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Introduction

With the Tea Tree Gully Township Precinct Plan, our aim is to create a shared vision and a plan to help prioritise investment in the township over the next 15 years. We want to work in partnership with the local community, businesses and State Government to make sure that together we explore all opportunities to make the most the township’s character and potential.

The project follows on from work in 2010 on the create20forty project, where we created a vision for our City for the next 30 years and developed a new Strategic Plan and City Master Plan to guide us. Now we are focusing on specific areas around our City – the first of which is the Tea Tree Gully Township, a popular cultural and economic hub and a gateway to the Adelaide Hills.

In January and February 2012, we asked people what their vision for the township was and what they’d like to see happen in the area. This was an extensive exercise and included sending postcards to over 2100 households and writing to over 1000 residents, property owners, schools, businesses, government agencies and peak bodies, MPs and community, sporting and faith groups located in and around the township area. We also held a community workshop that was well attended by 60 people.

We collated the feedback and used it to develop concepts and ideas for the township to be rolled out over the next 15 years.

In July and August 2012 we obtained feedback on the direction and priority of our concepts and ideas for the township. This was another extensive exercise and included sending booklets and information about the project to over 2100 residents, property owners and businesses.

The feedback has been used to develop this precinct plan for the Tea Tree Gully Township which includes an implementation plan to prioritise investment into the precinct over the next 15 years. We will continue to work with residents, property owners, local business and government to implement the plan.
Heritage and character

We heard from our local community that preserving and enhancing the heritage and character of the area was one of the things they valued most.

The Tea Tree Gully township has remnants of our City’s Aboriginal and European history. It is recognised as a significant site for the Kaurna people.

We know that the community is also proud of the large number of our City’s heritage places located in the area. These help connect us with the achievements and lives of previous generations. As well, they add to the character and attractiveness of the City, giving enjoyment to residents, visitors and tourists.

Adapting and sensitively developing heritage places for different uses and activities is important, as this helps to make sure the places continue to be valued and maintained. Our ongoing initiatives, such as providing heritage advice and appropriate planning policies, mean sensitive developments will keep their valuable character and heritage, which we know is important to our community.

There are also other opportunities to tell the story of the township’s history through public art and additional information signage.

What we will do

We will:

• Keep in place planning controls to make sure that future development is sensitive to the township’s heritage and character
• Continue to provide free heritage advice to owners of heritage places
• Continue to maintain and enhance heritage places owned by Council
• Continue to provide grants to owners of heritage buildings for conservation works.
• Establish an interpretive trail in Pine Park that tells the story of Tea Tree Gully’s Aboriginal history
• Offer heritage information signage to owners of heritage places that don’t have signs, similar to existing signage on Council-owned sites and some privately owned sites.
More things to see and do

We believe the township could be a unique destination in our City, offering a range of experiences for residents and visitors – such as recreation, arts and cultural activities, eating out and socialising with family and friends.

Currently, many residents travel outside our City to take part in some of these activities. Providing these opportunities closer to home will increase our residents’ and visitors’ enjoyment of the township while increasing trade for local businesses.

What we will do

We will:
• Offer an additional community facility and cultural experience by opening the former Council Chamber building as an art Gallery and studio space.
• Continue to maintain and promote the use of Council-owned buildings for community groups and residents, including the Tea Tree Gully Institute, Tea Tree Gully Memorial Hall and RSL, and the former Steventon School.
• Introduce public art in the township. This could be:
  • A community art project at the Tea Tree Gully Memorial Hall
  • An installation telling the story of the history of the township, placed at the North East Road entry of Anstey Hill Recreation Park
  • Integrated into the proposed Aboriginal History Interpretive Trail from the Former Council Chamber to Newman’s Nursery
• Encourage small scale events by community and businesses, such as markets and events on Haines Memorial Park and at the Highercombe Museum, and exhibitions at the Former Council Chamber Gallery.
• Encourage more restaurants and cafes to establish in the township.
Environment, parks and open space

We know that the trees, parks and environment of the township are highly valued by residents and visitors and are a key feature of its character.

Anstey Hill Recreation Park is a landmark and an important recreational and environmental asset. There is potential to improve it by upgrading the North East Road entry to the park and improving access, car parking and signage. Other parks in the township could also do with some upgrades over the coming years to make sure that they continue to benefit our community.

