Lots 1, 2 and 3 White Hutt Road, Stanley Flat Structure Plan

Prepared by Design IQ - Revision 3
19th June 2023

design iQ

Introduction

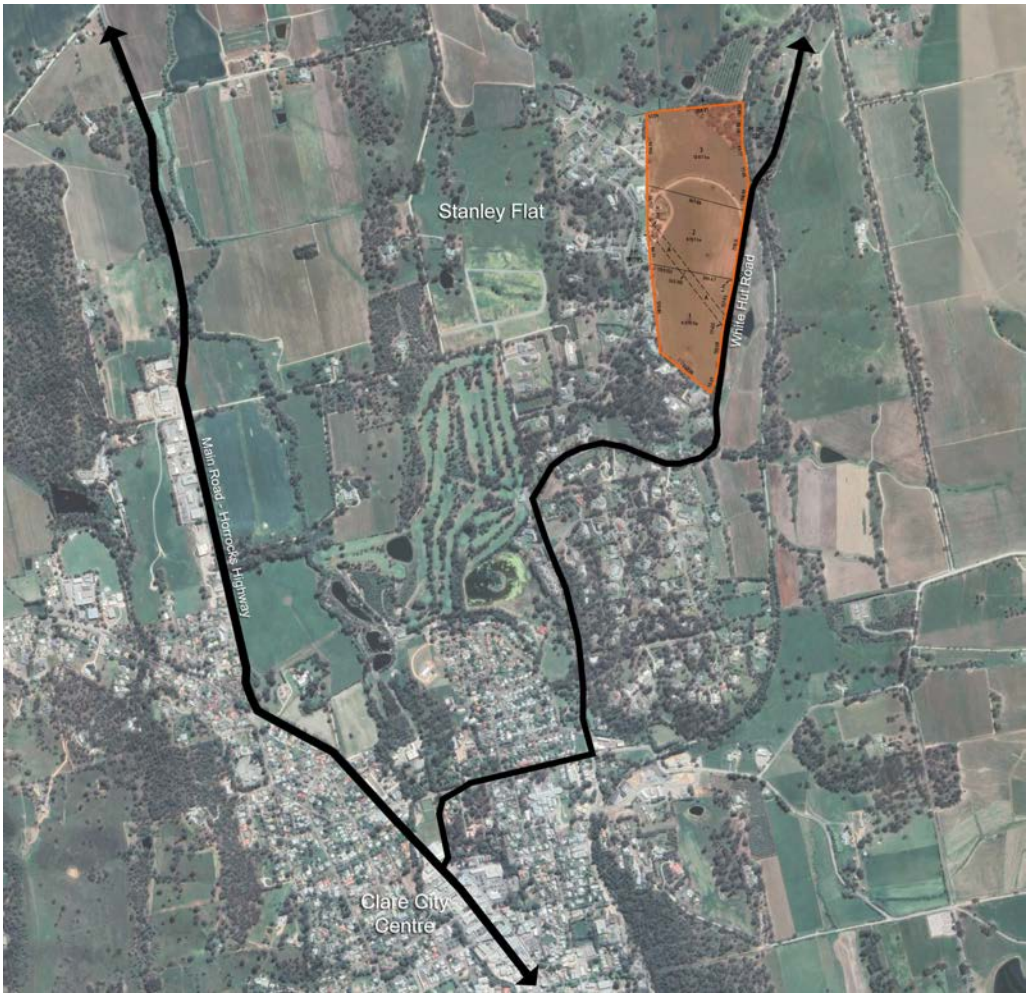
The land owners of Lots 1, 2 and 3 Stanley Flat Road, Stanley Flat are seeking an amendment to the Planning and Design Code.

Design IQ has been asked to prepare a residential village structure plan for the 3 sites totalling 30.591 hectares. This structure plan will inform the proposed Planning and Design Code Amendment to enable the extension of 3000m2 low density residential allotments.

The extension will provide new opportunities for low density living options within a location that has access to community services and infrastructure being adjacent the township of Clare.

Through a site inspection, consultation with the client and technical consultants the sites constraints and opportunities have been determined into key design principle and ultimately the final proposed structure plan.

These principles and structure plan are outlined in this document, along with a high level indicative master plan concept that demonstrates a potential outcome.



Site Location Plan

Constraints & Opportunities - Topography

The site is generally a hill top that falls from a Ridgeline on the western boundary to White Hut Road.

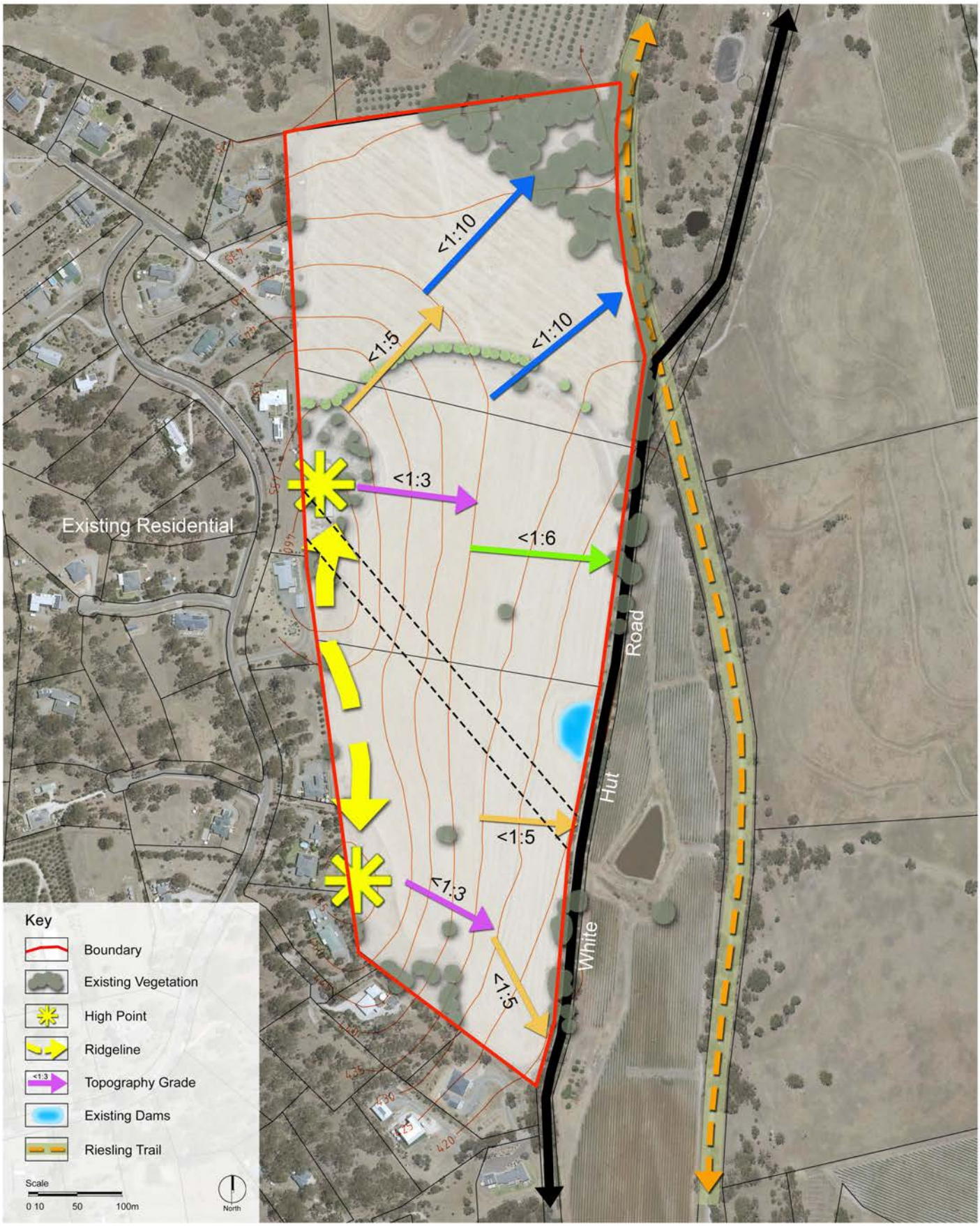
An existing home is located at the highest point on the site and the intention is to retain this home within any future development.

