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ANGLE VALE URBAN DESIGN FRAMEWORK_ FINAL REPORT

Prepared for City of Playford
June 2010

HASSELL

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INTRODUCTION

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01 Introduction

1.1 Executive Summary

This Urban Design Framework has been prepared for the township of Angle Vale by HASSELL for City of Playford as part of the BLUEPRINT Townships initiative for Angle Vale, Virginia and One Tree Hill. The Urban Design Frameworks are the important first step in the ongoing BLUEPRINT Townships project for council.

Urban design is the term used to describe thinking about and designing the arrangement, appearance and function of towns, suburbs and cities. Urban design thinking and projects are just as important and relevant for small towns and suburbs as for large district centres or the centre of cities. As urban design is about the places we live and work in, urban design is important to everyone. The aim of an Urban Design Framework (UDF) is to stimulate positive change and set out a long term strategic vision for a place. UDF's provide ideas and strategic directions on the future of an area. Key components are specific recommended actions and projects to achieve the strategic vision. Urban Design Frameworks assist Councils in guiding future development, establishing land use policies and the strategic implementation of capital works improvement projects.

The project involved a number of stages including:

Analysis of the strategic and planning context and the existing urban form of the townships

Engagement with the community, elected members and council officers to gather feedback on identified issues and opportunities

Development of a draft framework ideas and review and refinement with community, elected members and council officers input

Preparation of a final Urban Design Framework report for presentation to council and the community for comment

The project is the result of the combined efforts of the project team, the City of Playford project working group and the essential input of the community participants, elected members and other specialist council staff.

At the commencement of this project the South Australian Government had released the draft of the 30-year Plan for Greater Adelaide for public consultation. The final plan was released in mid February during the community consultation stage of the project. Specifically for Angle Vale the 30 Year Plan identifies expansion of the existing township through 'future urban growth' to the south and north. The 30 Year plan sets a target for the northern townships Angle Vale & Virginia) of an additional 4,800 new houses (12,700 new residents). Divided across the two towns this targets around 2,400 new houses (6,300 extra people) in Angle Vale over 30 years. The project team responded to the final 30 Year Plan by addressing this new State Government Policy in the extent of the project study and the Urban Design Framework actions.

In undertaking the analysis of Angle Vale's strategic and planning context and the character of the existing town a number of key issues and opportunities were identified. In no particular order these are:

- _Infrastructure Provision (sewer, stormwater & flood)
- _No public transport
- _Identifiable and vibrant Town Centre
- _Improving township appearance
- _Retaining township identity
- _Pedestrian and cycle movement
- _Infill development and accommodating growth
- _Connecting key uses and wayfinding
- _Housing mix -options for elderly & young
- _Community facilities and services
- _New open space and improving local parks
- _Reducing traffic impact

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1.1 Executive Summary

Participation by community members was an invaluable input into this project. The interests of local residents, land and business owners were evident by the great turn outs to both community sessions. The community was invited to input into the project during the analysis and ideas stage to enable the project team to draw on the local communities intimate knowledge of Angle Vale and learn about their aspirations for the future. This first session provided valuable feedback, detailed information and ideas that informed the project team's development of a draft urban design framework. Community review and feedback at the second session assisted in understanding participants opinions of the draft proposal and refining the ideas. The feedback received from the second community session demonstrated the large majority of respondents were supportive of the draft ideas and that the project team was on the right track.

Urban Design Framework

The analysis and community consultation stages of the project identified key issues and opportunities to be considered and addressed in thinking about developing an Urban Design Framework to guide the future of Angle Vale. These many issues and ideas have been synthesised into six high level strategies that set the vision for the future of Angle Vale. It is these six strategies that all the individual actions within the framework are working together to achieve over time.

Framework Strategies

- _Underpin with Coordinated Infrastructure and Facilities
- _Planned Quality Development & Growth
- _Facilitate Prosperous & Vibrant Town Centre
- _Quality Connections
- _Network of Open Space Recreation Opportunities
- _Enhance Town Character & Identity

Precinct Plan and Actions

To provide a structure to the Urban Design Framework the project study area for Angle Vale has been divided into seven precincts. Each precinct identifies an area that has plays a particular role in the physical form of the town, or has similar existing characteristics or for which a consistent aim or vision has been identified in the Strategies. The identified precincts are a organising tool in this document only and are not recommended 'zones' for the Development Plan although some precinct boundaries have been informed by understanding the existing development plan and some may influence future decisions about zones.

The identified precincts are:

- _Central Precinct
- _Heaslip Backbone Precinct
- _Western Established Residential Precinct
- _Eastern Established Residential Precinct
- _Fradd Road Precinct
- _South East Growth Precinct
- _Northern Growth Precinct

The actions identified across the precincts will be achieved in various different ways. As urban design is about the physical elements of a place many actions ultimately result in either council construction works or influencing what someone else (e.g a developer) constructs.

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1.1 Executive Summary

Key Projects

Key Projects are construction works that can make a big contribution to the lives of the community, the character of a town & encourage private development or encourage visitors to stop or stay longer. Key Projects are usually of a reasonable scale and in a location that is important to the whole town rather than smaller more local actions, that while important, won't have a great influence on the broader town. The three key projects for Angle Vale have been selected to achieve change across a range of important urban design issues including town centre vibrancy, quality connections, public space for community life and town identity.

Key Project A: Heaslip Road Streetscape Upgrade Project

The aim of this project is to transform Heaslip Road into a highly attractive quality main street that encourages residents to walk and cycle between the many destinations along its length and is central to the character and identity of Angle Vale as a vibrant town.

Key Project B: Fradd Road Streetscape Upgrade Project

The aim of this project is to create a quality street link from Heaslip Road to the Primary School, new Retirement Village and future community sports facility that encourages residents to walk and ride and adds to the character of Angle Vale.

Key Project C: Town Backbone and Gateways

The aim of this project is to improve the quality of the arrival, particularly for pedestrians and cyclists and well as enhancing the appearance, character of Angle Vale and strengthen its identity as a distinct township.

Implementation

To assist in effective implementation of the framework actions each action has been considered in terms of what type or types of activities are needed to achieve the action. Often actions will involve more than one step or activity to work towards the end aim. Identifying these sub steps upfront will mean appropriate planning and time frames can be applied to an action to ensure it is achieved over time. As the framework is made up of multiple actions across the identified precincts it is important to clearly priorities these. It is important to recognise that while Council will drive the implementation of the urban design framework, other key stakeholders play very important roles in contributing to the realisation and success of specific actions.

The aim of this Urban Design Framework is to stimulate positive change and set out a long term strategic vision for Angle Vale that responds to the state government directions of growth and builds on the positives of the existing town. This Urban Design Framework is a key document for Council in guiding future development, establishing land use policies and the strategic implementation of capital works improvement projects for Angle Vale. It is an important first step in the ongoing BLUEPRINT Townships initiative. Commitment from council to implementing the framework, along with involvement from key stakeholders such as state government, the community, business and land owners is fundamental to translating the framework from the page into a physical reality on the ground for Angle Vale.

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1.2 Overview

This report encapsulates the Urban Design Framework prepared for the township of Angle Vale by HASSELL for City of Playford as part of the BLUEPRINT Townships initiative. The introduction section explains the project background, aims and approach taken by the project team. Section two summaries all the analysis undertaken to understand the strategic and planning context of Angle Vale and the urban form of the town as it is today. Section three outlines the process and feedback resulting from the community consultation component of the project. Sections four and five cover the Urban Design Framework itself, including the high level strategies and detailed precinct actions. Section six describes the key projects that have been identified as part of the framework. Section seven focuses on how the Urban Design Framework can be implemented by prioritising the actions. The report is also supported by a number of relevant appendices.

The aim of the report is to explain the project process and the key inputs as well as succinctly and clearly articulate an Urban Design Framework that can act as the key document for council in making decisions and undertaking future planning and design work in Angle Vale.

1.3 Background

Northern Adelaide is undergoing significant change. In the last ten years there has been considerable residential and retail expansion along with increased provision of industrial land and a growing recognition of the importance and employment generating capacity of horticultural activities. Transport projects such as the Northern Expressway and Northern Connector are altering transport patterns in the north providing high speed access, particularly for heavy vehicles. Other projects such as the proposed Intermodal at Direk, expansion of the Bolivar pipeline, Playford Alive regeneration project and a major expansion of military facilities and personnel at Edinburgh should facilitate further economic growth and opportunities.

Playford's population is expected to grow and could increase by an additional 90,000 persons by 2036. A clear challenge is to continue to improve economic prosperity as well as providing an affordable housing and lifestyle mix for all. The three townships in the City of Playford, Virginia, Angle Vale and One Tree Hill offer different opportunities for residential and economic activity taking into account local context and community aspirations. The 2009 -10 Council Plan states that Playford will seek to *"Manage future visioning for townships and facilitate strategic planning for future long term development"*. This series of three Frameworks forms an important step in this process.

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1.4 The Project

The City of Playford has initiated a BLUEPRINT Townships Project and appointed HASSELL to prepare Urban Design Frameworks for the townships of Angle Vale, Virginia and One Tree Hill. The Urban Design Frameworks are the important first step in the ongoing BLUEPRINT Townships project for council.

Urban Design is the term used to describe thinking about and designing the arrangement, appearance and function of towns, suburbs and cities. Urban Design thinking and projects are just as important and relevant for small country towns and suburbs as for large district centres or the centre of cities. As urban design is about the places we live and work in, urban design is important to everyone and everyone has something to contribute. 'Urban Design Frameworks' (UDF's) are projects supported by both local councils and the state government and have been undertaken in many other towns and suburbs around SA and interstate. This project is funded by City of Playford and Department of Planning and Local Government through the Places for People Programme.

The aim of an Urban Design Framework (UDF) is to stimulate positive change and set out a long term strategic vision for a place. UDF's include integrated analysis of the planning and design context and existing issues & opportunities and provide ideas and strategic directions on the future of an area. Key components are specific recommended actions and projects to achieve the strategic vision. Urban Design Frameworks assist Councils in guiding future development, establishing land use policies and the strategic implementation of capital works improvement projects.

1.5 Project Approach and Methodology

The project involved a number of stages including:

- _Analysis of the strategic and planning context and the existing urban form of the townships
- _Engagement with the community, elected members and council officers to gather feedback on identified issues and opportunities
- _Development of a draft framework ideas and review and refinement with community, elected members and council officers input
- _Preparation of a final Urban Design Framework report for presentation to council and the community for comment

_The project is the result of the combined efforts of the project team, the City of Playford project working group and the essential input of the community participants, elected members and other specialist council staff.

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1.6 Study Area

The core study area comprises the township of Angle Vale and immediate surrounds including the urban growth area identified in the 30 Year Plan for Greater Adelaide.



Fig. 1.1_Project Study Area

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1.7 Previous Consultation

In recent times there have been a number of local and regional strategies or documents prepared that impact on all three townships. In accordance with best practice, the City of Playford engaged with the community to identify their views. This means that previous community feedback exists to help inform the current Framework engagement process. Key themes of priorities and issues for each township derived include (in no particular order):

- _Impact of commercial traffic, heavy vehicle bypass, pedestrian safety, and access to public transport
- _Need cycle and walking trails, need for greater open space, children's playgrounds, sporting/recreation facilities, space for young people
- _Population growth – character, extension of township boundary?
- _Density and population mix
- _Provision of more community facilities (i.e medical, meeting places)
- _Better management of urban/rural interface issues to minimise land use conflicts
- _Improve appearance of township and need to enhance the tourism potential of the township
- _Township needs to address the lack of services and infrastructure, in particular mains sewerage

Consultation for the draft 30 Year Plan

In mid 2009, the State Government published the draft 30 Year Plan for consultation. The City of Playford responded to this engagement process in late September. The Council's submission outlined that:

- _Population growth is essential for the sustainability of both Virginia and Angle Vale, including the long term viability of Virginia's town centre
- _Virginia should expand north and south in the corridor between Port Wakefield Road and the Port Augusta-Adelaide railway line increasing population up to 23,000 persons
- _Angle Vale should expand north to the Gawler River, south to Curtis Road and east to the Northern Expressway increasing population up to 20,000 persons
- _All three townships lack key services, including community facilities, public transport, high schools and accessible health services. These services should be integrated and keep pace with dwelling construction. Models of governance should be explored to ensure delivery.
- _Horticulture is integral in planning for the Virginia area



UNDERSTANDING ANGLE VALE

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02 Understanding Angle Vale

2.1 Strategic and Planning Context

South Australian Strategic Plan

The South Australian Government, in responding to world trends and influences and to position our state for the future, has prepared the South Australian Strategic Plan. The Plan articulates six objectives intended to guide the future of the state over the medium to long term. These focus on prosperity, wellbeing, sustainability, creativity, communities and opportunities. Of particular note, Target T1.22 seeks an increase in South Australia's population to 2 million by 2050, with an interim target of 1.64 million by 2014.

Strategic Infrastructure Plan for South Australia 2005-2006

The Strategic Infrastructure Plan for South Australia was prepared by the Department for Transport, Environment and Infrastructure in order to guide new infrastructure investment by government and the private sector over the next 5 and 10 years. It is also used to improve the management and use of the state's existing infrastructure assets. The four broad aims of the Strategic Infrastructure Plan are:

- _ To coordinate infrastructure planning and construction across the State
- _ To pursue more efficient and competitive infrastructure systems
- _ To pursue and promote sustainable development through sound planning and use of infrastructure
- _ To meet future infrastructure demands in a timely and innovative manner

Metropolitan Adelaide Industrial Land Strategy

The Industrial Land Strategy provides a review of supply and demand of industrial land within the metropolitan region ensuring that there is an adequate supply of development ready land available when required.

The government has identified three Strategic Industrial Areas which, based on their economic importance to the state, should be afforded long term protection from incompatible or competing uses. One of these major strategic industrial areas includes Edinburgh Park which is located to the south of the new Northern Expressway.

While, the Industrial Land Strategy does not identify land beyond the metropolitan region,

it shows a high concentration of existing and future industrial land within the northern section of Adelaide.

The 30 Year Plan for Greater Adelaide

At the commencement of this project in January 2010 the South Australian Government had released the draft of the 30-year Plan for Greater Adelaide for public consultation. The final plan was released in mid February during the community consultation stage of the project. The Plan for Greater Adelaide aims to set regional targets for housing and population growth over the next 30 years. Furthermore, it will provide targets for jobs needed to sustain population targets, provide strategies to respond to climate change, identify transit corridors, growth precincts and land use priorities and identify areas for conservation and protection. It will be the primary document to set policy and principles for local government strategic plans, Section 30 reviews and Development Plans.

The premise for the Plan is that, as a result of growth in, amongst others, mining, defence and education in South Australia over the next three decades, the

State's population will increase by up to 600,000 residents, resulting in a demand for almost 250,000 additional dwellings in the Greater Adelaide area.

The Plan segments Greater Adelaide into 7 regions with the City of Playford located in 'Northern Adelaide'. Relevant policies and targets include:

- _ 80% of existing urban character largely unchanged
- _ 70% of all new metropolitan housing within established areas by end of Plan life
- _ Maintain or improve primary production's share of economic activity in Greater Adelaide (protect 375,000 sqm)
- _ Provide for limited expansion of key townships and sufficient other new growth areas for a 15-25 year supply of land
- _ Make specific provision for employment lands in townships

The City of Playford's consultation submission to the State Government on the draft plan confirmed support for the Plan including key directions. The Council also outlined support for township growth particularly Virginia and Angle Vale.

The 30 Year Plan includes a significant new urban growth

area at Buckland Park to the immediate north west of Virginia across Port Wakefield Road.

Specifically for Angle Vale the 30 Year Plan identifies expansion of the existing township through 'future urban growth' to the south and north. The 30 Year plan sets a target for the northern townships (Virginia & Angle Vale) of an additional 4,800 new houses (12,700 new residents).

Divided across the two towns this targets around 2,400 new houses (6,300 extra people) in Angle Vale over 30 years. The final 30 Year Plan extended the initial growth area (and targets) shown in the draft plan.

The project team responded to the final 30 Year Plan by addressing this new State Government Policy by extending the study area to reflect the growth areas and the ensuring the Urban Design Framework actions are consistent.

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2.1 Strategic and Planning Context

The City of Playford Population Vision (2005)

This Vision was prepared as the first step in articulating a strategic vision about population growth in Playford.

The Vision provides a proactive response to the State Government's Prosperity through People Vision (achieving a population of 2 million by 2050. It seeks to form a strategic approach to ensure the Council can facilitate appropriate development and prosper without detriment to the existing environment, community and its values. This work has projected a population increase for Playford alone from 68,650 persons to 91,400 persons by 2016, an increase of 22,750 persons (forecast.id, Population Vision for City of Playford, 2003,8) based on current local growth rates, land availability and current dwelling approvals.

Playford considered three population growth scenarios and considered it most likely that the population could double to around 130,000 people by 2050.

This rate of growth is unlikely to be accommodated within existing available land at current dwelling low densities. For the City of Playford, appropriate strategies and will need to be developed and implemented. This may include promoting a variety of housing styles and densities, advocating a holistic review of the existing urban growth boundary (including township boundaries) and increasing dwelling densities.

Water Proofing Northern Adelaide

Metropolitan Adelaide's northern region includes the adjoining Councils of Playford, Salisbury and Tea Tree Gully.

The Water Proofing Northern Adelaide Project is the region's commitment to ensure future growth is sustainable and water is used as effectively as possible, it is a coordinated plan to Water Proof Northern Adelaide and sustain the region. It seeks to ensure northern Adelaide's 300,000 residents have potable and 'fit for purpose' water, while at the same time reducing Adelaide's reliance on the scarce resources of the River Murray.

This is to occur through reduced consumption, better management of existing systems and the use of pioneering technologies not yet in use anywhere in the world.

