



THE CITY OF

CHARLES STURT

INNER WEST

PLACE MAKING

FRAMEWORK

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IMAGINE IF...



YOU COULD WALK,
RIDE YOUR BIKE
OR PLAY IN THE
STREETS WITHOUT
HAVING TO GIVE
WAY TO CARS



YOU COULD CLOSE
DOWN YOUR STREET
FOR NEIGHBOURHOOD
BARBECUE OR
CHILDREN'S PARTY.

THERE WAS PUBLIC ART
POPPING UP ALL OVER THE
PLACE, SOMETIMES IT IS THERE,
SOMETIMES IT IS NOT AND YOU
NEVER KNOW WHAT TO EXPECT



PEOPLE GROW FOOD IN THE
STREETS, PARKS, COMMUNITY
GARDENS AND THEIR OWN
BACKYARDS AND SHARE IT
LOCALLY



YOU COULD WALK DOWN THE
STREET DURING SUMMER AND BE
SHADED BY MATURE TREE LINED
THE STREET





**LOCAL INDUSTRIES AND
BUSINESSES ACTIVATE THE
STREETS, CREATING PLACES
OF INTEREST AND MAKING**



**YOU KNEW THE NAMES OF NOT ONLY
YOUR NEXT DOOR NEIGHBOURS, BUT
THE PEOPLE WHO LIVE DOWN THE
ROAD, THREE STREETS OVER AND IN
THE NEXT SUBURB AND EVEN THEIR
DOG'S NAMES**



**IF THE STREETS
WERE FILLED WITH
CHILDREN'S LAUGHTER,
THE CHATTERING OF
NEIGHBOURS TALKING
OVER THE FENCE AND
THE SONGS OF NATIVE
BIRDS**

All of these imaginings are possible through implementation of the Inner West Place making and Urban Design Framework.

1.0

INTRODUCTION

1.1 AN UNDERSTANDING OF INNER WEST

The suburbs of Bowden, Brompton, Hindmarsh, Ovingham and Ridleyton (known as the Inner West Precinct) have a rich cultural history, progressively providing a place of settlement, industry, employment and entertainment for the City. With each transition a new cultural impression has been left on the fabric of the Precinct, progressively combining to create a diverse and interesting tapestry of places and spaces that are instantly recognisable as the inner west suburbs. This culture of transition already exists within the city of Charles Sturt in places such as Queen Street and Hawker Street, where local endeavour, community engagement and retained local character have created unique destinations.

The Inner West Precinct continues to undergo significant change as a result of numerous urban renewal programmes, ongoing regeneration and an increasing demand for infrastructure and transport connections. Within this rapidly changing urban landscape lie numerous communities and individuals who call the Precinct home. The community's attachment to the character and quality of the Inner West Precinct is demonstrated by the painted stobie poles, community art projects, guerrilla gardening, swap meets, markets and other events that represent a collective appetite for place making.

The Inner West Precinct Place Making and Urban Design Framework aims to develop a proactive approach to how the existing urban character and urban form of the Precinct will adapt to change. With progressive change comes a degree of uncertainty and the potential for loss. The demolition of existing buildings, closure of local shops or displacement of industry has the potential to remove a community's connection with their patch and affect how they view the changing world around them. Often with change and redevelopment comes the potential for the cultural momentum and community activation of a place to be lost along with the authentic experiences that underpin the local character. As redevelopment continues in the Precinct, such as the Bowden Development, the existing character should be embraced and encouraged throughout the Inner West Precinct.

The Inner West Precinct Place Making and Urban Design Framework study aims to identify opportunities and experiences that will deliver an integrated approach to place making. The study seeks to progressively combine the existing character of the Precinct with the new urban realms associated with redevelopment areas, creating a new urban-symbiosis.

In many respects, 'old is the new new'. Popular culture, fashion and design are all taking a nostalgic look to the past and reinterpreting the values, qualities and thinking associated with these times. These values are reflected in the aspirations of the Bowden Development; the old wooden table, the cast iron gate, the leadlight. These values already exist in many parts of the Bowden, Brompton, Hindmarsh, Ovingham and Ridleyton suburbs. The Inner West Precinct Place Making and Urban Design Framework aims to record, amplify and reinterpret these values, embedding them into the thinking and future planning of the Precinct.



1.2 STRATEGIC CONTEXT

There are a range of plans, projects and initiatives that are particularly relevant to the Inner West Precinct and influence its future in terms of place making and urban design.

These include:

- The 30 Year Plan for Greater Adelaide
- 5000+ Integrated design Living for Inner Adelaide
- Bowden Urban Village - Urban Design Guidelines
- The City of Charles Sturt Open Space Strategy (2006)
- The City of Charles Sturt and LGA Research Project into Best Practice Open Space Provision in the Higher Density Developments (2011)

A discussion of these is provided below as they relate to the Inner West Precinct Place Making and Urban Design Framework with a more detailed literature review provided in Appendix B.

The 30 Year Plan for Greater Adelaide seeks to increase housing densities within the metropolitan area and along key transport routes. The Inner West Precinct is located within the Western Adelaide region as identified by the 30 Year Plan. Key directions relevant to the Inner West Precinct include:

- Plan and build major new transit-oriented development at Bowden (i.e. Bowden Development)
- Facilitate relocation of industry from constrained sites and/or transit-oriented development locations
- Create walkable transit-oriented mixed use communities in corridors
- Focus growth in corridors and regeneration areas
- District centre at Hindmarsh
- Major north west corridor travelling along Port Road from Bowden to Port Adelaide as well as rail line

These directions emphasise the desire for the Inner West to become one of three key transit-oriented developments in the City of Charles Sturt and the suitability of it for increased densities, particularly given its proximity to the Adelaide CBD and north west transport corridor.

More detailed figures provided by the Department of Planning, Transport and Infrastructure identify the target of an additional 19,100 dwellings to be accommodated in the City of Charles Sturt over the next 30 years. Of this number, 2,823 are anticipated in Bowden/Brompton (including 2,200 from Bowden Development), 1,200 from the Hindmarsh Triangle (Port Road, South Road and River Torrens) and 2,500 from the Port Road corridor.

Aside from the Bowden Development therefore, there is an expectation that some of these additional dwellings will be accommodated in the balance of the Inner West Precinct. This emphasises the need for planning policy to facilitate increased densities throughout the Precinct and not only in the Bowden Development.

One of the key directions proposed by the Inner West Precinct Place Making and Urban Design Framework study is to consider residential densities around key open spaces such as Ethelbert Square and road corridors such as Port Road and how re-zoning can encourage future development. The Framework identifies that by creating a critical mass of population living adjoining these types of areas, vibrancy and activity and ultimately opportunities for place making are increased.

The Framework also identifies that over time it is expected that some existing industrial land uses will transition to more light industrial and low impact industrial type uses. It is also anticipated that these industries will contribute to place making in the Inner West Precinct by having more active frontages and becoming points of interest to passersby. For example, one of the place making principles identifies new street activation by local industries as illustrated in the Place Making Precinct typology in section 5. There is also a need for improved permeability of the Inner West Precinct from its edges and in particular the centres that are located on its periphery and “turn their backs” on the Precinct. An example of this is the businesses that front South Road and do not address the adjoining residential areas.

The North West Corridor Structure Plan and Inner Metropolitan Rim Structure Plans are yet to be finalised, but their directions mirror those of the higher order 30 Year Plan. This includes reinforcement of the north west corridor as a key transit route and the desirability of areas adjacent it and the Parklands for increased residential development.

The most significant project in the Inner West Precinct is the Bowden Development which comprises the regeneration of the former Clipsal and Origin Energy sites and covers a large part of the Precinct. The Bowden Development is a direct response to key directions proposed by the 30 Year Plan for Greater Adelaide which promotes major development around walkable communities. ‘Walkable communities’ are defined as ‘vibrant and safe new local neighbourhoods offering a mix of high density, medium rise, high-quality housing located with employment, mass transit connections, services and recreational/ entertainment activities’.

The Clipsal/Hindmarsh District Centre is identified as one of 11 walkable communities across Metropolitan Adelaide. The integration of the rest of the Inner West Precinct with the Bowden Development is therefore a key challenge for this Framework, and there is a desire to deliver quality public realm and place making outcomes across the Precinct. In addition, the scale of change created by the Bowden Development is compounded by numerous other development opportunities that will continue to be explored within the Precinct's suburbs. Residential projects such as City Edge provide an example of the potential future infill development form that may occur and effect the character, fabric and community of the Inner West.

Land uses are also set to change with an increasing demand for residential land close to the city creating an ongoing regeneration of industrial land. This changing land use pattern again impacts on the future character of the Precinct and future place making and urban design opportunities. As land uses change every effort needs to be made to reinforce the character and values of the existing urban realm. Simple displacement of industrial land use with residential runs the risk of removing the qualities which define the local character, particularly those qualities associated with Hindmarsh and Brompton. One of the most significant infrastructure changes within the Inner West Precinct is the South Road upgrade and the potential undergrounding of the rail corridor through Bowden.

At the time of developing this study, a number of options were being considered for South Road as well as the impact of the rail corridor, but the study was not public available. Each has the potential to change the urban condition of the southern edge of the Precinct in relation to access, visual connections and links to the Park Land and the specific impact of an underpass or overpass crossing for the Port Road

and rail line intersection. Additional consideration will need to be given to the impact of these infrastructure proposals on place making opportunities within the Inner West.

The Draft Place Shaping Framework released by the Integrated Design Commission represents the culmination of extensive research and consultation under the 5000+ initiative. The Place Shaping Framework identifies 10 guiding principles to guide the creation of places. The purpose of the principles is to help guide decision making and can be used as a lens to evaluate projects and initiatives or to generate new ideas for inner Adelaide. Principles which the Inner West Precinct Place Making and Urban Design Framework study particularly reflects, supports or reinforces include:

- Character, identity and a sense of place
- Public places for public life
- Density, diversity and urban form
- City rhythms
- Connecting people and places
- Shared open spaced
- Future heritage

Relevant proposals, key priority projects and precincts identified by the Draft Place Making Framework that are particularly relevant to the Inner West include:

- Create better connections from the inner rim suburbs to the city by increasing access and use of the Park Lands
- Activate frontage to the River Torrens and realise its recreational and amenity potential
- Encourage mixed use developments and precincts
- Emphasise how buildings relate to the street and public realm, irrespective of building height.
- Ensure ground level frontages are well designed, active, diverse, are welcoming, and promote passive surveillance.

- Emphasise the quality of development, in particular the amenity for occupants and within the public realm.

The review of the strategic context demonstrates the degree of change occurring in and around the Inner West Precinct. The change and ongoing redevelopment of the area creates potential risks to the existing character and social fabric of the Precinct. Reciprocally, this degree of change also provides opportunities for activation and integration that can ultimately lead to a new sense of community within the suburbs of Bowden, Brompton, Hindmarsh, Ovingham and Ridleyton.

The City of Charles Sturt Report into Best Practice Open Space Planning in higher density demonstrates the importance of public space and some of the difficulties associated with delivering quality outcomes. The report highlights the need for the following considerations.

- Delivery of a base provision for public space (based on 3ha/1000per people)
- Need for a generous provision of open space.
- Opportunities to support open space provision with contributory space. (Places, streetscapes, greenways)
- Need for an integrated design approach to public space.

The open space strategy (2006) identified a number of key open space issues that need to be considered and assessed in relation to the place making potential of the inner west precinct. These include;

- Relatively low open space provision
- Dispersed open space
- Some quality issues
- Numerous opportunities of public space improvements.

1.3 STUDY OBJECTIVES

The Inner West Precinct Place Making and Urban Design Framework study aims to deliver a number of objectives that guide the recommended principles, projects and actions. The study aims to address the issues that the Precinct currently faces as well as future impacts resulting from the Bowden Development and other redevelopment projects. A key objective of the study was to produce a framework that provided direction for all of those concerned with managing the public realm and building community value, whether as individuals, groups, local Government or State agencies. The objectives include:

- Ensuring that the surrounding suburbs become their own high quality destinations
- Focusing on place making and place management
- Building on community values and recognising the potential of existing places and open spaces
- Fostering and capitalising on community capacity building through the ownership and delivery of projects in the precinct
- Ensuring that existing and new neighbourhoods (i.e. Bowden Development) are well integrated through place making and urban design opportunities

- Consideration of economic development recommendations and initiatives to foster place making
- Improving linkages from existing residential areas to the wider areas of Charles Sturt, Adelaide CBD and Park Lands
- Provision of linked open spaces and places throughout the precinct
- Recognition and protection of heritage and character buildings and precincts
- Relocation of heavy industries, and development and maintenance of clean industry employment opportunities within the area
- Integration of Council's Asset Management Plans and capital works programmes to guide place making opportunities (implementation)
- Developing recommendation that will inform subsequent Development Plan Amendments

The Inner West Precinct Place Making and Urban Design Framework is not simply a land use planning exercise for one part of the City of Charles Sturt. Instead the study represents a detailed assessment and analysis of the Precinct's form, scale, character and culture in order to create a place making and urban design framework that builds on the existing sense of place and community value.

1.4 STUDY SCOPE

The study focuses on place making within the suburbs of Bowden, Brompton, Hindmarsh, Ovingham and Ridleyton. The framework considers the following actions:

- The existing urban development context of the Precinct, particularly in relation to the Bowden Development, the implications of the Inner Metropolitan Rim Structure Plan and 30 Year Plan; and the upgrade of South Road
- The factors that affect the public realm, and open space in relation to the existing urban geography of the site and associated community value
- The role of place making within the context of the study boundary
- Existing examples and case studies of place making and urban regeneration projects nationally and internationally
- Development of place making principles that guide the future development and implementation within the Precinct
- The development of place making and urban typologies as well as urban design opportunities that reinforce the context and character of the area – building on the dynamic properties of the precinct
- The preparation of demonstration projects that express the potential of the place making strategies and typologies
- Consideration of an implementation strategy that aligns proposed actions with the city of Charles Sturts asset management plan and open space strategy.

As part of the study development plan changes that encourage and enhance place making and urban regeneration opportunities have been considered. The study also considers recommendations for revised governance structures that enable and facilitate community building, place making and physical and social regeneration of the Precinct.



2.0

P L A C E

M A K I N G

2.1 DEFINITION

“Place making’ is both an overarching idea and a hands-on tool for improving a neighbourhood, city or region. It has the potential to be one of the most transformative ideas of this century.”

(Metropolitan Planning Council of Chicago, http://www.pps.org/reference/what_is_placemaking/ accessed October 2012)

The definition of place making can be broad and mean many things to many people; it is however about defining a place, a sense of community or collection of shared values within a single space. Henry Inat of the City of Charles Sturt speculates that

“It is the desire to improve and provide new meaning for communities that drives the need for place making.”

While David Engwicht of Creative Communities makes the observation that;

“Just as a home maker turns a house into a home, a place maker can turn a space into a place”

Place making can be an idea, a process, an act, an outcome or even a memory. Place making can be both a design, that is to say a physical response, whether urban design, infrastructure or street furniture. Alternatively, place making is an experience, a feeling, a sense of well being, happiness or safety. It is the interrelationship of the tangible and intangible, the overlap, which lies at the heart of place making. For the purposes of this study, place making can be considered as not simply the design, procurement and delivery of assets, but the creation of places that foster ideas, experiences and cultures within the city, with a value to the community that far exceeds the material worth of the works.

The Framework represents the building of places that encourage community to place make, to become activists, champions, and makers in their area. The potential for of this study is outlined in each of the typologies illustrated in section 5 with specific actions defined in the Implementation Plan. The Framework remains a starting point from which Council, the community, Renewal SA and other organisations can become involved in the making of place within the Inner West Precinct.



2.2 THE ROLE OF PLACE MAKING

The Inner West Precinct Place Making and Urban Design Framework aims to explore what opportunities exist and what needs to be created in order to support and encourage the development of place in the suburbs of Bowden, Brompton, Hindmarsh, Ovingham and Ridleyton. The following discussion considers why place making is critical to the establishment of resilient communities and vibrant public realms, and what aspects from a theoretical perspective need to be considered.

Place making and the development of the public realm needs to provide opportunities for human activities to literally 'take place'. Without a strong focus on the human activation of a space there remains the potential for future planning and design to fail and sense of place to be lost. William H Whyte puts it most eloquently when he states,

"What attracts people most, it would appear, is other people." He also pointed out that "It is difficult to design a space that will not attract people. What is remarkable is how often this has been accomplished."