A natural vegetated creek line and dam is located on the northern boundary where the topography is relatively flat. This area also provides good access to the Riesling Trail.

There is also a small dam located centrally on the White Hut Road boundary where a minor depression runs west to east from the Ridgeline.

Overall the site grade range between 1:3 to 1:5 on the steeper areas from east to west and 1:6 - 1:10 towards the south to south west of the site.

Careful consideration will need to be given to road placement to ensure maximum grade requirements are met and housing form should respond to the steep topography and minimise cut and fill requirements.


<1:10
<1:10
<1:5
<1:3
<1:6
<1:5
<1:3
<1:5
Existing Residential
White Hut Road
Key
Boundary
Existing Vegetation
High Point
Ridgeline
Topography Grade
Existing Dams
Riesling Trail
Scale
0 10 50 100m
North

Topography

Constraints & Opportunities - Vistas

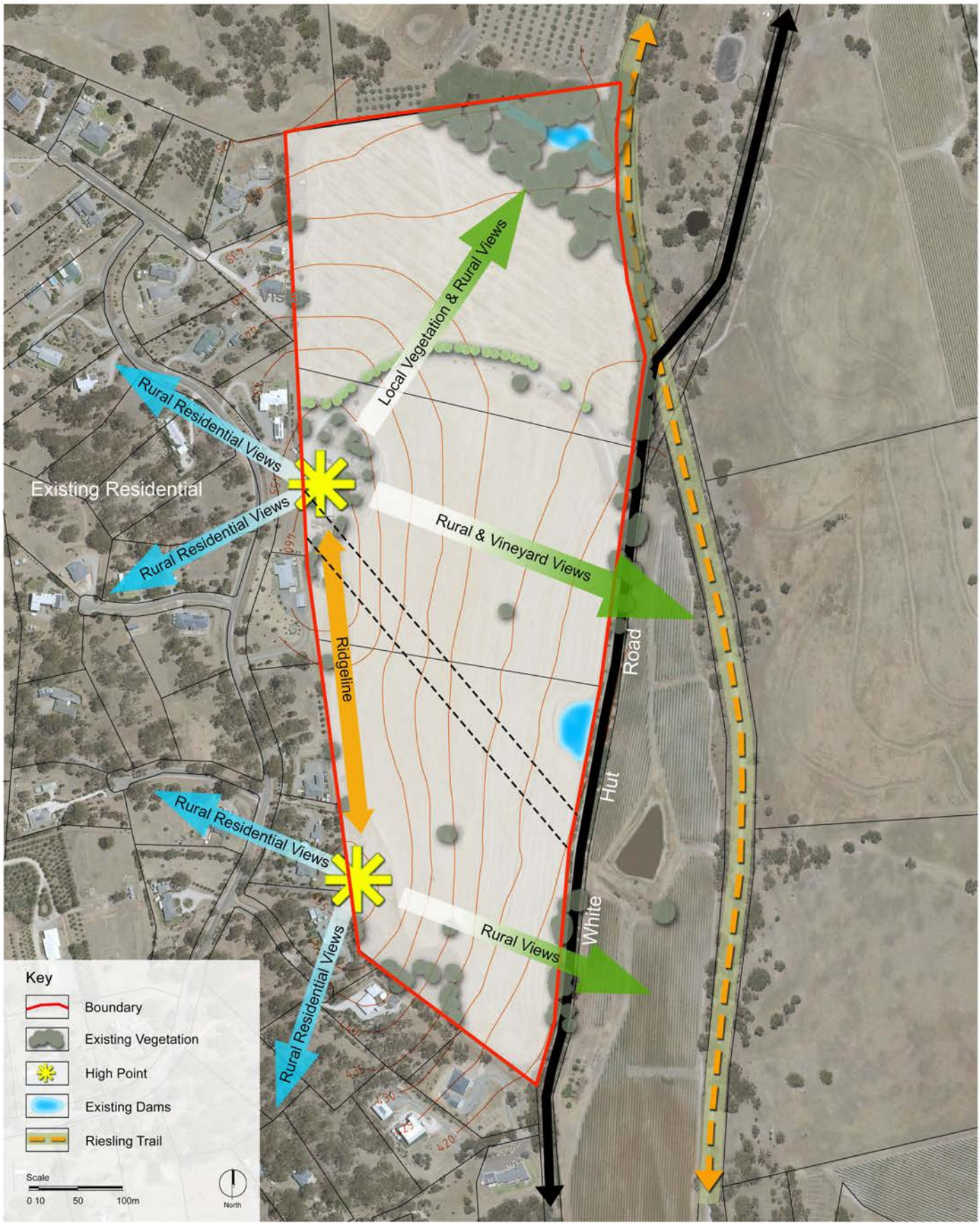
Due to the sites topography, housing will be able to maximise vistas to the rural setting to the east of the site. Both short and long views capture views to vineyards and the riesling trail.

Views to the north include both a rural setting and short views capture the tree tops of the local creek that passes adjacent the north east boundary.

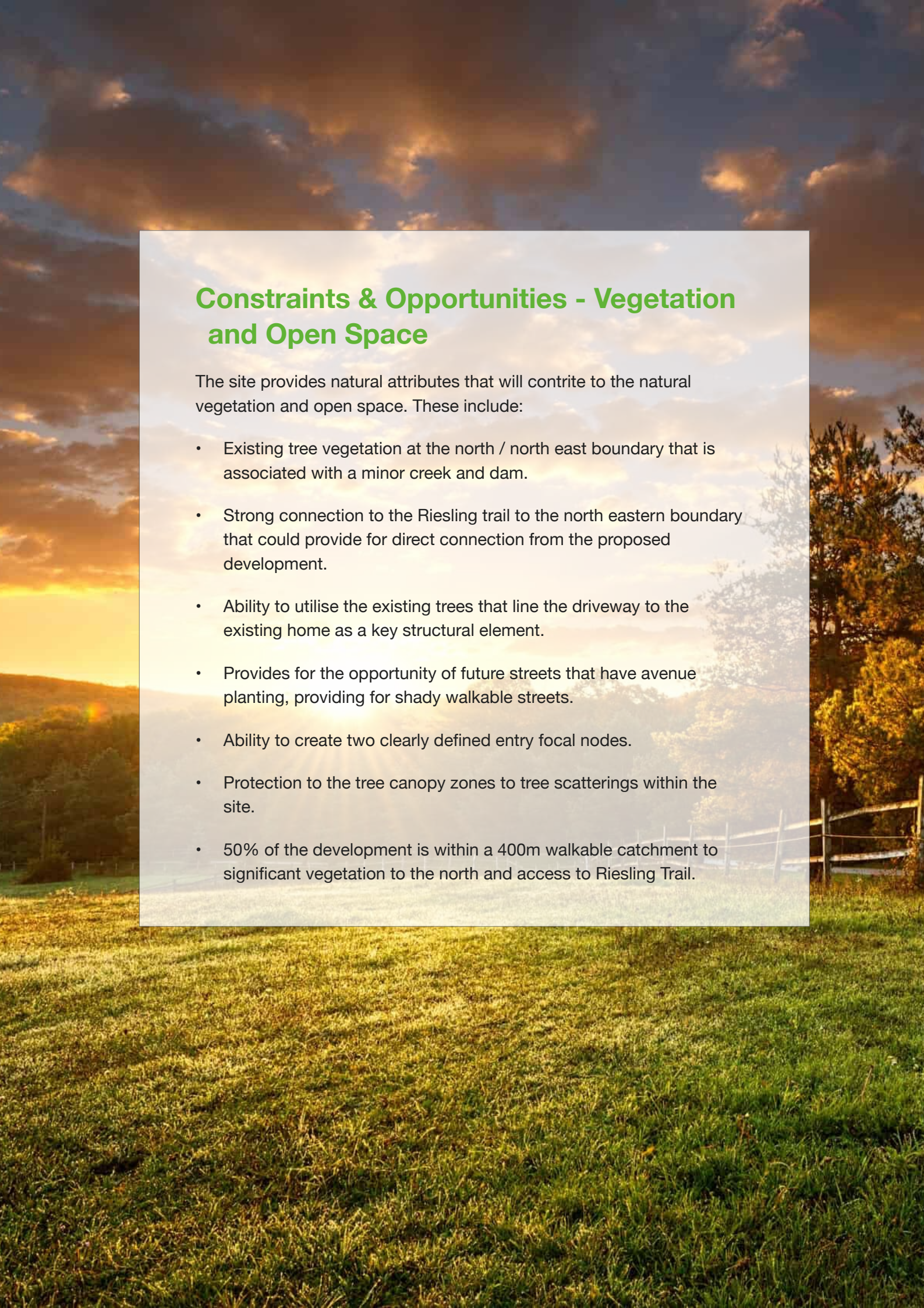
As a prominent Ridgeline runs adjacent the western boundary there are limited views to the adjacent rural residential housing.

