clover.
GREEN SPACE

PBCC - Plymouth Brethren Christian Church
224 Bald Hills Road, Mount Barker

Clover acknowledges the Peramangk people as the traditional owners of the lands on which this project is situated and offer our respect to elders past, present and, emerging.

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issue:

A	**DRAFT** for Review	17.04.26
B	**FOR DEVELOPMENT APPROVAL**	21.04.26
C	**FOR DEVELOPMENT APPROVAL**	24.09.26

PBCC - MT BARKER | Site Context & Character



The site along the Bald Hills Road corridor sit on the rural–urban interface of fast-growing Mount Barker. The strategic context is therefore dominated by growth pressure from Mount Barker, but also strong state policy to retain productive rural land.

This rural land is strategically intended to remain a productive rural buffer supporting agriculture, tourism and landscape character while containing Mount Barker's urban growth. Only agriculture-related or low-impact diversification development is supported under current planning policy.

The site enjoys picturesque views to the east over the rural landscape to the Mount Barker Summit. The character of Bald Hills Road is highly influenced by this also with large River Red Gum trees (Eucalyptus camaldulensis) bordering the road along its length.



Bald Hills Road looking north



Bald Hills Road looking east

PBCC - MT BARKER | Strategic Context

THE SITE

- The site has a backdrop of rural residential alotments from 2000m² to 4000m²
- This size enables trees to be retained within blocks which retains the leafy character of the area.

GREATER ADELAIDE REGIONAL PLAN

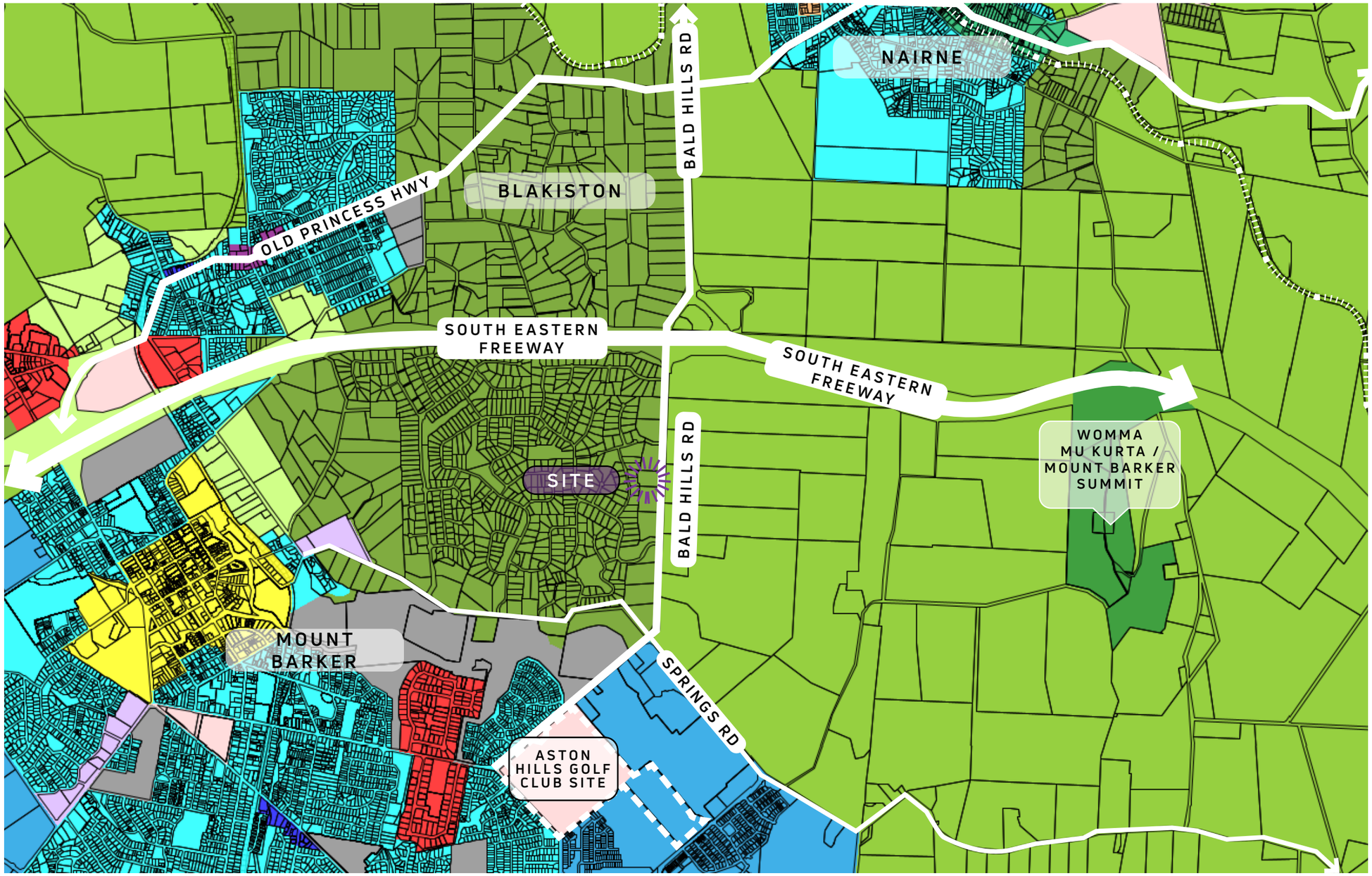
- Protect productive land, form buffer to Mount Barker expansion
- Manage interface between farming and encroaching urban uses
- Encourage value-adding agriculture, farm-gate sales, tourism and accommodation

