



## A Connected Community

The Town of Walkerville Urban Masterplan







## Acknowledgements

The core project team has included Kiki Magro (CEO), Mark Draper, and Maria De Angelis from Walkerville Council, the Elected Members of Walkerville Council, Warwick Keates of WAX Design, David Gregory, Michael Edwards, Josephine Evans & Adrian Evans of JPE Design Studio, Robert Hill of DSC-SMEC and Geoff Rose of Colliers International.

A special thanks is extended to all the members of the Walkerville community who took part in or assisted with the Community Consultation Open Days and stakeholder workshops which have assisted in guiding the overall direction of the Masterplan.

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Appendix C- Colliers Economic Report  
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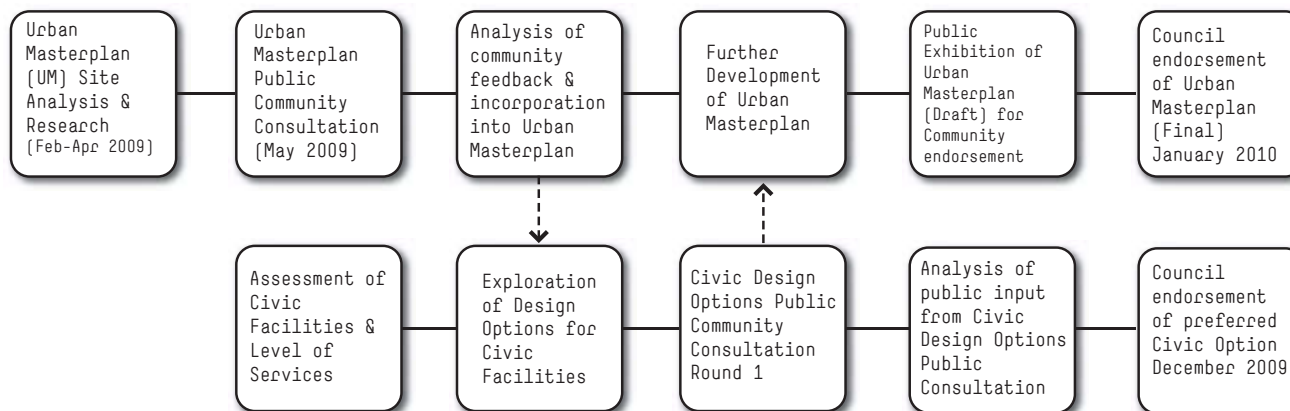
## Introduction

The Urban Masterplan provides a vision and direction for the future development of Walkerville over the next 30 to 50 years. It explores a range of opportunities, directions and options that aim to reinforce, reinvigorate and regenerate the town's urban fabric, creating an attractive and vibrant environment for the community of Walkerville.

Importantly, the Urban Masterplan will guide the community, stakeholders and Council in relation to future planning, resourcing and allocate capital funds to achieve the strategic development of the town. In this way, actions can be undertaken in a coordinated and well planned manner which will ensure that the overall vision for Walkerville is achieved.

The Urban Masterplan combines analysis of the social, cultural, environmental and demographic factors that constitute the character of the township, as well as external trends and influences. By analysing the urban context, specific recommendations can be made in relation to strategic directions, future works and asset renewal.

Through an understanding of the 'site', a true appreciation of Walkerville can be gained, leading to innovative, imaginative and collaborative outcomes. This expansive assessment and planning approach allows an informed plan for the Township of Walkerville to be created.



## 1.0 Introduction & Objectives



## Objectives

The objectives of the Urban Masterplan focus on a number of key aspects. While numerous outcomes are possible, these remain the most critical to the continued vitality and community sustainability of Walkerville. Objectives that maximise the social, cultural and economic opportunities now and into the future.

- Progress the urban character of Walkerville, while recognising its unique history and culture
- Increase pedestrian movement and safety in relation to the public realm (creating an accessible and connected community)
- Develop Council building assets to ensure the efficient and effective delivery of services based on predicted future community needs
- Stimulate and encourage retail and economic growth potential (to create a vibrant and exciting shopping precinct)
- Provide public spaces for community activity, engagement, seating, interactions, exhibitions, public art, displays, special events, outdoor theatrical events, outdoor musical events , sporting activities and the like
- Develop identifiable gateways and entrances into Walkerville
- Develop a sustainable urban environment
- Influence future Development Plans



## Outcomes

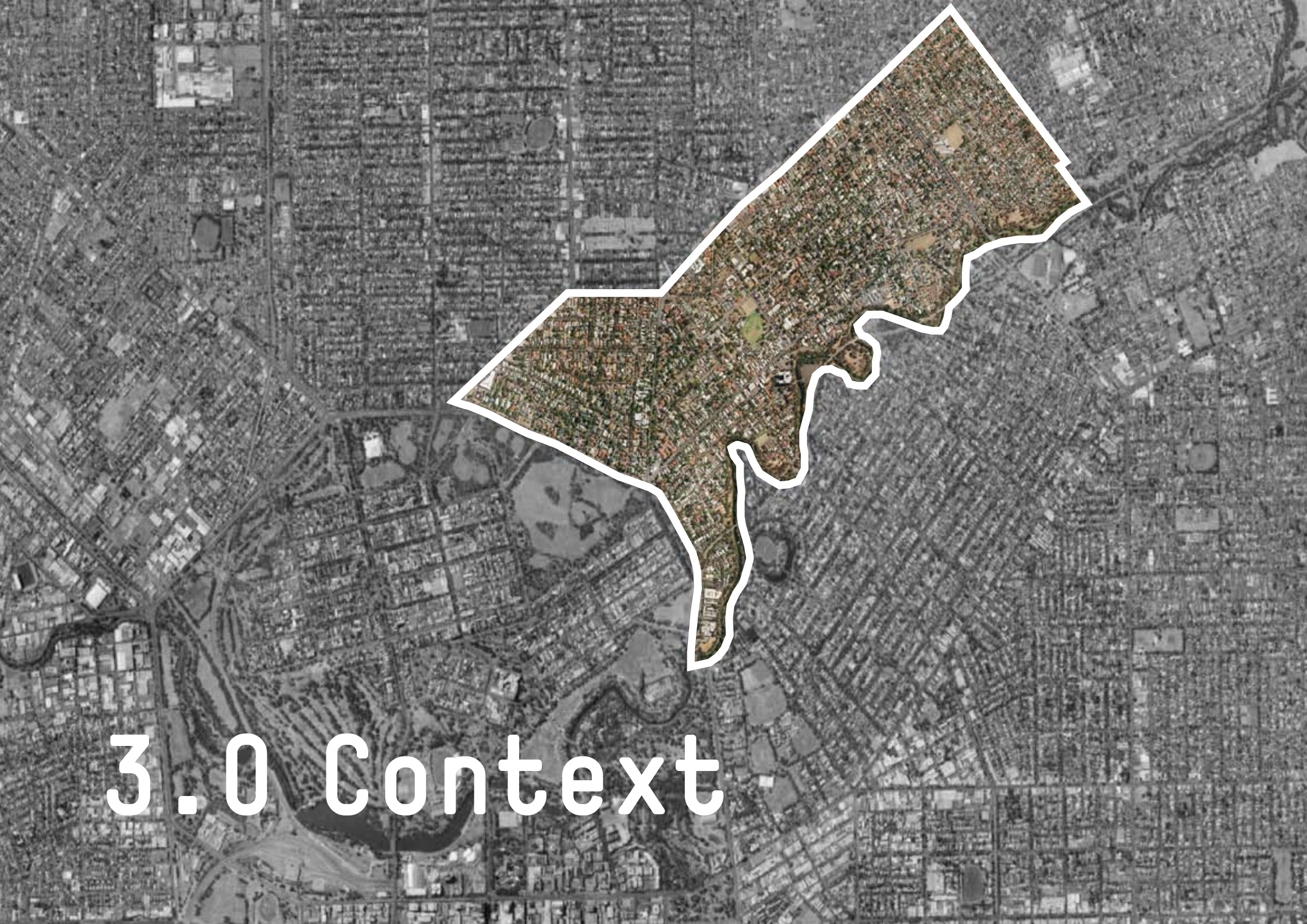
The anticipated outcomes of the Urban Masterplan are expected to include:

- Development of new community facilities including a new library and community centre, upgrade of the council offices, and the development of a sustainability centre and council depot
- Reinvigoration of the Town Centre creating a compact mixed use retail and commercial precinct
- Open space improvements and an increase in open space provision
- An increased residential density to the southern edge of the Council areas that represents a gross density of 23-45 dwelling per hectare
- Wide range of dwelling types to meet the anticipated population growth, demographic changes over the next 30 years, fostering the idea of 'cradle to grave' communities
- Improved Streetscapes including stormwater collection, amenity and biodiversity
- New pedestrian and shared use path connection
- Development of Transit Orientated Development that capitalises on the existing O-bahn corridor
- Creation of a dynamic urban realm that is focussed on creating a sustainable well connected community

## 2.0 Outcomes

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3.0 Context



## A Local Understanding

The Town of Walkerville is located at the north eastern fringe of the Adelaide CBD. Its borders are uniquely defined by the River Torrens, the Adelaide Parklands and residential suburbs to the North and North East.

Consisting of the suburbs of Medindie, Gilberton, Walkerville & Vale Park, the Town of Walkerville has the distinctive position of being the smallest council within the metropolitan area of Adelaide, covering an area of just 3.5 square kilometres in total. It is the Town's size that provides a unique opportunity to consider a 'Whole of Council' masterplan.

First settled by Europeans in the late 1830's, the population of the Walkerville area quickly grew with a total of 200 people living in the area by the early 1940's, and much of the surrounding land owned by leading members of society; the beginnings of the prestigious reputation the area has today.

On July 5th 1855, the settlement was proclaimed as the Town of Walkerville, taking its name after Captain John Walker, one of the property owners in the area, who later became a Police Commissioner.

By this stage, the town had developed its own identity and all necessary services for a predominantly rural community, encompassing a number of stores, as well as productive industries including market gardens, dairy farms, vines, citrus orchards, tanners & furriers and an abattoir.

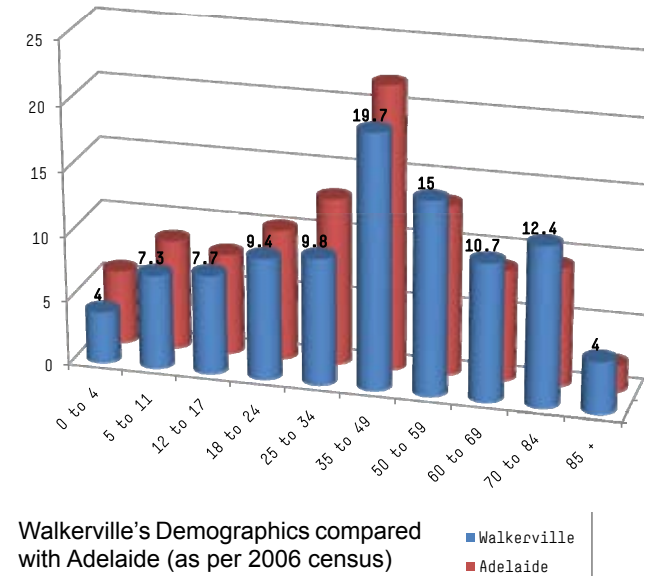
The introduction of a horse drawn tram from Adelaide City encouraged further growth of the township through the 1880's.

This rich heritage continues to be a source of pride and distinction for the community of Walkerville today, with numerous heritage places preserved throughout the town (refer to map on page 10).

While the history and village character of the town, as well as its proximity to the city and outlook over the river inform Walkerville's identity, the opportunity now exists for the Town of Walkerville to capitalise further on its character and history, at the same time embracing demographic change and the potential to build upon the identity and direction of the town for the future.

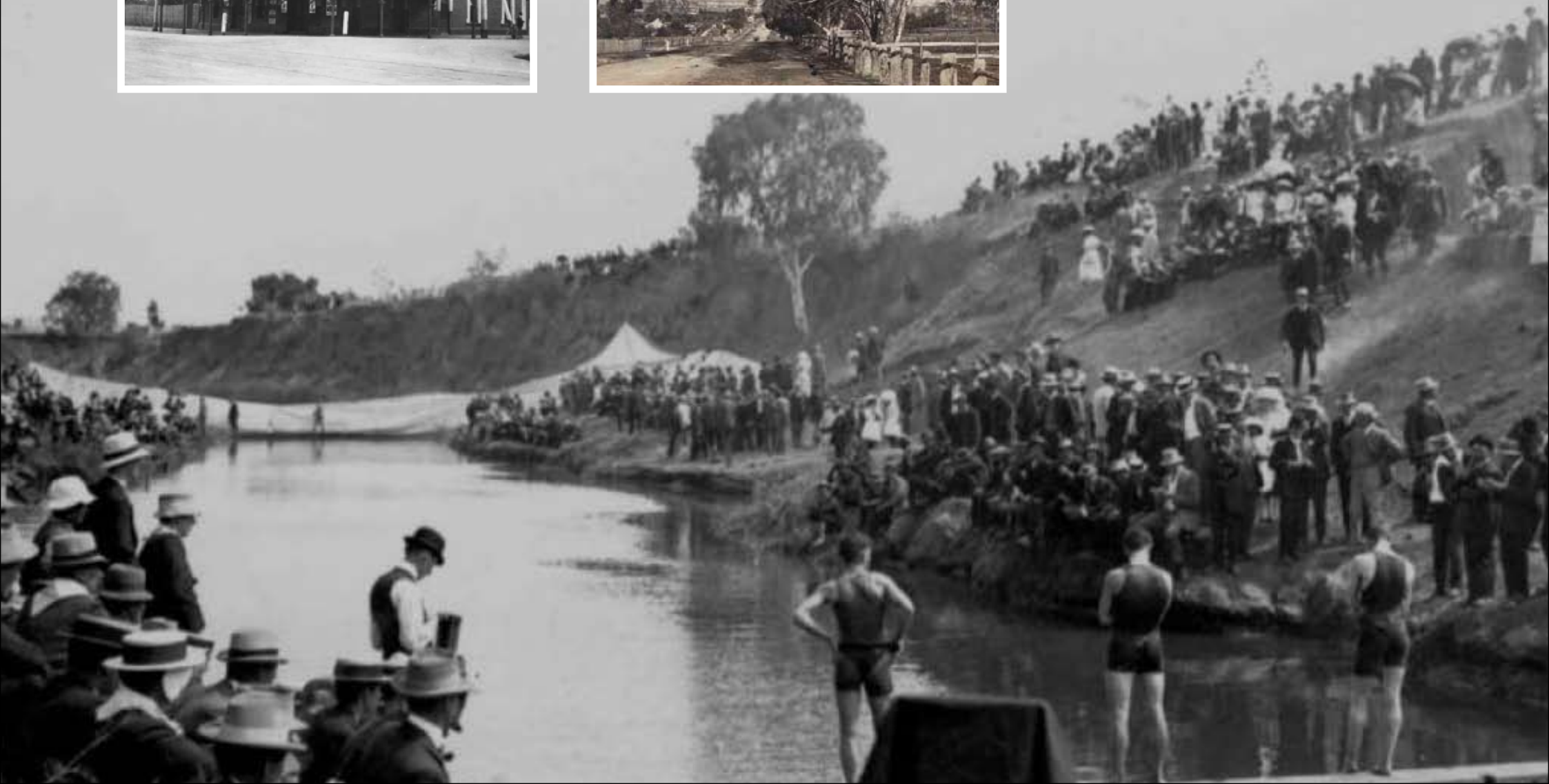
- The current demographics (as per 2006 census report) of the Town of Walkerville consist of a high percentage of residents aged 35-49, and a largely Anglo-Saxon population.
- The total population of the town is just over 7000 people, with an expectation of 7,576 people by 2021 (approx 40 additional persons per annum)
- More senior age groups (60+ and 75+) will continue to account for a large share of the population in the short term future, however, community profiling over recent years indicates a growing portion of young adults, as well as an increasing number of young families and professionals.
- Likewise, the cultural mix of the town is changing, with increasing numbers of Indian, Malaysian & Chinese residents, in particular.

These changes, as well as new development within the town centre and plans for the review of existing council and community facilities, services & open space present a tremendous opportunity for the Town of Walkerville to reestablish itself as a dynamic and vibrant community.



## 3.1 A Local Understanding









## Council Strategic Plan

The Town of Walkerville Strategic Plan was adopted in 2008. While this document does not define the boundaries of the Urban Masterplan, an understanding of council's existing strategic plan has informed the objectives and strategic directions presented in this report.

It should also be noted that this masterplan was written with the broader State-wide Strategic plan in mind. As such, it links to the SA Strategic Plan objectives of building communities, improving wellbeing, attaining sustainability, growing prosperity, and expanding opportunity, and specifically references 11 of the 84 targets specified in the SASP, including:

**T2.4** Healthy South Australians: increase the healthy life expectancy of South Australians by 5% for males and 3% for females by 2014

**T3.5** Reduce greenhouse gas emissions

**T3.7** Reduce South Australia's ecological footprint

**T3.8** Zero Waste- Reduce waste to landfill by 25% to 2014

**T3.9** Sustainable Water Supply

**T4.4** Increase the number of attendances at selected arts activities by 40% by 2014

**T5.5** Local Government Elections: increase voter participation in local government elections in SA to 50% by 2014

**T5.6** Volunteering: maintain the high level of volunteering in SA at 50% participation rate or higher.

**T6.7** Affordable Housing: increase affordable home purchase and rental opportunities by 5 percentage points by 2014

**T6.8** Housing Stress: Halve the number of South Australians experiencing housing stress by 2014.

**T6.11** Participation by people with disabilities: increase by 400 the number of people with disability involved in day options program by 2014.

## South Australia's Strategic Plan

For the Urban Masterplan to remain relevant and implementable JPE and WAX recognise the importance of ensuring that the framework fits within the broader strategic plan for South Australia.

First created in March 2004 and then updated in January 2007, the South Australia Strategic Plan (SASP) is based on the following 6 directions:

- Growing Prosperity
- Improving Wellbeing
- Attaining Sustainability
- Fostering Creativity
- Building Communities
- Expanding Opportunity

These directions are then broken down into 84 distinct targets. For a full listing of the strategic plan and associated targets, please refer to <http://saplan.org.au/>.

## 3.2 Strategic Planning Context

## Current Developments

There are several developments in progress at the time of this Urban Masterplan being written which will significantly influence the Town of Walkerville, its economy, character and identity. While the exact impact of these developments cannot be determined, the Urban Masterplan acknowledges the potential influence on the township. Also summarised is the recent Development Plan Review.

### Walkerville Shopping Centre Development

Currently under construction at the eastern end of the Walkerville Terrace commercial precinct, this new shopping centre will provide approximately 20 retail tenancies as well as a new Woolworths supermarket. The nature and scale of this development, while polarising community, will greatly increase the variety of shopping options available along Walkerville Terrace (pending the uptake of these new retail premises), changing from existing 'service provision' of commercial towards 'aspirational retail' with more lifestyle shopping, restaurants and cafe opportunities. Other issues and opportunities associated with this development include:

- Potential impact of traffic along Walkerville Terrace including increase of vehicle loading, and slowing/ congestion of traffic at entry/exit point to the underground car park
- Increase of pedestrian activity along this section of Walkerville Terrace, and therefore increased need for safe crossing areas, quality foot paths and access provisions, as well as connections to the broader community
- Economic impact both as catalyst for further commercial development and increased competition for traders
- Impact of built form on existing street character
- Potential spill-over car parking in surrounding streets

These aspects of development will need to be considered and integrated into the Urban Masterplan



## 3.3 Current Development Change







## Walkerville Terrace Upgrade

A redevelopment of the section of Walkerville Terrace between Stephen Terrace and Smith Street has been recommended. The proposed upgrade includes the removal and replacement of existing street trees, the redesign of roadside car parking provisions and upgrades to footpath treatments.

The upgrade will form an important catalyst for the urban regeneration of Walkerville Terrace.

## DTEI Building

The forthcoming sale of the DTEI building will provide potential opportunities to invigorate the Town Centre, whether through its reuse as an office building, redeveloped as an apartment, medium density development or mixed use.

In the mid to long term, potential opportunities and issues include:

- The role of this building as part of a Transport Oriented Development (TOD), due to the close proximity of the building to the O-bahn transport corridor and commercial centre of Walkerville Terrace
- The large population boost to the town centre that redevelopment/reoccupation of this building will bring
- Impact of higher population density on economic sustainability and activation of town centre
- The level of community space provision will need to be considered based on the higher population density of the area

In the short term, however, the absence of a large daytime working population in the building will potentially have a negative impact on the economy of Walkerville Terrace traders.

## Linear Park Upgrades

There are currently several plans underway to upgrade sections of the Linear Park trail. Willow Bend Reserve (located adjacent Ascot Ave) will be upgraded with new toilet facilities and resealed tennis courts, while the section of Linear Park from Levi Park to Victoria Terrace will be surveyed and redesigned with improved pathways and lighting potentially within the next 2-3 years.

In general, these upgrades fit with the direction/objectives identified for The Linear Park in this masterplan- though it should be noted that any upgrades to connections between local streets and the Linear Park Trail should aim to provide access for both pedestrians and wheeled transport (bicycles and prams), where possible.





## Town Of Walkerville Development Plan Review

The review of the development plan for the Town of Walkerville, which occurred in 2008, has also been considered in the development of the Urban Masterplan, as it provides a clear and current picture of concerns and aspirations for development within the town from a planning perspective, with an overall aim to create a cohesive community which:

- Provides outstanding quality of life
- Is economically prosperous
- Provides opportunities to learn + grow
- Is diverse and has a strong sense of identity
- Values heritage
- Celebrates achievements

The key issues identified in this review which relate to the Urban Masterplan include:

- Development density, suburb character and built form: Considering that of 3,104 dwellings in the township, 690 have some form of heritage protection (whether local, state, or contributory) and 40% of properties are located within historic conservation zone types. Retention of character where new developments/regeneration may occur, and the identification of areas that could handle higher densities are also mentioned, with an emphasis on sensitive development.
- Environmental sustainability: Especially in respect to stormwater catchment and management on both urban and domestic levels as well as ESD building incentives.
- Integrated transport and land use: Including the need to provide a mix of dwelling & allotment sizes to suit growing need for student & ageing population- and to explore options of TOD development.
- Economic development: Included the need for vibrant and multi-faceted retail, and the incorporation of mixed use development (residential, community and commercial). Also referred to was the upgrade of commercial premises along Main North Road, and the encouragement of home business.
- Community Infrastructure: Namely, the need to greater develop infrastructure such as bicycle and pedestrian paths to create a walkable town centre and minimize dependence on vehicular transport.