There is also an opportunity to increase the number of street trees in the precinct, adding attractiveness and shade, and creating linear parks with paths to better link St Agnes to the township and improve the link to Newman’s Nursery. Acquiring a portion of land from the former Angove’s winery site, if it is developed, will add another recreational link.

What we will do

We will:
- Remove weeds in creeks that are owned by Council
- Develop tree management plans for historic tree plantings along Memorial Drive and the Pine Plantation to make sure they remain established and healthy
- Upgrade the kitchen and toilets at the Tea Tree Gully Memorial Hall and the public toilet at Tea Tree Gully Sports Area
- Plant more street trees
- Add additional vegetation and landscaping around the Tea Tree Gully Sports Area (adjacent Heitmann Court) through a community tree planting day.
- Partner with the State Government to upgrade the entry of Anstey Hill Recreation Park on North East Road, including new park identification signage, information and trail signage and new car parking within the park (subject to agreement by State Government)
- Upgrade Pine Park from Haines Road to Newman’s Nursery by introducing an Aboriginal History Trail incorporating signage, public art and landscaping to interpret local Aboriginal History.
- Establish a linear park along the creek from Memorial Drive to the existing pathway along Angove Park Drive (subject to the site being developed/development approval).
Business and tourism

The township contains a range of small businesses with a mix of commercial businesses at the western end of the precinct, and hotels and restaurants at the eastern end.

Improvements to the public space – such as tree planting and removing overhead power lines – would make the township a better place to visit and spend time, and greatly improve the experience for residents, shoppers and visitors.

Attracting more restaurants and cafes to establish in the township could create a destination for eating out and entertainment that would attract more people to socialise with family and friends in local businesses rather than travelling to other hotels, restaurants and cafes outside our City.

What we will do

We will:

• Promote business opportunities associated with the National Broadband Network roll out in Tea Tree Gully
• Develop new suburb identification signage to clearly identify the precinct.
• Develop a tourism strategy that will investigate tourism opportunities, such as encouraging people to stop and visit the township on their way to and back from the Adelaide Hills, promotion of the Township and Anstey Hill in State Government brochures and guides and investigating the potential for the Township and City generally to be ‘RV Friendly’
• Facilitate the establishment of a business traders group that can collectively promote and enhance the precinct and its businesses
• Create a dining and entertainment destination near Haines Memorial Park and the existing hotels and restaurants in the area by:
  • Encouraging more restaurants and cafes to establish in this area
  • Encouraging existing restaurants and hotels to provide outdoor dining to create a more inviting street presence
  • Encouraging small scale community events to increase activity in this area
• Create two pedestrian focused areas around businesses by undergrounding power lines and adding new street trees, paving, footpaths and street furniture (benches, bins, bicycle racks etc) to encourage more foot traffic and customers and encourage people to spend more time in these areas (subject to external funding).
Walking, cycling and driving

North East Road offers easy access to the township by car and also gives some exposure to the area’s businesses and attractions. However, it also impacts people’s enjoyment once they arrive in the precinct, and reduces the comfort and safety of pedestrians. Attracting funding for improvements to the public space in the precinct would improve the visitor experience for pedestrians and cyclists, while additional pathways along creeks and another safe pedestrian crossing on North East Road would improve safety.

What we will do
We will:
• Develop footpaths along sections of North East Road and better pedestrian connections along the western side of Memorial Drive.
• Lobby the State Government to create a safer pedestrian environment and slower vehicle speeds along North East Road in pedestrian focus areas at the eastern and western ends of the precinct.
• Identify public parking with signs at Council-owned car parks, to help address parking in busy periods.
• Develop walking paths along creeks from Memorial Drive to the existing pathway on Angove Park Drive and an upgraded trail from Pine Park to Newman’s Nursery.
• Develop a consistent streetscape over time by having the same style footpaths and street furniture that is sensitive to the character of the precinct.
• Provide bicycle parking near shops during the future streetscape upgrades.

An existing walking path in our City.

A new walking path from Memorial Drive to Angove Park Drive could be established.
Precincts
Precinct 1
West End / Commercial / Business

01 Enhance public realm (paving, trees, furniture, planting). Improve pedestrian access. Consider a ‘shared street’ treatment (subject to external funding).

02 Enhance public realm (paving, trees, planting, furniture, bus stop).

03 Underground overhead wires (subject PLEC funding).

04 Work with DPIT to reduce traffic speeds and improve pedestrian safety and amenity.

05 Explore options for consolidated rear car parking areas. Provide clear parking signs from North East Road.
Public Realm Upgrade

New footpath paving

New tree planting

Improve pedestrian access. Consider ‘shared street’ treatment for pedestrians, cyclists and vehicles.

