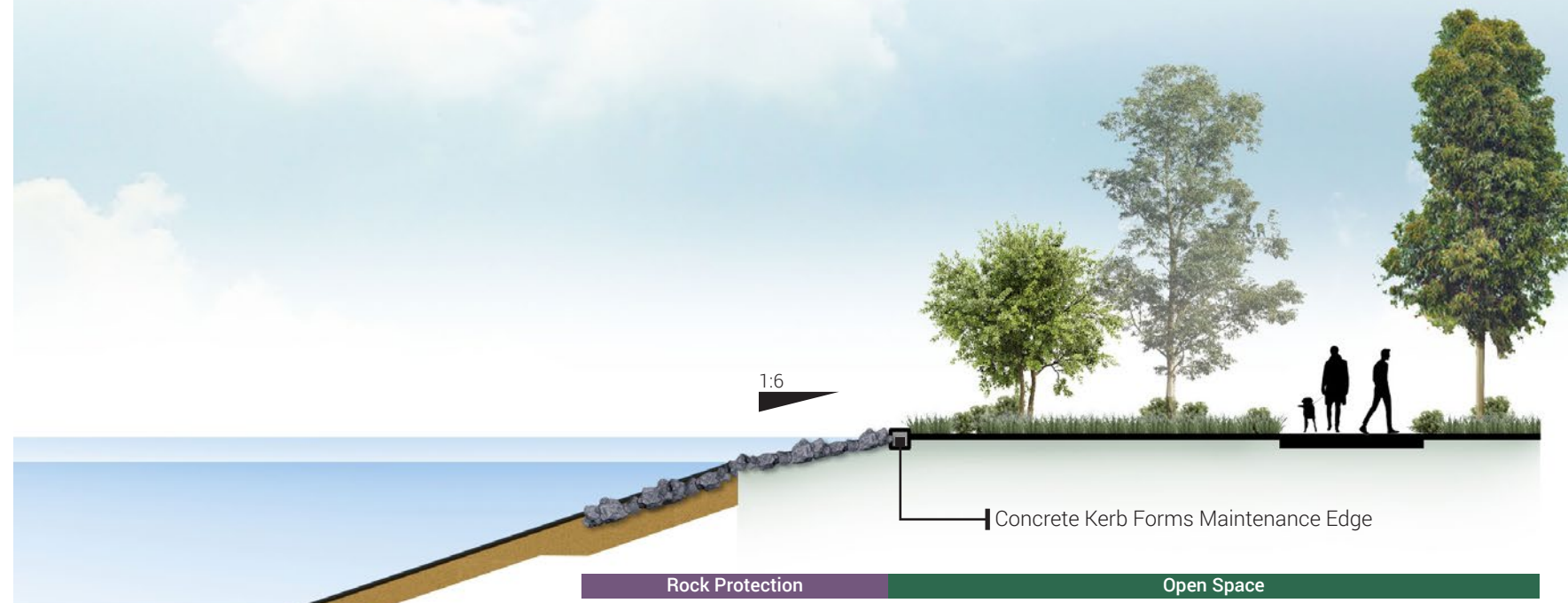
## LANDSCAPE TREATMENT ZONE VARIES



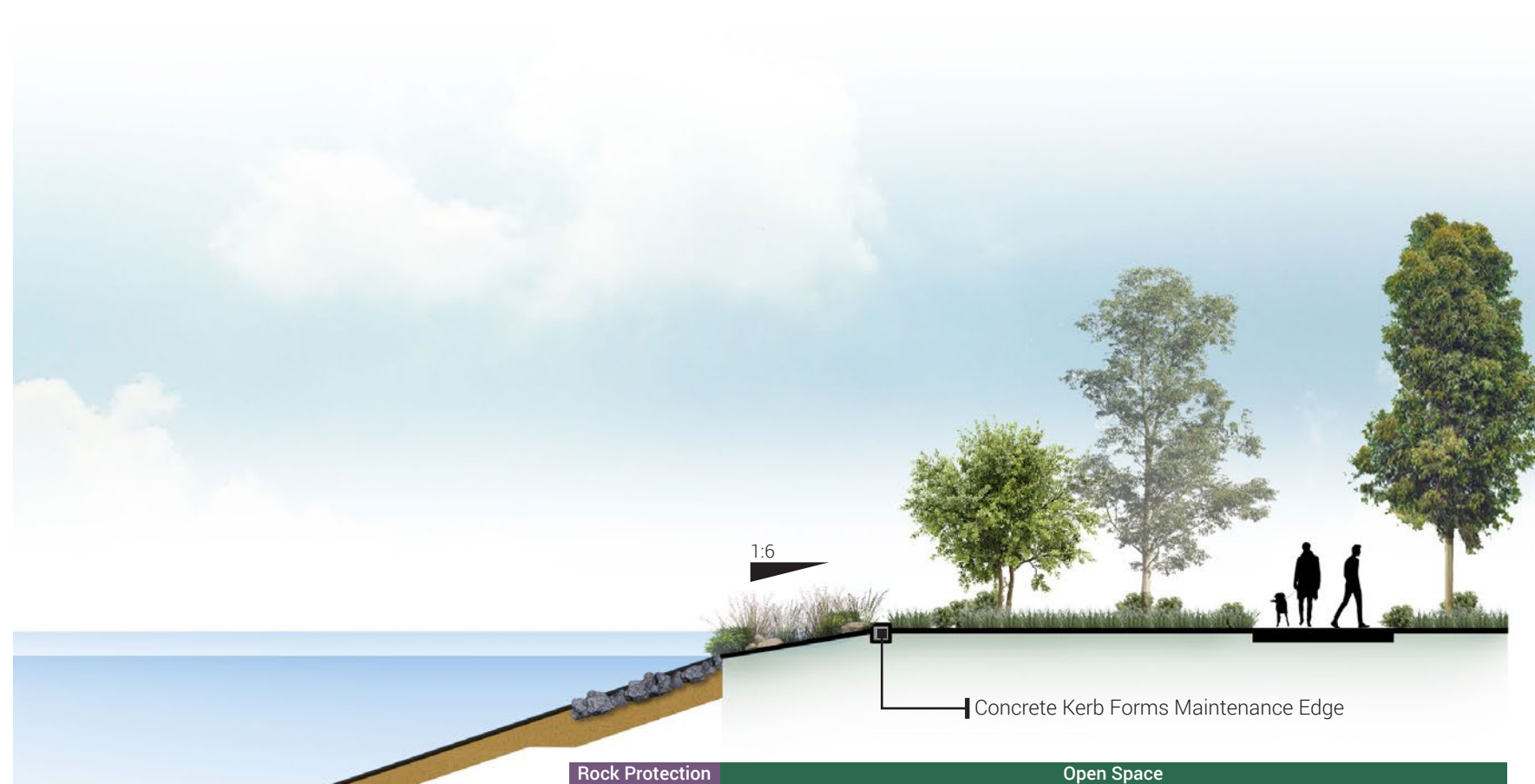


# LAKE EDGE TREATMENTS

## LANDSCAPE TREATMENT ZONE VARIES



5 Lake Rock Edge Protection to Engineer's Detail



6 Planted edge 'salt tolerant'

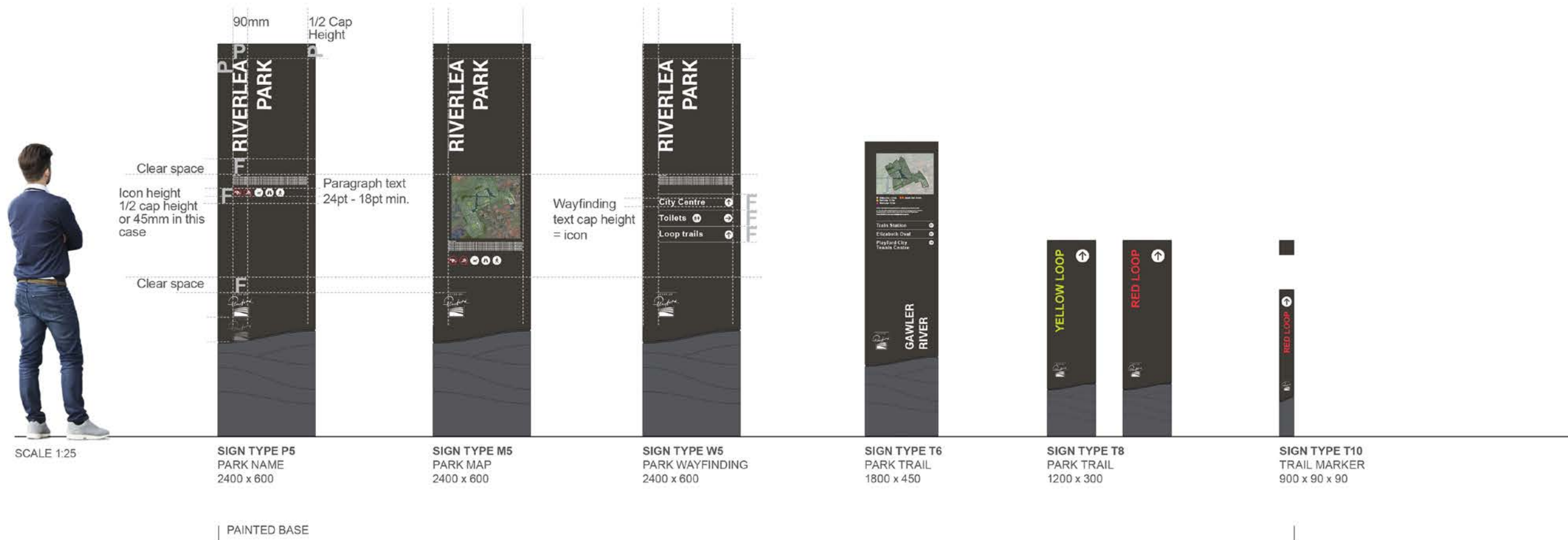




# SIGN TYPES

## MAP & TRAIL PARKLAND SIGNS

This suite of signs can be used across parks and open spaces. Where in use, map illustration symbols and icons should also be applied consistently across signage as well as print and online.





# SIGN TYPES

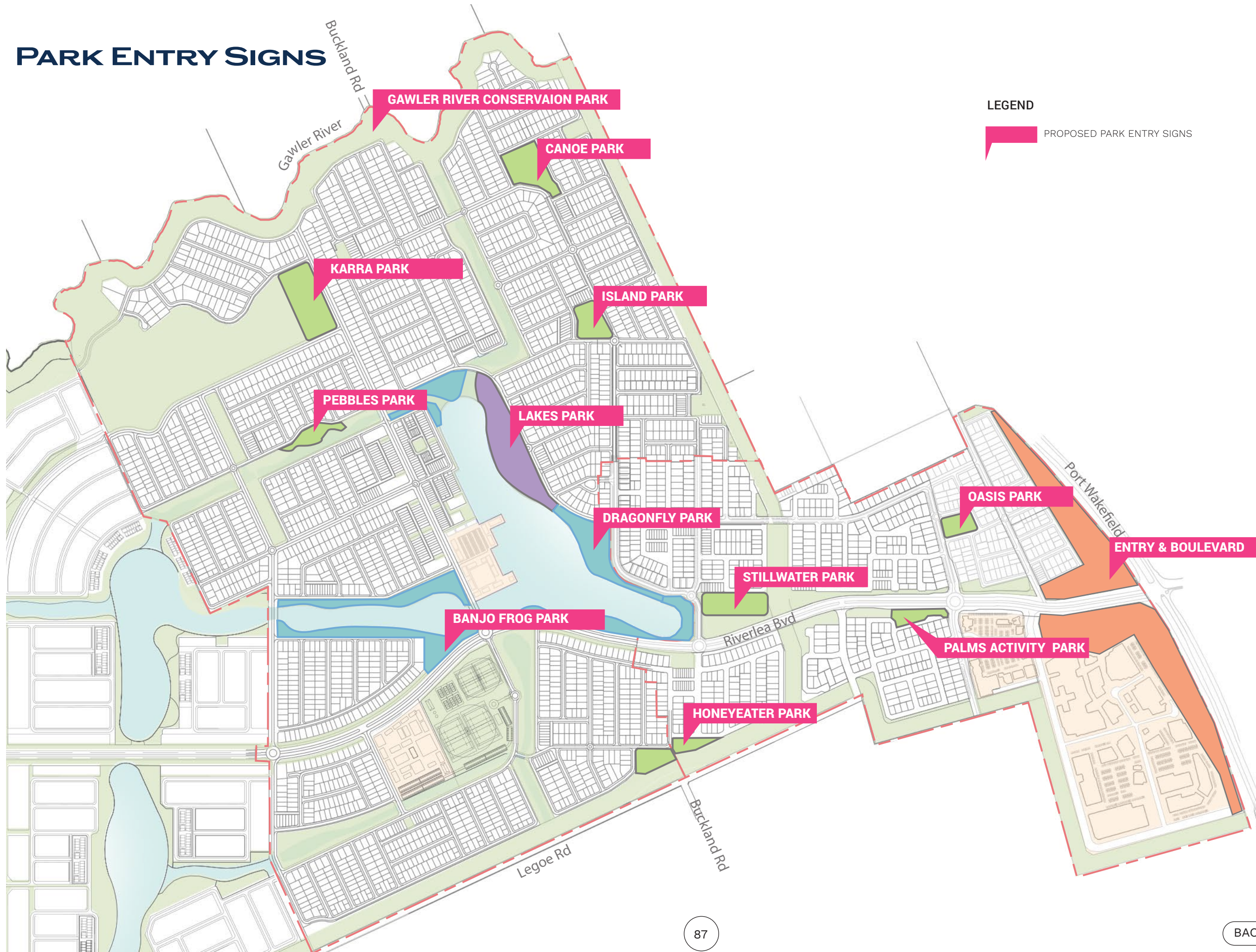
## BIODIVERSITY AND KAURNA EDUCATIONAL SIGNAGE EXAMPLES



RIVERLEA LANDSCAPE MASTER PLAN



# PARK ENTRY SIGNS



## LEGEND

PROPOSED PARK ENTRY SIGNS

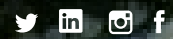




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# Appendix F

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*Hudson Howells - Salt Water Lakes System, Economic & Social Impacts - Online Survey.*



# Riverlea



## SALT WATER LAKE SYSTEM

## ECONOMIC & SOCIAL IMPACTS

Online Survey Report

November 2022



prepared by







# EXECUTIVE SUMMARY



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## Introduction

In July 2022, Hudson Howells, in association with BDO EconSearch, was engaged by Walker Buckland Park Developments (Walker) to undertake a study to determine the impact the delivery of the salt water lake system for its Riverlea development project would have on the City of Playford.

