

**ITEM** STCSC3 (1)

**SALISBURY TOWN CENTRE SUB-COMMITTEE**

**DATE** 5 October 2011

**HEADING** Draft Concepts and Questions For the Community

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### **SUMMARY**

This report summarises the anticipated options and questions that will be presented to the community during the Stage 3 'Exploring the Options' task of the STC Renewal Project.

### **BACKGROUND**

1. The Salisbury Town Centre (STC) Renewal Project has the following four stages:
  - Identify Opportunities – June 2011
  - Developing the Options – August/September 2011
  - Exploring the Options – October / December 2011
  - Finalise the Plan – February / March 2012
2. The results of the Stage 2 community engagement process have been used to guide the development of the STC Renewal concept options and questions.
3. These draft options and questions associated with this Stage 3 process will form the basis of the community engagement process to commence in early November 2011 (refer to separate report).

### **REPORT**

4. The objective of the Stage 3 community engagement process is to present a range of concepts and questions that the community can respond too. The STC renewal ideas are still at a 'concept' level. These concepts represent the consultant team's interpretation of the community and government agency feedback received during Stages 1 and 2.
5. Concurrently and continuing after the response from the Stage 3 community consultation process, the consultant's traffic engineers and development advisors will model some of the preferred options / ideas presented to the community in November / December 2011.
6. Community feedback is desired on the STC Goals, Project Principles, high level concepts and questions. The flowchart contained in **Attachment A** summarises these goals principles and key questions.
7. Proposed STC goals to be consulted upon are:
  - Vitality - (i.e. a STC that attracts people who use retail, commercial,

entertainment, community, and recreation activities beyond 9am to 5pm);

- Sustainability – (i.e. a STC that builds on Council’s reputation as a sustainable city, promoting the ‘green’ attributes of the STC including the Little Para River, potential boulevards and links to recreational sites and energy efficient buildings);
  - Liveability – (i.e. a STC that engages people (including the aged, young people and families) to invest and live in the centre, and thereby providing a catchment population to support new services and businesses, which in turn will benefit the resident population, employees and users. An increased population base will also promote greater activity, community surveillance and safety).
  - Development Ready – (i.e. a partnership of Council, landowners and tenancies that highlights to investors that Council is keen to implement the STC Structure Plan and actively seeks to promote appropriate development opportunities).
8. As documented in the 2<sup>nd</sup> STC newsletter, key community feedback on the STC included:
- Making it safer and easier getting to and around the STC;
  - Enhance Old John Street and John Street as the ‘main street;’
  - Improve the quality and variety of retail, hospitality and entertainment;
  - Create safe, vibrant community spaces and places;
  - Create more housing in the centre;
  - Improve the safety and appearance of the centre;
  - Modernise the centre while celebrating the area’s history.
9. The abovementioned community feedback was translated into the following STC project principles. The community will be asked to comment on these principles.
- Legible Movement Network
    - Defined gateways into the STC;
    - Legible and efficient road networks;
    - Car parking locations that support (rather than dominate) pedestrian and cycle streets and built form;
    - Intuitive, interesting and safe pedestrian networks.
  - Consolidated Centre
    - Activating streets with more intense and diverse retail, commercial and cultural businesses and uses;
    - Increase residential population;
    - Increase safety and security.
  - Active and Functional Public Spaces and Streets.
    - Facilitate opportunities for street level based activity;
    - Promote pedestrian friendly streetscapes;
    - Activate the civic square and the Little Para River as a focus for informal public gathering / meeting places;
    - Optimise visual and pedestrian connections to Old John and John Streets, the

civic square and recreational open spaces.

