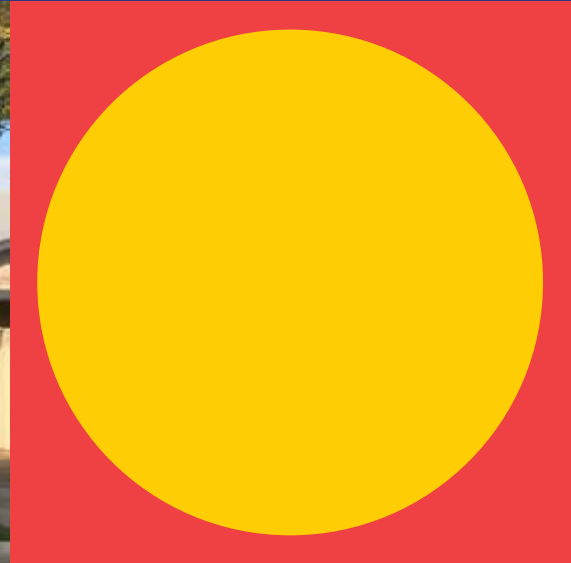


ALBERT PARK AND HENDON YOUR NEIGHBOURHOOD PLAN 2022



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ACKNOWLEDGEMENT OF COUNTRY

Ninna Marni is Kurna for 'Welcome'. The City of Charles Sturt acknowledges and pays respect to the traditional custodians of the land, the Kurna people of the Adelaide Plains.

We pay our respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of continuing importance to the living Kurna people of today.

We acknowledge the contributions and important role that Aboriginal people continue to play within our local community in Charles Sturt. We also pay respects to the cultural authority of Aboriginal people visiting from other areas of South Australia and Australia.

1. WHAT IS YOUR NEIGHBOURHOOD PLAN?

Your Neighbourhood Plan contains future local projects – prioritized by you, the community – to make the places you use every day more enjoyable and easier to get to. It has more than the usual single project focus; it aims to liaise with local groups to improve community connections, promote local walking to shops, and provide better access to local parks and bus stops along greener streets. These are the proven elements of neighbourhoods that people value.

You – and Council – can see when neighbourhood projects will occur and be confident of a happier, healthier, safer Albert Park and Hendon into the future.

The Plan also aims to translate city strategies into real projects at the local 'place' level for the benefit of residents and local businesses.

Albert Park and Hendon is the first Your Neighbourhood Plan. A Your Neighbourhood Plan framework providing more detail on measuring liveability is available at charlessturt.sa.gov.au/council/council-documents/plans-and-strategies

KEYS TO A GREAT SUBURB



| Research and community feedback shows these elements can make a great neighbourhood even better

OUR NEIGHBOURHOOD COULD BE LIKE THIS

Strong sense of community – places, facilities, programs

Accessible and inclusive open space

More green and shady streets

Walkable shops, cafes, schools and services

New development that fits in

Streets that are safe, encourage physical activity and promote social interaction

Green verges

Access to public transport



Community Services

Living within 400m of social infrastructure leads to higher levels of walking and cycling, saving the economy millions of dollars in reduced congestion, better health and well-being and less environmental impacts.

Local Open Space

Accessible and inclusive open space designed for all ages and abilities, increases exercise levels, enables local people to meet and helps reduce pollution and CO² levels.

Urban Canopy

An increase in tree cover by 10% can reduce the energy needed for heating and cooling by 5-10%; and increase biodiversity, amenity and enhance property values.

Walkable Neighbourhood

In walkable neighbourhoods household transport costs can be halved, vehicle pollutants reduced, and local trading increased.

New developments

Infill development that meets the desired planning policies to offer housing diversity and affordability.

Living Streets

Infrastructure for stormwater management and safe driving, cycling, walking and meeting, for people of all abilities, can be included in street design.

Green Verges

Greener verges can become residents gardens, increase street amenity and neighbour interaction.

Access to public transport

Safe and easy access for people of all abilities to nearby train and bus stops will encourage use of public transport and reduce pollution and traffic congestion.

2. VISION AND PRINCIPLES

This Vision and the Principles reinforce that Your Neighbourhood Plan is your plan, led by your community input, aiming for equity across the City, integrating renewal with a focus on liveability and enjoyment of your neighbourhood.

The Vision and Principles here will assist in assessing which areas of your Council are selected for future Your Neighbourhood Plans, considering levels of liveability.