Placing making and the creation of public space remains a basic instinct or need. The log drawn next to the camp fire, a picnic rug under a tree or the civic grandeur of a capital city's plazas and piazzas all point to the need for places that support human interaction, as Jan Gehl describes it – the bump space or soft edge where people meet.

Edward Soja in his book 'Seeking Spatial Justice' speculates on the role of public realm and open space within our cities and considers a redefining of the role of place making. He states that as we increase the urban density of our city (as is happening throughout the Inner West Precinct, the demand for social, as well as private space increase. This demand generates a critical need

for 'place' and rights to create, occupy and define what place means to general community as well as individuals. Soja makes the point the public space needs to be considered as more egalitarian, able to accommodate, change and adapt.

"For example, we can see public space as a localised urban expression of the notion of common property or, as it was once called, the commons" (Soja 45)

The renewed focus on place making, urban design and the public realm provides opportunities for a return to the 'commons', the delivery of well provisioned public spaces that foster human engagement and active use and encourage a sense of place.

Part of place making is building an understanding of how and why we use public space. Soja discusses the relationship to place as a combination of interaction and memory. The connection between each reinforces our attachment to a place and reinforces our sense of belonging and desire to exist in the public realm.

The Inner West Precinct Place Making and Urban Design Framework study focuses on projects which provide opportunities for interaction. Through community interaction and exchange it is hoped that memory, connection to place and a sense of the experiential will develop from the projects and actions suggested in section 5.

"We are thus inescapably embedded in the geographies around us in much the same way as we are integral actors in social contexts and always involved in one way or another in the making of our individual biographies and collective histories (Soja 71)

This is the potential of place making, the provision of a stage on which is delivered social, cultural and physical actions, that help promote, nurture and build the community and sense of place for the Inner West Precinct.

Place making is not simply the procurement and delivery of assets, but the creation of ideas, experiences and culture within the City, with a value that far exceeds the material worth of the works...



3.0

THE URBAN

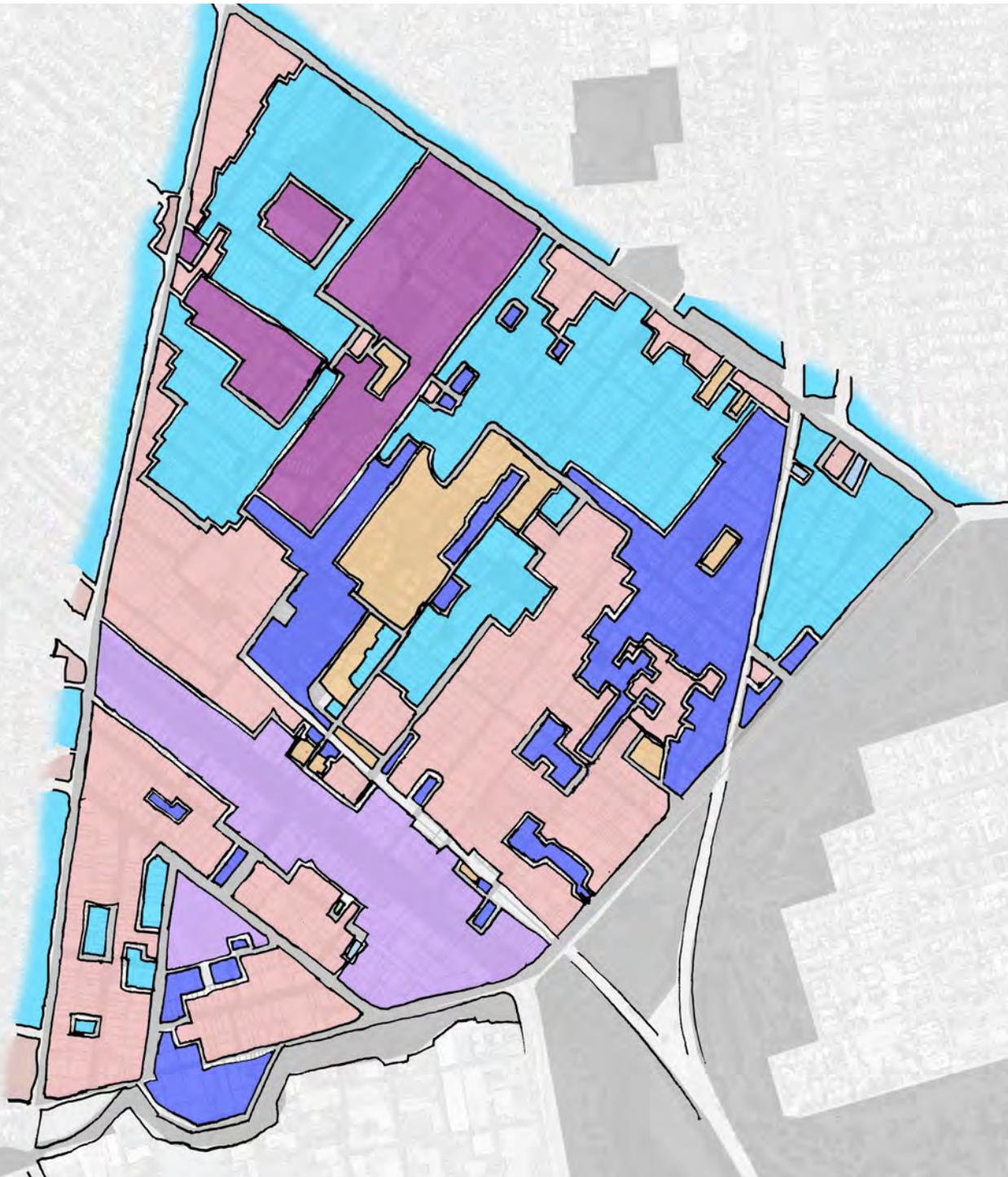
GEOGRAPHY

THE URBAN GEOGRAPHY

The existing and developing urban geography of the Inner West Precinct will directly affect the place making projects and public realm opportunities. The following discussion and mapping considers a number of factors that directly affect these opportunities. These include:

- Urban character
- Macro urban context
- Public transport and Bike-way connections
- Heritage Value
- Social and community infrastructure
- Open Space





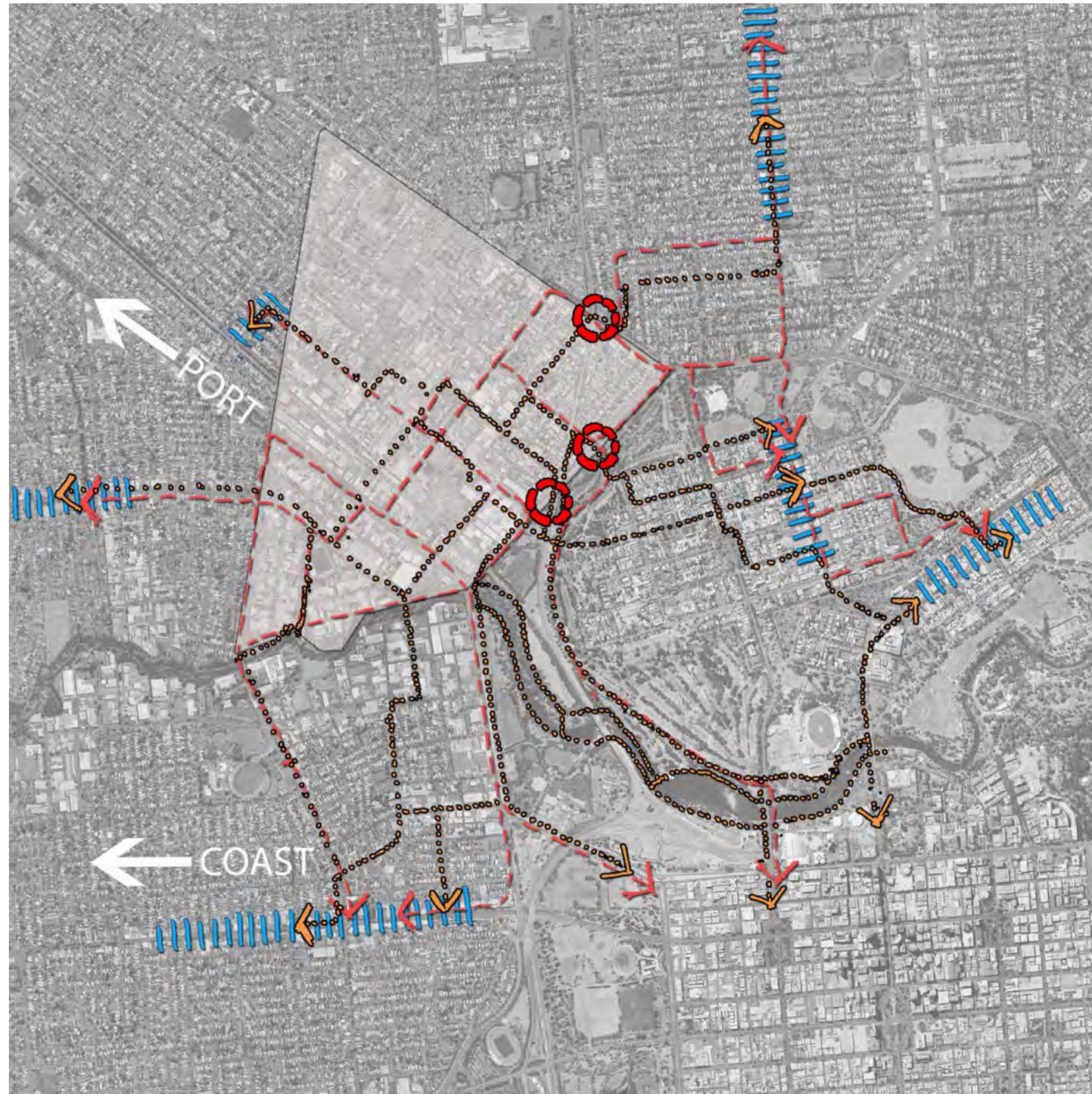
3.1 THE URBAN CHARACTER

- Six urban character zones have been identified within the Precinct to assist in developing an understanding of the existing spatial context and its distribution throughout the Inner West. There is:
- A need to understand existing characters and its relationship to the future character of the Bowden Development
- A diversity in land use throughout the Precinct which create an interesting urban fabric
- An urban fabric which appears to be in a state of transition over time with spaces, land uses and built forms being adapted, re interpreted, replaced or retained
- A need to develop an understanding of the interaction and integration between character zones and land use changes to assist with the identification of place making opportunities



3.2 MACRO URBAN CONTEXT

- Opportunity to recognise and respond to the multiple destinations and place within close proximity of the Precinct
- Need to recognise and respond to the high levels of traffic movement along the edges of the Inner West Precinct which have the potential to isolate and segregate the internal community from its neighbouring suburbs.
- Opportunity to nurture existing destinations within the Precinct by strengthening connection and interaction with the surrounding suburbs and create links that break through the outer road boundary allowing movement into and out of the Precinct
- Opportunities to develop built form and create distinctive linkages to the surrounding urban context
- Opportunity to promote assets effectively, ensuring wide recognition on a local, regional and national scale destination, open space and local centres
- Zonal Flexibility will be crucial in maintaining land use and character diversity.





3.3 PUBLIC TRANSPORT AND BIKEWAY CONNECTIONS

- Internal bike networks are fragmented, with opportunity to create better connections particularly in relation to Chief Street and Gibson Street.
- There are strong bicycle networks on the perimeter which can be fed into and further break open the outer edge of the Precinct.
- The Precinct is well serviced with public transport infrastructure with opportunities to increase internal precinct connections.
- There is an opportunity to create public space which encourages movement internally between these transport infrastructure and connections.
- Need to upgrade infrastructure associated with public transport including lighting, safe access points and street furniture.



3.4 HERITAGE VALUE

- Clusters of heritage listed sites occur throughout the Precinct and help create an authentic urban fabric.
- The urban fabric is created through a combination of the listed sites and is reinforced through other contextual buildings which may also require protection and enhancement.
- The potential for fragmentations of these sites make them vulnerable to significant contextual change therefore future development will need to be sensitive, inclusive and creative if the historic context of the area is to be retained.





3.5 SOCIAL AND COMMUNITY INFRASTRUCTURE

- Emerging local centres on Port Road, South Road, Hawker Street and Torrens Road
- Need to nurture businesses which contribute to the growth of local centres.
- There is a concentration of infrastructure and services around Port Road
- Community activity seems to be more concentrated around the perimeter of the Inner West
- Significant areas of semi-public land provide an opportunity to combine and extend the public realm.



3.6 OPEN SPACE

- Unbalanced distribution of existing open space throughout the Precinct, particularly Hindmarsh.
- There are large areas of significant open space around the perimeter associated with the Park Lands which offset provision (improved access is required – Potential for future foot bridge as part of the Bowden Development).
- Potential to create future open space in areas that have an under provision
- Potential to increase the significance of the current civic spaces and public realm to mitigate under provision in other areas
- Opportunity to upgrade or reinvent existing parks that are currently under utilised
- Promote use by improving pedestrian connections to and through open space



4.0

COMMUNITY

ENGAGEMENT

4.1 BACKGROUND

Prior to undertaking this project, extensive community engagement had already been undertaken in relation to the Bowden Development. Although focused on the redevelopment site, the engagement necessarily included engagement with surrounding areas. It is therefore important that the findings of this previous engagement is built upon rather than implementing a process that appears to be 'starting from scratch' which could be seen to devalue the input of community members to date.

The Bowden Development Community Engagement Report prepared by Natalie Fuller & Associates on behalf of the Land Management Corporation identified the desire by the community for the Bowden Development "to be integrated with the existing area from a physical, economic, community and social perspective".

Key findings of the Community Engagement Report included that the development of Bowden Development is seen as providing an opportunity to improve surrounding neighbourhoods by:

- Improving linkages from existing residential areas to the CBD and Parklands;
- Improving access to, and upgrading of, public transport facilities and services;
- Revitalising Port Road as a restaurant and café precinct supported by specialty shops;
- Improving access to retail services, with an emphasis on smaller specialty shops rather than franchise operations or large supermarkets;
- Provision of linked open space, connecting the wider area with the Bowden Development;
- Recognition and protection of heritage and character buildings and precincts;
- Relocation of heavy industries, and development of clean industry employment opportunities within the area; and
- Continued support for Bowden/Brompton as a hub for artists and entertainers, with an expansion of the artist community, and enhancement of the entertainment precinct along Port Road.
- These findings were integrated into the analysis undertaken that assisted in identifying the typologies as discussed in section 5.3 of this report.

As part of the on going consultation within the Inner West Precinct Council undertook a 'space shaper' review of Gibson Street Reserve. This consultation process explored critical issues that effect open space from the perspective of the community and various user groups. Future details of the process and outcomes are contained in the background report.

The space shaper sessions drew the following conclusions

- Gibson Street is highly valued by the community
- The reserve is an important meeting place
- Offers informal recreation opportunities
- Needs to provide a safe and engaging space for all people
- Improvements to amenity and recreational infrastructure as required.

These previous community consultations have been used to guide place making responses and specific recommended actions within the Inner West Precinct.

4.2 APPROACH TO THE ENGAGEMENT

As already identified one of the key issues associated with engagement of the community for this project is “consultation fatigue” and combating feelings of “we have done this before”.

This project should not engage with the local community around questions such as what do you want to see happen here? Rather the engagement should build upon information collected and further test, refine and add to it to create the place making framework.

In addition there are a number of key individuals that have been involved with the Bowden Development and other developments in and adjoining the Precinct and should be drawn upon for their intimate knowledge of their community and key issues faced in recent years. Tapping into these people assisted the project team and Council to advertise engagement activities undertaken for the project and ensure that the right messages about what the project is aiming to achieve are delivered.

These individuals can also provide an excellent opportunity to ground truth the place making framework prior to going out to the broader community for input and comment.



4.3 OBJECTIVES OF THE ENGAGEMENT

The key objectives of the engagement were to:

Gather input from stakeholders and the wider community to inform the preparation of the place making framework.

This input will build on information gathered in previous engagement processes rather than “start from scratch”.

Gather feedback on the draft framework prior to its finalisation.

Communicate opportunities for place making within the Precinct and how the local community can contribute to creating a sense of place.

Encourage support and enthusiasm for the implementation of the framework.

This objective recognises that successful implementation of the framework will require others in the community to commit to its delivery in addition to Council.