New median planting
Precinct 2
Community / Commemorative

01 Improve signage/marker/visibility on north-side of North East Road.

02 Reinforce Avenue of Honour on Memorial Drive:
   - Prepare and implement a tree management plan.
   - Improve the pedestrian connection along Memorial Drive.
   - Maintain the informal ‘rural’ feel of Memorial Drive.
   - Consider reproducing missing commemorative plaques along Memorial Drive in conjunction with RSL.

03 Upgrade Tea Tree Gully hall (toilet and kitchen). Consider opportunity for public art. Upgrade existing public toilet at oval and improve directional signage to toilet from North East Road.

04 Link with school for community activities (e.g. public art, tree planting).

05 Provide a pathway along the southern side of Tea Tree Gully Creek (Stage 1 – 2).

06 Bio-diversity link. Infill planting and interpretive signage. Opportunity for community planting event.

07 Enhance pedestrian link around the oval.
Precinct 3
East End / Cultural / Tourism

01 Work with DTPI to slow traffic speeds and
improve pedestrian safety and amenity.

02 Upgrade the ‘formal’ section of Pine
Park. Provide new park furniture (seating,
tables, BBQs, etc.).

03 Potential for small scale events (e.g.
market and exhibitions) in Haines
Memorial Park, Highcorkhe Museum,
Former Council Chamber Art Gallery.

04 Upgrade the Anstey Hill Recreation Park
entry:
- Improve pedestrian access.
- Investigate providing a low-key
rubble car park within the site.
- Provide new interpretative signage
and map at the entrance.
- Opportunity for public art and
interpretation of early settler
heritage.

05 Provide footpath on the south side of
North East Road to Fox and Finkin pub.

06 Establish Aboriginal history interpretive
trail (signage and public art) from former
Council Chamber to Newman’s Nursery.

Potential for future restaurant/cafe/
entertainment development.

LEGEND

↔ ↔ FOOTPATH UPGRADE
↔ ↔ REDUCING TRAFFIC SPEED
Movement

01 Provide a pathway along the southern side of Tea Tree Gully Creek (Stage 1).
02 Provide a pathway along the southern side of Tea Tree Gully Creek (Stage 2).
03 Upgrade existing path (drainage works/erosion control).
04 Improve the pedestrian connection along Memorial Drive.
05 Pedestrian focus area. Work with DPTI to slow traffic speeds and improve pedestrian safety and amenity.
06 Enhance the link along North East Road. Upgrade footpath on the north side (short-term). In long term progressively unify the Tea Tree Gully Township area through footpath and furniture treatments.
07 Pedestrian focus area. Work with DPTI to slow traffic speeds and improve pedestrian safety and amenity.
08 Define and upgrade entry to Anstey Hill Recreation Park. Enhance access for pedestrians.
09 Provide footpath on the south side of North East Road to Fox and Firkin pub.
10 Establish Aboriginal history interpretive trail (signage and public art) from former Council Chamber to Newman’s Nursery.
11 Enhance pedestrian link around the oval.

P Provide signage to better identify public car parking.

LEGEND

- Footpath Upgrade
- New/Upgrade Off-Road Path
- Existing Link
- Pedestrian Focus Area
- Project Study Area
Vegetation