A photograph of a park-like setting. In the foreground, there is a paved path that curves to the right. A metal railing runs along the edge of the path. To the left of the path, there is a large, dark tree with dense green foliage. The ground is covered with dry leaves and some green grass. In the background, there are more trees and a body of water, possibly a lake or a river, visible through the branches. The overall scene is bright and sunny.

# 4.0 Urban Geography







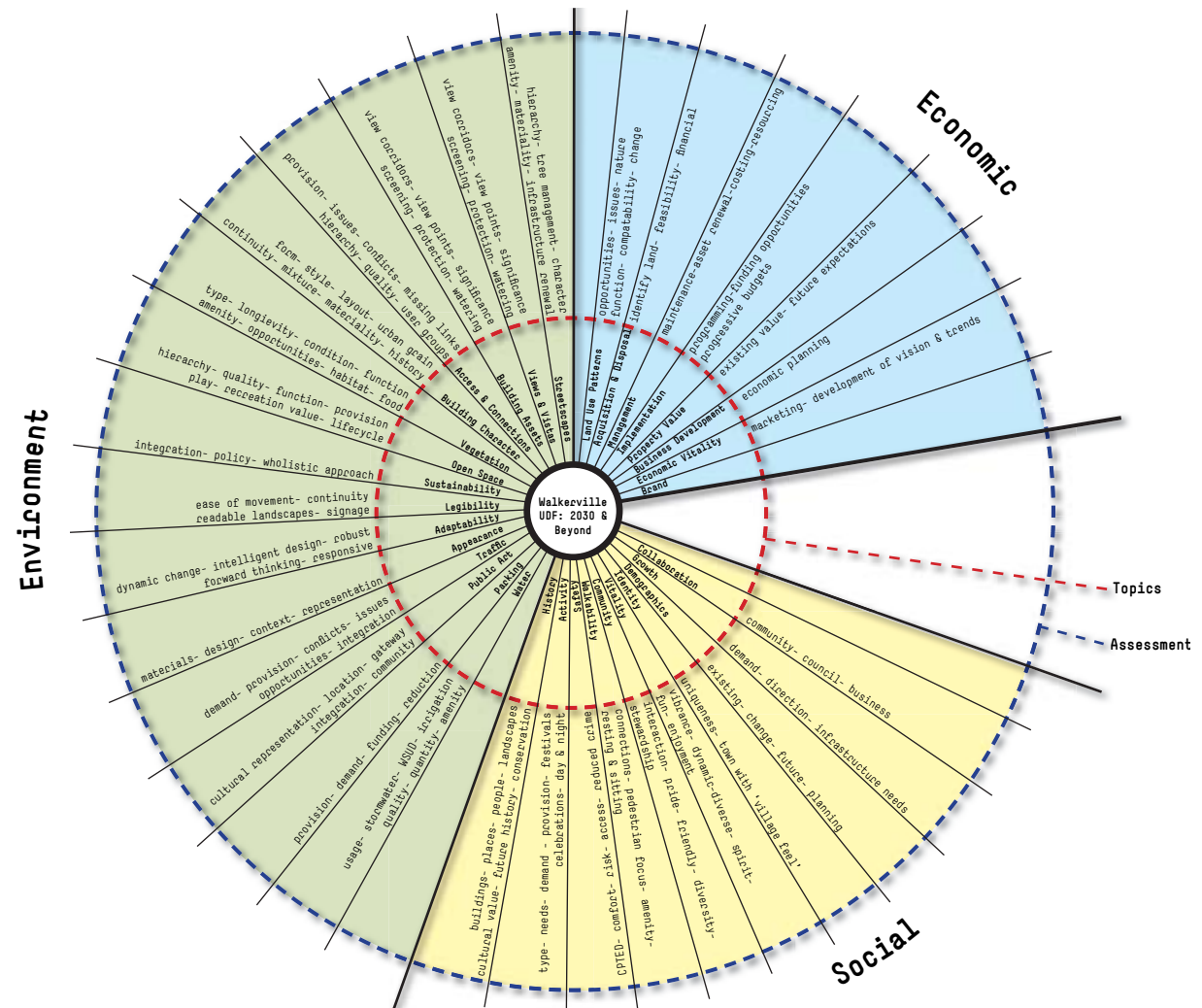
# Urban Geography

An analysis of Walkerville's urban geography provides an insight into what is possible, what opportunities exist and which issues must be considered as part of the 30-40 year vision for the town.

The urban geography explores the physical, social and visual character of the town, how it functions and how the community uses the urban realm of Walkerville.

The analysis has highlighted a number of unique characteristics that exist within Walkerville. By understanding the importance or influence of these aspects planning decisions can be made that directly reflect the urban qualities and context of the town.

## Defining the Urban Realm



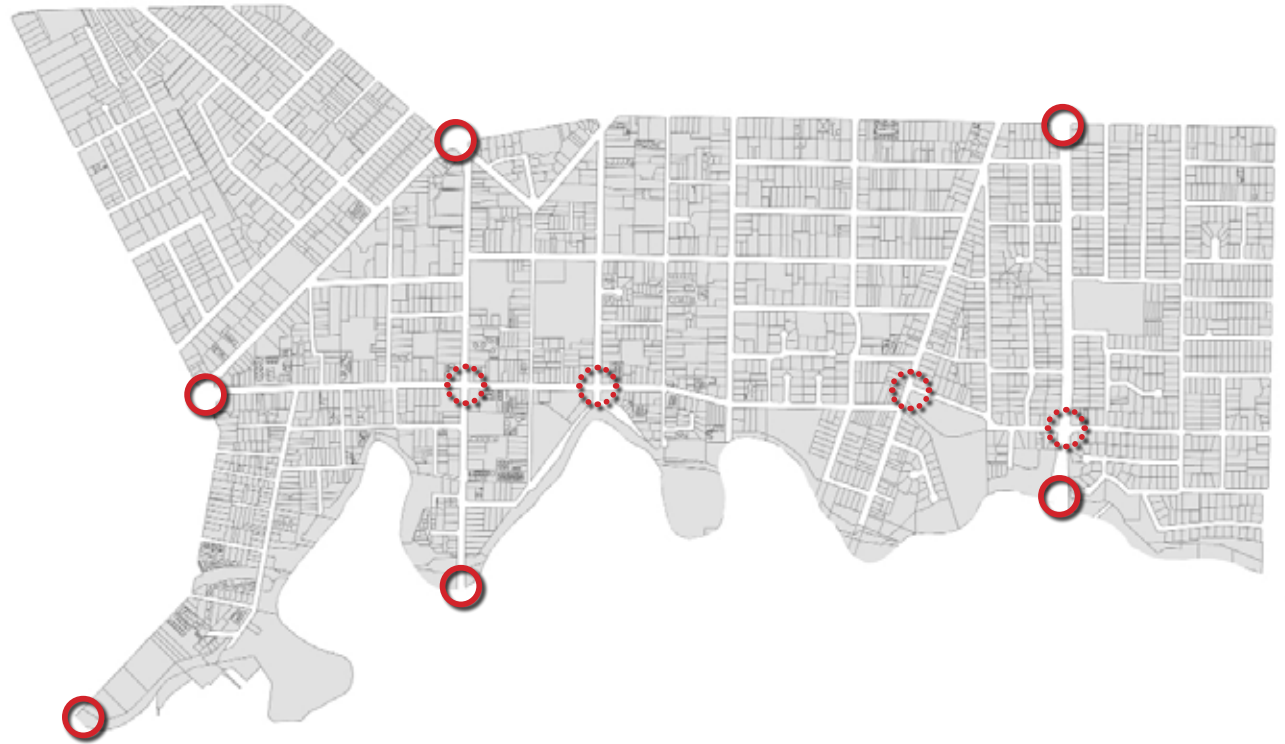
## 4.0 Urban Geography



## Entrances

Walkerville has a number of defined entrances. These points of arrival and departure provide opportunities to mark and brand the town. To the south the relationship of the River Torrens corridor separates the adjoining Council areas, with entrances marked by bridge crossings and other specific entry points. To the north and west, the entrances are less defined and the vehicular character of the associated road corridors dominates.

Within Walkerville are various internal entrances, points or intersections where the character of the town changes. The opportunity to increase the significance of these entries has not been fully exploited and many people travel through Walkerville without recognising that they are entering or exiting from the town.



### Key Features:

- Need to define entrances into the town
- Create internal and external entrances reinforcing the identity of Walkerville
- Develop entrances that reflect the landscape create (river, town, main street)



The main entry to Walkerville Tce from the city does not express the identity of the township.



The Sussex Hotel & Town Hall provide the internal gateway to the town center at the corner of Walkerville Tce & Stephen Tce

## 4.1 Strategic Layers

## Streets

The town of Walkerville is criss-crossed with numerous major road corridors. Stephen Terrace, Walkerville Terrace, Northcote Terrace and Ascot Avenue bisect the town. While these roads provide vehicular access across the town, they also separate parts of Walkerville. This separation affects pedestrian movement and the idea of a 'connected community'.

Urban design responses and future planning will need to reduce the impact of these transport corridors while increasing the links between suburbs. Other considerations will need to include the use of streets in providing amenity, habitat value and opportunities for storm water management within Walkerville.



### Key Features:

- Defined network of roads both connecting and fragmenting the town
- Need to reinforce some streets to create better connections and improved function
- Need to reduce impact major arterial routes



Walkerville Terrace constitutes a major traffic corridor through the Township, impacting on the character and accessibility of the street and its community facilities/services



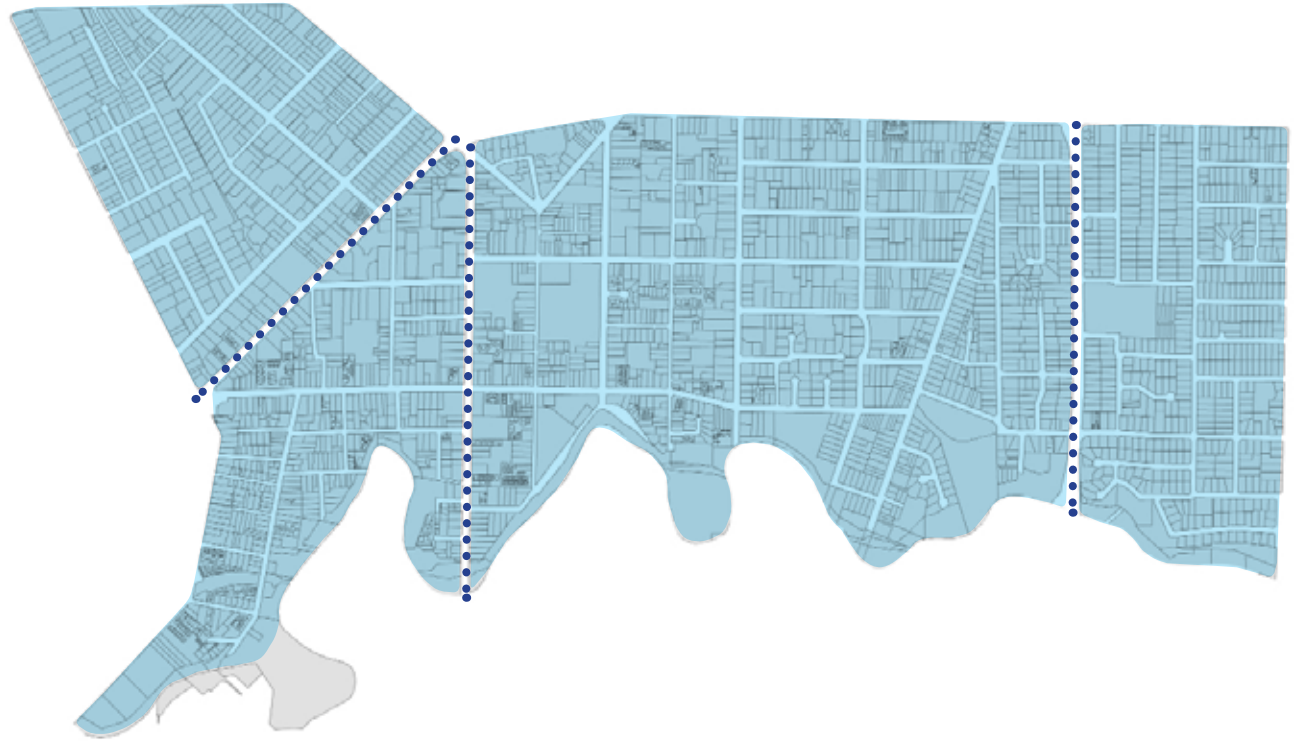
Smith St is used heavily by school traffic at peak times and could be better planned for amenity & parking



## Segmentation

The major transport corridors of Northcote Terrace, Stephen Terrace and Ascot Avenue segment the town of Walkerville into four distinct areas. The movement of the community east/west across these corridors is significantly restricted. This in turn limits opportunities for wider community engagement within the town and particularly the commercial and community centres and Walkerville Terrace.

The existing segmentation of Walkerville clearly restricts the ability of residents to use Walkerville as their hometown. This leads to many people travelling outside the town boundaries to shop, be entertained and work.



### Key Features:

- Major transport corridors segment the town
- Segmentation reinforced by lack of connection across roads and between residential areas



The road width and lack of safe crossing points along Ascot Avenue act to separate part of Vale Park from the rest of the township



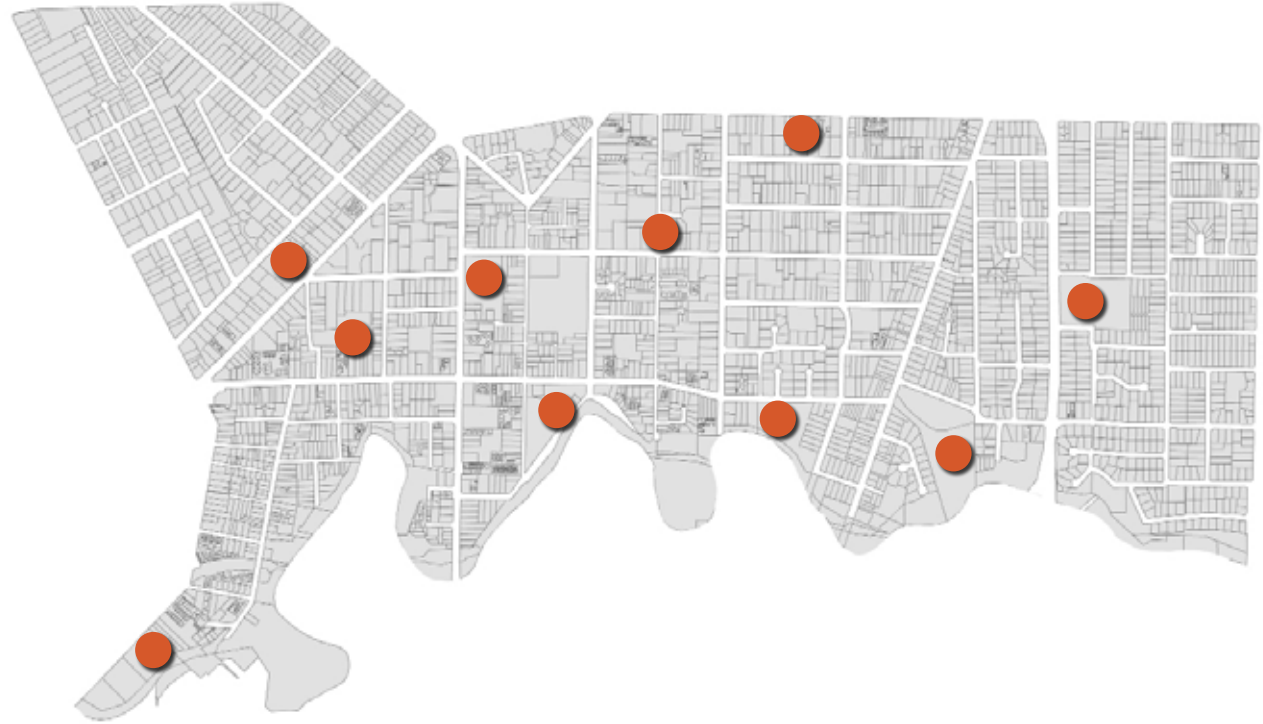
The heavy traffic along Stephen Terrace acts to segment the township

## Communities

Unlike most urban areas in Adelaide, Walkerville contains various established communities in terms of concentrated groups of people within the urban fabric of the town. These groups range from schools (both public and private) to residential care facilities, Housing Trust accommodation and government groups contained in the DTEI building and council offices.

These communities add to the resident population of the town and it is important that the future planning of Walkerville encourages the continued involvement of these communities in the social character of the town.

While the employees at DTEI will be relocating in early 2010, it is important that similar residential populations are encouraged to maintain a strong community within Walkerville.



### Key Features:

- Numerous communities are located in the town - reinforcing community focus
- Need for interaction with schools, open spaces, library, shops etc.
- Encourage and maintain communities in the town





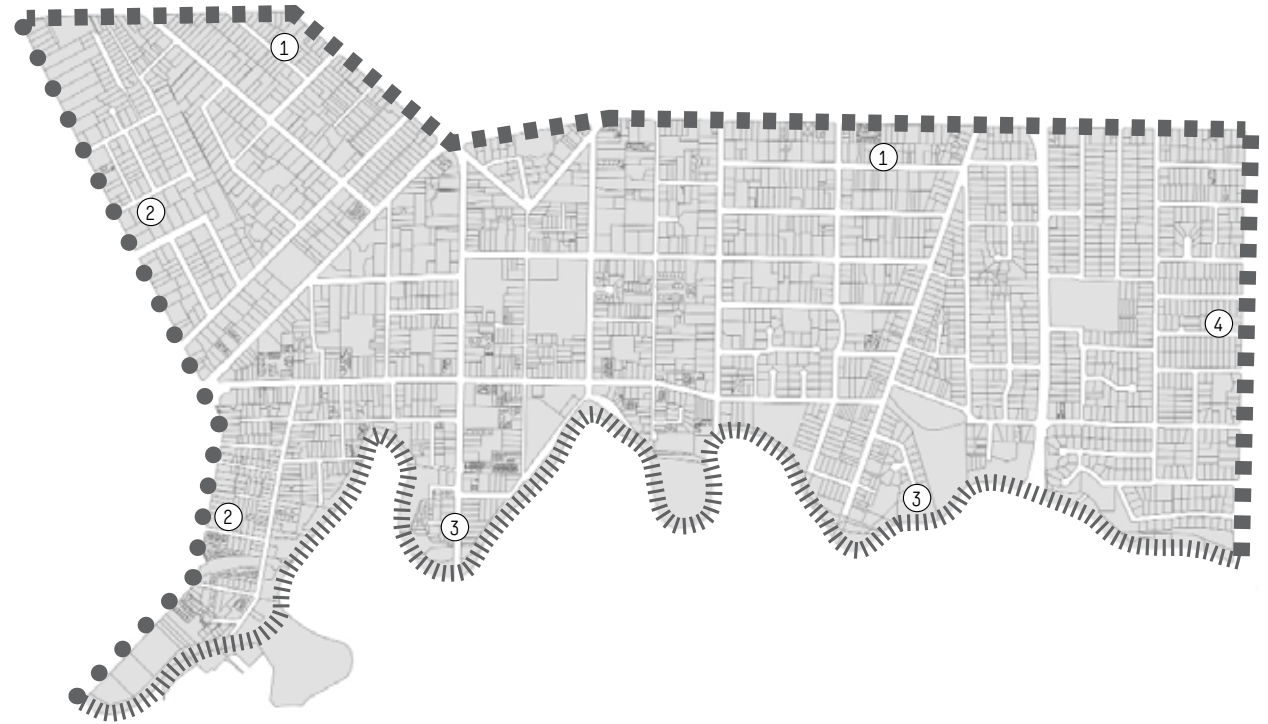
## Edges

Uniquely, Walkerville has four distinct edges that influence the urban character of the town. These edge conditions affect its urban form, its engagement with commercial precincts, residential areas and open spaces.

To the north is the mixed use corridor of North East Road. Dominated by the road corridor, the edge is predominantly formed by a mixture of commercial land uses, light industry and residential properties. To the west are the Park Lands. This large open space creates an edge defined by the historic buildings of Medindie and Gilberton which open onto the amenity landscapes of the North Adelaide Park Lands. The edge is impacted by the traffic movements of Robe Terrace. This creates a physical separation between the residential areas and adjacent open spaces. Improved connections will be required as part of any future planning, particularly in relation to the lack of open space that exists within Medindie.

To the south is the River Torrens corridor. Similar to other edges around Walkerville, there is a separation between the adjoining suburbs. The incised form of the river corridor limits access with few crossing points. At the same time, the river corridor provides amenity and opportunities for linear connection particularly in conjunction with the Torrens Linear Park.

The eastern edge to Walkerville has a typically residential character with roads and blocks connecting across council boundaries. However, there remains a need to reinforce connections between Vale Park and the rest of Walkerville rather than to the suburb of Klemzig.



### Key Features:

1. Mixed use edge created by Main North Road
2. Park lands form open space edge separated from Walkerville by Robe Terrace - need to reconnect
3. River Torrens creating landscape edge & physical barrier
4. Residential edge formed by Fife Street



## Open Space

Open space in Walkerville varies from high quality reserves such as Walkerville Oval through to extensive linear open space along the River Torrens and numerous undeveloped local parks.