The proposed salt water lake system is a key item of amenity for the project which will play a key role in stormwater management, visual amenity and recreational amenity.

The study examined the impact of the salt water lake system from two key perspectives:

1. The financial impact of the implemented system on the City of Playford as the ultimate owner and operator of the salt water lake system.
2. The social impact, in the form of a statistically robust survey, on the local and surrounding communities where the potential future residents of, and visitors to, Riverlea will be drawn from.



# EXECUTIVE SUMMARY (Continued)

## Financial Analysis Approach

BDO EconSearch has undertaken a financial analysis of the salt water lake system for Walker which will be used to seek endorsement from the City of Playford and will ultimately be used to seek full approval from Council to proceed with delivery of the salt water lake system.

The costs and benefits of the Lakes Option were measured using a 'with' and 'without' project framework, that is, quantification of the incremental changes associated with the Lakes Option (i.e. the salt water lake system) compared to the Base Case, from Council's perspective.

A description of the options is as follows:

- |              |  |
|--------------|--|
| Base case    | 3.5ha Freshwater lake and extensive network of floodways for stormwater and flood mitigation.  |
| Lakes Option | 40ha Salt water lake system with parkland links incorporating shallow overland flow pathways and minimal floodways for stormwater and flood mitigation which is expected to increase sales demand for residential and commercial properties relative to the base case as a result of higher amenity, wellness and wellbeing for residents. |



# EXECUTIVE SUMMARY (Continued)

## Financial Analysis Results

In each year of the 25-year period costs to maintain the Base Case is expected to exceed the costs to operate and maintain the Lakes Option. This means that from a pure cost perspective, the Lakes Option is preferred to the Base Case and that the costs for Council to maintain the Base Case are greater than the costs to maintain the Lakes Option in every year of the analysis.

In addition, the increased sales demand from improved visual and recreational amenity under the Lakes Option is expected to bring forward the increase in general rate revenue compared to that which would be received under the open channel Base Case. The net present value (NPV) of \$38.4m indicates that, relative to the Base Case, the Lakes Option is expected to generate a net benefit to Council of \$38.4m over a 25-year period. The decision rule is that the investment is preferred to the Base Case if the NPV is greater than zero.

A NPV of \$38.4m over the 25-year period of analysis represents an annual net benefit for Council of \$1.5m. This annual benefit would increase the expected operating surplus for 2022/23 (\$1.9m (City of Playford 2022b)). This benefit is presented in this report as a financial benefit to the Council but could be passed on to rate payers in the form of a lower rate in the dollar of capital value.



# EXECUTIVE SUMMARY (Continued)

## **Financial Analysis Summary**

In summary, the Lakes Option is preferred to the Base Case as a stormwater and flood mitigation solution. Not only will the Lakes Option cost less than the Base Case option to operate and maintain, it is expected to bring forward the increase in general rate revenue compared to that which would be received under the Base Case. This is a significantly positive benefit to council and will serve to underpin the 10,000 employment impact expected from the Riverlea project.



# EXECUTIVE SUMMARY (Continued)

## Social Impact Study Objective & Methodology

A primary objective of the overall study was to gain a rich understanding of the impact of the salt water lake system on the local and broader communities as the potential future residents of, and visitors to, Riverlea.

The methodology employed involved:

- Designing a questionnaire to be completed by the online survey respondents.
- Sourcing examples of the two stormwater and flood management system options for inclusion in the online survey questionnaire.
- Undertaking the fieldwork which consisted of two surveys using the same questionnaire:
- Riverlea registrations of interest database which resulted in n=342 responses.
- Online panel database drawn from postcodes within the defined catchment Riverlea project catchment area (surrounding communities) which resulted in n=350 responses.
- Collating, analysing and interpreting the survey responses (independently undertaken by Hudson Howells).



# EXECUTIVE SUMMARY (Continued)

## Social Impact Study Sample Size

- A total of 692 responses to the online survey were received.
- Respondents are extended across 83 postcodes in South Australia (refer to maps in the body of the report), with an additional 38 respondents from interstate.
- This sample size results in a confidence interval of plus or minus 3.72 at a 95% confidence level.
- The confidence interval (also called margin of error) is the plus-or-minus figure typically reported in newspaper or television opinion poll results. For example, if you use a confidence interval of 3.72 and 47% percent of your sample selects an answer you can be 'sure' that if you had asked the question of the entire relevant population between 43.3% (47-3.72) and 50.7% (47+3.72) would have selected that answer.
- The confidence level indicates how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain. Researchers typically use a 95% confidence level.
- When you put the confidence level and the confidence interval together, you can say you are 95% sure that the true percentage of the population is between 43.3% and 50.7% (using the above example).



# EXECUTIVE SUMMARY (Continued)

## Social Impact Study Findings

The online survey findings demonstrated beyond doubt that the local and broader communities strongly prefer the Lake System option (93% preference) over the Channel System option (7% preference). In particular the Lake System open space option achieved:

- A 9.2/10 overall rating for making Riverlea an attractive place when the Lake System open space is completed.
- A 9.1/10 rating for making Riverlea a more attractive place to live in.
- A 9.1/10 rating for making Riverlea a more attractive place for people to visit.
- A 9.0/10 rating for making Riverlea a welcoming environment for people to socialise.
- A 9.2/10 rating for promoting a healthy lifestyle.
- An 8.5/10 rating for providing safe and secure access for all people.
- An 8.5/10 rating for filling a need in the area for a modern and attractive destination.
- A 9.1/10 rating for providing benefits in the form of places to relax and meet.
- An 8.9/10 rating for providing opportunities for festivals and events.
- A 9.1/10 rating for creating a sense of pride within the community.



# EXECUTIVE SUMMARY (Continued)

## **Social Impact Study Conclusions**

The online survey findings highlighted that the Lake System open space option is highly likely to influence recommendations to friends or family for Riverlea to be a place to visit, rating 9.2 out of a possible 10.

In conclusion the Lake System option is not only strongly preferred by the local and surrounding communities, it is also the catalyst for a series of highly favourable perceptions by future residents of, and visitors to, Riverlea.

When the research findings are overlayed on the financial analysis undertaken by BDO EconSearch, it is clear that the Lake System option is highly beneficial to Council and its constituents.

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# INTRODUCTION



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The proposed salt water lake system is a key item of amenity for the project which will play a key role in stormwater management, visual amenity and recreational amenity.

The study examined the impact of the salt water lake system from two key perspectives:

1. The financial impact of the implemented system on the City of Playford as the ultimate owner and operator of the salt water lake system.
2. The social impact, in the form of a statistically robust survey, on the local and surrounding communities where the potential future residents of, and visitors to, Riverlea will be drawn from.

This report provides a summary of the financial analysis undertaken by BDO EconSearch with the full report provided as an appendix (Appendix 1 - Riverlea Salt Water Lake System Financial Analysis).

This report also details the findings of the online survey with a MS Excel workbook containing the full set of tables and charts provided as an appendix (Appendix 2 - Riverlea Salt Water Lake System Online Survey Tables & Charts).





SUMMARY OF FINANCIAL ANALYSIS  
UNDERTAKEN BY BDO ECONSEARCH



# SUMMARY OF FINANCIAL ANALYSIS UNDERTAKEN BY BDO ECONSEARCH

## Introduction

BDO EconSearch has undertaken a financial analysis of the salt water lake system for Walker which will be used to seek endorsement from the City of Playford and will ultimately be used to seek full approval from Council to proceed with delivery of the salt water lake system.

## Method

The costs and benefits of the Lakes Option were measured using a 'with' and 'without' project framework, that is, quantification of the incremental changes associated with the Lakes Option (i.e. the salt water lake system) compared to the Base Case, from Council's perspective.

A description of the options is as follows:

- |              |  |
|--------------|--|
| Base case    | 3.5ha Freshwater lake and extensive network of floodways for stormwater and flood mitigation.  |
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# SUMMARY OF FINANCIAL ANALYSIS UNDERTAKEN BY BDO ECONSEARCH (Continued)

The evaluation criterion employed for this analysis was Net Present Value (NPV), which is the discounted option benefits less discounted option costs, measured in Dollars and relative to the Base Case. Under this decision rule the option is considered to be potentially viable if the NPV is greater than zero.

## **Assumptions**

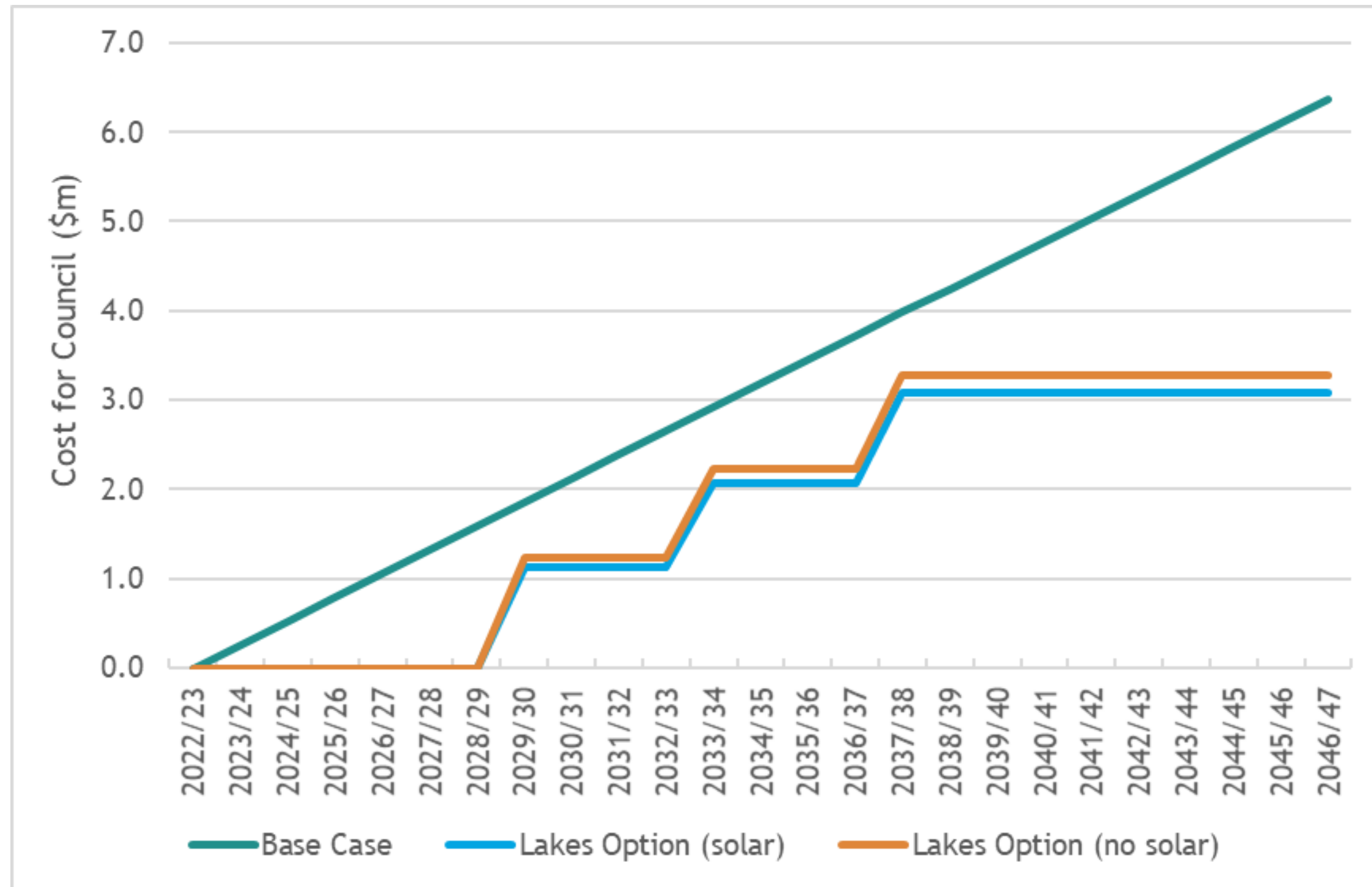
The schedule of costs which Council would be required to fund under the Base Case and the Lakes Option is shown in Figure ES 1 on the following page. The annual cost for maintenance of the Base Case was based on October 2022 tendered rates for landscape maintenance works at Riverlea. Walker expects to progressively pass on the costs to Council over the 25-year period so the full annual cost (\$6.37m) is passed on to Council in year 25 (2046/47). Costs would include system, water body and edge maintenance.

The annual cost for operation and maintenance of the Lakes Option was also based on October 2022 tendered rates for landscape maintenance works at Riverlea. The three phases of the lake system construction will be staged over approximately a 15-year period, meaning the earlier phases would operate independently until the latter phases are constructed and become operational. After five years from practical completion of each phase, and upon rectification of any known salt water lake system defects (except wear and tear), Council would assume the operation and maintenance of the system from Walker Corporation. Total cost for operating and maintenance of the system will be handed over to Council in year 16 (2037/38) at \$3.08m.