An overhead power line runs diagonally through the site from east to west and will have visual impact to local views.

Potential Example of Housing Form


Local Vegetation & Rural Views
Rural Residential Views
Existing Residential
Rural Residential Views
Rural & Vineyard Views
Ridgeline
Rural Residential Views
Rural Views
Rural Residential Views
White
Hut
Road
Key
Boundary
Existing Vegetation
High Point
Existing Dams
Riesling Trail
Scale
0 10 50 100m
North

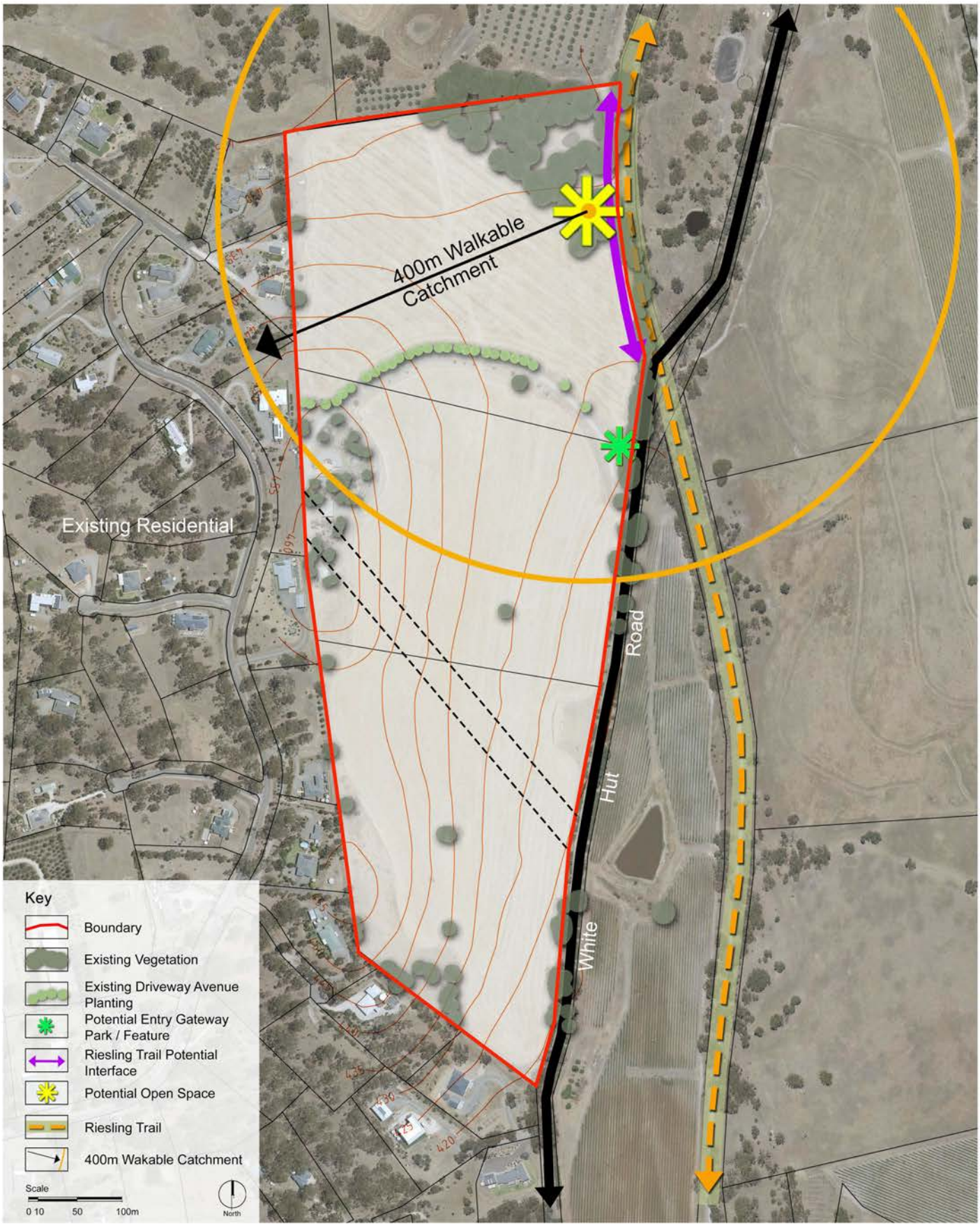
Vistas



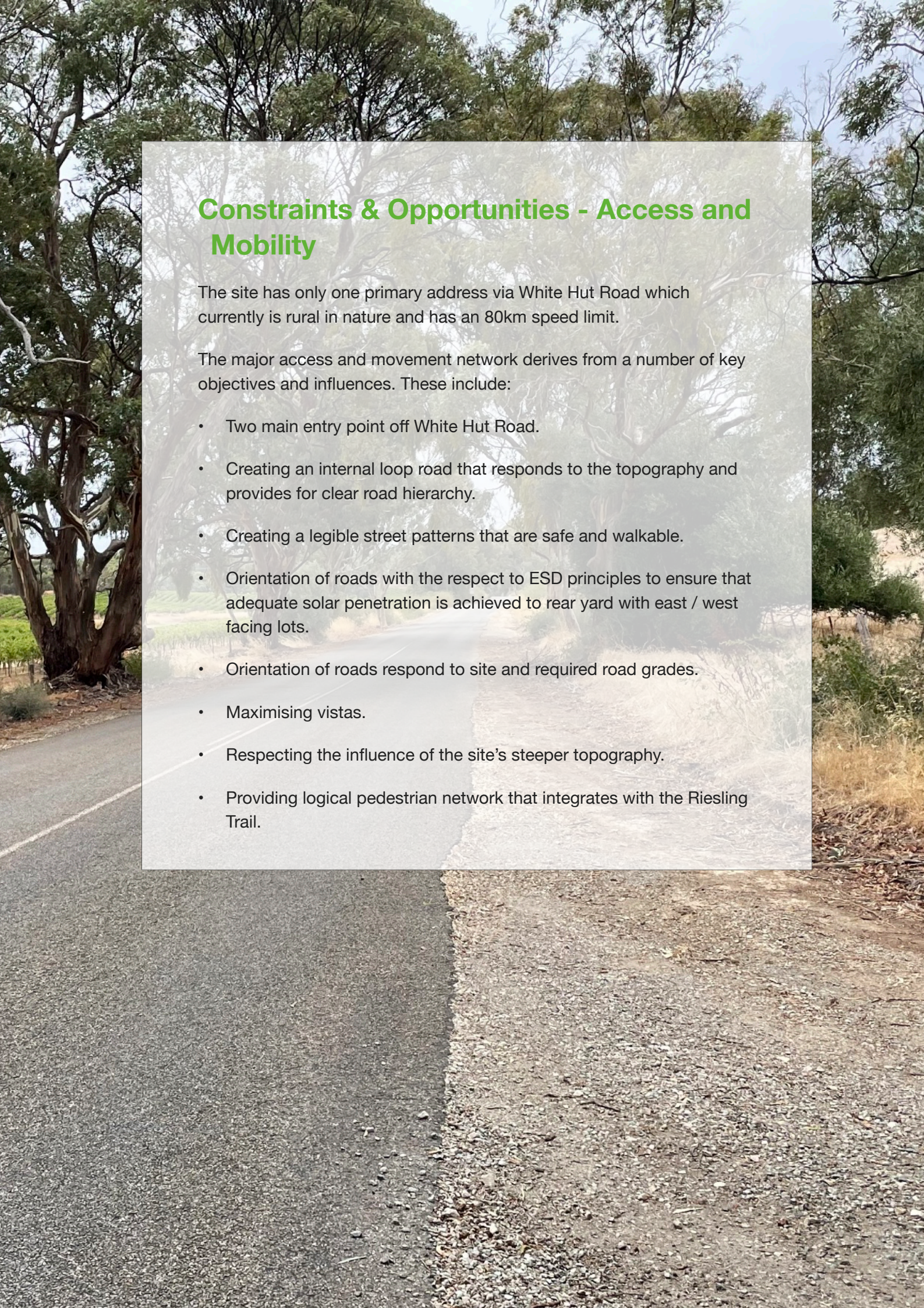
Constraints & Opportunities - Vegetation and Open Space