4.4 WHAT DID WE DO?

Establishment of Community Reference Group

A Community Reference Group was established for this project and comprised representatives from the local community including the various Bowden Resident Action Groups. These representatives included the two ward Councillors as well as long standing local residents that have been involved in local activities over many years. This group was convened on three occasions throughout the project.

The role of this group was to meet with the consultant team, enabling the consultants to draw on the group's extensive local knowledge. This local knowledge not only extended to local community aspirations and projects and initiatives that have occurred in the area over many years but also knowledge regarding the best ways to engage with the local community regarding the Inner West Precinct project.

As the project commenced the group provided feedback and tested, refined and added to proposed directions.

Key issues identified by the Community Reference Group to date include:

- The need to acknowledge the role of both State and local government in place making in the Inner West
- That the framework should embody opportunities to support community initiatives / facilitate creativity without requiring 'permission' or being too stifling
- The community should be engaged/involved in all projects (ie not just those initiated by community, but those that are led by State and local government)
- Ensure that no enclaves are developed
- Don't use encumbrances as a way of delivering the framework
- Need to ensure integration across the Inner West (including the Bowden Development) and achieve

joint ownership by Council and Renewal SA. This joint ownership should extend to branding of place making across the Inner West.

It was also identified that the framework should take into account the additional bike paths proposed by Bike Direct and investigate the previous work undertaken relating to Ethelbert Square.

The Community Reference Group also provided input regarding ways to engage with the community and opportunities at the proposed open day to collect information.

Suggestions regarding engagement included:

- Discuss ideas with small industries / business in the Inner West project area
- Include the opportunity at the community day for people to place dots on areas they consider to be significant (then can check back against the Development Plan to see if they are 'recognised / protected')

Community Open Day

A community open day was held on Saturday 7 July at the Hindmarsh Library on Port Road. Community members could drop in anytime between 12.30pm and 4.30pm to view information about the Inner West Precinct Project, speak to Council staff and members of the consultant team and contribute their views on the directions proposed by the place making framework.

A key part of the material available to view and comment on at the open day comprised a series of photo montages which provided illustrations of what places could look like if the proposed place making principles were implemented. These photo montages were both static as well as provided on a short film which showed "before" and "after" visuals of localities within the Inner West Precinct Project area.

This format enabled peoples to visualise the types of outcomes the place making framework could achieve.

A display was left standing at the library following the open day and a feedback form provided to enable further comment.

Use of QR Codes

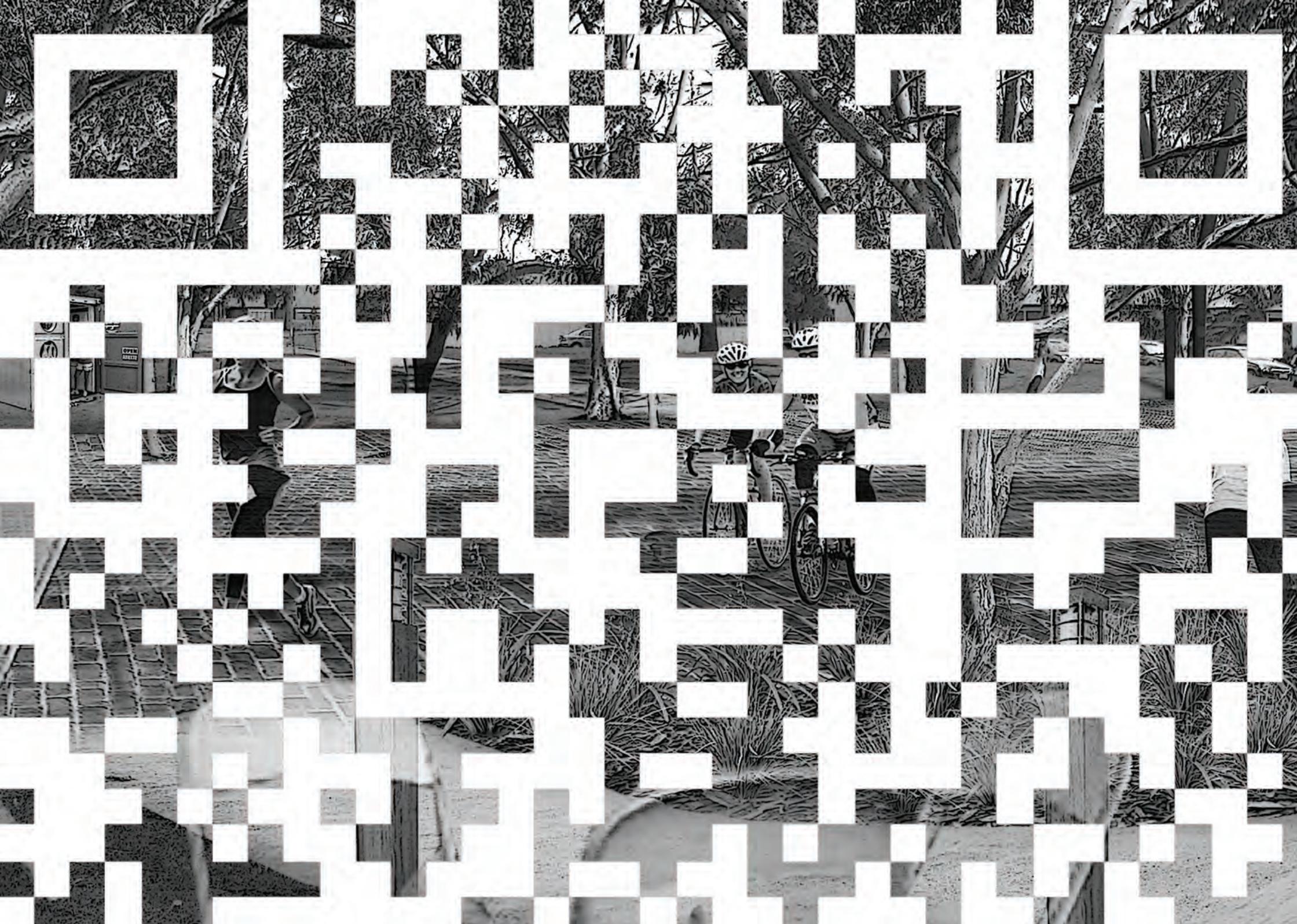
The photo montages were also uploaded to YouTube and linked via QR Codes. QR Codes enable people to use their iPhone or Smart Phone to directly link to a web site. Users take a photograph of the QR Code with their phone and they are redirected to the appropriate web page.

Large stickers of the QR codes were placed on the pavement in locations that related to the photo montages. This enabled people to view the photo montages in situ.

Community Consultation of Draft Report

On the 21st November the draft report was placed on display for 4 weeks at a number of locations across the Inner West Precinct council offices and online. Members of the community, including key stakeholders and business owners were asked to make comments. Although the number of responses were limited there was general support for the place making framework. Specific opportunities included:

- Discuss ideas with small industries / business in the Inner West project area
- More places for community activation, meeting places.
- Eight Street and Park Terrace connections
- Community Markets
- Improved streetscapes (tree planting, traffic calming.
- Public art, play spaces and greater amenity.



4.5 WHAT DID WE HEAR?

At the community open day, responses to the following were sought:

- Big ideas (for place making in the Inner West Precinct)
- Things that make a great place
- Things that need to change
- Comments recorded are summarised below under key themes.

Big Ideas

Creating activity, interest and things to do

A range of big ideas were identified to create activity, interest and things to do in the Inner West. These ideas included:

- Street night markets on Hawker Street Friday nights and popup markets like Bower Bird
- Art work that encourages interaction/curiosity for both children and adults
- Flexible seating which incorporated art
- More imaginative and interesting architecture and “not too high density”
- A band stand, amphitheatre or sound shell (which could be used as part of festival ideas)
- New facilities such as an indoor roller skating rink and the need to bring back the old like Roley Park
- The need to “keep it real-don’t make a sterile environment:

Safety

It was identified that safety will be increased when spaces are activated and more people use public spaces. It was suggested that if the area was safe, then more people will walk and ride their bikes during both the day and at nights.

It was also suggested that we should “build on the Park Lands”.



Gardens and tree planting

Planting more trees and plants along streets and in open spaces was suggested by many. It was also suggested that roundabouts and verges be planted. Planting fruit trees that could be shared by all along streets and in public spaces as well as medicinal gardens was identified. The opportunity to represent different cultures through a community garden was also suggested.

It was also considered that pocket parks could be transformed into small gardens or planter pot gardens

Produce and sell food locally

Several community members identified the desire to produce and sell food locally. This could be via street markets that utilise car parking spaces along Port Road or on streets within the Precinct.

It was also suggested that there is an opportunity to utilise vacant sites waiting to be developed such as the Origin site for local food production, by establishing raised garden beds that are portable. In this way the garden can be relocated when the site needs to be developed. In the meantime however, it can become a community asset where food can be grown locally.



Parks and playgrounds

Several community members identified the need for a dog park to be established in the area. Such a dog park should be fenced where dogs can run off the leash and provide opportunities for interaction between people as well as dogs.

It was also suggested that exercise equipment be installed in parks, as well as aa climbing wall and adventure play equipment.

Play spaces that have moveable' elements that kids can make things from (eg cubbies) was also suggested.

Getting around

Keeping traffic to 40km/hr was considered important as was the need to create more roundabouts or develop other traffic calm responses. It was suggested that a bike track from South Road to/from city parallel to Port Road was needed.



Other ideas

Other ideas raised included:

- Find a site for an alternative school -eg. Reggio Emilia (in the Old Methodist Church?)
- Provide affordable housing
- Provide more public phones boxes in places where you can hear
- Make sure the area is suitable for children, bicycles and dogs
- Open up existing buildings such as schools for workshops, art classes, soup kitchens for elderly and unemployed and family day care



4.6 THINGS THAT MAKE GREAT PLACES

Places to congregate and socialise

A range of comments were recorded about the need to create places where people can congregate and socialise. These spaces needed to be away from home and work or “third’ spaces”.

Such places and spaces could be small bars and shops, play live music and be open day and night.

It was suggested there is an opportunity to combine Saturday sport zones with pop up cafes and food outlets and that we should be able to close off streets for festivals or celebrations.

A range of places and things to do are required for all ages- including “babies, toddlers, children teenagers, adults, retirees and elderly” and should generate a “strong sense of belonging to a vibrant and active community”.

Planting and green space

The importance of green space and plants was emphasised by community members. Many comments were recorded in relation to great spaces and places are those that have “lots of trees and grass”. Green spaces also provide the opportunity for people “to come together for picnics, markets and art stalls”. There was also a call for more roof gardens and green walls and pocket parks.

Art

Art was also emphasised by many community members as contributing to great spaces and places whether it be temporary public art, local art in public places, curated public art spaces, art outside or in empty shops.

Diversity

The need for diversity was identified. In particular the need to have a mixture of investor and owner occupied housing, retain old buildings to mix with the new and have a range of architectural styles (eg modern and heritage).

It was considered by one community member that buildings should be “no more than two stories. It was also considered that housing and shops need to be “intermingled”.

Playspaces and recreation

Play and recreation spaces need to have a balance of passive and active recreation opportunities and provide natural play opportunities (eg creek beds, grassy mounds, open spaces).

Suggestions for equipment include big swings and big slides.

It was also suggested that the area needed a toy library.

Accessibility

It was suggested that great places have off road paths for bikes, walkers, scooters and roller skates “so people can keep active and commute without cars”. It was also considered that great places are developments that are permeable for pedestrians and cyclists rather than cars.

One person suggested that small parks need to be accessible by everyone, while another person suggested that great places have car parks.

Other ideas

Other things that contribute to great places include:

- Air that is fresh
- Feeling safe
- Slow changes
- Encouraging small local business so people can live and work in the same neighbourhood
- Local distinctiveness
- Different sorts of seating
- A great landscape architect

4.7 THINGS THAT NEED TO CHANGE

Safety and Access

A large number of comments were recorded about the need for the Inner West Precinct to feel safe, particularly at night time. It was suggested that lighting for pedestrians would improve this as would maintenance of footpaths which are “dangerous”. It was also identified that by creating more nightlife and night time activity throughout the Precinct would create a greater sense of activity and safety.

Particular locations where people felt unsafe included “walking from Tram along Drayton Street” and “from the tram stop to Gibson Street at night”.

Concerns were raised regarding how the impacts of new traffic created from the Bowden development will they be managed. As one person commented “traffic management is vital - it’s not going to work if everyone turns up with their 4WD”.

The need to provide connecting bike paths and bike stands at key points, a bike track adjacent to the railway line “soon” and a dedicated and safe cycling paths between City and the sea, along Port Road were identified.

One person considered there was a need for better street markings for car parking spaces and called for more parallel car parking spaces along Day Terrace.

Parks, gardens and tree planting

Again, a large number of comments called for more trees, parks and garden areas. The need for trees and “habitat for animals” was identified as were communal gardening plots.

One person suggested turning ‘Pocket Parks’ into tree reserves for big trees which would be a much better use of space and ensure that the area had large, signature trees.

It was also suggested that power points be provided in parks at BBQ’s.

Using vacant land or buildings

Utilising vacant buildings or vacant/unused land was considered an opportunity for community use and activity. It was asked how community members could have access to vacant buildings and land and one person cited the use of short term leases for empty buildings as used by the Renew Newcastle model.

It was also identified that “some of the Clipsal buildings may not be beautiful but retaining them and developing their fabric will give architectural benefits and local distinctiveness” to the area.

Pollution and recycling

Several comments were recorded regarding factory pollution in West Croydon and perceived pollution issue from the ACI glass factory.

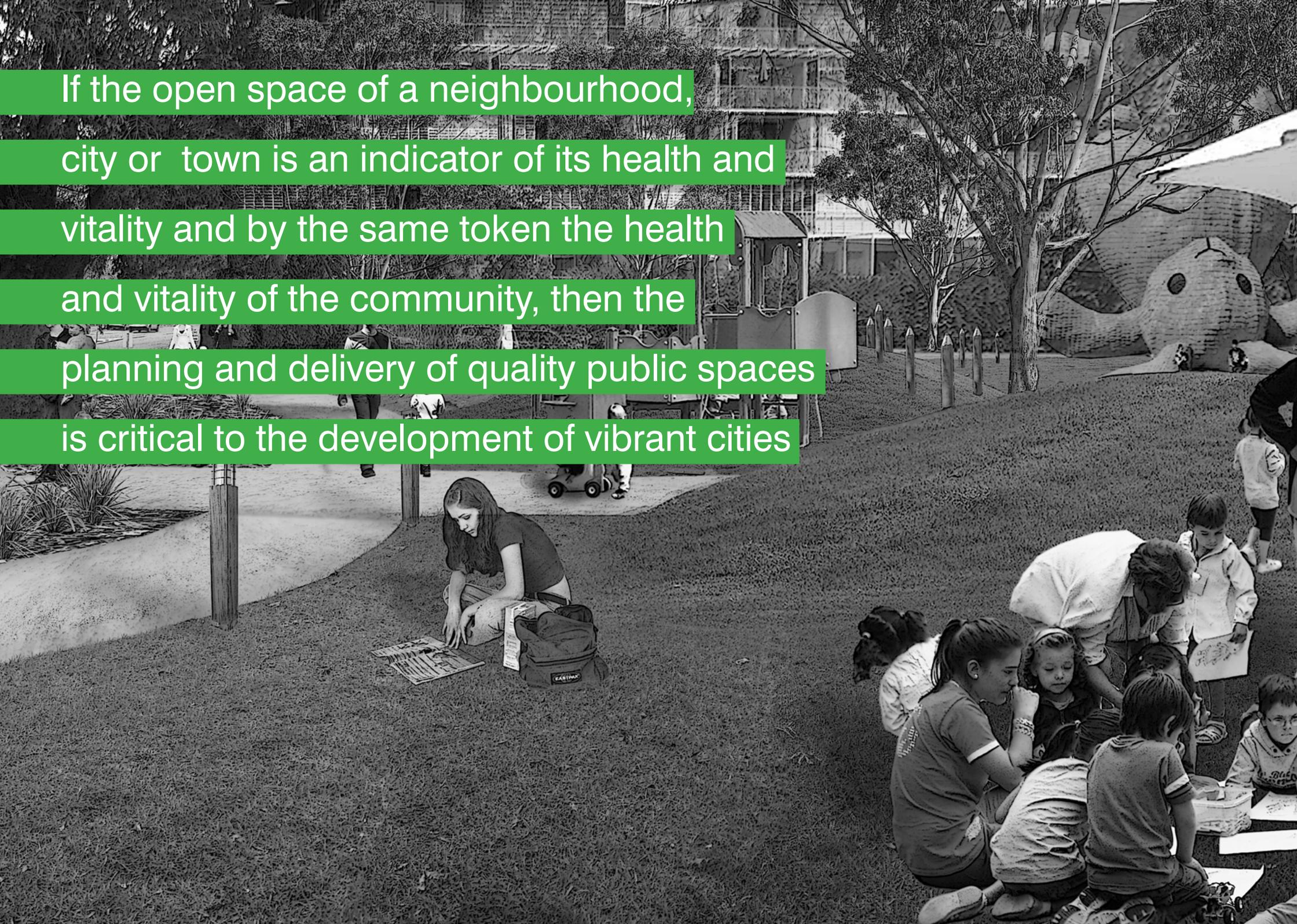
One person suggested there is a need to “put recycling actively into public places”.