# SUMMARY OF FINANCIAL ANALYSIS UNDERTAKEN BY BDO ECONSEARCH (Continued)

Figure ES 1 Schedule of annual costs for the Base Case and Lakes Option





# SUMMARY OF FINANCIAL ANALYSIS UNDERTAKEN BY BDO ECONSEARCH (Continued)

General rate revenue estimated under the Base Case and Lakes Option will add significantly to the current rate revenue received by Council. As described by Council *“Money raised through rates assists Council to provide the Playford community with a wide range of services. These include existing ongoing, core services such as keeping our streets clean, rubbish removal, running immunisation clinics, operating libraries and community programs, as well as renewing, replacing and building new assets such as footpaths, roads and sporting grounds”* (City of Playford 2022). General rate revenue expected is expected to be \$74.7m in 2022/23 (City of Playford 2022).

Under the Lakes Option general rate revenue is expected to stabilise in year 21 (2042/43) at \$32.2m when it is estimated the 12,000 homes will have been sold. This amount would significantly increase the general rate revenue expected for 2022/23.

Under the Base Case general rate revenue is not expected to stabilise during the 25-year period of analysis as a result of the anticipated 12,000 total homes not being reached under the assumed sales demand schedule. In this case general rate revenue from the development would reach \$28.2m in year 25 (2046/47).



# SUMMARY OF FINANCIAL ANALYSIS UNDERTAKEN BY BDO ECONSEARCH (Continued)

## Results

Table ES 1 on the following page shows the results of the financial analysis in present value term. In each year of the 25-year period costs to maintain the Base Case is expected to exceed the costs to operate and maintain the Lakes Option. This means that from a pure cost perspective, the Lakes Option is preferred to the Base Case and that the costs for Council to maintain the Base Case are greater than the costs to maintain the Lakes Option in every year of the analysis.

In addition, the increased sales demand from improved visual and recreational amenity under the Lakes Option is expected to bring forward the increase in general rate revenue compared to that which would be received under the open channel Base Case. The net present value (NPV) of \$38.4m indicates that, relative to the Base Case, the Lakes Option is expected to generate a net benefit to Council of \$38.4m over a 25-year period. The decision rule is that the investment is preferred to the Base Case if the NPV is greater than zero.

A NPV of \$38.4m over the 25-year period of analysis represents an annual net benefit for Council of \$1.5m. This annual benefit would increase the expected operating surplus for 2022/23 (\$1.9m (City of Playford 2022b)). This benefit is presented in this report as a financial benefit to the Council but could be passed on to rate payers in the form of a lower rate in the dollar of capital value.

A sensitivity analysis found that the NPV for the Lakes Option remains positive over a reasonable range of assumed values for key variables in the analysis.



# SUMMARY OF FINANCIAL ANALYSIS UNDERTAKEN BY BDO ECONSEARCH (Continued)

**Table ES 1 Present value of result of the financial analysis (\$m)**

	Expected Council Benefit		Net benefit of lakes
	No lakes	With lakes	
Rate income	147.46	198.96	51.50
Residual capital value	0.00	2.35	2.35
Provision of Council Services	-147.46	-178.69	-31.23
Capital replacement costs	0.00	-0.06	-0.06
Maintenance costs	-32.60	-16.77	15.84
<b>Total</b>	<b>-32.60</b>	<b>5.80</b>	<b>38.40</b>

Source: BDO EconSearch analysis

In summary, the Lakes Option is preferred to the Base Case as a stormwater and flood mitigation solution. Not only will the Lakes Option cost less than the Base Case option to operate and maintain, it is expected to bring forward the increase in general rate revenue compared to that which would be received under the Base Case. This is a significantly positive benefit to council and will serve to underpin the 10,000 employment impact expected from the Riverlea project.





## RESEARCH METHODOLOGY



# RESEARCH DESIGN

A primary objective of the overall study was to gain a rich understanding of the impact of the salt water lake system on the local and broader communities as the potential future residents of, and visitors to, Riverlea.

Research methodologies such as focus groups and depth interviews were discussed, but it was concluded that the evidence base for decision making should be the result of an empirical study using a quantitative approach.

The methodology employed involved:

- Designing a questionnaire to be completed by the online survey respondents.
- Sourcing examples of the two stormwater and flood management system options for inclusion in the online survey questionnaire.
- Undertaking the fieldwork which consisted of two surveys using the same questionnaire:
  - Riverlea registrations of interest database which resulted in n=342 responses.
  - Online panel database drawn from postcodes within the defined catchment Riverlea project catchment area (surrounding communities) which resulted in n=350 responses.
- Collating, analysing and interpreting the survey responses (independently undertaken by Hudson Howells).

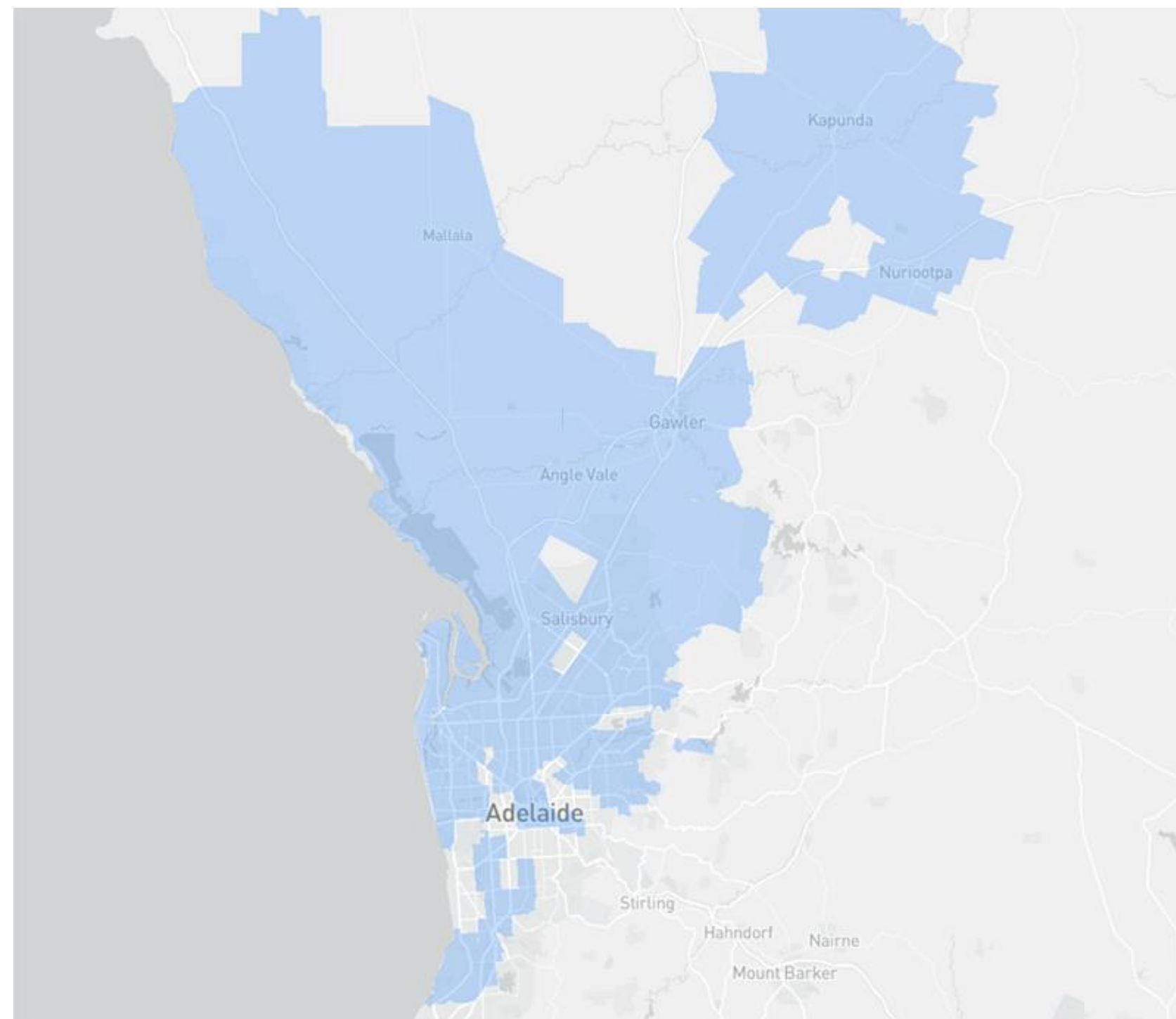
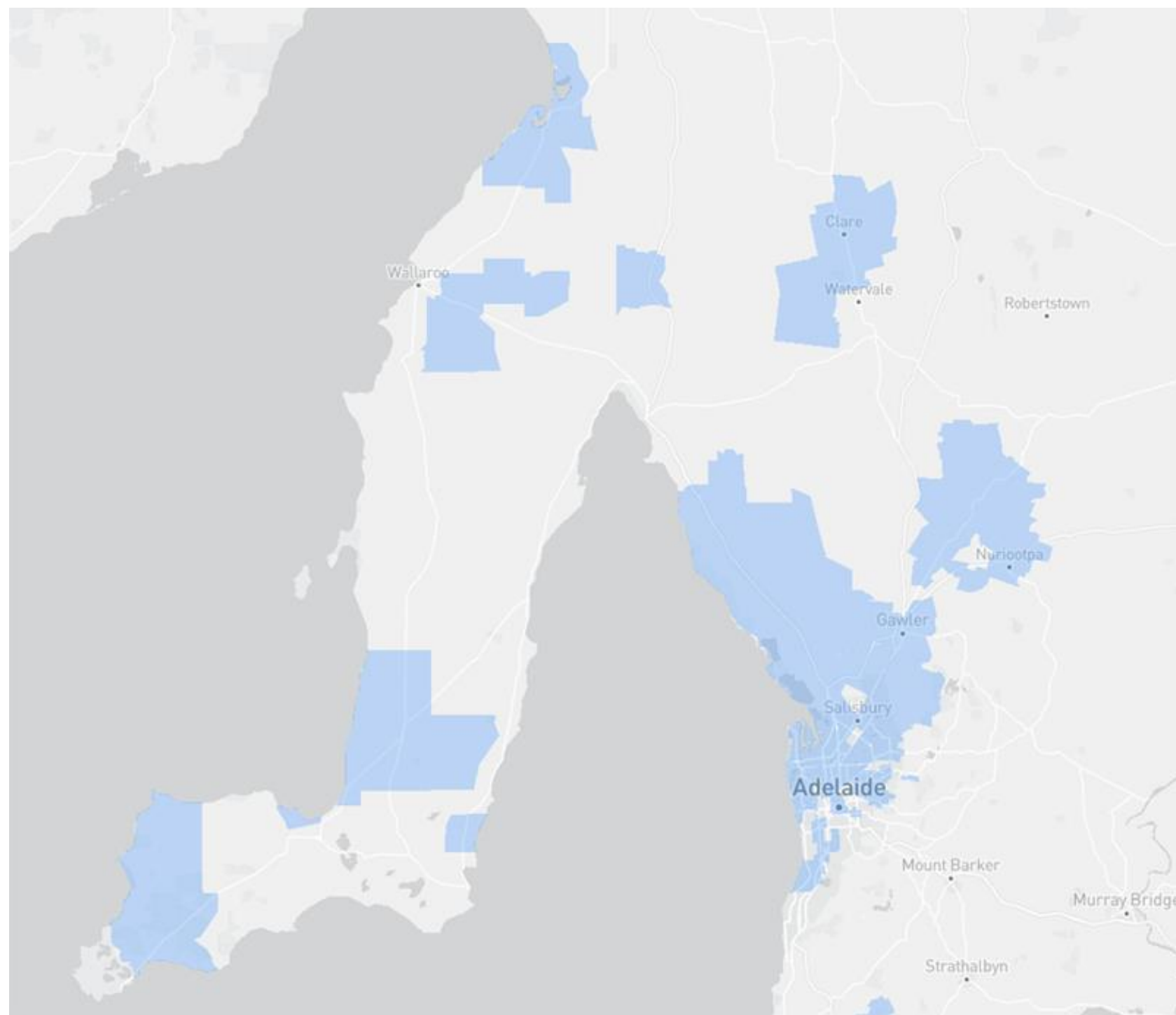


# RESEARCH SAMPLE SIZE

- A total of 692 responses to the online survey were received.
- Respondents are extended across 83 postcodes in South Australia (refer to maps on the following slide), with an additional 38 respondents from interstate.
- This sample size results in a confidence interval of plus or minus 3.72 at a 95% confidence level.
- The confidence interval (also called margin of error) is the plus-or-minus figure typically reported in newspaper or television opinion poll results. For example, if you use a confidence interval of 3.72 and 47% percent of your sample selects an answer you can be 'sure' that if you had asked the question of the entire relevant population between 43.3% ( $47 - 3.72$ ) and 50.7% ( $47 + 3.72$ ) would have selected that answer.
- The confidence level indicates how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain. Researchers typically use a 95% confidence level.
- When you put the confidence level and the confidence interval together, you can say you are 95% sure that the true percentage of the population is between 43.3% and 50.7% (using the above example).



# RESPONDENT POSTCODES





# RESEARCH QUESTIONNAIRE

The survey respondents were provided with an introduction to the questionnaire and then presented with two landscape option image sets:

Image set A (channel images)



Image set B (lakes images)





# RESEARCH QUESTIONNAIRE (Continued)

- The survey respondents were then asked which set of images they preferred – Image set A or Image set B (respondents were also given the opportunity to state they didn't like either of the image sets).
- Subsequent questions were then based on the Image set preferred by the respondent.
- The following research findings are based on the respondents' preferences.