VISION

Great liveable neighbourhoods through the coordinated design and delivery of social, economic and sustainable infrastructure, services and opportunities.

PRINCIPLES

A. COMMUNITY LED NEIGHBOURHOOD PLANS THROUGH:

- discovering and reflecting your neighbourhood's priorities.
- creating meaningful and early engagement opportunities
- to share ideas and experiences
- ongoing engagement to build community capacity.

B. GREATER EQUITY IN INFRASTRUCTURE PROVISION ACROSS COUNCIL BY:

- delivering better social services, infrastructure and amenity in neighbourhoods where they are most needed.
- Within the context of asset management plans and frameworks build local capacity and prosperity.

C. INTEGRATION OF PLACE-BASED PLANNING BY:

- implementing the Your Neighbourhood Plan in accord with State and Council strategic frameworks, attracting private sector, State and Federal investment.
- collaborating on projects across council departments and other tiers of government and other councils.
- creating a shared understanding of infrastructure capacity and responsibility across all tiers of government and the private sector.
- producing a targeted infrastructure forward plan across the City.
- measuring the progress of integrated infrastructure implementation.
- courageous leadership producing innovation in neighbourhood design and funding.

D. IMPROVED NEIGHBOURHOOD LIVEABILITY BY:

- anticipating future global trends in work, housing, recreation and climate at your neighbourhood level.
- integrating long term priorities considering streetscapes, trees, walkable access to everyday shops and services, local open space, community programs and interactions, movement networks, job opportunities and urban development.
- continue to innovate with design options, sustainable asset plans and area maintenance programs.

3. MAKING A NEIGHBOURHOOD PLAN

The four steps below outline the process used to identify and prioritise project opportunities in line with local community preferences.



4. WHY ALBERT PARK AND HENDON?

The population of the City of Charles Sturt is 121,840 (2021 Census) with about 2.6% or 3100 people living in Albert Park and Hendon in over 1000 dwellings. 80% of households live in a separate house compared with 63.2% across Charles Sturt. Reasons why Albert Park and Hendon were selected include:

- Council's Open Space Strategy shows Albert Park and Hendon neighbourhood has a significant shortfall of local parks.
- Local heat mapping also shows it is a hotter area in the summer due to fewer green areas and less tree canopy cover.
- A local resident survey showed places to shop locally and get a coffee within walking distance need attention.

Your Neighbourhood Plan Area - Albert Park and Hendon



5. MEASURING NEIGHBOURHOOD LIVEABILITY IN ALBERT PARK & HENDON

Your Neighbourhood Plans aim to reflect wider strategic measures at State and Council levels. Key strategies this Albert Park-Hendon Plan aligns with are:

State Strategies

Infrastructure SA 20 Year Strategy

30 Year Plan for Greater Adelaide

City of Charles Sturt Strategies

Our Community Plan 2020-2027

Our Organisational Plan 2021-2025

Placemaking Framework

Strategy for Cycling and Walking

Transport Plan

Open Space Strategy

Asset Management Plans

Liveability Domains and Indicators

Extensive research by Royal Melbourne Institute of Technology and others show the seven key domains below are a good indicator of how liveable local areas are. We have used them in Albert Park and Hendon to help the community pinpoint what improvement projects they wish to focus on. The need for local parks; and a 'place' to meet friends and buy everyday items were highlighted. Each of the domains have a number of measurable indicators showing the level of liveability.



1. SOCIAL COHESION AND WELLBEING

The makeup of the local community is central to making a more liveable place. Measures will include available community services, use of smart technology and local meeting places and spaces where you feel safe.



2. WALKABILITY

Walkability means being able to get your daily requirements in your neighbourhood without having to drive. Measures include diversity of housing types, dwelling densities and public transport networks within 10 minutes walking of your house.



3. PUBLIC OPEN SPACE AND RECREATION

Good access and proximity to local open space are central to liveable and walkable neighbourhoods. Distances to local parks and your community satisfaction levels are proposed measures.



4. STREET QUALITY

Local street quality is so important to the function and enjoyment of your neighbourhood. Measures may include larger verges, better footpaths and cycle routes to provide more shade, lower temperatures and better active movement.



5. SUSTAINABLE MOVEMENT AND TRANSPORT

Your future transport choices might include more walking and cycling, as well as driving when necessary. Proximity to public transport, its frequency and reliability will be measured.



6. LOCAL EMPLOYMENT AND ECONOMY

Local jobs mean reduced journeys to work, more family time at home and more reliability for employers. Local traders also benefit from a more walkable neighbourhood. These indicators will be measured to assess economic activity.