Other issues

Other things that need to change in the Inner West include:

- Enable people to contribute to their neighbourhood through planting, art and community events
- Consider how changing house prices will effect lower income residents
- Break down people barriers
- Provide better playground facilities
- Undertake solar lighting initiatives
- Have multi-use functions
- Interesting art and structures
- More seating in shade
- Give support to local groups to organise themselves and promote their passion

If the open space of a neighbourhood,
city or town is an indicator of its health and
vitality and by the same token the health
and vitality of the community, then the
planning and delivery of quality public spaces
is critical to the development of vibrant cities



5.0

PLACEMAKING

FRAMEWORK

5.1 PURPOSE OF THE INNER WEST PRECINCT PLACE MAKING FRAMEWORK

The Place Making Framework represents a collective understanding of context, principles, opportunities, projects and community aspirations that can be implemented in the Inner West Precinct in order to effect change and encourage community development through place making and urban design initiatives.

The Place Making Framework represents a collection of ideas, a framework to enable action and engagement with the community. It does not aim to offer a prescriptive approach with defined outcomes and narrow objectives. The framework aims to cultivate ideas and encourage members of the community to become 'place making' activists; to tackle projects that build on the existing urban character, but accommodate the new urban forms and public spaces that will continue to reshape the Precinct.

The Place Making Framework is a touch stone for the community. The objectives, principles and place making typologies aim to expand discussion, thinking and action around what place making means to the community. The framework is a starting point. It is an exploration of what is possible.

The framework demonstrates the City of Charles Sturt's commitment' as well as that of Renewal SA, to building resilient communities and embedding within these community the ability to create a sense of place through collaborative place making.

5.2 PLACE MAKING PRINCIPLES

The following set of principles provide an overarching framework for individuals, groups and organisations that are involved in place making within the Inner West Precinct.

These principles set objectives, aspirational targets and governance models for potential place making opportunities.

1. Provide a diversity of places and experiences that **support human activities** and community events
2. Make places that provide physical environments and experiences that **nurture community**
3. **Empower** the community in the creation and management of public space
4. Identify, encourage and **support local champions** and communities to make places
5. **Acknowledge the history, stories, people, culture, art and social values** of local places
6. **Link people to places** to ensure access, legibility and connectivity
7. **Weave old and new experiences** and characters to maintain and enhance a place's presence
8. Create opportunities for **responsive** and immediate place making opportunities
9. Create **places of equality for everyone** without prejudice
10. Create both opportunities and places that **encourage creativity**, innovation and risk taking
11. **Generate collaboration**, cooperation and resourcing equally between communities, Government and the private sector
12. Develop staging and programmed place making to **build public spaces progressively** and continuously
13. **Never stop place making**





5.3 PLACE MAKING TYPOLOGIES

In order to capture the potential of the Inner West Precinct and deliver place making opportunities, a series of typological approaches have been developed. These typologies are designed to act as catalysts within the context of the existing character and developing urban form of the Precinct.

Each typology has the potential to deliver outcomes that relate to the need for public space, connections, destinations and community events. The typologies are also designed to create interconnected urban design outcomes in terms of building a 'place' framework across the entire Precinct.

The typologies are designed to be contextual, progressive and adaptive. Each typology has been developed to respond to the changing landscape of the Precinct, community needs and the exploitation of opportunities as they are presented. In order to demonstrate the importance of each potential project, various priorities have been indicated. Further information is provided in Implementation Plan in appendix B.

There are five typologies for the Precinct comprising:

BREATHING SPACE
THREADS
CAUSEWAY
PLACE PRICINCTS
PLACE EVENTS





The Breathing Space typology explores the place making opportunities within the existing and proposed open space network of the Precinct.

BREATHING SPACE

The open spaces within the Inner West allow for social interaction, connection, landscape amenity and social gathering. However, the quality and function of open space directly affects the place making potential and as a result the community's interaction with these spaces.

Without suitable links, facilities, programming and infrastructure (both social and landscape) open spaces can become underutilised and undervalued by the community. This lack of interest is reflected in some of the existing use of open space such as Ethelbert Square which functions as little more than road reserve. By contrast, reserves such as Burley Griffith are well used and reflect a variety of cultural values.

Breathing Space focuses on increasing community value through activation and open space design that:

- Builds on existing open space provision and the future development of open space (Bowden Development)
- Reinforces local connections and linkages between open space
- Connects to existing streets and increases links to open space (through the development of active edges to open space)
- Increases community activation and usage through the provision of facilities, events and congregation spaces (provision of common rights)

- Encourages community engagement and ownership of open space building on the existing work undertaken by Hindmarsh Greening (planning, building, gardening)
- Provides additional open space function and place making activation through seating, public art, community activation and spatial programme
- Increases amenity and tree planting opportunities to ensure the landscape character of the Inner West is preserved and enhance.

BREATHING SPACE: RECOMMENDED ACTIONS

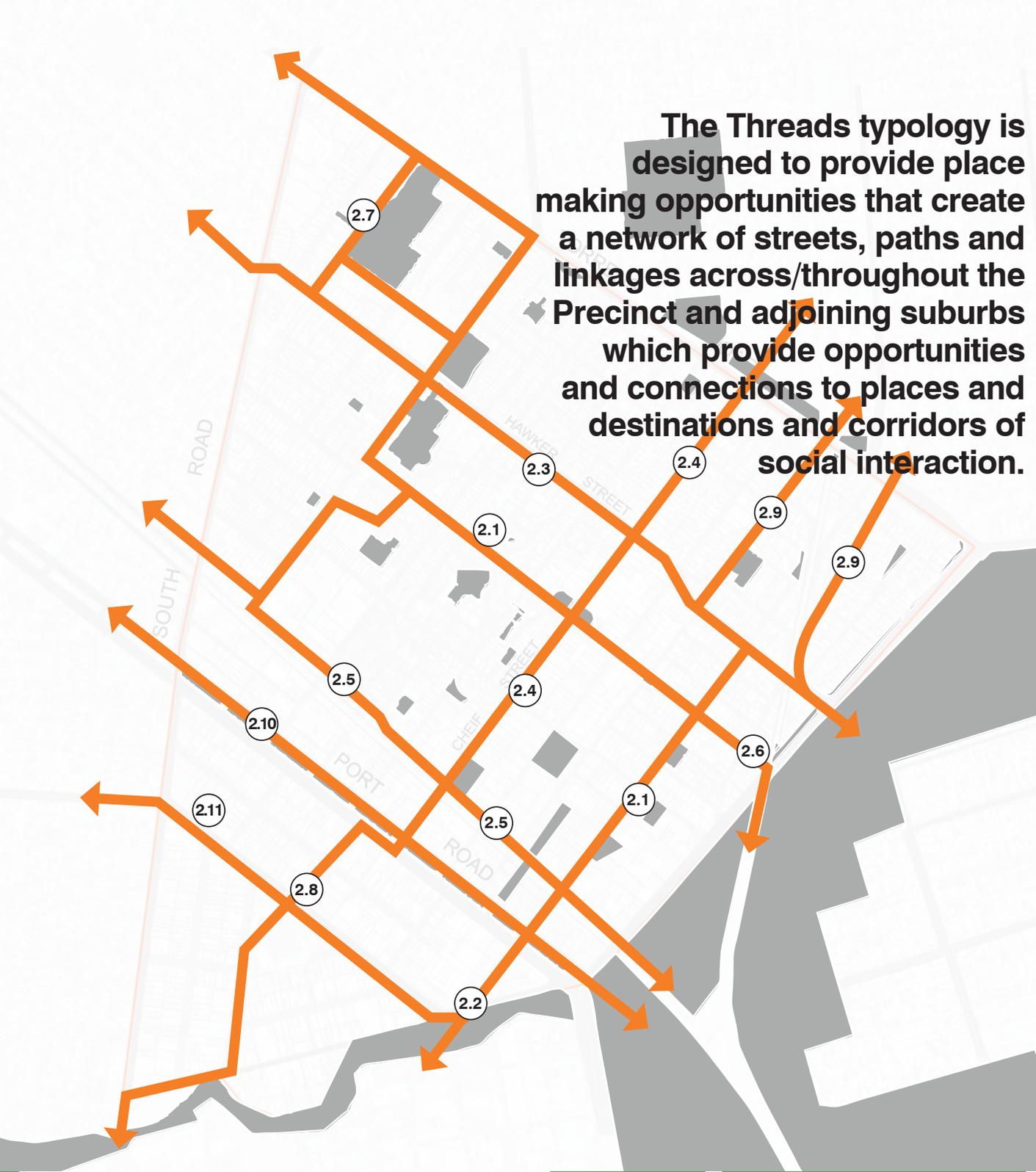
-
- 1.1** Redevelop Gibson Street Reserve in response to potential place making opportunities, Council's upgrade proposals, the Bowden Development and funding of Spaceshaper consultation programme.
-
- 1.2** Rezoning of lands to the southeast side of Ethelbert Square from industrial to residential and redevelop the square focusing on the removal of some parking, development of east/west pedestrian links (repairing the square) and increased levels of amenity that encourages community activation and increased residential development.
-
- 1.3** Maintain landscape amenity of Burley Griffin Reserve, building on the social and cultural qualities of the site.
-
- 1.4** Continue to support the development of open space within the Bowden Development and encourage quality outcomes that provide opportunities for community activation and use. Consider development of skate park and other purpose built facilities that meet community need as well as offering place making opportunities.
-
- 1.5** Upgrade Albert Greenshields Reserve as a potential place making activation within the open space.
-
- 1.6** Continue to explore opportunities to increase the activation of Thomas Harkness Reserve through improved pedestrian connections, signage and community events as well as increasing the relationship between the reserve and Third Street links to Ethelbert Square and the Bowden Brompton Community Group.
-
- 1.7** Upgrade Parfit Square as part of an ongoing open space upgrade programme for the Precinct.
-
- 1.8** Recognise the social and cultural value of Albert Turnbull Reserve in Ovingham and promote as community space within the Precinct.
-
- 1.9** Continue to improve the amenity of open space associated with Port Road, recognising the impact of transport on the area.
-
- 1.10** Increase the accessibility and perception of public space associated with John Hindmarsh Frontage Reserve.
-
- 1.11** Develop Adam Street Riverbank Precinct as part of the River Torrens corridor to create a destination point that builds on the wider potential of the river to link the City of Adelaide and Park Lands.
-

Refer to appendix A for implementation of projects

PLACE MAKING IN ETHELBERT SQUARE







The Threads typology is designed to provide place making opportunities that create a network of streets, paths and linkages across/throughout the Precinct and adjoining suburbs which provide opportunities and connections to places and destinations and corridors of social interaction.

THREADS

The Precinct contains a number of key corridors, both pedestrian and vehicular, that link the urban fabric and more importantly the community. The typology focuses on these critical paths reinforcing the importance of the street as a place for community interaction, a form of social infrastructure, not just for vehicular transportation.

The typology is designed to act as a place making mesh that focuses activity and social engagement within the Precinct. Additionally, the typology is designed to transport people through the urban realm, improve amenity and link to specific place making opportunities and events.

Threads are seen as critical building blocks in the delivery of the place making framework. The typology provides a linked approach to place making where each action, event or destination is interconnected and progressively builds on the next. Threads focus strongly on the development of physical infrastructure that encourages community engagement. This includes footpath design, creation of shared streets, tree planting, street furniture, outdoor dining areas and lighting. The typology focuses on:

- Developing major spatial links throughout the Precinct based on existing open space and streetscape connections
- Creating interconnected threads of public space that provide access and place making opportunities, particularly in relation to Gibson Street, Chief Street, Drayton Street and Hawker Street.
- Connecting with and linking the 'Breathing Space' typology in order to add to the place making opportunities particularly Ethelbert Square, Burley Griffin Reserve and the new open space development of Bowden.

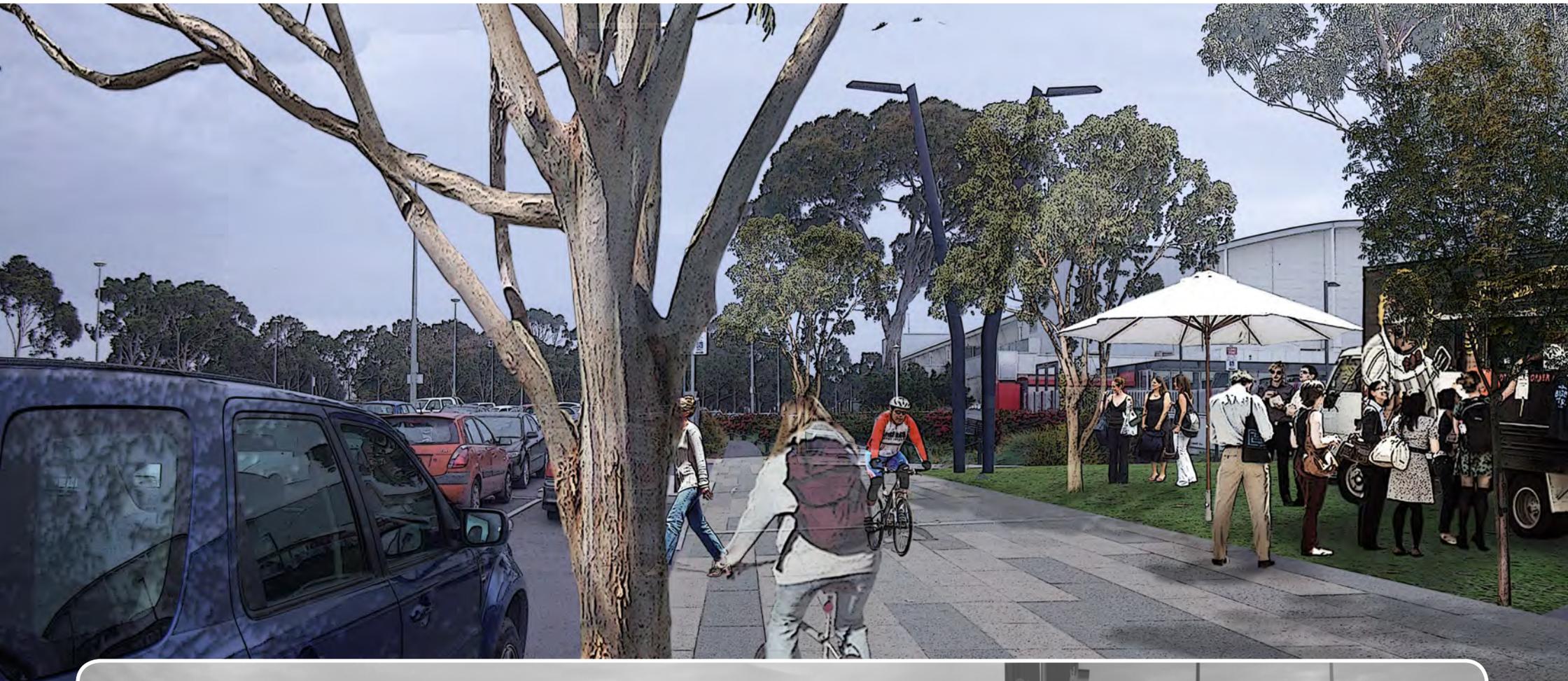
- Encouraging shared use opportunities within the streetscape context (consider in relation to Chief Street)
- Increasing cycle connections within Threads, particularly Hawker Street and Chief Street
- Including lanes, bike rack and drinking fountains.
- Providing place making interventions within the 'Threads' in order to reinforce the idea of link and place within the Precinct (seating, congregation, landscape treatments and public art)
- Increasing the perception of safety through activation, art, lighting and fencing (reducing fencing height and removing barbed wire)

THREADS: RECOMMENDED ACTIONS

-
- 2.1** Develop Gibson Street as a major place making thread through the Precinct linking open space, precincts and causeways, using shared streets approach (linked to action 1.1) and integrate street design principles developed by the Bowden Development.
-
- 2.2** Restore a defined pedestrian and cycle link that continues north/south through the Entertainment Centre to the River Torrens Linear Park, activating the car park and Port Road area and potential Riverbank Precinct (integrate and limit impact of proposed car park development and ensure that pedestrian links are maintained).
-
- 2.3** Improve the function of Hawker Street as a critical public space east/west through the precinct and seek to encourage the pedestrian/cycle amenity and function of the road through seating, landscape, paving, bike lanes and public art, while balancing public transport demands and the limitations of the road width.
-
- 2.4** Develop Chief Street as a major public realm thread, building on the urban design proposals associated with the Bowden Development and the creation of a share use road corridor.
-
- 2.5** Develop McInnes, First and Second Streets as a continuous link that capitalises on the crossing point associated with South Road and Park Terrace.
-
- 2.6** Develop Third and Ninth Streets as a major internal place making thread through the precinct connecting Burley Griffin Reserve, Ethelbert Square and the Park Terrace Causeway to the Park Lands.
-
- 2.7** Reinforce pedestrian and cycle connections along Blight Street through the Bowling Club and Green Shields Reserve to Torrens Road and major recreation facilities in Renown Park (Sam Johnson Reserve) through existing open space network, by improving footpath links, road crossings and landscape and public realm amenity of the Thread typology.
-
- 2.8** Reinforce links between Port Road and River Torrens, using existing urban fabric of Hindmarsh in relation to Holden Street and Milner Street.
-
- 2.9** Upgrade footpaths and streetscape connections through Ovingham and Brompton including street trees, kerb ramps and street furniture that improve pedestrian access to and from surrounding suburbs (linked to project 1.8)
-
- 2.10** Continue to establish public realm improvements along Port Road that encourage place making in relation to pedestrian activation through seating, landscape, paving and public art as well as increased crossing points (linked to project 1.9)
-
- 2.11** Develop pedestrian and cycle focus along Manton Street in accordance with existing upgrade proposals to increase connections to the Adam Street Riverbank Precinct and River Torrens corridor.