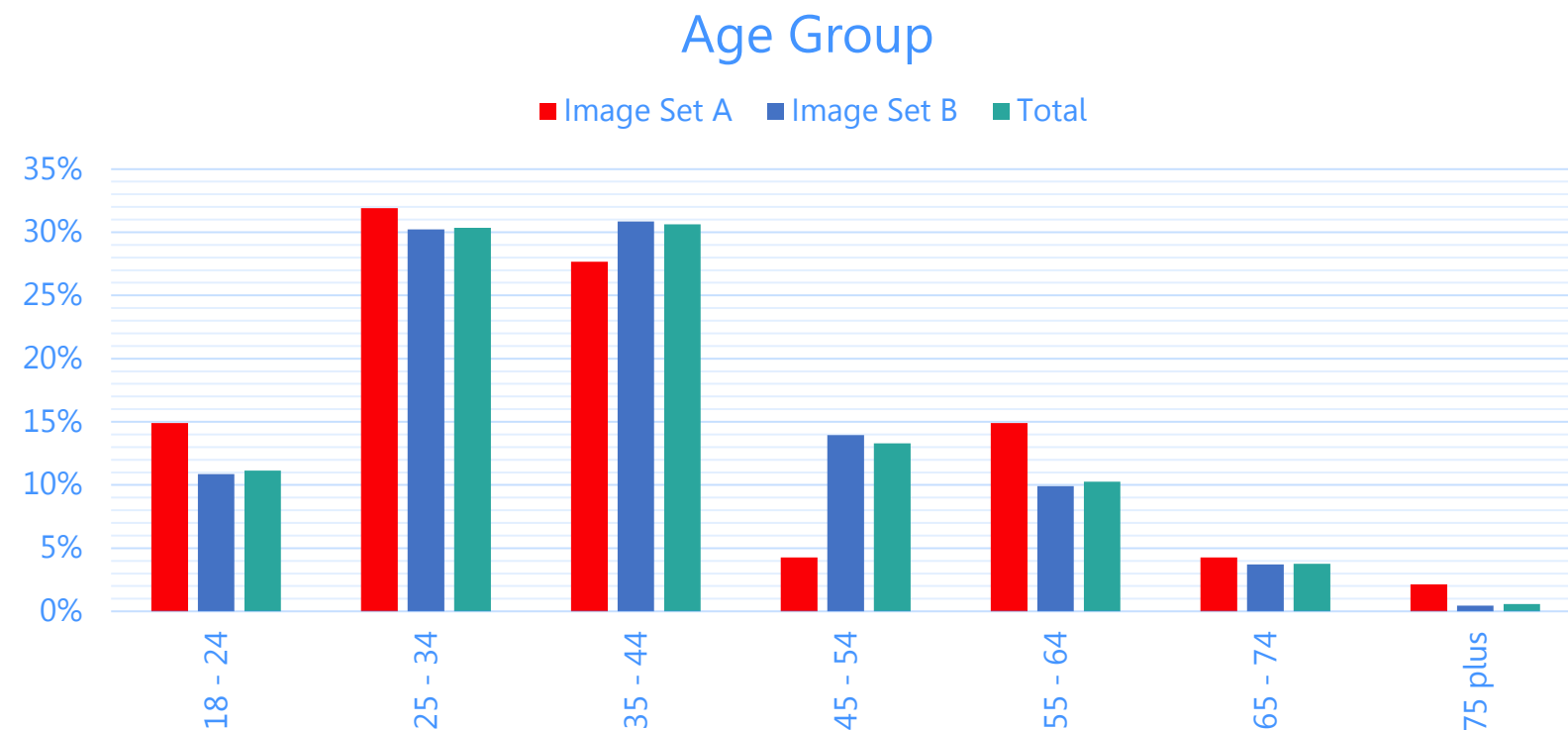
## RESEARCH FINDINGS



# RESPONDENT DEMOGRAPHICS

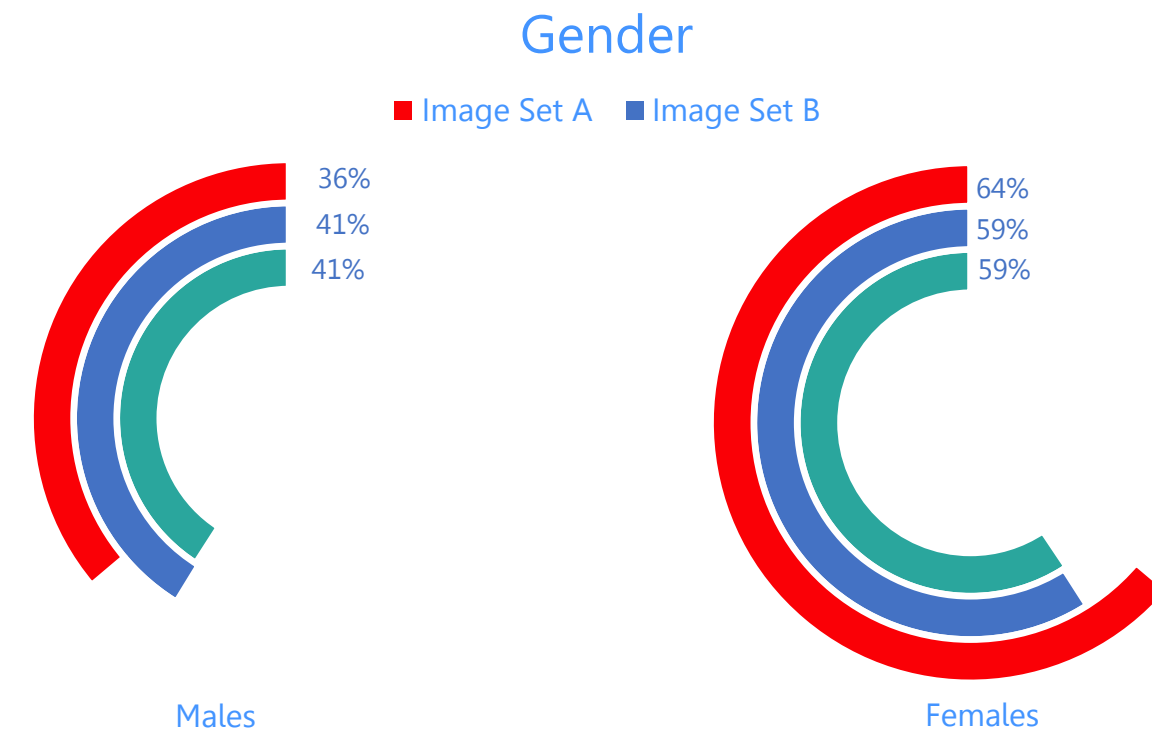
## AGE GROUP

- Over half of total respondents are aged 25-44 years (61%)
- Respondents who prefer Image Set A are slightly younger compared to those preferring Image Set B (average 27 years and 28 years respectively)



## GENDER

- More than half of total respondents are female (59%)
- There are more females in those respondents who prefer Image Set A (64%) when compared to those that prefer Image Set B (59%)

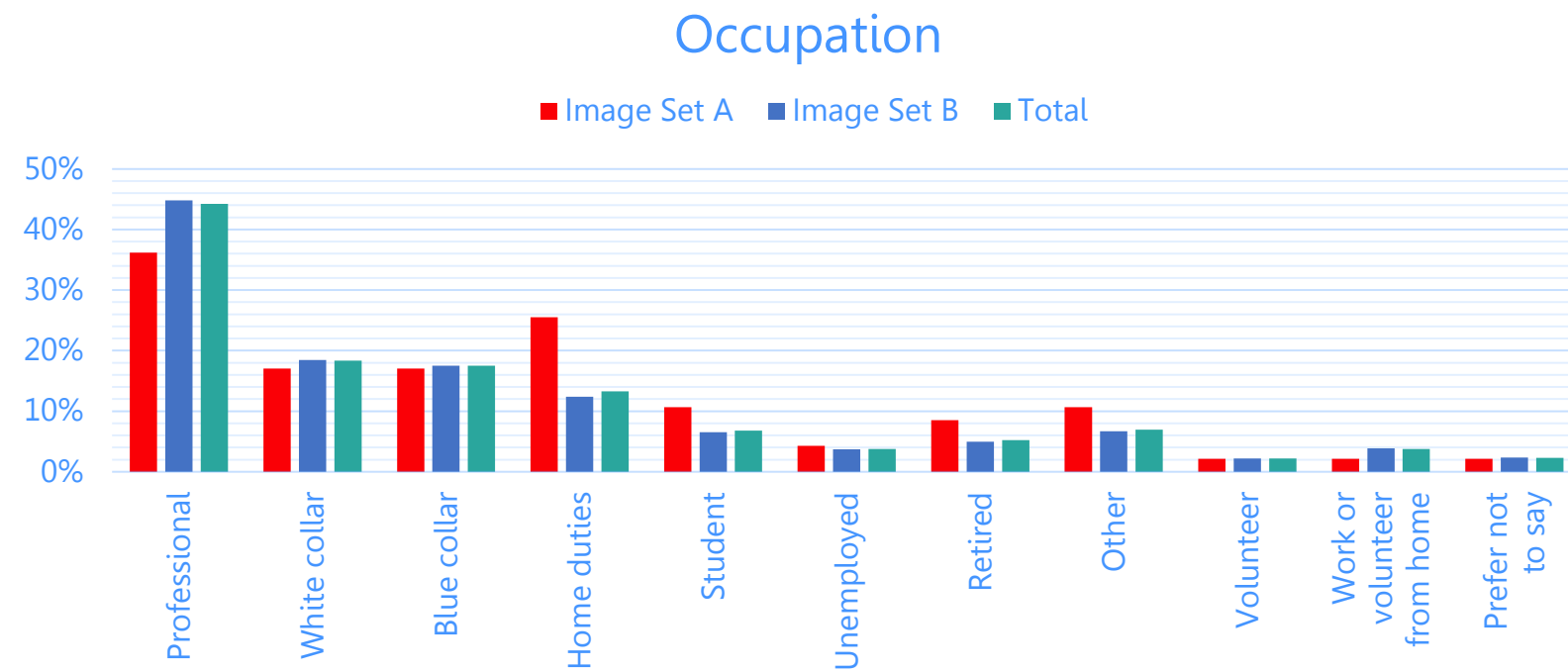




# RESPONDENT DEMOGRAPHICS (Continued)

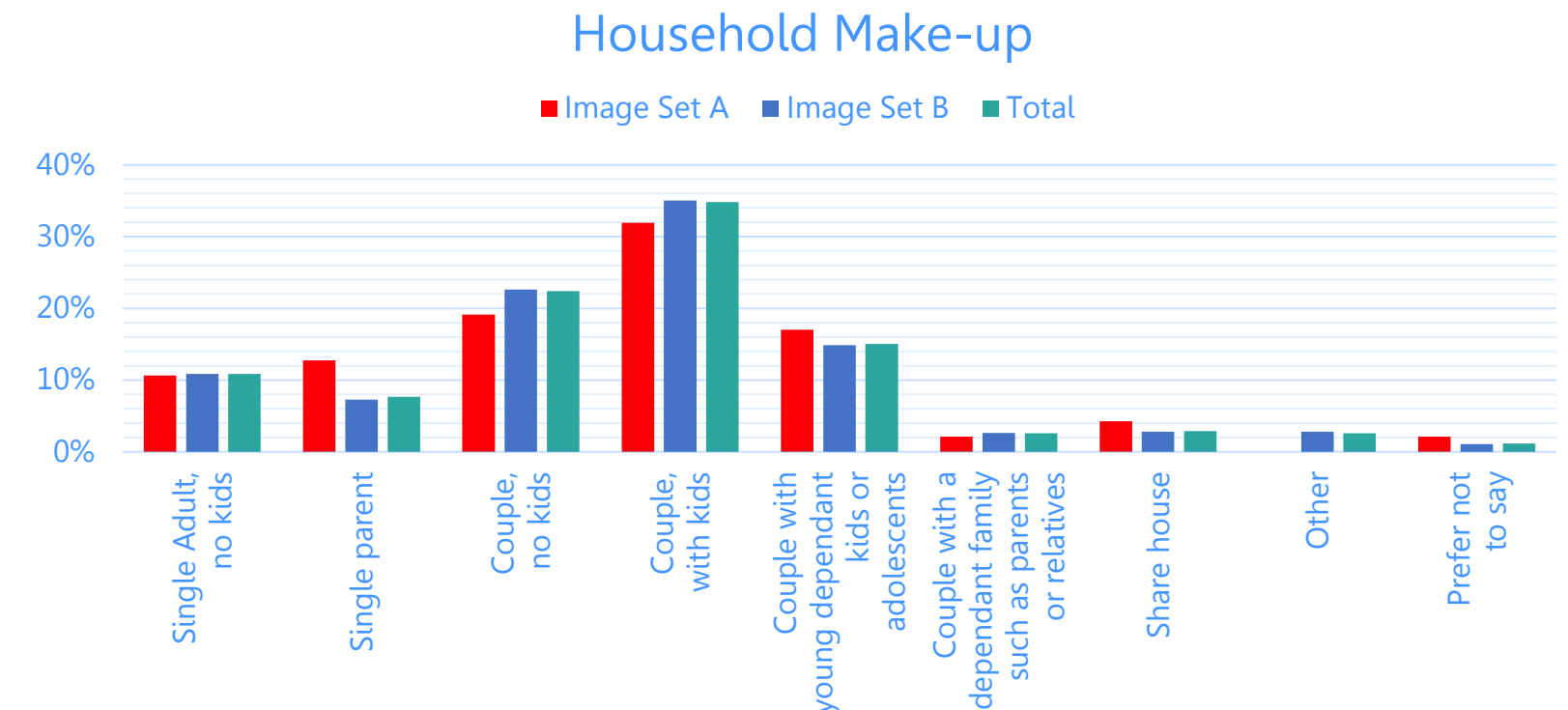
## OCCUPATION

- Nearly half of total respondents work in professional occupations (44%)
- Respondents who prefer Image Set A are more likely to do house duties or are retired (26% and 9% respectively)