Walkerville Oval, Levi Park and the Linear Park each provide regional or district open spaces within the town. These open spaces create significant recreation opportunities particularly within the southern half of the council area.

Throughout the rest of Walkerville are many local open spaces. Most are underdeveloped with little amenity. In order to increase recreation value of these areas improvements will be required longer term including additional landscaping, seating and play equipment.

Within Walkerville the suburbs of Medindie and Vale Park have an under provision of open space. The impact of existing road corridors segregate these residential areas limiting access to adjacent open space. The need for new open space in Vale Park is particularly necessary due to the existing block size, ongoing in-fill development and lack of open space within adjoining suburbs.



### Key Features:

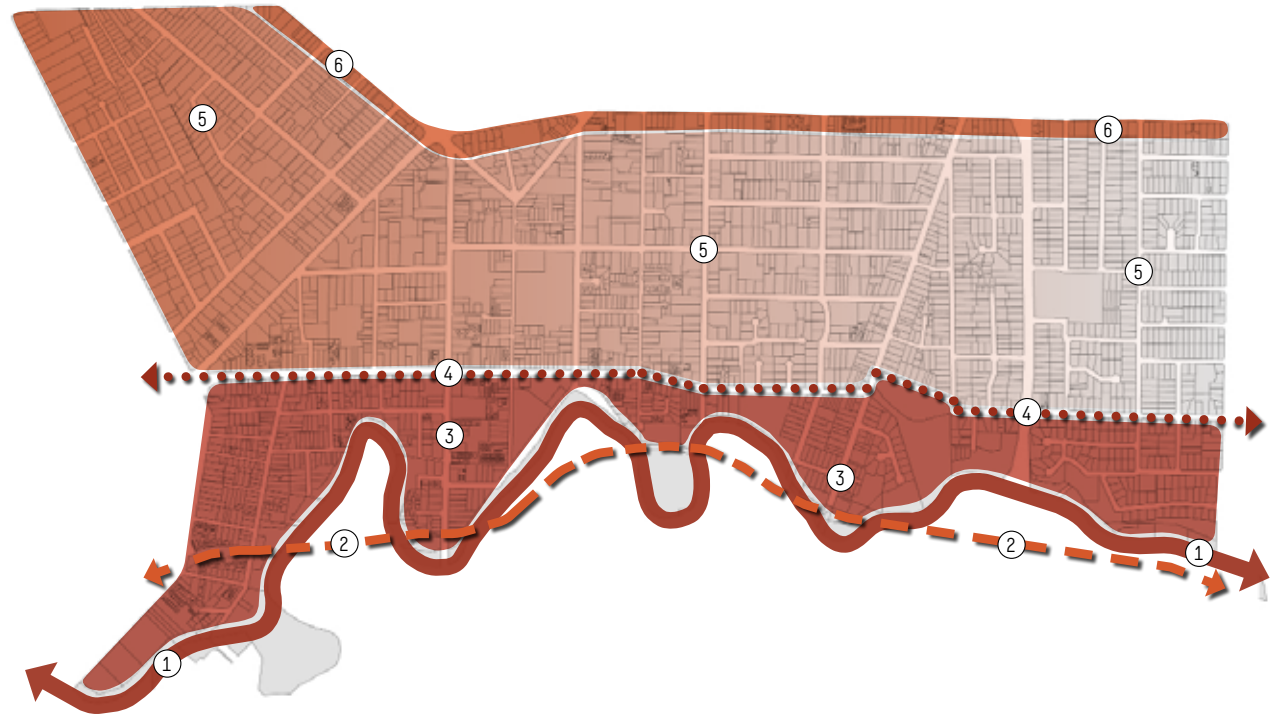
1. Walkerville Oval - primary open space within the town
2. Levi Park - issues relating to size, amenity and function
3. Linear Park provides open space that links the south edge of Walkerville with adjacent suburbs & the city
4. Areas lacking open space (Medindie and Vale Park)





## Urban Fabric

An analysis of the urban geography has identified a striated form to the town. The banded urban character that defines Walkerville provides opportunities for urban design responses including improvements to the linear connectivity of the River Torrens, opportunities to increase access and connection with the O-bahn (transport corridor), the potential to develop Walkerville Terrace, Vale Street and Harris Road as a continuous urban spine through the centre of the town, the need to reinforce the existing residential character as a central core to Walkerville and finally the opportunity for a consolidated commercial strip & mixed use along North East Road.



### Key Features:

1. Capitalise on the 'connection to' and 'linkage of' the Linear Park
2. Increase opportunities to access O-bahn transport corridor
3. Consider development that capitalises on aspect and the potential for increased density
4. Develop Walkerville Terrace, Vale Street and Harris Road as a continuous spine
5. Reinforce the character and qualities of Walkerville's core
6. Develop strip commercial along Main North Road.



## Township

Building on the strategic layers of Walkerville, the following two maps seek to identify the issues and opportunities (listed opposite & on the next page) that exist for the township of Walkerville, based on the project team's understanding of the existing urban realm and open space. By analysis of the urban fabric of Walkerville strategic direction and actions can be developed that enhance the existing characters, qualities and culture of the town.

### Issues

1. Lack of significance given to Hackney Bridge as gateway entrance to Walkerville (Road & River).
2. Isolated urban character- landscape form defined by road, obahn & river corridor.
3. Poor quality open space- Review function and amenity.
4. Potential gateway dominated by vehicular/transport character.
5. Consider impact of redevelopment of former Channel 7 site on surrounding urban character- connection & integration (reinforcing Walkerville's Identity)
6. Lack of continuous footpath connections.
7. Need to maintain schools as important communities within Walkerville (consider facilities provision, access & open space).
8. Quality & function of Hawker Reserve
9. Impact of Robe Terrace- access to Park Lands and surrounding open space provision- consider reinforcement of identity within landscape treatments.
10. Need to minimise impact of commercial edge along Main North Road on residential areas.
11. Separated from surrounding residential area, as impact of Main North Road- consider opportunities for reconnection & improved access.

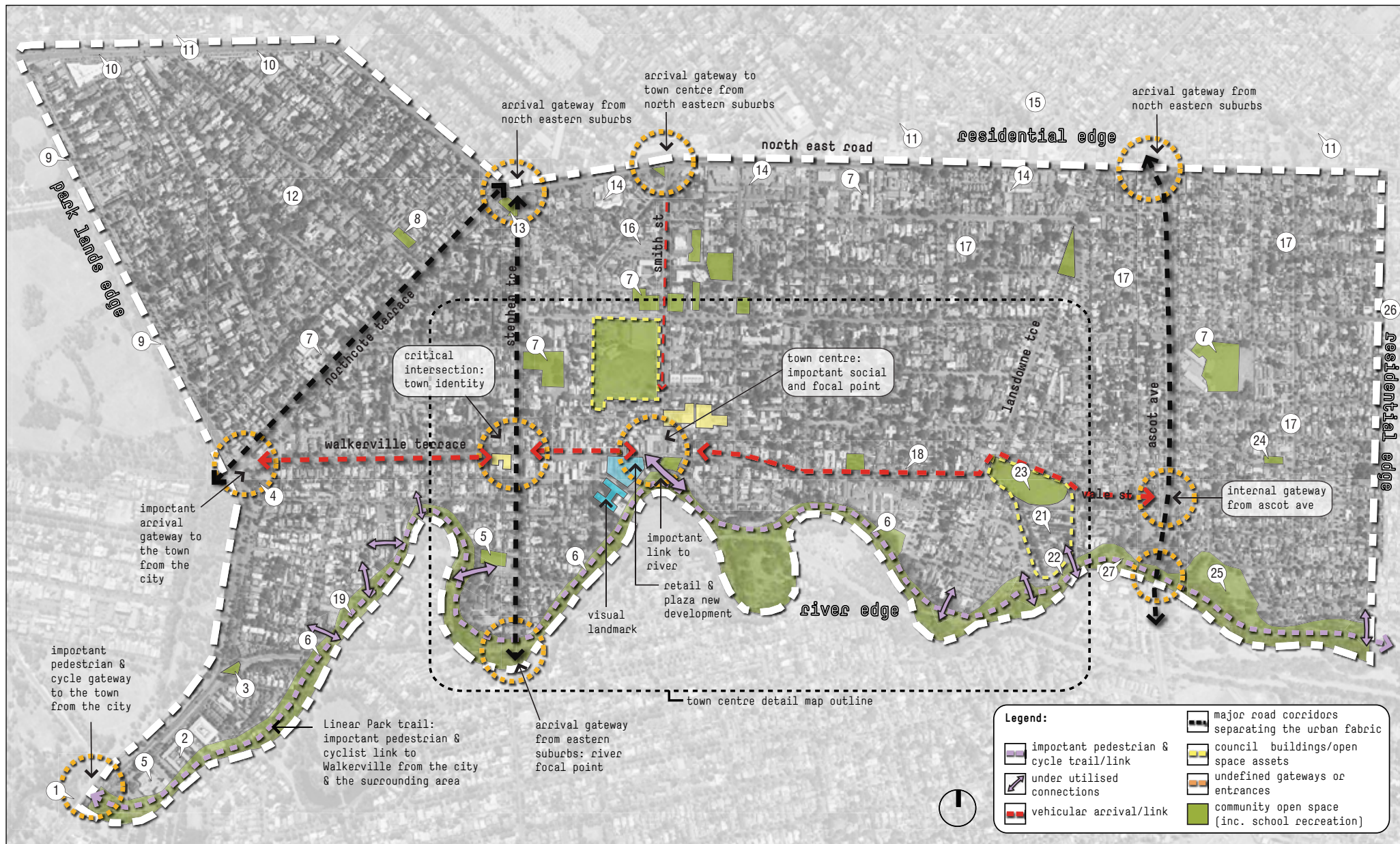
12. Need to maintain residential character.
13. Lack of defined entrance reinforced by condition and quality of Thiele Reserve; review function and amenity.
14. Consider impact of commercial edge on urban fabric.
15. Limited opportunities to access facilities, destinations or open space outside council area.
16. Need to maintain function and significance of cemetery.
17. Balance existing urban character with potential for increased residential density.
18. Review function and amenity provided by Crawford Reserve- consider in relation to Aged Care facilities and open space provision.
19. Need to activate fragmented open space along River Torrens Linear Park.
20. Steep embankments creating environmental and access issues.
21. Maintain function of caravan park without affecting heritage features (Vale House & Historic Moreton Bay Fig tree)
22. Disconnection to Linear Park created by caravan park land use.
23. Need to improve open space function and amenity.
24. Limited open space amenity provided by Ilford Street Reserve
25. Potential to reinforce open space function and stormwater management
26. Lack of open space or other amenities provided by adjoining council areas.
27. Maintain open space significance of Willow Bend Reserve.

## Opportunities

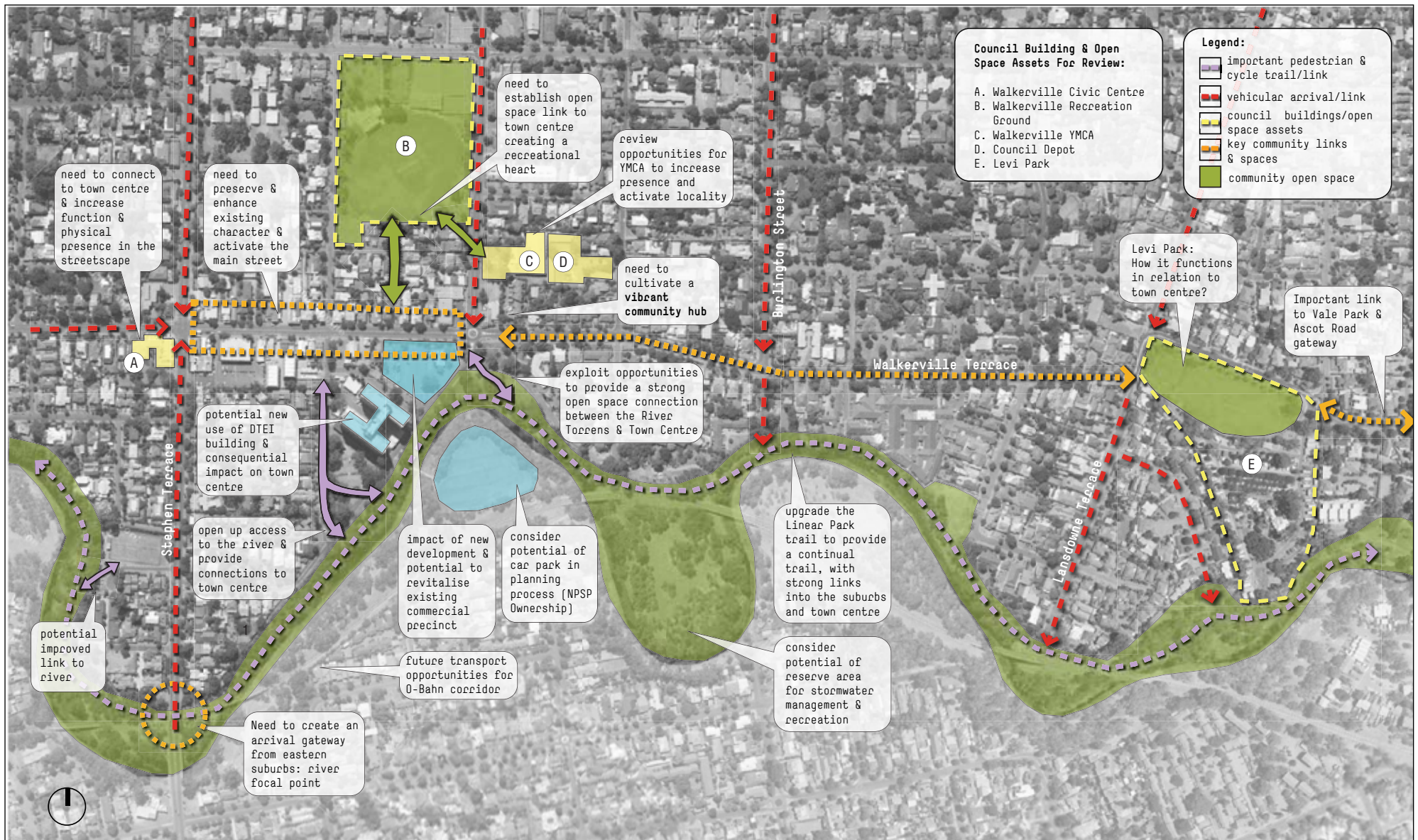
- Develop distinct edges to Walkerville that reflect the identity & character of the town.
- Identify gateways and entrances through the town that reinforce the character of Walkerville
- Consider open space function and amenity provided by existing reserves- develop approaches that maximise open space provision- consider in relation to recreation, amenity, stormwater management and public art opportunities.
- Address the impact of road corridors that bisect the council areas- increase access (pedestrian & cycle), amenity and landscape character.
- Increase connection to and from the Linear Park- ensure the open space opportunities provided by the park are fully integrated into the fabric of the town.

## 4.2 Township











## Walkerville Terrace

Walkerville Terrace is the primary east/west connector road through the town district, and as such, it currently operates as a thoroughfare for commuters travelling to and from the CBD rather than as the community and commercial heart of the township.

Due to the importance of Walkerville Terrace in the context of the township, this precinct has been mapped in relation to the issues and opportunities: Land Use, Activation, Connectivity & Opportunities.

## Issues

- The commercial value of Walkerville Terrace does not match with the community's expectation of a modern main street, due predominantly to the 'service provision' nature of commercial zone, which minimizes the ability for the street to attract lifestyle related (fashion, entertainment, cafes/restaurants) patrons and traders.
- Narrow depth to main street; lack of double frontage or rear lane development.
- Lack of long term car parking facilities
- Lack of 'active' frontages to some tenancies creates 'dead' zones along large sections of the main street.
- Safety of pedestrians at risk due to high traffic volumes and speeds, combined with a lack of intermediate crossing points.
- Safety of cyclists at risk due to lack of consistent cycle lane.

## Opportunities

- Change in main street function and character, with the new Walkerville Shopping Centre acting as a catalyst for further re-activation of the area.
- Development of common design language (for paving, street furniture, trees, lighting) along entire length of Walkerville Terrace and Vale Street (from the Buckingham Arms, through to Ascot Avenue), to improve the identity & character of the street, as well as access.
- Gradual expansion of commercial centre North and south, with active frontages along the main street, and service delivery & keyhole parking accessed from side streets & laneways.
- Greater appreciation of buildings' heritage value along the north side of the street, and potential for an increase in scale of commercial built form to the south.
- Provision of additional pedestrian crossing points & cycle lanes.
- Improvement of pedestrian paths to and along Walkerville Terrace.



View west down Walkerville Terrace, near the entrance to Alfred Street

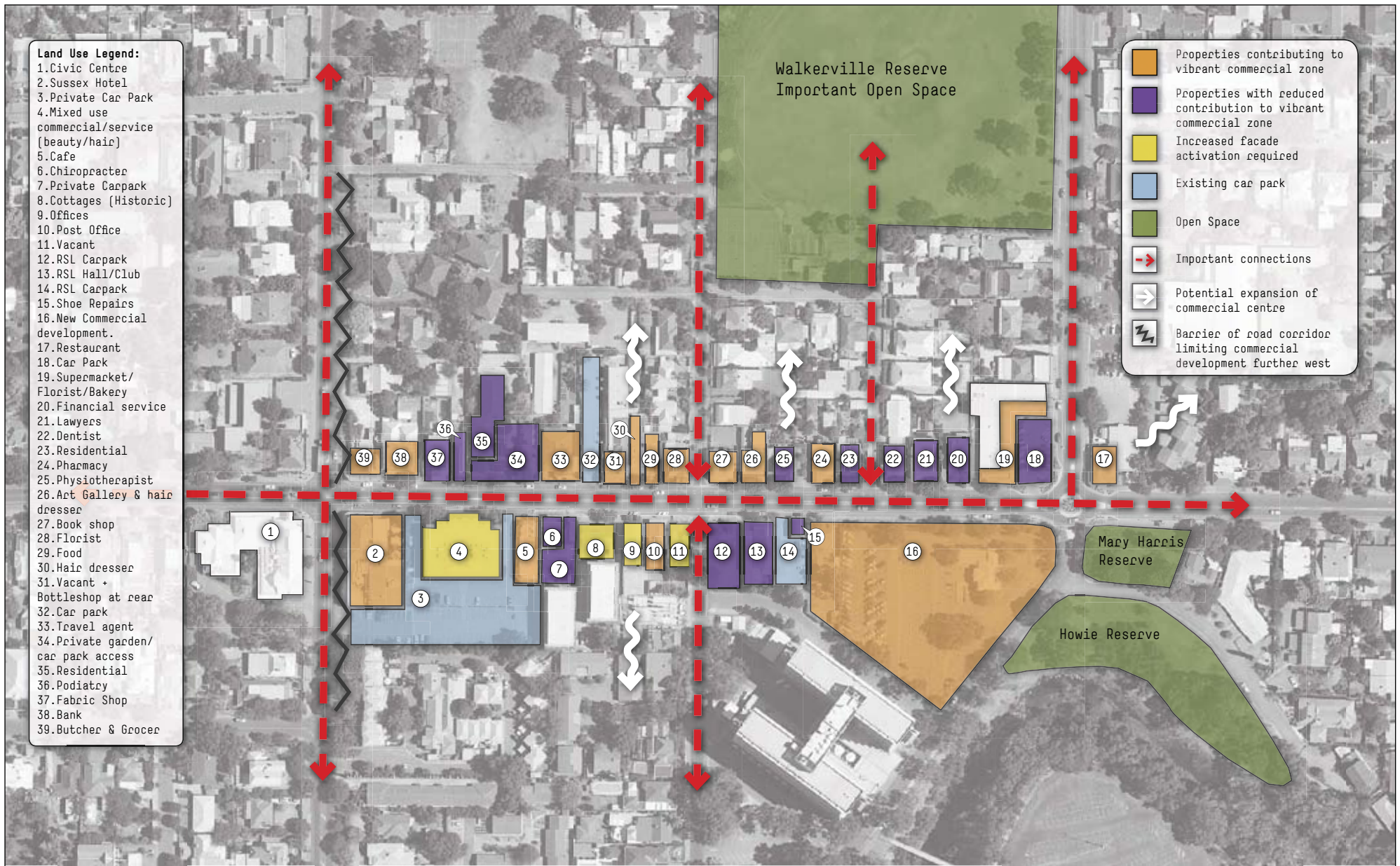


View down Alfred Street- an important connection to Walkerville Reserve



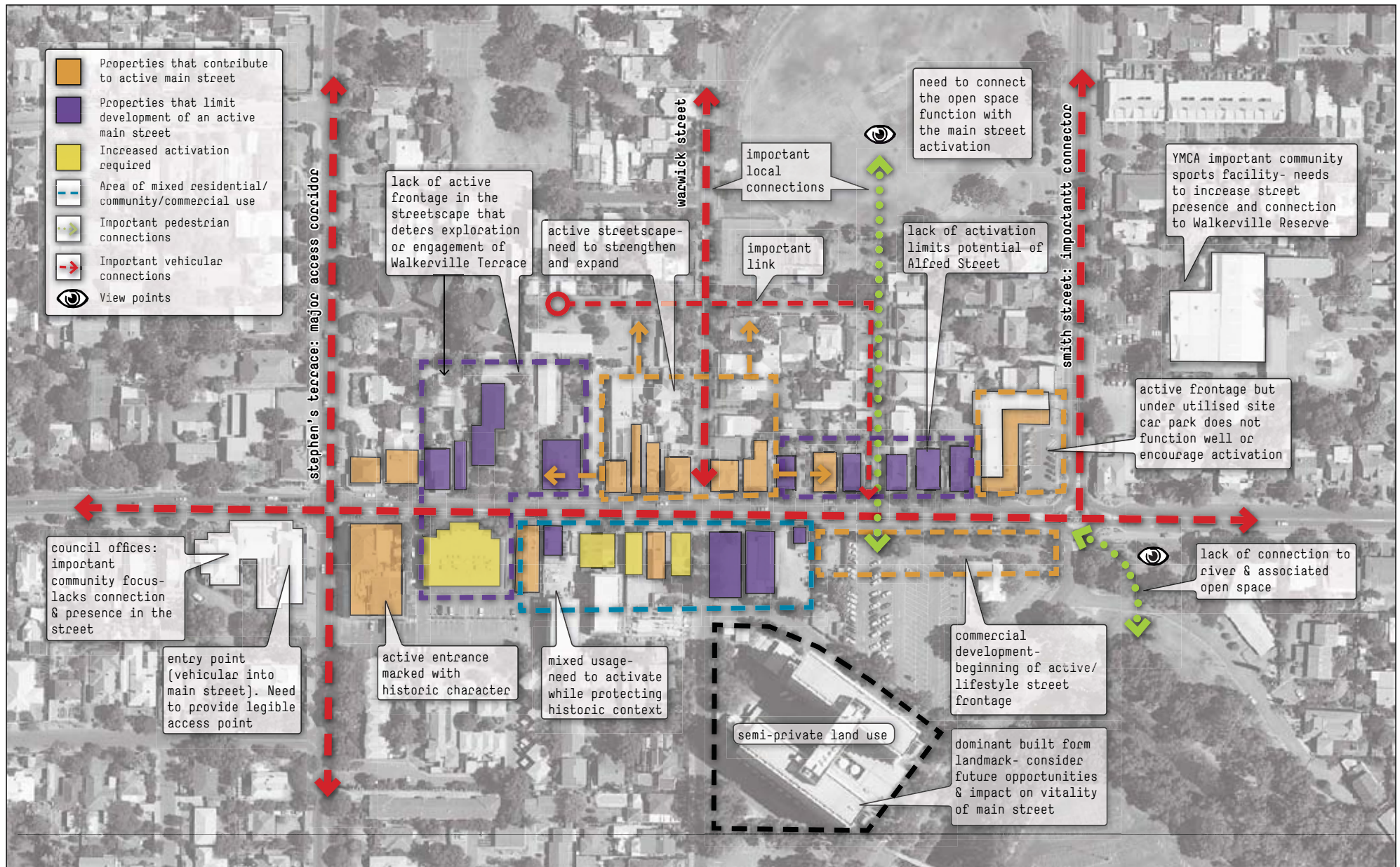
View from the edge of Mary P Harris Reserve along Walkerville Terrace