Development of Horticulture Industries on the Adelaide Plains A Blueprint for 2030

The Blueprint identifies the Adelaide Plains' horticulture industry as being concentrated around Angle Vale and Virginia, with expansion likely to occur into the area around Two Wells. It seeks urban growth contained within planning boundaries and identifies that township development and expansion is inclusive of buffer areas. In this, Angle Vale and Virginia are most relevant to horticulture.

The Blueprint suggests the Virginia 'horticulture cluster' should be preserved and expanded where production, packaging, processing and support industries are located in close proximity.

Gawler River Floodplain Management Authority (GRFMA)

The Gawler River is the largest and most significant watercourse in the Northern Adelaide Plains. Flows in the Gawler River are seasonal with most occurring throughout the winter. On average, large flood flows occur every 10 years.

The GRFMA was established in response to the multiple floods which occurred in 1992. Since its inception the GRFMA has established a work program which has addressed the following issues:

- _In 2007 the construction of a flood control dam on the North Para River
- _The raising of the dam wall of the South Para Reservoir and modifications to the spillway
- _Completion of the flood Mapping Project.

The flood mapping project has had special significance to the Virginia and Angle Vale areas. It recommends the construction of levees throughout the length of the Gawler River. By doing so, in the case of a 100 year ARI flood event:

- _The flood hazard for Angle Vale would be rated as low and approximately 112 hectares of land would be protected
- _The floodwaters affecting Virginia would be reduced and approximately 168 hectares of land would be protected.

02 Understanding Angle Vale

2.1 Strategic and Planning Context

Metropolitan Context

Angle Vale is located approximately 35 kilometres from the Adelaide CBD and is one of three townships in the City of Playford. Of the remaining two Virginia is 8 km west and One Tree Hill is 15 km east

Angle Vale is positioned just south of the Gawler River on the Adelaide Plains. The Adelaide Plains is defined as the horticultural area to the north of Metropolitan Adelaide extending to Port Wakefield. This area contains approximately 20,000 ha of agricultural land and approximately 1200 growers, plus a mix of industrial, rural living, recreation and other uses.

Angle Vale is sitting within the Urban Growth Boundary, although it is one of a series of smaller 'satellite' parcels of land separated from the significantly larger balance of urban lands within the boundary.

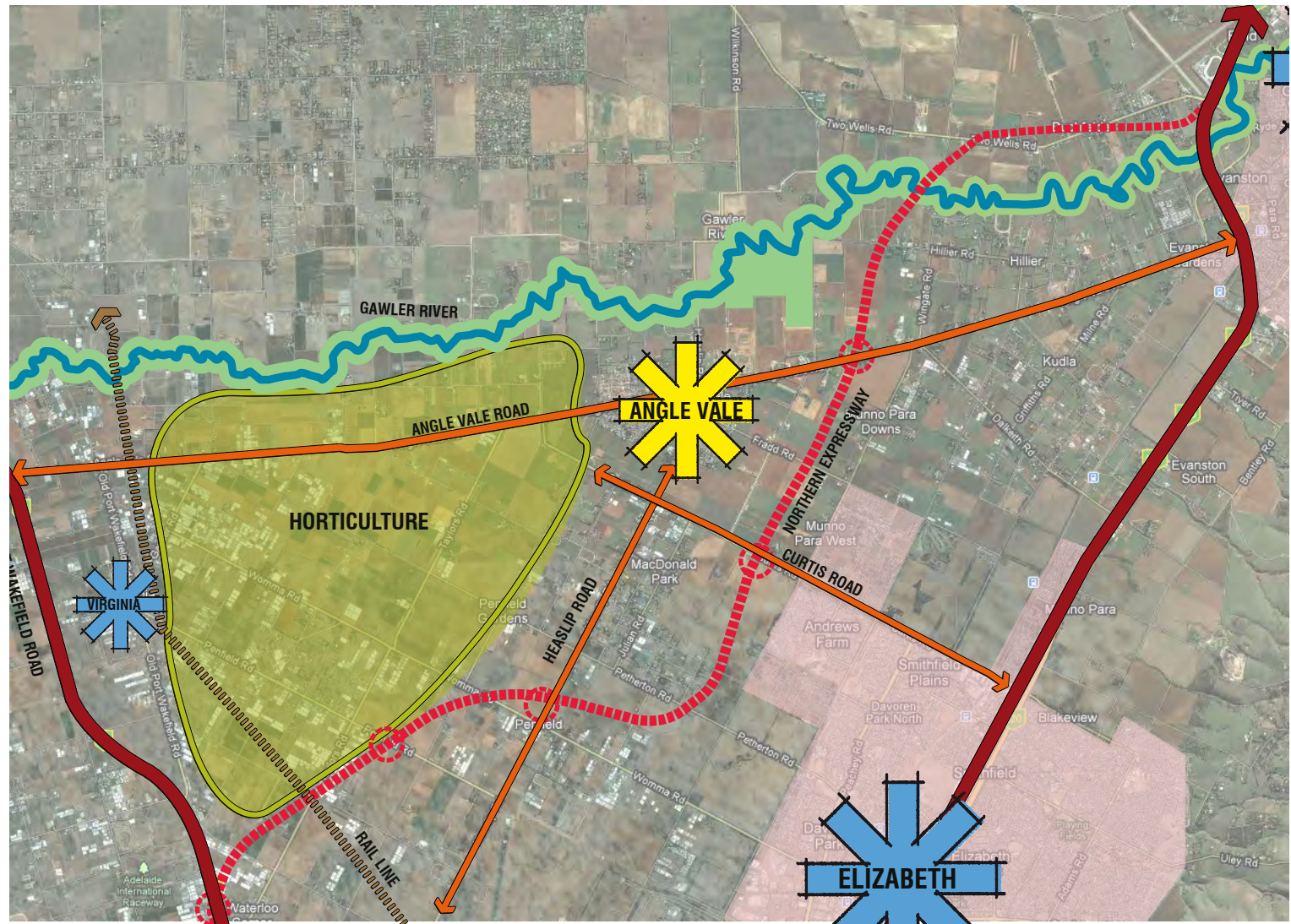


Fig. 2.1_Angle Vale's Context

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2.1 Strategic and Planning Context

City of Playford Development Plan

The township of Angle Vale contains two Zones: Country Township: A zone for residential, recreational, education and community uses should predominate. Dwellings should be at low densities on individual allotments

Neighbourhood Centre: Primarily for retail development that caters for daily and weekly shopping needs. The centre may have a floor area of between 3000 sqm - 5000 sqm Medium density or shop top housing is not envisaged in this zone.

Angle Vale is surrounded by a Horticultural Zone on all sides. This Zone incorporates two buffer areas (Policy Area's 24 and 25). These are primarily aimed at ensuring horticultural or agricultural practices minimise impact on use of the land within the township.

Hinterland Development Plan Amendment (DPA)

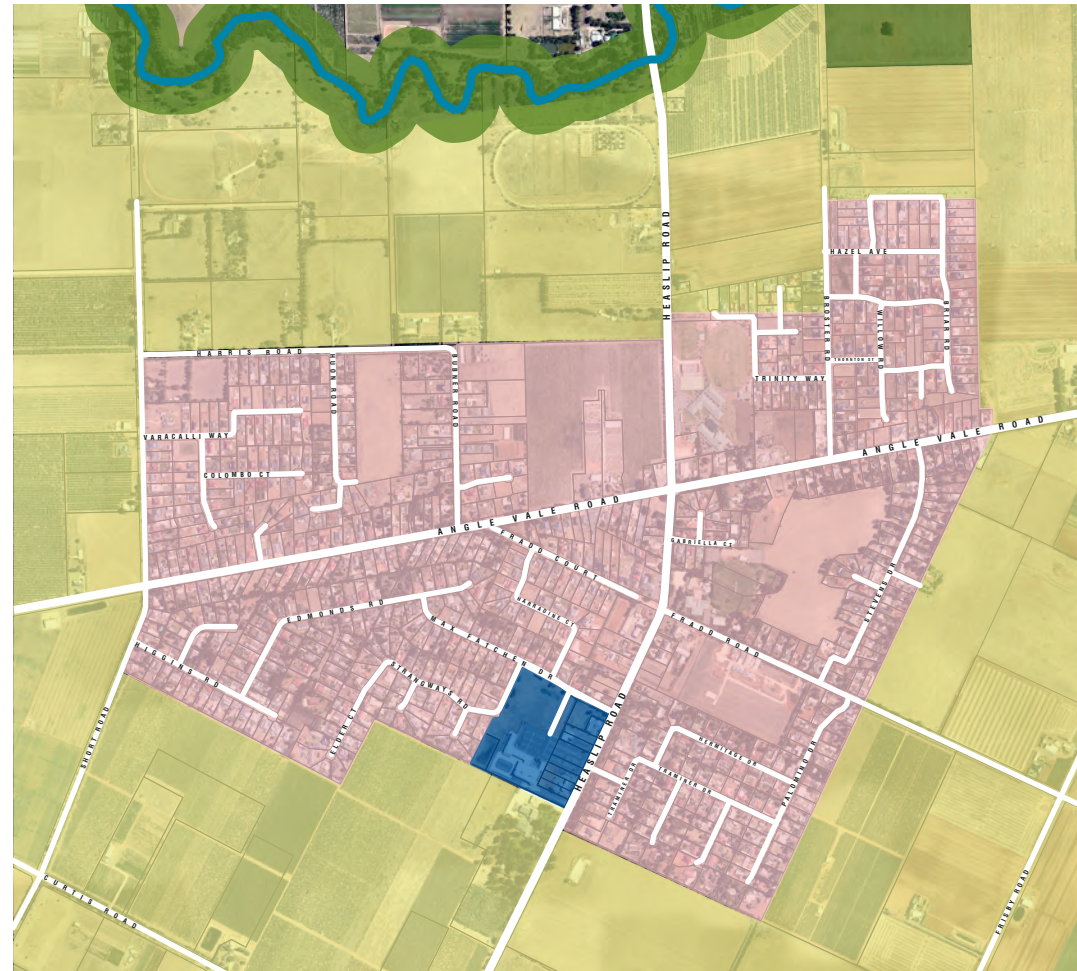
The City of Playford recently undertook consultation on a Township and Hinterland Development Plan Amendment (DPA). The intent of this DPA was to prepare a set of Objectives and Principles of Development Control to guide future development and built form in the three townships.

Key outcomes sought were:

- _Consistency of policies
- _Updated structure plans
- _40M vegetated buffers around the townships
- _Potential higher density in angle vale
- _Extension of angle vale township boundary

The DPA was withdrawn from consultation in late 2008 due to considerable public concern regarding policies, in particular the proposed buffers.

In March 2009, the Council resolved not to proceed with the DPA. A revised DPA may be prepared following completion of this Framework.



Legend

_Country Township

_Neighbourhood Centre

_Horticulture

_Metro Open Space System (MOSS)

Fig. 2.2_Existing Development Plan Zoning

02 Understanding Angle Vale

2.2 Character

2.2.1 Land Use & Economic Activity

The township is primarily residential with some retail, educational and commercial activity.

Residential development is typically low density, single storey housing with most allotments around 1800-2,000 sqm. Recent approvals have been granted for two retirement living schemes comprising 14 independent units at 25 Fradd Court and 122 independent units at 98-100 Heaslip Road. In 2008, there were 781 allotments in the township.

Angle Vale Village is the key retail destination in the township. The Centre measures 4,700 sqm in size and is anchored by a Foodland Supermarket. At present, there are vacancies in the centre, however, it is noted that a 2006 report prepared by QED suggests that over time there is sufficient demand to support this Centre and additional expansion due to likely increases in population.

A small collection of shops totalling 150 sqm is located at the intersection of Heaslip and Angle Vale Roads.

Trinity College has a campus that teaches Reception to Year 10 students.

Key Features

- _Angle Vale Shopping Centre
- _Trinity College
- _Angle Vale Primary School
- _Low density housing
- _New retirement living

Key Issues

- _Expansion and upgrade of retail and service provision
- _Limited undeveloped residential land in existing town boundary
- _Interface of horticulture and residential

Key Opportunities

- _More residential close to retail to enhance its prosperity and mix of services
- _Future location of commercial and local light industry (e.g. mechanics) to service the local population

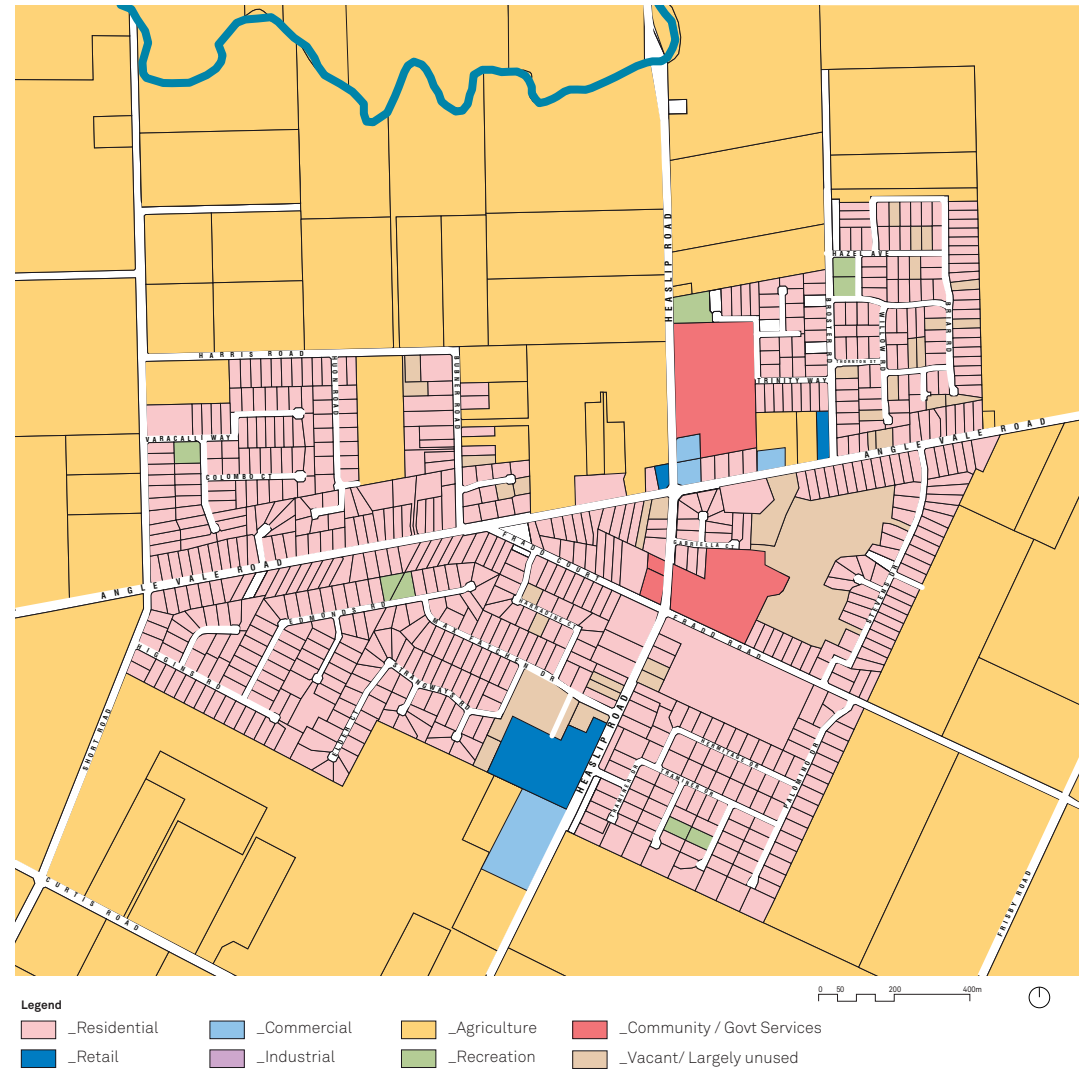


Fig. 2.3_Existing Land Use

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2.2 Character

2.2.2 Urban Form, Built Form & Heritage

Angle Vale was not planned from inception in the 1850's, rather it grew organically from this period as settlers arrived to farm the land. A more intense period of dwelling construction occurred in the 1970's and 1980's laying out the residential subdivisions that now defines the township.

The current township orientates itself around the confluence of Heaslip, Fradd and Angle Vale Roads. These three roads meet within the centre of the township forming a large triangular parcel of land containing the original church building and other newer housing.

The township comprises a series of separate residential subdivisions that connect back onto these roads. The older subdivisions generally dating from 1970's sit on the southern side of Angle Vale Road and are characterised by a layout pattern with few multiple connections and a larger number of cul-de-sacs. These estates are fully developed.

Recent subdivisions have introduced a more regular street pattern, but retain a number of cul-de-sacs and limited connectivity.

Analysis undertaken in 2008 identified approximately 25 ha of undeveloped land including 4 ha adjacent the shopping centre and 15 ha encompassed by the former Golden Eggs production plant. Construction of retirement living units has now commenced on a 7 ha parcel of land opposite the primary school.

The township is almost exclusively comprised of separate houses (99.8%) compared to the Playford wide average of 75%.

There are three local heritage listed places in Angle Vale as identified on Figure 2.4. These comprise Slyvan Glade (early house) and a church and manse along Angle Vale Road. The heritage buildings do not have a strong influence on township character.

At last count, there were 781 allotments in the township which is an increase of 132 since 2000.

