ONE TREE HILL
URBAN DESIGN FRAMEWORK_
FINAL REPORT

Prepared for City of Playford
June 2010

HASSELL

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Content

Appendices

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INTRODUCTION

01

01_____ Introduction

1.1 Executive Summary

This Urban Design Framework has been prepared for the township of One Tree Hill by HASSELL for City of Playford as part of the BLUEPRINT Townships initiative for One Tree Hill, Angle Vale and Virginia. 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. 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 One Tree Hill the 30 Year Plan does not identify any growth areas in the vicinity of One Tree Hill. The Plan indicates One Tree Hill is surrounded by areas of High Environmental Significance and Metropolitan Open Space made up of the existing Hills Face Zone, including the Mount Lofty Ranges Watershed. The project team responded to the final 30 Year Plan by addressing this new State Government Policy in the Urban Design Framework strategies and actions.

In undertaking the analysis of One Tree Hill's strategic and planning context and the character of the existing town a number of key issues and opportunities were identified to be discussed and addressed. In no particular order these are:
_Infrastructure Provision
_No public transport
_Shopping mix and prosperity
_Pedestrian and cyclist movement
_Considering township boundary changes
_Housing mix- elderly & young
_Existing high amenity and township character
_Surrounding Hills Face Zone and nearby Watershed Zone
_Community facilities and services
_Tourism activities

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01_____ Introduction

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 One Tree Hill 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 One Tree Hill. These many issues and ideas have been synthesised into six high level strategies that set the vision for the future of One Tree Hill. It is these six strategies that all the individual actions within the framework are working together to achieve over time.

Framework Strategies:
_Retain Existing Town Boundaries
_Underpin with Coordinated Infrastructure
_Facilitate Prosperous & Attractive Main Street
_Quality & Safe Connections
_Recreation & Community Facilities
_Enhance Town Character & Identity

Precinct Plan and Actions

To provide a structure to the Urban Design Framework the project study area for One Tree Hill has been divided into five 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:
_Blacktop Road Precinct
_McGilp Road Precinct
_Sport and School Precinct
_Western Residential Precinct
_Eastern Residential 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 property owner) constructs.

01_____ Introduction

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 One Tree Hill have been selected to achieve change across a range of important urban design issues including town centre vibrancy, quality connections and town identity.

Key Project A: Blacktop Road Streetscape Upgrade
_The aim of this project is to enhance the main street as the central place of activity, pedestrian movement, shopping, informal socialising and town character. Key aims are improve the identity and appearance of the centre and the experience for pedestrians, while facilitating safe traffic movement and convenient parking

Key Project B: Town Gateways Project
_The aim of this project is to improve the quality of the arrival, particularly for pedestrians and cyclists and well as enhancing the appearance and character of One Tree Hill and strengthen its identity as a unique township.

Key Project C: McGilp Road Streetscape Upgrade
_The aim of this project is to improve the safety for pedestrian, particularly for children and also effectively manage the mature trees and stormwater

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 One Tree Hill that builds on the positives of the existing town. This Urban Design Framework is a key document for Council in guiding future development, establishing policies and the strategic implementation of capital works improvement projects for One Tree Hill. 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 One Tree Hill.

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01_____ Introduction

1.2 Overview

This report encapsulates the Urban Design Framework prepared for the township of One Tree Hill 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 One Tree Hill 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 and the key projects that have been identified as part of the framework. Section six 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 One Tree Hill.

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 North regeneration project and a major expansion of military facilities and personnel at Edinburgh should facilitate further economic growth and opportunities.

As such, 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, One Tree Hill, Virginia and Angle Vale and 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 One Tree Hill ,Virginia and Angle Vale. 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 existing township of One Tree Hill. Its immediate surrounds were also considered to understanding the context of the township.
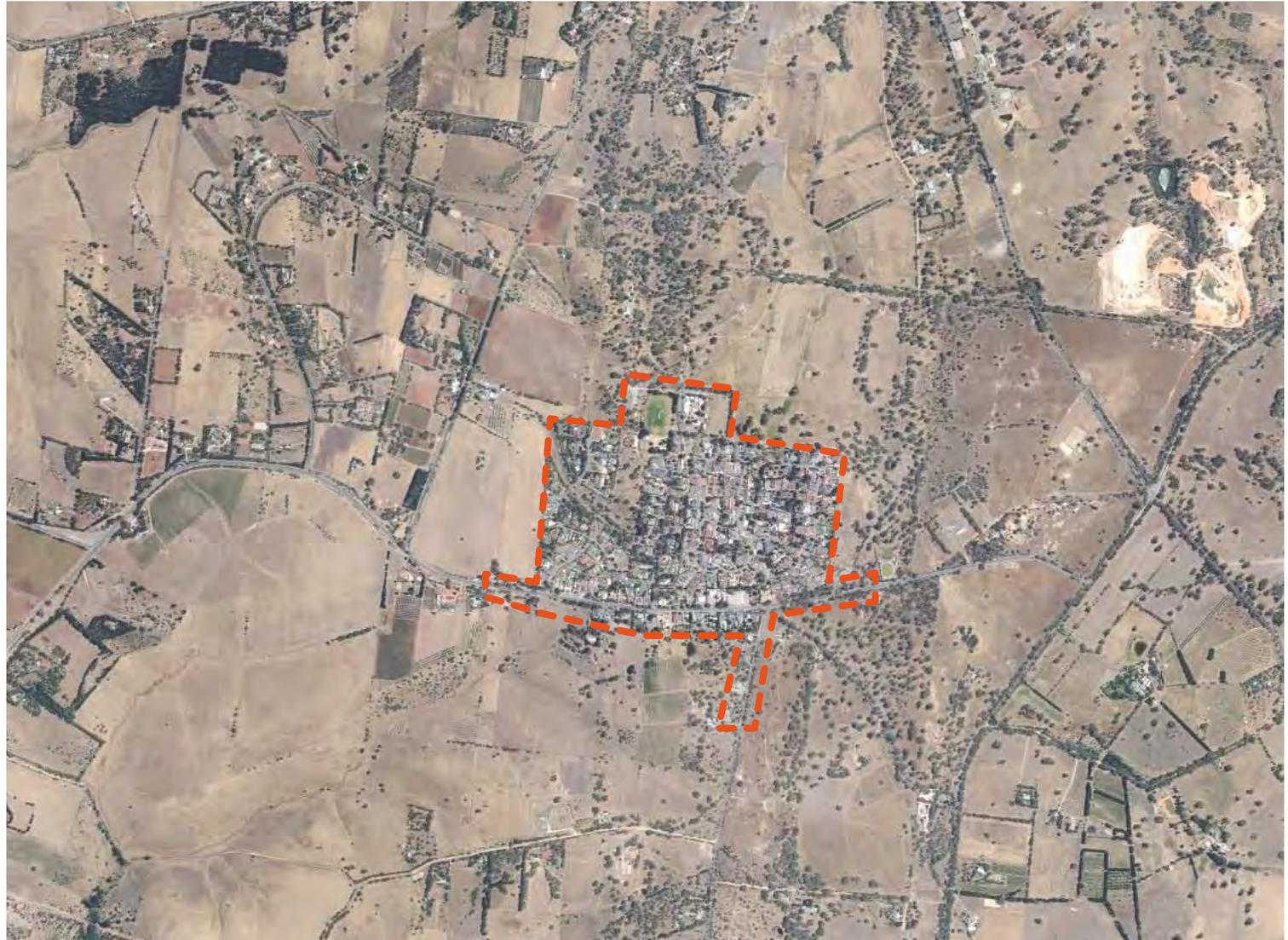

Fig. 1.1_Project Study Area

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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 from previous consultation include (in no particular order):
_Existing zoning and lack of infrastructure limits development
_Population growth – character, extension of township boundary?
_Lack of public transport
_Lack of infrastructure such as gas and mains sewerage
_Lack of services such as surgery, ATM, childcare / preschool and
  local shops
_Lack of affordable housing

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

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UNDERSTANDING
ONE TREE HILL

02

02_____Understanding One Tree Hill

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 30 Year Plan for Greater Adelaide also nominates areas of ecological significance. One Tree Hill is located in close proximity to such areas. Map D1 shows that One Tree Hill is located within the Mount Lofty Ranges Watershed and is situated in close proximity to areas of High Environmental Significance. Furthermore, One Tree hill is located in the Hills Face Zone.

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

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02_____Understanding One Tree Hill

2.1 Strategic and Planning Context

City of Playford Council Plan (2009-2013)
The Council Plan identifies the City of Playford's priorities over a 4-year period, defines its key strategic response and provides an annual budget to fund activities and therefore, it communicates Council's contribution to the realisation of the community vision, contained within the Playford Community Plan.

As a preamble the Plan states that *"The recently released draft Plan for Greater Adelaide will shape how our City develops over the next 30 years. In response the Council will develop its position on what our City should look like when it is fully developed. In all probability it will provide for quite significant expansion of our townships which will require comprehensive master planning of these expanded urban communities"*

The Plan identifies a series of key goals and objectives, including economic prosperity. Under this collective banner, the Plan

identifies the need for strategic planning to accommodate population growth, visioning and management of the townships and the provision of sewerage to townships and growth areas.

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 pota-

ble 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.

Metropolitan Open Space System (MOSS)
The Hills Face Zone constitutes a major part of the Metropolitan Open Space System (MOSS) as is shown on map D7 in the 30 Year Plan for Greater Adelaide. The significance of the MOSS has not changed since the Planning Strategy for Metropolitan Adelaide, which was released in 2007. The main difference between these two strategic documents, is the classification of areas as *high environmental significance*. Due to the fact that there is land rated as having high environmental significance, in close proximity to One Tree Hill this further restricts potential development in the area.

02_____Understanding One Tree Hill

2.1 Strategic and Planning Context

Metropolitan Context

One Tree Hill is located approximately 22 kilometres from the Adelaide CBD and is one of three townships in the City of Playford. The remaining two; Angle Vale and Virginia, lie to the west approximately 8 and 20 kilometres respectively.

One Tree Hill is located in the foothills of the Mount Lofty Ranges positioned northeast of the Parra Wirra Reservoir. The township is surrounded by grazing and agricultural activities.

One Tree Hill is not identified in the 30 Year Plan as an area for urban expansion.
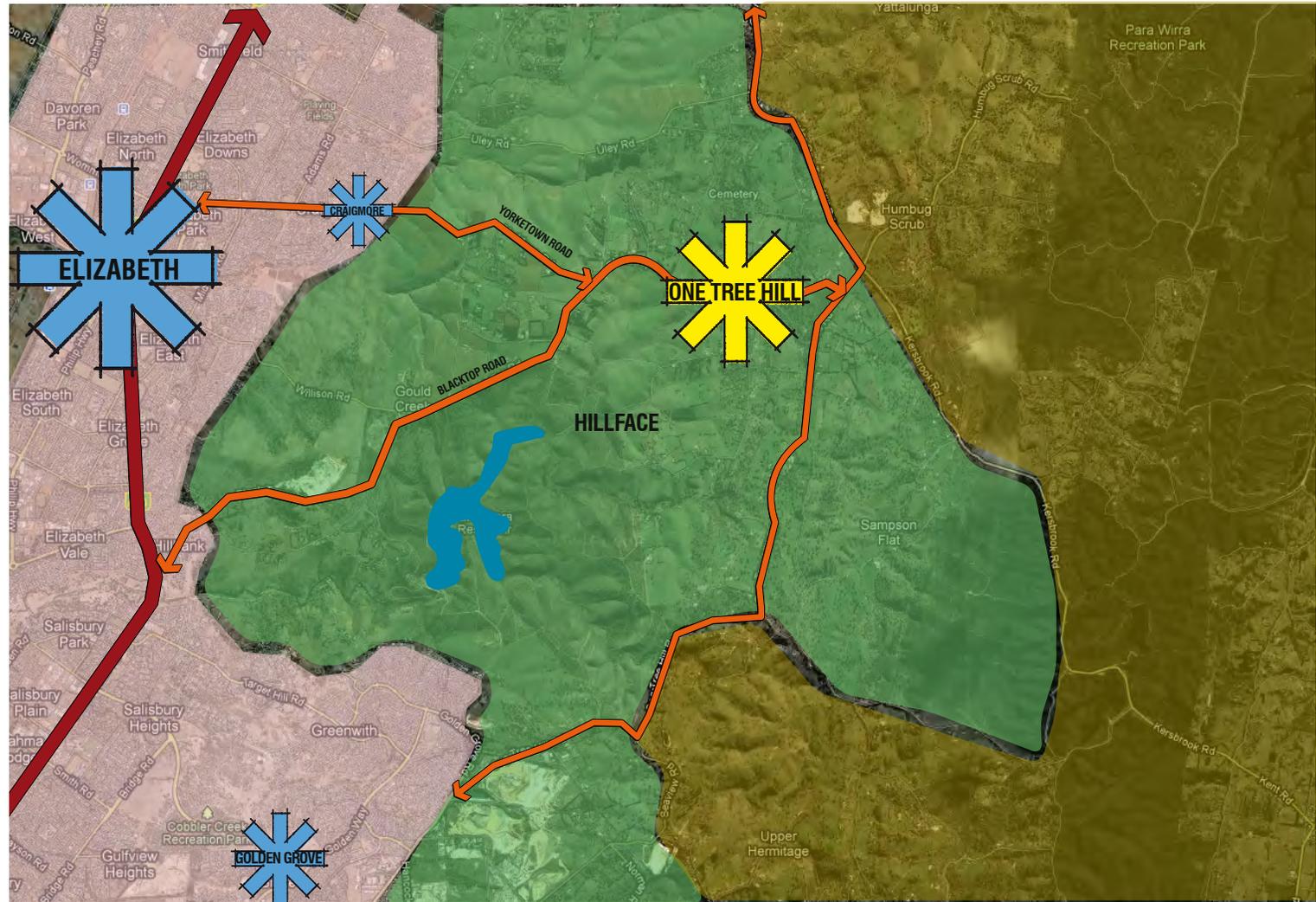
Fig. 2.1_One Tree Hill's Context