PLANNING AND DESIGN CODE

- The Code treats this land as a working rural landscape — development is allowed only where it supports agriculture or rural economy, not urban expansion
- Bushfire hazard overlays guide development form and siting

MOUNT BARKER DISTRICT COUNCIL

- Mount Barker is one of SA's fastest-growing regions and is expanding south-east toward this corridor
- Major recreation/tourism investment at Springs Rd/ Bald Hills Rd (Summit Precinct)
- Local strategic themes include consolidating urban growth in designated town areas, managing the transition to rural hinterland and positioning the rural character as an tourism and economic asset



LEGEND
Planning and Design Code Zones

- Primary Production
- Conservation
- Rural Living
- Residential
- Residential Neighbourhood
- Recreation
- Light Industry
- Regional Town Centre
- Local Centre
- Rural Landscape Protection
- Open Space
- Community
- Mixed Use

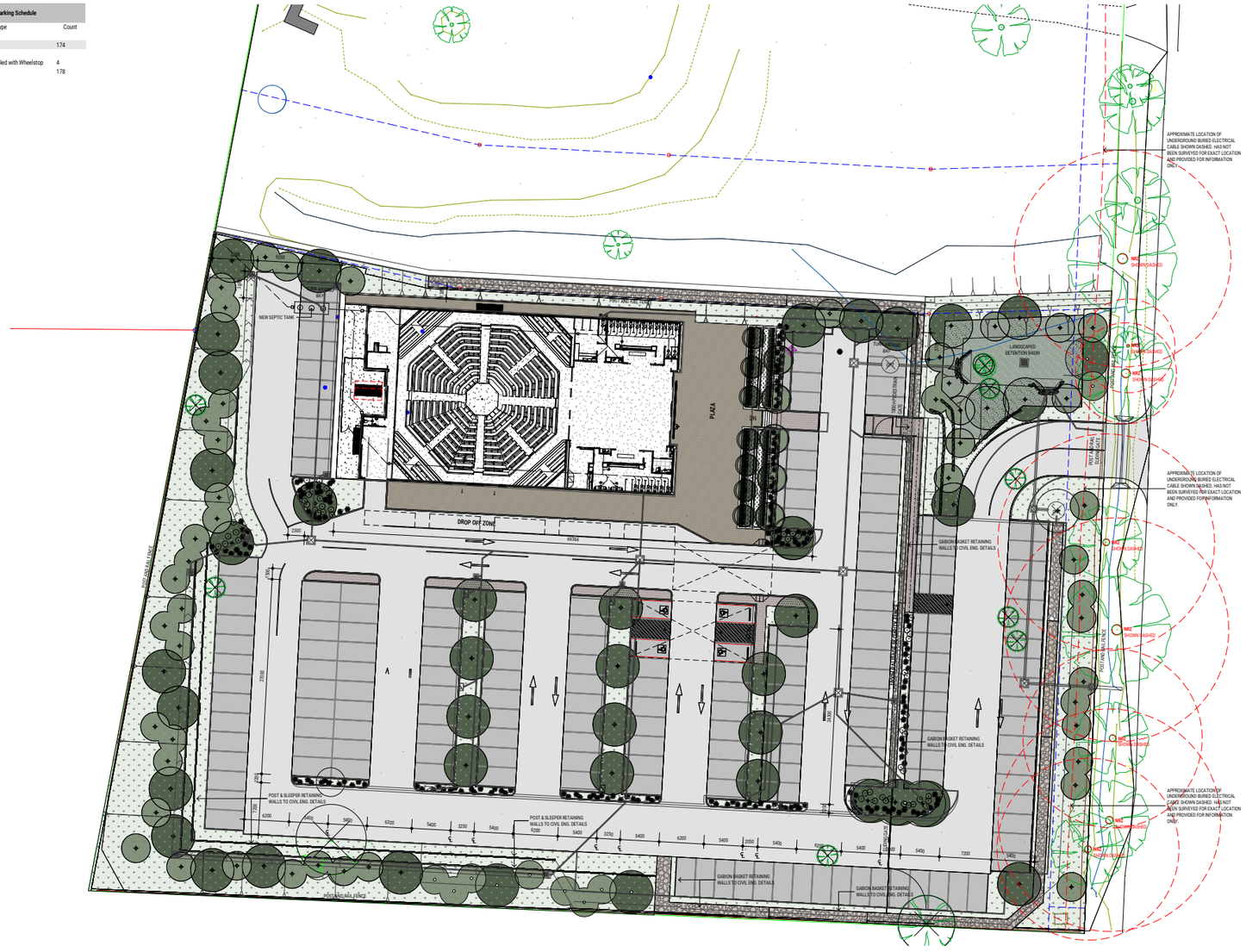
- Refer to detailed zoning mapping to designate
  RuN Rural Neighbourhood
  RuL Rural Living

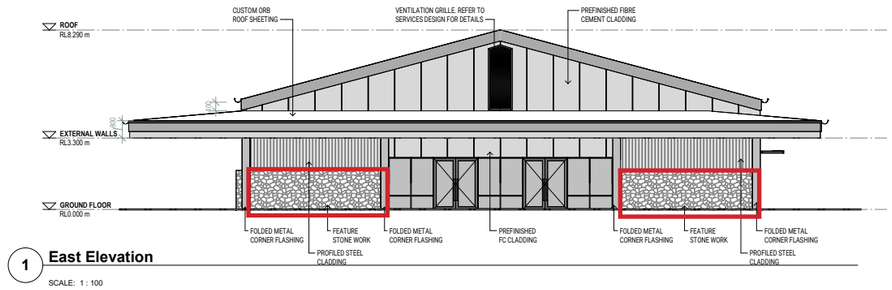
PBCC - MT BARKER | SITE PLAN

PLACE OF WORKSHIP

GREENWAY ARCHITECTS have prepared the site plan below with the building located to the west (rear) of the block to reduce its scale from Bald Hills Road. All existing vegetation along the Bald Hills Road verge will be retained and protected as part of the works to preserve the landscape character. The carpark and driveway will be stepped into the sloping site with retaining walls softened with tree and understorey plantings. Gabions and Bluestone boulders walls will be used within the carpark and landscape to connect with feature stone being used on the front facade.