The site provides natural attributes that will contrite to the natural vegetation and open space. These include:

- Existing tree vegetation at the north / north east boundary that is associated with a minor creek and dam.
- Strong connection to the Riesling trail to the north eastern boundary that could provide for direct connection from the proposed development.
- Ability to utilise the existing trees that line the driveway to the existing home as a key structural element.
- Provides for the opportunity of future streets that have avenue planting, providing for shady walkable streets.
- Ability to create two clearly defined entry focal nodes.
- Protection to the tree canopy zones to tree scatterings within the site.
- 50% of the development is within a 400m walkable catchment to significant vegetation to the north and access to Riesling Trail.



Vegetation and Open Space

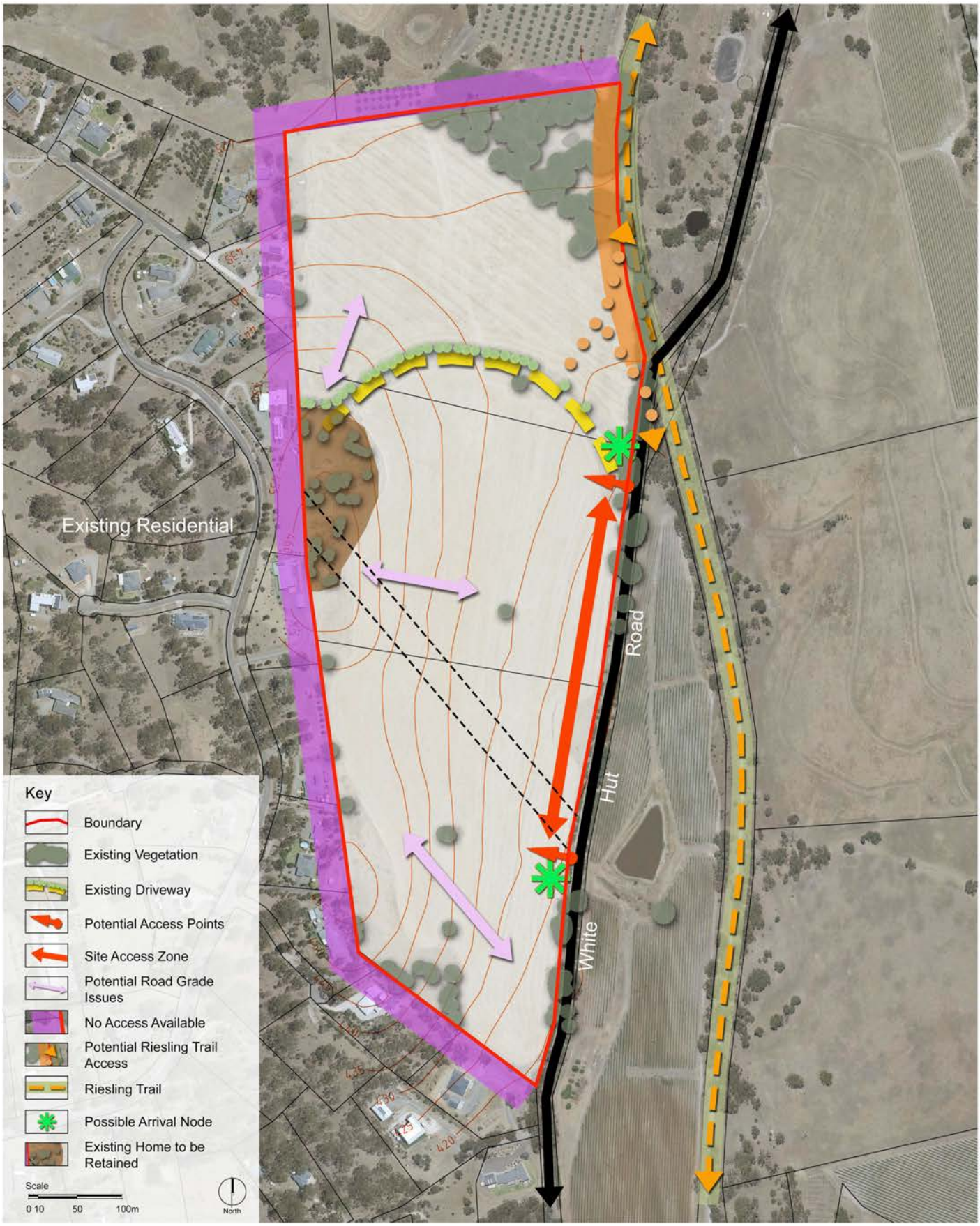


Constraints & Opportunities - Access and Mobility

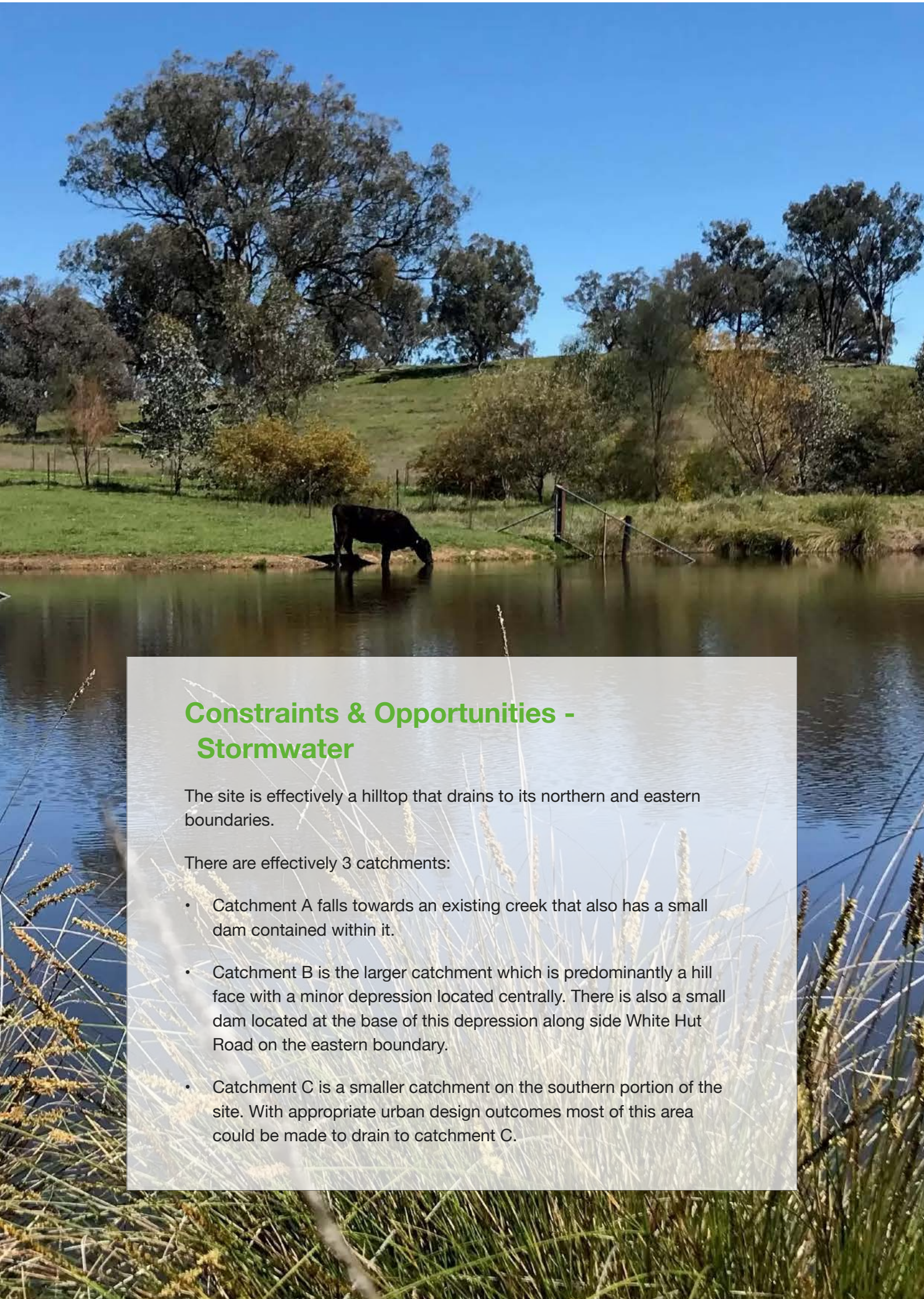
The site has only one primary address via White Hut Road which currently is rural in nature and has an 80km speed limit.