Refer to appendix A for implementation of projects

PLACE MAKING ALONG PORT ROAD





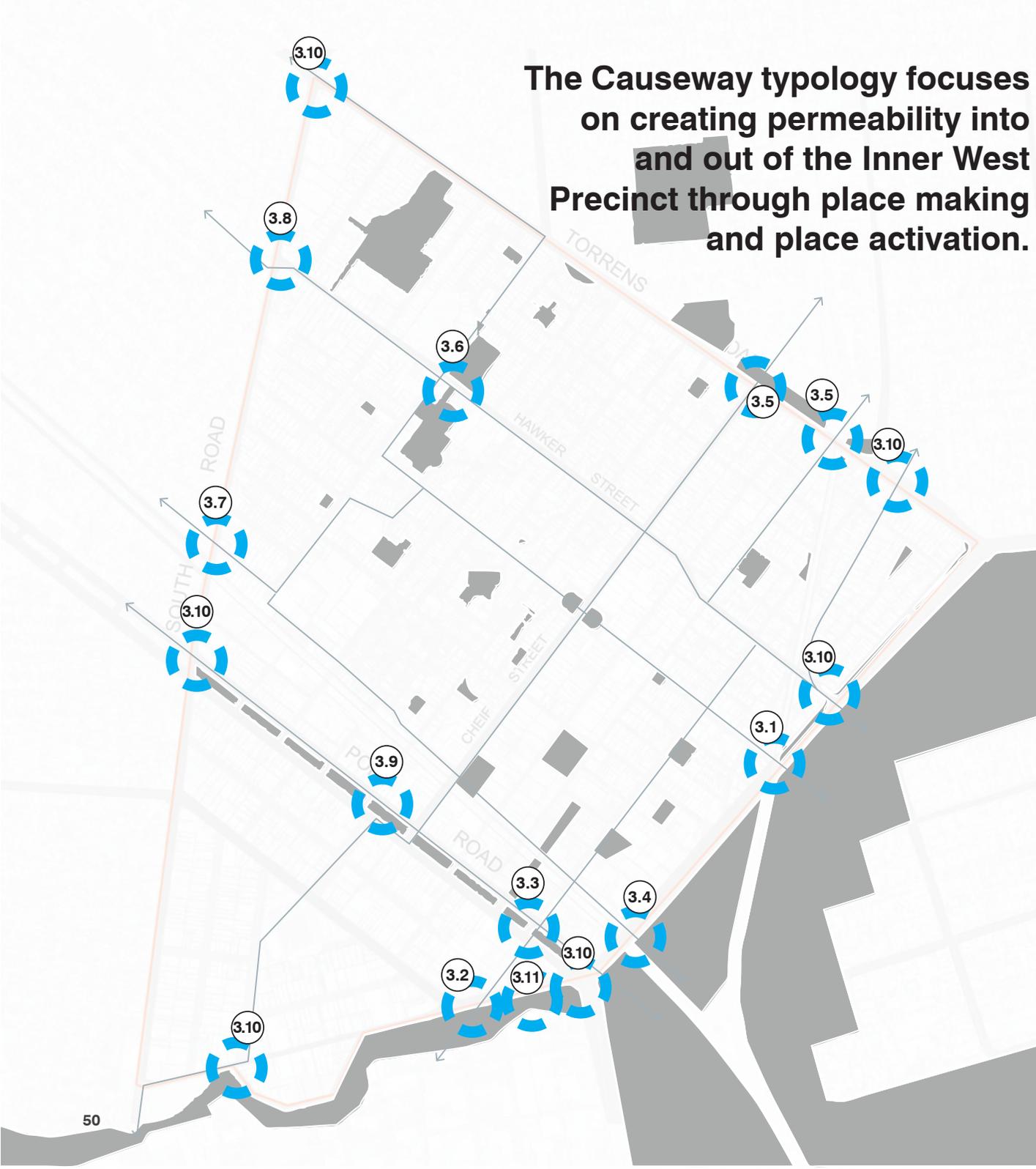
The Causeway typology focuses on creating permeability into and out of the Inner West Precinct through place making and place activation.

CAUSEWAY

Causeway explores the internal and external connections of the Precinct, identifying and considering opportunities where the provision of access for people is critical and needs to be encouraged.

The causeway typology represents a place making strategy that extends beyond the Precinct. The typology is designed to increase linkages and mark entrances. These locations have the potential to become places within their own right, encouraging people into and through the Precinct.

- Create strong links and connections to the surrounding areas
- Focus on creating an accessible edge that promotes travel to and through the Precinct
- Use place making opportunities to create spatial causeways that encourage movement and interaction
- Develop spatial events that reinforce the character of the area and the sense of journey into the precinct



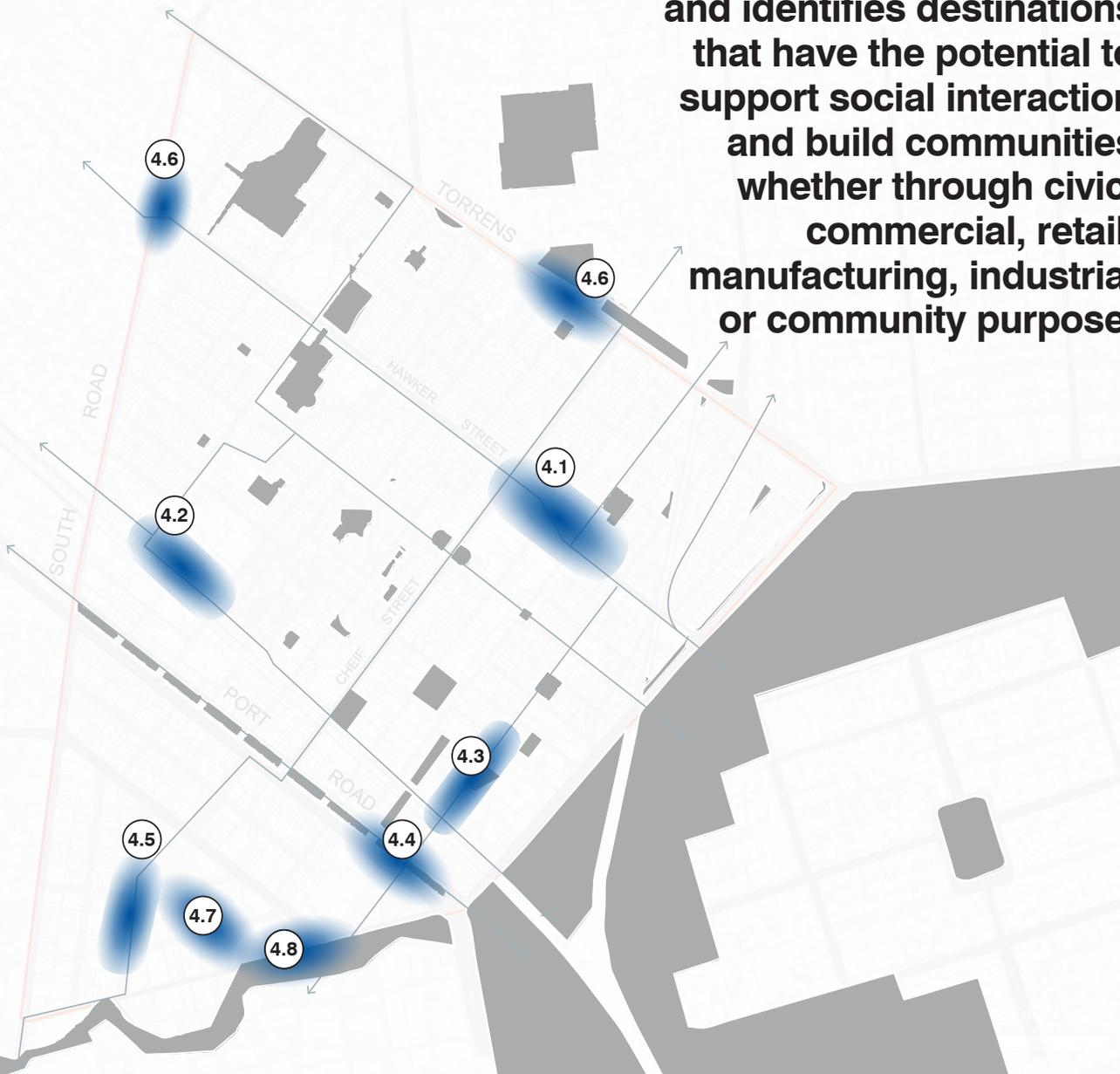
CAUSEWAY: RECOMMENDED ACTIONS

-
- 3.1** Develop and reinforce the Eight and Ninth Street connection under Park Terrace to the Park Land and Adelaide CBD.
-
- 3.2** Increase pedestrian and cycle connections, capitalising on the Holland Street bridge crossing, through the Entertainment Centre that links River Torrens to Inner West Precinct (linked to projects 2.2, 2.8, 2.11).
-
- 3.3** Provide links across Port Road that connect Gibson Street, tram stop and access links to River Torrens.
-
- 3.4** Support development of a footbridge link between Second Street and Park Lands across Park Terrace that connects the Bowden Development with key open space provision.
-
- 3.5** Improve East Street and Chief Street connections across Torrens Road to Renown Park, northern suburbs and Sam Johnson Reserve.
-
- 3.6** Continue to maintain the pedestrian and cycle priority crossing between north and south sections of Josiah Mitton and Reserve Brompton Green (linked to project 1.3).
-
- 3.7** Potential to integrate pedestrian and cycle connection between McInnes Street and Day Terrace as part of South Road Upgrade focusing the creation of a continuous link between Queen Street, Bowden Development and Adelaide Park Lands (highlight potential of link with DPTI to ensure appropriate outcomes that enhance connectivity of the the Precinct).
-
- 3.8** Reinforce pedestrian and cycle connections across South Road from Hawker Street and Hurtle Street as part of South Road Upgrade
-
- 3.9** Build on the connections established by Milner Street and reinforce pedestrian connections to Chief Street
-
- 3.10** Explore potential of links that build 'Causeways' and provide increase access into and through the Inner West Precinct, particularly in relation to the Bowden Development as well as part of connections along Torrens Road, Park Terrace, Port Road and South Road through increased pedestrian and cycle priority and linkages.
-
- 3.11** Develop links and connections that build on the Manton Street upgrade and masterplanning and connections to proposed Adam Street Riverbank Precinct.

CONNECTING PARK TERRACE TO THE PARKLANDS



This typology represents the most significant place making opportunity for the Precinct. It explores and identifies destinations that have the potential to support social interaction and build communities whether through civic, commercial, retail, manufacturing, industrial or community purpose.



PLACE PRECINCTS

The idea of the Place Precinct typology is to capitalise on opportunities that are borne out of existing or developing land uses and activities. The local centre on Hawker Street represents an existing Place Precinct. Similarly the Entertainment Centre and associated bars and restaurants along Port Road represent a developing Place Precinct.

By focussing urban renewal, place making events and supporting existing businesses, these locations have the potential to develop into significant destinations for people as well as attracting visitors from outside the Precinct.

The construction of the Bowden Development offers the potential for numerous place precinct opportunities. The establishment of Fontanelle Art Studio, The Loose Caboose, Plant Thirteen, future retail areas and supermarkets (such as Foodland) create new place making potential.

The typology also considers the role of manufacturing and industry in generating Place Precincts. Opportunities exist to promote certain industrial land uses as destinations. The typology considers the development of street frontages that are active and provide interest within the public realm. Opportunities also exist to encourage greater mixed use development creating a dynamic urban fabric that responds to existing land uses as well as the potential for new complementary activations.

Part of the place precinct typology is the consideration of industry as a place making strategy and how future development plans could encourage industry as an urban realm activator.

The Place Precinct builds on the opportunities to create destinations that engage with community and the street-life of the suburbs. Place Precinct opportunities also considers opportunities for prospect and refuge created by such destinations; the ability to watch and the opportunity of being seen within a place - in the same way that Joshua Hoare of

Cirkidz describes 'virtuosi in action' (elite activities in motions). He suggests that trapeze artists practising in the park being enjoyed and watched by people at local restaurants, bars and cafés are compatible and how contrasting activities can develop and complement each other within the same place.

This mixed use approach to place making and the design of an urban realm fosters multiple opportunities that can be explored and driven by the local community.

A similar approach can be applied to industrial and other regeneration areas. The opportunity to see artisans, fabricators and makers undertaking complex industrial processes as part of the streetscape, whilst being watched by people grabbing a coffee on the way to work. Changing the way industrial areas are viewed and operate represents the an important opportunity for the Precinct. Can industrial areas create vibrant streets and active frontages?

The typology is designed to open opportunities rather than provide restrictive frameworks that create a reductive approach to community building within the Inner West Precinct. Place Precincts focus on

destinations that generate activation and audiences; and eventually become places where people want to be.

- Identification of existing and new destinations within the Precinct
- Development of place activation and management to promote community activities and engagement.
- Encourage a mixture of community, civic, commercial and industrial activities in order to create a dynamic urban realm
- Review the potential of the 'Place Precincts' in relation to the ability to promote, nurture or build (particularly in relation to the Bowden development, Hindmarsh and First Street)

PLACE PRECINCTS: RECOMMENDED ACTIONS

- | | |
|------------|--|
| 4.1 | Explore opportunities to support the existing Place Precinct that is developing around the local centre on Hawker Street. Investigate policy changes that encourage the development of the precinct (outdoor dinner), streetscape upgrades and community involvement in future projects. |
| 4.2 | Develop a new Place Precinct the explores the potential of industry to create street activation and public space that builds upon the connections being created through the Thread Typology (2.5). Consider future DPA as recommended in section 7. |
| 4.3 | Recognise the Place Precinct potential of the Bowden Development, building on existing and proposed facilities such as Fontanelle Art Studio and a possible community focused supermarket |
| 4.4 | Support the redeveloping Place Precinct associated with the Entertainment Centre and make sure that future development encourages an active public realm that is well connected to the surrounding suburbs |
| 4.5 | Promote an industrial Place Precinct that recognises the unique land use character of Hindmarsh and support ongoing industrial land uses |
| 4.6 | Build on the existing local centers as key community facilities and seek to increase amenity and the provision of public space and place making within these locations. Consider future urban design, and policy requirements (refer to section 7) and ensure a balance approach to development that considers impacts of future retail centers within the Bowden Development. |
| 4.7 | Build on upgrade of Manton Street and develop place precinct opportunities in relation to active street frontages and accessible streetscapes. |
| 4.8 | Establish the Adam Street Riverbank precinct as a place precinct that builds off the River Torrens corridors and the connections to the city and coast. |

Refer to appendix A for implementation of projects

PLACE MAKING ALONG FIRST STREET





PLACE EVENTS

The typology encourages direct action and activism by the community to gain ownership over public space with the encouragement and support of Council and Renewal SA.