## 4.3 Walkerville Terrace

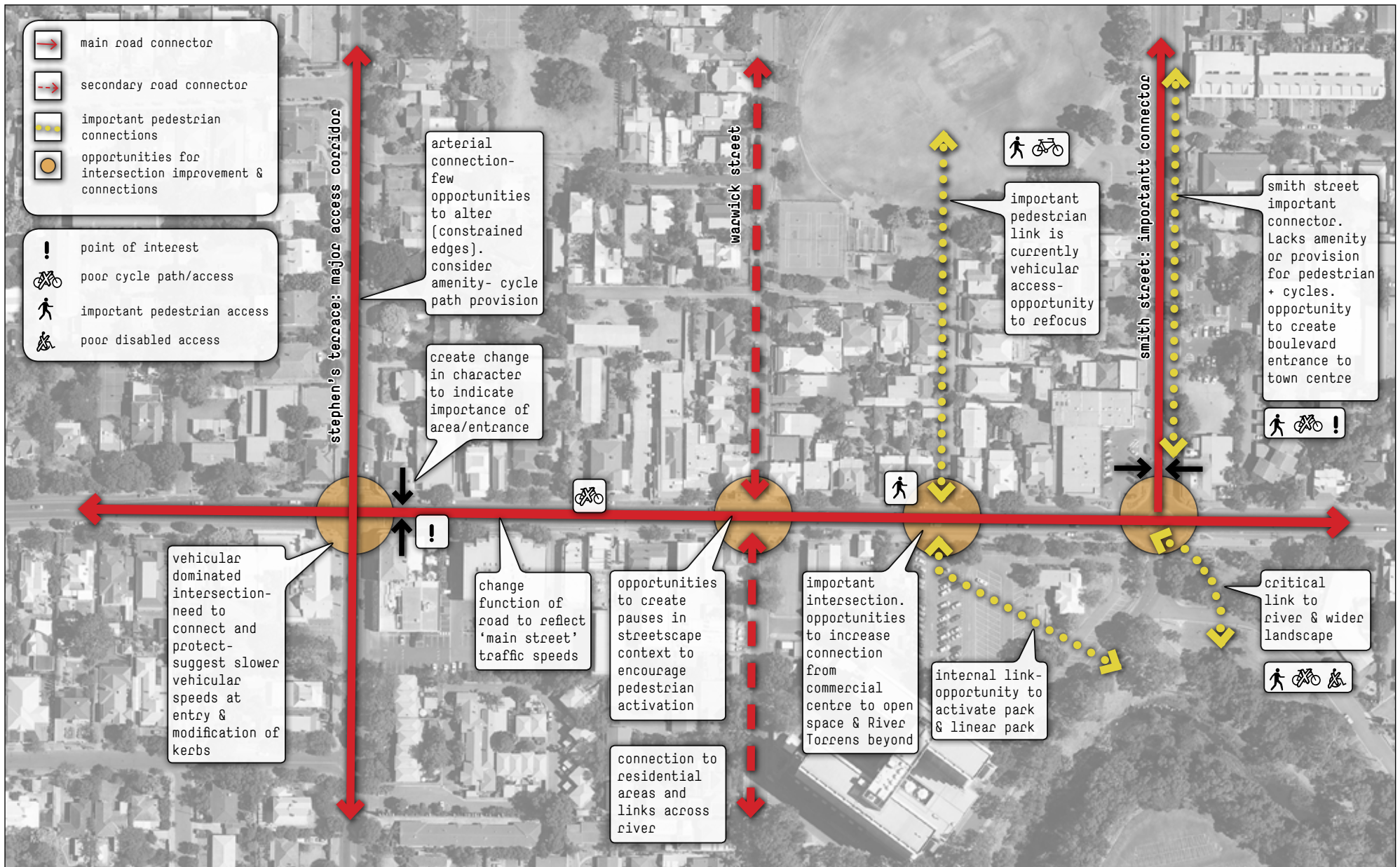


## Land Use



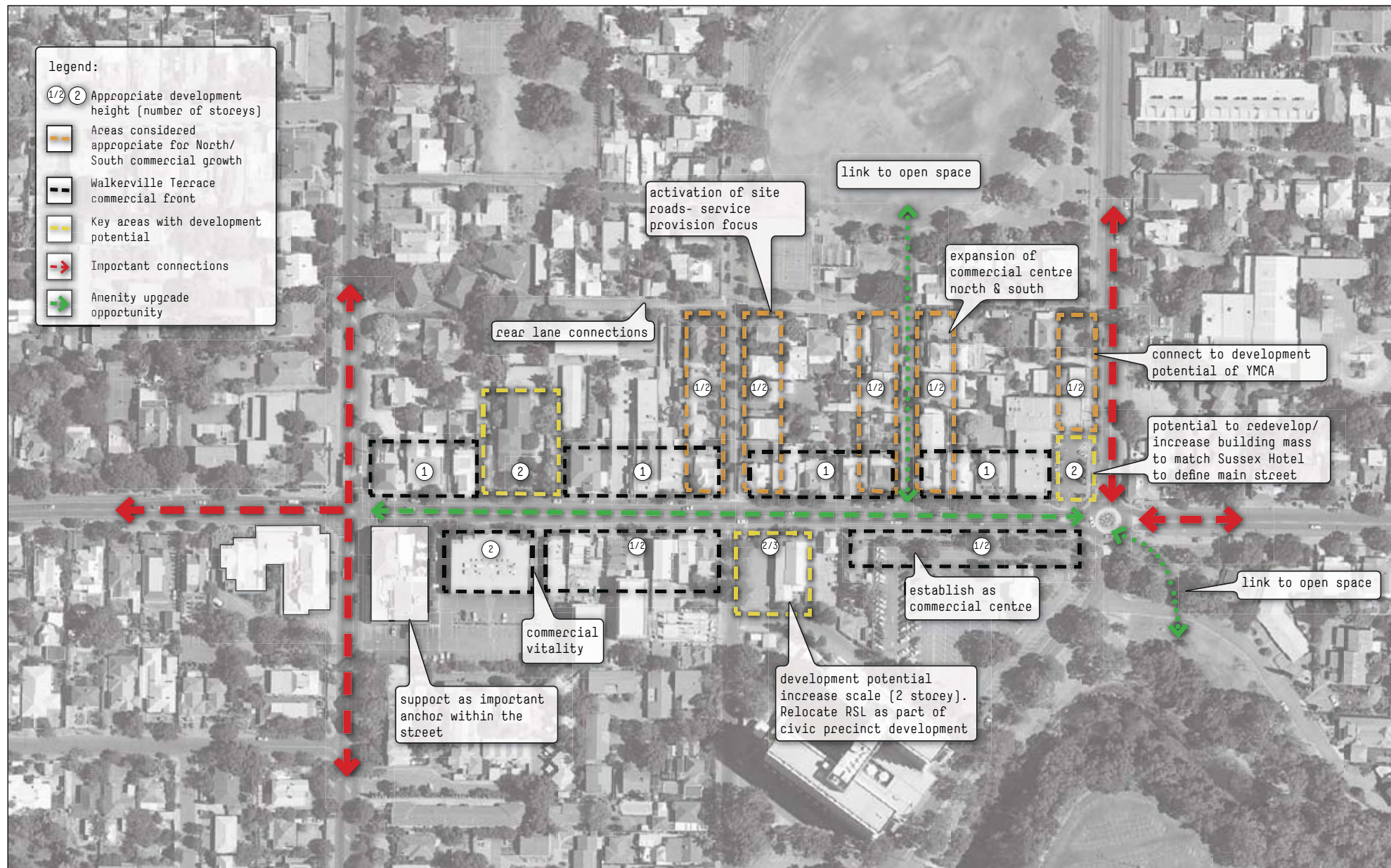






## Connectivity





## YMCA & Council Depot Site

The YMCA is located on the east side of Smith Street, and as a built form does not contribute greatly to the character of the township, due to its dated appearance (est. 1960's-1970's), its significant setback from the street front and the low amenity of the centre's car park.

Although visually connected to Walkerville Reserve, safe pedestrian connections between these two active sporting centres (by the way of median crossing zones or signage) are not currently provided. The YMCA is a popular community activity centre, also offering out of hours school care, and hence its connection to local schools is also considered to be important.

The Council depot backs onto the YMCA building, with its main entry from Fuller Street. Due to the current extent of services conducted at the facility, there is currently no public access to the site. Although set in a predominantly residential area, there have been no complaints about noise pollution.

## Issues

- Poor visual amenity of both YMCA & Depot buildings, and their associated car parks.
- Safe pedestrian connection between YMCA and Walkerville Reserve lacking.

## Opportunities

- As with the Civic Centre/Library site, significant improvements to the function and appearance of this site and its surrounds can only be achieved through a redevelopment of the sites.
- In the case of the Depot, expansion of the operations to incorporate community inclusive services (nursery, compost, resource/ demonstration centre for environmental initiatives) would make better use of this site and assist with the integration of this facility into the broader community.

## 4.4 YMCA & Council Depot Site

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The location of the centre car park prevents the YMCA from having prominent street presence.



The character of the entry to the YMCA car park does not contribute to the amenity of Smith St.



The Depot does not currently contribute to the streetscape amenity, but could potentially be redeveloped as a more community focused resource in the future, given its central location.

## Civic Centre

The Civic Centre and Library are located on the western side of the highly trafficked vehicular route of Stephen Terrace, and as such are disconnected physically from the main street precinct. This disconnection is accentuated by the difficulty of accessing the facility's car park and the fact that although the Civic Centre and Library are located on a prominent corner, the main public entrances are located internal to the building complex.

## Issues

- The precinct is poorly accessible (by vehicle or by pedestrians), and is disconnected from other community places in the township due to its location and 'hidden' entrances, which do not encourage street front activation along Walkerville Terrace or Stephen Terrace.
- Built form of Civic Centre and Library lacks street presence and presents poorly, without relating to the character of the heritage listed Town Hall, or promoting the identity of Walkerville.
- Legibility and design/location of vehicle entrances creates safety risks for both vehicles and pedestrians—with very limited alternative options for site access.

## Opportunities

The current building layout and functional relationships between the Civic Centre, Library and Town Hall limit opportunities to improve the urban civic space around the buildings, without relocating one or more of the building functions to another site and/or redeveloping the existing buildings on the current site.

Several minor opportunities exist to improve current urban design conditions around the site, but for the township to be able to offer a modern customer service centre with appropriate connection to the community, it is recommended that relocation or redevelopment be considered.

- Emphasis of Town Hall structure through improved night lighting.
- Improvement of signage and event promotion opportunities.



The internal courtyard between the Council & Library Facilities



Poor vehicular access & signage from Stephen Terrace to Council/Library car park.



View to the Town Hall & Civic Centre from the corner of Stephen Terrace

## 4.5 Civic Centre

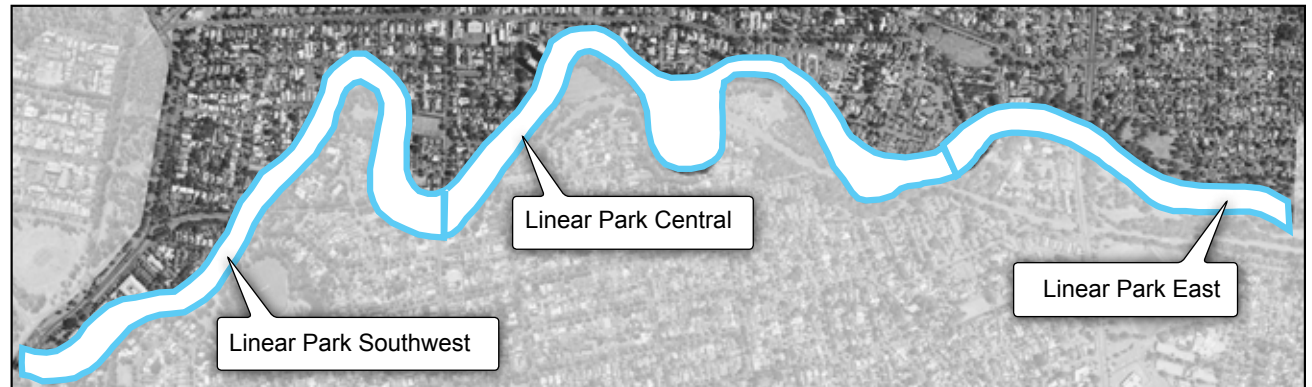


## Torrens River Linear Park

The Linear Park trail provides cyclists and pedestrians with a vehicle free route through natural surrounds into the city of Adelaide. The parks and reserves along the trail are valuable community open spaces for passive recreation, while the river itself provides opportunity for stormwater management, education and amenity.

As a distinct edge to the Town of Walkerville, the River Torrens and Linear Park are extremely important parts of the township's urban geography, identity and character. The section of the Linear Park for which the Council of Walkerville is responsible varies in quality and ease of access, depending both on topography and infrastructure provision.

For ease of representation in this report, the following analysis of the Linear Park trail within the Town of Walkerville has been divided into three maps (South West, Central & East).



## 4.5 Torrens River Linear Park

## Linear Park Southwest

The entry to the Town of Walkerville along the Torrens Linear Park occurs at the Hackney Bridge, which makes it an important gateway to the town for pedestrians & cyclists.

This first section of the Linear Park (up to the town centre) is the least consistent, due to the steep embankment of the Torrens along most of this section of the river. Besides improving the continuity and legibility of this path, there is also an opportunity to review and improve local parks along this section of the trail, and ultimately, be more outward looking towards the river, to encourage greater activation of this space.

## Issues

- Poor legibility and accessibility of connection to Linear Trail from Park Terrace and from Stephen Terrace
- Steep river topography creates multiple interruptions to Linear park trail, with minimal legibility between Linear trail sections
- Open spaces along river with either severely dated or no facilities

## Opportunities

- Improvements to reserve/park area near Jervis gateway
- Improvements to open space adjacent Walkerville Tennis Club
- Redevelopment of former Channel 7 site as medium-high density residential or creative industry use.



Limited access and reduced amenity at some sections of the trail



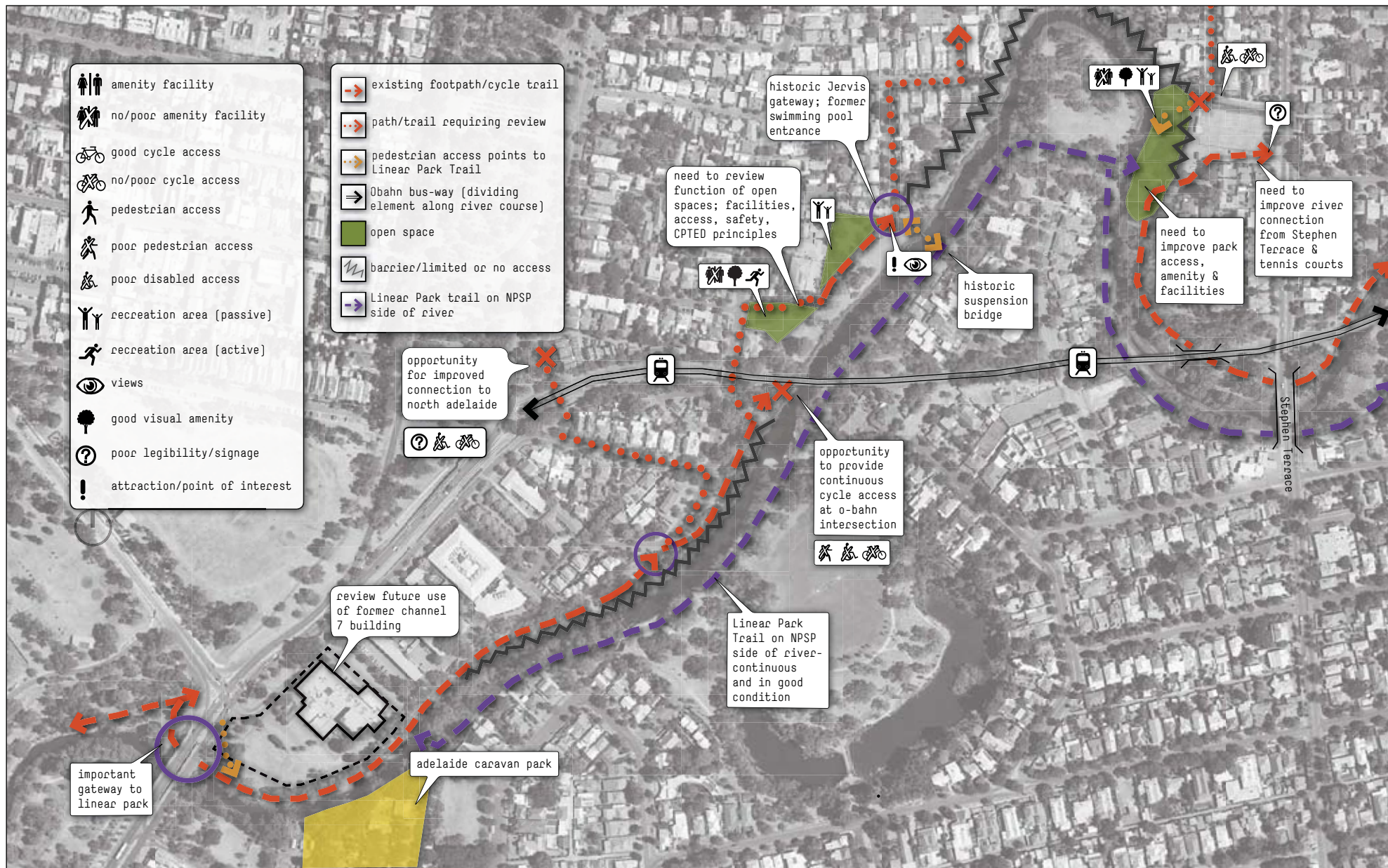
The Hackney Bridge- an opportunity for strengthened identity



The historic Jervis Entrance (formerly the entry to the Gilberton Swimming Pool Facility)

### 4.6.1 Linear Park Southwest





## Linear Park Central

The central section of the Linear Park retains similar topography to the south western section, with steep embankments along most of its course, making access challenging. As such, connections to the town centre from the trail exist, but are not particularly accessible- made more so by the artificial filling of the embankment at Mary P Harris & Howie Reserves, where the river bank once sloped more gradually.

The nature of existing development faces away from the river increasing this sense of disconnection, and missing a valuable opportunity to associate the river with the town centre's identity.