## GENDER

- Three quarters of total respondents are couple households (75%)
- Respondents who prefer Image Set B are more likely to be couples with young children or no children (35% and 23% respectively)

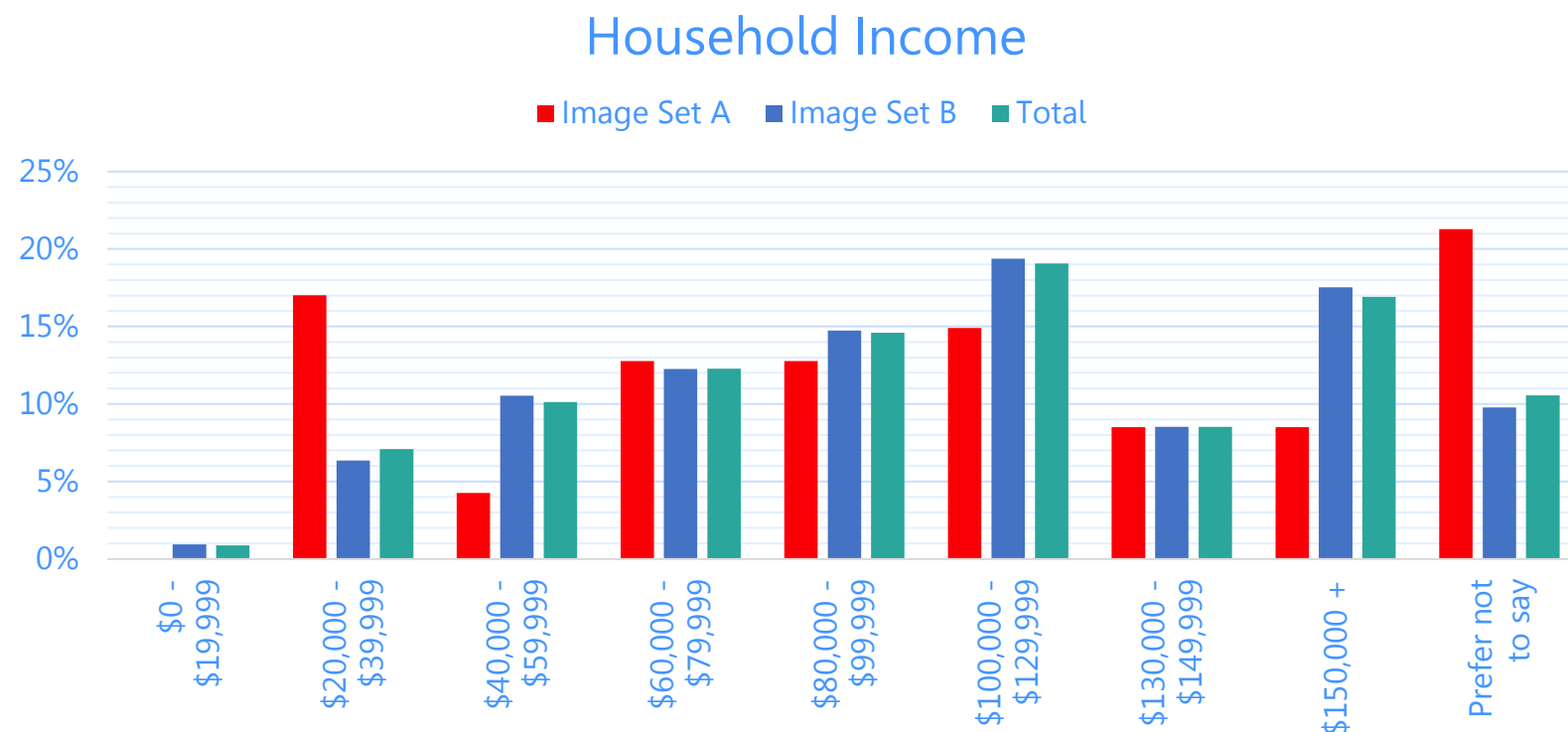




# RESPONDENT DEMOGRAPHICS (Continued)

## HOUSEHOLD INCOME

- Nearly half of total respondents have an annual household income between \$60,000 and \$130,000 (46%)
- Respondents who prefer Image Set B are more likely to have a higher household income







# LANDSCAPE OPTION PREFERENCES



# LANDSCAPE OPTION PREFERENCES

## IMAGE SET A OR IMAGE SET B

- Nearly all respondents (93%) prefer Image Set B (lakes images) compared to Image Set A (channel images) (7%)

Image Set Preference

■ Image Set A ■ Image Set B

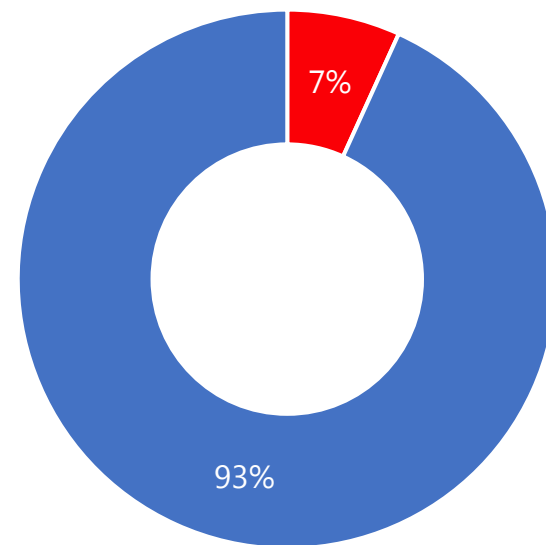


Image set A - channel image 1



Image set A - channel image 2



Image set B - lakes image 1



Image set B - lakes image 2

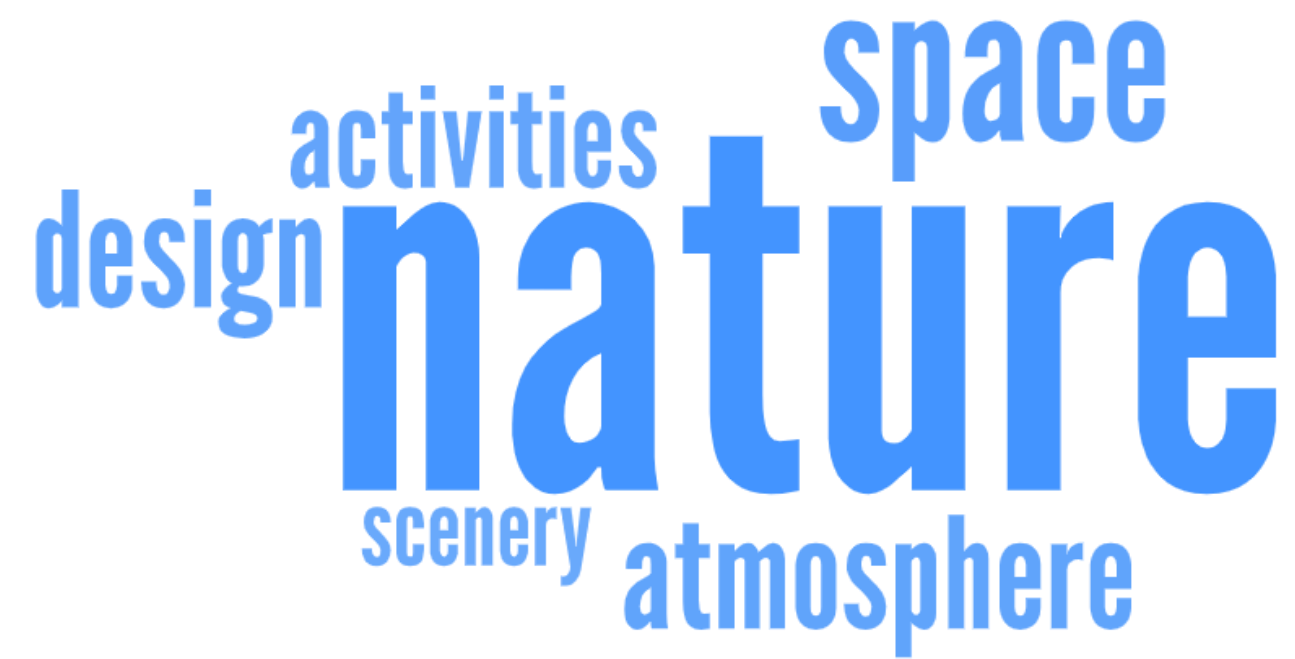




# IMAGE SET A MOST LIKED ABOUT CHANNEL SYSTEM

## IMAGE SET A – LIKE MOST ABOUT CHANNEL SYSTEM

- Nature and green spaces is the most liked feature of the open channel system for those respondents who preferred Image Set A (62%)
- Image Set A respondents also noted the channel system was family friendly and good for the community (13%)



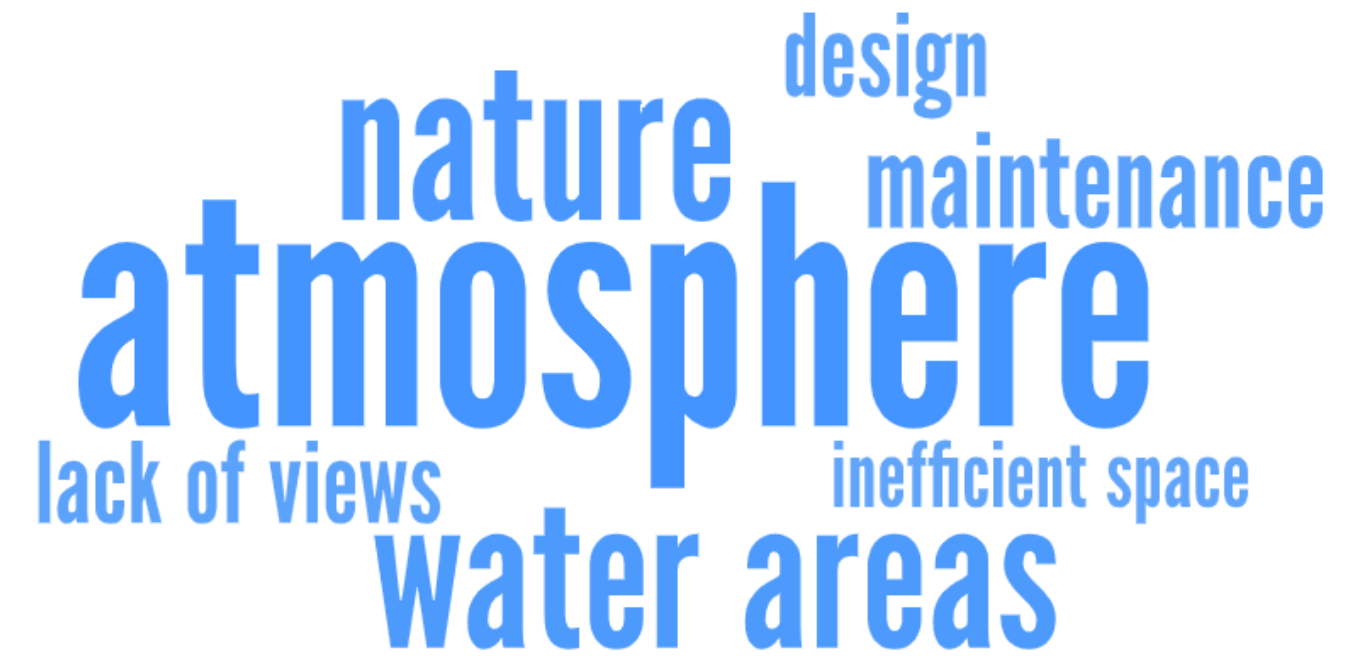
- It looks more natural
- I like that it is a more natural setting with trees
- It looks more natural
- Feels more homely and green
- Looks more natural and homely
- Looks quieter
- It's great and I know it will look more great if its conserved and maintained
- It looks 'more homey', and more like a place you raise children in. Image set A looks more green and natural



# IMAGE SET A LEAST LIKED ABOUT LAKE SYSTEM

## IMAGE SET A – LIKE LEAST ABOUT LAKE SYSTEM

- The water and the atmosphere are the most disliked features of the lake system for those respondents who preferred Image Set A (23%)
- Image Set A respondents also noted the lack of greenery in the lake system (11%)



- Waterways attract way too many mosquitoes especially out north
- A hazard for children and can't really explore the environment
- Expensive infrastructure not needed
- Looks artificial
- Looks nice as a town centre but not for my residential street
- Looks too fake, not inviting or family friendly
- Too modern and like you have to be a certain type of wealthy family to be able to live there
- Misleading, developed land giving ambiguity of green space



# IMAGE SET B MOST LIKED ABOUT LAKE SYSTEM

## IMAGE SET B - LIKE MOST ABOUT LAKE SYSTEM

- The bridge and waterfront location is the most liked feature of the lake system for those respondents who preferred Image Set B (40%)
- Image Set B respondents also noted the atmosphere and design of the lakes (23% and 21% respectively)



- Everything about image set B says peace and tranquility and just the perfect location to escape and call home
  - Modern and exquisite
    - Looks calm and tranquil
- Clean modern futuristic design
- Greenery combined with pockets of water
- The sophistication and relaxing vibe
- I love the water aspect, which is a main reason why I have bought my block in Riverlea
  - Looks pleasant to the eye



# IMAGE SET B LEAST LIKED ABOUT CHANNEL SYSTEM

## IMAGE SET B - LIKE LEAST ABOUT CHANNEL SYSTEM

- The design of the channel system is the most disliked feature for those respondents who preferred Image Set B (34%)
- Image Set B respondents also noted the safety and maintenance of the channel system may be an issue (24%)