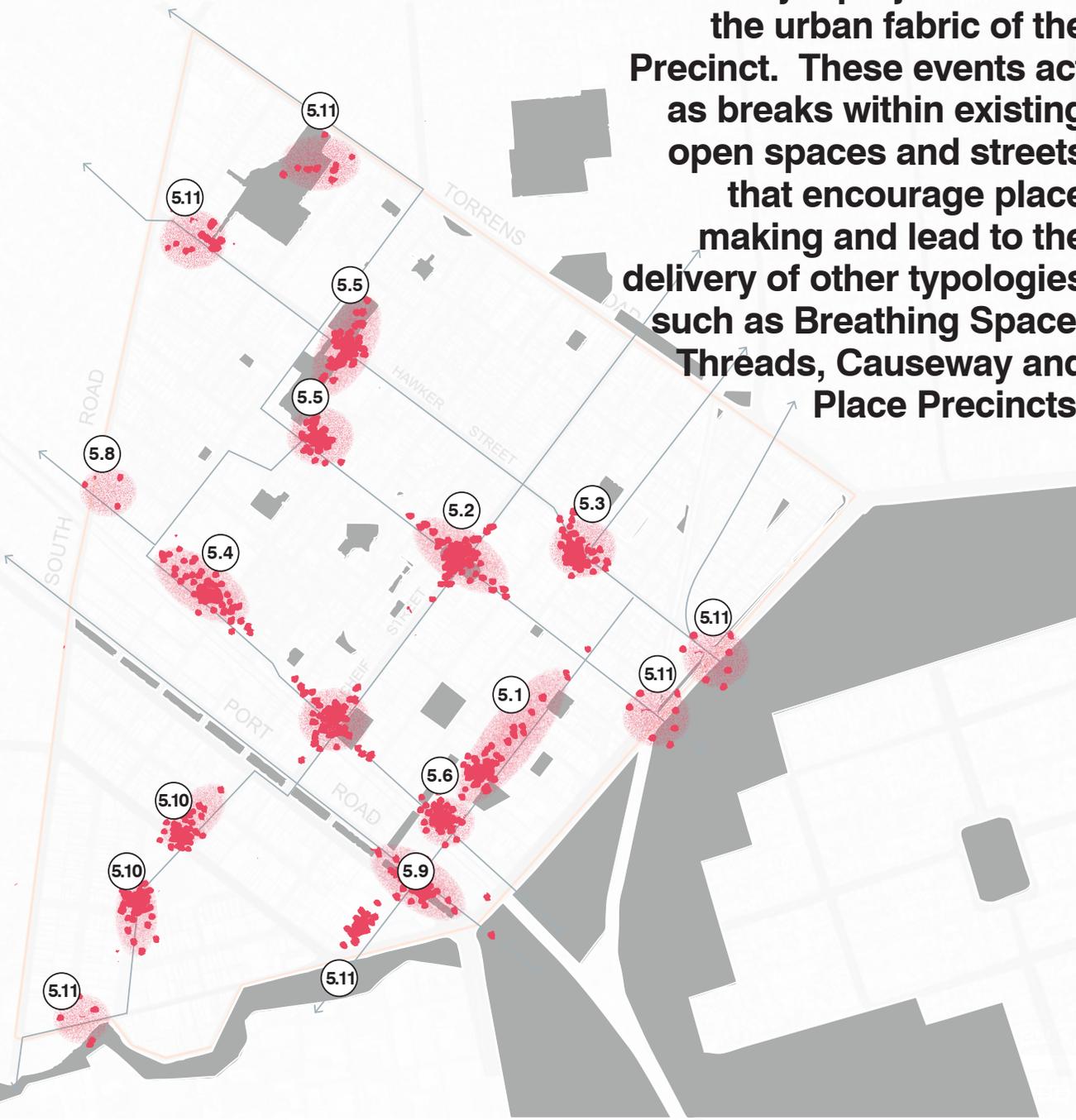
Place Events are envisaged as targeted acts that prelude future place making changes. Place Events has the potential to activate open space, increase connections and foreshadow development opportunities or create new events and new memories which nudge a place into a new direction.

Place Events recognise that people and communities innately want to create places for other people, in the same way that a log beside a campfire or a picnic rug creates a sense of place or home. The same desire and drive delivers the plazas and parks of our modern cities. This typology more than any other responds to the commitment of the existing community to place make and offers the opportunity to work collaboratively to make significant change within the Precinct.

Place Events are anticipated to be small scale interventions that can be rapidly implemented (and removed if required), which provide a direct intent of what is possible within the Precinct.

- Identify new opportunities for place making within the Precinct
- Develop enabling and management structures to allow community action and place development.
- Encourage every opportunity to create a dynamic public realm through rapid/temporary place making actions
- Use Place Event to promote and encourage changes within the urban realm and public space.

Place Events represent catalyst projects within the urban fabric of the Precinct. These events act as breaks within existing open spaces and streets that encourage place making and lead to the delivery of other typologies such as Breathing Space, Threads, Causeway and Place Precincts.



PLACE EVENTS: POTENTIAL PROJECTS

-
- 5.1** Encourage and support place making ideas and opportunities along Gibson Street and associated Place Precincts, using projects, events and programmes to demonstrate the potential of the street and associated public spaces (linked to projects 1.1, 2.1).
-
- 5.2** Develop place making events within Ethelbert Square to suggest new approaches and activation that encourages a reunification of the square and a reduction in the impact of Chief Street at this location (linked to project 1.2)
-
- 5.3** Undertake events and programmes that increase the significance of Hawker Street and its Place Events and support existing businesses in order to create an important community centre for the Precinct (linked to project 2.3).
-
- 5.4** Explore opportunities to activate First Street as part of Thread and Place Precinct typologies through projects, community involvement, events and programmes
-
- 5.5** Seek greater community action within Burley Griffin Reserve to encourage activation and ownership (linked to project 1.3).
-
- 5.6** Work with the Renewal SA to deliver place making opportunities and events as part of a coordinate programme that creates activation, integration and engagement of the community (existing and new) during the Bowden Development construction period. Explore potential for joint (Council and Renewal SA) funding to assist the community in developing place making projects.
-
- 5.7** Explore place making projects that encourage activation and connections between Chief Street, First Street and the developing open space of the Bowden Development, recognising the State heritage significance of the Gasworks Wall (potential of the wall as a canvass) (linked to projects 2.4, 2.5).
-
- 5.8** Use place making opportunities to increase the connection between McInnes Street and Day Terrace focusing on the rail crossing of South Road (linked to projects 3.7, 3.8)
-
- 5.9** Continue to activate the Port Road and Entertainment Centre Precinct through place making opportunities (linked to projects 3.2, 4.4).
-
- 5.10** Explore place making opportunities that encourage activation of the Hindmarsh industrial land use and reinforce the connectivity of the suburb to the River Torrens. Refer to recommendation contained in appendices in relation to industrial land use and potential activation. Also consider in relation future Industrial Land DPA.
-
- 5.11** Develop Adam Street Riverbank Precinct as part of the River Torrens corridor to create a destination point that builds on the wider potential of the river to link the City of Adelaide and Park Lands
-

Refer to appendix A for implementation of projects

TEMPORARY PLACE MAKING ALONG GIBSON STREET





5.4 COMMUNITY RESPONSE TO PLACE MAKING TYPOLOGIES

Place Making Typologies

As part of the community engagement process, feedback on the Place Making Typologies was also sought during the open day held on Saturday 7 July at the Hindmarsh Library. The response highlighted additional ideas from the community regarding potential projects, initiatives or actions that fit within the typologies proposed.

The following comments were recorded in relation to the proposed typologies. Where appropriate these potential projects have been referenced as part of the place making typologies. While many projects are aligned with the direction and scope of the framework, others will require further investigation and development.

Breathing Spaces

The role of open and green spaces as “escape places” or “chill out zones” was identified. The need for these spaces to be both “curated” as well as “wild” was also identified. This included providing mounds, trees, “logs and large rocks in parks for kids to play on”, plants and sculpture that was “interactive” and could be “climbed on”. Open spaces could also be combined with underground water storage.

Providing infrastructure such as tables and chairs that are “movable” and therefore facilitated the gathering of people in open spaces was suggested. Ensuring seating was “in the sun and in the shade with a nice aspect” was considered important as well as the provision of BBQs.

Open and green spaces need to feel safe. It was identified that there is a perception that the Adelaide Park Lands are not safe.

The need to provide alternative, non-structured play opportunities not associated with traditional play ground equipment was also identified.

Specific suggestions for play included water play, the installation of a large pyramid climbing net and the example of a Victorian playspace which included wooden structures provided both enclosed and open spaces, bridges, multi-level decks and adult swings.

Need for public toilets within the Inner West Precinct, particularly in the open spaces. The role of open spaces within the precinct was seen as critical by many members of community as well as the need to provide opportunities for nature and natural play. The planning of the breathing space typology, will need to balance natural and urban design responses to create places that satisfy a variety of needs within the community including accessibility, play values, safety, amenity and urban design.

Threads

The importance of providing better cycling linkages was emphasised by comments. These included the need to make sure that bike paths connect, the

important role bike paths play as they enable cyclists to “commute away from major roads”, the need to recognise informal links for cycle ways that can encourage bike riding throughout the Precinct and the opportunity to create a link from the bowling Croydon club to Blight Street.

Causeways

Comments identified the need to provide free public transport to the City and have dedicated bus lanes which give priority to public transport and the continues development of Park and Ride facilities and the Entertainment tram stop on Port Road.

It was also identified that there needs to be more walking and cycling and less car use.

Place Precincts

A range of ideas were suggested which could contribute to the activity and vibrancy of different precincts throughout the Inner West. It was considered that each precinct needed to have “its own character” and be distinctive, whether this be through public art, different trees or other aspects.

These ideas included:

- Provide a local, shared use pizza oven where people could gather to make pizza and bread
- Provide small zones with seating and wireless internet access (eg in parks or squares)
- Create a cubby house zone comprised of different types of cubby houses (eg caves, teepees etc)
- Walking/cycling school ‘buses’
- Geo caching-establish a GPS facilitated treasure hunt to explore the area and have containers which hold and receive “treasure”
- Historic murals
- Signage which explains why outdoor play and creativity are important to children and their learning about risk, problem solving etc.
- Men’s Shed
- Public toilets

It was considered that by activating key streets such as Gibson Street, adverse perceptions of safety, particularly at night would be addressed.

It was also suggested that there is an opportunity to activate places and spaces by providing opportunities activities which create overlooking such as cafes and dog walking areas.

Place Events

Ideas for specific events that could be held in the Inner West include:

- Drumming and other music spots
- Street closure parties (like Queen Street on SALA night)
- Pop up bric a brac markets and food swaps
- Farmer’s market.

6.0 FACILITATING COMMUNITY ACTION AND OWNERSHIP OF PLACE MAKING

A key objective of the Inner West Precinct Place Making and Urban Design Framework study is to foster and capitalise on community capacity building through the ownership and delivery of projects in the precinct. This objective recognises the important role people who visit, live, work and own businesses in an area can and do play in place making and the many benefits that community ownership of places can bring. Moreover, Councils often have limited resources available to fund the wide range of projects in addition to executing a range of responsibilities. Councils are increasingly looking therefore to alternative opportunities to deliver projects or initiatives “on the ground” that are not necessarily driven by Council or fully funded by Council budgets.

These alternative opportunities include projects that are driven by community members with little or no assistance by Council. These types of projects have a range of benefits including increased community ownership of public places and spaces, increased interaction within communities, increased usage and activation and reducing vandalism and anti-social behaviour.

Studies show for example, that increased use of spaces and places can be generated through processes and initiatives that increase community involvement in their design, development and day-to-day management. This is because participation in decision making results in improvements that meet local needs and preferences, while also increasing ownership and pride that, in turn, increases use .

The Inner West Precinct Place Making and Urban Design Framework proposes a range of place making principles and ideas. One of the key challenges of delivering these principles and ideas however, is empowering community members to translate them into a reality.

The challenge for Council is to ensure that the processes that are in place to manage the public realm support the community to make things happen and where possible provide opportunities to be proactive in facilitating place making opportunities.

Council has already implemented a number of steps to better support activation of the public realm. For example, a review of the application form associated with outdoor dining has recently been undertaken with the view to streamlining the process. In addition, clear direction has been incorporated into Council's Outdoor Dining Policy to be explicit that outdoor dining contributes to enhancing a sense of identity, vibrancy, security and relaxation and is important for the economic prosperity of the City. This type of policy stance is important as it means that when considering applications, the positive contribution outdoor dining plays for example, in activating the public realm is front of mind. As a result, a more facilitative culture is developing within Council, which is underpinned by the attitude of identifying ways to make things happen, rather than identifying reasons why it cannot.



To further foster this approach, a Staff Advisory Committee meets fortnightly to discuss and review a range of issues relating to by laws and permitting applications. The aim of this committee is to provide a more coordinated approach to decision making in regard to applications. This framework can provide guidance to this committee and assist with making decisions that may contribute to place making in the Inner West.

By being more proactive and facilitative, Council can achieve multiple objectives which not only relate to place making but extend to achieving environmental and economic development outcomes. For example, Council could encourage and support local businesses to incorporate the use of public space as part of its activities. This could include waiving or reducing permit or license fees for a period of time to encourage outdoor dining or assisting with costs associated with infrastructure that is required such as bollards.

Forward planning is also important and Council can play a role in this. For example, some of the place making initiatives identified by this Framework include the need for temporary infrastructure such as pop up event boxes. Council could ensure that identified reserves or places are pre-equipped to take such infrastructure. In the case of the pop up box this may mean provisioning a reserve with a “pad” to take the pop up box, installing a nearby electricity supply, providing an access point for a heavy vehicle to unload the pop up box and locating the watering system accordingly so that it is not damaged during set up and pack down.

Another example of this forward planning would be for Council to identify preferred locations or precincts for outdoor dining and establish wider footpaths and bollards from the outset of the street upgrade/new project. Planning policy in these localities could ensure that buildings are set back to further accommodate outdoor dining.

Opportunity also exists for Council to play a role in providing funding for place making projects or initiatives. A number of funding opportunities already exist including the discretionary fund of each Ward Councillor and Council’s Community Grants Scheme.

Council may also wish to establish a community seeding grant program to assist community members implement place making initiatives. This grant program would have clear criteria to be addressed and assessed. Council could also stipulate conditions and requirements for successful applicants. Seeding grants can assist with “jump starting” small projects or initiatives within the Precinct. Examples of seeding grant programs are provided on page 66 and provides an example of Seeding Grant Guidelines used by Moreland Council in Victoria (further details are provided in the background Report).





EXAMPLE 1

In the City of Vincent in Western Australia, the Cultural Development Seeding Grants program provides grants of up to \$1,000.00 for cultural activities or performances which help people feel that they belong to the community of Vincent.

The program has clear criteria about what will and what won't be funded as well as the steps involved in the assessment process. Applications can be made throughout the year and the total money available depends on how much the City of Vincent allocates to the program annually.



EXAMPLE 2

The Healthy Lifestyle Seeding Grants scheme aims to increase participation in healthy lifestyle activities and increase community capacity to implement healthy lifestyle initiatives in the Gascoyne region in the north west of Western Australia.

The grants scheme provides funding and mentoring to community groups and organisations. Up to \$2,000.00 of funding can be allocated and a health professional from the Western Australia Country Health Service provides mentoring and support to the successful applicant.

An evaluation of the grant scheme showed an increase in the number of and participation in healthy lifestyle activities in the Gascoyne region.



EXAMPLE 3

Moreland City Council in Victoria provides a range of grant opportunities to its community each year, totalling \$350,000 annually.