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02_____Understanding One Tree Hill

2.1 Strategic and Planning Context

City of Playford Development Plan

One Tree Hill comprises a Country Township Zone (70 hectares) and a Town Centre Zone (0.7 hectares).

The Country Township Zone generally contemplates lower density residential development along with other land uses such as recreational, education and community facilities. The Town Centre Zone seeks a village shopping character with small scale development and retention of original buildings.

Overall, the zones seek:
_Retention of heritage buildings
_Enhanced streetscape along Black Top Road and McGlip Road
_Allotments between 1800 sqm and 2000 sqm
_Generous street setbacks
_Low intensity commercial and Small scale retail development

The township is surround by the Hills Face Zone on all sides. In addition, all land south of the township lies within Mount Lofty Ranges Watershed Policy Area 31.

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
_40 m vegetated buffers around the townships

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.
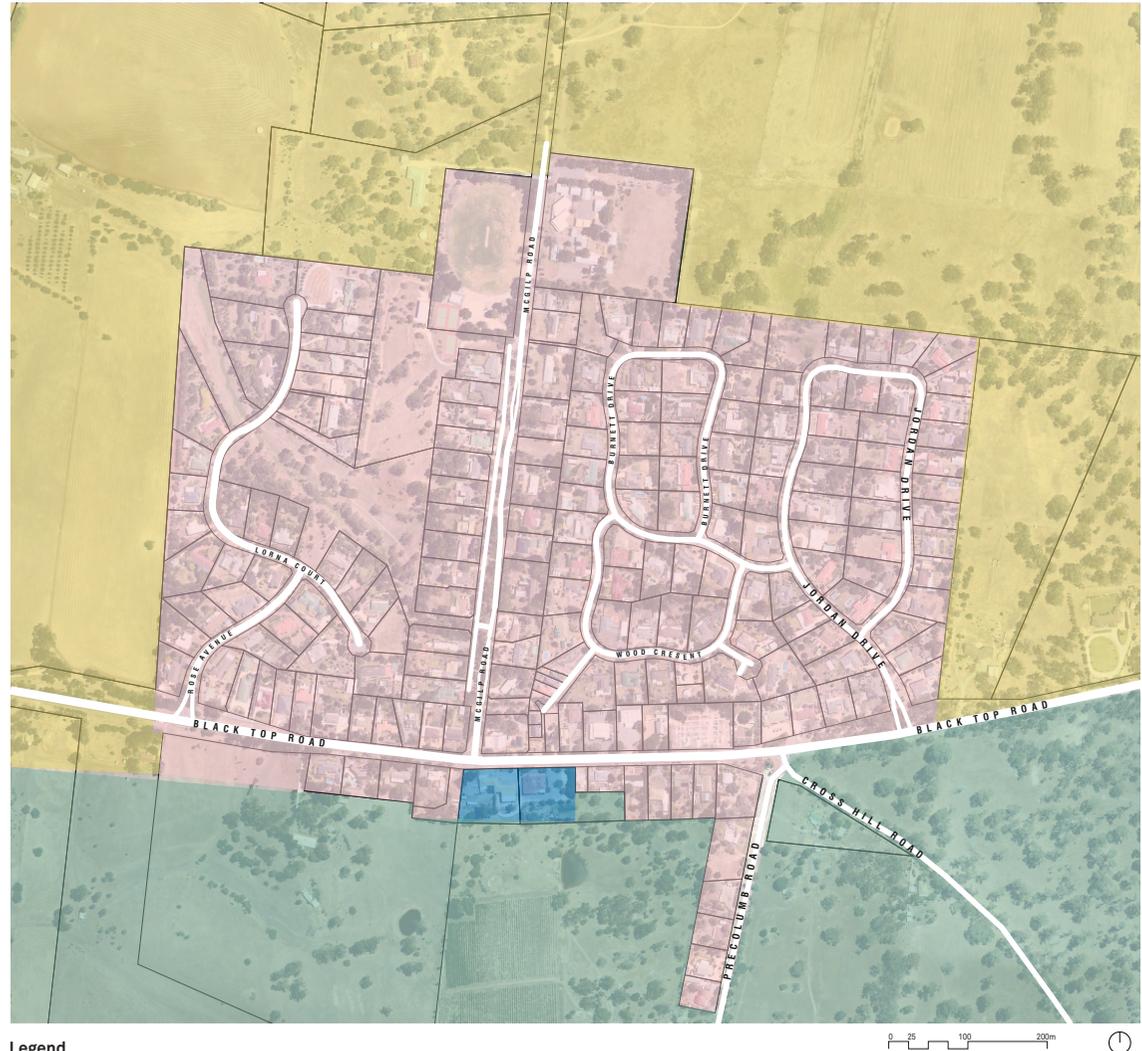

Legend
_Country Township
_Town Centre
_Hills Face
_Hills Face Watershed Policy Area

Fig. 2.2_Existing Development Plan Zoning

02_____Understanding One Tree Hill

2.2 Character

2.2.1 Land Use & Economic Activity

One Tree Hill is characterised by its dominant residential land use plus educational and small scale service and retail activities.

Commercial activity is positioned along Black Top Road, comprising a small local centre, service trade premises/auto repairs and a CFS Station. The small centre serves only local daily needs and passing traffic.

The primary school and recreation and sport centre are located at the northern edge of the township on McGilp Road.

There are approximately 210 residential allotments in the township with the significant majority being large (1800 sqm plus) containing detached dwellings plus ancillary buildings. Other than two vacant blocks currently for sale there is very limited subdivision or new housing opportunities.

Key Features
_Low density housing on large, single allotments
_Centre with post office, real estate agent and a pub/bottle shop
_One Tree Hill Primary School and Oval (includes sports centre)
_One Tree Hill Church and Cemetery

Key Issues
_Commercial activity is minimal and residents commute to work outside of the town
_Limited retail and food and drink choice attracts few visitors
_Low diversity in housing types restricts choice for all life stages

Key Opportunities
_Reinforce and enhance town centre with complementary uses that can attract tourists such as artist studio/galleries or B&Bs
_Create quality street 'front doors' and connections between existing key uses

Legend
_Residential   _Commercial   _Agriculture   _Community / Govt Services
_Retail   _Industrial   _Recreation / Open Space   _Vacant/ Largely unused
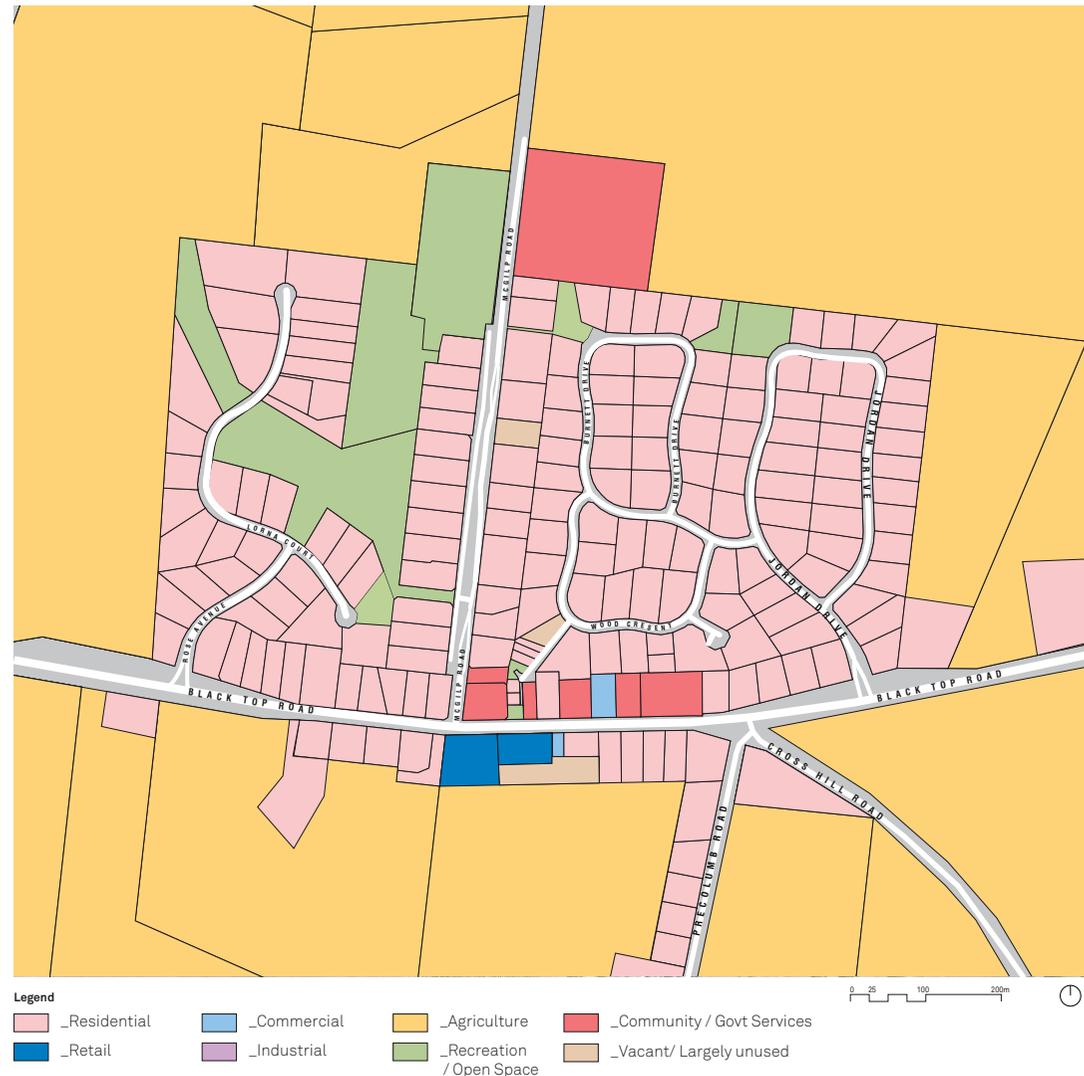
Fig. 2.3_Existing Land Use

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02_____Understanding One Tree Hill

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2.2 Character

2.2.2 Built Form & Heritage

The original township was first established in the 1850's and within a few years included a church, general store and post office. Today a number of older buildings remain grouped along Black Top Road in an identifiable historic cluster. This mix of heritage buildings positively contributes to its character of the township.