7. NEW AND SUSTAINABLE DEVELOPMENT

Your neighbourhood will change over time as our City accommodates a portion of metropolitan Adelaide's growth. We will measure the amount of this growth, including more diverse housing which meet planning policies.

6. LIVEABILITY AUDIT RESULTS – ALBERT PARK & HENDON





The audit results below highlight priority areas for action in Albert Park and Hendon as well as the many reasons why people love living there. These results are for measures grouped under the seven described domains. The audit maps covering the seven liveability domains are attached to this Plan.

Social Cohesion and Wellbeing

Facilities Close to Community a.	
Use and Satisfaction with Facilities	
Close to Schools	
Close to Health Services	
Internet Use b.	
Housing Diversity	
Relative Housing Affordability	
Safety and Crisis Help	
Places for Meeting c.	
Community Connectness	





- a. Most facilities accessible.
- b. Low household numbers with internet compared to Greater Adelaide.
- c. Very few places to meet e.g. cafes, shops.

Public Open Space and Recreation

Close to local open space g.	
Satisfaction with open space h.	
Close to district open space i.	
Close to sports facilities j.	

- g. A large section of the neighbourhood is not within 300m of local open space.
- h. Satisfaction with open space is close to the city-wide level.
- i. Large district open space (e.g. ovals) is not locally accessible but close by.
- j. Small minority of residents further than 1000m from sports facilities at Royal Park and St Clair.

Sustainable Movement and Transport

Close to public transport	
Cycling and Walking Frequency o.	
Cycling route access	
Private Car Ownership p.	

- o. Most people walk three times a week and 22% regularly ride a bike.
- p. Dual car ownership is high, presenting opportunity to promote EV's, walking, cycling and public transport use with facility upgrades.

 Meets the measure  Further work desirable  Priority area for action

Walkability

Walking Distance to Shops and Services d.	Further work desirable
Street Connectivity e.	Meets the measure
Dwelling Density f.	Further work desirable

- d. Beyond 10 min walk for many residents for some services and fresh food.
- e. A small area has long blocks and poor permeability.
- f. Increased dwelling density required for viable local shops.

Street Quality

Verge Potential k.	Meets the measure
Local Green Cover l.	Meets the measure
Roads and Footpath Quality m.	Meets the measure
Area Demand	Meets the measure
On-Street Parking	Further work desirable
Maintenance quality n.	Meets the measure

- k. Opportunity for verge improvement on priority streets.
- l. Local green cover can be improved on priority streets and minor cross streets. Combined planting and street narrowing can reduce UHI effects and increase amenity in most streets.
- m. Most roads and footpaths are in fair condition; key walking routes need attention.
- n. Opportunity to pilot a place-based maintenance regime subject to more resourcing.

Local Employment and Economy

Local employment	Meets the measure
Level of employment	Meets the measure
Local economic growth	Meets the measure

Note: Local employment and economic activity is boosted by the Hendon Employment zone.

New and Sustainable Development

New Development Activity q.	Further work desirable
New Development Quality r.	Further work desirable
Renewable energy uptakes and waste treatment innovation s.	Further work desirable

- q. New development opportunities on periphery of neighbourhood area can be promoted.
- r. Guidelines for tree retention, shared crossovers, permeable areas and better housing frontage designs are desirable.
- s. Incentive schemes for renewable energy and recycling work are desirable.

7. WHAT THE COMMUNITY SAID

Local Resident Survey and Community Engagement Feedback

A survey of 400 local residents in December 2020 was part of the audit process with questions based on the seven key measures of liveability.

A subsequent community engagement process included on-line feedback opportunities and presentations to local groups such as Neighbourhood Watch. Drop-in sessions were scheduled where Council staff shared information and obtained preferences for local projects. Results of the survey and engagement grouped under liveability indicators included:

Social Cohesion and Wellbeing

- Location, affordability and close to family are the top reasons for living in the neighbourhood.
- Residents love the western suburbs, it's close to the city and public transport, quiet, peaceful and close to the beach.
- Gordon St Park and De Haviland Avenue Park are the two most common places where local people gather.

Living in the Neighbourhood

- The majority of residents feel safe during the day and night.
- A quarter catch public transport at some time (bus and train). Only 9% walk.
- Better footpaths and better lighting will make it easier for people to walk.
- Open Space and Street Environment
- Satisfaction with local parks and playgrounds rated 7.1 / 10.
- More tree planting desired in all streets, my street, and parks and playgrounds.
- Suggested improvements include beautification of verges and more open spaces.