Community groups and individuals can apply for seeding and project funding to a maximum of \$2,999 for Seeding Grants and \$5,000 for Project Grants.

Seeding Grants support developmental and innovative initiatives by community groups, organisations or individual artists while Project Grants are designed to support one-off new projects and initiatives, and projects designed to benefit and engage the Moreland community.

Council can also actively encourage the community to partake in place making by holding an annual event showcasing place making opportunities or ideas. This event could be hosted by Council and provide community members with the forum to present their ideas and receive feedback and make connections with relevant Council staff.

7.0 PLANNING AND PLACE MAKING

Place making is about the design of places, the experiences they make possible and the consequences they have in our lives. Being in places involves social encounters, immersion in the sights, sounds, sun, wind and atmosphere of a locale, and curiosity about the traces of thought, imagination and investment that have guided their construction and use over time. (Places: Forum Design of the Public Realm)

Many aspects of successful place making will occur outside of the planning system, but those that involve 'development' will require assessment against the policies provided in Council's Development Plan. It is therefore important to review these policies to identify their extent and level of support for place making, what is lacking or needing improvement and whether they hinder the achievement of the directions proposed in this framework. Supportive planning policies, providing a consistent approach across the Inner West, are considered a necessary component to successful place making.

To this end, a review of the Zones applicable to the Inner West area and relevant Council Wide policies has been undertaken for the Charles Sturt Council Development Plan. This involved an assessment of the policies against the desired aims of the five typological approaches identified earlier in this report (Breathing Space; Threads; Causeway; Place Precincts; Place Events). Details of the specific findings of this review are contained in Appendix B.

The general findings of this review are that:

- some aspects of the typologies are found in some Zones and Council Wide policies for the Inner West area of the Development Plan, but this varies markedly. Perhaps not surprisingly, the policies for the Urban Core Zone (which cover the Bowden Development area) exhibit most of the typologies proposed in some fashion. This is a new zone and therefore reflects more recent thinking on the importance of place making in urban design
- the policies in the Development Plan can only be applied to 'new' development and are normally limited in effect to the specific development site. However, subject to negotiations with the developer, it may be possible to gain their assistance in achieving place making works adjacent to the development site. Council will also need to determine its level of commitment to achieving place making ideals, both in its role as a public authority and also often as a landowner (of open space, reserves, roads, etc).

The key conclusion of this review is that policies in the Development Plan could be improved to more clearly assist in successful place making in the Inner West. This can be achieved through:

- focussed discussion in the Desired Character statements for each of the relevant Zones/Policy Areas that identifies the desired outcomes of each of the typologies for the area
- inclusion of discussion in the Desired Character statements and, if necessary, as specific Principles of Development Control, for the Potential Projects identified under the various typologies
- inclusion of Concept Plans which clearly delineate the key place making aspects being sought in the area (pedestrian/cycle links, proposed reserves, desired connections to adjoining areas, etc)
- Council investigating the future of the various areas zoned for Industry. If they are to be retained, then greater emphasis needs to be given to place making within these areas (new industries providing active frontages along key Threads and within Place Precincts).

8.0 RECOMMENDATIONS

Key to the success of the Inner West Precinct Place Making and Urban Design Framework will be the consideration and implementation of the following recommendations:

- Undertake a detailed urban design and landscape assessment of the Precinct
- Develop catalyst project that explores the potential of 'pop-up' places and place events as described in section 9. Identify new opportunities for place making within the Precinct as identified in the Typologies and Implementation Plan (see appendix B) and integrate into city of Charles Sturt Open Space Strategy Asset Management Plan and Capital Works Programme.
- Develop enabling and management structures to allow community action and place development (as discussed in section 6)
- Encourage every opportunity to create a dynamic public realm through rapid/temporary place making actions
- Use Place Events to promote and encourage changes within the Precinct
- Pursue place making initiatives/opportunities through Council's DPA policy amendments programme and use the proposed recommendations of Appendix B saw proposed place making actions.
- Undertake a review of relevant legislation, policy and application processes with the view to reducing the 'red tape' associated with the use

of the public realm by the community and private businesses.

- Initiate and host an annual Place Making Workshop for community members to present their ideas and receive feedback and make connections with relevant Council staff
- Consider the establishment of a community seeding grant program to assist community members implement place making initiatives within the Precinct

To tackle the complex issues and secure a sustainable, resilient future for existing and future communities, Council and Renewal SA should develop policies and guidelines that will continue to provide a sound framework for the delivery of future place making opportunities within the Inner West Precinct.

The intent of this study is to understand the changes that are occurring (in relation to the urban fabric of the precinct, potential impacts and context), what opportunities exist to retain and continue the Precinct's character, sense of place and public realm and how the community can work with Council and Renewal SA in delivering place within the Inner West.

8.1 POP-UP PLACES

As a 'kick start' to the process the following place making propositions are recommended. These simple initiatives are designed to act as a catalyst within the Precinct, signalling place making opportunities and encouraging community activation. Each design proposition is designed to encourage place making, whether through experience or modifications to the public realm.

The pop up places are designed to act as a 1:1 scale place making tool kit. Potentially administered through Council or Renewal SA, these modified shipping containers can be dropped in streets, parks or on vacant land as an instant destination, provisioned with various place making opportunities.

The thinking behind the pop up place is to make places instantly. To create new outcomes quickly and maximum benefit to the community. When delivered to the street, the container acts as the road closure device, at the same time, it contains the seating, tables, lighting and bunting for the street party.

Another container left on the park over the school holidays contains skate ramps and grinding rails, while the external skin of the container acts as a climbing wall. Other containers could create community gardens on a vacant piece of land and some might be pop up libraries and community spaces that meet immediate community demands for services, events or experiences.

The containers represent an endorsed response to place making. Permits and insurances could be integrated into the hiring of the containers, a one stop process for creating a community event.

Each Pop up Place is a place making response which assists the community in shaping their sense of place. These interventions allow for prototyping. For the community to try ideas, to change the function of a street or open space and to ultimately create the place that best meets their needs.





APPENDICES

A Implementation Plan

B Planning considerations

APPENDIX A : IMPLEMENTATION PLAN

The following is based on the projects identified within the place making typologies. Additional information has been provided to provide clarity in relation to further opportunities and the alignment of the projects with other considerations such as Partnerships, Funding and Planning.

Recommended Actions	Responsibility	Support	Place Making Objectives	Funding Opportunity	Typologies	Suggested Priority
Redevelop Gibson Street Reserve in response to Spaceshaper consultation	Council	Community Renewal SA	<ul style="list-style-type: none"> • Event spaces (temporary) • Landscape treatments • Public art 	Capital works Renewal SA	Breathing Space + Threads	High
Develop the 'Hindmarsh' Riverbank Precinct as part of the River Torrens corridor upgrade	State Government Council	Community Local industry and businesses	<ul style="list-style-type: none"> • Event spaces (temporary) • Landscape treatments • Public art • Pop-up places (boardwalk + viewing + shelters) 	Capital works DPTI	Breathing Space	High
Redevelopment Ethelbert Square focusing on the removal of parking, development of east/west pedestrian links	Council	Community	<ul style="list-style-type: none"> • Shared use road reserve • Landscape treatments • Flexible furniture 	Capital works	Breathing Space + Threads + Place Events	High
Continue to explore opportunities to increase the activation of Thomas Harkness Reserve	Community	Council	<ul style="list-style-type: none"> • Pop up places 	Community Grant	Breathing Space	High
Develop the sections of Gibson Street (beyond the Bowden Development site) using shared streets approach	Council Renewal SA	Community	<ul style="list-style-type: none"> • Paving • Landscape treatments • Pop-up places (café + library + games arcade) • Flexible seating • Tree planting 	Capital works Renewal SA DPTI Private developer contributions	Threads	High
Retain pedestrian and cycle focus along Manton Street	Council DPTI	Community	<ul style="list-style-type: none"> • Paving • Public art (temporary) • Signage • Infrastructure design • Integration of seating, lighting and public art 	Capital works DPTI	Threads	High
Strengthen pedestrian and cycle links across Entertainment Centre car park to the Adam Street Riverbank Precinct	State Government	Community Bike SA Council	<ul style="list-style-type: none"> • Paving • Landscape treatments • Public art • Bike path 	Capital works DPTI	Breathing Space + Threads	High

Recommended Actions	Responsibility	Support	Place Making Objectives	Funding Opportunity	Typologies	Suggested Priority
Integrate Hawker Street with place making opportunities	Community Local Businesses	Council	<ul style="list-style-type: none"> • Event spaces (street party) • Temporary landscape treatments • Public art 	Community Grant	Threads + Place Precinct	High
Develop Chief Street as a major public realm connection within Bowden Development.	Renewal SA	Community	<ul style="list-style-type: none"> • Infrastructure design • Event spaces (temporary) • Temporary landscape treatments • Public art • Street furniture • Signage 	Renewal SA	Threads + Place Precinct	High
Develop and reinforce the Eighth and Ninth Street to the Park Land and Adelaide CBD	Council	Community	<ul style="list-style-type: none"> • Infrastructure design • Integration of seating, lighting and public art • Pop up places • Signage 	Capital works	Threads	High
Increase pedestrian and cycle connections to the Holland Street bridge crossing	Council West Torrens Council	Community	<ul style="list-style-type: none"> • Cultural interpretation • Lighting 	Capital works DPTI West Torrens (co-funded)	Threads + Causeways	High
Provide and improve links across Port Road that connect Gibson Street, tram stop, Entertainment Centre and access to River Torrens.	State Government	Community Council	<ul style="list-style-type: none"> • Paving • Public art (temporary) • Signage • Infrastructure design • Integration of seating, lighting and public art 	Capital works DPTI	Threads + Causeways	High
Footbridge link between Second Street and Park Lands across Park Terrace	Renewal SA	Council Community Adelaide Council	<ul style="list-style-type: none"> • Infrastructure design • Integration of seating, lighting and public art • Signage • Public art • Tree planting 	Renewal SA Art SA	Threads + Causeways	High
Continue development of local centre on Hawker Street.	Community Local Businesses	Council	<ul style="list-style-type: none"> • Pop up spaces • Flexible furniture 	Community Grant	Place Precinct + Event	High
Develop a new Place Precinct along First Street based on existing industry land use	Council		<ul style="list-style-type: none"> • Temporary Public Art • Landscape Treatments 	Capital works	Place Precinct + Event	High

Recommended Actions	Responsibility	Support	Place Making Objectives	Funding Opportunity	Typologies	Suggested Priority
Recognise potential of the Bowden Development, building on existing and proposed facilities such as Fontanelle	Renewal SA Community Local Businesses New Businesses	Council	<ul style="list-style-type: none"> • Refer to Bowden Project 'Place Making Strategy' • Pop up shops • Temporary Public Art 	Community grant Renewal SA	Place Precinct + Event	High
Support Entertainment Centre and encourage active public realm	State Government Community Local Businesses Renewal SA	Council	<ul style="list-style-type: none"> • Pop up shops • Temporary Public Art 	Community Grant DPTI	Place Precinct + Event + Causeways	High
Promote an industrial Place Precinct of Hindmarsh	Local Businesses Community	Council	<ul style="list-style-type: none"> • Temporary Public Art • Landscape Treatments 	Capital works	Place Precinct + Event	High
Develop local centres and key community facilities and consider future urban design, and policy requirements	Council	Community Local Businesses	<ul style="list-style-type: none"> • Pop up shops • Temporary Public Art • Landscape Treatments • Reclaimed car parks (pop up places) 	Community Grant Capital works	Place Precinct + Event	High
Encourage place making ideas along Gibson Street	Renewal SA Local Businesses Community Cirkids	Council	<ul style="list-style-type: none"> • Temporary public art • Event space (Cirkidz) • Pop up café and retail space • Occupation of vacant land (community gardens) • Temporary trees (potted trees) • Flexible seating and park furniture 	Renewal SA Community Grant	Event + Thread + Place Precinct	High
Explore place making opportunities that activate the Hindmarsh industrial land use	Community Local Businesses	Council	<ul style="list-style-type: none"> • Public art • New frontages to buildings • Signage • Landscape treatments 	Community Grant	Event + Place Precincts	High
Place making projects that encourage the development of the Adam Street Riverbank Precinct	DPTI Community	Council	<ul style="list-style-type: none"> • Temporary access and staging to river edge • Temporary public art in the river • Lighting • Pop-up café • Upgrade bridge over river 	DPTI Community Grant	Breathing Space + Threads + Event + Place Precincts + Causeways	High
Develop place making events within Ethelbert Square	Community	Council	<ul style="list-style-type: none"> • Temporary public art • Pop-up playgrounds • Totem tennis • Temporary veggie patch • Flexible seating and park furniture 	Community Grant	Event + Thread + Place Precinct	High

Recommended Actions	Responsibility	Support	Place Making Objectives	Funding Opportunity	Typologies	Suggested Priority
Work with the Renewal SA to deliver place making opportunities and events as part of a coordinated program	Renewal SA Community	Council	<ul style="list-style-type: none"> • Refer to Bowden Project 'Place Making Strategy' 	Renewal SA Place Making Grant	Breathing Space + Threads + Event + Place Precincts + Causeways	High
Encourage activation and connections between Chief Street, First Street	Community	Council	<ul style="list-style-type: none"> • Temporary streetscape treatments (seating and trees) • Public art (road art) • Pop up 	Community Grant	Threads + Event + Place Precincts + Causeways	High
Continue to activate the Port Road and Entertainment Centre Precinct	DPTI Community Local Businesses Tourism SA	Council	<ul style="list-style-type: none"> • Lighting art projects • Signage 	Community Grant DPTI	Event + Place Precincts + Causeways	High
Continue to support the development of open space within the Bowden Development and encourage quality outcomes that provide opportunities for community activation and use.	Renewal SA	Community Council	<ul style="list-style-type: none"> • New open space with place making focus (Bowden Masterplan) • Skate park • Pop-up places (playspace) • Public art 	Renewal SA Art SA	Breathing Space	Medium
Improve Port Road, recognising the impact of transport on the area.	State Government	Community Local Businesses Council	<ul style="list-style-type: none"> • Event spaces (temporary) • Landscape treatments • Public art 	DPTI	Breathing Space + Threads	Medium
Continue to improve Port Road	State Government	Local business Community Council	<ul style="list-style-type: none"> • Paving • Public art (temporary) • Signage • Infrastructure design • Integration of seating, lighting and public art 	DPTI	Threads + Place Precinct	Medium
Develop McInnes, First and Second Streets as a continuous connection between South Road and Park Terrace.	Council State Government	Community	<ul style="list-style-type: none"> • Infrastructure design • Event spaces (temporary) • Street furniture • Signage 	Capital works DPTI	Threads	Medium
Develop Chief Street as a major public realm connection	Council	Community Local Business	<ul style="list-style-type: none"> • Infrastructure design • Event spaces (temporary) • Temporary landscape treatments • Public art • Street furniture • Signage 	Council	Threads + Place Precinct	Medium

Recommended Actions	Responsibility	Support	Place Making Objectives	Funding Opportunity	Typologies	Suggested Priority
Develop Third and Ninth Streets to connect Joshia Mitton Reserve, Ethelbert Square and the Park Terrace	Council	Community	<ul style="list-style-type: none"> • Event spaces (temporary) • landscape treatments • Public art • Street furniture • Signage 	Capital works	Threads + Causeways	Medium
Improve connections between East Street and Chief Street across Torrens Road	State Government	Community Council	<ul style="list-style-type: none"> • Paving • Signage 	Capital works	Threads + Causeways	Medium
Increase the significance of Hawker Street and its Place Events and support existing businesses	Community Local Businesses	Council	<ul style="list-style-type: none"> • Temporary road closure and street market • Evening market 	Capital works	Threads + Causeways	Medium
Continue to explore opportunities to increase the activation of Joshia Mitton Reserve	Community	Council	<ul style="list-style-type: none"> • Pop up places 	Community Grant	Event + Thread + Place Precinct	Medium
Maintain landscape amenity of Joshia Mitton Reserve	Council		<ul style="list-style-type: none"> • Community garden • Historic interpretation and restoration • Dog park 	Community Grant	Breathing Space + Threads	Low
Upgrade Parfit Square as part of an ongoing open space upgrade programme	Council	Community	<ul style="list-style-type: none"> • Landscape upgrades • Public art 	Maintenance Capital works	Breathing Space + Threads	Low
Reinforce pedestrian and cycle connections from Third Street to Torrens Road	Council	Community	<ul style="list-style-type: none"> • landscape treatments • Public art • Street furniture 	Capital works	Breathing Space	Low
Link Port Road and River Torrens, using Holden Street and Milner Street.	Council	Local industries Community	<ul style="list-style-type: none"> • landscape treatments • Public art • Street furniture • Signage 	Capital works	Threads + Causeways	Low
Promote streetscape connections through Ovingham and Brompton	Council	Community	<ul style="list-style-type: none"> • landscape treatments • Public art • Street furniture 	Capital works	Threads + Causeways	Low
Continue to maintain the pedestrian and cycle priority crossing of Joshia Mitton Reserve and introduce improved lighting and tree planting	Council	DPTI Bike SA	<ul style="list-style-type: none"> • Maintain quality of bike path • Lighting • Tree planting (shade) 	Capital works	Threads	Low