The major access and movement network derives from a number of key objectives and influences. These include:

- Two main entry point off White Hut Road.
- Creating an internal loop road that responds to the topography and provides for clear road hierarchy.
- Creating a legible street patterns that are safe and walkable.
- Orientation of roads with the respect to ESD principles to ensure that adequate solar penetration is achieved to rear yard with east / west facing lots.
- Orientation of roads respond to site and required road grades.
- Maximising vistas.
- Respecting the influence of the site's steeper topography.
- Providing logical pedestrian network that integrates with the Riesling Trail.



Access & Mobility

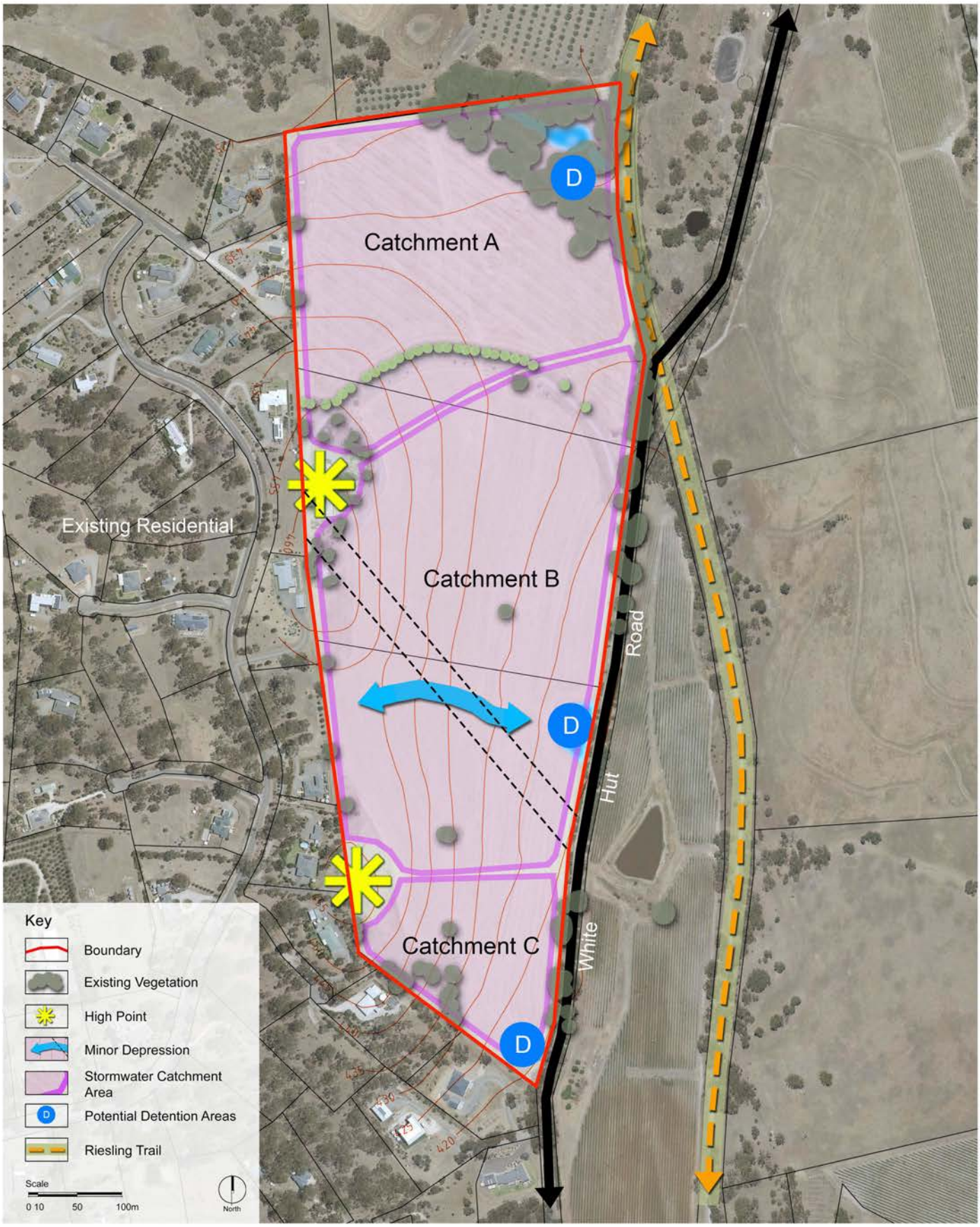


Constraints & Opportunities - Stormwater

The site is effectively a hilltop that drains to its northern and eastern boundaries.

There are effectively 3 catchments:

- Catchment A falls towards an existing creek that also has a small dam contained within it.
- Catchment B is the larger catchment which is predominantly a hill face with a minor depression located centrally. There is also a small dam located at the base of this depression along side White Hut Road on the eastern boundary.
- Catchment C is a smaller catchment on the southern portion of the site. With appropriate urban design outcomes most of this area could be made to drain to catchment C.


Catchment A
Catchment B
Catchment C
Existing Residential
White Hut Road
D
D
D
Key
Boundary
Existing Vegetation
High Point
Minor Depression
Stormwater Catchment Area
Potential Detention Areas
Riesling Trail
Scale
0 10 50 100m
North

Stormwater

Constraints & Opportunities - Interfaces & Easements

Interfaces

Overall the interface to the sites boundaries have little or no impact to the site.

The western and southern boundaries abut existing rural residential and due to the Ridgeline being on the boundary there will be no visual impact from most of the proposed development.

White Hut Road abuts the easter boundary and represents a typical rural road interface.

The northern boundary abuts rural pastoral land and the Riesling Trail. Consideration will need to be given to addressing fire risk and the visual impact to and from the Riesling Trail.