Key Features

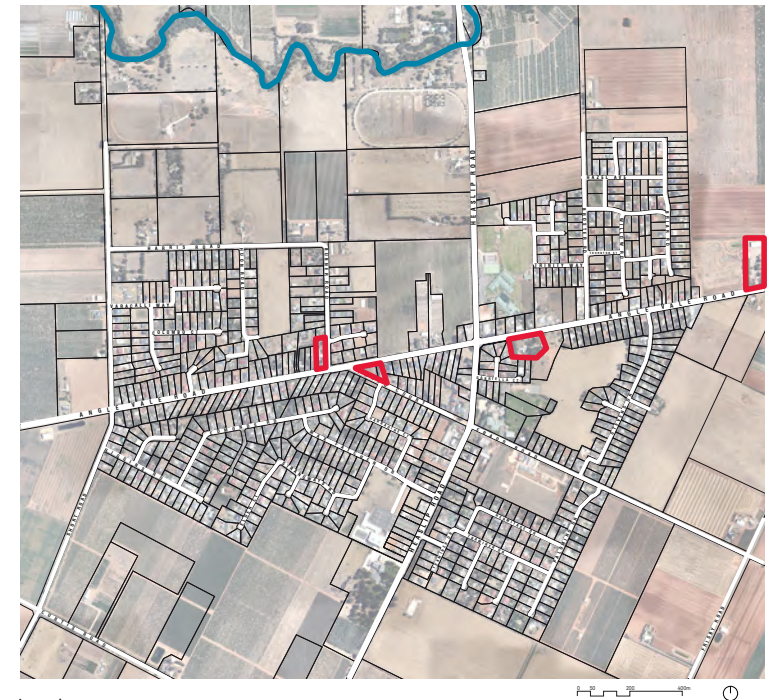
- _Wide main streets dominated by bitumen with some large trees
- _Quiet attractive residential side streets with houses set back
- _Limited heritage and character buildings
- _Retail buildings set back from street surrounded by car park

Key Issues

- _Improving contribution of retail buildings to character of main streets
- _Continuing character of established residential streets to new subdivisions

Key Opportunities

- _Vacant land within retail centre and along main streets creates opportunity to influence quality of future development
- _Wide verges and scattered existing large trees provide a great starting point to improve streetscape appearance on main streets



Legend

_Local Heritage Place

Fig. 2.4_Urban Form, Built Form and Heritage



02 Understanding Angle Vale

2.2 Character

2.2.3 Landscape Character & Open Space

The township of Angle Vale is surrounded by horticultural landscape that strongly contributes to its character. The large sections of vines and olives close to the town on all sides in combination with long views across open paddocks creates its landscape character. The Gawler River to the immediate north and the views of the distant hills to the east also contribute.

Within Angle Vale there is very limited open space with only a few small local parks that are used for stormwater management and the playing fields of the primary school and Trinity College.

Established residential neighbourhoods have a leafy feel from the many mature trees and front gardens. This is yet to be realised in the newer subdivisions. While the main roads have several magnificent large eucalypts along them, their overall feeling is of bitumen and gravel.

Key Features

- _Virgara vineyard to the south, including mature eucalypts along Heaslip Road
- _Olive and vines views all around the town
- _Long views over open paddocks
- _Gawler River corridor

Key Issues

- _Maintaining a clear distinction between Angle Vale and rural living the south and east as the town grows
- _Addressing lack of open space and recreation opportunities

Key Opportunities

- _Building on existing mature trees to create strong avenues of trees leading into Angle Vale and within the towns main streets
- _Create connected network of open space for community recreation, including links to the Gawler River as a linear park



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2.2 Character

2.2.4 Movement & Access

The township sits at the junction of Heaslip and Angle Vale Roads. Both these roads carry relatively high vehicle numbers (up to 8,000 and 7,300 respectively) as they link key nodes and destinations in the wider area. Historically, this has resulted in significant heavy vehicle traffic through the township adversely impacting on pedestrian activity and amenity.

Recent upgrades to the Heaslip and Angle Vale Road intersection has improved flow and safety at this key point. It is anticipated that Northern Expressway (NExy) will decrease heavy vehicle movements through the town and change key traffic flows. Fradd Road will be closed where it meets NExy and become a local street.

The township is orientated around three key roads. Wayfinding along these key routes is simple, however, pedestrian and cyclist conditions are generally poor. The irregular street pattern and high number of cul-de-sacs between these

roads adversely impacts on legibility and connectivity.

Most commercial properties contain off street parking. Angle Vale Village is situated in an expansive car park adjacent Heaslip Road Residential car ownership is very high in Angle Vale. Approximately one-third of households have 3 or more vehicles compared to the Playford average of 12%. This is partly explained by the lack of public transport accessibility.

The 30 Year Plan indicates that Heaslip Road, Curtis Road and the western section of Angle Vale Road will form part of the secondary arterial road cycling network.

Key Features

- _Heaslip Road
- _Angle Vale Road
- _Northern Expressway
- _Cud-de-sac residential streets
- _No public transport

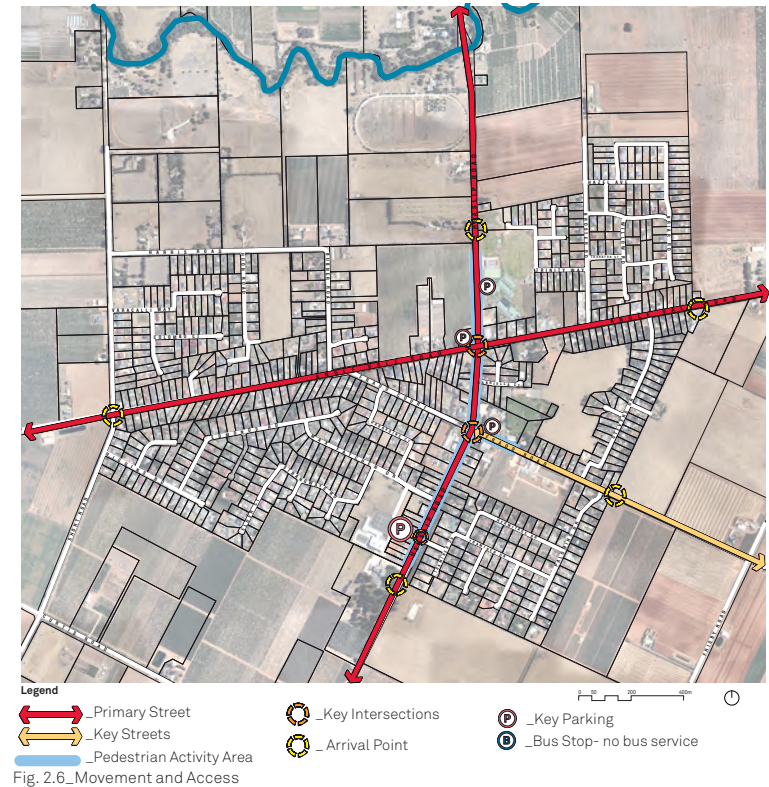
Key Issues

- _Low quality pedestrian and cycle experience and appearance along Heaslip and Angle Vale roads

- _Vehicle movements from shopping centre driveways
- _Lack of public transport connections to nearby centres and rail stations
- _Lack of footpaths along key routes to shops, schools and future sports facility to encourage walking

Key Opportunities

- _New northern expressway will reduce number of commercial vehicles on local roads
- _Enhance Heaslip and Angle Vale roads for all forms of movement
- _Create local cycle link to northern expressway path
- _Growing population improves viability of public transport service



02 Understanding Angle Vale

2.2 Character

2.2.5 Community & Destinations

Community facilities within the township includes a primary school, private College, two shopping centres and child care. The Council has identified a strong need for an additional active recreation space.

In 2006, Angle Vale's population was 2044. This is an increase of 44% (626 persons) since 1996.

Compared to the rest of the City of Playford, the local community is generally younger with more children at home, has higher average household income, and is highly vehicle dependent.

The township has a significantly lower proportion of single

households, however, this may change with the construction of two new retirement living developments on Fradd Road and Court. Conversely, the amount of 4 person households is double that found in the balance of the Council.

Key Features

- _Angle Vale Primary School
- _Trinity College (Gawler River Campus)
- _Angle Vale Scouts and Clubs
- _Angle Vale Village
- _Child Care centres

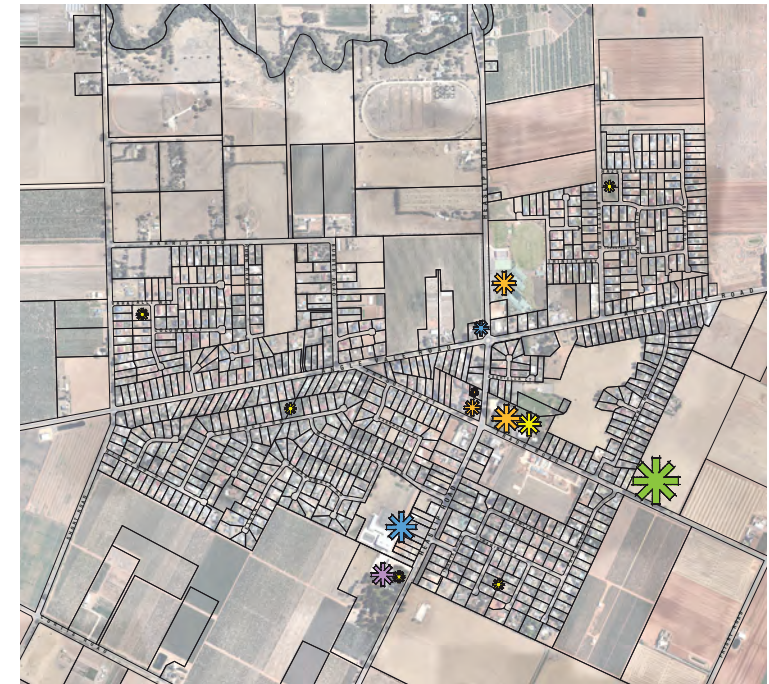
Key Issues

- _Linking destinations that are spread throughout Angle Vale with quality streetscape and signage

- _Identifying best location for any additional services and/or facilities as population grows
- _Lack of identifiable community 'heart' with public space as focus

Key Opportunities

- _Future development within the retail centre that creates a 'town centre' and community gathering place
- _Delivery of new community sports facility of Fradd Road
- _Virgara Winery to develop as a destination for local and visitors and form part of the larger 'town centre'



Legend
 _Sport _Community _Retail/Services _Children/Family _Visitors
 Fig. 2.7_Destinations



02 Understanding Angle Vale

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2.2 Character

2.2.6 Infrastructure

Angle Vale is an established township served by electricity, gas, mains water and telecommunications. A notable exception is the lack of main sewer connection except for the existing primary school (which is very limited in any respect).

The requirement for on site treatment using septic waste disposal has resulted in larger allotments and poses an additional risk in flooding events. Investigations are ongoing into the provision of sewage treatment.

Land to the north of the township is subject to low inundation flooding from the Gawler River. This is being addressed as part of the broader agenda of the Gawler River Floodplain Management Authority (GRFMA).

Stormwater drainage remains problematic in areas and ongoing improvements are important to protect properties and improve streetscapes.

Key Issues

- _ Stormwater management
- _ Overhead powerlines on main streets, particularly Heaslip Road
- _ Restrictions and risks of septic waste management
- _ Gawler River flood risk mitigation to the north of the existing town

Key Opportunities

- _ Provision of a sewerage system (main, CWMS). This would allow for a review of infrastructure to satisfactorily reduce flood risk allowing possible expansion towards the Gawler River
- _ Improved stormwater disposal
- _ Exploration of permanent water features or retention for reuse

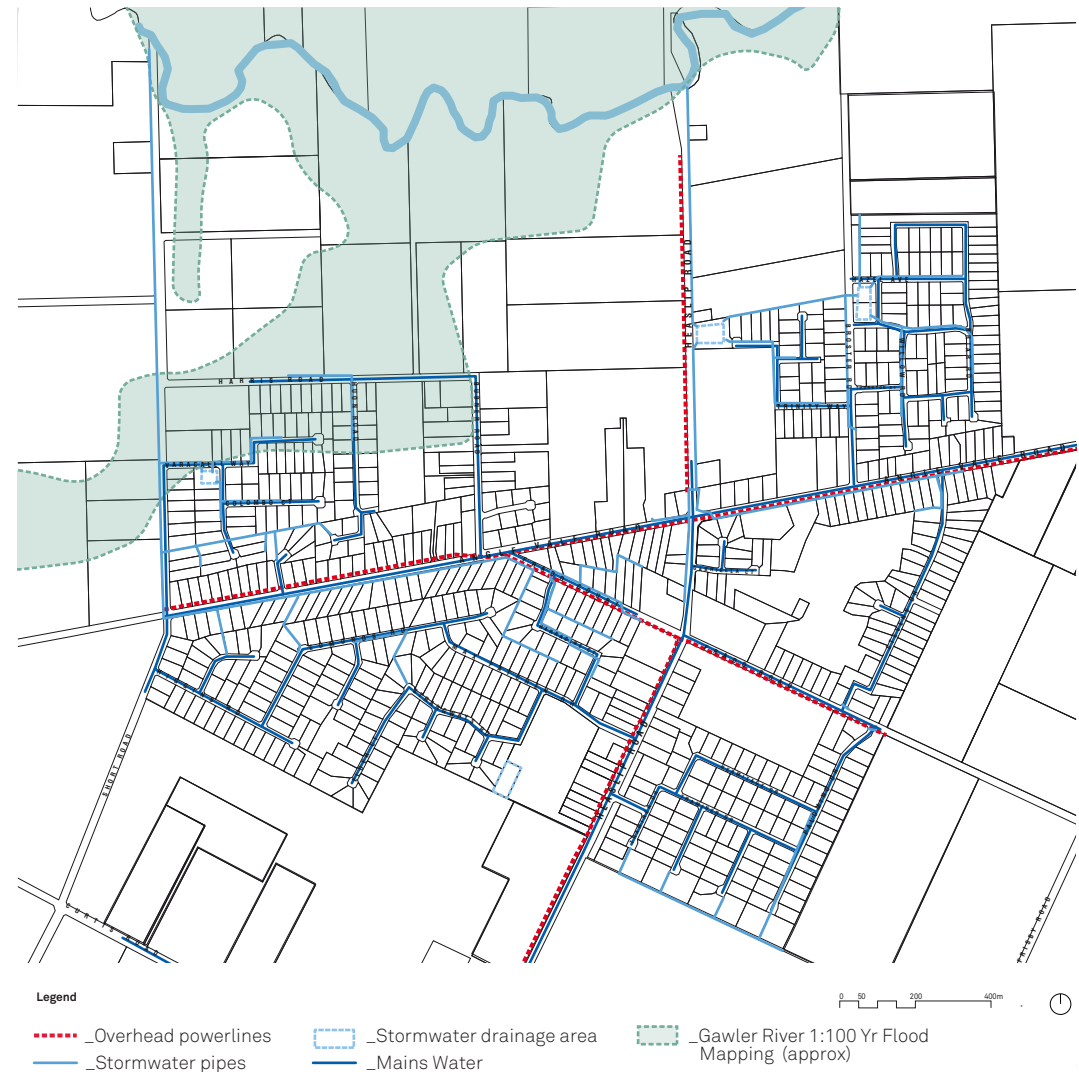


Fig. 2.8_Key Infrastructure

02 Understanding Angle Vale

2.2 Character

2.2.6 Town Centre

The centre of any town has a big influence on its character. Angle Vale does not have a traditional town centre or 'main street shops' as such. Instead the main shopping centre is located away from the street. Other key services are located along Heaslip Road and to a lesser extent the eastern part of Angle Vale Road.

Key Features

- _Angle Vale Shopping centre and adjacent shops and petrol station
- _Primary School and Child Care
- _Local roundabout shops
- _Trinity College
- _Virgara Winery

Key Issues

- _Creating a recognisable centre
- _Improving links between destinations

Key Opportunities

- _Using Heaslip Road as the backbone of the town
- _Future development improving the retail centre as a true 'town centre' with a range of services and public open space



Heaslip Rd approach to Pedestrian lights:
Need to improve pedestrian experience & appearance



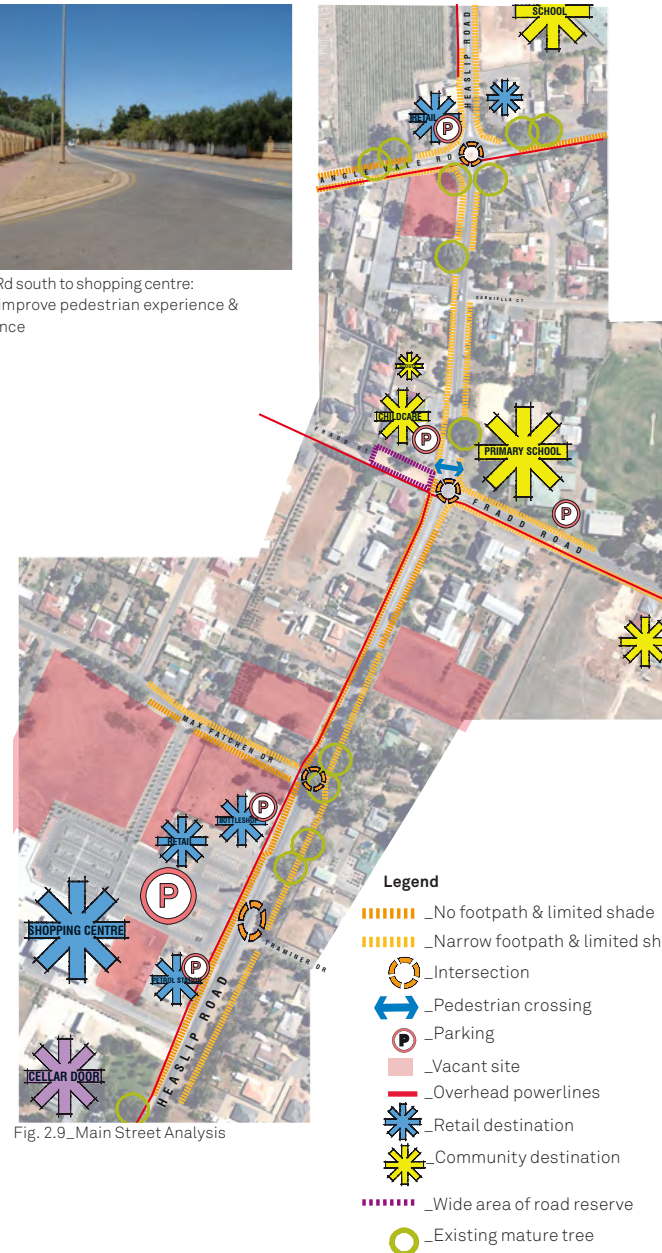
Heaslip Rd from centre car park exit:
No footpath or shade to shopping centre and poor street appearance



Heaslip Rd southern approach into town:
Powerlines restrict trees along entry



Heaslip Rd south to shopping centre:
Need to improve pedestrian experience & appearance



Roundabout and local shops:
Mature trees improve amenity



Fradd Rd looking west:
Important link from local school & future oval



Shopping centre distance from street:
large car park separates shops from street

02 Understanding Angle Vale

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2.3 Key Issues and Opportunities

In undertaking the analysis of Angle Vale's strategic and planning context and the character of the existing town a number of key issues and opportunities were identified. Often an issue can also be considered as an opportunity whereby new possibilities, improvements or potential are created.