The heritage buildings on Black Top Road intermingle with simpler, low level retail and commercial buildings mostly built in the last 30 years.

The entry statement to McGilp Road is a notable feature and works well in its context.

The majority of housing in the township also dates from the 1970's onwards and they are generally well kept on large, landscaped allotments

Key Features

_Church and Cemetery
_Institute and War Memorial
_Original cottages along Black Top Road
_Mix of more recent detached dwellings set back from street frontage

Key Issues

_Central shops buildings being setback from the street and dominated by car parks undermines nearby heritage buildings

Key Opportunities

_Enhance the broader streetscape of Blacktop Road to build on the new landscaping in front of the Institute building
_Enhance the landscape setting of the heritage church and cemetery
_Influence any future redevelopment of sites along Blacktop Road to deliver quality built form that addresses the street

Legend

■ _Building footprint   ☐ _Local heritage place

Fig. 2.4_Building Footprint and Heritage

02_____Understanding One Tree Hill

2.2 Character

2.2.3 Landscape Character & Open Space

Landscape and open space are central to One Tree Hill's character and the valued lifestyle of its residents. Its location at the crest of rolling farmland hills creates a memorable approach to the town and provides many wide long views across the countryside.

Within the township, particularly the western side, the significant open space corridor brings the open treed paddock character right into the residential neighbourhood.

Throughout the town the large blocks with mature landscaped gardens and a consistent absence of front fences creates a strong character in the local residential streets.

Key Features

_Many large trees, particularly eucalypts throughout the streets, open spaces and gardens of the town
_Open space corridor, oval & school grounds
_Farmland paddocks on all sides

Key Issues

_Ensuring open space corridor landscape is sustainable and maintainable
_Managing bush fire risks
_Maintaining clear distinction between farming character and township

Key Opportunities

_Enhance and frame views from edge of town
_Enhance the existing open spaces and oval
_Continuing the existing sections of tree avenues by under grounding powerlines

egend
_Vineyards
_ Open & Treed Paddocks
_Open Space Corridor
_Recreation/Education Open Space
_Mature Vegetation
_Key Views
_Sight line termination
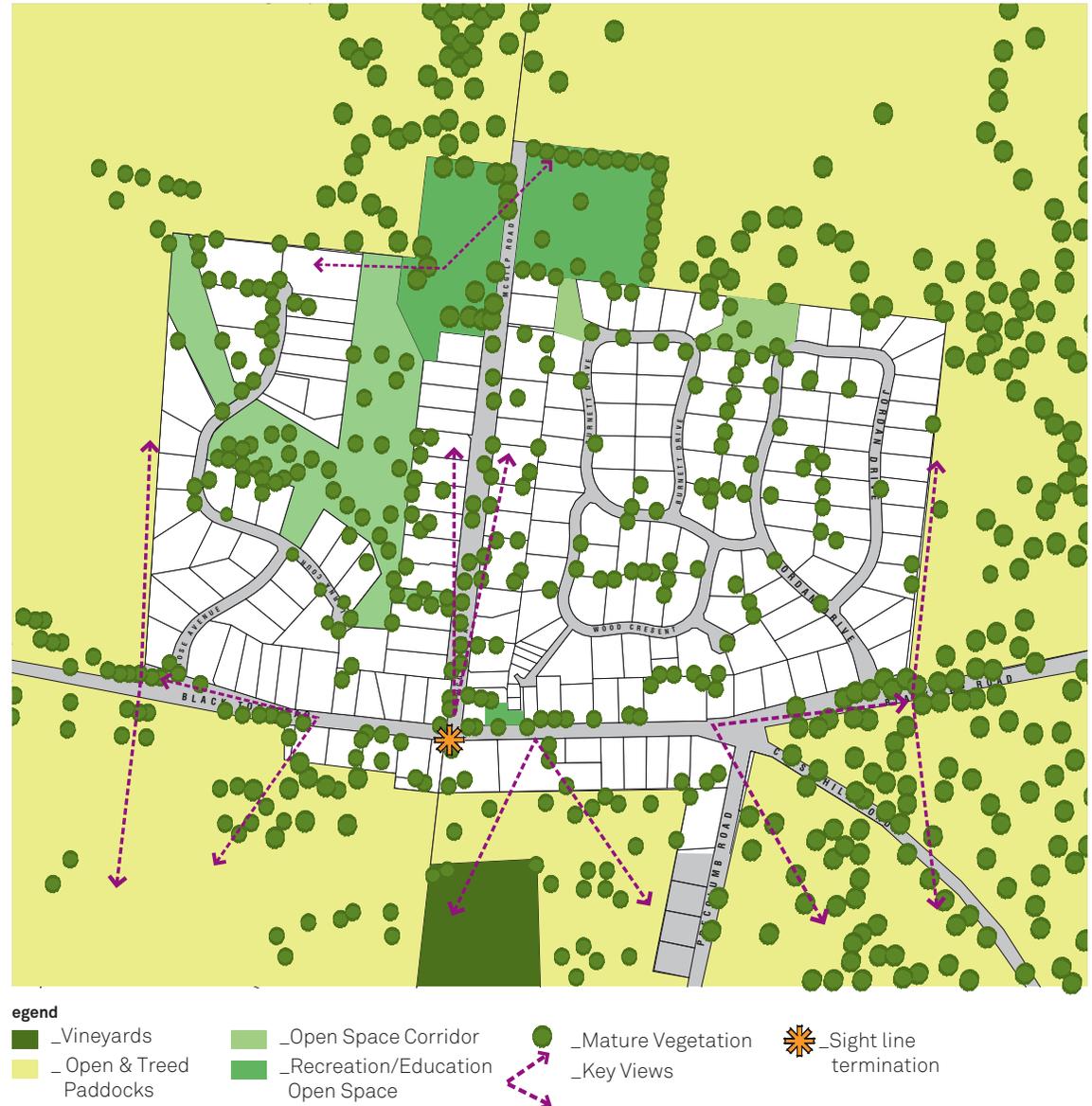
Fig. 2.5_Landscape Character

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2.2 Character

2.2.4 Movement & Access
Black Top Road forms the main entries into the township from the west and east It carries approximately 3200 vehicles (average annual daily traffic). Black Top Road is single lane in either direction with good surface bitumen. The Road has a footpath to the southern side along with regular street tree planting . On street parking is available on both sides of the carriageway.

McGlip Road the other key local street linking the main street to the oval and school. It is single lane in either direction, however, it contains no line marking or footpath.   A series of looped roads and cul-de-sacs (forming two distinct residential neighbourhoods) connect onto Black Top Road. Pedestrians, vehicles and cyclists share the road space in these subdivisions. Pedestrian only links and open space provides cross township connections. Commercial premises are adequately served by off and on street car parking.

Key Features
_Blacktop Road
_McGilp Road
_Pedestrian links through open
 space

Key Issues
_Overhead powerlines limit
 opportunities to enhance Black
 Top Road particularly for
 pedestrian and cycle movement
_Pedestrian safety on McGlip
 road and at key points in
 residential streets
_No cycle pathways
_No public transport

Key Opportunities
_Enhance pedestrian
 connectivity between key nodes
 and destinations including the
 Town Centre, School and Oval
 and the Church/Cemetery
_Improve pedestrian connectivity
 between residential streets and
 the School and Town Centre
_Minimise impact from traffic
 movement along Black Top Road
 to improve amenity and 'sense
 of place'

Fig. 2.6_Movement and Access
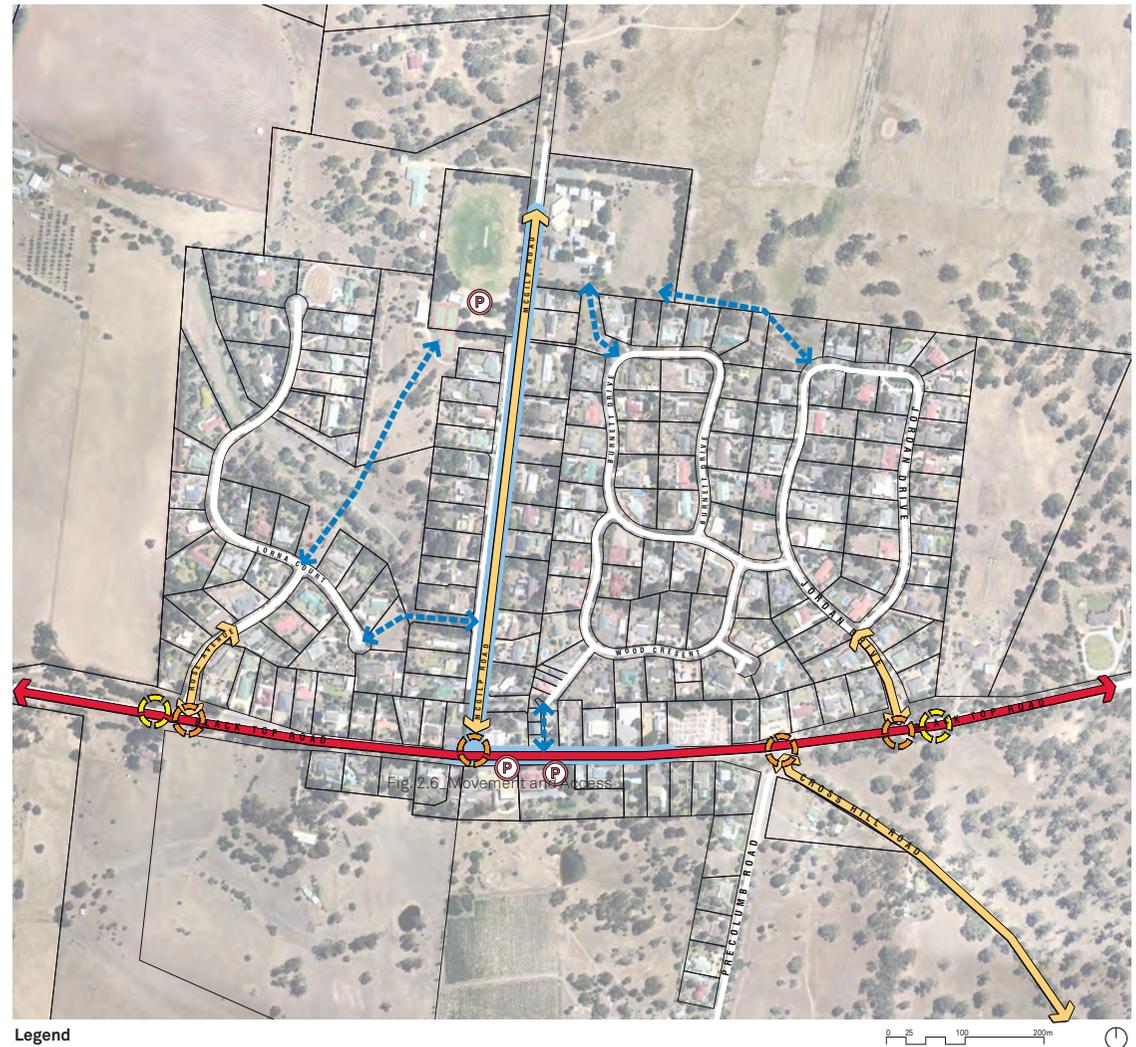
Legend

_Primary Street

_Key Streets

_Pedestrian Activity Area

_Key Intersections

_ Arrival Point

_Pedestrian Link

_Key Parking

_Bus Stop- no bus service

Fig. 2.6_Movement

02_____Understanding One Tree Hill

2.2 Character

2.2.5 Community & Destinations

One Tree Hill is a small township set within the semi-rural/rural foothills on the eastern edge of the Council. The township itself is estimated to have a population of 700. The population of One Tree Hill (and the wider area) has increased by only approximately 7% (162 people) between 1996 and 2006.

The demographic profile for One Tree Hill has proportionately higher levels of income and tertiary education compared generally with the City of Playford area. The population profile indicates high levels of households comprised of two parents with school aged dependents.

The Recreation Centre including the oval, tennis courts, club rooms and playground are a community asset that encourages integration and identity.