- Waste of space not being used to what its potential is
  - Looks boring and old
  - It has a dull quality to it
    - Looks messy and unkept
- Does not appear welcoming and nature areas don't seem practical or can be enjoyed
  - I know the area where photos look like. They have swiftly become lower economic areas purchased by investors not owner occupiers.
- I feel it is a bit outdated and not very modern
  - Untidy looking



# ATTRACTIVENESS OF SYSTEM OPTIONS A & B

## ATTRACTIVENESS

On a scale of 1 to 10:

- Image Set A respondents gave an average rating of 7.2/10 with 83% rating the channel system an attractive place to visit (6-10 score)
- Image Set B respondents gave an average rating of 9.2/10 with 99% rating the lake system an attractive place to visit (6-10 score)
- Image Set B (lake system) is rated as more attractive by those respondents who prefer Image Set B compared to those respondents who prefer Image Set A (channel system)



Image Set A - Channel System

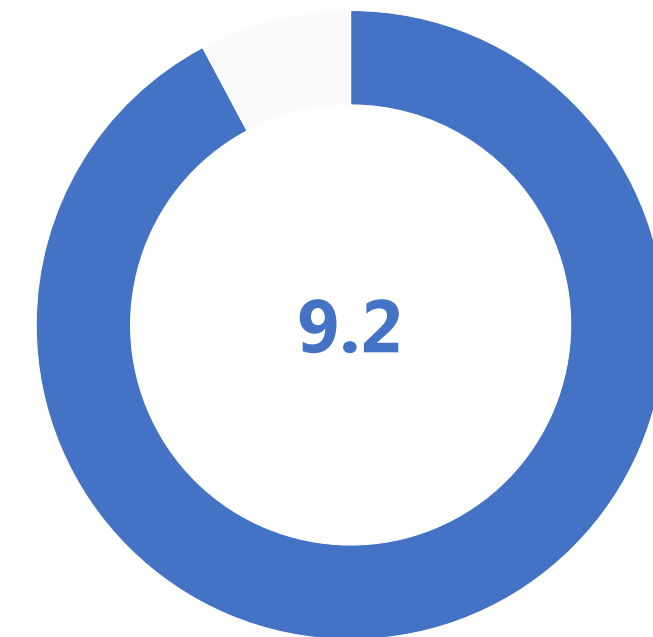


Image Set B - Lake System



# IMAGE SET A

## BENEFITS OF SYSTEM FOR RESIDENTS AND VISITORS

### BENEFITS OF A CHANNEL SYSTEM

- The open space of the channel system is the biggest benefit of the channel system for over half of Image Set A respondents (57% for residents and 38% for visitors)
- The system looks like it would encourage people to get outside and is a relaxing environment (19% for residents)

- Wide roads and well-presented trees and grass calms you down and makes you feel connected with nature
  - It will be spacious with easy walking areas
- Welcoming, calming and a great place to explore
  - It makes the suburbs more inviting to guests

for residents:



for visitors:



Riverlea



# IMAGE SET B

## BENEFITS OF SYSTEM FOR RESIDENTS AND VISITORS

### BENEFITS OF A LAKE SYSTEM

- Over half of Image Set B respondents think the lake system would encourage people to relax outside (51%)
- The open space and a relaxing environment (30% and 24% respectively)
- Visitors to the area would benefit from the open space and the atmosphere (27%)

- Lifestyle and affordability perfect for families
- Plenty of space, new infrastructure, good social life, get dream house without breaking the bank
- A great place to meet people and looks inviting
- Walking paths, open space, relaxing vibe, not that far from the CBD - day trips

for residents:



for visitors:







## FEATURE INCLUSIONS



# ATTRACTIVE PLACE TO LIVE AND FOR PEOPLE TO VISIT

## OPEN SPACE WILL MAKE RIVERLEA A MORE ATTRACTIVE PLACE TO LIVE IN

To a large extent (rated 8-10):

- Image Set A: 51% - mean score 7.5/10
- Image Set B: 89% - mean score 9.1/10

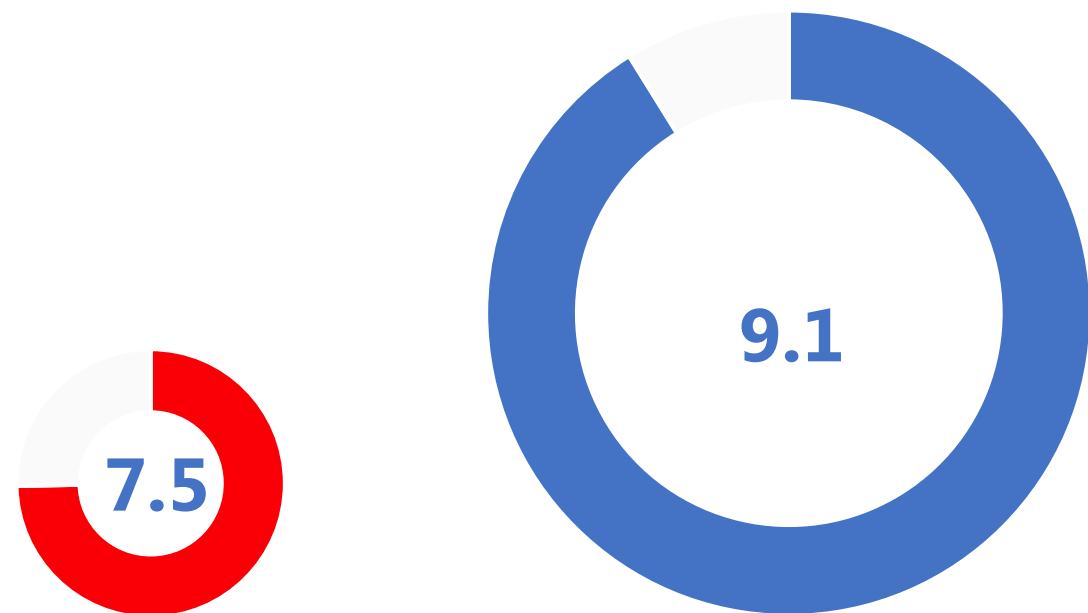


Image Set A - Channel System

Image Set B - Lake System

## OPEN SPACE WILL MAKE RIVERLEA MORE ATTRACTIVE FOR PEOPLE TO VISIT

To a large extent (rated 8-10):

- Image Set A: 47% - mean score 7.4/10
- Image Set B: 88% - mean score 9.1/10

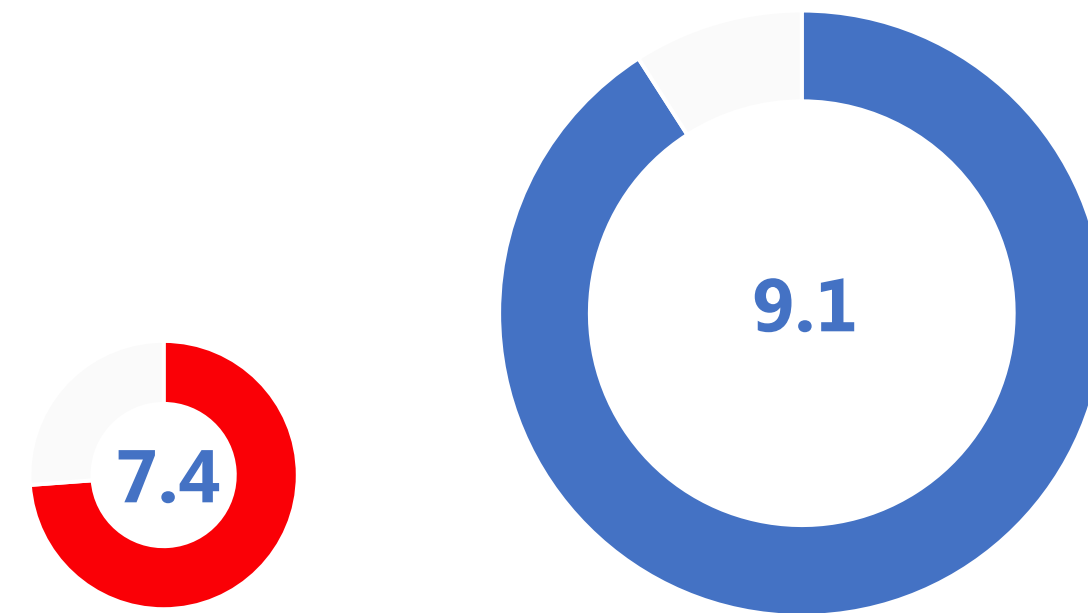


Image Set A - Channel System

Image Set B - Lake System



# WELCOMING ENVIRONMENT AND A HEALTHY LIFESTYLE

## OPEN SPACE WILL BE A WELCOMING ENVIRONMENT FOR PEOPLE TO SOCIALISE

To a large extent (rated 8-10):

- Image Set A: 47% - mean score 7.3/10
- Image Set B: 86% - mean score 9.0/10

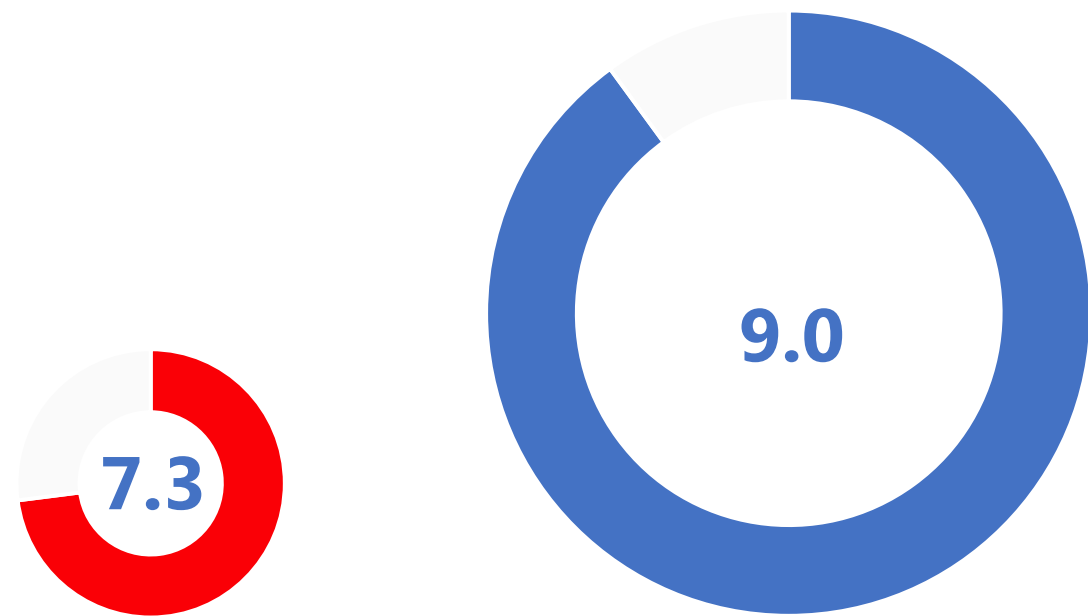


Image Set A - Channel System

Image Set B - Lake System

## OPEN SPACE WILL PROMOTE A HEALTHY LIFESTYLE

To a large extent (rated 8-10):

- Image Set A: 57% - mean score 7.9/10
- Image Set B: 91% - mean score 9.2/10

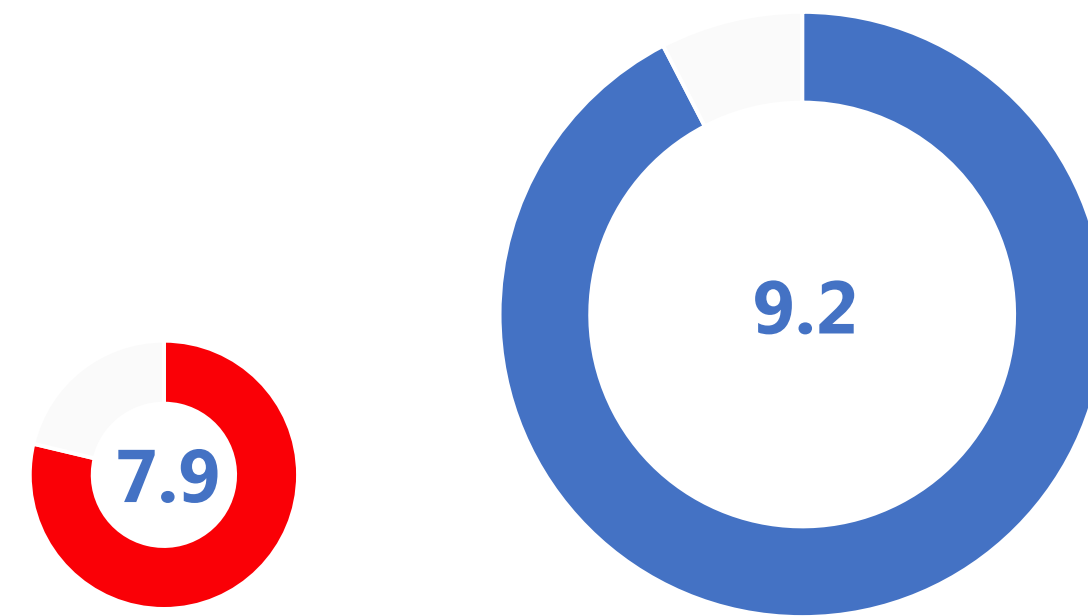


Image Set A - Channel System

Image Set B - Lake System



# SAFE AND SECURE IN A MODERN AND ATTRACTIVE OPEN SPACE

## OPEN SPACE WILL PROVIDE SAFE AND SECURE ACCESS FOR ALL PEOPLE

To a large extent (rated 8-10):