In no particular order these are:

Infrastructure Provision (sewer, stormwater & flood)

- _How a communal sewer system could address environmental risks, housing choice and stimulate development within the town
- _Effective management of stormwater to protect properties and opportunities to harness stormwater for reuse
- _Current flooding risks to the area north of Angle Vale will be an issue in planning growth

No public transport

- _Current lack of bus service and its impact on the community
- _Opportunities for services as a result of growth in the population

Identifiable and vibrant Town Centre

- _Developing the area around the shopping centre into a recognisable and vibrant town centre that includes a range of shops and services and public open space as a community meeting place

Improving township appearance

- _The combination of run down greenhouses, vacant lots and rough verges without street trees or footpaths impacts on overall town appearance.

Retaining township identity

- _How to maintain and reinforce the identity of Angle Vale as a distinct township as it grows

Pedestrian and cycle movement

- _Currently limited footpaths make walking around unpleasant for pedestrians

- _Street upgrades and new subdivisions present opportunity to ensure quality footpaths and marked cycle lanes to provide alternatives to travelling by car

Infill development and accommodating growth

- _How to encourage development of vacant and under utilised land within the existing town to improve town character and vitality
- _Considering where, when and how Angle Vale might grow so as to positively contribute to the future of the town and community

Connecting key uses and wayfinding

- _Improving the routes between key destinations within the town and the presence of the town to passing visitors

Housing mix -options for elderly & young

- _Currently limited options for elderly residents to 'down size' to smaller home within Virginia and age in their local community
- _Opportunity to provide a range of housing choices through communal sewer system and new development

Community facilities and services

- _Maximising the flexibility of existing facilities and planning for the expansion of facilities and new facilities as the town population grows over time

New open space and improving local parks

- _Addressing the lack of quality open space and recreation opportunities in the town by delivering the new multi- functional community sports facility and ensuring new subdivisions create a network of high quality local parks

Reducing traffic impact

- _Balancing importance of commercial vehicle access to local businesses with the main street retail being an important place for pedestrians
- _Considering future traffic movements with Nexy

COMMUNITY
CONSULTATION

03

03 Community Consultation

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3.1 Community Consultation Overview

Community Consultation is a central part of the project as outlined in the project approach.

The project team has reviewed previous community feedback to council to understand the history of key issues for people living and working in Angle Vale.

The community was invited to input into the project during the analysis and ideas stage to enable the project team to draw on the local communities intimate knowledge of Angle Vale, and learn about their aspirations for the future.

This first session provided valuable feedback, detailed information and ideas that informed the project team's development of a draft urban design framework.

Community review and feedback at the second session assisted in understanding participants opinions of the draft proposal and refining the ideas.

3.2 First Consultation Session: Input and Ideas

On the 10th of February 2010, HASSELL on behalf of the City of Playford facilitated a community workshop at the Angle Vale Primary School. The community of Angle Vale responded with 95 people attending the first workshop. This was an excellent attendance.

A set of three exercises was prepared for the first workshop. The first was a question, "What is your favourite thing about Angle Vale?" An analysis of Angle Vale, undertaken by HASSELL, was then presented to the community and the participants were asked to comment on and order the issues and opportunities raised in the analysis. The final exercise was to brainstorm ideas about Angle Vale's future, the participants were asked to nominate what they would retain, change or introduce in Angle Vale around key themes.

When asked what the resident's favourite things about Angle Vale were, there were three answers which resounded from the participants. These were, the

large blocks that provide 'room to move' and bring up kids, the friendly people and community spirit and Angle Vale's location, its country feel and its vicinity to Gawler and Elizabeth and the fact that it is not too far from the City. Some of the other favourites were the Virgara Winery, the local shops, the recent road improvements, the local schools, the peace and quiet, the horticulture in the area and the fact it is a sporting community.

The key issues and opportunities presented by HASSELL, were largely agreed with and the top issues and opportunities decided by the participants were; an identifiable and vibrant town centre, improving township appearance, infill development and accommodating growth, infrastructure provision, including stormwater, flood mitigation and sewer, public transport, new open space and improving local parks, pedestrian and cycle movements and connecting key uses and way finding.



03 _____ Community Consultation

Task three provided the most interesting results. When asked about Angle Vale's future there were many people which offered similar suggestions. Many respondents wanted to retain the block sizes in Angle Vale, the Virgara Winery, the surrounding 'open space', the trees and the Australia Day event.

Many of the participants wanted to change several things throughout the town, the most mentioned were, plant more street trees, construct more curbing and guttering, improve the existing playgrounds, improve the town appearance, underground powerlines on Heaslip Road, improve footpaths and pedestrian crossings, create safer bike routes, change the lack of public transport, increase population to support cafes, and address the lack of a focal point around the shopping centre.

When asked what they would like to introduce the participants said that a pub/hotel/bistro was missing from the town, as was a multipurpose sport/ community hub. Participants also wanted to create a Town Centre Identity, have an entrance

statement, create a 'Linear Park' along Gawler River, create an annual produce festival or permanent centre, ensure there are more commercial areas for local businesses, create new residential areas to the south and north and harvest and re-use stormwater.

3.3 Second Consultation Session: Presentation and Refinement

A draft Urban Design Framework, prepared by HASSELL, was presented at the Angle Vale Primary School on the 24th of February 2010. The draft Urban Design Framework was presented as a series of posters, accompanying these posters were key questions in which the participants were asked to write comments in response to the information provided on the posters. There were 108 attendees and all were asked to fill out a feedback form. HASSELL received 58 feedback forms and many comments on posters and to project staff. The participants were also presented three key projects and were asked to vote

on which project they would like to see developed first.

An analysis of the feedback forms provided these key facts:

- _71% of respondents said they were either supportive or very supportive of the draft Key Strategies
- _46% of respondents said they were either supportive or very supportive of the draft Structure Plan , 23% were neutral and 17% were not supportive
- _78% of respondents said they were either supportive or very supportive of the Key Projects that were suggested as the most important for the town
- _Respondents were split across which of the three Key Projects they would like to see happen first with 36% for Town Gateways, 36% for Fradd Rd Sports Facility & Streetscape Upgrade and 27% for Heaslip Rd Streetscape Upgrade



03 Community Consultation

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The following is a summary of comments provided by the participants at the second community workshop in Angle Vale. The comments are in response to the draft Urban Design Framework prepared by HASSELL.

Question 1 asked Taking into consideration the State Government 30 year growth targets established for Angle Vale how supportive are you of the draft Key Strategies?

The majority of respondents were supportive or very supportive of the State Governments growth targets. The provision of infrastructure such as footpaths, drainage, parks was a positive according to many respondents. However, there was some concern in regards to the size of Angle Vale and this would contribute to the loss of the small town feel of the town. The size of allotments and the provision of a sewer also caused some concern to the respondents, as this would also diminish the character of the town.

Question 2 asked Taking into consideration the State Government 30 year growth targets established for Angle Vale how supportive are you of the overall structure plan?

Results from this question show that 46% of respondents were either supportive or very supportive, 23% were neutral and 17% were either not supportive or completely disagreed with the structure plan presented. Several respondents had an issue with the range of block sizes, disagreeing with the provision of smaller allotments as this would diminish Angle Vale's small town character.

Question 3 asked How supportive are you of the Draft Recommended Actions for each Precinct?

Centre Precinct:
Of the respondents 77% were supportive and 9% were neutral to the draft recommendations for the Centre Precinct. Many were in support of the provision of a tavern/pub in the area, however there were few who did not support the pub and preferred to see it developed in conjunction with a sporting complex. The provision of a pedestrian crossing was also mentioned.

Fradd Road Precinct :
Results from this precinct showed 72% supported, 12% were neutral and 5% were not supportive of the draft recommendations. The comments about the precinct

showed that the majority of the respondents were happy with the provision of a sports precinct. However there were comments that steps need to be taken to minimise any negative consequences to the adjacent properties on Stevens Drive. There also needs to be provision for future pedestrian connections to the north and west.

South East Growth Precinct:
Of the respondents 42% were supportive, 20% were neutral and 23% were not supportive of the draft recommendations. There were, again, comments surrounding the range of block sizes with some disagreeing with the provision of smaller allotments. There was concern about the provision of a commercial area and the potential ramifications surrounding the type of business that this area would attract. Safety regarding the new oval was raised along with the idea of bordering the area with housing to provide passive surveillance.

Heaslip Road Backbone Precinct:
Results from this precinct showed that 63% were supportive, 18% were neutral and 5% were not supportive of the draft recommendations. There were many comments

agreeing that this is the centre of the town and hence, needs to be beautified. Many respondents would like to see more greenery in this area and better footpaths, gutters and driveways. According to some respondents pedestrian safety near the roundabout is important and proper traffic management on Heaslip Road.

Western Established Residential Precinct:

Of the respondents 63% were supportive, 17% were neutral and 5% were not supportive of the draft recommendations. Those who commented on infill were generally opposed to it and would prefer to see block sizes remain as they are. Footpaths, drainage, and guttering are an issue on Heaslip Road and Angle Vale Road and the provision of bike paths in these areas are important.

Eastern Established Residential Precinct:

Comments about the Eastern Established Residential Precinct were similar to those of the Western Established Residential Precinct. 42% were supportive, 23% were neutral and 14% were not supportive of the draft recommendations. Participants commented on comments the provision of drainage, footpaths

and pedestrian crossings. There were also comments regarding the need for play areas for children specifically playgrounds.

Northern Growth Precinct:
Results from this precinct showed that 46% were supportive, 17% were neutral and 25% were not supportive of the draft recommendations. The main concern from respondents for this precinct was the issue surrounding the floodplain in this area. However several liked the idea of incorporating some commercial and linear park in the precinct.

Question 4 asked How supportive are you of the key projects suggested as the most important for the town as a whole? 78% of residents were either very supportive or supportive of the key projects, 9% were neutral and 6% were either non supportive or completely disagreed. Aesthetic improvements and provision of footpaths and bike lanes to the area in order to increase safety was mentioned extensively.

03 _____ Community Consultation

3.4 Discussion of Key Points

Concern about mix of block sizes impacting on town character

A regularly raised concern by participants at the community consultation sessions was with the proposal for a range of block sizes in some locations in the town.

Participants who were concerned about including blocks less than the existing 1800 sqm explained that their reservations were around that the larger blocks were the reason they moved to Angle Vale and that smaller blocks would cause the country town feel to be lost. Some also mentioned that they did not support the introduction of sewer that would be needed to achieve blocks less than 1800 sqm.

In reviewing all the background information the project team considers that introduction of a communal sewer system is important for the future of Angle Vale, particularly with regard to the significant area identified for growth in the 30 Year Plan. A communal sewer system is a better option for managing environmental risks and

underpinning future development.

The project team also considers it very important that Angle Vale has some diversity of housing options that respond to the needs of community members of all ages and to the general aging across our greater population. To address this specific locations that are considered the most appropriate location for smaller block sizes will be identified. These are usually close to the town centre or other major facilities like schools and sporting grounds to encourage walking. Even with the inclusion of smaller block sizes (e.g between 600 sqm and 1500 sqm) this would create new subdivisions that are still low density.

The project team considers that the size of residential blocks is not the major influencer of the country town character of Angle Vale. The distinction of its edges, the wide streets and large eucalypt street trees, the surrounding farmland and views across it are the major elements that contribute to Angle Vale's character. To ensure that smaller blocks also make a positive

contribution to the character of residential areas it will be recommended that smaller blocks are on local streets not main streets and that guidelines are included that set the minimum lot frontage to 20 m to reflect existing lot frontages and that houses should generally be set back 8 m to be consistent with established houses. This will result in the front yards and siting of houses on smaller blocks making a contribution to Angle Vale's character that matches the existing blocks.

Issues outside scope of project

The summaries of the previous pages and the detailed record of feedback (see appendices) demonstrate the high level of interest from the Angle Vale community in expressing their concerns and ideas on a range of issues.

Some points that were raised, while valid and important are outside of the scope of an urban design framework for the township and in some cases outside of the direct influence of council. However these comments have been recorded for council's reference.

Some issues that were raised that are outside of the direct control of the project but can be influenced by the project include the range and mix of services and retail in Angle Vale and lack of public transport. This project can't directly provide these services but it can facilitate and encourage them through planning and capital works mechanisms.

3.5 How Community Consultation Informed the Final Urban Design Framework

Participation by community members was a invaluable input into this project. The interest of local residents, land and business owners was evident by the great turn outs to both community sessions.

The feedback received at the first community session provided confirmation on much of the project team's analysis and also identified specific issues and ideas that come from resident's intimate local knowledge of their town. An example is identifying particular locations such as on Angle Vale Road where there are local stormwater issues.

The feedback received from the second community session demonstrated the large majority of respondents were supportive of the draft ideas and that the project team was on the right track. Information was gathered on participants opinions on key project priorities which reinforced the project team thinking that key projects need to be focused across recreation facilities and improving the main streets in the town.

FRAMEWORK
STRATEGIES

04

04 Framework Strategies

4.1 Introduction

The analysis and community consultation stages of the project identified key issues and opportunities to be considered and addressed by the Urban Design Framework to guide the future of Angle Vale.

These many issues and ideas have been synthesised into five high level strategies that set the vision for the future of Angle Vale. The individual actions within the framework will work together to achieve these strategies over time.

4.2 Strategies

4.2.1 Underpin with Coordinated Infrastructure

Underpinning Angle Vale with the necessary infrastructure sets up the foundation for other private development and a vibrant community.

Infrastructure include power, mains water, waste water management, flood and stormwater management, gas and telecommunications and internet connections.

Effective management of the flooding risk to the north of Angle Vale from the Gawler River is important for the town, particularly to facilitate future growth to the north.

Linked to this is implementing comprehensive stormwater management infrastructure throughout the town. Stormwater management that is part of a Water Sensitive Urban Design (WSUD) approach to the design of new subdivisions and upgrade of existing streets can utilise

stormwater as an asset to irrigate landscaping and enhance open spaces and town character.

Implementation of a communal sewer system for all future residential subdivisions will deliver multiple benefits. A communal sewer system (either mains connection or CWMS) removes the environmental risks septic tanks are prone to in low lying areas like Angle Vale. A communal sewer system will also encourage development of vacant land around the shopping centre. Importantly sewer allows a range of block sizes that provide housing choice for different life stages, including retirement living so residents can age in their own community close to family.

Under grounding existing power line infrastructure along the central section of Heaslip Road will improve vehicle sight lines at key driveways and accommodate street tree planting to improve

the appearance and pedestrian amenity of this important street.

Planning and delivering appropriate infrastructure by thinking ahead with consideration for the future population and community needs will ensure growth in Angle Vale is well supported.

04 Framework Strategies

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4.2 Strategies

4.2.2 Planned Quality Development & Growth

State Government policy in the 30 Year Plan for Greater Adelaide is for 'future urban growth' to the south, east and north of the existing township boundaries of Angle Vale and sets new dwelling targets (refer to planning section 2.1 for further details). This identification of growth presents an opportunity for proactive forward looking planning so that the growth positively contributes to Angle Vale's future.

Undertaking comprehensive and integrated planning for township growth areas will ensure that new development is coordinated and positively contributes to Angle Vale's future and character. In the planning for growth areas consider how to facilitate a prosperous commercial and local light industry in Angle Vale to service the local community, surrounding horticulture industry and provide local jobs. Address how structure plans can facilitate a greater range of housing choice

to meet the needs of all ages of the Angle Vale community.

Developing clear structure plans for growth areas that address key infrastructure, and facilities street connections & open space will create a tool for Council and give clear direction for developers. Growth areas need to include design initiatives that contribute to improved sustainability including block solar orientation, harnessing stormwater, walkable street network and street and open space planting to improve micro climate and biodiversity.

The formulation of straight forward and clear built form guidelines for different locations or types of buildings will be important to ensure new developments and redevelopments make a positive contribution to their streetscape and the overall character of Angle Vale.

4.2.3 Facilitate Prosperous & Vibrant Town Centre

The nature of Angle Vale's past development has resulted in there being no traditional 'main street' focus of retail and other services in the town. Rather the majority of retail is located within and adjacent to the Angle Vale Shopping Centre which is a hundred metres west of Heaslip Road surrounded by car park. Local retail is also located at the Heaslip-Angle Vale Rd roundabout and on Angle Vale Rd at the eastern edge of town.

Other key community services and destinations in the primary school, child care, Trinity College and Virgara Winery are located at points along Heaslip Road.

The legibility, character, vibrancy and prosperity of any town's centre is very important to any community and strongly influences overall town character.

One of the most important strategies for Angle Vale is enhancing the character and

identity of its retail centre and also Heaslip Road as the town's 'backbone' that links the retail centre with other key destinations.

Developing a concept plan for the retail centre that includes the existing neighbourhood centre zone and Virgara Winery cellar door complex is an important first step. A concept plan for the town centre should establish how the area can develop over time to create a vibrant mixed use centre that includes quality pedestrian links and a central open space as a key community meeting place.