Project	Recommended Actions	Responsibility	Support	Place Making Objectives	Funding Opportunity	Typologies	Suggested Priority
3.7	Pedestrian and cycle connection between McInnes Street and Day Terrace as part of South Road Upgrade	State Government	Community Bike SA Council	<ul style="list-style-type: none"> • Paving • Signage • Infrastructure design • Integration of seating, lighting and public art 	Capital Works DPTI	Threads + Causeways	Low
5.4	Activate First Street through community involvement	Community	Council	<ul style="list-style-type: none"> • Public art (murals and poster art) • Temporary street furniture • Lighting 	Capital Works	Threads + Causeways	Low
5.5	Facilitate greater community action within Joshia Mitton Reserve to encourage activation and ownership	Community	Council	<ul style="list-style-type: none"> • Community picnics • Swap meet in the park • Temporary community gardens (pop up place) • School holiday playspace (pop up place) 	Community Grant Renewal SA	Event + Thread	Low
5.8	Increase the connection between McInnes Street and Day Terrace	Council	Community DPTI	<ul style="list-style-type: none"> • Paving • Public art (temporary) • Signage • Infrastructure design • Integration of seating, lighting and public art 	Community Grant	Breathing Space + Threads + Event	Low

APPENDIX B : PLANNING CONSIDERATIONS

As part of the Inner West Place Making and Urban Design Framework a review of the existing planning provisions has been undertaken. While place making is not specifically expressed or directly referenced in the planning policy or zone provisions the following discussion explores recommendations that will assist in delivering new opportunities within the public realms of the Inner West. Section 1.1 illustrates how the different Place Making Typologies could be included in future Desired Character statements, while sections 1.2 to 1.6 provide more detailed discussion on potential planning policy amendments required to assist place making in key areas of the Inner West.

1.1 Desired Character Statements and Place Making Typologies

The following paragraphs represent potential place making descriptions that could be added to future Desired Character statements for relevant zones. The map shown below illustrates where different place making typologies intersect with planning policy zones and where respective place making statements could be included to reinforce opportunities. These statements could include;

1.1.1	Breathing Space <i>"It is expected that open space provision within the locality will facilitate and accommodate social interaction, connections and landscape amenity. Open space and the opportunity for place making will be characterised by well designed reserves, streets and public spaces that contain quality street furniture, public art and landscape treatments and have the capacity to meet the needs of the community and are adaptive to future demands."</i>
1.1.2	Threads <i>"It is envisaged that the street and path network of the locality will provide place making opportunities that foster links to places and destinations. It is critical that the connections are designed to act as a place making mesh that focuses activity and social engagement."</i>
1.1.3	Causeways <i>"It will be important to ensure that permeability into and out of the area is created through place making and place activation. It is essential that the locality provides a bridge or stitch in that urban fabric that facilitates access for the community."</i>
1.1.4	Place Precincts <i>"It will be important to consider the role of manufacturing and industrial land uses and activities in generating place making opportunities within the area. It is envisaged that street frontages become active and provide interest within the public realm. The area should provide opportunities for industrial processes to be made visible, creating vibrant streets."</i>
1.1.5	<u>Place Events</u> <i>"A key priority for this area is to support projects that encourage place making opportunities. Future development should encourage community interaction and ownership over public space with the encouragement of Council. It will be important that land uses, built form and development approaches of the locality encourage activation of open space, streets and public spaces through community events, urban design responses or public art."</i>

1.2 Ethelbert Square

Council wide policy under “Residential Development” promotes medium and high density residential development in areas close to activity centres, public and community transport and public open spaces. Ethelbert Square, identified in the Development Plan as a local reserve, is bisected by Chief Street and is located approximately mid-way between Port Road and Torrens Road. While the reserve area, surrounding roads of the Square and surrounding development on the western side of the Square is located within the Residential Zone, the surrounding area on the eastern side of the Square is in the Industry Zone.

Industry Zone

Surrounding development to the eastern side of the Square is within the “Industry Interface Area” of the Industry Zone, where it is envisaged that the area will accommodate a wide range of industrial and service activities which protect the amenity and safety of adjoining residential areas. Activities which are potentially hazardous or produce negative off-site impacts are not appropriate in this area.

In relation to Ethelbert Square, the Desired Character statement for Precinct 26 of the Industry Zone states that “A sense of enclosure is desired to Ethelbert Square and can be achieved with buildings fronting the Square of minimal or no setback and of appropriate scale and built form to provide a hard edge around the perimeter.”

Other policies which apply and which might impact on the achievement of “higher density” around Ethelbert Square and potential place making opportunities, include:

- Chief Street being identified as a primary access road for industrial traffic in the southern portion of the precinct
- maximum 60% site coverage
- buildings facing a residential zone should not contain openings or entranceways that would direct noise towards the residential zone
- development within the Industry Interface Area should not exceed 12 metres in height
- new allotments with direct access to Chief Street should have a minimum 30 metres frontage and a minimum area of 1250 m²
- dwellings being generally non-complying.

Residential Zone

Surrounding development on the western side of the Square is within the “Integrated Medium Density Policy Area 20” of the Residential Zone.

Features of the Zone and this Policy Area include:

Zone

- medium density residential housing on land adjoining large public open spaces
- development not exceeding two a storeys in height

Policy Area

- no housing density limitations
- a wide range of dwelling types at medium to high densities
- buildings of up to two storeys in height being appropriate.

Conclusions

While Ethelbert Square and its surrounding roads are within the Residential Zone (as is the surrounding development to the western portion of the Square), the surrounding zoning to the eastern portion of the Square promotes industrial development. This dual zoning around the Square makes it more difficult, if not impossible, to achieve a cohesive, higher density residential built form around the whole of the Square. Even where the surrounding zoning to the western portion of the Square seeks to promote medium density residential development, such development is essentially limited in height to two storeys, which hinders the achievement of the desired range of dwelling types at medium to high densities.

Recommendations

1. That the Industry Zone surrounding the eastern side of Ethelbert Square be reviewed with a view to rezoning it within the adjacent Residential Zone to the west.
2. That the Residential Zone polices be reviewed, particularly in relation to building height limitations, to ensure that the policies do not hinder the attainment of the desired residential densities and urban form sought around Ethelbert Square.
3. Future open space development consider the anticipated residential land use.

1.3 Active Frontages To Industry

Active frontages have been seen as a desirable urban design feature in relation to shops and other commercial activities in those areas where reasonable numbers of people congregate (i.e. activity centres) for some time. The concept can be applied in relation to industrial development

activities, primarily in those areas which exhibit mixed use type activities and where there is an amount of passing foot and vehicle traffic.

Currently, however, there is little specific policy in most Development Plans in relation to this matter, although some current policy provides some general support for this approach. For example:

- PDC 1 under Design and Appearance suggests “buildings should reflect the desired character of the locality”, so there is opportunity to require active frontages in Desired Character statements in appropriate zones
- PDCs 13 – 18 under Design and Appearance address the relationship of buildings to the street and public realm, with PDC 18 requiring development facing the street in mixed use areas to activate the street frontage.

Generally, however, policies for industrial development appear more aimed at minimising impacts from industrial activities with setbacks, landscaping/screening and design of buildings being some measures employed. These may be at odds with achieving active frontages (i.e. 3 metre setbacks with landscaping).

Conclusions

The current policy base in relation to the provision of active frontages to appropriate industrial development requires strengthening to better support this place making aim of the study and the Inner West Precinct more broadly.

Recommendations

1. That relevant policy be reviewed (i.e. under Design and Appearance, potentially under Heritage, Industrial Development and Interface Between Land Uses, and for the Industry Zone) to ensure that the policies, including the Desired Character statement for the Industry Zone, support the requirement to provide active frontages to appropriate industrial development and land use.

1.4 Activation Along The River Torrens Frontage

The River Torrens forms the southern boundary of both the Inner West Precinct and also the Council boundary in this location. In defining what constitutes the river “frontage”, it is considered to be the land located south of Adam Street and River Street, being zoned Metropolitan Open Space System (MOSS) along this portion of the Torrens River and also encompassing the Special Use Zone (the Hindmarsh cemetery) adjacent to South Road at the south-western end of the Precinct. In relation to activation of open space and recreation areas, Council wide policy under “Open Space and Recreation” proposes:

- a range of formal and informal recreation activities
- provision for the movement of pedestrians and cyclists
- pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes
- park furniture, shaded areas and resting places to enhance pedestrian comfort
- safe crossing points
- frontage to public roads to optimise pedestrian access and visibility
- proximity to households that they serve
- where practical, multi-purpose use.

MOSS Zone

An objective for this Zone is that public land is to provide for recreation areas and facilities, sporting facilities and conservation of the open, natural character. This portion of the Zone is also within the Linear Park (River Torrens / Karrawirra Pari) Policy Area 8 which has objectives more focussed on use of the land as a linear park. In practice, the narrow width of the Zone in this locality, its steep sides as it drops to the River and the tree lined nature of the banks, means that this portion of the Zone does not lend itself to the establishment of more formal sporting activities that might require a larger, flatter area. Forms of development envisaged in the Policy Area are more limited than those which might occur in the wider Zone, but still provide some assistance in the potential activation of the River frontage (i.e. lighting, passive outdoor recreation facilities, playground, recreation area and structures associated with public facilities such as car parking, picnic/barbeque areas and shelters and toilets). Unstructured passive and active recreation can also be undertaken. A recreation area can be established as a complying use within the Zone, provided it is more than 60 metres from the centreline of the River, or, if within this distance, pursued as a merit use. The listing of a number of forms of development (i.e. community centre, dwelling, hall, indoor recreation centre, office, shop) as non-complying in the Zone effectively lessens the potential for other forms of activation along the River frontage.

Special Uses Zone

The objective for this Zone is to accommodate “special public and private activities of an institutional or open character.” This portion of the Zone within the Inner West Precinct comprises the site of the Hindmarsh Cemetery. Policies identify that a cemetery, golf course and recreation area can be complying uses in the Zone provided they are not located within 60 metres of the centreline of the River. While activities associated with a recreation area can still be pursued as a merit use within this distance, the listing of

non-complying activities in the Zone (i.e. community centre, dwelling, hall, office, shop) effectively prohibits the establishment of a number of forms of development that might otherwise assist in providing activation to the River frontage. In addition, the Hindmarsh Cemetery and associated Sexton's Cottage is listed as a State Heritage Place which imposes additional controls over the form of any development proposed.

Conclusions

Council wide policy generally promotes activation of open space and recreation areas. Current planning policy for the MOSS Zone provides some opportunities for recreation based activation along the River frontage, while other forms of development which might assist activation are prevented, primarily on the basis that the land use is not considered compatible with the Objectives for the Zone. Current planning policy applying to the Special Uses Zone in this locality does not support development forms which might provide activation to the River frontage but, given its historic nature and use as a cemetery, this is not unexpected.

Recommendations

1. That the policies for the MOSS Zone be reviewed to investigate whether any other forms of development, that would support activation of the River frontage and potential place making, might be appropriate in this portion of the Zone.

1.5 Activation Of Centres, Open Space and Outdoor Dining

Council wide policy under Centres and Retail Development supports the activation of centres through providing:

- shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities in integrated centres
- a focus for community life
- safe, permeable, pleasant and accessible walking and cycling networks
- integrated housing
- public spaces such as malls, plazas and courtyards
- street furniture, including lighting and seats
- public facilities.

The Inner West Precinct is home to a District Centre based along both sides of Port Road and four Local Centres located generally in the northern portion of the precinct.

District Centre Zone

The policies for the District Centre Zone (Hindmarsh Policy Area 2) support activation within the District Centre through:

- providing an extensive list of envisaged activities (i.e. shops, commercial activities, community facilities)
- promoting medium to high density residential development
- siting and design to promote after-hours use to reinforce the centre as the focus for social activity in the district
- promoting reinvigoration of a wide variety of social, economic, cultural and residential uses
- promoting a more intensive mix of business and commercial activities, urban housing and tourist accommodation
- encouragement of new development to provide an active and attractive frontage to Port Road with maximisation of pedestrian access and amenity
- pedestrian-oriented frontages, including the provision of verandas, pergolas and encouragement of outdoor dining facilities

- development of pedestrian spaces, structures at a human scale and a high standard of landscaping
- providing a rich, textural building character
- requiring active street frontages at ground level, a cohesive townscape and the siting of buildings on or close to the front boundary of Port Road
- high quality landscaping and retention of existing mature trees
- continuing operation of non-residential uses, including live entertainment
- only listing a relatively small number of developments as non-complying in the Zone.

Local Centre Zone

The policies for the Local Centre Zone, including Local Shopping Policy Area 7, support activation within the Zone through:

- providing an appropriate list of envisaged activities (i.e. community facility, consulting room, shop, office, limited opportunity for residential development)
- providing pedestrian shelter along street frontages
- listing a relatively limited number of developments as non-complying in the Zone
- requiring an attractive street environment with outdoor eating areas, street furniture and plantings
- sympathetic design of new buildings.

Conclusions

Current policies applying to centres and retail development provide a reasonable level of support for the activation of these areas, particularly when combined with the policies for the District Centre Zone. Policies for the Local Centre Zone could be improved by the inclusion of more detailed policy requiring active frontages within the Desired Character statements

(similar to that applying to the Local Centres located in Policy Area 7). It is noted that the car parking requirements for shops within the Council area are set at 7 car parking spaces per 100 m² of total floor area. This requirement should be investigated to determine whether it is appropriate in terms of place making (i.e. visual appearance, desire for more pedestrian / cycle friendly facilities, opportunity to use car park land for community use (local parks)).

Recommendations

1. That the policies applying to the activation of the various Centre Zones be reviewed to ensure they are consistent across the precinct, with particular focus on Local Centres.
2. That the current car parking requirements for shops within the Precinct be reviewed in the light of place making aims and opportunities for better use of superfluous car park areas be identified for open space and public realm provision.

1.6 Residential Targets

Analysis of the background information to the 30-Year Plan, provided by Council, suggests some 4,000 new dwellings will need to be constructed in the Inner West Precinct in order to meet the additional dwelling targets set for the Charles Sturt Council area. Of these, some 2,200 dwellings are predicted to be constructed in the Bowden Urban Village development, requiring a further 1,800 dwellings to be constructed in the remainder of the Precinct. The background information indicates that some 1,200 dwellings are to be provided in the Hindmarsh “Triangle”, requiring the provision of a further 600 dwellings in the remainder of the Precinct.

The Hindmarsh “Triangle” land that can be built upon is partially located within the District Centre Zone, partially within the Industry Zone and partially within the Mixed Use Zone. Of these three zones, only the District Centre

Zone is considered to provide opportunity for increasing residential development opportunities, but even this area is constrained by heritage requirements and the need to not prejudice retail activity. Dwellings within the Industry Zone are largely non-complying and opportunities within the Mixed Use Zone are also extremely limited, through the small area of the Zone and its significant heritage constraints.

The Residential Zone to the north of Port Road provides opportunity to meet the additional 600 dwellings required in the Precinct, primarily within Integrated Medium Density Policy Area 20 and to a lesser extent within Inner Suburban policy Area 15.

Conclusions

More detailed investigations into the densities required to meet the 30-Year Plan dwelling targets are required to form a more definitive picture of how and where these targets can be accommodated in the Precinct. Policy amendments may be required in order to facilitate achievement of the targets (i.e. does the current 2 – 3 storey height limit in Policy Area 20 support the attainment of the targets?).

Recommendations

1. That Council undertakes more specific investigations into how and where the 30-Year Plan targets for residential development can be accommodated in the Precinct.
2. That the policies in the Development Plan be reviewed to ensure that they are in a form that facilitates the achievement of the residential development targets.