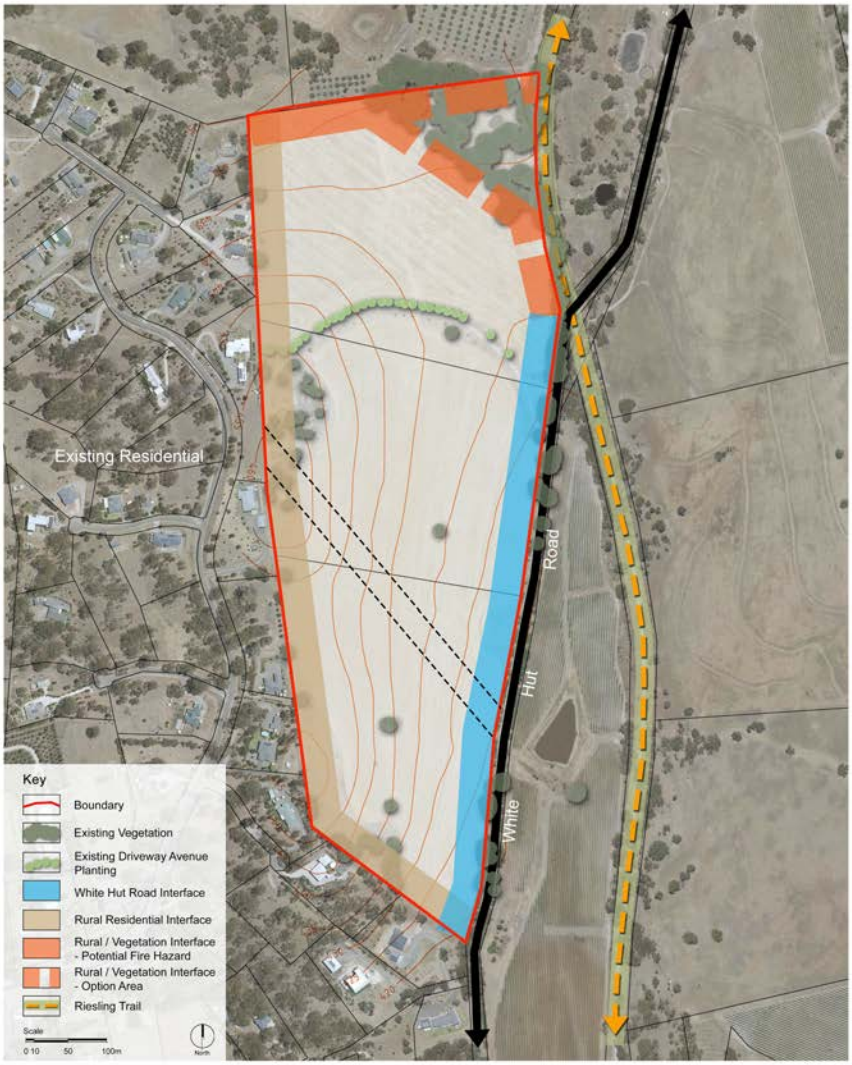
Easements

Lots 1 and 2 White Hut Road have several easements contained within the sites.

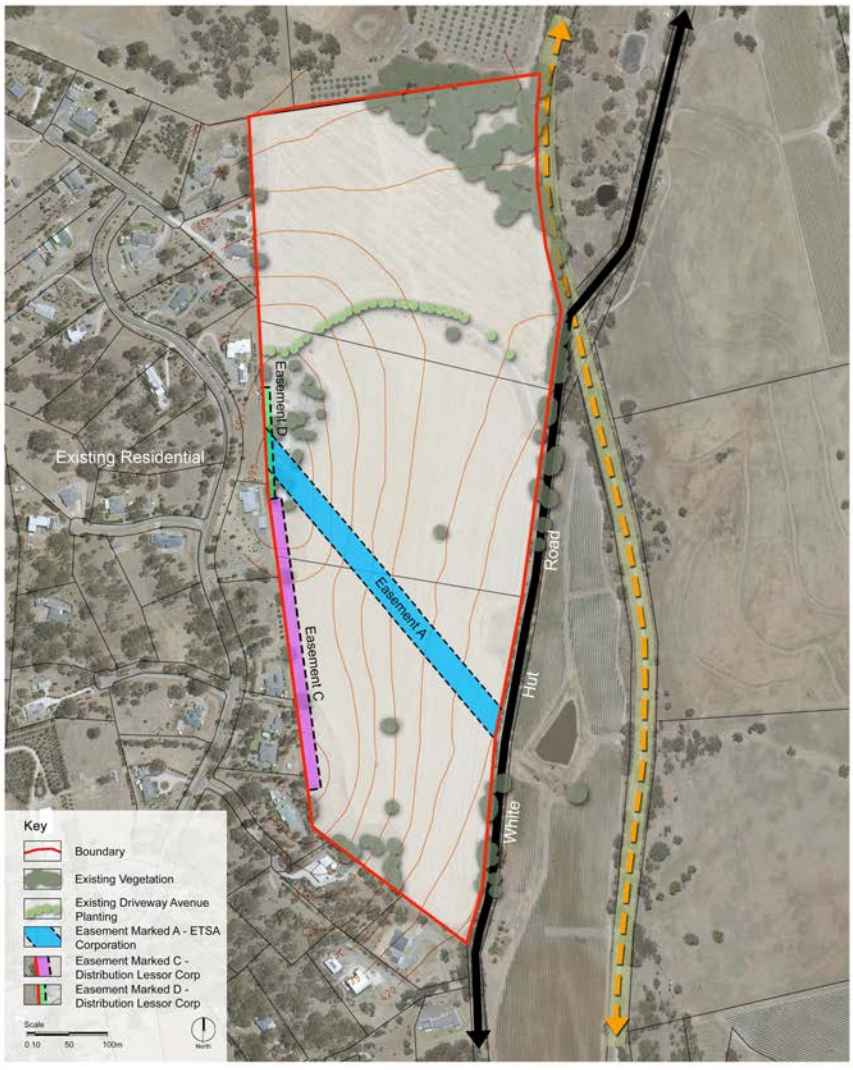
Easement A which traverses the sites diagonally is vested to ETSA Corporation (SA Power Network) and contains overhead power lines. These could be considered for relocation through the possible future development stages of the site, however it is possible to retain the current location within a design solution.

A further 2 minor easements are located along the western boundary are vested to Distribution Lessor Corporation. Neither of these easements will have impact to the overall design intent.

Interfaces



Easements



Structure Plan and Vision

The potential development of lots 1, 2 and 3 White Hut Road represents a great opportunity to create and deliver on a quality new address that builds on the existing rural living community in Stanley Flat.

The proposed structure plan responds to the sites opportunities to create a robust and adaptable design.

Utilising the existing driveway as one of the main access points for a main loop road allows the it to follow the existing tree lined driveway to the existing home on the ridge, then runs along the Ridgeline to loop back down along the power line easement and exiting at White Hut Road again. By doing this the steeper site grades are managed and allows for other tree lined streets to run off the minor collector loop road along the the contours to create flatter desirable streets.

The roads will also form part of the overall landscape network creating green shady avenues that provide for local walking network and connection to the adjacent Riesling Trail.