Movement and Transport

- 7 in 10 people believe it's easy to use public transport but 92% usually travel by private car
- Key incentives to cycle more locally include dedicated bike paths, better lighting, better street conditions, safety, access to share bicycles and secure bike parking.
- Gordon Street, Tapley's Hill Road and Murray Street were the most recalled problem traffic locations.

Attitude to new development and sustainability

- New development needs to fit with the character of the local area, be energy efficient and housing needs to be affordable.
- Important neighbourhood environment and sustainability aspects include better recycling, household solar panels, and cooler/greener suburbs, recycling and reusing storm water, and well-designed houses.
- What would you change?
- Half of all people claim there was nothing they would change about their neighbourhood but the remaining people suggested improvements in environment/nature; traffic speed control; improved streets; more development; more community focus; and parking.

Project Preferences

- Street improvements for more walking, cycling and slower vehicles.
- Ways to share local community information.
- Better quality (infill) development.
- More local open space and other places to meet.



Drop-in information and project prioritisation sessions



Information sharing and discussion



Presenting and selecting project preferences

8. ALBERT PARK & HENDON – NINE KEY PROJECT OPPORTUNITIES

These nine project opportunities were identified based on feedback from the community survey, the local engagement program and the Liveability Audit. This first three projects on this list are 'short term' projects which are under way or recently completed.



Create a new local park at the corner of Spad Street and Farman Avenue (supported by State government funding)



Turn May Street into a 'Living Street' with wide verges and quality footpaths (construction now completed)



Renew Tapley's hill Road streetscape including around 'Hendon Central' the new supermarket and shops



Turn Glyde, Murray, Grace and Jervois Streets into 'Living Streets'



Make streets that lead to shops, parks and schools more walkable and cyclable (better footpaths, lighting and shade)



Address heat island effect by piloting the greening of a local street



Investigate ways community can share information about what's on in Albert Park and Hendon (places to meet, local groups, events)



Encourage well-designed medium density housing along arterial roads and in Code Amendment areas



Encourage increased use of libraries and the mobile library

9. THREE SHORT TERM PROJECTS FOR ALBERT PARK & HENDON

From the nine local project opportunities, three short term projects were identified which respond to the priority audit areas and align with community feedback. These projects are under way or imminent, making Your Neighbourhood Plan real and the Albert Park and Hendon neighbourhood a better place to live and enjoy.

1. New Local Park in Albert Park

A 3000 m2 local park will be developed at the corner of Farman Avenue and Spad Street Albert Park with community input. The new park design aims to cater for multiple age groups and activities. It will address a major shortage of open space in the neighbourhood and represents a major funding commitment from the City of Charles Sturt with support from State government. This project will be delivered in 2022/23.

New local park concepts at Spad St/ Farman Avenue will be refined after community feedback



2. Renewal of May Street, Albert Park

May Street Renewal is part of Council's on going 'Living Streets' program. May Street improvements include more green verges, new tree planting, a wider and safer shared footpath, landscaping along the large west-facing Besser block wall, and better separation of commercial and residential traffic. This project addresses many liveability measures including greening and cooling and better walking and cycling routes. This project was completed in mid- 2022.



| New May Street footpath and verge widening



| New wider shared footpaths for safer walking and cycling and stormwater control

3. Hendon Central - New supermarket and shops with Tapley's Hill Road streetscaping at Hendon and Royal Park

A major supermarket and specialty shops including a café, plaza and food shops are under construction at 53-59 Tapley's Hill Road. Hendon Central will provide local revitalisation and a great meeting place the local community can walk to as well as new shops and services. This private sector project has commenced and will be completed in 2023.