## Issues

- Disconnection of access between Linear Park Trail and the Town Centre
- Lack of Linear Park Trail continuity & access at certain sections.
- Poor open space function & facilities along Linear Park Trail
- Poor amenity of car park on NPSP side of river, and lack of vehicular access to this facility from Walkerville

## Opportunities

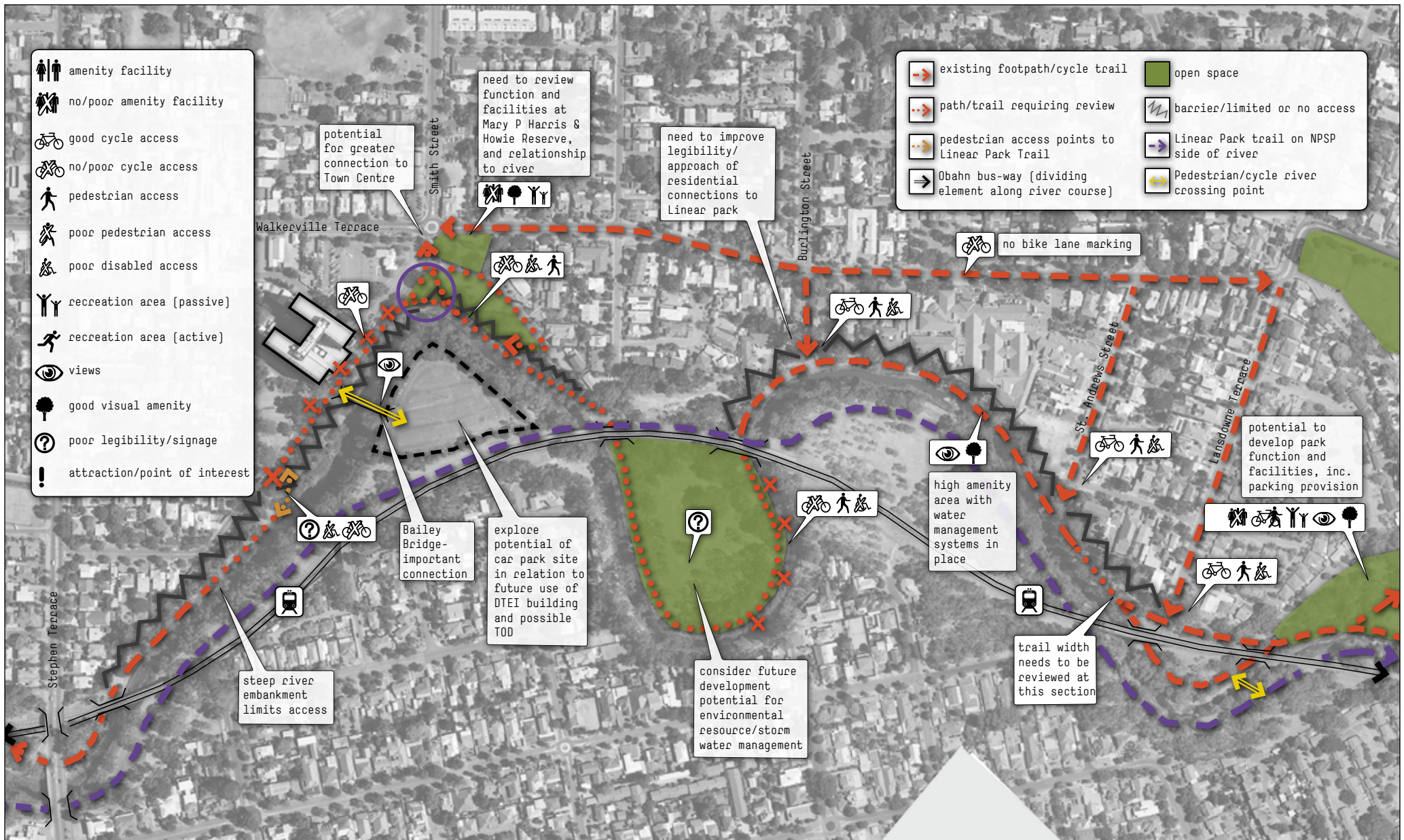
Improve continuity, accessibility and legibility of bicycle/ pedestrian trail along Linear Park, as well as connections to streets to improve and encourage community access generally.

- Improve connection between Linear Park Trail and Town centre via Mary P Harris & Howie Reserve, possibly through regrading of the land and improvement of open space facilities/function
- TOD development; making use of former DTEI building and the proximity of the O-bahn transport corridor
- Improvement of vehicular access to car parking facility
- Develop isolated Linear Park section as wetland/ storm water management resource
- Improvement of open space at the end of Jeffery Road including greater parking provision & facilities



## 4.6.2 Linear Park Central







## Linear Park East

The gentler topography of the river along this section means that the Linear Park trail is far more accessible, continuous, and suitable for community parks and open spaces.

Willow Bend reserve is one of the more popular riverside parks in the township, due to the provision of associated amenity facilities such as bbq shelter, tennis courts and toilets. There is potential to extend such facilities to other nearby open spaces, to increase the provision of open space for residents on the eastern side of the township who are not within a walkable distance from Walkerville Reserve or Levi Park.

## Issues

- Lack of open space facilities/programming
- Limited car parking to open space areas
- Lack of connection between identity/function of open spaces
- Poor connection/legibility of Linear Park connections to residential areas east of Ascot Avenue

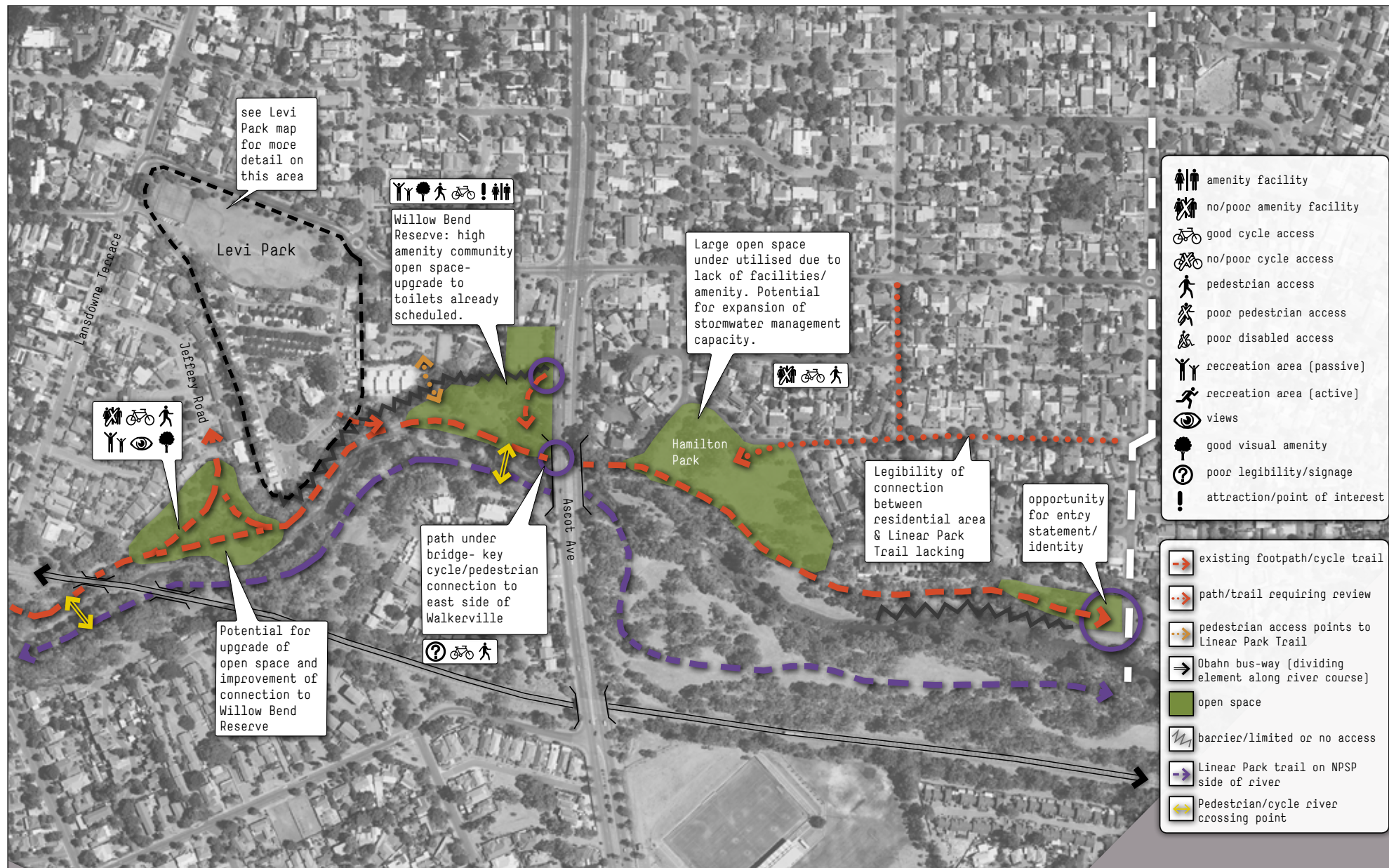
## Opportunities

- Greater connection of identity/design language between the 3 main open spaces in this section of the Linear Park Trail
- Development of facilities/shelter in underutilised parks to provide a greater amount of quality community open space
- Improvement of cycle path connections from residential areas to Linear Park, especially east of Ascot Avenue
- Expansion of storm water management capacity of Hamilton Park, to collect greater levels of stormwater from the Vale Park region



## 4.6.3 Linear Park East







## Walkerville Reserve

Walkerville Reserve is one of the town's greatest assets and is highly utilised by school and community groups, sporting clubs and the general public. The oval itself is well maintained by the Council and the established trees around the reserve significantly contribute to the amenity of the area.

The function of peripheral facilities around the oval (including the bowls club & greens, memorial garden, tennis courts, shelters, cricket nets, playground and car parking) need to be reviewed to ensure that this valuable community space reaches its potential. Similarly, links and connections to and from the oval need improvement, including in particular the link via Alfred Street to Walkerville Terrace, and the connection from the residential and school areas north of the site to the oval.

## Issues

- Position of bowls club and existing fence behind sports club creates barrier to oval access.
- Poor function and lack of access to shelter/playground/cricket net/tennis court area (Southwest corner)
- Access via Alfred St to town centre not articulated.
- Reserve in Northeast corner (former tennis courts location) lacks function.
- Insufficient car parking provision within and around Reserve.

## Opportunities

- Improvement of safe pedestrian/cycle access to the reserve & associated facilities from the North & East.
- Improvement of link to the reserve via Alfred St from Walkerville Tce.
- Rearrangement of peripheral facilities and spaces (as listed in summary above) to improve function of the site as a whole.



View across Walkerville Reserve with the former DTEI building in the distance



View to Bowls Club & Memorial Garden- access to the Oval is limited.



Under-utilised open space in the North West corner of Walkerville Reserve.



The pedestrian link to the town centre via Alfred Street has great potential to be developed as a 'character laneway'.

## 4.7 Walkerville Reserve





## Levi Park

Currently consisting of a recreational oval, playground and courts, the caravan park and Vale House, Levi Park was originally left to the Council of Walkerville by the Levi family as a community open space for the people of Walkerville.

The development of the caravan park as a privately run facility, leased from council creates both issues & opportunities- while it uniquely offers affordable tourist accommodation (appealing to a younger demographic) in close proximity to the city, its current layout has removed the opportunity for the general community to connect with Linear Park and Vale House via Levi Park.

Levi Park itself, as the only large open recreation space available to the community on the eastern side of the township, could also be improved to better meet the needs of existing and new user groups.

### Issues

- Although council owned, the caravan park's private function means that a public link to the Linear Park has been lost, and the historically significant Vale House is under utilised by the community
- Entry to caravan park is not easily identified and parking at the entry for caravan park is limited. This poses safety issues for the children's playground area and function issues for the reserve
- Kiosk/administration is set back from the street entrance, minimising public access or awareness of these facilities
- Amenity within Levi Park is limited; poor shade, poor access to toilets, no public facilities (bbq/shelter)
- Levi Park is not fully utilised by community and caravan park patrons, due to poor programming/lack of amenity

### Opportunities

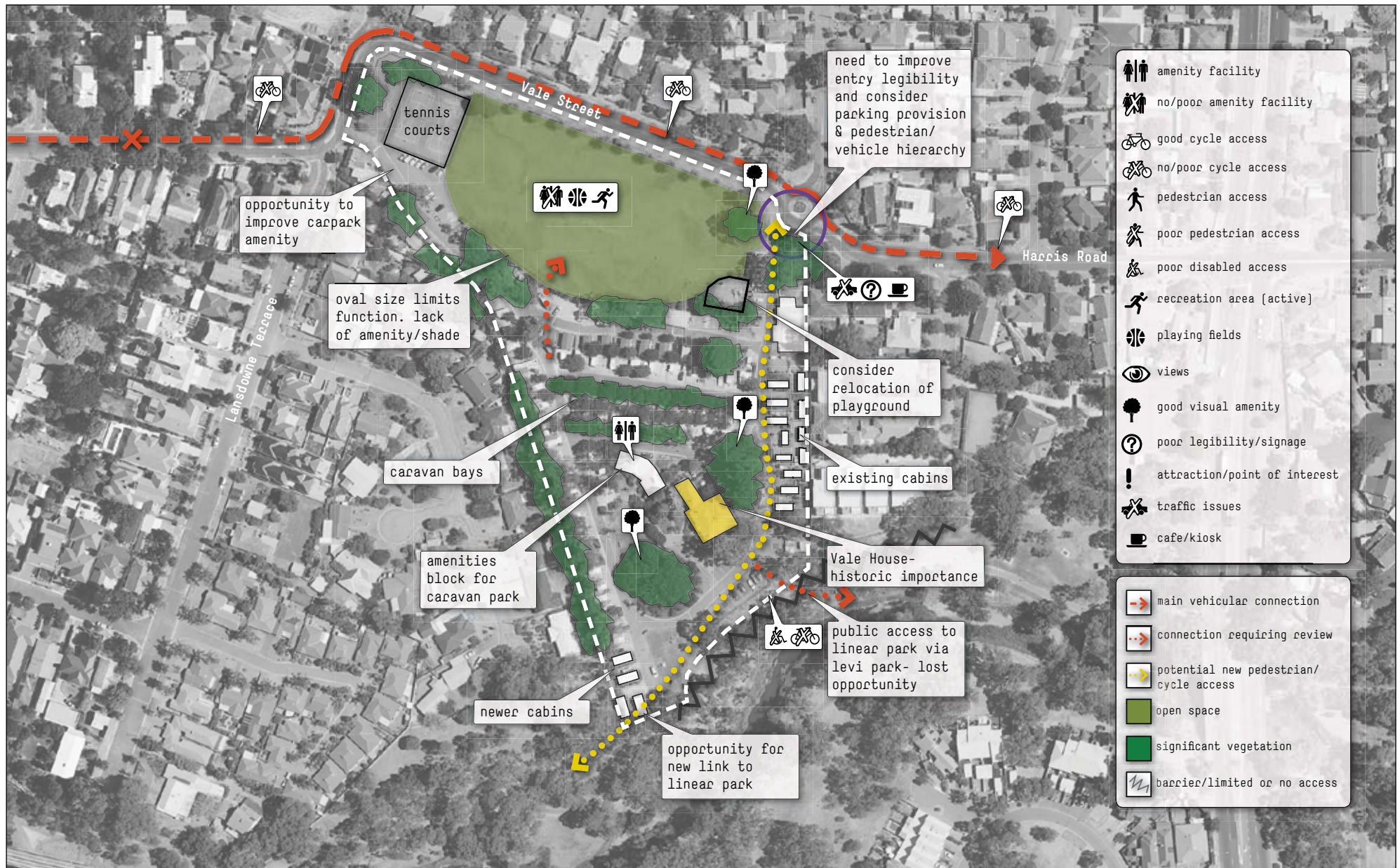
- Re-establish accessible public connection to Linear park via Levi Park Caravan Park
- Reassess use of Vale House as community/function centre.
- Improve entry to caravan park to increase pedestrian safety, reduce traffic constriction and legibility.
- Increase amenity of Levi Park through additional tree planting around perimeter, as well as establishment of toilet facilities, barbeque, shelter.
- Improve definition of edge between Levi Park and Caravan Park.
- Increase car parking adjacent to oval.
- Improve programming of Levi Park to better accommodate different user groups & potential new users.



View south towards the Caravan Park. The play ground can be seen adjacent to the kiosk (far left).

## 4.8 Levi Park











A low-angle photograph of a classical building's corner, showing a pediment and a decorative scrollwork element. The building is white and stands out against a bright blue sky filled with soft, white clouds. The text '5. Structure Plan' is overlaid in white on the right side of the image.

# 5. Structure Plan

## Introduction

The development of a structure plan for Walkerville provides a framework for strategic policy and urban design initiatives over the next 30-40 years. This forward thinking approach is supported by a series of plans that illustrate future land use, transport corridors, open space provisions and environmental proposals.

## Aims of the Structure Plan

- Establish a spatial vision for the progressive development of Walkerville.
- Achieve sustainable development in relation to the existing character of the town and future needs of the community at both a local and State level.
- Establish priorities for development and land use changes.
- Establish priorities for environmental protection and enhancement.
- Identify critical transport corridors and improvements.
- Identify opportunities for community infrastructure in terms of open space, public gathering spaces, pedestrian and cycle networks, community facilities, public transport nodes (transit orientated development) and sustainable urban landscapes.

The correct placement and improvement of assets within the town is the most significant opportunity for the sustainable re-vitalisation of Walkerville. The development and consolidation of civic, cultural and recreational facilities will define the long-term legacy for the community.

The structure plans respond to an assessment of the urban geography and various community consultations (refer appendix A). The aim of the plans is to ensure that future proposals are aligned with the existing context of the town, community aspirations as well as Government policy in relation to the 30 Year Plan for Greater Adelaide.

## Community Spaces & Places (2010-2015)

During the first five years, the structure plan focuses on the delivery of high quality community and cultural assets. A major building program will see the development of new community facilities at the existing Civic Centre site, Council Depot and possibly Mary Harris Reserve, including open space improvements. These developments in conjunction with Stage 1 of the Walkerville Terrace upgrade, 'kick starts' the future of the town.

New entrances and entry statements capitalise on existing areas of open space using public art, landscape, lighting and a program of re-branding to create new senses of arrival for Walkerville. An open space program will focus on the regeneration of the town's parks and reserves. Actions include upgrading Walkerville Oval, and improving connections to Walkerville Terrace along Alfred Street.

Levi Park will be redeveloped with additional landscape treatments, seating, play equipment and new connections to surrounding residential areas and the Linear Park. Local open spaces will be upgraded through the introductions of paths, seating, art, landscape, play equipment. In addition, the development of new local open space within Vale Park reduces the under provision of open space currently experienced within the suburb.

The ongoing development of the Linear Park will continue to improve the connectivity, sustainability and amenity value of the river corridor.

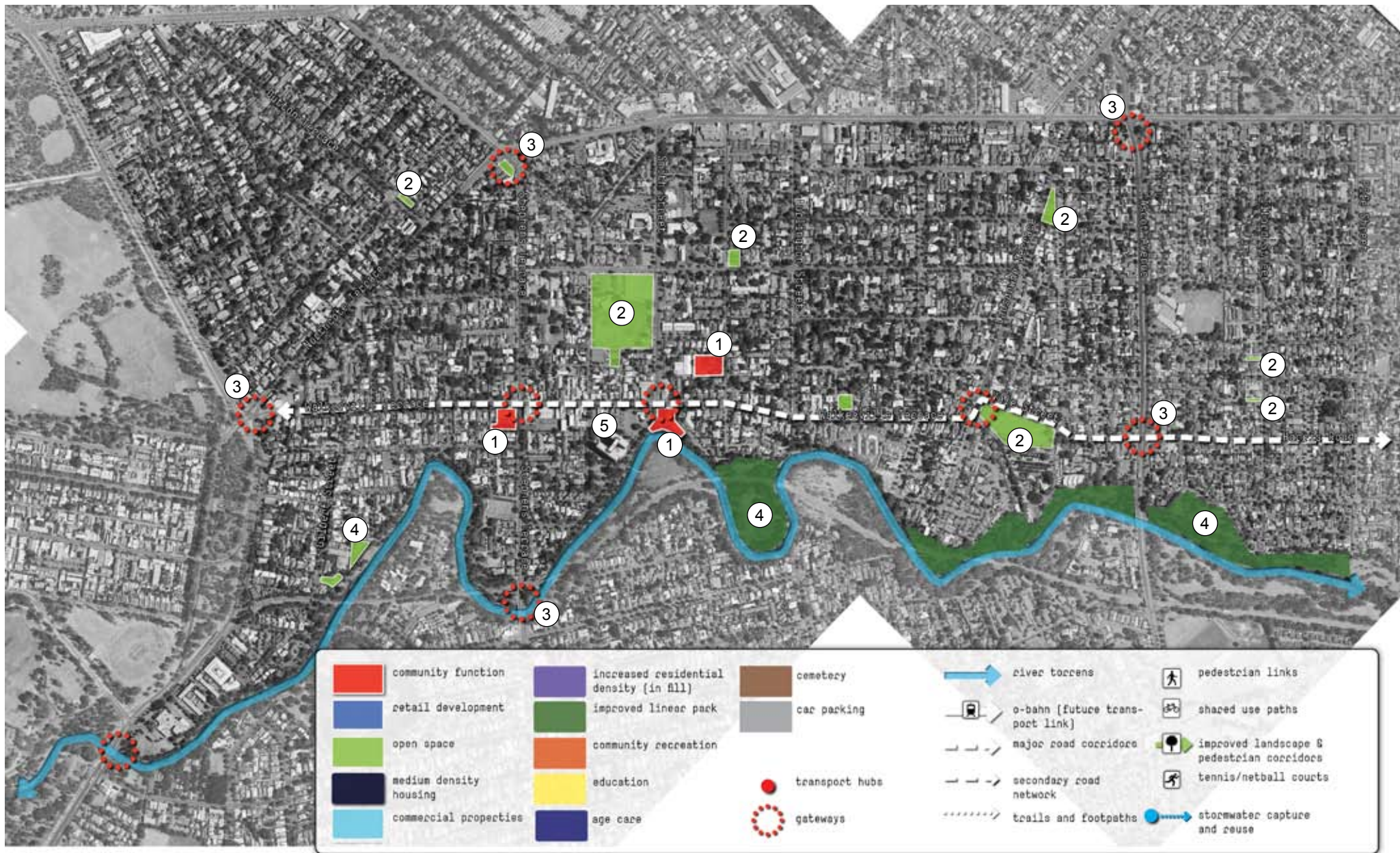
The commercial revitalisation of the town centre commences with the completion of the Walkerville Village Shopping Centre, the Holcon site and the introduction of greater retail diversity including fashion outlets, electrical stores and cafes

## Key Actions

1. Development of new community facilities within Walkerville (Civic Centre, Library, depot and Stage 1 of the Walkerville Terrace upgrade).
2. Development and upgrade of regional, district and local open spaces.
3. Creation of new gateways and entrances for Walkerville.
4. Regeneration of the River Torrens Linear Park.
5. Completion of the Walkerville Village Shopping Centre.