Other community destinations within the town are the primary school and the shops and Institute building on Blacktop Road.

Key Features
_One Tree Hill Primary School
_One Tree Hill Institute
_Oval and Recreation Centre

Key Issues
_Desire within the community for additional services such as services and public transport versus small population making such services unviable at present.
_Limited housing diversity and choice - in particular 'lifetime' housing for older residents
_Destinations for older children

Key Opportunities
_Maintain and enhance the recreation centre as a community hub for people of all ages
_Public art to celebrate the community and its key places
_Enhance the main street as an important community destination that can also encourage visitors
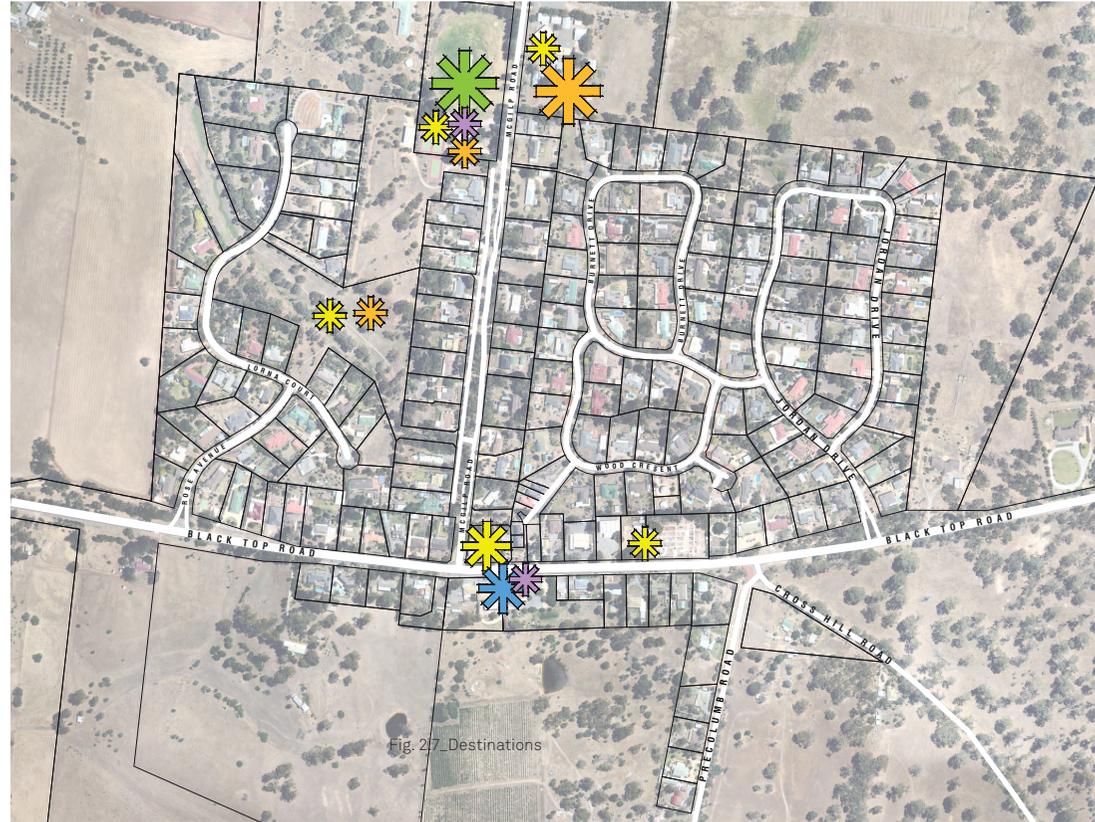
Fig. 2.7_Destinations

Legend

_Sport	_Community	_Retail/Services	_Children/Family	_Visitors

Fig. 2.7_Community

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02_____Understanding One Tree Hill

2.2 Character

2.2.6 Infrastructure
The township is serviced by electricity, gas and mains water. Mains water supply is supplemented by private rain water tanks and bore water. Waste water is managed through individual septic systems.

Stormwater is directed into open spaces for infiltration.
The Little Para Reservoir is located approximately 2 kilometres to the southwest of the township. Power supply is underground in the residential subdivisions however overhead powerlines are present along Blacktop Road

Key Issues
_Overhead powerlines on Blacktop Road that constrict pedestrian movement and detract from amenity
_Mains water pressure

Key Opportunities
_Under grounding of power lines along Black Top Road
_Direct stormwater to irrigate open space, oval and street planting

Legend

----- _Overhead powerlines   ----- _Stormwater

Fig. 2.8_Key Infrastructure

02_____Understanding One Tree Hill

2.2 Character

2.2.7 Main Street

As part of the character analysis to understand One Tree Hill the 'main street' was examined in greater detail, reflecting its importance in the life and character of the town.

Key Features

_Experience of travelling along Blacktop Road, with the town centre at the crest
_Institute Building and park
_McGilp Road 'gateway'
_Local Shops
_Church and cemetery

Key Issues

_Differing quality of experience for pedestrians
_Vehicle movement, particularly driveways and parking at the shops
_Overhead powerlines impacting on street trees

Key Opportunities

_Under grounding of powerlines allowing street trees
_Overall streetscape upgrade to enhance main street and build on new park

Blacktop Rd Western Approach
Northern footpath unshaded & restricted by power lines

McGilp Rd Intersection
Central gateway to school and recreation facilities

Institute, playground & park
Attractive community facilities centre piece of main street

Blacktop Rd Eastern Approach
Lack of paths for pedestrians and strong tree avenue

Legend

_Well shaded footpath	_Footpath but limited shade	_Key intersection	_Key parking	_Overhead powerlines	
_Shade but no footpath	_No footpath and limited shade	_Key driveway cross over	_Pedestrian link	_Town Centre zone extent	
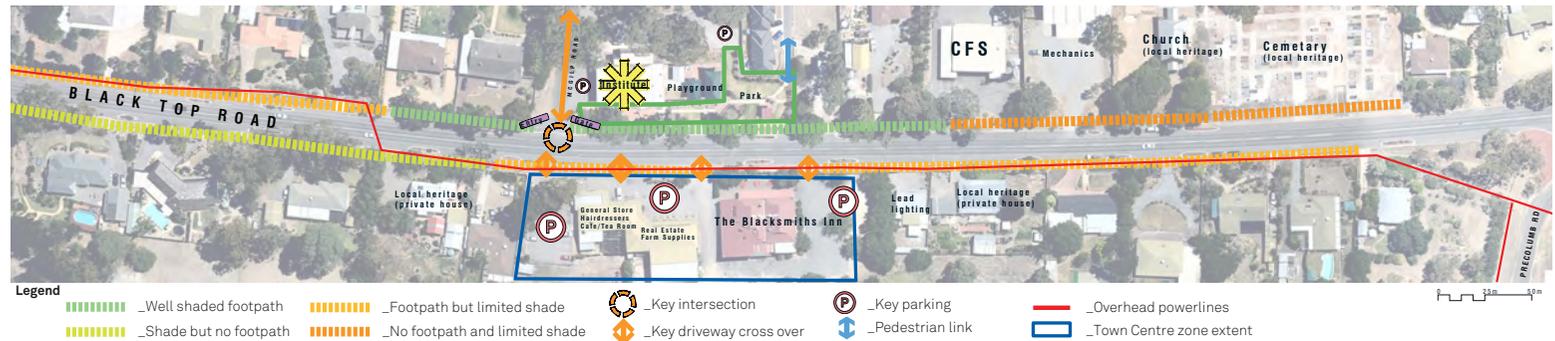
Fig. 2.9_Main Street Analysis

Blacktop Rd local shops
Very wide driveway cross over, unshaded due to overhead powerlines above

Blacktop Rd local shops
Private landscaping softens unshaded footpath

Blacksmith Inn
Powerlines impact on trees future growth. Tall fence separates beer garden from street.

Blacktop Rd centre looking east
Tall trees on northern side but powerlines restrict creating leafy main street

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02_____Understanding One Tree Hill

2.3 Key Issues and Opportunities

In undertaking the analysis of One Tree Hill'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
_Is there any issues with only septic to manage waste water in the town?
_What improvements might be needed to water infrastructure, particularly stormwater and harnessing this as a resource?
_The impact of overhead powerlines on Blacktop Road

No public transport
_Impact on the community of the current lack of public transport
_Considering the viability of a service given the town's population and travel preferences of residents

Shopping mix and prosperity
_Considering the prosperity of local businesses, including turnover and how the urban design framework could contribute to a positive setting for local shops

Pedestrian and cyclist movement
_Considering key pedestrian routes and needed improvements
_Lack of bike lanes impacting on road safety

Considering township boundary changes
_Restrictive zoning and planning controls affect immediate township surrounds
_Infrastructure capacity
_Mixed community attitudes towards township growth

Housing mix- elderly & young
_Currently limited options for elderly residents to 'down size' to smaller home within One Tree Hill and age in their local community or for young residents to purchase in the town

Existing high amenity and township character
_High amenity of the town is an asset to be protected and presents an opportunity for local businesses and community initiatives

Surrounding Hills Face Zone and nearby Watershed Zone
_Implications for the town of the sensitive environmental and strict planning controls

Community facilities and services
_Maintain existing excellent facilities for this size town such as the oval, tennis courts, clubrooms, institute building and new park.

Tourism activities
_Encourage and facilitate initiatives by local businesses and/or the community to encourage visitors which contributes to the viability of local shops within the community

COMMUNITY
CONSULTATION

03

03____Community Consultation

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 One Tree Hill.

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 One Tree Hill 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 11th of February 2010, HASSELL on behalf of the City of Playford facilitated a community workshop at the One Tree Hill Town Hall. The community of One Tree Hill responded with 167 people attending the first workshop. It 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 One Tree Hill?" An analysis of One Tree Hill, 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 One Tree Hill's future, the participants were asked to nominate what they would retain, change or introduce in One Tree Hill around different topics.

When asked what the resident's favourite things about One Tree Hill were, there were three answers which resounded from the participants. These were, the friendly people and the community spirit, One Tree Hill's location and the fact it had a country feel and town character, yet it was also close to Tea Tree Plaza, Gawler and Elizabeth while not being too far from the city. Finally the large blocks provide 'room to move' and bring up the kids. Some of the other favourites were the sports groups and facilities, the trees and wildlife, the peace and quiet, the local businesses, the small town feel, the rural landscape, safety, the views, the feeling of space, the walking areas, the clear air, history, the local wineries and the monthly markets.

The key issues and opportunities presented by HASSELL, were largely agreed with and the top issues and opportunities decided by the participants were; considering township boundary changes was a hot topic with many participants concerned about this. Further issues identified were infrastructure provision, particularly mains water pressure and powerlines, no public transport, pedestrian and cyclist movement, community facilities and services, existing high amenity and township character.

Task three provided the most interesting results. When asked about One Tree Hill's future, there were many people which offered similar suggestions. There was an overwhelming response to retain the country town character of One Tree Hill. There were many which wanted to keep the township boundaries as they are, retain the CFS warning system, keep the Institute as a focal point, retain walking and horse paths, keep the Tour Down Under, keep the monthly markets, retain the ANZAC day ceremony .

Many of the participants wanted to change several things throughout the town, the most mentioned were, underground the powerlines and change the traffic islands on Blacktop Road, upgrade the walking paths, extend the horse trails, improve McGilp Road, more bike lanes/tracks. Some participants wanted to allow some growth to support businesses, retirement living and school. Other suggested changes were cemetery landscaping, improve the car parking and improve the town entrance and signage.

When asked what they would like to introduce the participants said they would like retirement living so older people don't have to leave, better management of speed on Blacktop Road, better fire risk management, rural living in the Hills Face Zone, a public or community bus, stormwater management system, heritage tail and signs, skate/bike park for kids, better street trees, a local show or fair.