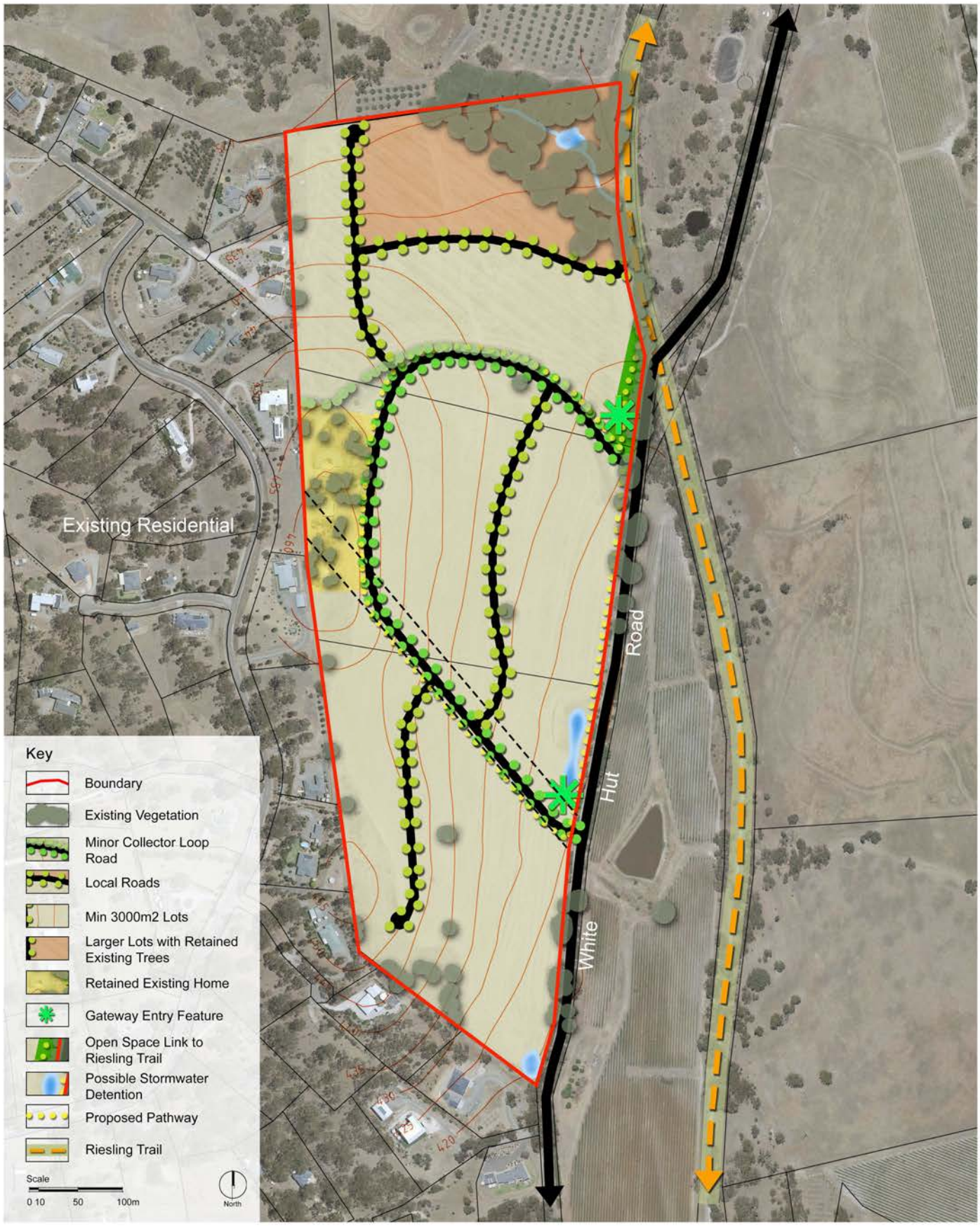
Subject to full investigation all existing vegetation will be retained within the allotments with the trees associated with the creek on the north / north eastern boundary being incorporated within larger lots and potential housing envelopes to minimise tree disturbance. An open space gateway link between the entrance road and the Riesling Trail will provide a link to development pathways and the trail.

3000m2 lots are being proposed, however the design is robust to able to respond to any future changes to lot size requirements through a standardised grid layout.

Housing options will need to be able to respond to the steeper topography through being designed to adopt either split level or pole frame construction methods. This will help minimise the individual site impact.

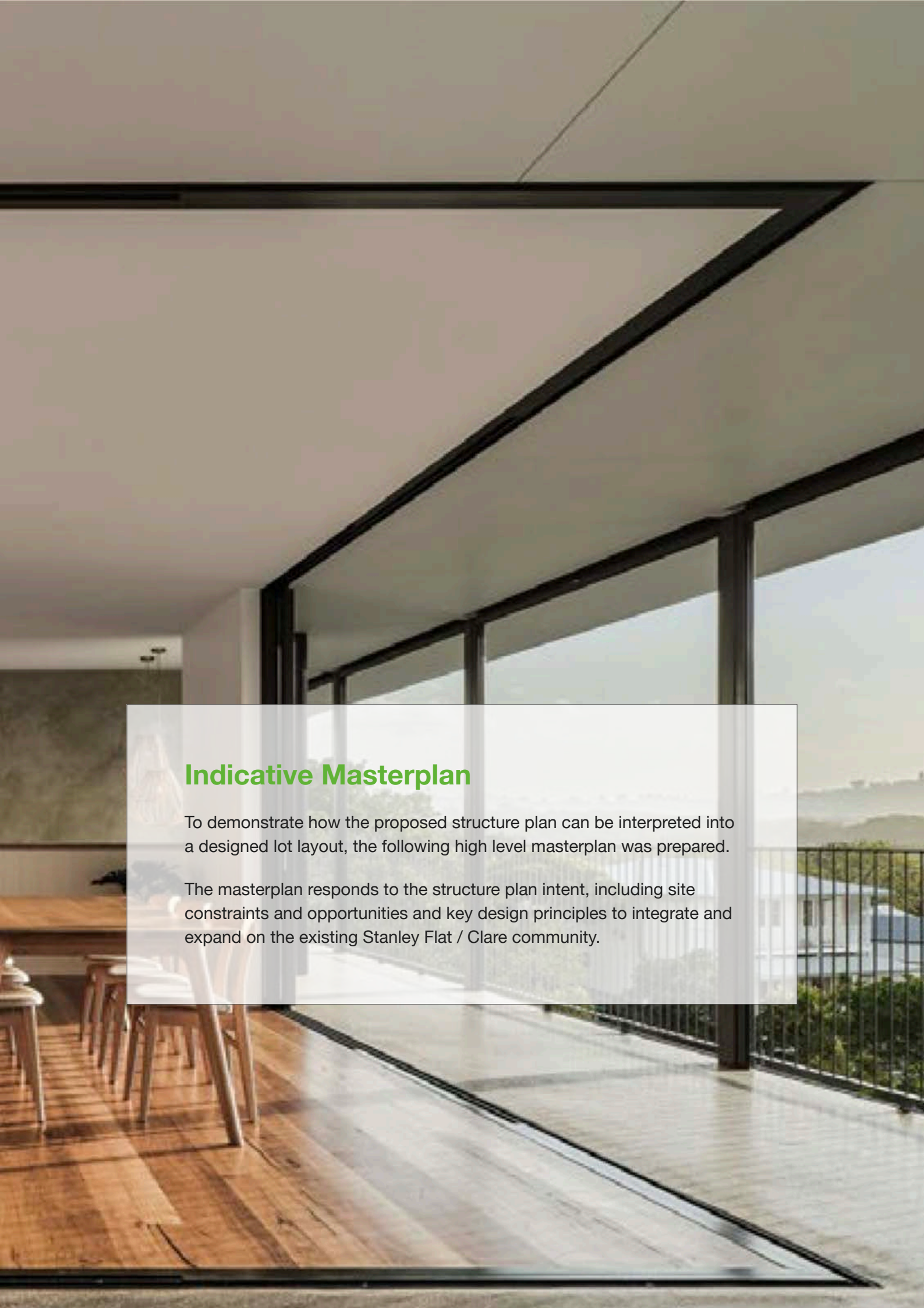
Where the land is of a lessor grades (Flatter) more conventional housing can be adopted.

The proposed structure plan has been established with many underlying design principles, that responds to the sites individual characteristics to deliver on a robust rural residential community expansion.



Note: All lots should include suitable areas more than 50m from any water course with land characteristics and dimensions suitable to readily accommodate a septic or aerobic onsite waste treatment for use in association with residential development.