## 5.1 Community Spaces & Places (2010-2015)





## Creating a Centre & Connecting the Community [2015-2025]

By 2015, the community and civic centre of Walkerville have been developed marking the heart of the town. Continued upgrades to Walkerville Terrace will create a well designed high quality urban spine that runs through the town from the east to the west. Improvements to the open spaces of Walkerville provide greater opportunities for social and environmental engagement, increasing the community connectivity of the town.

Building on the strong community themes set by the first five years of the structure plan, recreational land uses are modified and improved including facilities at the YMCA, expansion of the Bowls and Sports Clubs at Walkerville Oval and the possible relocation of the RSL adjacent to the Memorial Gardens. Other recreational redevelopment includes the Caravan Park with improved connections between Linear Park and Levi Park as well as the continued development of the Walkerville Lawn Tennis Club.

Changes to the Council's Development Plan and the catalyst for change provided by the streetscape upgrade results in the progressive redevelopment of the commercial and retail precinct (the town centre). The centre expands north and south contained by Stephen Terrace and Smith Street. To the north, the existing urban fabric is retained with retail dominating the Walkerville Terrace frontage and offices and consulting rooms (commercial) populating the side streets of Alfred and Warwick Street. The interface between the town centre and Walkerville Oval creates opportunities for outdoor dining, cafes and businesses that can capitalise on the open aspect and landscape amenity of the area, creating a mixed use precinct. The potential for double-storey development adjacent to the Oval is also considered.

Two storey development continues along the southern side of Walkerville Terrace, interspersed with retained heritage properties such as the cobblers shop.

Smith Street, Lansdowne Terrace and Ascot Avenue are each developed as green infrastructure corridors, re-engineered to capture and filter stormwater, increasing biodiversity and improving amenity.

It is anticipated that the Channel 7 site will be redeveloped during this time period. The development of the site provides a number of opportunities for Walkerville. The new architectural form for the site, possibly 4-5 storeys creating a dramatic entrance to the town. The future extension of the O-bahn along Hackney Road into Adelaide provides the opportunity for the creation of a stop at the Channel 7 site, increasing the connectivity and social sustainability of the site and surrounding residential areas. As part of redevelopment new open space corridors are proposed, increasing open space provision and connecting future development with the River Torrens.

Within this period of time it is also anticipated that the DTEI site will be developed, either through the refurbishment of the existing building or as a new-build project. The density of the built form should be retained, maintaining a strong resident population within the centre of Walkerville. Other development opportunities within the building would include commercial/retail and hospitality/cafe properties to the ground floor as well as offices, health and residential uses to the rest of the building structure. This would create a strong mixed use focus within the building.

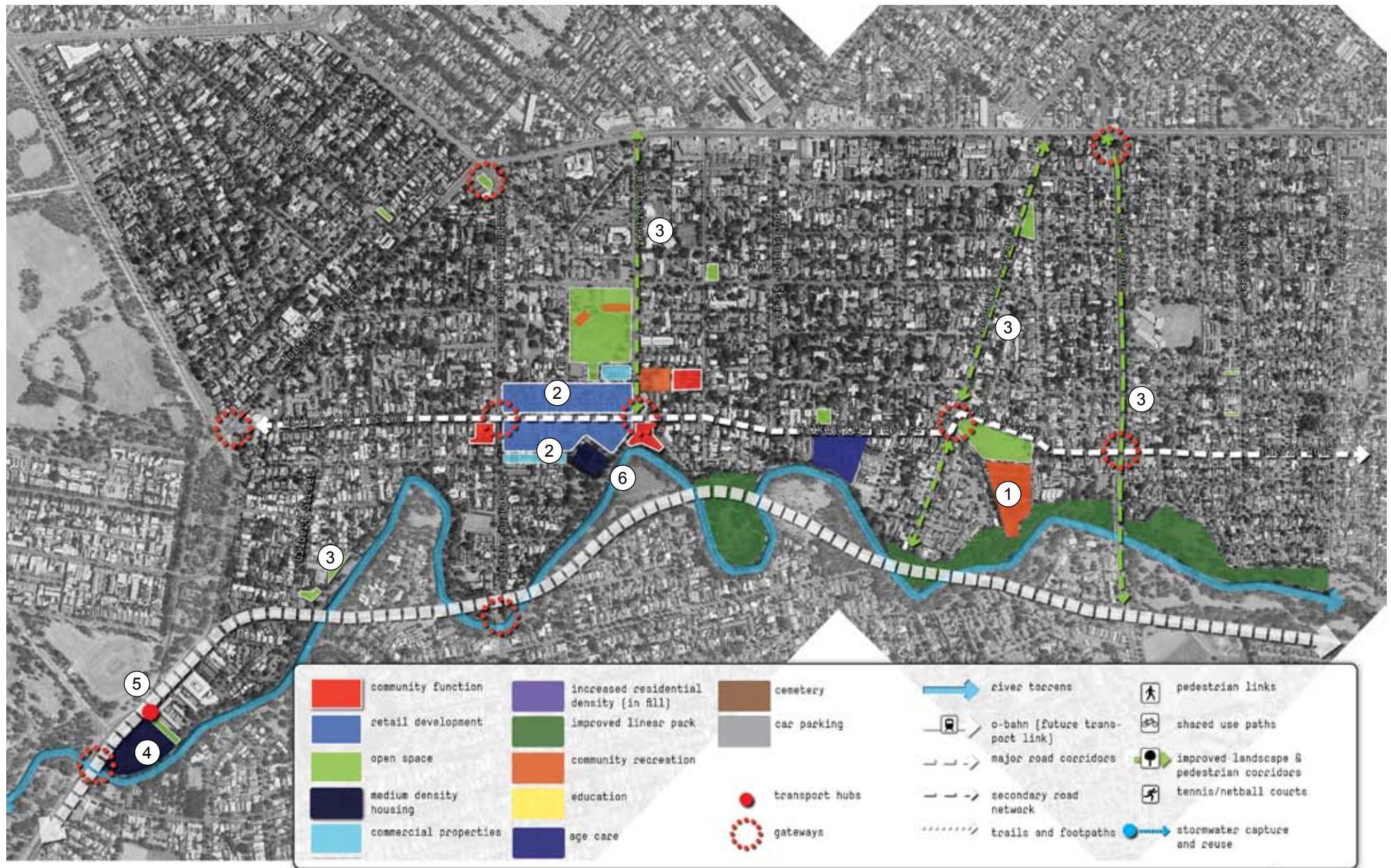
Finally, redevelopment of the ECH Aged Care Facility is encouraged to increase the capacity of the site. This allows the resident population to grow and remain an important part of the Walkerville community.

## Key Actions

1. Modification and development of recreation areas (Caravan Park and Levi Park).
2. Revitalisation of the commercial and retail centre (north and south) creating a compact mixed town centre.
3. Development of green infrastructure corridors.
4. Architectural gateways created by the development of the former Channel 7 site.
5. Expansion of the O-bahn providing opportunities for small scale transit orientated development within the former Channel 7 site.
6. Redevelopment of DTEI site as high-density mixed use development.

## 5.2 Creating a Centre & Connecting the Community [2015-2025]





## Walkerville- A Place to Live [2025-2040]

A need to increase urban density, improve sustainability and limit the environmental impact of Walkerville, results in significant changes in the town's urban fabric.

Improvements to the town centre, streetscapes and open spaces increase the liveability and desirability of Walkerville. The redevelopment of the DTEI building will provide a catalyst for an increase in the density of development along the river. Capitalising on the River Torrens aspect, redevelopment heights increase to 3 storey with a maximum of 5 – 6 storeys set back from the River. The increase in residential density creates a vibrant population that will continue to activate the town centre and river frontage

An increasing need for public transport and a continued move away from private vehicle usage sees the potential redevelopment of the O-bahn as a light-rail connection with a Transport Oriented Development (TOD) on the old DTEI car park site (land in care and control of Norwood Payneham & St Peters). Bridge links both vehicular and pedestrian connect the transport interchange with the retail and commercial centre of Walkerville.

With an increased demand for retail and the redevelopment of the Council Depot and YMCA it is anticipated that a small pocket of commercial development will extent east along Walkerville Terrace.

Infill development opportunities continue within the residential areas south of Walkerville Terrace, Vale Street and Harris Road. These areas of urban re-generation take advantage of the amenity provided by the River Torrens building on the increased urban density trends that occur within other parts of the town.

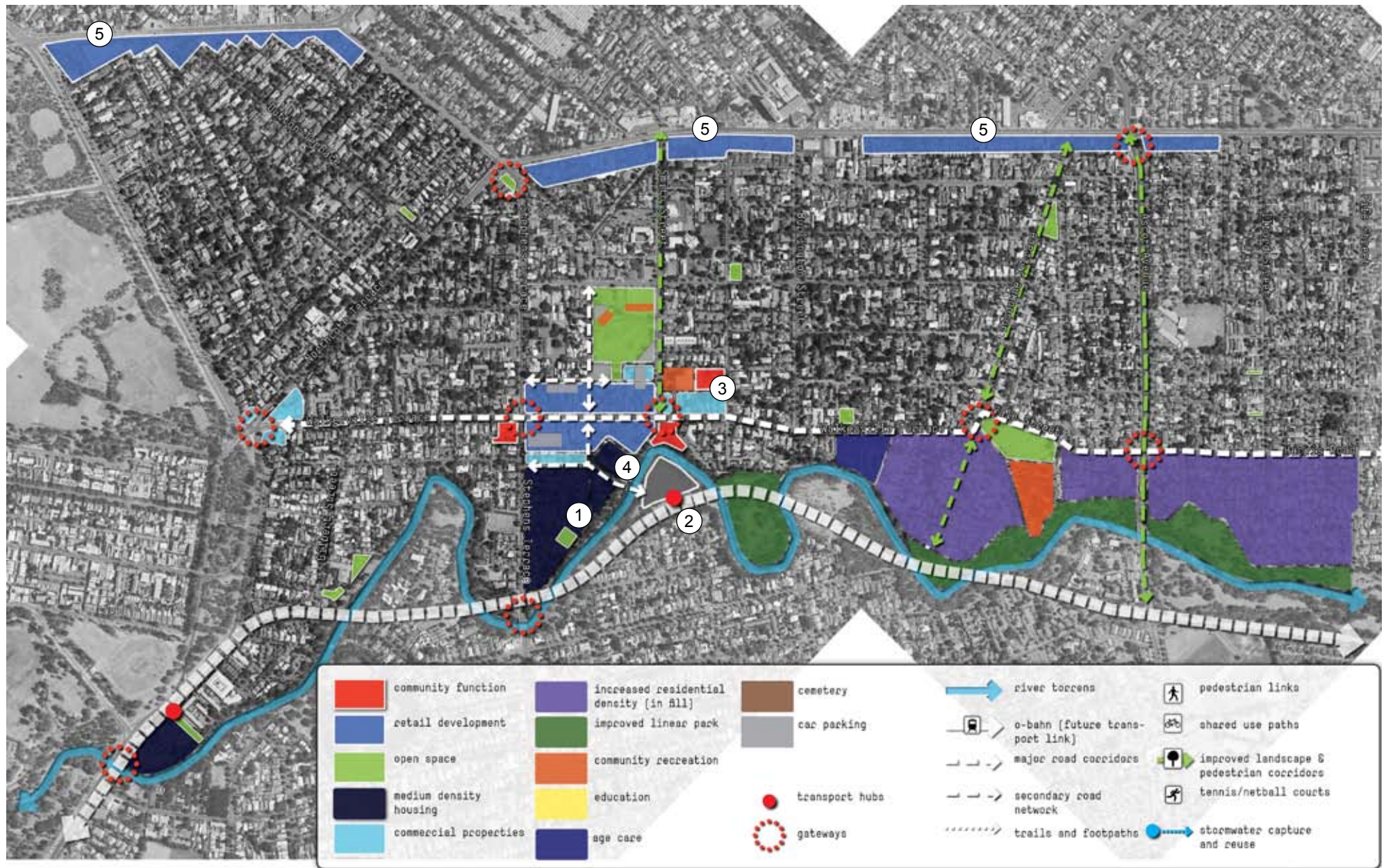
Progressively over the 20 year period the commercial strip of North East Road continues to develop with 2 storey development including residential opportunity above the commercial strip

### Key Actions

1. Development of medium density housing adjacent to the commercial centre.
2. Creation of a TOD that combines the transport opportunities produced by the O-bahn corridor, proximity of the Walkerville town centre and the population densities created by the re-development of the DTEI building and other medium density development.
3. Limited expansion of commercial development east along Walkerville Terrace.
4. New connections to important development areas (TOD)
5. Continued development of the commercial strip along North East Road.

## 5.3 Walkerville- A Place to Live [2025-2040]





## Consolidating the Town [2040 & Beyond]

Responding to the increasing population demands on the town, redevelopment continues, creating a dense urban strata that looks out over the amenity provided by the River Torrens and connects back into the activity of the town centre.

Slowly as the town centre continues to grow small areas of commercial development are anticipated extending west along Walkerville Terrace.

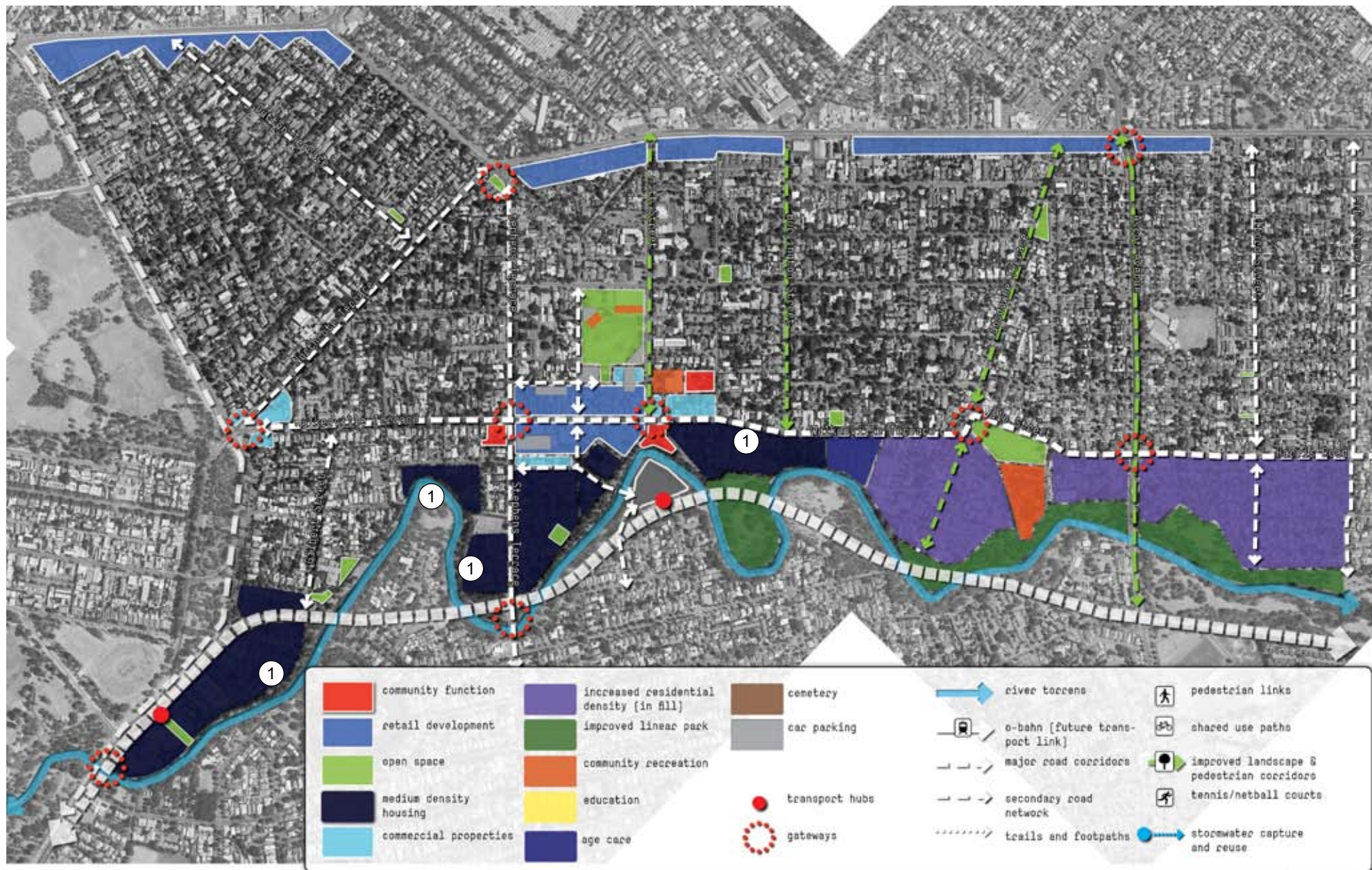
### Key Actions

1. Continued development of medium density residential areas.
2. Limited expansion of commercial development
3. Continued development of vehicular and footpath connections in response to modification of urban fabric.

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## 5.4 Consolidating the Town [2040 & Beyond]





## The Final Plan

The structure plan for Walkerville provides a dynamic yet considered approach to the future development of the town. Community development and the enhancement of the intrinsic qualities of Walkerville remain central to the plan. The residential core is retained and improved through streetscape and open space upgrades. Infill development is anticipated as part of a typical urban renewal process with greater activity within Vale Park.

The existing footprints of the schools are maintained as well as the cemetery where the development of new columbaria provides adequate space for the interment of ashes.

The striated urban form of Walkerville (as examined in section 4) is maintained, reinforced by the urban spine of Walkerville Terrace. The urban density of the town's southern edge and the linear relationship of the River Torrens and O-bahn transport corridor continues to grow, creating an active and vibrant edge to the town.

New and improved connections across Walkerville create an accessible environment. Upgrades to Burlington Street, Ilford Street, Gilbert Street and Dutton Terrace increase connectivity and amenity value with improved footpath and bikeway access as well as additional landscape treatments. Additional car parks enhance the accessibility of the commercial centre and the development of improved recreational facilities, particularly relocated tennis courts at Walkerville Oval (north to Church Terrace) and new courts at Levi Park increase the opportunities for sport.

The anticipated outcomes of the Urban Masterplan are expected to include:

- Development of new community facilities including a new library and community centre, upgrade of the council offices, and the development of a sustainability centre and council depot.
- Reinvigoration of the Town Centre creating a compact mixed use retail and commercial precinct of approximately 45,000m<sup>2</sup> (including service areas, roads and pedestrian connection)<sup>1</sup>.
- Open space improvements and an increase in open space provision of 5,500m<sup>2</sup>
- An increased residential density to the southern edge of the Council areas that represents a gross density of 23-45 dwelling per hectare<sup>2</sup> or 400 to 800 properties which will meet the future demand for housing within the council area as the projected population of Walkerville increase by 1500 people over the next 30-40 years<sup>3</sup>.
- Wide range of dwelling types to meet the anticipated population growth, demographic changes over the next 30 years, fostering the idea of 'cradle to grave' communities where housing choice allows people to adapt their accommodation needs without leaving Walkerville.
- Improved streetscapes including stormwater collection, amenity and biodiversity
- New pedestrian and shared use path connection totalling 2km with two new bridge connections and 3km of improved connections along the Torrens Linear Park
- Development of Transit Orientated Development that capitalises on the existing O-bahn corridor (potential for light rail), the residential population of Walkerville and commercial and retail activation of Walkerville Terrace.
- Creation of a dynamic urban realm that is focused on creating a sustainable well connected community

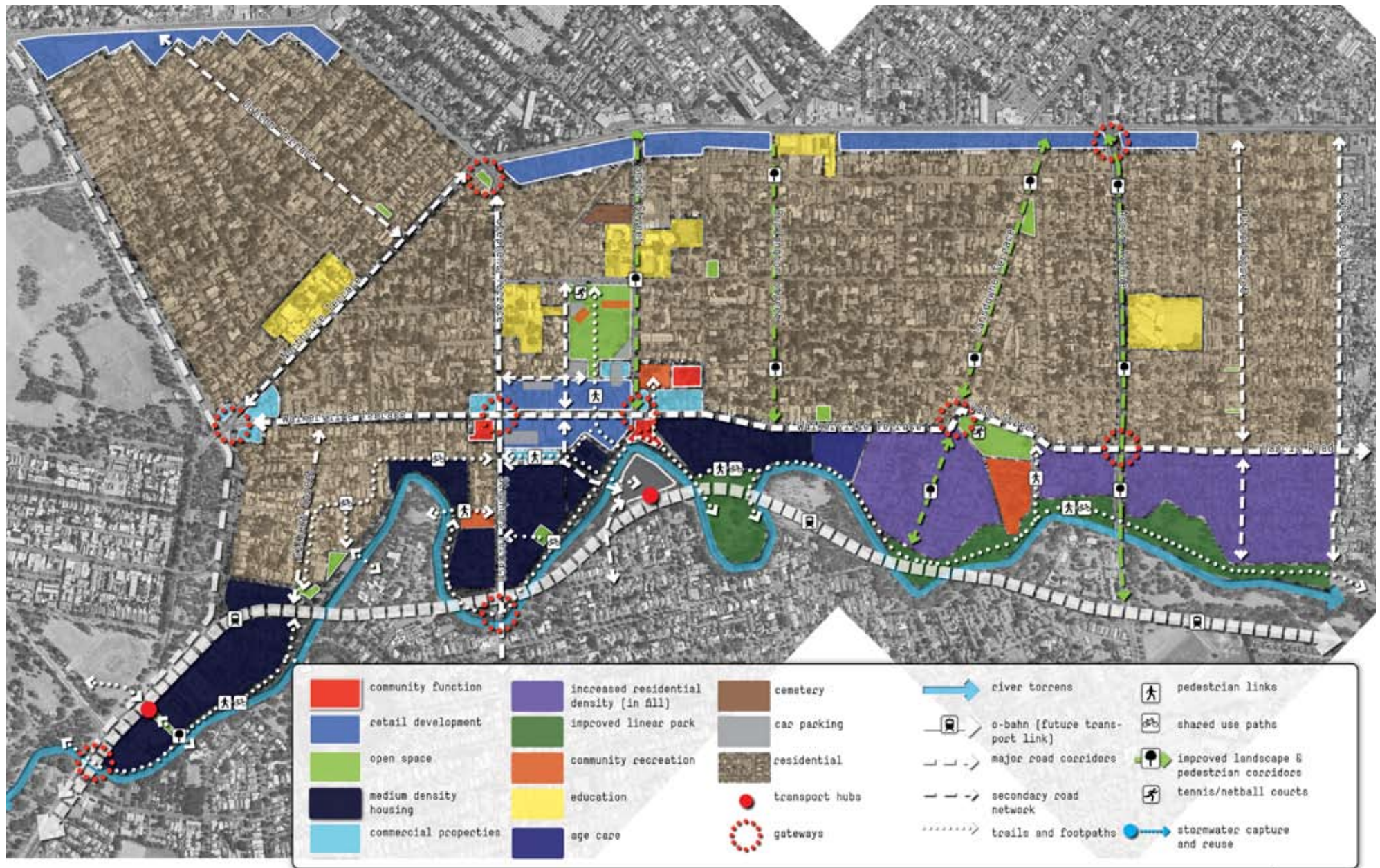
<sup>1</sup> Gross centre area of Norwood is 130,000m<sup>2</sup>

<sup>2</sup> *Understanding Residential Densities, Planning SA (2006)*

<sup>3</sup> *Based on ABS projections of 40 people per annum, with an average family size of 2.2 (by 2026) requiring 600 to 700 dwellings (<http://www.abs.gov.au/AUSSTATS/abs@.nsf/mf/3236.0>, accessed on the 07.01.10)*

## 5.5 The Final Plan











## 6. Civic & Community Facility Planning Options





Written concurrently with the Urban Masterplan, the Council Asset Review (JPE/DSC-SMEC/BESTEC April 2009) identified the need for both short and long term improvements to the building condition and services of the Civic Centre, Town Hall & Library.