03_____Community Consultation

3.3 Second Consultation Session: Presentation and Refinement

A draft Urban Design Framework, prepared by HASSELL, was presented at the One Tree Hill Institute on the 25th 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 140 attendees, all of which were asked to fill out a feedback form. HASSELL received 74 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:

_80% of respondents said they were either supportive or very supportive of the draft Key Strategies
_75% of respondents said they were either supportive or very supportive of the draft Structure Plan

_80% of respondents said they were either supportive or very supportive of the Key Projects that were suggested as the most important for the town
_70% of respondents would like to see the Blacktop Road Streetscape Upgrade as the first priority Key Project

The following is a summary of comments provided by the participants at the second community workshop in One Tree Hill. 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 One Tree Hill how supportive are you of the draft Key Strategies?
An analysis of the feedback forms showed that 34% were very supportive, 46% were supportive, 11% were neutral, 3% were not supportive and 3% completely disagreed with draft key strategies prepared for One Tree Hill. Despite there being a majority of respondents supporting the key strategies the discourse surrounding growth

was divided. Many supported the no growth strategy for the town. However, there were also many responses supporting growth for One Tree Hill.

Question 2 asked Taking into consideration the State Government 30 year growth targets established for One Tree Hill how supportive are you of the overall structure plan?
Results from this question showed that 18% were very supportive, 57% were supportive, 12% were neutral, 5% were not supportive and 1% completely disagreed. Similarly with the previous question there was a divided discourse surrounding growth in One Tree Hill. Other issues that were raised were the need for improvement of the school oval in order to increase use, under grounding of powerlines should be a high priority and the water supply to One Tree Hill needed to be improved.

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

Sport and School Precinct
Of the respondents, 78% were supportive, 14% were neutral and 7% disagreed with the draft recommendations. There were different opinions on the idea of a skate park. Improvement to the lighting and drainage of the school oval was raised.

Western Residential Precinct
Results from this precinct showed that 74% were supportive, 19% were neutral and 3% were not supportive of the key recommendations. As with the previous questions discourse surrounding the subdivision or the extension of town boundaries was divided. Respondents agreed that the reserves and pathways were popular and needed to be upgraded and maintained better.

Blacktop Road Precinct
Of the respondents, 84% were supportive, 8% were neutral and 5% disagreed with the draft recommendations. The main debate concerning this precinct was how to address traffic speed. There was support regarding aesthetic improvements along Blacktop Road as this would improve the safety of the area. There also support for

improvement in lighting and drainage.

McGilp Road Precinct
Results from this precinct showed that 81% were supportive, 9% were neutral and 5% were not supportive of the key recommendations. There was wide support for improvements to footpaths and an increase in lighting on McGilp Road.

Eastern Residential Precinct
Of the respondents, 69% were supportive, 20% were neutral and 11% disagreed with the draft recommendations. As with McGilp Road, there was support for the improvement of footpaths in the area and for the creation of a footpath on Precolumb Road.

Town Centre Precinct
Results from this precinct showed that 88% were supportive, 7% were neutral and 3% were not supportive of the key recommendations. There is wide support for the upgrade of the town centre, there also needs to be a resolution of car-parking issues.

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03_____Community Consultation

Question 4 asked How supportive are you of the key projects suggested as the most important for the town as a whole?
The responses gathered from this question showed that 31% were very supportive, 49% were supportive, 7% were neutral, 3% were not supportive and 4% completely disagreed with the suggested key projects.
Improving the streetscapes was a high priority for many of the respondents, while retaining the country feel. Making the town more child friendly was also important to several respondents.

3.4 Discussion of Key Issues

Diverse opinion on changes to township boundaries

The primary issue at the community consultation session was that of changes to the boundaries of the town and subsequently some growth in population. This was raised by the project team as an issue for discussion but as the 30 year plan for Greater Adelaide has clearly identified no change to the boundary of One Tree Hill it was a discussion point only to allow all community members an opportunity to voice their opinion and was not an aim of council or the project team.

Feedback clearly indicated there is a diverse range of strong opinions on this issue. Participants who were not supportive of any changes to town boundaries believe it would negatively impact on One Tree Hill's unique small town feel and character. They felt a small town has large blocks, generous setbacks and a functioning main street, and increasing the density will change the form and function of the town. There were respondents who stated that residents have chosen to live in One Tree Hill because they are pursuing a particular lifestyle and that an increase in population will detrimentally affect their choice. Some participants also raised that expanding into the Hills Face will degrade the local natural environment and since One Tree Hill is located in an ecologically sensitive area, many believe that no-growth should be the only option.

Participants who were supportive of some change to town boundaries to allow some additional houses believe not allowing for growth in One Tree Hill is detrimental to the town as it will cause One Tree Hill to stagnate. Some participants expressed concern that the elderly and the young people have to leave town as there are no housing options for their life stages.

Participants who supported some growth argued that without an increased in population important services and facilities will not be attracted to the town, such as bus service, medical services, and maintaining viable mix of local shops. Some advocates for an increase in the population suggested a band of rural living allotments on the edge of the town would be in keeping with the existing town character.

This range of opinions shows there is considerable divergence of opinions in the One Tree Hill community, which was considered to be the likely result, but to date had not been specifically tested. It was a valuable exercise for people to be able voice their opinion and hear other people's perspectives, despite the resolution of any decision for or against growth.

03_____Community Consultation

3.5 Issues Raised outside of Project Scope

The summaries of the previous pages and the detailed record of feedback (see appendices) demonstrate the high level of interest from the One Tree Hill 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 project boundary but are worth noting include resident concerns about safety at rural road intersections and safety for cyclists on the rural road network.

Some participants also expressed desire for services such as public transport and medical services. Other residents acknowledged the small population of One Tree Hill made the viability of these types of services difficult. These types of issues are outside of the scope of the project.

Bush fire Risk Management was also raised by some attendees. Bush fire Risk Management is an extremely important issue for One Tree Hill as it is in a high bush fire risk area. The project team has liaised with council's Bush fire Prevention Officer and integrated bush fire management issues into the urban design framework where relevant. It is important to emphasise however that many aspects of the management of bush fire risk are outside of the scope of this project. Bush fire Risk management is a shared responsibility between land owners and government organisations and all members of the One Tree Hill community are encouraged to review their approach to managing risk on their property and ensure they have a fire plan.

3.6 To Grow or Not to Grow?

Section 4.2 of this report outlines the specific direction proposed as part of this Urban Design Framework. Whilst this study does not proposed to expand the existing township boundary, the issue of township growth within the Mt Lofty Ranges is recognised as not being limited to only One Tree Hill. Any proposed growth should be as a result of a coordinated review of townships across the Mt Lofty Ranges and undertaken across Local Government boundaries to ensure that consistency in decision making is applied.

3.7 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 came from resident's intimate local knowledge of their town.

An example includes understanding the issues around vehicle movement and parking on Blacktop Road including concern about the parking lane islands and safety at school bus pick up/ drop off periods.

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 Blacktop Road is central to town life and character.

Feedback at the second session also identified specific actions that had not been picked up in the draft ideas such as reviewing lighting and irrigation at the oval.

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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 One Tree Hill.

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

4.2 Strategies

4.2.1 Retain Existing Town Boundaries

The 30 Year Plan for Greater Adelaide has set ambitious targets for growth for greater Adelaide, however One Tree Hill has been excluded from these targets. The State Government has not planned for this growth for a number of reasons.

One Tree Hill is at the centre of an ecologically sensitive area. It is surrounded by what the 30 year plan calls, significant open space, the MOSS and the Hills Face Zone. Consequently land adjacent to One Tree Hill has been classified as Environmentally Significant and Highly Environmentally Significant. The 30 Year Plan for Greater Adelaide states:

"Re-establishing biodiversity throughout the urban areas of greater Adelaide is important for restoring functioning ecosystems, minimising species loss and helping mitigate the effects of climate change. This puts an additional onus on the planning system to appropriately contain development and ensure development impacts are minimised in sensitive areas " (DPLG, p. 127).

Furthermore, One Tree Hill is located in a Watershed Zone, meaning it is in a Water Supply Catchment area. The 30 Year Plan gives a policy for this area and states:

"Protect water supply catchments and the watershed by preventing high-risk development in catchments and watershed areas that are considered vulnerable associated with the Mount Lofty Ranges Watershed priority areas, and ensure that new developments have a beneficial, or at least neutral, impact on water quality in the watershed" (DPLG, p. 142).

Issues surrounding the protection of ecologically significant areas are given a high priority in the 30 Year Plan for Greater Adelaide. For this reason the areas surrounding One Tree Hill have been protected.

The City of Playford Development Plan designates all areas surrounding the One Tree Hill Township as being a High Bush fire Risk area. Objective 112 states Buildings and the intensification of non-rural land uses are to be directed away from areas of high bush fire risk. There are further Principles of Development Control supporting this objective which cover issues surrounding land division, development plan consent and building rules consent. The strictest regulations outlined in the document apply to the area in which the One Tree Hill Township is situated.

In recognition of these significant issues this framework proposes the retention of the existing town boundaries.

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04_____Framework Strategies

4.2 Strategies

4.2.2 Underpin with Coordinated Infrastructure

Infrastructure includes power, mains water, waste water management,storm water management,gas and telecommunications and internet capability.

Infrastructure that has the required capacity, is appropriately located and maintained over time is important to underpin the One Tree Hill township.

Under grounding existing power line infrastructure along the central section of Blacktop Road will accommodate street tree planting to improve the appearance and pedestrian amenity of this important street and improve vehicle sight lines from driveways.

There is opportunity to harness storm water management to irrigate open spaces and street trees.

As One Tree Hill is located in a high bush fire risk area it is very important that in addition to council provided infrastructure each private property has considered and installed personal infrastructure and equipment to manage bush fire risk (e.g water tank, pump, etc).

4.2.3 Facilitate Prosperous & Attractive Main Street

The legibility, character, vibrancy and prosperity of any town's centre or main street is very important to any community and strongly influences overall town character. As One Tree Hill's main street Blacktop Road plays a fundamental role in town character. The central section of Blacktop Road at the shops and Institute building is a key community meeting place.

The central role Blacktop Road as the main street & local shopping centre should be reflected through a high quality streetscape upgrade This should include addressing the issue of vehicle speed & movement, including parking & driveways to ensure a safe & pedestrian friendly main street. Any future redevelopment of properties along the main street should also positively contribute to its character & role.

4.2.4 Quality & Safe Connections

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

Focusing on enhancing the safety & appearance of Blacktop Rd for all users: vehicles, pedestrians, cyclists is important. The introduction of a safe dedicated pedestrian and bike route along McGilp Road will reflect its importance as a link from the school and oval to Blacktop Road (including to access school buses).

Upgrading and extending walking and bike paths (and where appropriate horse) focusing on routes to important destinations will further create quality connections.

04_____Framework Strategies

4.2 Strategies

4.2.5 Recreation & Community Facilities

The combination of the Institute Building and adjacent playground with the oval, tennis courts, club rooms, playground and primary school grounds means One Tree Hill has access to a great range of recreation and community facilities relative to its population. There are also a number of informal walking routes around the local streets and open space network that are utilised by many local residents.

It will be important to consolidate the great sport & community facilities in the town through ongoing maintenance & planning for long term improvements that ensure all ages are catered for (e.g. BMX bike track for older children) and create suitable venues for community initiated events (e.g local yearly fair).

4.2.6 Enhance Town Character & 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.

One Tree Hill's character is formed from its physical location at the crest of the surrounding rolling farmland hills and the clear distinction between the edge of the town's residential and the surrounding countryside. The many large mature eucalypts, heritage buildings, long views and large front gardens are also defining elements.

Future projects can work to strengthen One Tree Hill's existing character & amenity and explore opportunities to celebrate the community & its history through public art.

Utilise the Development Plan to ensure any potential private redevelopment in the town positively contributes to the local streetscapes and town character.

Highlighting the 'gateways' into One Tree Hill through streetscape elements will reinforce town boundaries and character and further signal to drivers to slow down in the town.