Parking Schedule	
Type	Count
5400x2700@90°	174
5400x2700@90° Disabled with Wheelstop	4
Total Parking Provided	178





1 **East Elevation**
SCALE: 1 : 100


KANMANTOO BLUESTONE - FEATURE WALLING


CEMINTEL BARESTONE - EASTERN GABLE AND INFILL OVER DOORS AND WINDOWS


COLORBOND COLOUR - SOUTHERLY - ROOF SHEETING


COLORBOND COLOUR - BLUEGUM - STEEL WALL CLADDING, FLASHINGS, FASCIAS, SOLID DOORS


COLORBOND COLOUR - BASALT - ALUMINIUM FRAMING, GUTTERS


LYSAGHT ENSEAM - EAST AND SOUTH FACADE FACADE STEEL CLADDING PROFILE


LYSAGHT SPANDEK - NORTH AND WEST FACADE STEEL CLADDING PROFILE

GREENWAY ARCHITECTS

PROJECT NO: 26011 SCALE: 1 : 250 0m 5m 10m 15m 20m 25m

PD.01
SITE PLAN
PBCC - Blakiston Gospel Trust
224 Bald Hills Road
Mount Barker
ISSUE DATE: 2026.07.13

PBCC - MT BARKER | LANDSCAPE CONCEPT

LANDSCAPE MASTERPLAN 1:500 @ A3



Tree to be removed - Refer to Arborist and Native Vegetation Report

1 PAVED ENTRY PLAZA
Large arrival plaza to welcome patrons and enjoy views of the rural landscape to the east

2 TERRACED GARDENS
Formal terraced gardens to frame the entrance to the plaza and building

3 BOULDER WALLS AND PLANTING
Bluestone landscape boulder walls with cascading planting to provide a gentle transition in levels and a beautiful arrival

4 DETENTION BASIN
Native riparian plantings with Blackwoods and Red Gums to connect with Bald Hills character and contribute to local biodiversity. Refer to CPR drawings

5 BALD HILLS ROAD FRONTAGE
Additional tree plantings to screen carpark. Retaining walls setback from tree protection zones for existing trees

6 CARPARK LANDSCAPE
Deciduous trees within parking aisles to offer seasonal colour and shade during summer. Cultivate long tree trench for the full length of planting to promote rapid establishment and development of healthy root systems

7 NATIVE BUFFER PLANTING
Tubestock planting of native trees, shrubs and groundcovers to provide buffers to adjacent alotments and enhance local biodiversity

8 GABION WALLS WITH PLANTING
Retaining walls to be softened with cascading plantings to reduce their scale and provide valuable greening for the carpark

9 REVEGETATION
Revegetation to overland flow path with riparian plants such as Acacia melanoxylon and native sedge species

PBCC - MT BARKER | LANDSCAPE CONCEPT

MATERIALS & CHARACTER IMAGERY

The images below illustrate the proposed materials for the project with earthy natural colours integrated with plantings. The landscape intent is to build a resilient and natural landscape that integrates with the rural surroundings



TERRACED BLUESTONE RETAINING WITH PLANTING



FIELD PAVER - LITTLEHAMPTON BRICK: CANNON



GABION WALLS WITH INTEGRATED PLANTING



INTEGRATION OF SW BASIN WITH EXISTING VEGETATION



CARPARK CHARACTER



ENJOY SEASONAL COLOUR OF THE ADELAIDE HILLS

PBCC - MT BARKER | LANDSCAPE CONCEPT

CARPARK PLANTING

1. Dianella revoluta
2. Leptospermum lanigerum
3. Correa reflexa
4. Goodenia ovata
5. Hardenbergia violacea
6. Grevillea lavandulacea var. lavandulacea
7. Myoporum parvifolium
8. Leptospermum myrsinoides
9. Kennedia prostrata

CARPARK TREES

10. Fraxinus 'Cimmaron'	13H x 8W
11. Acer 'Sensation'	9H x 6W
12. Acer 'Autumn Blaze'	13H x 10W

Understorey plantings will be native to the regional to build resilience to drought, frost and sloping conditions. These plants are adapted to the climate, soils and hydrology of the region which will contribute to the biodiversity of the local area. They will offer seasonal colour throughout the year and will require minimal maintenance once established. Trees to be planted between parking islands are smaller deciduous speces to provide colour and respond to the space available.


