

Aldinga Master Plan + Coastal Living Guidelines



In 2007 the Land Management Corporation (LMC) engaged Jensen Planning & Design to prepare a Master Plan for approximately 100 hectares of land at Aldinga which is scheduled to be released for residential development in 2010.

THE MASTER PLAN

The Master Plan responds to the local context by making the most of natural features and vistas, establishing links to existing community facilities, and echoing the casual, informal feel of old Aldinga Beach.

A well-connected street network provides direct access and visual links to the central park, and an outreaching network of cycling and pedestrian trails promotes walking and cycling.

COASTAL LIVING GUIDELINES

New housing areas will reflect the valued attributes of the original coastal living neighbourhoods within Aldinga, rather than the more “suburban” housing character found in new estates.

To achieve this, the Guidelines promote the following design elements/features:

- A street grid that creates quiet “loops” of short, well-connected streets terminating at parks/open spaces;
- Streetscapes that reflect the informal, well landscaped minor roadways found in the existing traditional coastal settlements;
- varied lot depths to enable the establishment of a 5m wide tree corridor to the rear of the allotments;
- a move away from brick and tile construction to a mix of light-weight materials, rendered finishes and skillion roof forms to create a contemporary “beach house” character;
- varied side setbacks on wider blocks to allow more tree planting around buildings.

A SUSTAINABLE ENVIRONMENT

A number of measures will be undertaken to help create a sustainable new community, minimise water and energy use and to encourage bio-diversity in both public and private areas.



Location: Aldinga
South Australia

Client: Land Management
Corporation.

Budget: \$50,000 +

Date: 2005

In association with:

- Ann Shaw Rungie Consulting
- Greenhill Engineers