HASSELL

URBAN DESIGN FRAMEWORK

_05

05____Urban Design Framework

5.1 Introduction

The role of an Urban Design Framework is to apply the high level Strategies to the physical urban form of One Tree Hill. The urban design framework brings together One Tree Hill 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 X) 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.
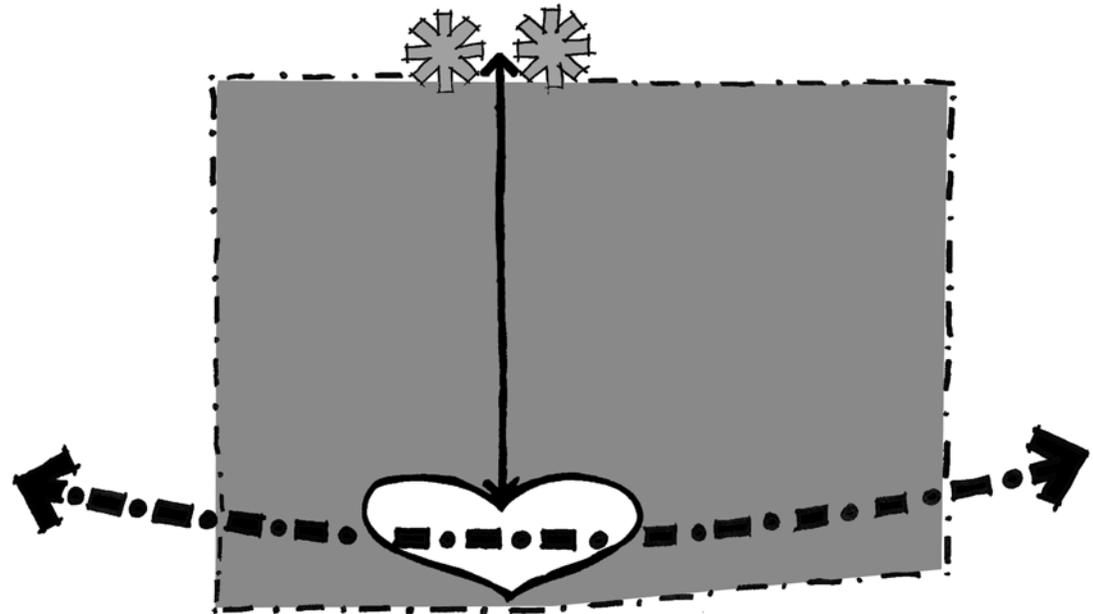
Fig 5.1_ Concept Diagram

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05_____Urban Design Framework

5.3 Precinct Plan

To provide a structure to the urban design framework the project study area for One Tree Hill has been divided into five 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 for 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.
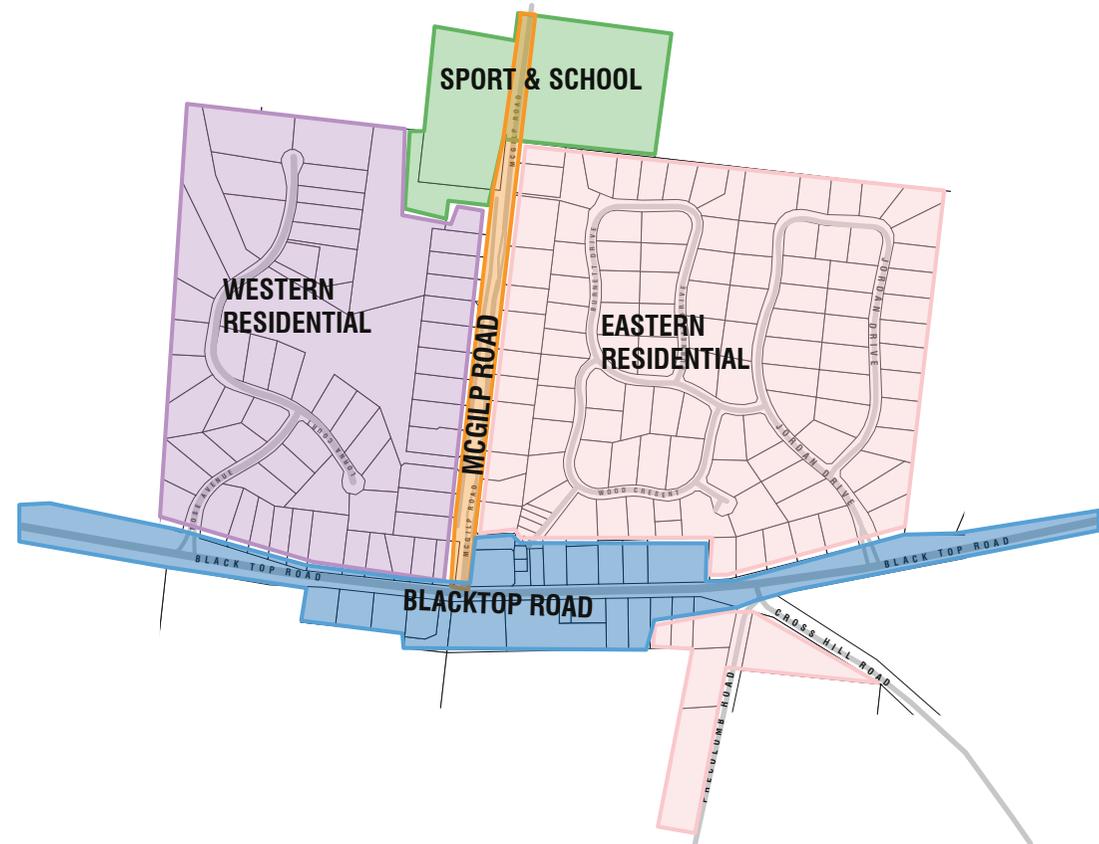

Fig 5.2_ Precinct Plan

05____Urban Design Framework

5.4 Precinct Descriptions and Intents

5.4.1 Blacktop Road Precinct

_As the main route to and through One Tree Hill Blacktop Road plays a very important role as the town 'gateway' and strongly influences town character

_The central section of Blacktop Road forms the traditional 'main street'. It Includes the established shops, Institute building & town green and also several commercial businesses, CFS, church & cemetery. Also includes a number of houses including local heritage listed cottages

_Enhance the central 'main street' to contribute to creating an attractive and prosperous local centre and key community meeting place

_Strengthen the role of the western and eastern 'ends' of Blacktop Road as gateways into One Tree Hill
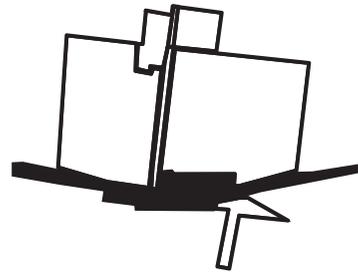
Fig 5.3_ Blacktop Rd Precinct Extent

5.4.2 McGilp Road Precinct

_McGilp Road is an important local street connecting the town centre on Blacktop Rd to the primary school & oval

_McGilp Rd has a strong character thanks to its many trees & hilly landscape

_Enhance the appearance & safety for all users to reflect its importance in the town
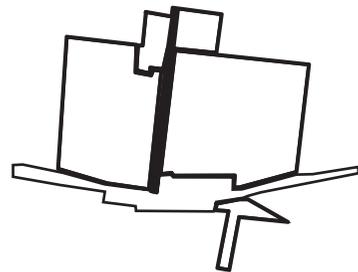
Fig 5.4_ McGilp Rd Precinct Extent

HASSELL

05____Urban Design Framework

5.4 Precinct Descriptions and Intents
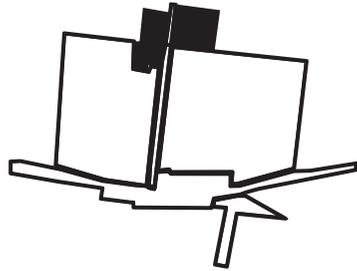
Fig 5.5_ Sport and School Precinct Extent

5.4.3 Sport and School Precinct
_This precinct includes the primary school grounds & the community sports facility of the oval, tennis courts & club room
_This cluster of important facilities is a key destination& venue for community life
_Ensure the facilities are maintained & improved in the long term
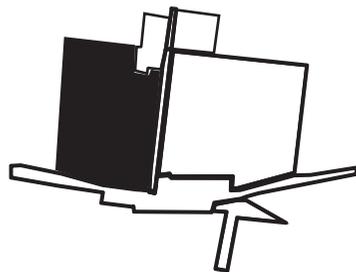
Fig 5.6_ Western Residential Precinct Extent

5.4.4 Western Residential Precinct
_This precinct includes established residential streets and an extensive open space corridor
_Maximise the benefits of the open space corridor for pedestrian connection, recreation & town character
_Ensure the ongoing maintenance and sustainability of the open space storm water drainage and vegetation
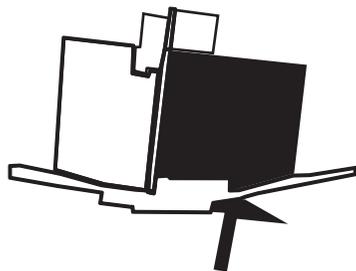
Fig 5.7_ Eastern Residential Precinct Extent

5.4.5 Eastern Residential Precinct
_This precinct includes established residential streets and an number of pedestrian link parks to the school & town centre
_There is also a small section of residential on Precolumb and Cross Hill Roads
_Maximise the benefits of the existing pedestrian links with improvements and/or ongoing maintenance

05_____Urban Design Framework
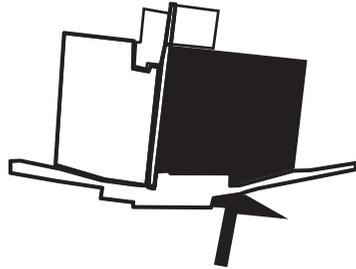
5.5 Precinct Actions

5.5.1 Eastern Established Residential (ER) Actions

**ER.1
Enhance Precolumb Road Pedestrian Route**
_Construct a pedestrian footpath along the western verge
_Plant regular hardy street trees and encourage residents to 'adopt a tree' to improve survival rates

ER.2 Jordan Drive Pedestrian Route
_Construct a pedestrian footpath along the western verge to provide a safe route, particularly when vehicles are passing

ER.3 Local Park Improvements
_Introduce facilities such as bench seats and picnic table positioned for shade and the rural outlook to the north

ER.4 Pedestrian Link Improvements
_Upgrade the western end of the Pedestrian link from Burnett Drive to McGilp Road
_Involve local school and community in improving the landscaping of the link between Burnett Dr and the Primary School grounds
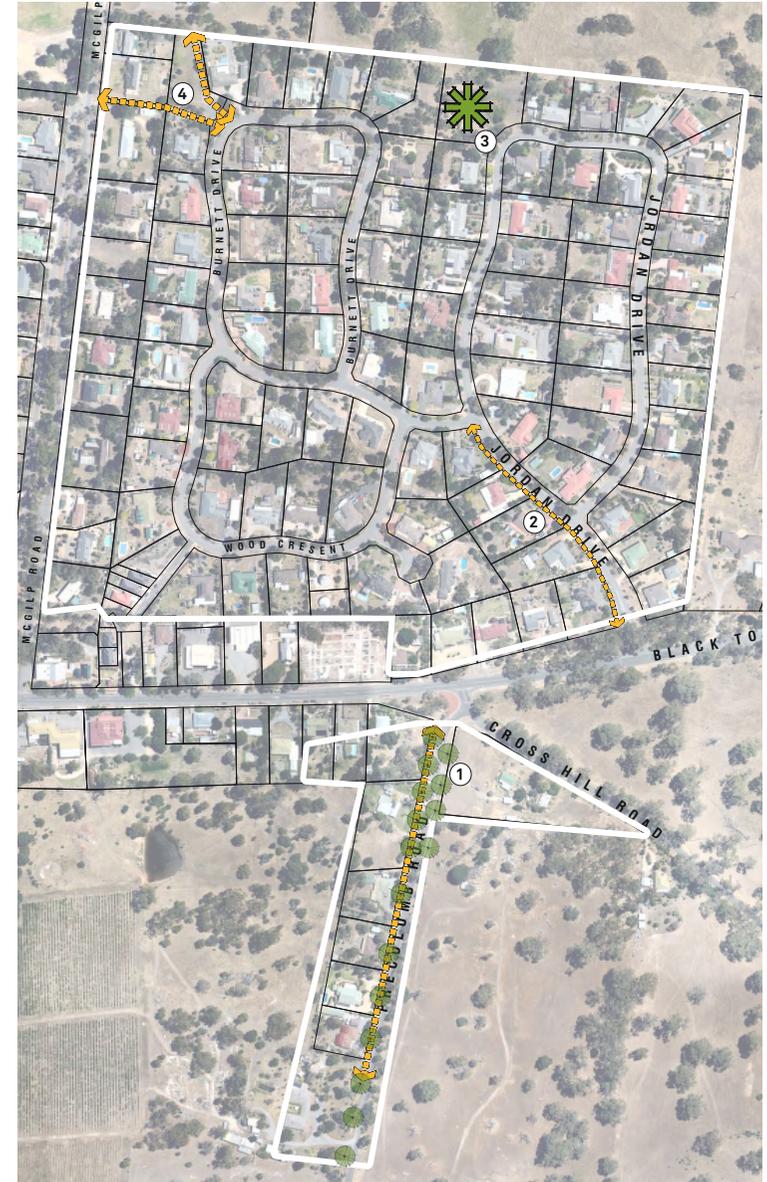
Fig 5.8_ Eastern Residential Precinct Actions Diagram