| New shopping centre perspective from Tapley's Hill Road – artists impression



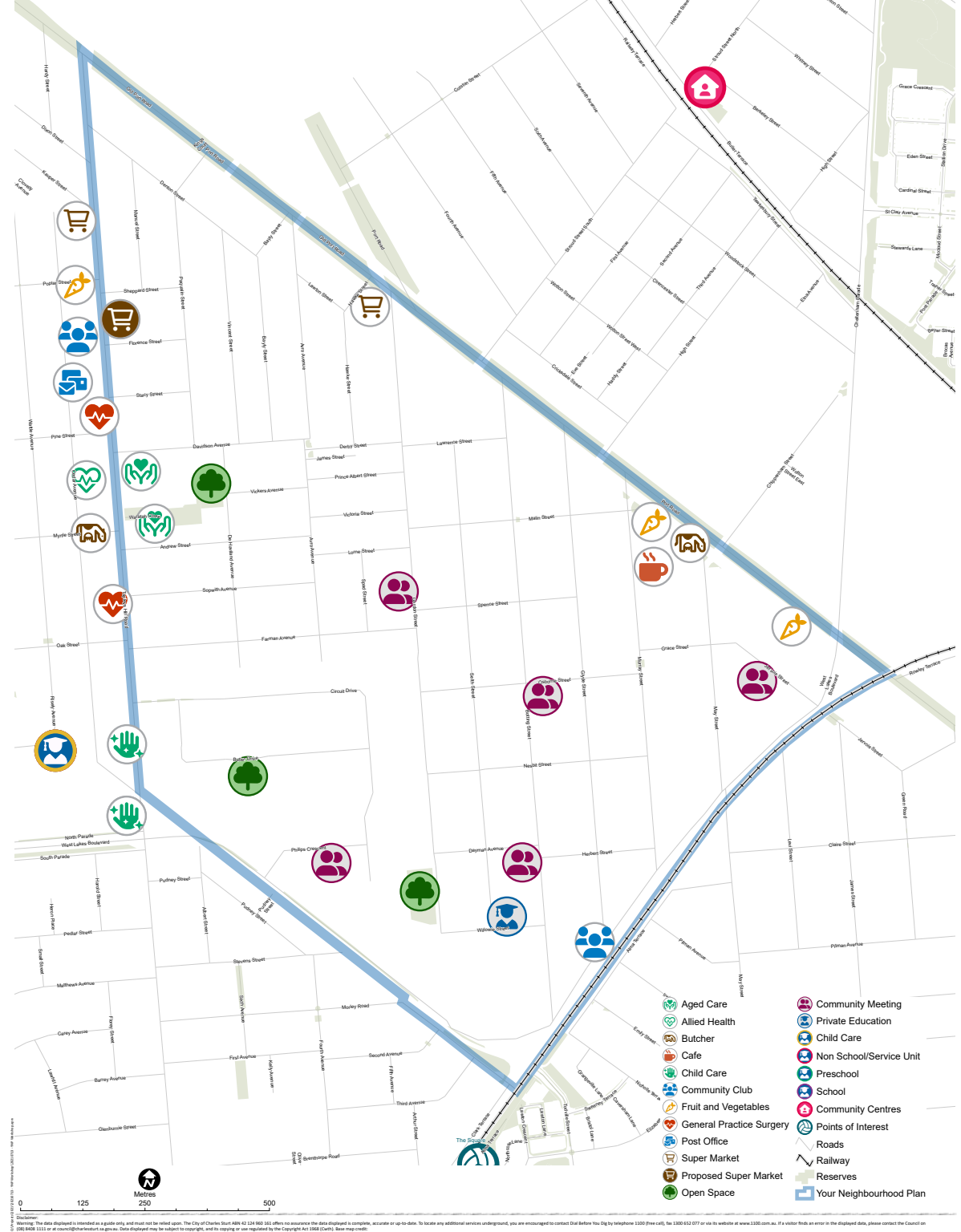
| New Shopping centre entrance plaza – artists impression

Key Projects	Status	Alignment with YNP Audit	'22	'23	'24	'25	26	27 to 31	32 to 36	37 to 41	42 to 46
Whole Street Tree Planting											
Malin Street Albert Park – 47 new trees	Funded	Reduce local temperatures and GHG's; increase street walking and property values	■								
Dayman Avenue Albert Park – 30 new trees	Funded	Reduce local temperatures and GHG's; increase street walking and property values	■								
Glyde Street Albert Park – 56 new trees	Funded	Reduce local temperatures and GHG's; increase street walking and property values	■								
Manuel Street Hendon – 30 new trees	Funded	Reduce local temperatures and GHG's; increase street walking and property values	■								
14. Select low traffic back streets for major greening by preparing areas for large trees and landscaping – and roadway reduction, possible closure to vehicles - consider Malin Street and Willowie Street for early pilot projects for conversion to emergency vehicles only access	Opportunity, unfunded	Reduce local temperatures and GHG's; increase street walking and property values			■						
Significant Private Developments											
New Supermarket and shops - 53-59 Tapley's Hill Road.	Under construction		■	■							
Medium density housing de-velopment – Albert Park (bounded by Glyde, Osborne, Grace, Jervois Streets, West Lakes Blvd and Port Road)	Public consultation phase				■	■	■	■	■	■	■