Upgrading the streetscape of the Heaslip Road as the town 'backbone' can deliver multiple benefits for Angle Vale including enhancing the experience for pedestrian and improving the town's appearance and character.

Importantly it also can install greater pride and confidence in the adjacent businesses and

property owners and act as a catalyst for upgrades to existing buildings or new developments on currently vacant sites in both the town retail centre and along Heaslip Road generally.

It is important to influence any such development so that it positively contributes to the centre's role and character.

04 Framework Strategies

4.2 Strategies

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4.2.4 Quality Connections

Connections are routes for any form of getting around, by vehicle, public transport, walking, cycling, wheelchair, gopher or pram.

‘Quality’ encompasses the importance of connections being logical, safe, easy to move along, enjoyable and attractive. It also captures the importance of connections being of quality for all the different ways of getting around, not just cars.

The new Northern Expressway (Nexy) will change local traffic conditions within Angle Vale. It should reduce the amount of commercial vehicles travelling through the centre of town. This presents an opportunity to make streetscape improvements to Angle Vale Road and Heaslip Road that might have been difficult previously.

Focusing on enhancing Heaslip Road as the town’s ‘backbone’ main street can transform this street into an attractive quality connection for pedestrians, cyclists and vehicles.

Ensuring all new subdivisions include street networks that connect to existing streets will provide clear and safe connections to important destinations, including for pedestrians and cyclists.

Focusing on improving existing local residential streets for walking & cycling that form routes to and between important destinations will achieve the greatest impact.

The design of key roads & intersections to manage traffic flows related to the new Nexy and township growth will need to also facilitate commercial vehicle access to any commercial or local light industry areas.

Facilitating in street designs space for public transport routes and stops will assist in lobbying for the introduction in public transport connections to nearby centres & rail to cater for the existing and growing community.

4.2.5 Network of Open Space Recreation Opportunities

Open Space is a fundamental part of a sustainable and livable town as it provides multiple benefits to a community including recreation facilities, ‘green infrastructure’, visual amenity, improved micro climate and biodiversity opportunities.

Delivering the new multi-functional recreation and sports facility on the Fradd Rd site and improving connections to it, particularly for pedestrians & bikes is a key part of this strategy

Developing a network of existing and new neighbourhood parks and a linked landscape corridor on the new town boundaries as Angle Vale grows will provide residents with local informal recreation spaces.

Improving the capacity of the Gawler River as a linear park will further contribute as will establishing quality links to it for all modes of travel.

04 Framework Strategies

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4.2 Strategies

4.2.6 Enhance Town Character and Identity

The character and identity of a town is formed from a combination of its history, its physical form and its community.

Town character isn't static, it changes over time and character can sometimes be influenced by negatives attributes as well as positive aspects of a town.

The community of a town are central to the town character and have the most capacity to influence character and to articulate what parts of town character they would like to project and what they might like to improve into the future.

Angle Vale has a strong identity as a separate country town distinct from the larger suburbs to its south east. This is created by the clear edges to the residential which is surrounded by horticulture in the form of either vines, crops or open paddocks.

Within the town the character of the main roads is very different from the character of the local residential neighbourhoods. The residential streets are quiet with shady street trees (where mature) and open front yards with houses consistently setback about eight metres.

Whereas the main streets in Heaslip Road and Angle Vale Road are busy and while there are some wonderful mature trees in places both streets are largely unshaded with large stretches of open dirt verges that can be both dusty or muddy.

As Angle Vale expands into the identified growth areas utilise a combination of streets with trees, multifunctional landscape corridors and the Gawler River and Nexy to clearly distinguish town boundaries and maintain and reinforce Angle Vale's identity as a discrete town.

Developing guidelines will ensure new subdivisions contribute to the town character through quality local residential streets and consistent house setbacks.

Celebration of Angle Vale's history, location and community through public art in Key Projects and at key open spaces and facilities can add to town character.

URBAN DESIGN
FRAMEWORK

05

05 Urban Design Framework

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5.1 Introduction

The role of an Urban Design Framework is to apply the high level Strategies to the physical urban form of Angle Vale. The urban design framework brings together Angle Vale as it is today and the future vision outlined in the Strategies.

Each individual action is intended to contribute to achieving one or more of the high level strategies. Refer to Appendix A (page 70) for a table that nominates which strategies each action is contributing towards. The table illustrates that many individual actions are relevant to multiple strategic aims.

5.2 Concept Diagram

A Concept Diagram is a simple conceptual sketch that encapsulates the key elements of the urban design framework.

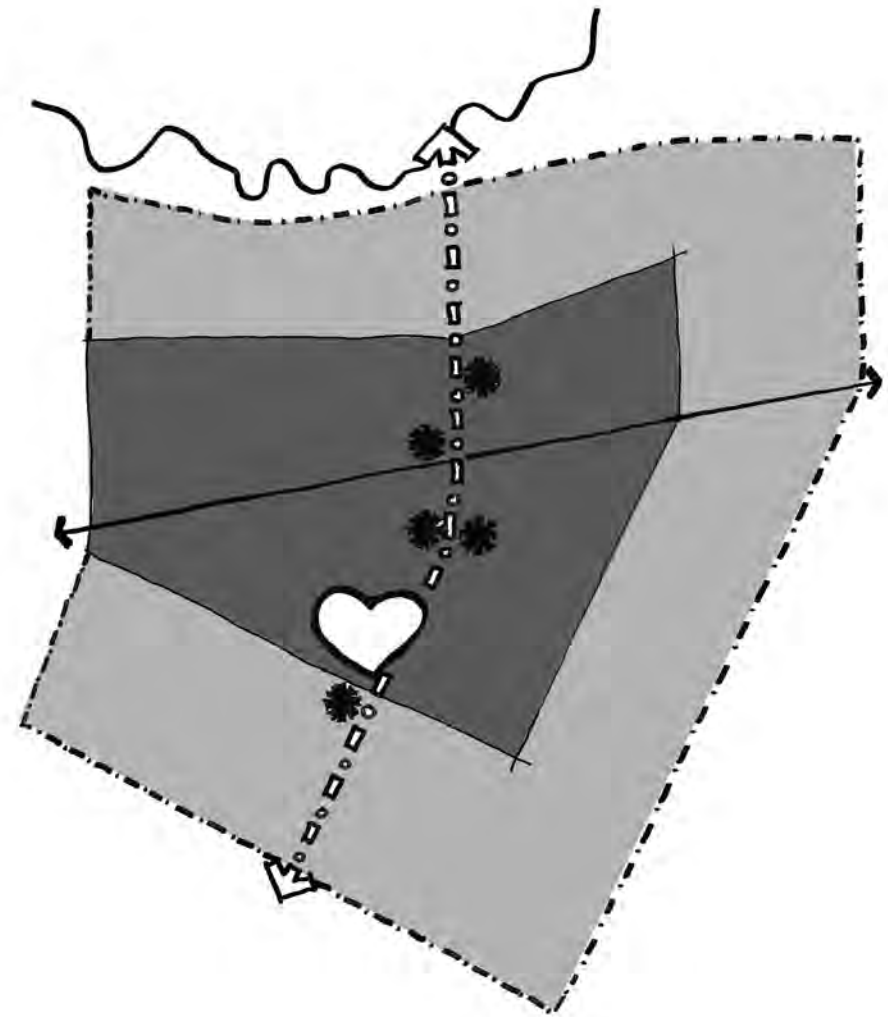


Fig 5.1_Concept Diagram

05 Urban Design Framework

5.3 Precinct Plan

To provide a structure to the urban design framework the project study area for Angle Vale has been divided into seven precincts. Each precinct identifies an area that has plays a particular role in the physical form of the town, or has similar existing characteristics or for which a consistent aim or vision has been identified in the Strategies.

The identified precincts are a organising tool in this document only and are not recommended 'zones' for the Development Plan although some precinct boundaries have been informed by understanding the existing development plan and some may influence future decisions about zones.



Fig 5.2_Precinct Plan

05 Urban Design Framework

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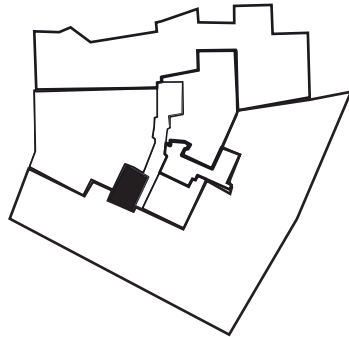


Fig 5.3_Centre Precinct Location

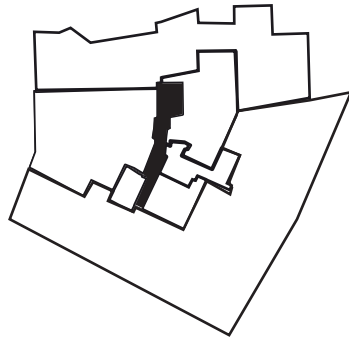


Fig 5.4_Heaslip Backbone Precinct Location

5.4 Precinct Description and Intent

5.4.1 Centre Precinct

- _This precinct includes the shopping centre, other adjacent retail, large amounts of bitumen car park & surrounding undeveloped land. The service station, Virgara's cellar door and adjacent vacant land have also been included.
- _Developing this area as a prosperous centre that is an enjoyable place for pedestrians and has a clear focal point is very important.
- _Any new retail, eating places, community services or tourist accommodation etc should be located here to reinforce it as the town centre.
- _New or redeveloped buildings must positively contribute to the Heaslip Rd streetscape and not be dominated by extensive car parking

5.4.2 Heaslip Backbone Precinct

- _Heaslip Road is the 'backbone' of Angle Vale, along which the key destinations are located: Virgara winery, shopping centre, primary school, childcare, local shops & Trinity College. The precinct extends from Virgara winery to the northern end of the Trinity College grounds and includes the properties on either side of Heaslip Road.
- _Enhancing the streetscape of Heaslip Rd will address multiple issues in a coordinated way: improve drainage, the quality of pedestrian & cycle routes, improve town appearance, way finding & character and will encourage private development of blocks along the street.



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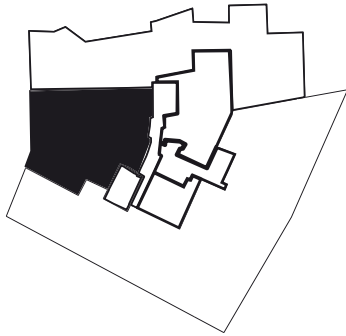


Fig 5.5_ Western Established Residential Precinct Location

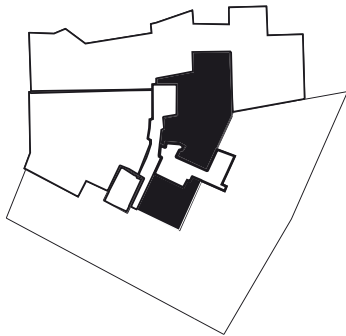


Fig 5.6_ Eastern Established Residential Precinct Location

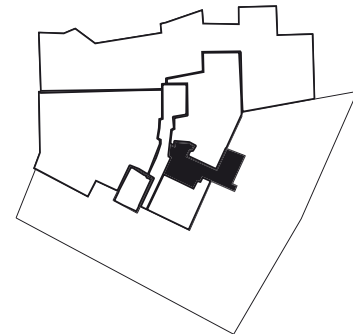


Fig 5.7_ Fradd Road Precinct Location

5.4 Precinct Descriptions and Intents

5.4.3 Western Established Residential Precinct

- _ This area is largely established residential streets with some undeveloped sites on the northern edge, including the 'Golden Eggs' site which is approved for a subdivision with 63 new blocks. It includes Angle Vale Road.
- _ This precinct will remain stable with completion of residential subdivisions on the remaining undeveloped land in the northern area of the precinct.
- _ Enhance key streets for all modes of travel and improved character and reinforce this established western boundary of the town with landscaping and gateway elements.



5.4.4 Eastern Established Residential Precinct

- _ This area is largely established residential streets with an undeveloped site east of the primary school. The precinct is in two parts separated by the Fradd Road Precinct. The northern section includes Angle Vale Road which connects to the new Northern Expressway.
- _ This precinct will remain stable will completion of the recent subdivision in the north of the precinct.
- _ Stimulate development of the central undeveloped land through allowance for a range of block sizes accommodated by delivery of a communal sewer system.
- _ Enhance key streets for all modes of travel and improved character and continue street networks into growth precincts to the north and east.



5.4.5 Fradd Road Precinct

- _ This precinct includes important community places; the Primary school, the new retirement village currently under construction and the future sports facility
- _ With the new Northern Expressway Fradd Rd will be a more local street for cars but an important route for pedestrians and cyclists to these destinations and for school kids & the elderly travelling to Heaslip Road



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Fig 5.8_South East Growth Precinct Location

5.4 Precinct Descriptions and Intents

5.4.6 South East Growth Precinct

- _ This area is largely identified in the State Govt 30 Year Plan for town growth. The area is bounded by Short Rd, Curtis Rd, Frisby Rd and Angle Vale Rd. The area of land east of Frisby Rd to the Northern Expressway has been included by the project team.
- _ This precinct can become new residential neighbourhoods that are well planned with connected streets, local open spaces and modern infrastructure. These neighbourhoods and broader Angle Vale will be supported by commercial and local light industry zones adjacent to Angle Vale road.
- _ The residential neighbourhoods will respond to location, provide different lifestyle options and contribute to reinforcing character
- _ Creating a multi-functional landscape corridor along the new town boundaries will be important to the identity of Angle Vale as a distinct town & allow it to blend with the rural living to the south.
- _ Development of the south east growth precinct needs to happen in a logical order from its boundaries with the existing town outwards.
- _ It is recommended the South East Growth precinct be commenced before the Northern Growth Precinct to reinforce the central precinct as the actual town centre and due to the need to resolve flooding risks over sections of the northern precinct.

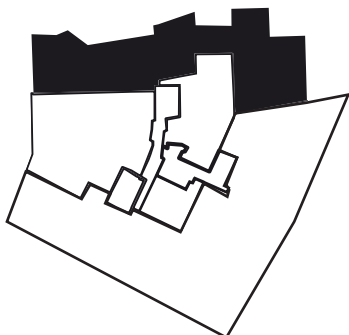
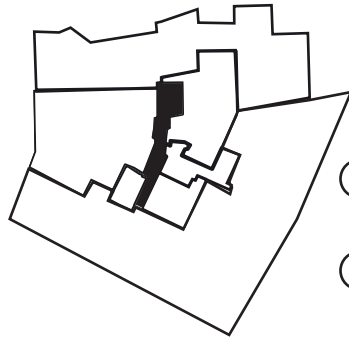


Fig 5.8_Northern Growth Precinct Location

5.4.7 Northern Growth Precinct

- _ This area is identified in the State Govt 30 Year Plan for town growth. The area is bounded by the existing town, Chivell Road, the Gawler River, Riverbanks Rd and Angle Vale Road.
- _ This precinct can become new residential neighbourhoods that are well planned with connected streets, local open spaces and modern infrastructure. These neighbourhoods and broader Angle Vale will be supported by commercial zone adjacent to Angle Vale road.
- _ The residential neighbourhoods will respond to location and provide different lifestyle options
- _ Creating a strong landscape corridor along the new town boundaries will be important to maintaining the identity of Angle Vale
- _ Development of the northern growth precinct needs to happen in a logical order from its boundaries with the existing town outwards.
- _ It is recommended the Northern Growth precinct be commenced after the South East Growth Precinct.





5.5 Precinct Actions

5.5.1 Precinct Actions: Heaslip Road Backbone (HB) Actions

- ① **HB.1 Key Project: Heaslip Road Streetscape Upgrade (KP.A)**
_Refer to Key Projects page X
- ② **HB.2 Encourage Education Organisations to contribute to Placemaking in the Street**
_Liaise with the Primary School, Trinity College, Childcare Centre and Scouts regarding their contribution to Key Project A in the form of involvement in public art
_Develop ideas for public art and/or landscaping elements developed with the children's involvement that can soften the impact of the large extent of fencing along the organisation's grounds and positively contribute to the Heaslip Road streetscape and celebration of Angle Vale's character and community.
- ③ **HB.3 Facilitate Quality Redevelopment of Vacant sites**
_Review the Development Plan and consider options that may stimulate development on these high profile vacant sites that can add to the role of Heaslip Road as the 'backbone' of the town.
- ④ **HB.4 Ensure Future Developments Contribute to Streetscape**
_As the town 'backbone', Heaslip Road will benefit if future development of sites along it positively contributing to the streetscape through building design and landscaping.
_Review the development plan and amend as necessary to reflect the importance of high quality development outcomes distinct from general requirements on other local streets in the town.