- Image Set A: 40% - mean score 6.9/10
- Image Set B: 76% - mean score 8.5/10

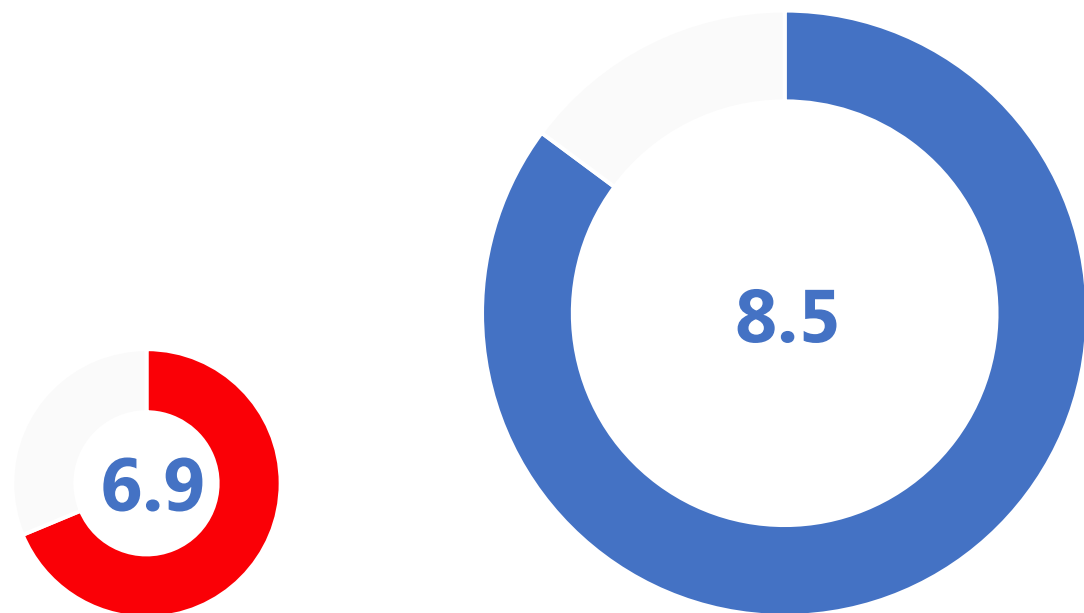


Image Set A - Channel System

Image Set B - Lake System

## OPEN SPACE WILL FILL A NEED IN THE AREA FOR A MODERN & ATTRACTIVE DESTINATION

To a large extent (rated 8-10):

- Image Set A: 38% - mean score 6.9/10
- Image Set B: 87% - mean score 8.5/10

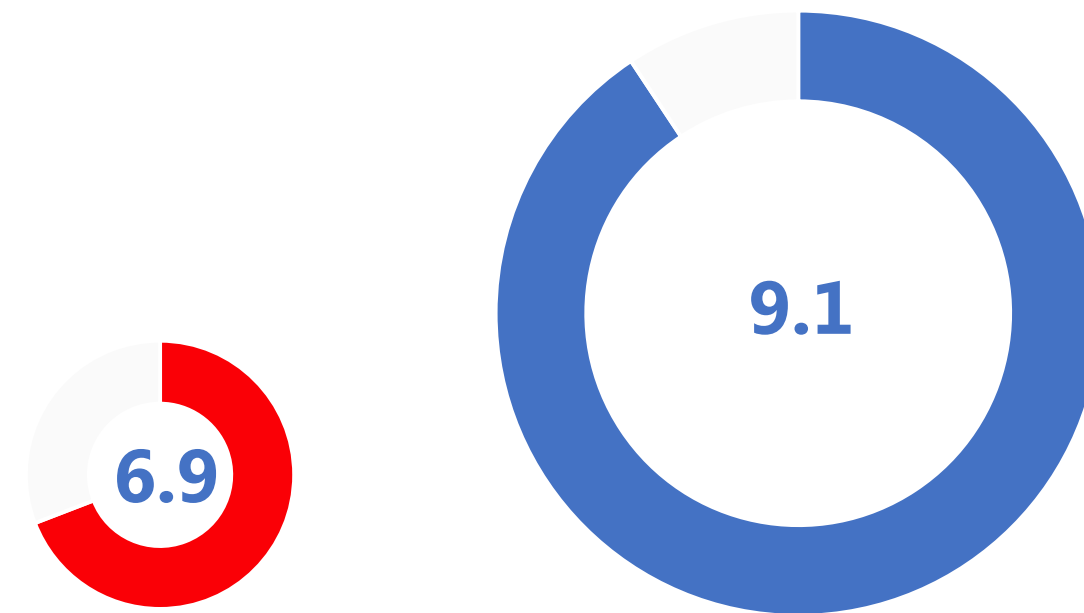


Image Set A - Channel System

Image Set B - Lake System



# PLACES TO RELAX AND MEET WHILE ENHANCING LIFE

## OPEN SPACE WILL PROVIDE BENEFITS IN THE FORM OF PLACES TO RELAX AND MEET

To a large extent (rated 8-10):

- Image Set A: 53% - mean score 7.5/10
- Image Set B: 89% - mean score 9.1/10

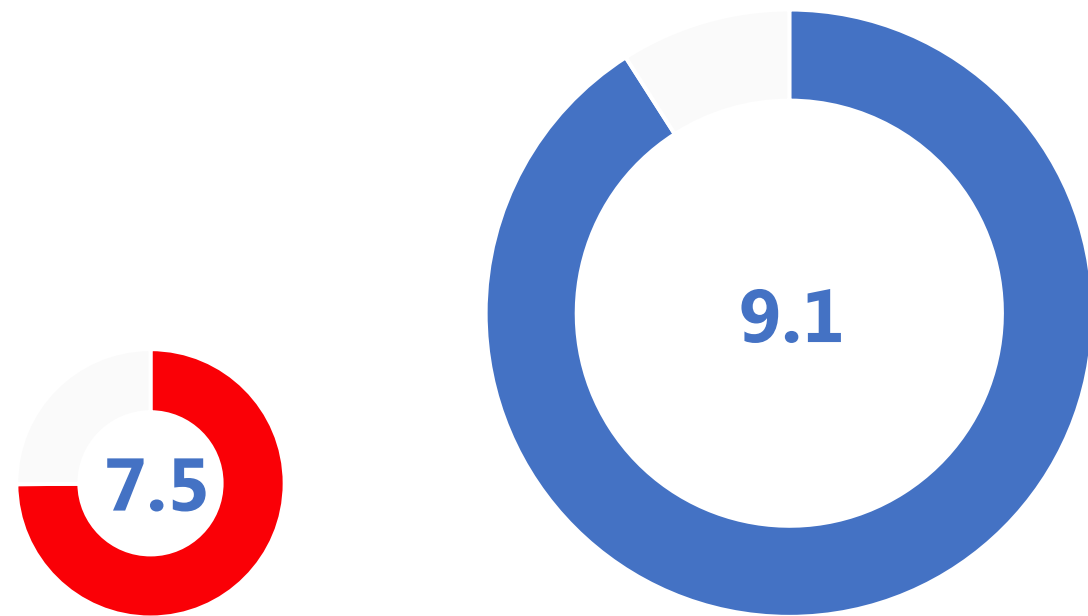


Image Set A - Channel System

Image Set B - Lake System

## OPEN SPACE WILL ENHANCE THE WELLBEING AND QUALITY OF LIFE

To a large extent (rated 8-10):

- Image Set A: 53% - mean score 7.5/10
- Image Set B: 88% - mean score 9.2/10

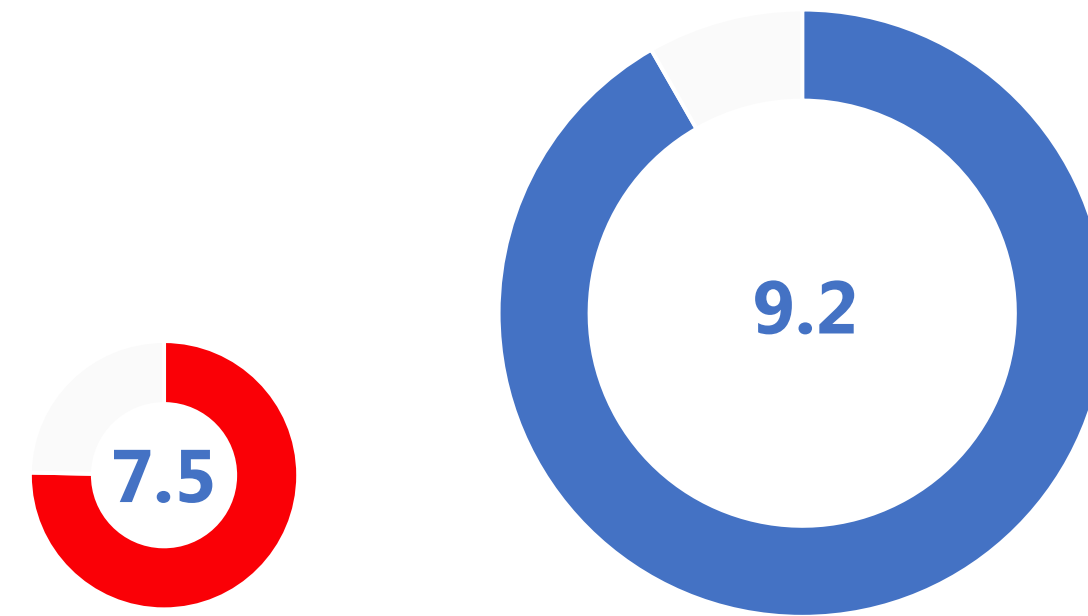


Image Set A - Channel System

Image Set B - Lake System



# FESTIVALS AND EVENTS AND CREATING A SENSE OF PRIDE

## OPEN SPACE WILL PROVIDE OPPORTUNITIES FOR FESTIVALS AND EVENTS

To a large extent (rated 8-10):

- Image Set A: 49% - mean score 6.9
- Image Set B: 82% - mean score 8.9

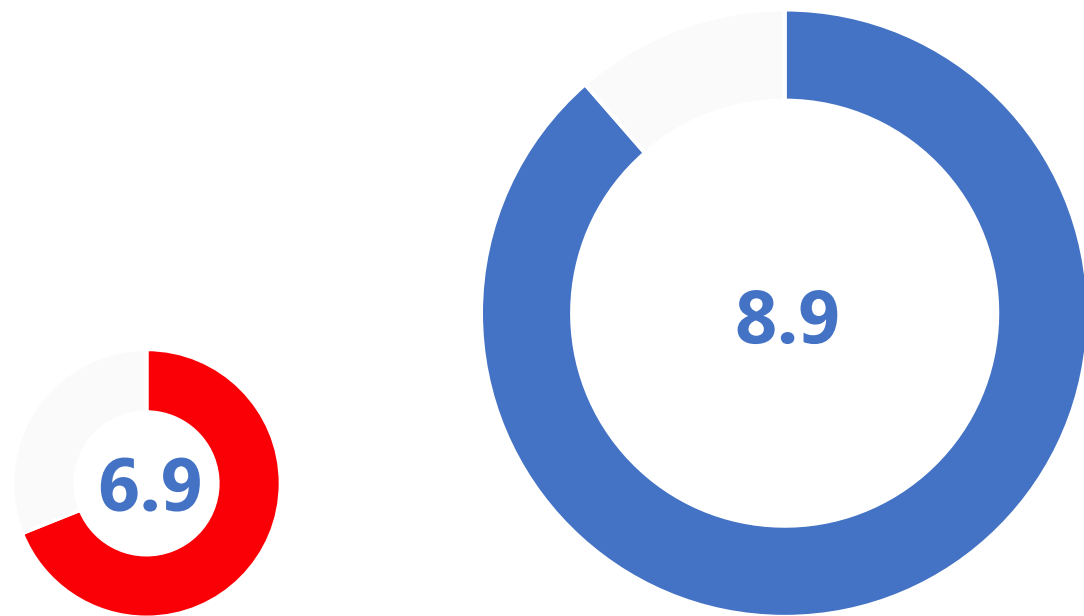


Image Set A - Channel System

Image Set B - Lake System

## OPEN SPACE WILL CREATE A SENSE OF PRIDE WITHIN THE COMMUNITY

To a large extent (rated 8-10):

- Image Set A: 51% - mean score 7.3
- Image Set B: 85% - mean score 9.1

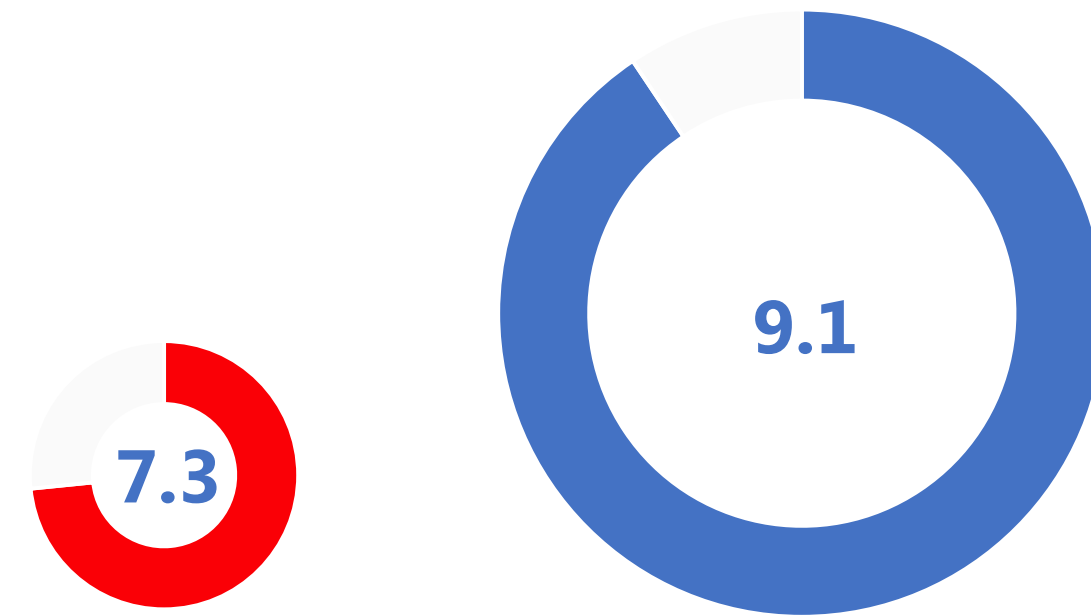


Image Set A - Channel System

Image Set B - Lake System





RECOMMENDING THE  
PREFERRED VERSUS  
NON-PREFERRED SYSTEM



# RECOMMENDING VISITING THE PREFERRED OPEN SPACE AREA TO FRIENDS OR FAMILY

## RECOMMENDING TO FRIENDS AND FAMILY

On a scale of 1 to 10:

