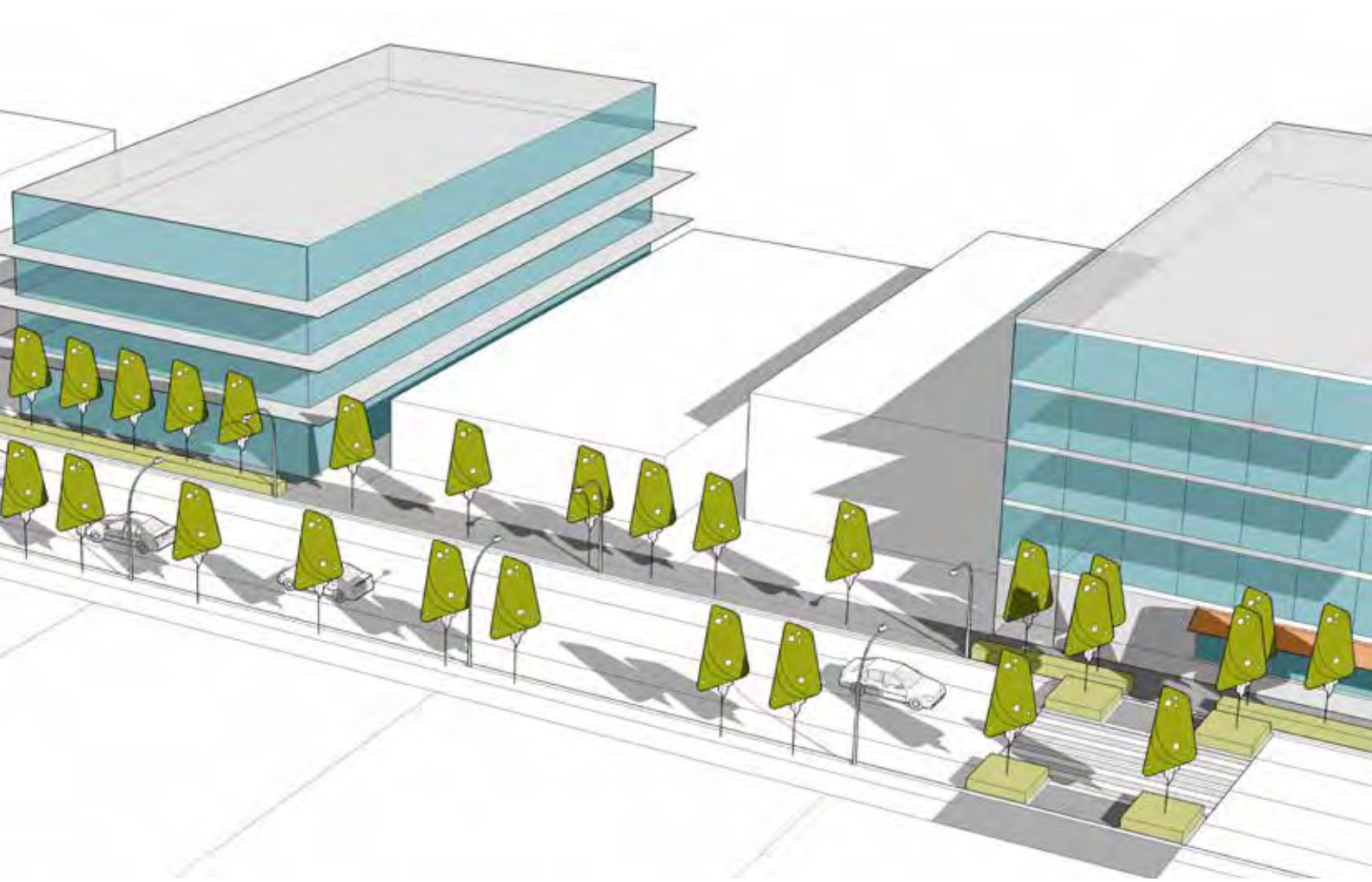
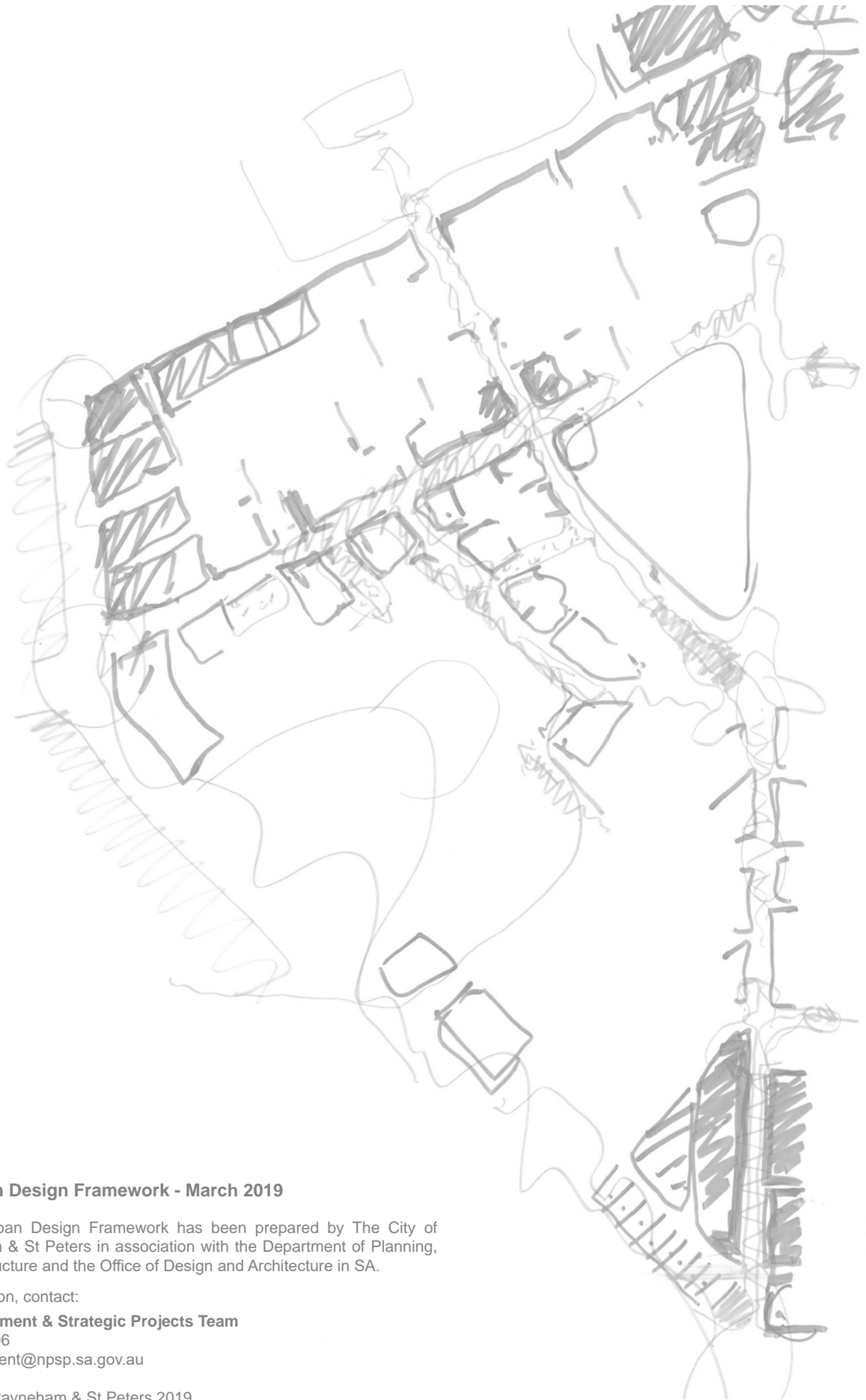