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PBCC - MT BARKER | LANDSCAPE CONCEPT

BASIN AND BUFFER PLANTING

1. Acacia melanoxylon 10H x 4W
3. Cyperus vaginatus
4. Juncus pallidus
5. Carex appressa
6. Ficinia nodosa
7. Themeda triandra
8. Rhagodia spinescens
9. Eucalyptus leucoxlyon sp. leucoxylon 12H x 6W
10. Kennedia prostrata
11. Grevillea 'Winpara Gem'
12. Dianella revoluta
13. Dodonea viscosa

The detention basin and low lying areas will be planted with ephemeral sedge species to provide erosion protection and build local biodiversity. Additional plantings of Blackwood and new SA Blue Gum plantings adjacent to the basin will continue the character along Bald Hills Road.

Tree 1 & 9 have been selected to keep in scale with available space.

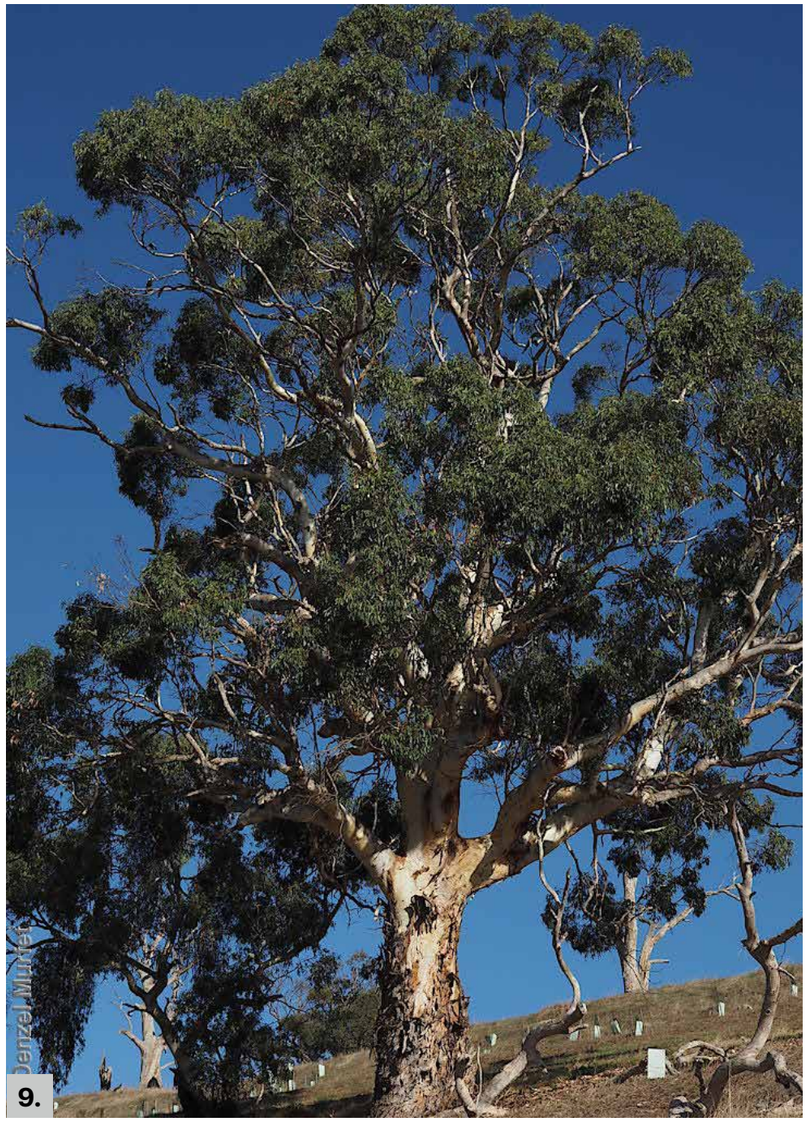

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