- Image Set A respondents gave an average rating of 7.4/10 with 83% likely to recommend the Channel System option to friends and family (6-10 score)
- Image Set B respondents gave an average rating of 9.2/10 with 97% likely to recommend the Lake System option to friends and family (6-10 score)

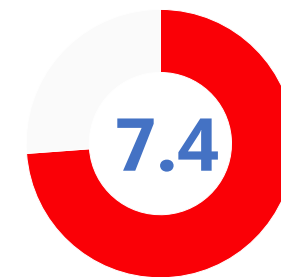


Image Set A – Channel System

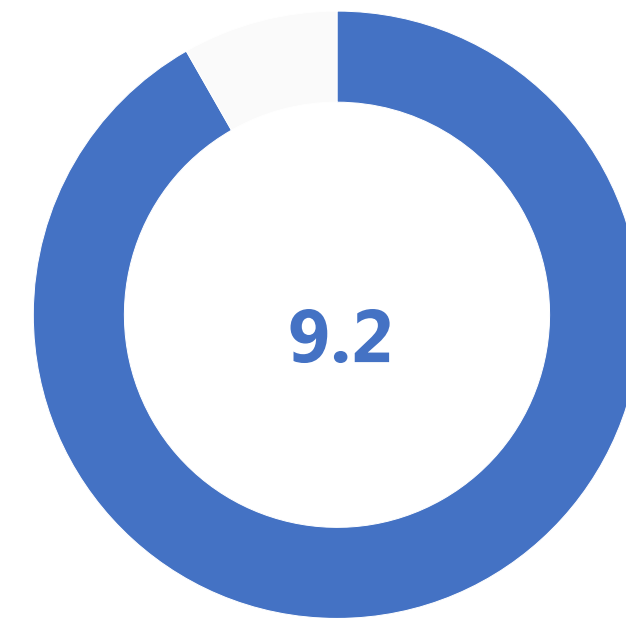


Image Set B – Lake System



# RECOMMENDING VISITING THE NON-PREFERRED OPEN SPACE AREA TO FRIENDS OR FAMILY

## RECOMMENDING THE NON-PREFERRED OPEN SPACE AREA

On a scale of 1 to 10:

- Image Set A respondents gave an average rating of 6.6/10 with 68% likely to recommend the Lake System option to friends and family (6-10 score)
- Image Set B respondents gave an average rating of 4.2/10 with 31% likely to recommend the Channel System option to friends and family (6-10 score)



Image Set A respondents likely to recommend the Lake System option



Image Set B respondents likely to recommend the Channel System option





## SUMMARY AND CONCLUSIONS



# SUMMARY AND CONCLUSIONS

The online survey findings have demonstrated beyond doubt that the local and broader communities strongly prefer the Lake System option (93% preference) over the Channel System option (7% preference). In particular the Lake System open space option achieved:

- A 9.2/10 overall rating for making Riverlea an attractive place when the Lake System open space is completed.
- A 9.1/10 rating for making Riverlea a more attractive place to live in.
- A 9.1/10 rating for making Riverlea a more attractive place for people to visit.
- A 9.0/10 rating for making Riverlea a welcoming environment for people to socialise.
- A 9.2/10 rating for promoting a healthy lifestyle.
- An 8.5/10 rating for providing safe and secure access for all people.
- An 8.5/10 rating for filling a need in the area for a modern and attractive destination.
- A 9.1/10 rating for providing benefits in the form of places to relax and meet.
- An 8.9/10 rating for providing opportunities for festivals and events.
- A 9.1/10 rating for creating a sense of pride within the community.



# SUMMARY AND CONCLUSIONS

## (Continued)

The online survey findings highlighted that the Lake System open space option is highly likely to influence recommendations to friends or family for Riverlea to be a place to visit, rating 9.2 out of a possible 10.

In conclusion the Lake System option is not only strongly preferred by the local and surrounding communities, it is also the catalyst for a series of highly favourable perceptions by future residents of, and visitors to, Riverlea.

When the research findings are overlaid on the financial analysis undertaken by BDO EconSearch, it is clear that the Lake System option is highly beneficial to Council and its constituents.



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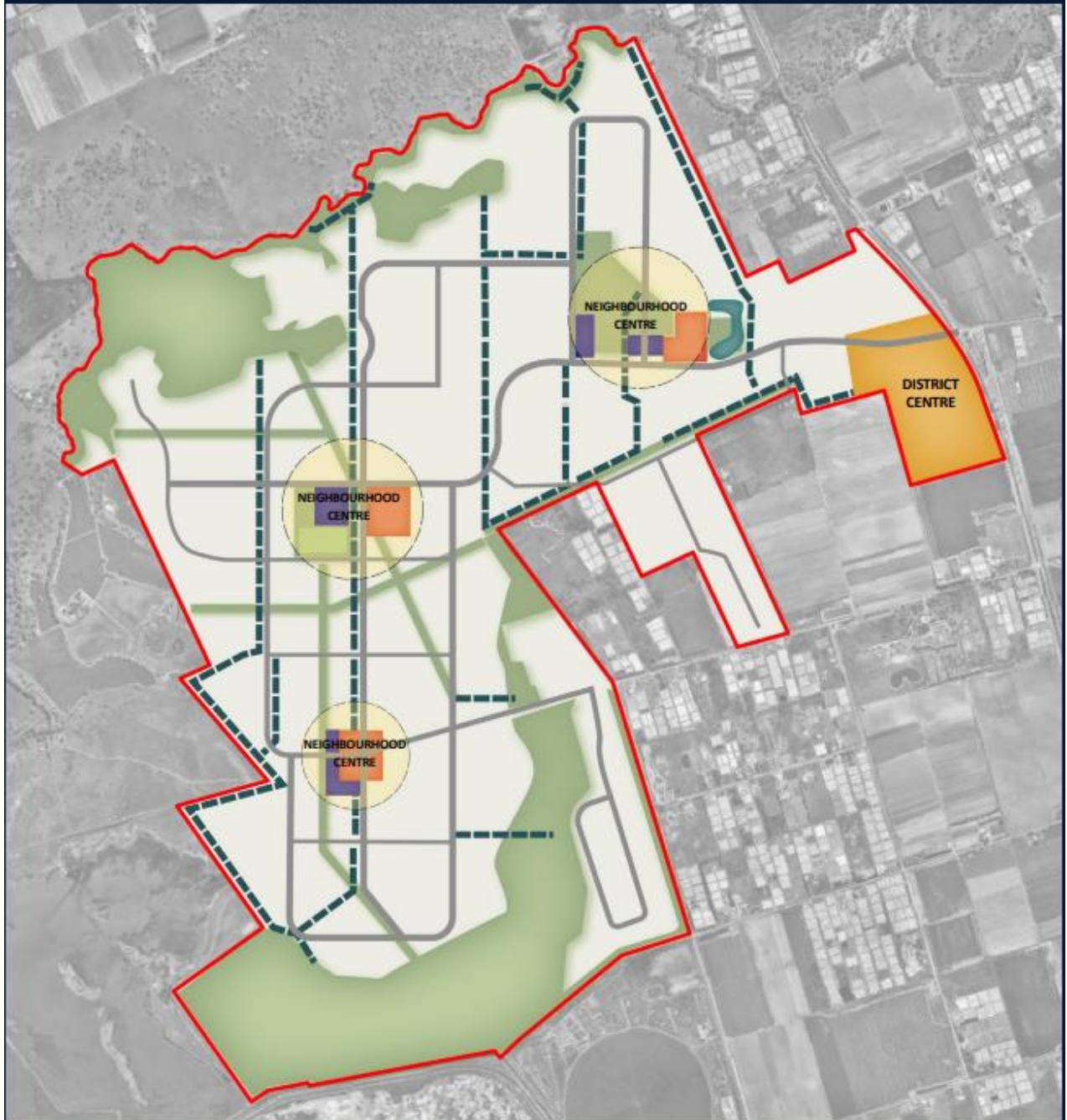
# Appendix G

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*Conceptual Master Plans – Original Open Linear Swales & Proposed Riverlea Lakes.*



# ORIGINAL LINEAR SWALES

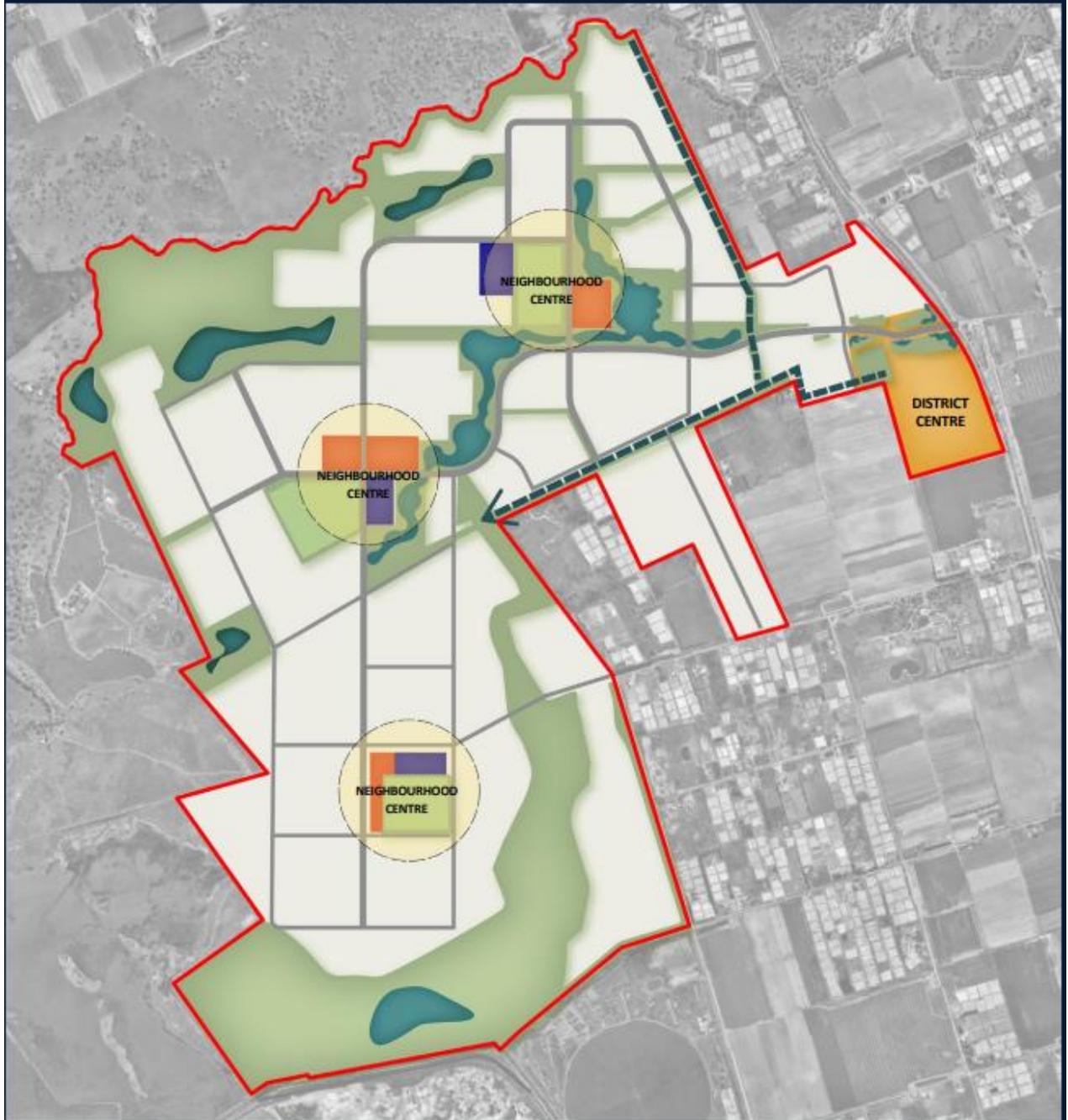


**KEY**

- |   |   |  |
|---|---|--|
|  SITE BOUNDARY         |  LINEAR SWALES   |  NEIGHBOURHOOD CENTRE |
|  PROPOSED ROAD NETWORK |  LAKE SYSTEM     |  LOCAL SHOPS          |
|  OPEN SPACE            |  DISTRICT CENTRE |  SCHOOL               |
|   |   |  SPORTS FIELDS        |



# PROPOSED RIVERLEA LAKES



**KEY**

— SITE BOUNDARY

— PROPOSED ROAD NETWORK

— OPEN SPACE

— LINEAR SWALES

— LAKE SYSTEM

— DISTRICT CENTRE



NEIGHBOURHOOD CENTRE

— LOCAL SHOPS

— SCHOOL

— SPORTS FIELDS