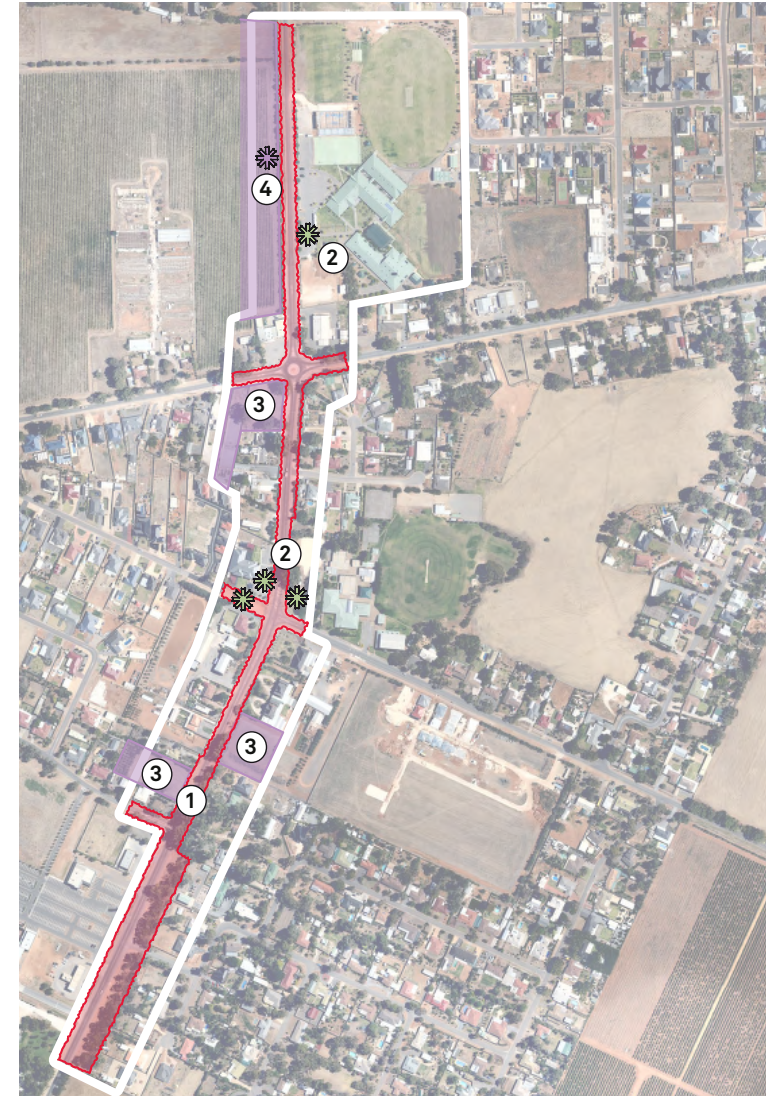
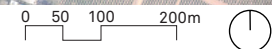
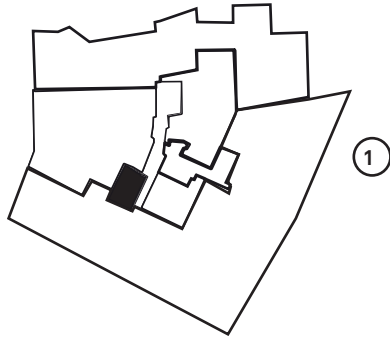


Fig. 5.9_ Heaslip Backbone Precinct Actions Diagram



- Legend
- _Key Project Boundary
 - _Potential Development Site
 - _Key Placemaking Location
 - ① _Precinct Action #



5.5.2 Precinct Actions: Town Centre Precinct (TC) Actions

TC.1 Develop Comprehensive 'Neighbourhood Centre' Concept Plan

—Achievement of a recognisable and vibrant mixed use centre over time requires the development of a Neighbourhood Centre Concept Plan to clearly articulate the necessary elements and influence private development outcomes.

—Prepare a concept plan that includes:

- Establishes the primary vehicle circulation 'streets' that connect to existing streets
- Identifies the appropriate location of future buildings and car parks so that street edges are strongly addressed by buildings and car parks are located to the side or rear.
- Indicates a new public street continuing Strangways Road south into the South East Growth Precinct
- Nominates an indicative location for a public open space that can be a focal point of the centre

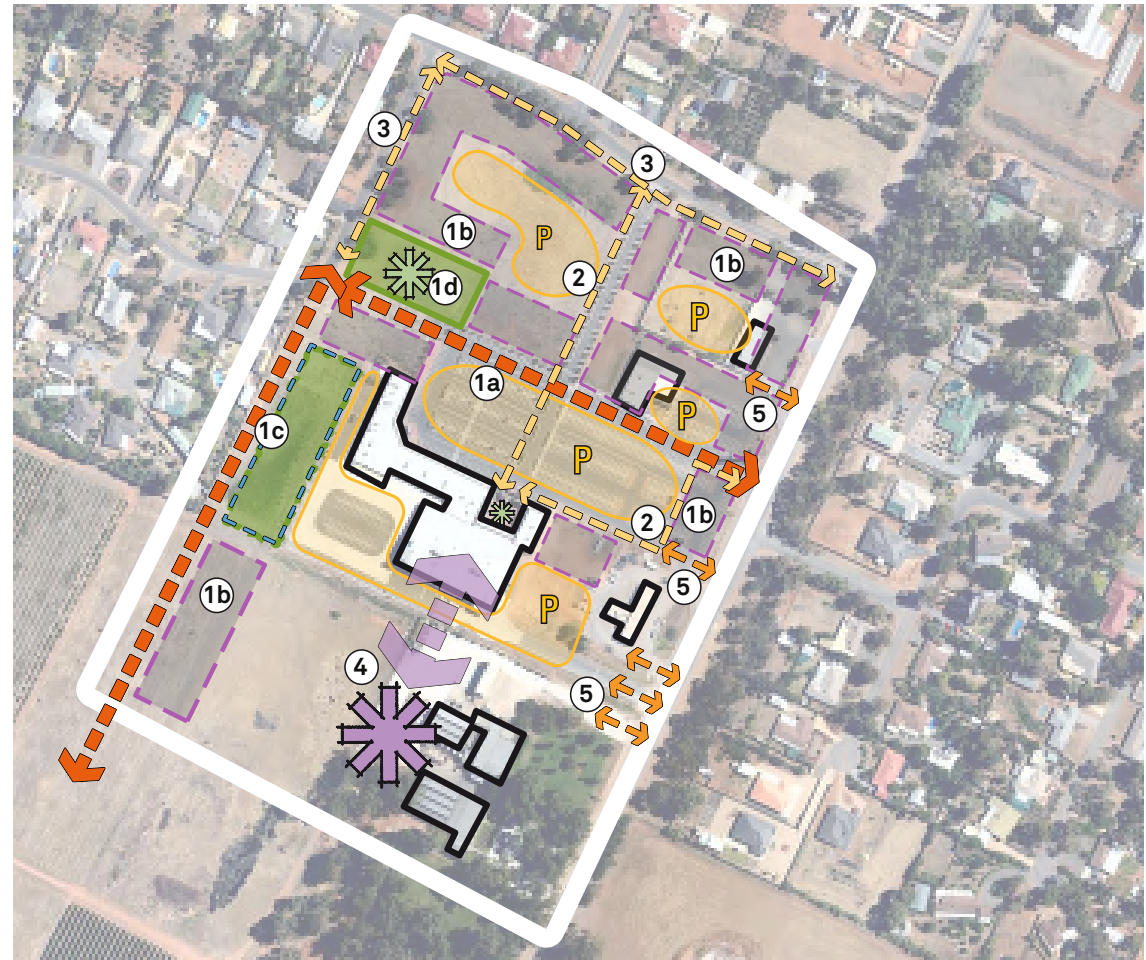


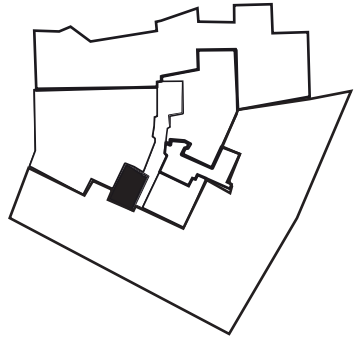
Fig. 5.10_Central Precinct Actions Diagram

Legend

- Key Public Street Connection
- Enhance Key Pedestrian Routes
- Existing Building
- Indicative Building Locations to Street Edges

- Indicative Public Park as Focal Point
- Stormwater Management
- Indicative Car Parking
- Integrate Driveways with Streetscape

- Future Redevelopment of Virgara Winery
- Improve Connection
- Precinct Action #



5.5.2 Precinct Actions: Town Centre Precinct (TC) Actions

② TC.2 Liase with Centre Management to Improve Internal Pedestrian Routes

_Discuss the possibility of partnering to deliver pedestrian footpaths and/or articulated routes across the car parks to the shopping centre in the short to medium term

③ TC.3 Improve Pedestrian Links Along Public Streets

_Implement footpaths and street planting along Max Fatchen Dr and Strangways Road as adjacent vacant sites develop

④ TC. 4 Liaise with Virgara Winery to Achieve an Integrated Centre

_The section of Virgara Winery immediately to the south of the existing centre has been included as part of this new centre precinct in recognition of the cellar door's role as an important destination and the companies indication of desire to redevelop.

_Consider the Virgara land as part of the overall concept plan development and liaise with Virgara Winery to develop a concept plan that facilitates improved relationship and physical connections between the winery and the shopping centre over time

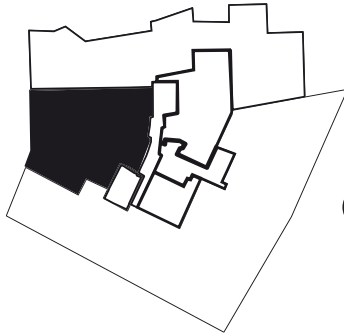
⑤ TC. 5 Integrate Driveways with Heaslip Road Streetscape Upgrade Project

_Review existing driveways and consolidate where possible to reduce the number of points of entering traffic for improved safety
_Coordinate this with the design and delivery of Key Project A the Heaslip Road Streetscape Upgrade.



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5.3 Precinct Actions: Western Established Residential (WR) Actions

- ① **WR.1 Angle Vale Road West Streetscape Upgrade**
 - _Widen road shoulders to accommodate safe bike use
 - _Upgrade Stormwater management. Consider the suitability of Water Sensitive Urban Design Strategies such as swales or bioretention strips that can support street planting
 - _Provide quality footpaths along both verges
- ② **WR.2 Key Project: Town Gateways-Angle Vale Road West (KP.C)**
 - _Refer to Key Projects page 58
- ③ **WR.3 Reinforce Western Town Boundary**
 - _Undertake street tree planting along both sides Chivell and Short Roads to reinforce the town edge and improve landscape amenity, micro climate and biodiversity links to the Gawler River

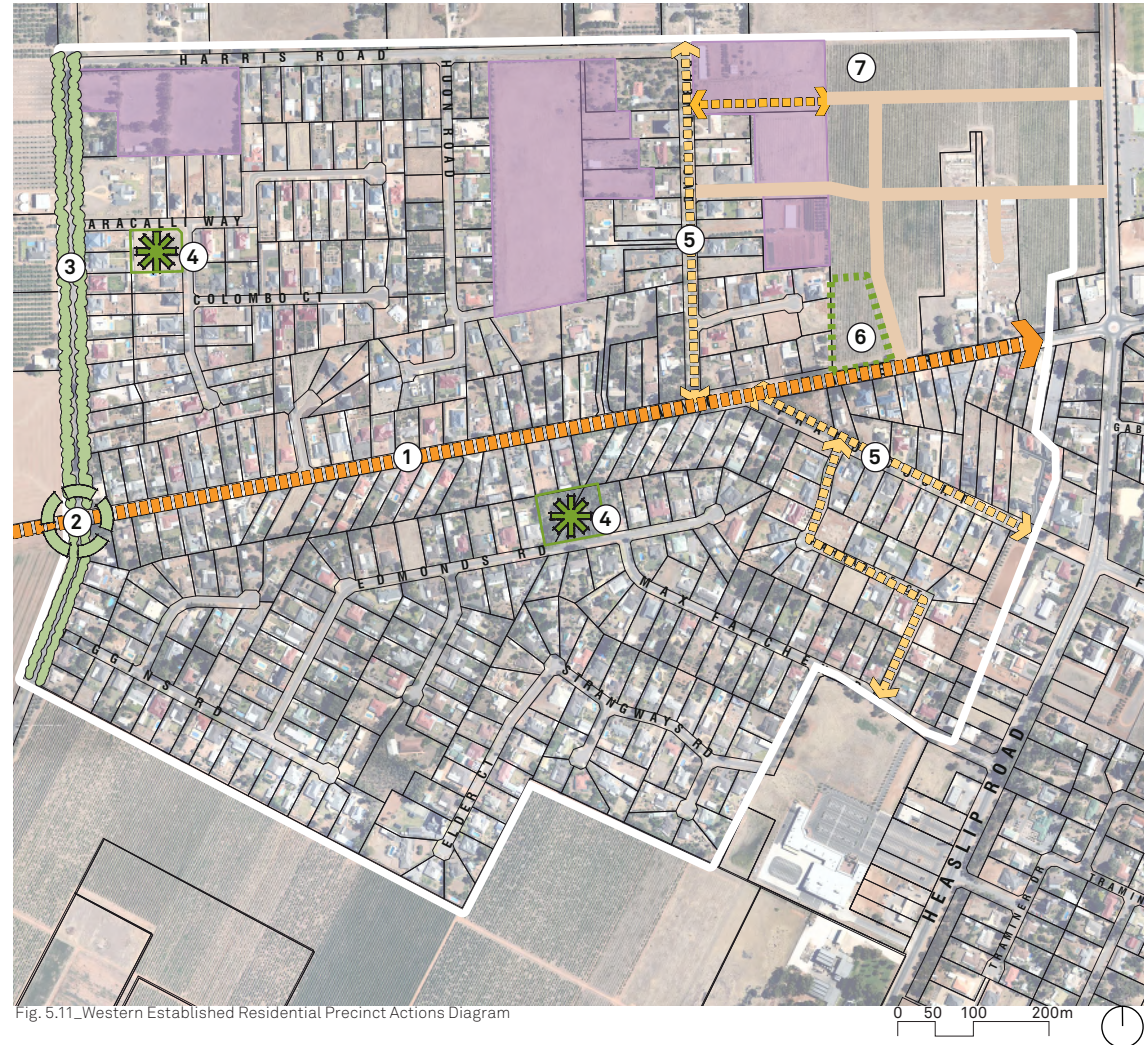
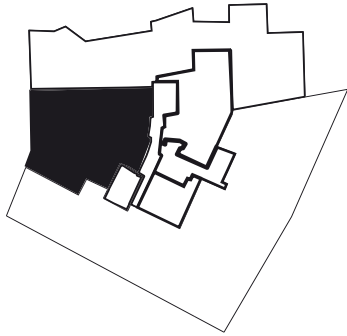


Fig. 5.11_Western Established Residential Precinct Actions Diagram

Legend

- | | | | | | |
|--|--|--|--|--|--|
| | _Potential Development Site | | _Enhance Key Pedestrian Routes | | _Gateway Element |
| | _Key Street Enhancement | | _Approved Street in Future Subdivision | | _Street Tree Planting to Town Boundary |
| | _Indicative Primary Street Connections | | _Enhance Existing Park | | _Future Park (approved) |

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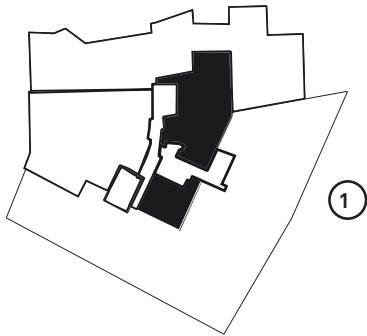
5.3 Precinct Actions: Western Established Residential (WR) Actions

- ④ **WR.4 Local Park Facilities**
 - _Add to existing local parks on Edmonds Rd and Varacalli Way with additional facilities such as seating, play elements and lighting
- ⑤ **WR.5 Key Pedestrian Route Enhancement**
 - Bubner Road: Route from future northern town growth to town centre
 - _Improve stormwater management, construct footpath on western verge with shade trees (no powerlines above)
 - Fradd Court: key route from Angle Vale Rd west to Heaslip Rd/Fradd Rd and adjacent to destinations for children
 - _Plant regular street trees to shade the existing footpath along the northern verge
 - Harradine Court: key route from the north west section of town to the retail centre
 - _Plant regular street trees to shade the existing footpath along the north-eastern verge
- ⑥ **WR.6 Future Local Park Integration**
 - _Integrate streetscape upgrades to Angle Vale Road with the design of the future park to be delivered as part of the approved subdivision
 - _Consider future embellishments to the park facilities when the surrounding residents are established
- ⑦ **WR.7 Connect Street Network**
 - _As part of any subdivision approval over remaining undeveloped land achieve logical continuation of existing streets to create a connected street network



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①

5.5.4 Precinct Actions: Eastern Established Residential (ER) Actions

ER.1

Angle Vale Road East Streetscape Upgrade

- _Widen road shoulders to accommodate safe bike route to the Nexy route
- _Upgrade Stormwater management. Consider the suitability of Water Sensitive Urban Design Strategies such as swales or bioretention strips that can support planting
- _Provide footpath along the northern verge
- _Consolidate existing street trees with infill planting

②

ER.2 Facilitate Development of Vacant Land

- _Revise the Development Plan requirements over this site to facilitate a mix of block sizes (min 600 sqm and average of 1000 sqm) that will encourage subdivision of this central location
- _Include in the development plan a street network concept plan that achieves logical street connections that will provide improved pedestrian routes to the school and future oval

Legend







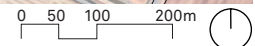
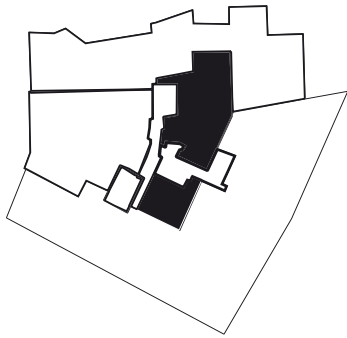
-  _Potential Development Site
-  _Key Street Enhancement
-  _Indicative Primary Street Connections
-  _Enhance Key Pedestrian Routes
-  _Enhance Existing Park
-  _Integrate Stormwater Management



Fig. 5.12_Eastern Established Residential Precinct Actions Diagram



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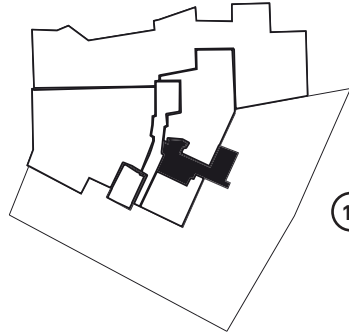
5.5.4 Precinct Actions: Eastern Established Residential (ER) Actions