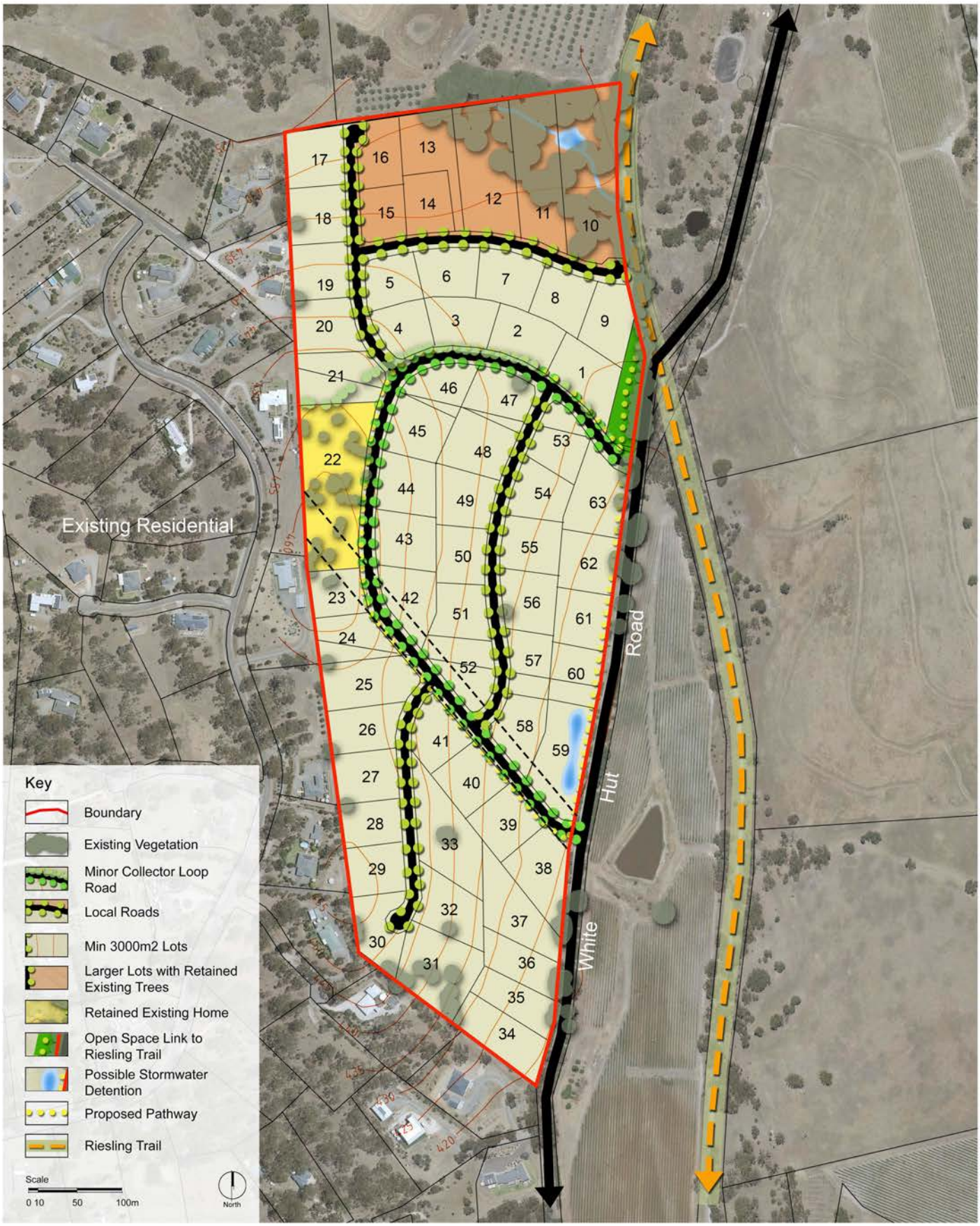
Structure Plan



Indicative Masterplan

To demonstrate how the proposed structure plan can be interpreted into a designed lot layout, the following high level masterplan was prepared.

The masterplan responds to the structure plan intent, including site constraints and opportunities and key design principles to integrate and expand on the existing Stanley Flat / Clare community.



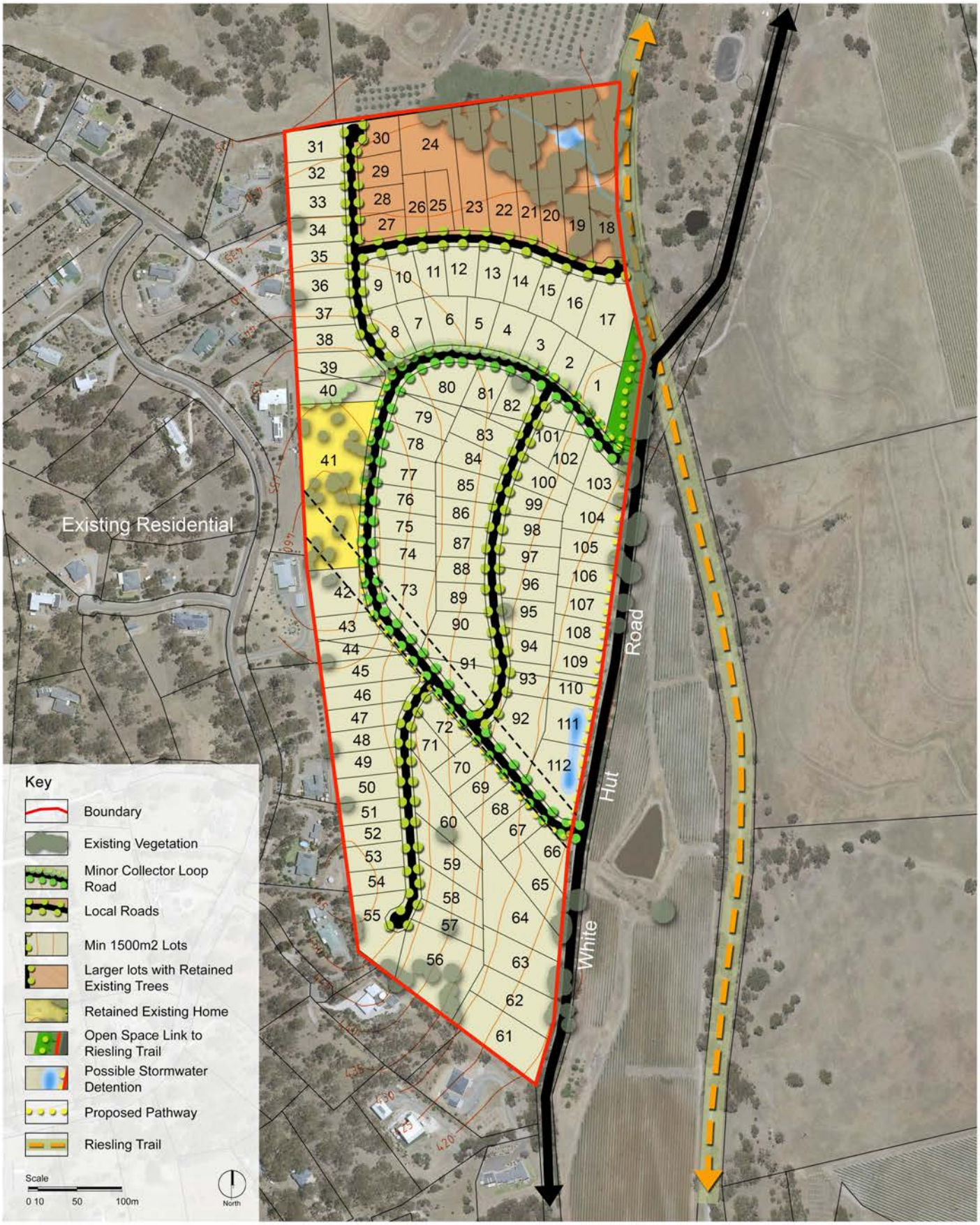
Note: All lots should include suitable areas more than 50m from any water course with land characteristics and dimensions suitable to readily accommodate a septic or aerobic onsite waste treatment for use in association with residential development.

Indicative Masterplan

Future Opportunity For Densification

Consideration was given to the structure plan being robust enough to allow for densification in the future should it be required. Buy generally providing 3000m2 lots with a minimal 50 - 60m frontage allows for the potential of lots to be further subdivided to create minimum 1500m2 lots with larger traditional frontages of 25 - 30m.

The following concept plan shows indicatively how this could occur.



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Indicative Masterplan 1500m2 lots

shaping urban canvas

shaping the urban canvas

Vegetation and Open Space

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