01 Remove weeds and seek to restore the natural character of Tea Tree Gully Creek.

02 Biodiversity link. Infill planting and interpretive signage. Opportunity for community planting event.

03 Reinforce ‘gateway’ with large, clean-trunked trees (European-character).

04 Prepare and implement a tree management plan to conserve and maintain the Avenue of Honour pine trees.

05 Plant native street trees under shaded walkways program.

06 Reinforce ‘gateway’ with large, clean-trunked trees (European-character).

07 Prepare and implement a tree management plan to conserve and maintain the pine plantation.
<table>
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<tr>
<th>Project ID</th>
<th>Project name</th>
<th>Priority/timing</th>
<th>Comments</th>
<th>Estimated cost 2012</th>
<th>Potential maximum external funding</th>
<th>Potential external funding sources</th>
<th>Link with Strategic Plan 2011–2015</th>
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<td>1</td>
<td>Anstey Hill gateway</td>
<td>Short term</td>
<td>A key gateway site and city wide recreation asset that provides a good partnership opportunity to significantly enhance the precinct</td>
<td>$160,000</td>
<td>&gt;50% (to be negotiated with DEWNR)</td>
<td>Department of Environment, Water and Natural Resources</td>
<td>1.1.4</td>
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<td>2</td>
<td>Pine Park upgrade</td>
<td>Short term</td>
<td>Identified as an existing asset management priority due to infrastructure upgrades required, in particular the retaining wall within the site. Projects 2 and 3 could be combined to increase funding opportunities.</td>
<td>$140,000</td>
<td>50%</td>
<td>Department of Planning, Transport and Infrastructure 'Places for People Funding'</td>
<td>9.1</td>
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<td>3</td>
<td>Aboriginal History Trail - former Council Chamber to Newman's Nursery</td>
<td>Short term</td>
<td>Heritage was the community's key priority, the project will provide a connection with the precinct's aboriginal history while creating a strong link between Newman's Nursery and the Former Council Chamber art gallery. Projects 2 and 3 could be combined to increase funding opportunities.</td>
<td>$210,000 (cost includes $100k for environmental remediation of creek)</td>
<td>50-60%</td>
<td>Department of Planning, Transport and Infrastructure 'Places for People Funding'</td>
<td>6.1.5</td>
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<td>4</td>
<td>Precinct Business Group</td>
<td>Short term</td>
<td>Fund the start up of a group of business owners to drive growth in the precinct through promotion, events and lobbying potential funding sources.</td>
<td>$2,000</td>
<td>None currently identified</td>
<td>None currently identified</td>
<td>2.3.3</td>
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<td>5</td>
<td>Investment attraction</td>
<td>Short term</td>
<td>The quality of the precinct as a destination also relies on the businesses and products available. Council will need to consider whether it is likely to be feasible for businesses such as restaurants and cafes to establish and will need be able to promote the comparative advantages of establishing them in the Township.</td>
<td>$15,000</td>
<td>None currently identified</td>
<td>None currently identified</td>
<td>2.3.1 2.3.2</td>
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<td>6</td>
<td>Tourism strategy</td>
<td>Short term</td>
<td>Tourism is a key vision for the precinct. The potential for tourism and particular strategies will require further detailed investigation.</td>
<td>$15,000</td>
<td>None currently identified</td>
<td>None currently identified</td>
<td>2.7.1 2.7.2</td>
</tr>
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<td>7</td>
<td>Memorial Drive pedestrian link and tree management</td>
<td>Short term</td>
<td>Improving this pedestrian connection was an existing asset management priority given its proximity to a primary school. The avenue of honor tree planting is heritage listed and an important cultural asset.</td>
<td>$53,000</td>
<td>None currently identified</td>
<td>None currently identified</td>
<td>5.1.1</td>
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<td>8</td>
<td>Car park identification signage</td>
<td>Short term</td>
<td>There is limited scope to provide new car parking due to land ownership constraints. Public parks are often underutilised and signage provides a low cost solution to improve parking accessibility.</td>
<td>$500</td>
<td>Nil</td>
<td>Nil</td>
<td>5.2</td>
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<td>9</td>
<td>Linear Trail (Memorial to Angove Park Drive)</td>
<td>Medium term</td>
<td>Would create a recreational assets and improve the link for residents to the west of the precinct to the township's existing facilities and businesses.</td>
<td>$190,000 (includes environmental remediation of creek)</td>
<td>50%</td>
<td>Department of Planning, Transport and Infrastructure 'Places for People' grant</td>
<td>5.1 8.2.2</td>
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<td>10</td>
<td>Precinct identification signage</td>
<td>Medium term</td>
<td>Will be implemented as part of Council’s City Wide Signage Strategy.</td>
<td>$4,000</td>
<td>Nil</td>
<td>Nil</td>
<td>7.2</td>
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<tr>
<td>11</td>
<td>West end commercial precinct streetscape upgrade (subject to funding)</td>
<td>Long term</td>
<td>A high cost project that would only occur with significant external funding. Removal of over head power lines and streetscaping would have significant amenity benefits creating positive impacts for business, pedestrians and the image of the precinct.</td>
<td>$975,000</td>
<td>50%</td>
<td>Department of Planning, Transport and Infrastructure 'Places for People' funding and Power Line Environment Committee funding</td>
<td>1.4</td>
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