- ③ **ER.3 Key Pedestrian Route Enhancement: Broster Road**
 - _Broster Road is a key local route to Angle Vale Road which will increase in importance with future expansion to the north
 - _Construct a quality footpath with regular shady street trees along the eastern verge which has no over head powerlines and is lit by existing street lighting.
- ④ **ER.4 Local Park Facilities**
 - _Investigate options for improving facilities in local parks such as bench seating, picnic tables and small play elements
- ⑤ **ER.5 Key Pedestrian Link to Future Sports Facility**
 - _Construct a pedestrian footpath and improve way finding with signage to create a quality pedestrian link along Kent Ave to the future sports facility from Stevens Drive.
- ⑥ **ER.6 Coordinate Future Street Extensions & Stormwater Management**
 - _As part of structure planning for the Northern Future Growth Precinct resolve how the north-south sections of Glenfield Circuit can be extended to form part of the future street network, while maintaining stormwater management requirements



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5.5.5 Precinct Actions: Fradd Road(FR) Actions

①

FR.1 Key Project: Fradd Road Streetscape Upgrade (KP.B)

- _Commission the design of streetscape upgrade that can be delivered in stages
- _Refer to Key Projects for further details (page 59)

②

FR.2 Coordinated Street Interface for new Sports Facility

- _Ensure the detailed design of the new sports facility strongly contributes to the streetscape of Fradd Road



Fig. 5.13_Fradd Road Precinct Actions Diagram

Legend



_Key Project Boundary



_Future Sports Facility



_Gateway Element



_Integrate Stormwater management

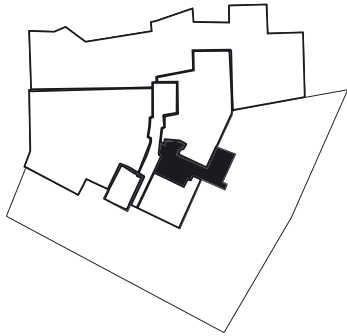


_Potential Pedestrian Link

0 25 50 100m



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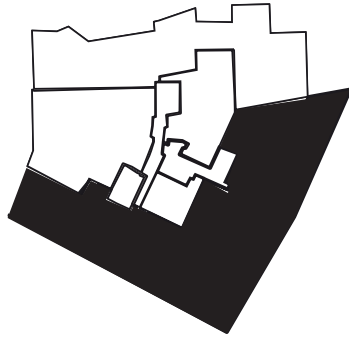
5.5.5 Precinct Actions: Fradd Road(FR) Actions

- ③ **FR.3 Key Project: Gateways-Fradd Road Precinct**
_Refer to Key Projects page 59
- ④ **FR.4 Integrate Stormwater Management with future sports facility**
_In the design of stormwater management elements for the new sports facility plan for its integration with likely improvements to stormwater management along Fradd Road as part of the streetscape upgrade project
- ⑤ **FR.5 Pedestrian Link to Future Residential**
_Liase with primary school to discuss the potential of public pedestrian link through to future streets as part of any future subdivision of the central vacant land



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5.5.6 Precinct Actions: South East Growth (SG) Actions

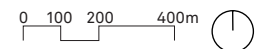
1 SG.1 Undertake Comprehensive Structure Planning

_Develop an integrated structure plan for the precinct and include as part of a Development Plan Amendment (DPA) that includes:

- _Block size range and location
- _Quality Street Network
- _Stormwater management
- _Open Space Network



Fig. 5.14_South East Growth Precinct Actions Diagram



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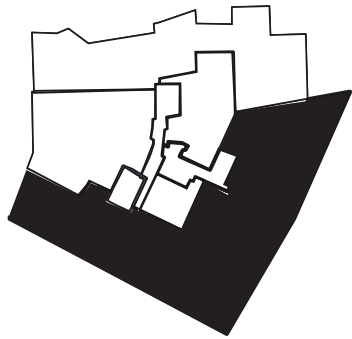
5.5.6 Precinct Actions: South East Growth (SG) Actions

- ② **SG.2 Achieve a Multi use Landscape Corridor to Reinforce Town Boundary & Identity**
 - _ Through a DPA require provision of a continuous landscape corridor along the south and east boundaries of Short Road, Curtis Road and the Northern Expressway as part of any redevelopment of applicable sites
 - _ The landscape corridor is to extend north along Heaslip Road, including roadside Virgara vines to protect and enhancing this important established gateway into Angle Vale and key element of the towns character.
 - _ The broader corridor will combine stormwater management, visual and sound buffer to the expressway, recreation open space and biodiversity opportunities while providing a strong town boundary
 - _ The corridor can be a combination of private land (e.g. Virgara vines) and open space and stormwater management land dedicated to council as part of subdivision development.
 - _ Ensure the detailed planting design of the corridor responds to bushfire management principles.
- ③ **SG.3 Facilitate a range of block size choices in central locations**
 - _ Identify central locations near the town centre and new sports facility that are to include range of block sizes (minimum around 600sqm) to provide housing options for different lifestages while maintaining the development average in the low density range.
 - _ Develop guidelines on minimum width of lot street frontages and style of house setback to maintain the character of existing residential neighbourhoods
- ④ **SG.4 Edge Growth Areas with Larger 'Rural Living' Style Lots**
 - _ Designate the most southern and eastern areas of the precinct (furthest from the town centre) as larger 'rural living' style blocks (1500sqm - 4000sqm) to provide housing & lifestyle choice and reinforce the edge of Angle Vale.



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5.5.6 Precinct Actions: South East Growth (SG) Actions

⑤ SG.5 Investigate suitability of a 'Home Industry' Area

- _ Census data and community consultation feedback have both indicated a higher number of Angle Vale residents either work from home or own commercial vehicles associated with their employment
- _ Investigate the suitability of nominating a specific area of town growth as a Home Industry Zone that accommodates home industries on the same land as residential dwelling to cater for this section of the community
- _ A Home Industry Zone would allow small business owners to operate from home and/or park commercial vehicles with appropriate restrictions on noisy activities, hours of operations, numbers of employees, building heights and sizes that are less restrictive than specific residential zones.
- _ Identifying a specific area upfront as part of broader structure planning provides certainty for people purchasing land in this zone

⑥ SG.6 Nominate Commercial Activities Area Adjacent to Nexy

- _ Commercial activities that provide services to residents and create jobs are an important part of Angle Vale's growth in the future
- _ While retail activities are to be focused in the Centre Precinct, commercial activities that need proximity to the Northern Expressway and/or larger sites (such as integrated service station) can be located along the eastern section of Angle Vale Road.
- _ Develop guidelines that ensure all development is of a high quality with attractive buildings and landscaping fronting the street and car parking to the side and rear.
- _ Incorporate an appropriate signage policy reflective of the role of Angle Vale Road in the character of the overall town.

⑦ SG.7 Nominate a Local Light Industry Area to service the community

- _ As Angle Vale grows it is important that local 'light industry' businesses (e.g. mechanics, builders, landscapers etc) that service residents and create jobs are accommodated in an appropriate location.
- _ Nominate an area for such uses with excellent access to the Northern Expressway but that doesn't impact on the character of main roads or residential neighbourhoods

⑧ SG.8 Create Logical and walkable Street Network

- _ Clearly indicate in a structure plan key street connections to achieve a quality street network
- _ Include a new public street along the eastern boundary of the new sports facility to maximise opportunities for casual surveillance
- _ Introduce new streets that extend the existing grid alignment
- _ Emphasise north-south streets to achieve east-west lots to maximise passive solar design opportunities

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5.5.7 Precinct Actions: Northern Growth (NG) Actions

1 NG.1 Investigate and Resolve Flooding Risks

_As part of broader Gawler River flood management, mitigate the risks of flooding to this precinct prior to any structure planning or subsequent development.

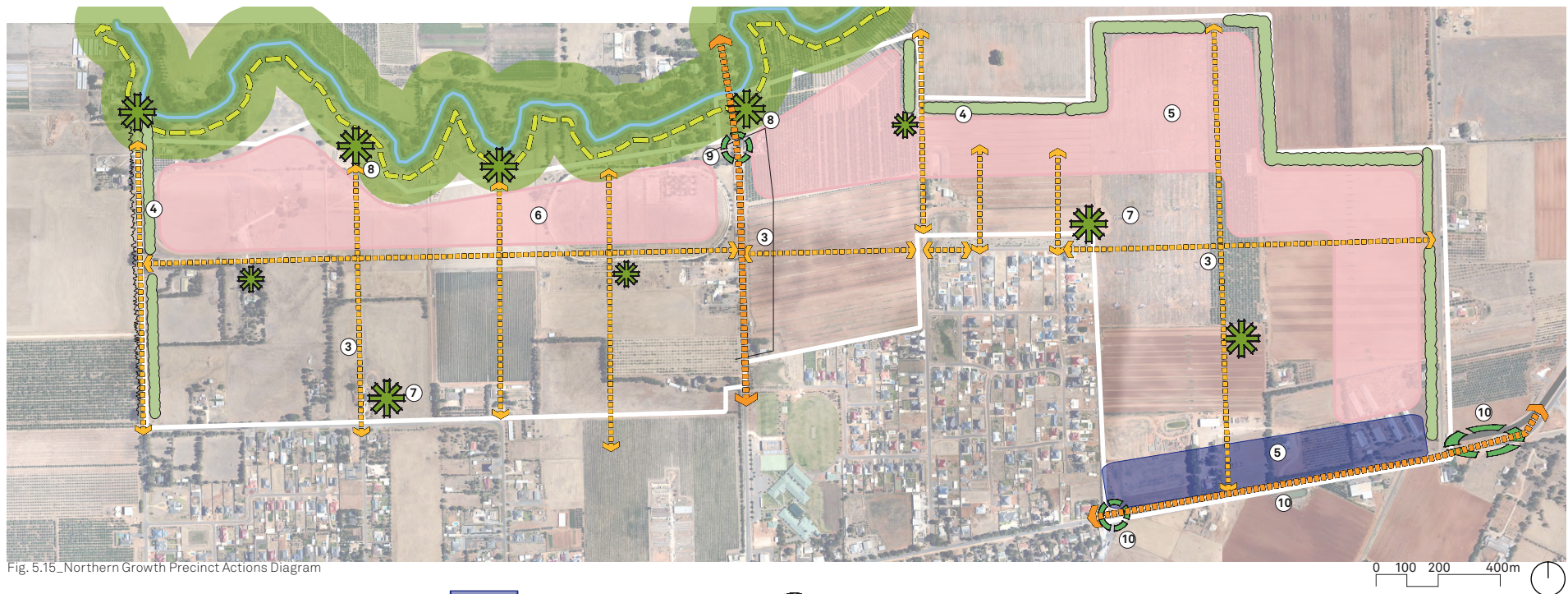
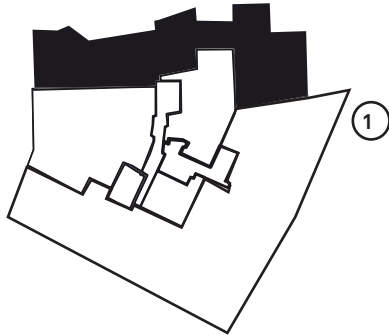


Fig. 5.15 Northern Growth Precinct Actions Diagram

Legend

- _Main Street Enhancement
- _Indicative Primary Street Connection

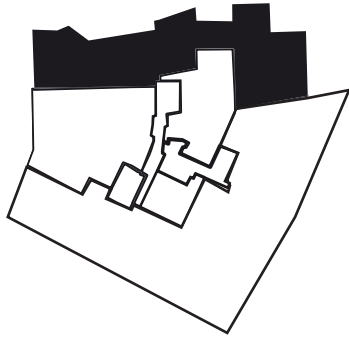
- _Commercial activities
- _Rural Living Style Lots
- _Landscape Corridor

- _Gateway Element
- _Indicative Future Park Location

HASSELL

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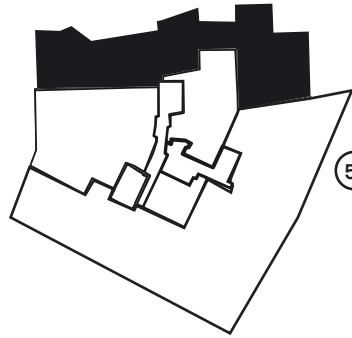


5.5.7 Precinct Actions: Northern Growth (NG) Actions

- ② **NG.2 Undertake Comprehensive Structure Planning**
 - _Develop an integrated structure plan for the precinct and include as part of a Development Plan Amendment (DPA) that includes:
 - _Block size range and location
 - _Quality Street Network
 - _Stormwater management
 - Open Space Network
- ③ **NG.3 Create Logical and walkable Street Network**
 - _Clearly indicated in a structure plan key street connections to achieve a quality street network
 - _Continue the alignment of existing streets including Huon Rd, Bubner Rd, Broster Rd Briar Rd
 - _Introduce new streets that extend the existing grid alignment
 - _Emphasise north-south streets to achieve east-west lots to maximise passive solar design opportunities
- ④ **NG.4 Implement a Multifunctional Landscape Corridor to Define Town Boundaries**
 - _Through a DPA require provision of a landscape corridor along the north eastern edge of the precinct between the Gawler River and Angle Vale Road and also on the far western edge of the precinct to Chivell Road.
 - _The landscape corridor will define a strong edge to the town, create biodiversity and recreation links to the Gawler River, manage stormwater and interface with nearby horticulture.
 - _Ensure the detailed planting design of the corridor responds to bush fire management principles.



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5.5.7 Precinct Actions: Northern Growth (NG) Action

- 5 NG.5 Designate High Quality Commercial activities adjacent to Nexy Nominate Commercial Activities Area Adjacent to Nexy**

 - _Commercial activities that provide services to residents and create jobs are an important part of Angle Vale's growth in the future
 - _While retail activities are to be focused in the Centre Precinct, commercial activities that need proximity to the Northern Expressway and/or larger sites (such as integrated service station) can be located along the eastern section of Angle Vale Road.
 - _Develop guidelines that ensure all development is of a high quality with attractive buildings and landscaping fronting the street, car parking to the side and rear.
 - _Incorporate an appropriate signage policy reflective of the role of Angle Vale Road in the character of the overall town.
- 6 NG.6 Edge Growth Areas with Larger 'Rural Living' Style Lots**

 - _Designate the most northern and eastern areas of the precinct (furthest from the town centre) as larger 'rural living' style blocks (1500sqm - 4000sqm) to provide housing & lifestyle choice and reinforce the edge of Angle Vale.
- 7 NG.7 Nominate Local Neighbourhood Park Locations**

 - _As part of structure planning clearly nominate the best location for local parks that achieves a consistent accessibility for residents and locates park on key streets to create an overall network that is well connected to each other, the Gawler River and existing subdivisions
- 8 NG.8 Implement Gawler River Open Space Strategy Actions**

 - _The Gawler River Open Space Strategy prepared for GRFMA includes a number of strategies to improve and manage open space along the length of the Gawler River
 - _As a GRFMA member work to progress the strategy actions, particularly those that will provide recreation opportunities for the Angle Vale community
- 9 NG.9 Key Project: Town Gateways- AM Dawkins Park & Heaslip Road Bridge (KP.C)**

 - _Refer to Key Project C page 61
- 10 NG.10 Key Project: Town Gateways- Angle Vale Road Nexy and Town Centre**

 - _Refer to Key Project C page 61

KEY PROJECTS

06

06 _____ Key Projects

6.1 Key Project Selection

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The actions identified across the precincts will be achieved in various different ways which is further explained in the Implementation section on page 65. As urban design is about the physical elements of a place many actions ultimately result in either council construction works or influencing what someone else (e.g a developer) constructs.

Key Projects are construction works that can make a big contribution to the lives of the community, the character of a town & encourage private development or encourage visitors to stop or stay longer. Key Projects are usually of a reasonable scale and in a location that is important to the whole town rather than smaller more local actions, that while important, won't have a great influence on the broader town.

As the implementation of all of the recommendation actions will happen over many years the Key Projects are nominated as priority projects for the council to pursue in the short to medium term.

Key Projects must address a location and issue that is in council's jurisdiction and be achievable from a design and budget perspective and be able to be logically delivered in stages if necessary.

The three key projects for Angle Vale have been selected to achieve change across a range of important urban design issues including town centre vibrancy, quality connections, public space for community life and town identity.

06 Key Projects

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Key Projects A : Heaslip Road Streetscape Upgrade Project

- _Commission the design of a master plan for the upgrade of Heaslip Road streetscape
- _The scope of the master plan should include Heaslip Road between the Virgara winery cellar door driveway to the south and the northern end of Trinity College's grounds to the north. The scope also includes the intersections of Max Faction Dr, Angle Vale Rd roundabout and the closed section of Fradd Court.
- _The aim of the project is to transform Heaslip Road into a highly attractive quality main street that encourages residents to walk and cycle between the many destinations along its length and is central to the character and identity of Angle Vale as a vibrant town.