APPENDIX – AUDIT MAPS SHOWING SELECTED LIVEABILITY INDICATORS

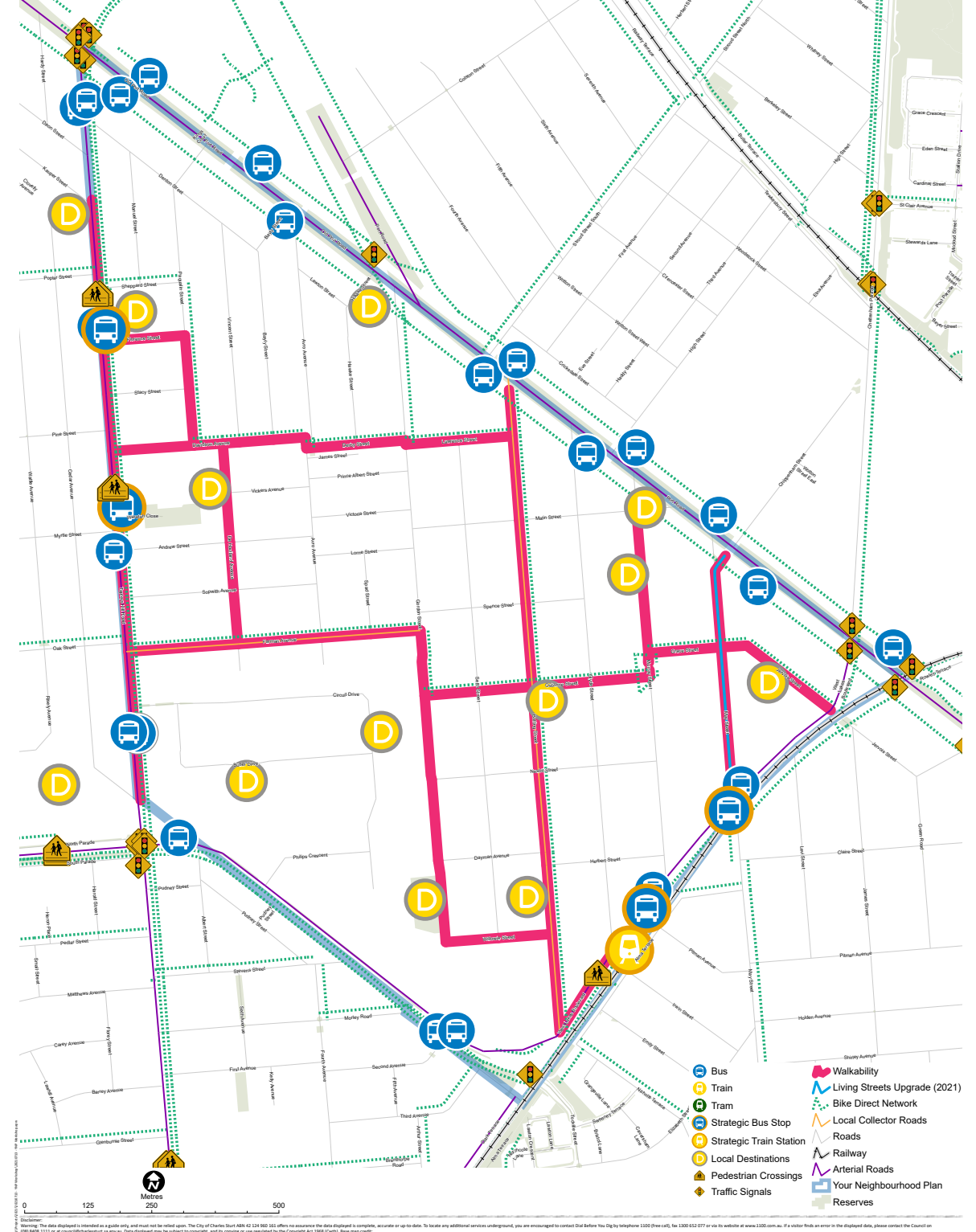
Social Cohesion and Wellbeing Audit

Your Neighbourhood Plan - Albert Park and Hendon



Transport and Movement Audit

Your Neighbourhood Plan - Albert Park and Hendon



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**MEANS
THE WORLD**