This, coupled with strong demand in the community for improved community facilities, (as reflected in the first round of consultation) subsequently led to the investigation of planning options for future Civic & Community Facilities within the township.

The development of these options was considered alongside the structure plan to ensure that these options are appropriate and not only relate to the bigger picture of the town's development, but assist Walkerville in achieving the vision set out in the structure plan for Walkerville.

The table opposite contains a summary of the 3 options developed by JPE in conjunction with the Walkerville Council, and their respective costs. Each option is described in more detail over the following section of this report.

Option 1	Site	Timing	Item	Carparks	Budget
Stage 1	Civic Centre Site	Years 2-3	New Civic Centre, Library & Town Hall building & site works	90-110	\$ 15,900,000
Stage 2	Depot Site	Year 4	Improvements to Depot buildings & site remediation works		\$ 350,000
Option 1 Total Budget					\$ 16,250,000

Option 2	Site	Timing	Item	Carparks	Budget
Stage 1	Depot Site	Year 2	New Civic Centre Admin (back of house) building & immediate site works	24	\$ 2,600,000
			Improvements to Depot & site remediation		\$ 200,000
Stage 2	Civic Centre Site	Years 4-5	New Civic Centre (front of house), Library & Town Hall building & site works	80-100	\$ 14,100,000
Option 2 Total Budget					\$ 16,900,000

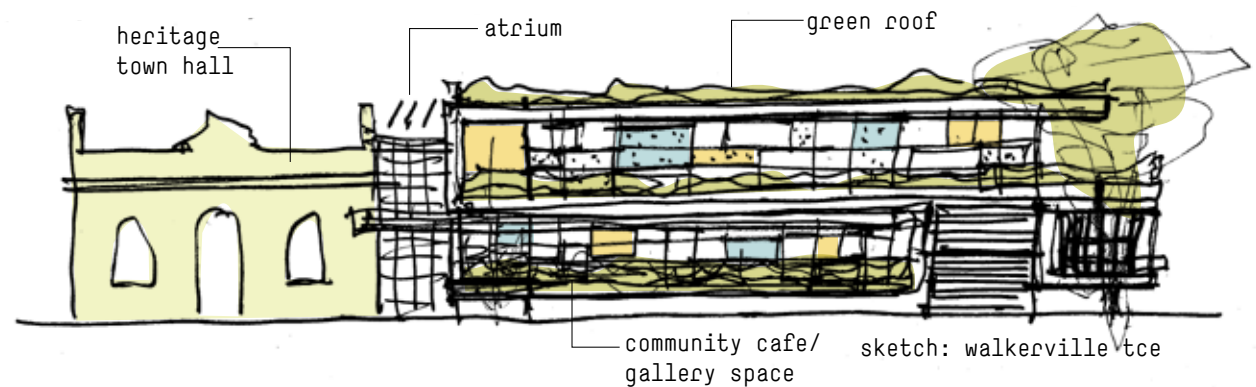
Option 3	Site	Timing	Item	Carparks	Budget
Stage 1	Mary Harris Site	Years 2-3	New Library, satellite Civic Admin & site works	30-40	\$ 7,800,000
			New Library Plaza development of Victoria Street		\$ 250,000
Stage 2	Depot & Civic Centre Sites	Year 4	Improvements to Depot buildings & site remediation works		\$ 350,000
			Refurbishment of existing Civic Centre buildings & facilities		\$ 1,500,000
Option 3 Total Budget					\$ 9,900,000

## 6.1 Option Development Overview

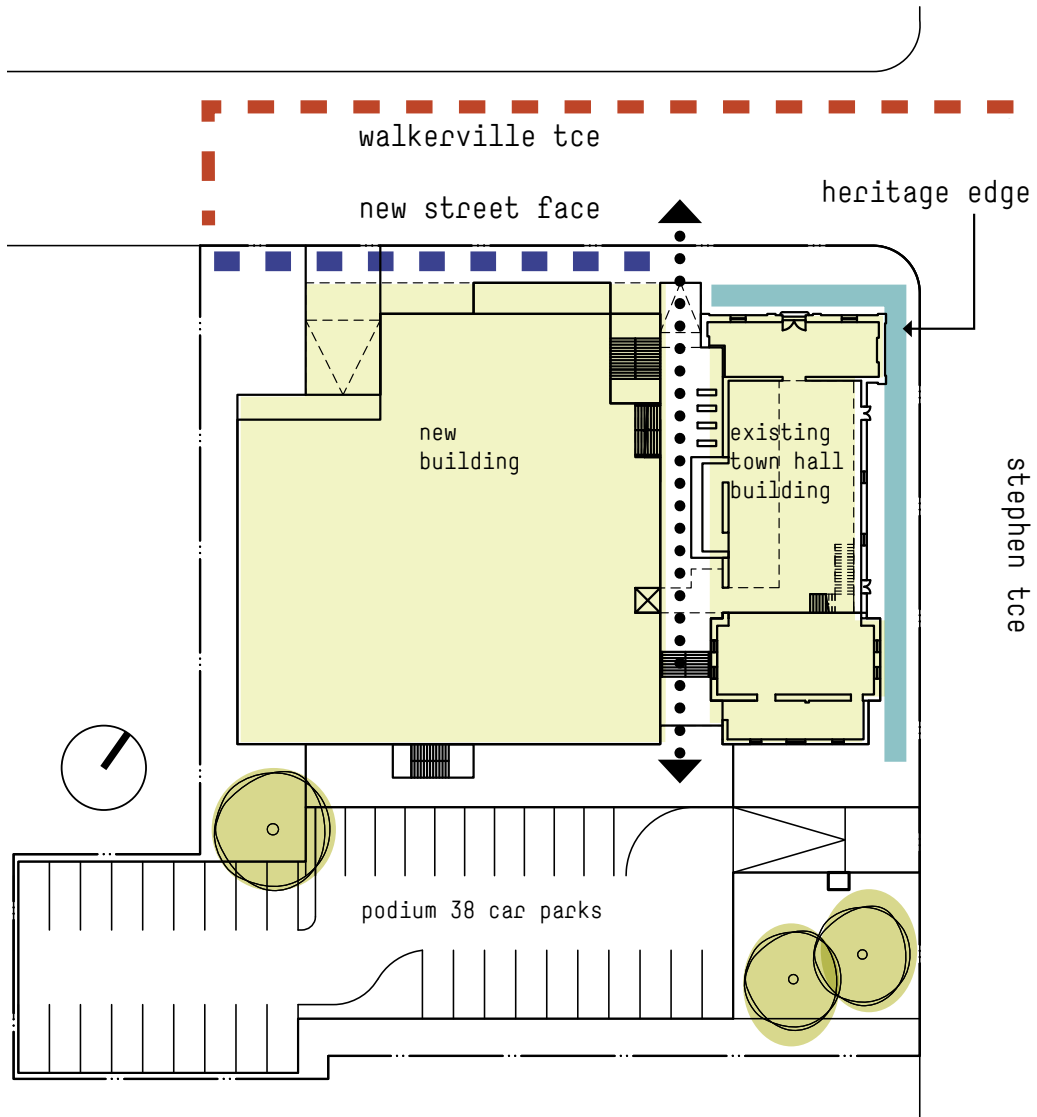




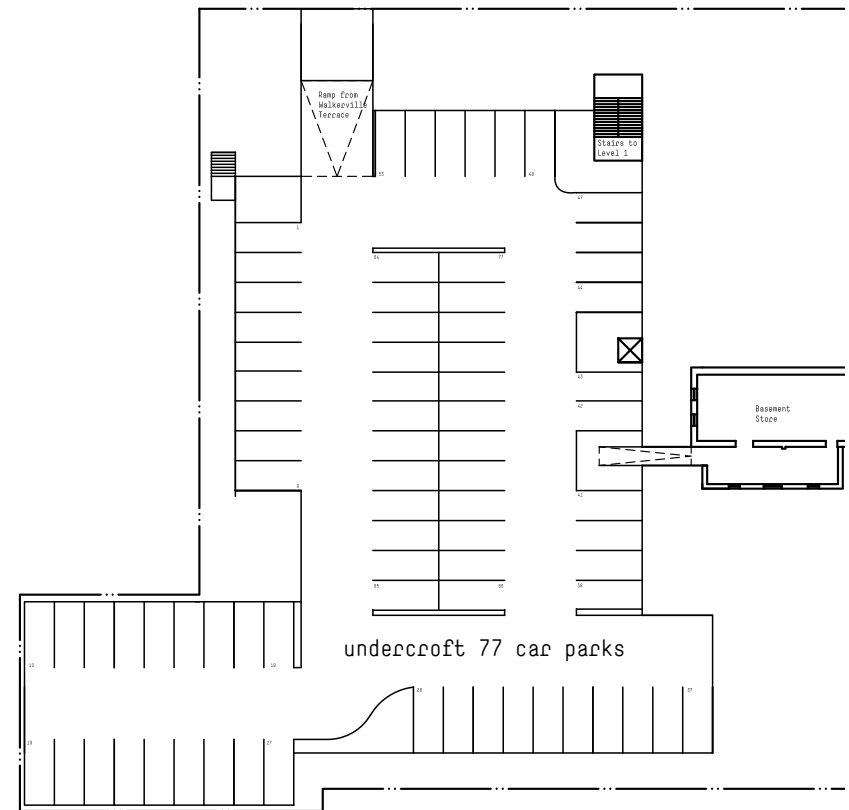
A redevelopment of Walkerville's Civic Facilities, Library & Town Hall on the existing site, to bring the whole centre into a new era of sustainable design



## 6.2 Planning Option 1- Civic Centre & Library



Civic Centre & Library Site Planning Diagram

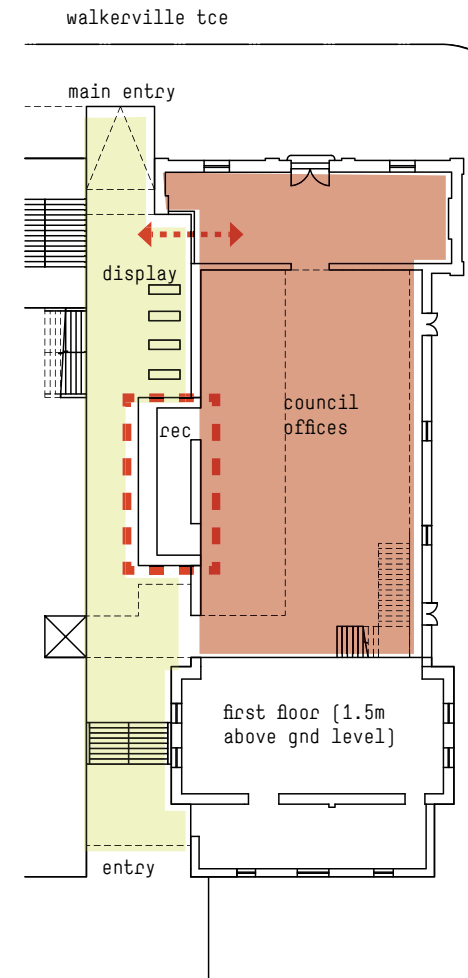


Undercroft Car Park Plan

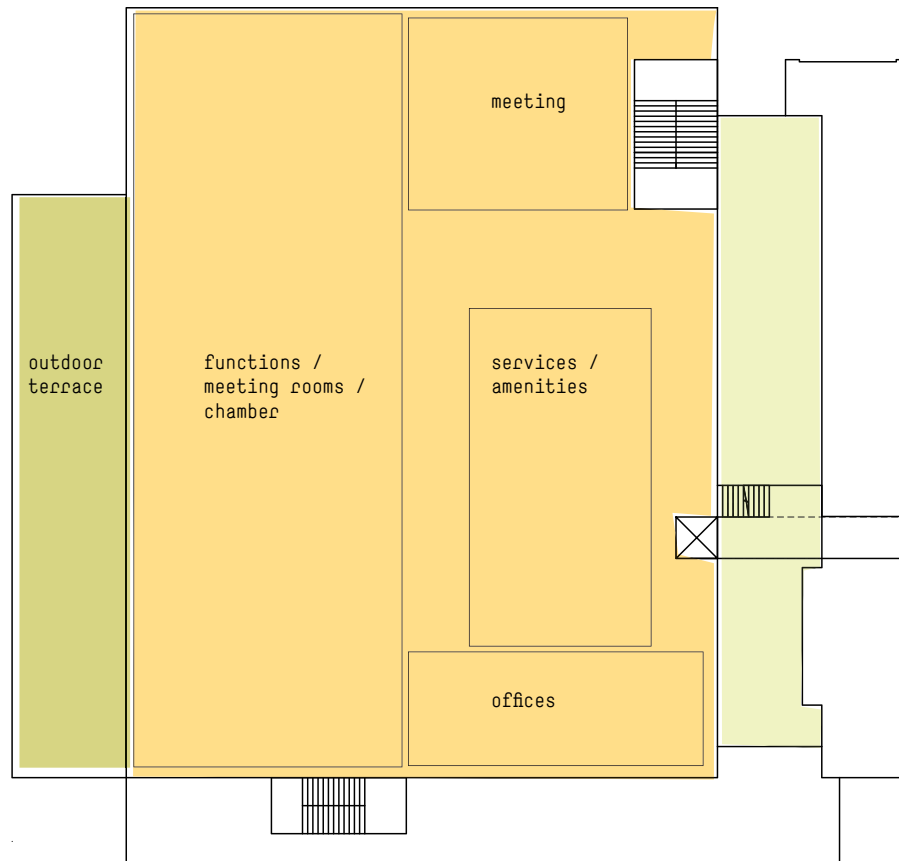




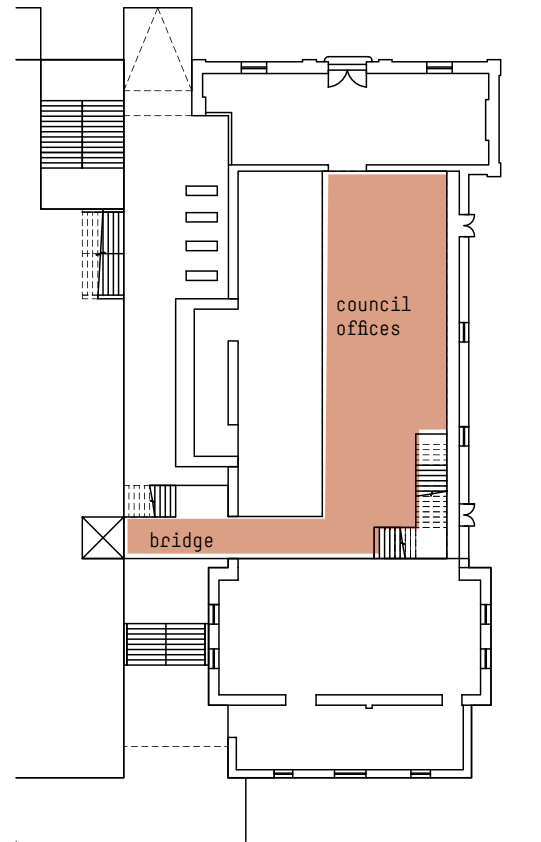
First Floor Plan (0.5 Levels above Ground)



Ground Floor Plan



Second Floor Plan

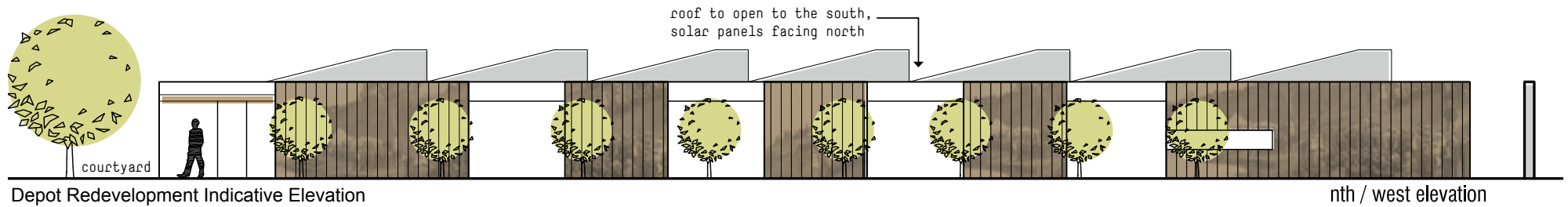
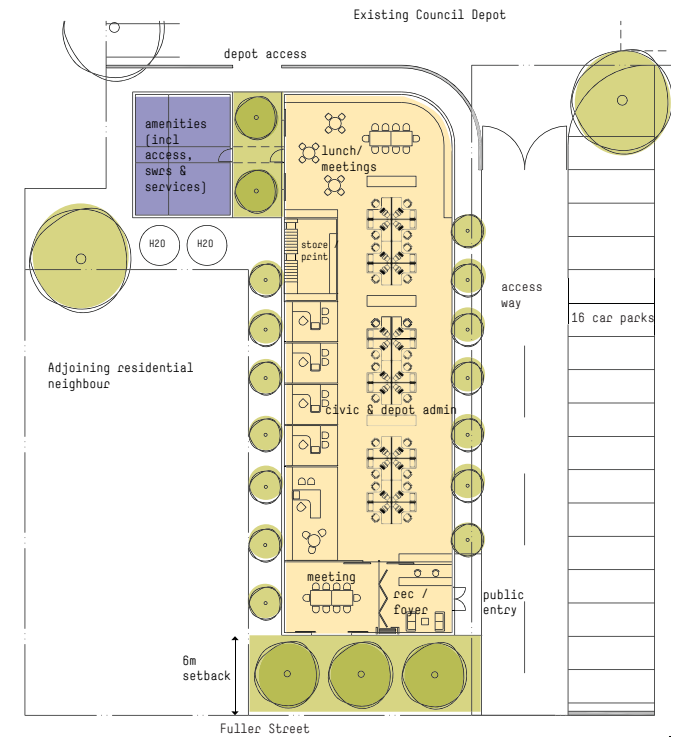
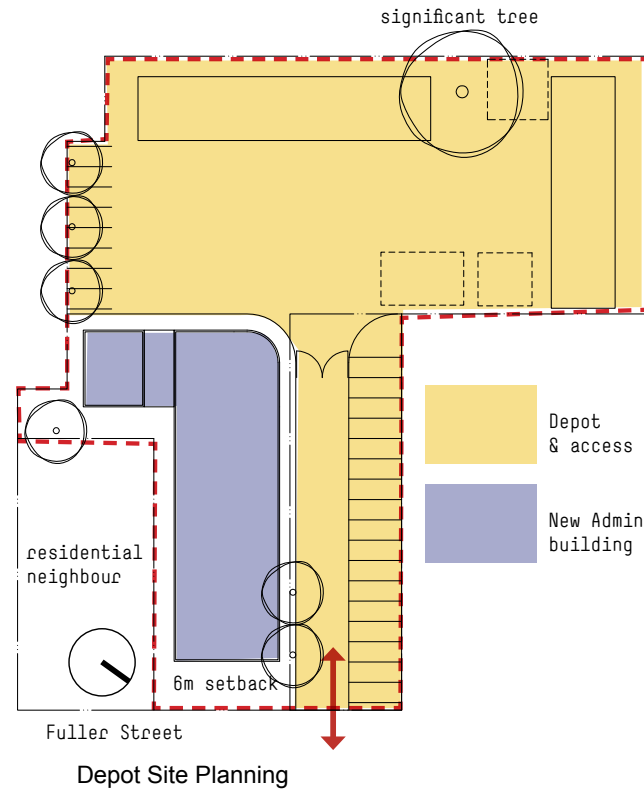


Mezzanine Level

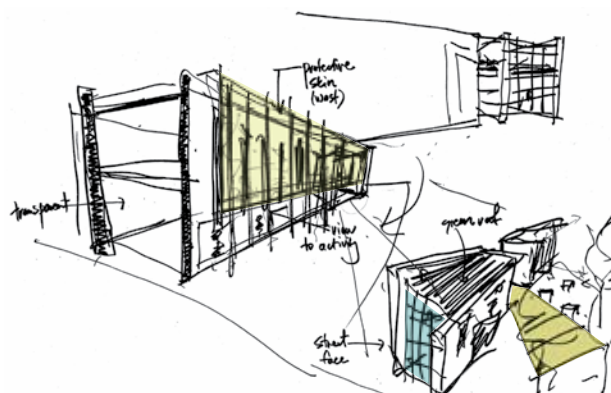




A sustainable new Civic Centre & Library on the existing site, with a new Civic Administration building on the Depot site



## 6.3 Planning Option 2- Civic Centre & Depot Site Administration Building



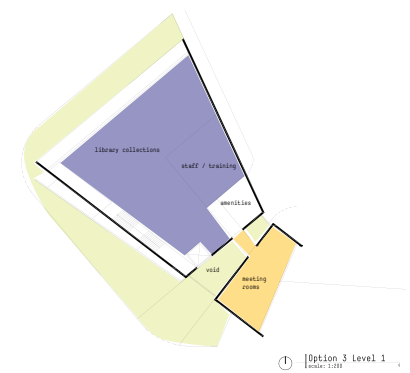
“

A new environmentally designed Library & landscaped Community Plaza linked to the Linear Park Trail. A unique new destination for Walkerville and Adelaide

”

## 6.4 Planning Option 3: Mary Harris Community Centre





## Option Comparison

Each option was developed with a number of key criteria in consideration, including time & cost, staging flexibility and function of the facilities, their location and access, as well as other benefits to the community.