Legend

⟨----⟩ _Improve Footpath

⟨----⟩ _Enhance Pedestrian Link Footpath

🌳 _Plant New Street Tree

✳ _Improve Local Park

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05_____Urban Design Framework
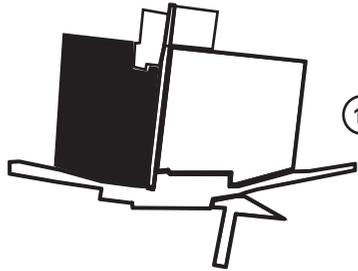
5.5.2 Precinct Actions: Western Established Residential (WR) Actions

(1) WR.1
**Enhance Open Space Corridor Pedestrian Link to McGilp Road**
_Design and construct a formal path suitable for walkers, bikes and horses linking Lorna Ct to McGilp Rd
_Consider erosion and maintenance minimisation in material selection

(2) WR.2 Improve Storm water Management
_Involve the school and/or community groups in planting the storm water overland flow to improve soil infiltration, biodiversity & landscape character

(3) WR.3 Enhance Open Space Corridor Pedestrian Link to Sports Facilities & School
_Design and construct a formal path suitable for walkers, bikes and horses linking Lorna Ct to the oval and school beyond
_Consider erosion and maintenance minimisation in material selection

(4) WR.4 Introduce Facilities at Key Vantage Point
_Celebrate the outlook to the north from this vantage point by introducing bench seating, picnic table and potentially small play equipment.
_Include trees to provide shade and frame the view

(5) WR.5 Plant Shady Street Trees Along Rose Ave Footpath
_Plant regular hardy street trees along the existing footpath on the eastern verge and encourage residents to 'adopt a tree' to improve survival rates

(6) WR.6 Construct Footpath along Lorna Courts eastern verge
_Construct a footpath along the eastern verge to provide a safe pedestrian path along this windy street

Fig 5.9_ Western Residential Precinct Actions Diagram

Legend
⟨----⟩ _Improve Footpath
⟨----⟩ _Enhance Pedestrian Link Footpath
----- _Improve Storm water Management
🌳 _Plant New Street Tree
✳ _Create Park Focal Point

05_____Urban Design Framework
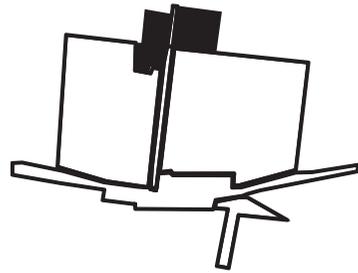
5.5.3 Precinct Actions: Sport & School (SS) Actions

(1) **SS.1 Review Oval Drainage & Irrigation**
_Investigate current status of oval drainage & irrigation and consider viable options for improvements as necessary

(2) **SS.2 Enhance Open Space Corridor Pedestrian Link to McGilp Road**
_Combine with action WR.3 to provide a path link along pedestrian desire lines past the tennis courts to McGilp Road and school beyond
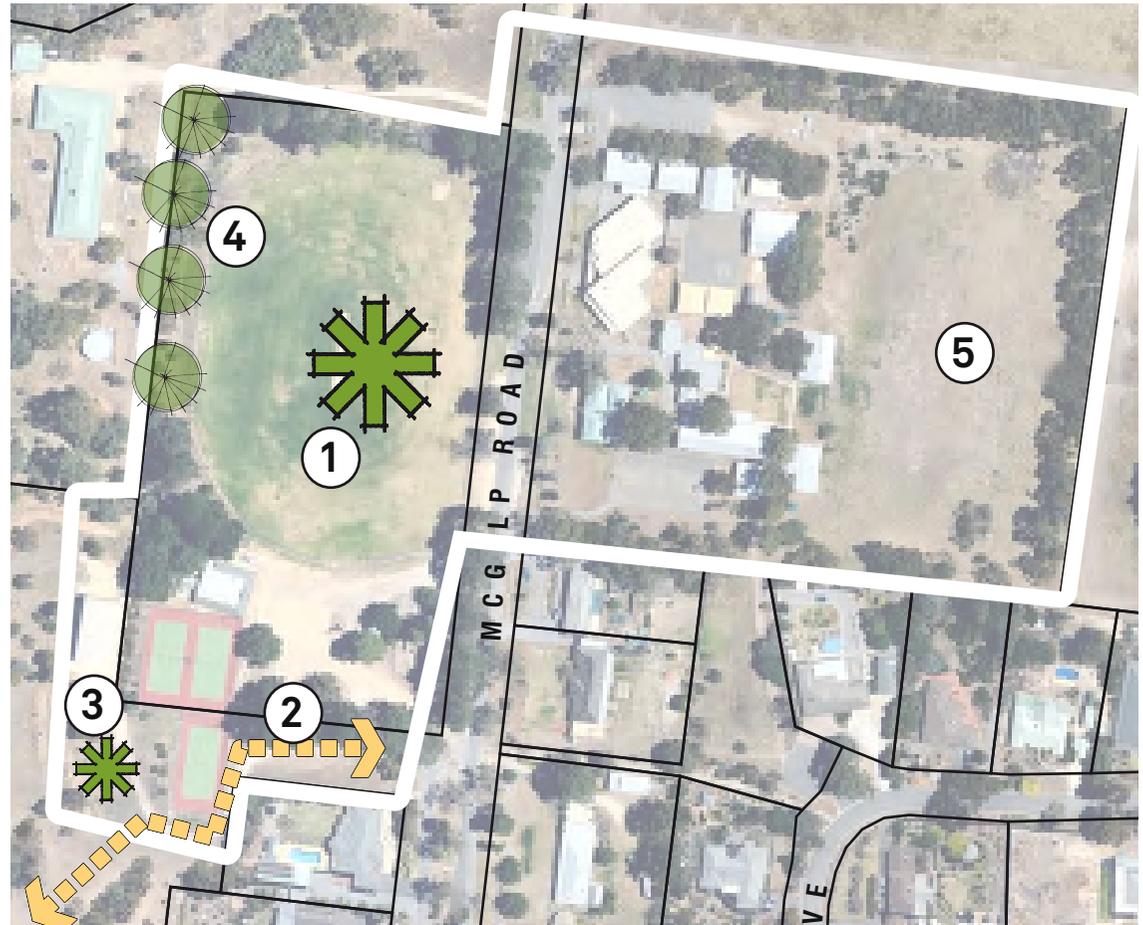
Fig 5.10_ Sport and School Precinct Actions Diagram

Legend

⟨•••••⟩ _Enhance Pedestrian Link Footpath

⬤ _Plant New Trees

✳ _Location of Facility Enhancement
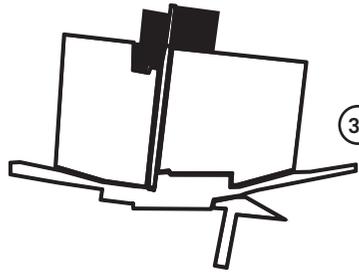
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5.5.3 Precinct Actions: Sport & School (SS)
Actions

SS.3 Introduce a BMX bike circuit to complement existing recreation facilities
_Consider the best location in proximity to existing facilities for a kid's BMX bike circuit
_Provides recreation activity, particularly for older children as part of the recreation mix of the sports facility

SS.4 Continue Shade Tree edge to Oval
_Select suitable drought tolerant species that complement existing Pines to extend the border of trees and replace dead specimens

SS.5 Review Car Parking Facilities
_Review current car parking and develop options to improve safety, parking efficiency, dust/mud and lighting

05_____Urban Design Framework
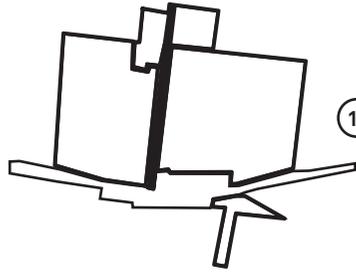
5.5.4 Precinct Actions: McGilp Road(MG)
Actions

① MG.1 Key Project: McGilp Road Streetscape Upgrade (KP.C)
_Commission an Analysis and Design Project for McGilp Road that
includes:
  _Undertaking a survey of all existing trees, including health
  _Constructing a safe pedestrian path along eastern edge
  _A strategy to manage mature vegetation
  _Management of storm water, including directing to irrigate
    existing vegetation where possible

**② MG.2 Investigate Improving Multi use Trail along northern McGilp
Rd to Gawler-One Tree Hill Road**
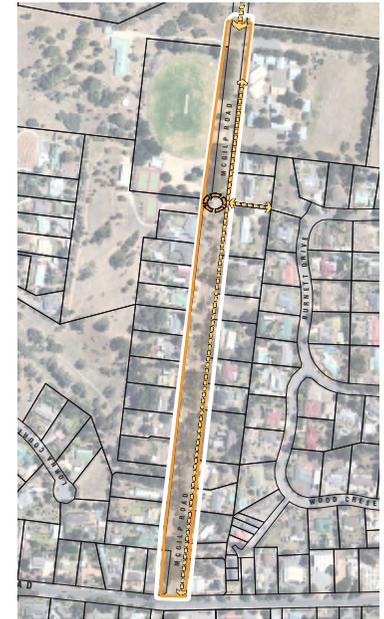
Fig 5.10_ McGilp Road Precinct Location

Fig 5.11_ McGilp Road Precinct Actions Diagram

Legend

⟨┅┅┅⟩ _Enhance Pedestrian Route

⊙ _Key Point of Interaction Between Street, Driveways and Pedestrians

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05_____Urban Design Framework
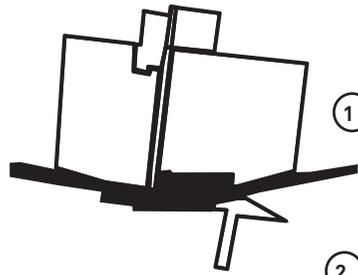
5.5.6 Precinct Actions: Blacktop Road Precinct (BT)
Actions

(1) BT.1 Key Project A: Blacktop Road Streetscape Upgrade
_Commission the design for a streetscape upgrade to Blacktop Road that can be delivered in stages
_See following page for further details

(2) BT.2 Key Project B: Blacktop Road Gateways
_Commission the design of gateway strategies for the western and eastern approach to One Tree Hill along Blacktop Road
_Consider combining the design commission with Key Project A as appropriate

Fig 5.12_Blacktop Road Precinct Key Project Locations

Legend

▭ _Key Project A Scope	▭ _Key Project B Scope	

05_____Urban Design Framework

**5.5.6 Precinct Actions: Blacktop Road Precinct (BT)
Actions**

Key Project A: Blacktop Road Streetscape Upgrade
_Commission the design for a streetscape upgrade to Blacktop Road
that can be delivered in stages
_The scope of the streetscape design should include Blacktop Road
between no. 16 to the west and the intersection with Cross Hill and
Precolumb Roads to the east
_The aim of the project is to enhance the main street as the central
place of activity, pedestrian movement, shopping, informal
socialising and town character. Key aims are improve the identity
and appearance of the centre and the experience for pedestrians,
while facilitating safe traffic movement and convenient parking

