

## STRUCTURE PLAN

The Structure Plan can be thought of as the skeleton or foundation 'blue print' for the future development of the Salisbury Centre. It shows the proposed entry points, road and transport network, open space linkages and the relative concentration of buildings.

### Entering Salisbury Town Centre

The Structure Plan shows three main arrival or entry points which would be landscaped to create a sense of arrival to the Centre:

- From the north at Salisbury Highway and the new extension of Church Street.
- From the south at Park Terrace at both Church Street and Commercial Road.
- From the west at Salisbury Highway and Park Terrace.

### Roads and Transport Network

To make it easier for cars, buses and cyclists to get to and around Salisbury Centre, the Structure Plan shows proposals to:

#### Extend and create new roads

- A new road to the north of Parabanks and extending Church and Ann Streets to connect with this new road.
- A new road from Gawler Street to Church Street, north of the municipal offices.
- Install a roundabout at John Street/Church Street intersection.
- Keep John Street one-way. In the long term, may consider making John Street two-way for its entire length.

#### Buses would be able to travel along the newly created 'ring route' using Wiltshire Street, Commercial Road and the new road to the north of Parabanks.

#### Pedestrian access would be improved by:

- Enhancing John Street connection to the interchange.
- Improving pavements to connect key destinations, including historic sites within the City Centre.
- Ensuring pedestrian paths are well signposted, safe and secure, visually attractive and accessible for all.



#### Legend


### Open Space Connections

The Structure Plan also shows ways of better connecting the Centre with nearby open space:

- Extending Church and Ann Streets and creating a new road to the north of Parabanks makes it easier to get to the Little Para River and Pitman Park.
- Using Church Street to visually connect from the river, through the City Centre and Civic Square, to the Salisbury Recreation Precinct and Salisbury Oval.
- Landscaping John Street and strengthening the pedestrian path to Pioneer Park.
- Bringing water elements into the City Centre.

### Concentration of Buildings

The Structure Plan shows three areas:

- High density mixed use: the 'core area' surrounding John Street would cater for retail, commercial, civic and residential land uses. Higher buildings, with ground floor levels providing active frontages (such as shops and cafes, community facilities and offices), would create opportunities for 18 hour activity within the area and provide passive surveillance.
- Medium density mixed use: where retail or commercial uses are promoted at street level with apartments above.
- Medium density residential: encouraging diverse housing types.

# SALISBURY TOWN CENTRE RENEWAL

## BREATHING NEW LIFE



**SALISBURY TOWN CENTRE IS SET TO ENTER A NEW ERA. A NEW STRUCTURE PLAN AND RENEWAL STRATEGY DESIGNED TO BREATHE NEW LIFE INTO THE SALISBURY TOWN CENTRE HAS RECENTLY BEEN APPROVED BY COUNCIL. PLANS ARE NOW UNDERWAY TO PUT THIS PLAN INTO ACTION.**



### HOW COMMUNITY IDEAS SHAPED THE STRUCTURE PLAN

In June last year, we asked the community to imagine what the Salisbury Town Centre might look like in 2040. We were overwhelmed by the great ideas we heard at the Street Talk event outside the library, at workshops and from returned questionnaires. Over 500 responses were received from residents, traders, property owners, students, workers, community and sporting group representatives.

These community ideas helped to shape the three option plans and the underlying design principles used to develop them.

These three options were presented back to the community in November and December in the third Bulletin as well as at another Street Talk and stall at the Christmas Pageant.

We received over 300 responses indicating what people liked and didn't like about the three options. This feedback was used to finalise the Structure Plan and Renewal Strategy.

The Renewal Strategy and Community Engagement report, as well as all of the background material, can be read at [www.salisbury.sa.gov.au](http://www.salisbury.sa.gov.au) (Look for the Salisbury Town Centre Renewal icon at the bottom of the home page).

### IMPROVEMENTS ARE ALREADY UNDERWAY

While the Renewal Strategy is aimed at long-term changes to the Salisbury Town Centre, improvements are already underway including:

- Demolition of the unsightly Sizzler building on Park Terrace to make way for a new \$5 million two storey medical consulting and office building, scheduled for completion by the end of 2012.
- Removal of the unsightly waste containers and planting landscaping on the corner of Church Street/Wiltshire Street – thanks to the owners of the Spaceland Shopping Centre.
- Upgrade of the Church Street Bus Stop and library to improve weather protection for public transport users. New bus stop seating and paving is also being investigated to enhance the comfort of patrons.
- Redeveloping the Benson Radiology building on Park Terrace, providing the community with a state-of-the-art medical facility and a unique and contemporary building.
- Repairing or replacing chairs, bins and tables along John Street.

- Cleaning the John Street and Church Street clock tower and installing spikes to stop birds nesting.

In addition the State Government has provided \$400,000 to incorporate a play space in a redesign of the Civic Square. Community consultation will be undertaken as part of the design process.

### INTRODUCING THE NEW SALISBURY CITY CENTRE IDENTITY

Council and representatives of the traders group in Salisbury have endorsed a new identity for the Centre which will begin to appear on signage and marketing materials over coming months.

The new logo is designed to reflect Salisbury's location on the banks of the Little Para River, and at the intersection of the rail line and arterial connector roads.

It incorporates a swish based on the shape of a letter S and uses colours that echo the natural landscape.





SUBJECT TO STATE AND LOCAL GOVERNMENT AGREEMENTS AND RESOURCES, AND PROPERTY OWNER CONSULTATIONS, THE FOLLOWING STRATEGIES ARE PROPOSED.



Little Para River and Ring Road

- A new road behind Parabanks Shopping Centre, connecting Commercial Road and Gawler Street, would improve private and public transport movement by creating a 'ring route'.
- New development, including some upper level apartments that overlook the Little Para River, would encourage greater use of Pitman Park and the Little Para River Linear Trail.

Civic Square

- With more people living in and around the Centre, the Civic Square would become a hub of community activity.
- More greenery, play space, outdoor eating as well as day and night recreational and entertainment activities (compatible with apartment living) would create vibrancy and vitality.



John Street

- John Street would continue to be the 'Main Street' with a retail focus. Increased height of buildings to 2-4 storeys, particularly near the Civic Square, would provide opportunities for ground floor retail and cafes to create active street frontages, with middle floors for offices, and upper levels for quality residential apartments and car parking.
- More greenery and improved public amenity would enhance the village atmosphere and vitality of the street.



Entry Statements

- Key entrance points at major intersections and the interchange would create a sense of arrival to the Centre.
- These could be enhanced with high quality entrance statements.



Church Street

- The extension of Church Street to Salisbury Highway would create a central tree lined boulevard with wide footpaths, promoting vehicle and pedestrian movement.
- New developments of 4-8 storeys in the core of the centre would provide opportunities for new retail and commercial activities on the lower levels and quality resident development on upper levels.



Transport and Parking

- The interchange would be upgraded as part of a mixed-use development.
- Buses would predominantly use Wiltshire Street with a super stop between Church and Mary Streets and extra stops on Commercial

Road and Ann Street to make it easier to get to the Parabanks Shopping Centre.

- Additional car parks involving upper level deck and / or basement parking as well as on-street parking would be provided, with short-term visitor parking in the central core, and longer-term

parking concentrated at the edge of the Centre.

- New roads (see Structure Plan) as well as widening of Commercial Road over the bridge and installing lights at the Park Terrace / Church Street intersection would facilitate safer traffic flows.