The chart below compares the three options against this set of established criteria.

Benefits		Option 1	Option 2	Option 3
Time & Cost	Less capital expenditure over the course of the projected works			
	Lower council rates levy			
	New Library/Community facility within 4 years (rather than 6 years)			
	Major redevelopment of Civic/Admin/Town Hall within 5 years			
Staging, Flexibility & Function	Easier staging of building works			
	Less interruption to services during construction			
	Less dislocation of Civic Centre services			
	Reduced pressure on existing Civic Site			
	Site offers more flexibility for design of spaces/functions			
	More efficient construction (all building functions on one site)			
Location & Access	Safer pedestrian access to Library & Civic facilities			
	Fewer traffic safety issues (associated with entry/exit near main road intersections)			
	Less change to local traffic conditions			
	New Library located within the Town Centre			
	Engagement of Torrens River & Linear Park			
	No land-use change (all development located on existing built-up site or car park )			
Other Benefits	Provision of landscaped outdoor community civic space (plaza)			
	Opportunity for increased recognition of culture/history expressed through building			
	Opportunity for Environmentally Sustainable Design initiatives			

## 6.5 Option Comparison





# 7 Ten Places For Walkerville

An overriding concept behind the Urban Masterplan has been the creation of Ten Places for Walkerville. Specific planning responses that Council can guide which meet and exceed the community's expectation in relation to the future character and urban fabric of Walkerville.

The planning of Walkerville's Ten Places responds to the analysis and community feedback received during the development of the report. The following plans and perspectives illustrate these places and how their development is linked to the structure plan for the town, creating a socially and environmentally connected community.

### **1. Civic Centre**

The redevelopment of the Civic Centre and Town Hall, creates a new administrative hub for the town. The refurbishment of the existing facilities provides the community with a new level of service an expression of the progressive approach that Council has to the upgrade and development of the urban realm.

### **2. Council Depot & Environmental Resource Centre**

Building on the need to increase sustainability within Walkerville, the Depot is progressively developed to provide an environmentally sustainable base for Council operations and a location from which to actively engage with community through programs such as the creation of a Biodiversity Nursery, Recycling Centre, and Community Gardens. Located within the heart of the town with links to the Linear Park, the redeveloped Depot and creation of the Sustainability Centre will provide a significant resource for the numerous schools within the area as well as the wider community.

### **3. Community Centre (Library)**

The potential development of a new library at either the Civic Centre or Mary Harris Reserve creates an exciting new destination in Walkerville. The location of the centre reinforces the idea of a connected community with the development of social links that are expressed in the programming of the building as well as physical connections that the building creates with the town and Linear Park.

### **4. Walkerville Terrace**

Walkerville Terrace will become a vibrant commercial and retail centre for the town. Combining a contemporary retail experience with the historic charm of the town's heritage buildings. Walkerville Terrace will develop into a renowned shopping area for locals and visitors alike. The combination of easy access, diversity of experience created by the shopping centre's proximity to the River Torrens Linear Park, provides a unique destination.

### **5. Walkerville Oval**

Walkerville oval continues to feature as a major recreational destination within the town. Improved access along Alfred Street, greater activation through the development of the clubrooms and improvements to the landscape amenity of the site retain the significance of Walkerville Oval as the primary open space destination in the town.

### **6. Levi Park**

Improvements to the facilities and landscape structure of Levi Park reinforce the reserve as an important destination within the town. Improved connections through the caravan park to the River Torrens provide new opportunities for activation.

### **7. Linear Park**

Progressive upgrades of the Linear Park provide Walkerville with a continuous linear open space creating amenity and connectivity to the southern edge of the town. New links and access points increase the community's ability to use the space. The development of water sensitive urban design features throughout the Linear Park increase the

sustainability of the area particularly in relation to green infrastructure streets such as Ascot Avenue.

### **8. Public Transport Hub**

The redevelopment of the DTEI car park as a transport hub increases the connectivity of the town with the wider metropolitan areas. Developed as a transport orientated development (TOD), the facility capitalises on the existing transport connections provided by the O-bahn, the medium density residential development and commercial centre of Walkerville Terrace. By combining these existing land uses, Walkerville is able to create a sustainable transport facility that is aligned to the Government's Strategic 30-Year Plan.

### **9. Urban Spine (Streetscape)**

Walkerville Terrace, Vale Street and Harris Road are used to create a defined urban spine that links the town creating a strong east-west urban design response. This offsets the segmentation of the town that is produced by the numerous north-south arterial roads that cross Walkerville. Using consistent design responses, street furniture, paving and tree planting, the urban spine creates a high quality environment that extends the entire length of the town.

### **10. Residential areas (home)**

The idea of ten places for Walkerville includes the community's homes. Analysis of the town has identified the value that the community places on the residential character of Walkerville. While changes to the urban realm are necessary, the areas of change have been focused on the southern edge of the town where adaptation of the existing urban fabric allows for an increase in residential density. Throughout the core of Walkerville, the historic character of the town is retained, reinforcing Walkerville's identity. Ultimately, the residential form of Walkerville will provide a wide range of housing choice, allowing families the opportunity to change and grow without having to leave the township of Walkerville.

## **7. Ten Places for Walkerville: A Connected Community**







Town Centre Linear  
Park- an improved  
shared use pathway  
and community plaza  
connecting the unique  
environment of the  
Torrens River to the  
heart of Walkerville











## Town Centre Linear Park



1. Regrading of steep bank adjoining Howie Reserve & clearing of some non-significant vegetation to improve physical and visual access.
2. Establishment of improved shared use path system upstream along the Torrens River.
3. Improvement of access along Victoria Tce via creation of boardwalk/widened footpath.
4. Potential for creation of community plaza space through redevelopment of Mary Harris & Howie Reserves, and closure of Victoria Tce where it adjoins Walkerville Terrace at the roundabout.
5. Energy efficient street lighting for night time safety
6. Restoration of River Torrens with native vegetation.



Alfred Street-  
the development of a  
pedestrian laneway  
between Walkerville  
Oval & Walkerville  
Terrace that reflects  
Walkerville's  
character, to better  
connect this key  
recreational space  
with the Town Centre







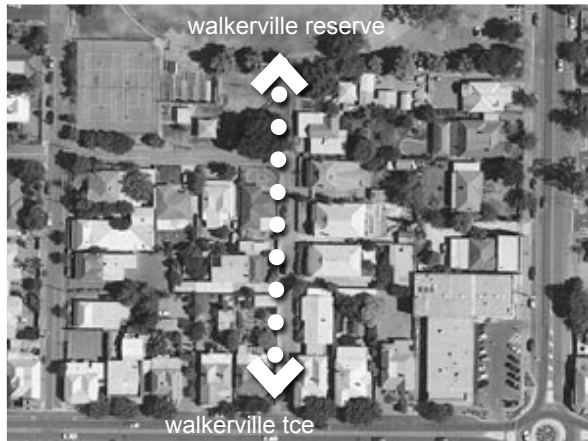




Alfred Street Pedestrian Laneway



1. Establishment of boulevard connection between Walkerville Terrace & Walkerville Reserve for pedestrian and cyclist use
2. New street tree planting as a visual cue along Alfred St
3. Relocation & upgrade of play equipment
4. New street lighting and unique street furniture
5. Establishment of commercial frontage to oval; opportunity for cafe & service focused commercial along laneway.



Levi Park to Linear  
Park- an opportunity  
to return this  
valuable open space  
to the community while  
enhancing connections  
to the Linear Park &  
historic Vale House











Levi Park to Linear Park



1. Shifting of east boundary of caravan park, including relocation of older cabins/units to allow for the establishment of a shared use (pedestrian/cycle/ vehicle) link to Linear Park and Vale House.
2. Development of community open space with new playground.
3. Provision of additional car parking adjacent Vale House & open space for community & caravan park visitors.
4. Semi-permeable high quality screening to caravan park.



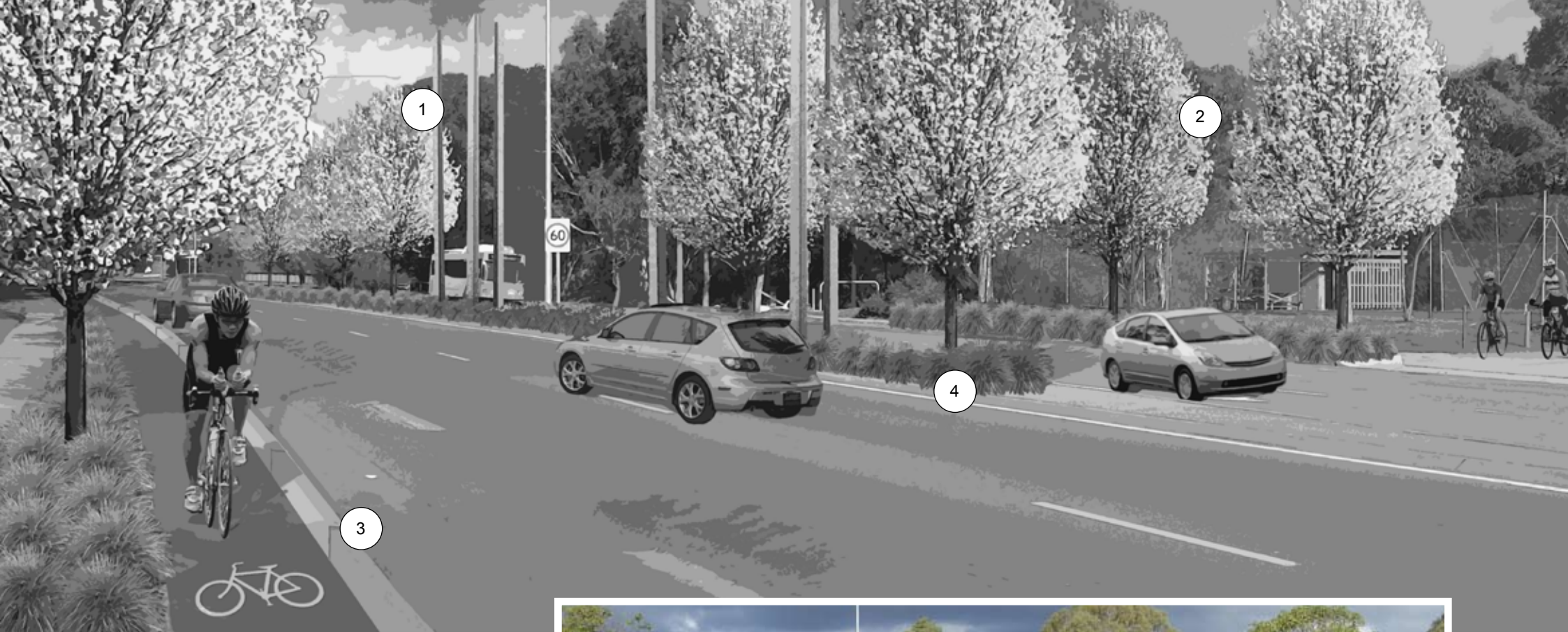
The Development of town gateways, such as Ascot Avenue, to reinforce Walkerville's identity through public art and landscape features while improving access for cyclists and pedestrians







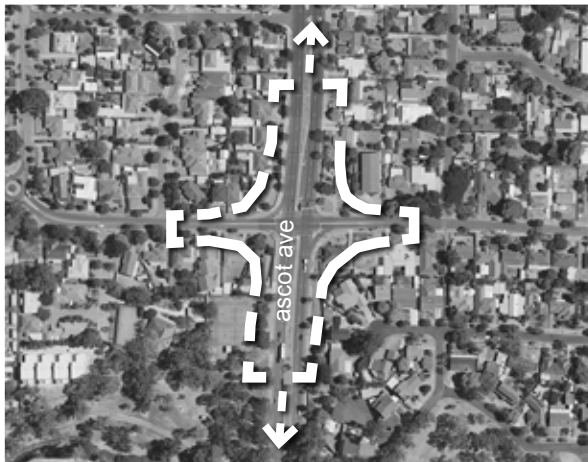




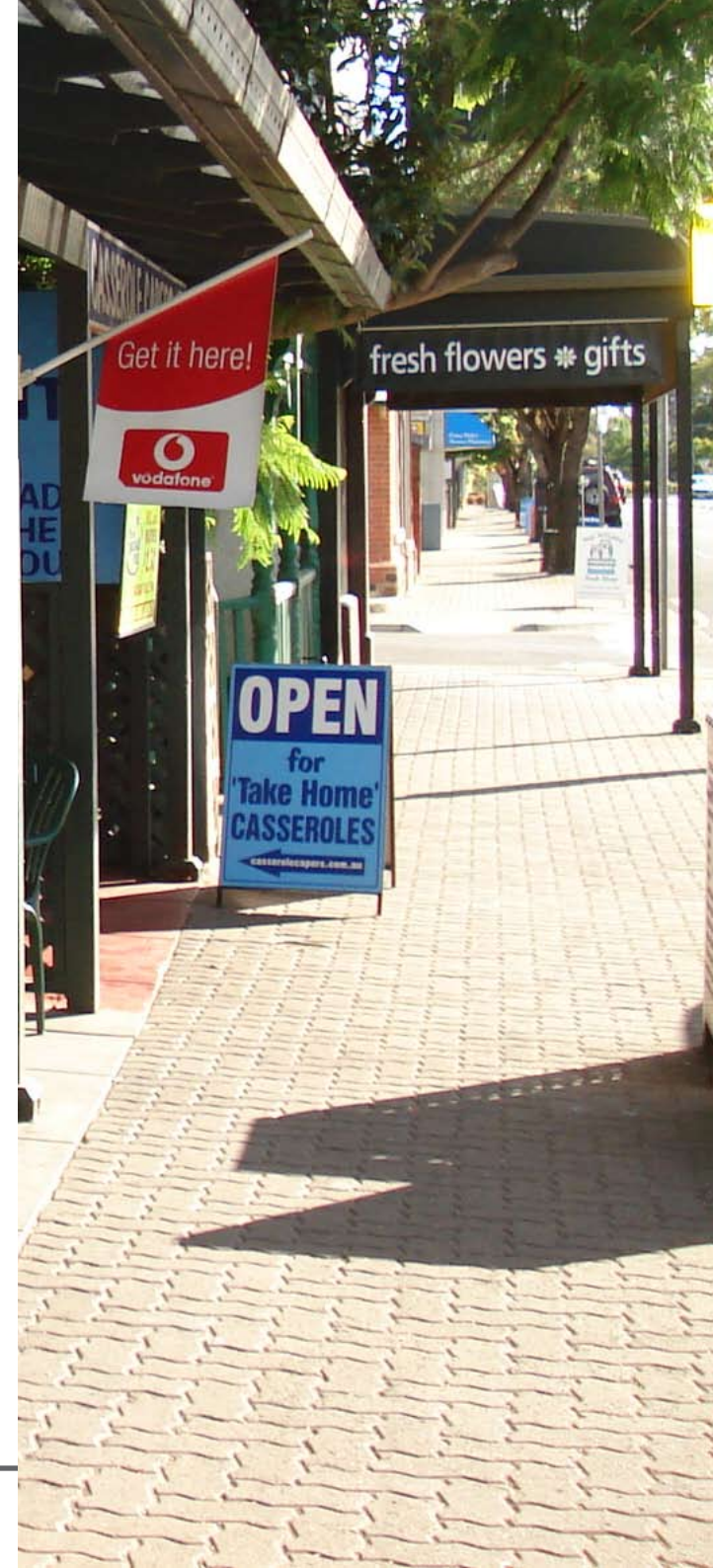
## Ascot Avenue Gateway



1. Establishment of unique gateway experience via installation of art feature visible along Ascot Avenue.
2. New street tree planting to strengthen visual cue regarding entry and improve street amenity.
3. Establishment of cycle lane along Ascot Avenue, separate from vehicular traffic.
4. Improved planting to median strip and road verges to improve amenity and signify entry/gateway and capitalise on water sensitive urban infrastructure.













## Creating An Urban Aesthetic

The need to create a cohesive urban realm will be critical to the success of the Walkerville Urban Masterplan. Opportunities exist to develop future design strategies across all aspects of the town that will ensure that the ideas and vision of the Masterplan are made real.

By applying a considered approach to the design and selection of elements, objects and materials in the public realm, quality outcomes can be delivered. The analysis has demonstrated the important and unique character of Walkerville. This character is expressed and reinforced in the forms, aesthetics and function of the constructed environment, landscapes and features, which exist within Walkerville. In essence, the vision of the masterplan over the next 30 to 50 years must be expressed in the design of the town's future urban fabric. The design of new public spaces should express authenticity, robustness and quality.

Much of the character of Walkerville is contained in the architecture of the public realm. Its facades, walls, fencing, structures, paving and landscapes as well as the associated materials of stone, cast iron, brick and timber. These materials reflect this idea of permanency and quality, lasting elements that provide an urban legacy for the community of Walkerville.

The future urban aesthetic of Walkerville responds to these ideas of quality, longevity, and legacy needs. The Urban Masterplan does not propose a simple copying of the historic, thereby creating a fake or kitsch environment. Instead, the masterplan considers relevant design responses, which are unique, confident and progressive, and that will deliver outcomes that match the future expectation of Walkerville's community.

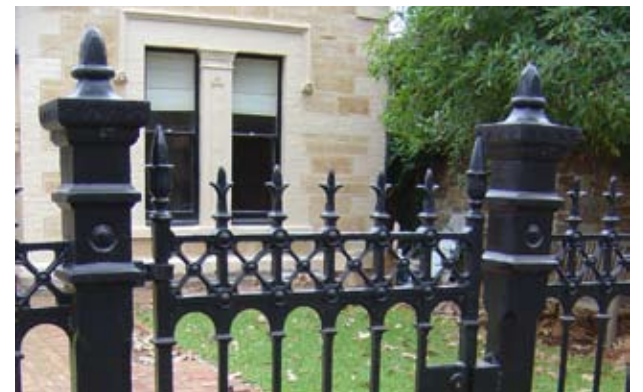
The following pages represent ideas and opportunities in relation to the urban design of Walkerville. The design ideation considers:

- Form and function (materials and surfaces)
- Light and shade (lighting)
- Art and design (public art and street furniture)
- Landscape and vegetation (the living and growing structure of Walkerville)



## 8. Urban Aesthetic







## Form and Function

By developing a pallet of materials, continuity across Walkerville can be achieved. Materials can be used to create highlights to reinforce the context of areas or increase the function of a space.

## Light and Shade

The diurnal properties of the public realm are critically important- how the town is experienced by the community - how it functions at night as well as safety and security.

As the South Australian climate continues to become more extreme, the activation of the urban realm at night represents a significant opportunity. Parks and streets can become welcoming nocturnal spaces capitalising on the absence of harsh sunlight and cooler temperatures. The delivery of well lit streets and public spaces will continue to be an important factor in the future development of Walkerville.



## 8. Urban Aesthetic





## Art and Design

The role of art and design in Walkerville is significant in maintaining and progressing the cultural and community identity of the town. Public Art can be used as a powerful medium in the development of Walkerville's fabric, not simply in the commemoration of events or histories, but as a demonstration of intent, identity or social value. Public art can provide a physical representation of the aspirations of the town – a cultural celebration or community enabler.

Similarly, street furniture and community facilities can be used in the realisation of the Urban Masterplan. Consideration should be given to the potential of a bespoke street furniture range for Walkerville.

## Landscape and Vegetation

The trees and landscapes of Walkerville create the living fabric of the town. Their health and longevity can reflect that of the town. Landscapes have the power to improve and ameliorate the urban environment (providing shade, reducing heat island effects and limiting dust and pollution). Vegetation can also have a positive effect on the social well-being of the community.

The need to maintain a strong landscape structure within the town is extremely important. Future landscapes must respond to the existing context while, at the same time, responding to climate change and the need to achieve sustainable outcomes. The selection of new street trees and vegetation for Walkerville must aim to provide a landscape legacy for future generations.

## Conclusion

Walkerville remains one of the unique suburbs of Adelaide. The town's combination of history, urban character and setting, reinforce the social, environmental and economic potential of the township. Only by understanding Walkerville's character, its issues and opportunities, can appropriate direction be set that will enhance and progress the unique qualities of the town.

The development of progressive structure plans and proposals for new civic and community facilities provide an over-arching focus for the town that will inform planning policies and development proposals in the future. The Urban Masterplan gives Walkerville a robust structure with interrelated proposals that deliver the objectives of the report.

The recommendations of the Walkerville Urban Masterplan report will require the continued commitment of the local community, stakeholders, Council and State Government.

By fostering this commitment through the vision and direction of the report and with the support of the public and private sectors, the Urban Masterplan for Walkerville will be achieved.