As part of Key Project A:

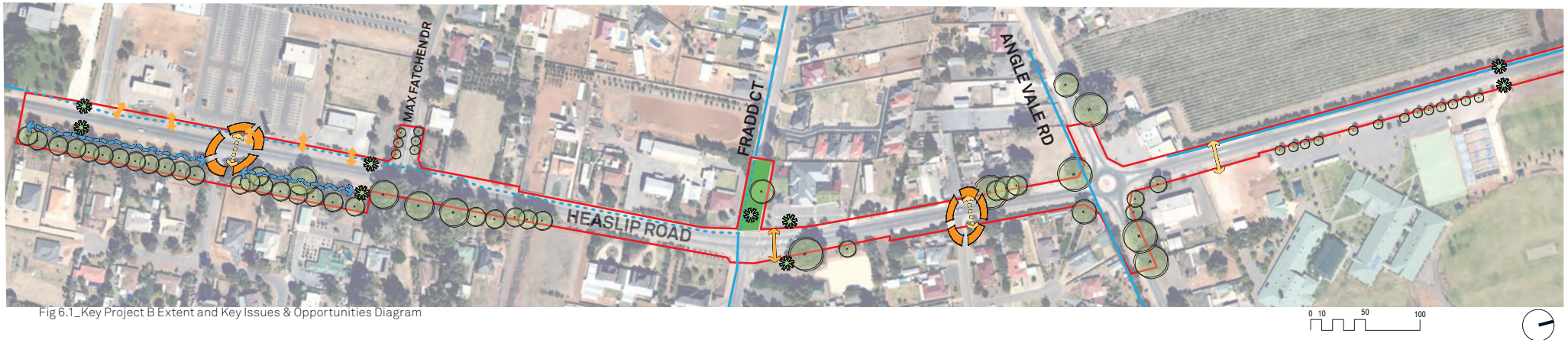
- _Plan the design so that it can be delivered in logical and achievable stages that respond to budget roll outs and construction management issues for local businesses and traffic.
- _Seek funding to underground over head powerlines between Virgara winery cellar door and Fradd Court. This will significantly improve capacity for large attractive shady street trees at regular intervals
- _Undertake a Movement Study to review and provide design solutions for all forms of movement along the street; pedestrian, cycle, car, commercial vehicle, future public transport routes and parking.
- _Survey existing trees and develop strategy to retain and protect the health of the many magnificent mature trees within and immediately adjacent the project scope.
- _Liaise with Department of Transport, Energy & Infrastructure (DTEI) as the managing agency of Heaslip Road.
- _Create a 'pocket park' on the closed section of Fradd Court as a central 'meeting and resting place' along the street
- _Integrate Water Sensitive Urban Design elements into the project to manage stormwater and irrigate street plantings
- _Include public art in either functional street furniture and/or sculptural elements to celebrate the character and community of Angle Vale.
- _Coordinate the design of the Fradd Road section with Key Project B, the Fradd Road Streetscape Upgrade.



_Examples of Streetscape Upgrades from left to right; Ceduna SA, Forster Vic, Bacchus Marsh Vic, Bacchus Marsh Vic and Mitchelton Qld

06 Key Projects

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Legend

- | | | | | |
|----------------------------------|--|---|-------------------------------------|-----------------------------|
| _Key Project Boundary | _Existing signalised pedestrian crossing | _Potential location for pedestrian refuge | _Key intersection of movement types | _Pocket park opportunity |
| _Over head powerlines _to remain | _Existing pedestrian refuge | _Coordinate with busy retail driveways | _Existing large tree | _WSUD Stormwater management |
| _Underground powerlines | | | | |

06 Key Projects

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Fig 6.2_Heaslip Road today



Fig 6.3_Artist impression of how Heaslip Road could change in the future

06____Key Projects



Fig 6.4_Closed section of Fradd Court looking towards Heaslip Road



Fig 6.5_Artist's impression of how Fradd Court could transform into a pocket park

HASSELL



_Examples of the types of play equipment and landscaping suitable for the pocket park

06 Key Projects

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Key Projects

KP.B :Fradd Road Streetscape

- _Commission the design for the upgrade of the Fradd Road streetscape between the intersection with Heaslip Road and the eastern end of the new sports facility
- _The aim of the project is to create a quality street link from Heaslip Road to the Primary School, new Retirement Village and future community sports facility that encourages residents to walk and ride and adds to the character of Angle Vale.

As part of Key Project B:

- _Plan the design so that it can be delivered in logical and achievable stages that respond to budget roll outs and construction management issues for local businesses and traffic.
- _Survey existing trees and develop strategy to retain and protect the health of the many magnificent mature trees within and immediately adjacent the project scope.
- _Integrate Water Sensitive Urban Design elements into the project to manage stormwater and irrigate street plantings, including coordination with the sports facility stormwater management
- _Include public art in either functional street furniture and/or sculptural elements at key points such as the primary school and new sports facility
- _Coordinate the design of the section adjacent to the Heaslip Rd intersection with design of Key Project A



Fig 6.6_Key Project B Extent and Key Opportunities Diagram

Legend

- | | | |
|-----------------------|---|-----------------------------|
| _Key Project Boundary | _Existing pedestrian crossing (flags) | _Existing large tree |
| _Over head powerlines | _Potential location for pedestrian refuge | _WSUD Stormwater management |

06 ____ Key Projects



Fig 6.7_ Fradd Road today



Fig 6.8_Artist's impression of how the Fradd Road streetscape could be improved

06 ____ Key Projects

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Key Project C: Town Backbone & Gateways (KP.C)

- _Commission the design of a strategy to improve the approaches and gateways into Angle Vale.
- _The design strategies need to respond to the fact that the act of arriving is a movement and therefore stretches of street, rather than static points can contribute to gateway elements.
- _Gateway designs should aim to improve the quality of the arrival, particularly for pedestrians and cyclists and well as enhancing the appearance and character of Angle Vale.

Angle Vale Road West Streetscape

- _Upgrade stormwater management, particularly between Fradd Ct and Heaslip Road, using WSUD methods were possible
- _Construct bike lanes and footpaths on both sides of the road
- _Establish a regular avenue of street trees, selecting appropriate small species for the northern verge with overhead powerlines

Western Gateway

- _The approach from the west along Angle Vale Road will be more of a 'local' nature with the new Northern Expressway but is still important



Fig 6.9_ Location of elements of Key Project C

Legend

— Streetscape Upgrade

— Gateway

06 ____ Key Projects

Key Project C: Town Backbone & Gateways (KP.C)

Heaslip Road South Streetscape

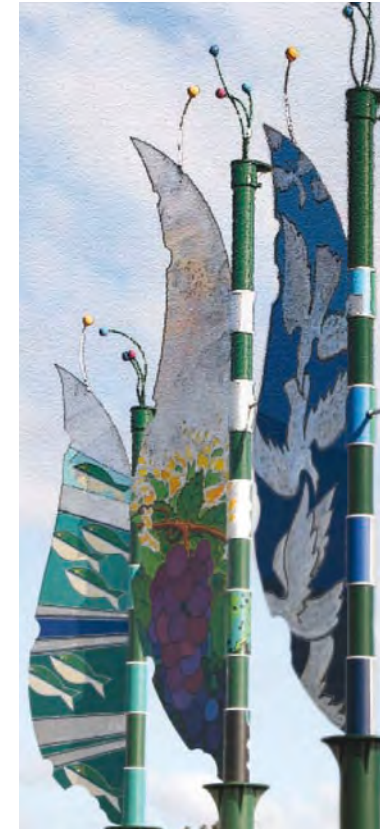
- _The approach from the south along Heaslip Road is a landmark character element for Angle Vale, particularly the Virgara vines, mature trees and cellar door lawns. As the South East Growth Precinct develops this landscape corridor on either side will be strengthened on the eastern side also.
- _Upgrade stormwater management, using WSUD methods and link to adjacent landscape corridor
- _Construct bike lanes and footpaths on both sides of the road
- _Supplement existing trees with infill street plantings, selecting appropriate species under powerlines on the eastern side

Southern Gateway

- _As the South East Growth Precinct develops the intersection of Heaslip Road and Curtis Road will become the southern gateway into Angle Vale.

Curtis Road Nexy Gateway

- _The new Northern Expressway includes access to and from Curtis Road adding to its existing role as a key approach from Munno Para to the east
- _The section of Curtis Road west of the new roundabout will become an important gateway when the South East Growth Precinct is fully developed



_Examples of gateway elements from Woollongong, Dunsborough WA, Westwood SA and hardy street landscaping

06 ____ Key Projects

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Key Project C: Town Backbone & Gateways (KP.C)

Angle Vale Road East Streetscape

- _Upgrade stormwater management, using WSUD methods were possible
- _Construct footpaths on both verges
- _Provide bike lanes that connect to the Nexy path
- _Suplement existing street trees with infill planting, selecting appropriate small species for the southern verge with overhead powerlines

Northern Nexy Gateway

- _The exit off the Northern Expressway onto Angle Vale Road adds to its role as a key gateway from the north and east , particularly as Angle Vale grows and its new town boundary borders this intersection

Eastern Town Centre Gateway

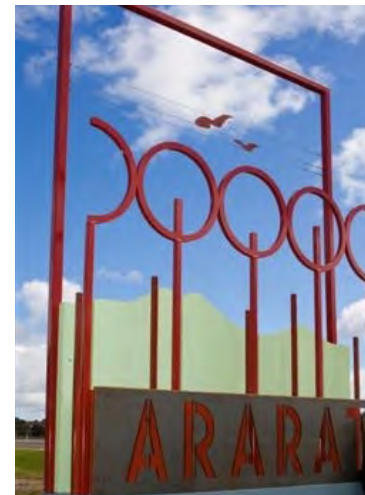
- _This point of Angle Vale Road is the current gateway into Angle Vale residential areas and will remain a gateway into the central part of town as Angle Vale grows, acting as the transition between commercial activities to residential

Heaslip Road North Streetscape

- _As the Northern Growth Precinct develops this section of Heaslip Road will form the arrival into the central part of Angle Vale to the south

Gawler River Bridge Gateway

- _As Heaslip Road north is a secondary local route it isn't as high profile as other gateways but the Gawler River will form an important landscape edge as Angle Vale growths to the north and is part of the identity and character of the town



_Examples of creative signs and gateway elements from Taringa Qld, New Farm Qld, Ararat Vic, Cockburn WA and hardy street landscaping

IMPLEMENTATION

07

07 _____ Implementation

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A key aim of the Urban Design Framework is to identify specific actions and importantly how and when each action is to be instigated and achieved. To assist in effective implementation of the framework actions each action has been considered in terms of what type or types of activities are needed to achieve the action.

Often actions will involve more than one step or activity to work towards the end aim. Identifying these sub steps upfront will mean appropriate planning and timeframes can be applied to an action to ensure it is achieved over time.

As the framework is made up of multiple actions across the identified precincts it is important to clearly priorities these. The following page explains the thinking behind how the actions have been prioritised and also estimated timeframes for achievement 'on the ground'.

It is important to recognise that while Council will drive the implementation of the urban design framework, other key stakeholders play very important roles in contributing to the realisation and success of specific actions. Where a stakeholder is considered to play a central role to achieving an action they have been identified.

Action Categories

Design/ Technical Development

- _Involves either investigation and/or resolution of a technical issue impacting on an action or preparation of a detailed design to achieve an action
- _Often the first step in commencing an action that will ultimately be delivered through physical construction

Capital Works

- _Physical construction work to council assets such as infrastructure, streets and parks

DPA Development Plan Amendment

- _Involves Council making a change or addition to its Development Plan to influence private development.
- _DPA's involve a formal public notification and consultation process in their own right

Liason with others

- _Council approaching, discussing and/or negotiating with organisations or individuals such as the state government, specific community groups (e.g. sports clubs), land owners or local businesses

Other Council Program

- _A number of council's other programs may be able to contribute to some of the actions.

07 _____ Implementation

Priority Categories

1 First Priority

- _Major impact on the existing town – in terms of facilities, amenity, character
- and/or
- _Key design, investigation, planning work needed to be undertaken now for future
- and/or
- _Easy to deliver action to commence work 'on the ground'
- _Ideally all first priorities are commenced within 2 years and complete within 4 years

2 Second Priority

- _Key action but not highest impact
- and/or
- _Addresses an issue that is not yet a major issue
- _Ideally all Second priorities are commenced within 4 years and complete within 7 years

3 Third Priority

- _Not as significant an impact on the whole town – more a local/ specific outcome
- and/or
- _Not required until future longer term development happens
- and/or
- _Addressing a predicted future issue that is yet to occur
- _Ideally all third priorities are commenced within 7 to 10 years

As Relevant Priority

- _Achievement of action relates to instigation by others
- _For example an action requires a private individual to instigate plans to develop a site before council can actively engage to achieve the desired outcome.

Key Stakeholders

DTEI	Department of Transport, Energy and Infrastructure
PSA	Planning SA (part of Department of Planning & Local Govt)
Com	Community of Virginia, including community groups
LO	Land Owners
BO	Business Owners

Estimated Time frame Categories

S	Short Term 1-3 years
M	Medium Term 4-6 years
L	Long Term 7-10 years

07 Implementation

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Implementation Table by Precinct

CODE	PRECINCT & ACTIONS	ACTION CATEGORY					KEY STAKEHOLDERS	PRIORITY	ESTIMATED TIME FRAME
		Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program			
Heaslip Backbone									
HB.1	Key Project: Heaslip Road Streetscape Upgrade	✓	✓				DTEI	1	S to M
HB.2	Encourage Education Organisations to contribute to Placemaking in the Street	✓	✓		✓		Com, LO	2	M
HB.3	Facilitate Quality Redevelopment of Vacant sites			✓	✓			As relevant	Ongoing
HB.4	Ensure Future Housing & Landscaping Contributes to Streetscape			✓	✓		Dev	As relevant	Ongoing
TC	Town Centre Precinct								
TC.1	Develop Comprehensive 'Neighbourhood Centre' Concept Plan	✓		✓				1	S
TC.2	Liaise with Centre Management to Improve Internal Pedestrian Routes	✓			✓		LO/BO	1	S to M
TC.3	Improve Pedestrian Links Along Public Streets	✓	✓					2	M to L
TC.4	Liaise with Virgara Winery to Achieve an Integrated Centre	✓		✓	✓		LO/BO	1	S to M
TC.5	Integrate Driveways with Heaslip Road Streetscape Upgrade Project	✓			✓			1	S to M

07 Implementation

Implementation Table by Precinct

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CODE	PRECINCT & ACTIONS	ACTION CATEGORY					KEY STAKEHOLDERS	PRIORITY	ESTIMATED TIME FRAME
		Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program			
Western Established Residential									
WR.1	Angle Vale Road West Streetscape Upgrade	✓	✓				DTEI	2	S to M
WR.2	Key Project: Gateways-Angle Vale Road West	✓	✓				DTEI	2	M
WR.3	Reinforce Western Town Boundary	✓	✓					3	S to M
WR.4	Local Park Facilities	✓	✓					3	S to M
WR.5	Key Pedestrian Route Enhancement		✓					3	M
WR.6	Future Local Park Integration	✓						2	S
WR.7	Connect Street Network	✓		✓	✓		Dev	As relevant	S to M
Eastern Established Residential									
ER.1	Angle Vale Road East Streetscape Upgrade	✓	✓				DTEI	2	M to L
ER.2	Facilitate Development of Vacant Land			✓	✓			As relevant	Ongoing
ER.3	Key Pedestrian Route Enhancement: Broster Road		✓					3	M to L
ER.4	Local Park Facilities	✓	✓					3	M
ER.4	Key Pedestrian Link to Future Sports Facility		✓					2	S
ER.4	Coordinate Future Street Extensions & Stormwater Management	✓		✓	✓			As relevant	L

07 Implementation

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Implementation Table by Precinct

CODE	PRECINCT & ACTIONS	ACTION CATEGORY					KEY STAKEHOLDERS	PRIORITY	ESTIMATED TIME FRAME
		Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program			
Fradd Road Precinct									
FR.1	Key Project: Fradd Road Streetscape Upgrade	✓	✓					1	S
FR.2	Coordinated Street Interface for new Sports Facility	✓	✓					1	S
FR.3	Key Project: Gateways-Fradd Road Precinct	✓	✓					3	M to L
FR.4	Integrate Stormwater management with future sports facility	✓	✓					1	S to M
FR.5	Pedestrian Link to Future Residential	✓	✓		✓			3	M
South East Growth Precinct									
SG.1	Undertake Comprehensive Structure Planning	✓		✓				1	S
SG.2	Achieve a Multifunctional Landscape Corridor	✓	✓	✓				As relevant	S to L
SG.3	Facilitate a Range of Block Size Choices in Central Locations			✓				1	S to L
SG.4	Edge Growth Areas with Larger 'Rural Living' Style Lots			✓				1	S to L
SG.5	Investigate Suitability of a 'Home Industry' Area			✓				1	S
SG.6	Nominate Commercial activities adjacent to Nexy			✓				1	S
SG.7	Nominate a Local Light Industry Area to service the community			✓				1	S
SG.8	Create a Logical and Walkable Street Network	✓		✓				As relevant	S to L

07 Implementation

Implementation Table by Precinct

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CODE	PRECINCT & ACTIONS	ACTION CATEGORY					KEY STAKEHOLDERS	PRIORITY	ESTIMATED TIME FRAME
		Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program			
NG	Northern Growth Precinct								
NG.1	Investigate and Resolve Flooding Risks	✓	✓	✓	✓		GRFMA	2	S to m
NG.2	Undertake Comprehensive Structure Planning	✓		✓				1	S
NG.3	Create a Logical and Walkabl Street Network	✓		✓				As relevant	S
NG.4	Implement a Multifunctional Landscape Corridor to Define Town Boundaries	✓		✓				As relevant	S to L
NG.5	Designate High Quality Commercial activities adjacent to Nexy			✓				1	S
NG.6	Edge Growth Areas with Larger 'Rural Living 'Style Lots			✓				1	S
NG.7	Nominate Local Neighbourhood Park Locations	✓		✓			Dev		S
NG.8	Implement Gawler River Open Space Strategy Actions	✓	✓				GRFMA	2 to 3	M to L
NG.9	Key Project: Gateways- AM Dawkins Park & Heaslip Road Bridge	✓	✓				DTEI	3	M to L
NG.10	Nominate Local Neighbourhood Park Locations	✓		✓				1	S to L

CONCLUSION

08

08 _____ Conclusion

The aim of this Urban Design Framework is to stimulate positive change and set out a long term strategic vision for Angle Vale that responds to the state government directions of growth and builds on the positives of the existing town.

The framework outlines specific actions that are achievable over time and together will work to achieve the high level strategies that set the vision for the future of Angle Vale.

This Urban Design Framework is a key document for Council in guiding future development, establishing land use policies and the strategic implementation of capital works improvement projects for Angle Vale. It is an important first step in the ongoing BLUEPRINT Townships initiative.

Commitment from council to implementing the framework, along with involvement from key stakeholders such as state government, the community, business and land owners is fundamental to translating the framework from the page into a physical reality on the ground for Angle Vale.