- Cultivates Social and Environmental Vitality
    - Enhance civic services and facilities;
    - Embrace ethnic diversity;
    - Integrate public arts / events in the STC;
    - Integrate sustainable developments (and residential and business practices) into the public spaces and private sector developments.
  - Progressive Leadership and Economically Deliverable:
    - Provide progressive leadership to implement integrated “Place Management;
    - Encourage development attraction;
    - Identify strategic partnerships
    - Promote the green economy and green collar jobs;
    - Leverage existing opportunities relating to the aged care, defence, immigration, and education sectors and Council’s land holdings.
10. At the time of preparing this report, the consultant team had not yet finalised the draft concepts (ie display materials) that will form the basis of the community consultation. These concepts will be presented to Elected Members at the STC Sub-Committee meeting. However, the following questions proposed to be presented to the community, will provide Sub-Committee members with an overview of the contents of the concepts / ideas.
11. The community will be asked to comment on the following questions (or similar):

Legible Movement Network

- Is it appropriate to promote traffic movement away from Mary Street to Church Street to reinforce movements along Church Street to the existing civic square?
- Is it appropriate to extend Church Street as a landscape boulevard /public road through (or around) the Council building connecting to the Gawler Street roundabout near the Little Para River to increase access to the river and, encourage retail, commercial and/or community development on either side of the proposed Church Street extension?
- Is it appropriate to create a public road directly south of the Little Para River between Commercial Road and Gawler Street to increase casual surveillance of the Little Para River and facilitate residential development overlooking the open space reserve?
- Is it appropriate to seek a direct road link between the interchange and the western end of Old John Street to provide better visual, pedestrian and vehicle linkages from the interchange to retail / commercial uses to the eastern end of John Street to Commercial Road?
- Is it appropriate to narrow the road width of Park Terrace near the rail-line to encourage through traffic to use alternative routes around the STC?

- Is it appropriate to convert Old John and John Streets into two way traffic movement (this may mean reducing the number of car parking spaces directly on John Street)?, while keeping the low speed traffic environment.
- Is it appropriate to encourage bus to travel on Old John and John Streets to promote greater activity and bringing pedestrians closer to services?
- Is it appropriate to extend the existing design of the pedestrian and vehicle shared John Street design west into Old John Street?

#### Consolidated Centre

- Is it appropriate to promote a population in 30 years of an additional 2000 people in the STC to encourage service and business investment, a more vibrant centre and housing opportunities for the aged, young people and families?
- Is it appropriate to encourage more mixed use developments that include retail/cafes on the ground floor, offices on the next level and additional 3 to 4 levels of quality residential apartments?
- Is it appropriate to increase after hours entertainment, dining, cultural and recreational opportunities to facilitate greater activity and passive surveillance?

#### Active and Functional Public Realm

- Is it appropriate to reinforce Old John and John Streets as the 'main street' including outdoor cafes and encourage retail development to be built up to the edge of John Street (thereby encouraging car parking at the side and rear of buildings)?
- Is it appropriate to create retail / cafés or a community facility that directly fronts and opens onto the existing civic square?
- Is it appropriate to have quality residential apartments (including for the aged) around the civic square and along Old John, John and Church Streets, above ground floor retail?
- Is it appropriate to have residential development along selected sections fronting the Little Para River?
- Is it more appropriate to relocate the civic square near the Little Para River or near the interchange and encourage an intensification of retail and residential development at these new locations?
- Is it appropriate for Council to improve linkages from Salisbury Oval, the bowling club and St Jays Recreation Centre to the Little Para River (i.e. this may be undertaken by the signage, creation of a specific street tree planting program and boulevard treatment along the existing Church Street (and proposed Church Street extension)?

#### Cultivates Social and Environmental Vitality

- In partnership with local community and government organisations, is it appropriate for Council to promote the use of Pitman Park and the civic square for community activities / entertainments and markets?
- In partnership with community organisations (including local aged care and religious groups) and government agencies, is it appropriate for Council to promote the integration of services for families, the aged and new migrants?
- Is it appropriate for Council to promote environmental sustainable development outcomes in all aspects of street, public realm and building design?

Progressive and Economically Deliverable

- Is it appropriate to ensure there is greater connectivity between Council, the Salisbury Town Centre Association and key landowners to promote greater visitation and investment in the STC?
  - Is it appropriate for Council to activity identify strategic partnerships with local and external organisations that will seek to implement the goals of the Structure Plan?
12. The results of the community and government agency engagement process will be reported upon to Council in December 2011.
13. These results will then be used to shape the final draft STC Structure Plan. It is envisaged that the draft Structure Plan will be consulted upon in February 2012.

**RECOMMENDATION**

1. The information be received.

**CO-ORDINATION**

Officer: A/DSP  
Date: 05/10/2011

This document should be read in conjunction with the following attachments: Attachment A.