_The design should include:
    _Under grounding of power lines
    _Review of existing trees to establish health and suitability
    _Movement study that reviews and addresses safe pedestrian
    crossing, traffic speed, driveway access, parking, school bus
    locations (including the existing islands in the parking lane)
    _Introduce new street trees, including potentially recreating an
    'Avenue of Honour' with the original or replica plaques
    _Quality footpaths along the length of both sides of the street
    _Bench seats at key locations (e.g. adjacent to the shops and
    cemetery)
    _Public art (possibly incorporated into functional street elements
    such as benches, bins, lighting etc) that celebrates the history
    and character of One Tree Hill

_Example of sculpture, Horsham VIC

Fig 5.13_Key Project A; Blacktop Road Streetscape Upgrade Opportunities Diagram

0 05   25   50m

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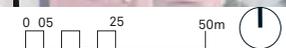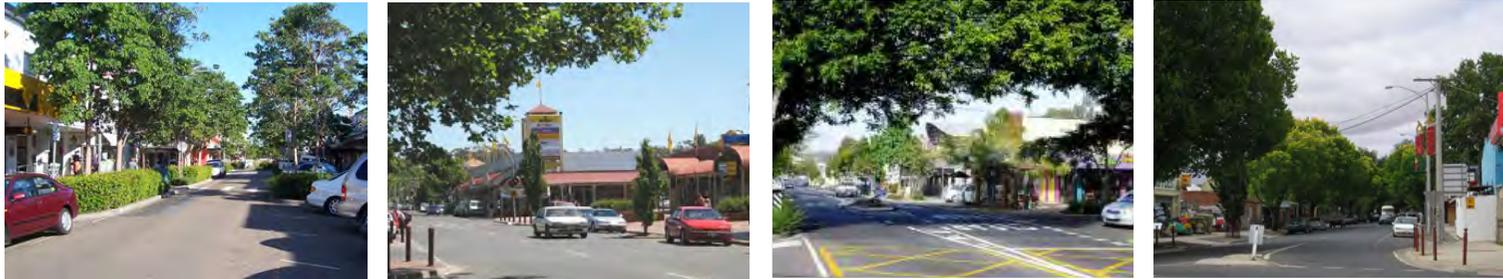
_Examples of Streetscape Upgrades from left; Forster Vic, Bacchus Marsh Vic, Bacchus Marsh Vic and Mitchelton Qld

Legend

_Project Extent	_Upgrade Existing Footpath	_Existing Mature Tree	_Key Location for Gateway Element
_Underground Overhead Power Lines	_New Footpath	_New Tree Opportunity	_Review Traffic Islands
	_Key Areas for Movement Study		

05_____Urban Design Framework

Fig 5.14_ Blacktop Road today

Fig 5.15_ Artist impression of how Blacktop Road could change in the future

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05_____Urban Design Framework

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5.5.7 Precinct Actions: Blacktop Road Precinct (BT)
Actions

Key Project B: Town Gateways Project
_Commission the design for the west and east sections of Blacktop Road that act as 'gateways' into One Tree Hill
_The western section is from 100 m west of the 50 kmph signs to 16 Blacktop Road where Key Project A commences
_The eastern section is from 100 m east of the 50 kmph signs to the intersection of Blacktop Road with Cross Hill Road where key Project B commences

_These sections of Blacktop road form the experience of 'arriving' at One Tree Hill. These points are key 'gateways' that influence town character, way finding and traffic speed.
_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 One Tree Hill.
_The approach to existing vegetation and the proposed planting design must respond to Bush fire risk management principles. Particularly that it must be easy to manage ground based fuel loads and design low planting so as not to create a continuous line of fuel.
_Design strategies that include creative sculptural signage elements celebrating the unique character and history of One Tree Hill, while being durable and low maintenance are encouraged.
_Coordinate the Town Gateway Project design with the design for the Town Centre Streetscape Upgrade

_Examples of creative signs and gateway elements from Joondalup WA, Chapman Valley WA, Ararat Vic, New Haven WA, Parndana SA and hardy street landscaping

05____Urban Design Framework
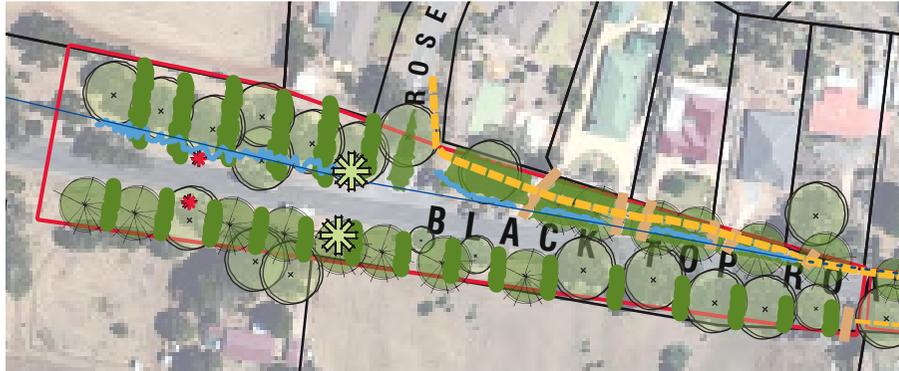
Fig 5.16_ Key Project B Western Section Opportunities Diagram
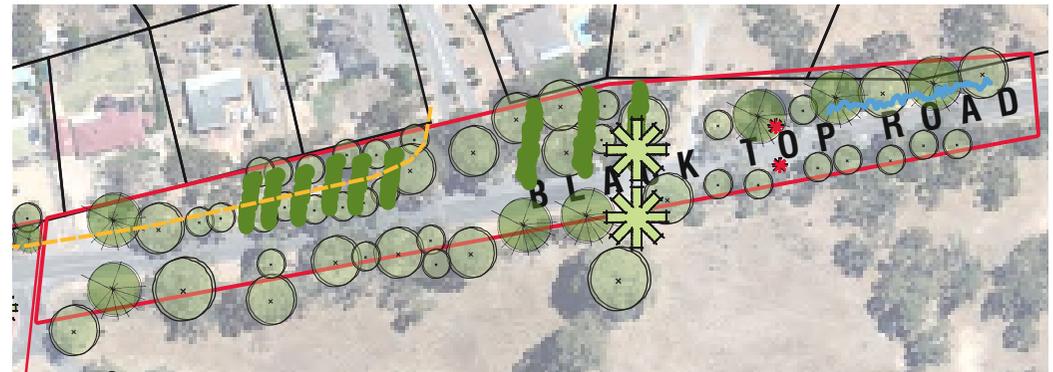
Fig 5.17_ Key Project B Eastern Section Opportunities Diagram

Legend

_Project Extent	
_Overhead Power lines	
_Driveway Crossover	
_New or Upgraded Pedestrian Path	
_Existing Mature Tree	
_New Tree Opportunity	
_50 kmph Road Sign	
_Indicative Gateway Planting	
_Key Location for Gateway Element	
_Indicative WSUD Element Location	

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05_____Urban Design Framework

Fig 5.18_ Western gateway today

Fig 5.19_ Artist impression of how the Western gateway could change in the future

IMPLEMENTATION

_06

06_____ 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 up front 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. The following page explains the thinking behind how the actions have been prioritised and also estimated time frames 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

Liaison 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.

06_____ 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

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06_____ Implementation

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			
ER	Eastern Established Residential Precinct								
ER.1	Enhance Precolumb Road Pedestrian Route		✓		✓		LO	2	S to M
ER.2	Jordan Drive Pedestrian Route		✓					2	S
ER.3	Local Park Improvements	✓	✓					3	M
ER.4	Pedestrian Link Improvements		✓				Com	2	M
WR	Western Established Residential Precinct								
WR.1	Enhance Open Space Corridor Pedestrian Link to McGilp Road	✓	✓					1	S
WR.2	Improve Stormwater Management	✓	✓		✓	✓	Com	2	S to M
WR.3	Enhance Open Space Corridor Pedestrian Link to Sports Facilities & School	✓	✓					2	S to M
WR.4	Introduce Facilities at Key Vantage Point	✓	✓					3	S to M
WR.5	Plant Shady Street Trees Along Rose Ave Footpath		✓		✓		LO	3	M to L
WR.6	Construct Footpath along Lorna Courts eastern verge		✓					3	M to L

06____Implementation

Implementation Table by Precinct continued

CODE	PRECINCT & ACTIONS	ACTION CATEGORY					KEY STAKEHOLDERS	PRIORITY	ESTIMATED TIME FRAME
		Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program			
SS	Sport & School								
SS.1	Review Oval Drainage & Irrigation	✓	✓		✓			1	S to M
SS.2	Enhance Open Space Corridor Pedestrian Link to McGilp Road	✓	✓					2	S to M
SS.3	Introduce a bmx bike circuit to complement existing recreation facilities	✓	✓		✓		Com	3	M
SS.4	Continue Shade Tree edge to Oval		✓				Com	2	S
SS.5	Review Car Parking Facilities	✓			✓			1	M
BT	Blacktop Road Precinct								
BT.1	Key Project A: Blacktop Road Streetscape Upgrade	✓	✓		✓		DTEI, PSA	1	S
BT.2	Key Project B: Blacktop Road Gateways	✓	✓		✓		DTEI, PSA	2	S to M
MG	McGilp Road Precinct								
MG.1	Key Project: McGilp Road Streetscape Upgrade	✓	✓					1	S to M
MG.2	Investigate Improving Multi use Trail along northern McGilp Rd to Gawler-One Tree Hill Road	✓			✓		Com	3	M

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06_____ Implementation

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Implementation Table by Priority

PRIORITY	PRECINCT & ACTIONS	CODE	ACTION CATEGORY					KEY STAKEHOLDERS	ESTIMATED TIME FRAME
			Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program		
1	Key Project: McGilp Road Streetscape Upgrade	**MG.1**	✓	✓					S to M
1	Key Project A: Blacktop Road Streetscape Upgrade	**BT.1**	✓	✓		✓		DTEI, PSA	S
1	Enhance Open Space Corridor Pedestrian Link to McGilp Road	**WR.1**	✓	✓					S
1	Review Oval Drainage & Irrigation	**SS.1**	✓	✓		✓			S to M
1	Review Car Parking Facilities	**SS.5**	✓			✓			M
2	Enhance Precolumb Road Pedestrian Route	**ER.1**		✓		✓		LO	S to M
2	Jordan Drive Pedestrian Route	**ER.2**		✓					S
2	Pedestrian Link Improvements	**ER.4**		✓				Com	M
2	Improve Stormwater Management	**WR.2**	✓	✓		✓	✓	Com	S to M
2	Enhance Open Space Corridor Pedestrian Link to Sports Facilities & School	**WR.3**	✓	✓					S to M

06_____Implementation

Implementation Table by Priority continued

PRIORITY	PRECINCT & ACTIONS	CODE	ACTION CATEGORY					KEY STAKEHOLDERS	ESTIMATED TIME FRAME
			Design/ Technical Development	Capital Works	DPA	Liaison with others	Other Council Program		
2	Enhance Open Space Corridor Pedestrian Link to McGilp Road	**SS.2**	✓	✓					S to M
2	Continue Shade Tree edge to Oval	**SS.4**		✓				Com	S
2	Key Project B: Blacktop Road Gateways	**BT.2**	✓	✓		✓		DTEI, PSA	S to M
3	Local Park Improvements	**ER.3**	✓	✓					M
3	Introduce Facilities at Key Vantage Point	**WR.4**	✓	✓					S to M
3	Plant Shady Street Trees Along Rose Ave Footpath	**WR.5**		✓		✓		LO	M to L
3	Construct Footpath along Lorna Courts eastern verge	**WR.6**		✓					M to L
3	Introduce a bmx bike circuit to complement existing recreation facilities	**SS.3**	✓	✓		✓		Com	M
3	Investigate Improving Multi use Trail along northern McGilp Rd to Gawler-One Tree Hill Road	**MG.2**	✓				✓	Com	M

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CONCLUSION

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07____Conclusion

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

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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 One Tree Hill.

This Urban Design Framework is a key document for Council in guiding
any future development, establishing land use policies and the
strategic implementation of capital works improvement projects for
One Tree Hill. 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
One Tree Hill.

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