Kent Town

Urban Design Framework



City of
Norwood
Payneham
& St Peters



Kent Town Urban Design Framework - March 2019

The Kent Town Urban Design Framework has been prepared by The City of Norwood Payneham & St Peters in association with the Department of Planning, Transport & Infrastructure and the Office of Design and Architecture in SA.

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Kent Town

Urban Design Framework

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1.0 Introduction

In 2010, the South Australian Government released *The 30 Year Plan for Greater Adelaide*, built around the objectives of improving livability, increasing competitiveness and driving sustainability.

As part of the State Government's long term vision, the suburb of Kent Town was identified as a 'significant high density, mixed use regeneration opportunity'. In response, local planning policy changes were made in 2013 to introduce opportunities for higher density apartments, retail, office and commercial developments, amongst the historic streets and buildings of Kent Town.

The suburb's proximity to Adelaide's CBD, East End and the Adelaide Park Lands to the west, and access to the popular retail and dining precincts of Magill Road and The Parade to the east, make the neighbourhood a highly desirable location for future growth. Development will provide new opportunities for people to live, work and visit the City of Norwood Payneham & St Peters.

The next few years will be an important next stage in the evolution of Kent Town. Redevelopment proposals must contribute to a liveable neighbourhood and benefit the local community.

The City of Norwood Payneham & St Peters, in partnership with the Department of Planning, Transport and Infrastructure (DPTI), and the Office of Design and Architecture South Australia (ODASA), has realised the need for a framework that supports new development to improve the safety, accessibility and amenity of local streets and public spaces across Kent Town to achieve a better quality of life for residents, workers and visitors.

Role of the Development Plan

The Norwood, Payneham and St Peters (City) Development Plan establishes the objectives, desired character and principles of development control within Kent Town. In 2013, parts of Kent Town were rezoned as 'Urban Corridor Zone'. The Urban Corridor Zone includes three Policy Areas: Boulevard, Business and Corridor, which are briefly described below.

- **Urban Corridor (Boulevard)** - medium and high rise development framing the street (mainly along North Terrace and Dequetteville Terrace) with shops, offices, commercial and residential uses;
- **Urban Corridor (Business)** - mixed use business area for a range of commercial and light industrial land uses with medium and high density residential development; and

- **Urban Corridor (High Street)** - mixed use area for retail, office, commercial, civic and medium and high density residential development with active streets to support the economic vitality of Kent Town.

As a result of the rezoning, Kent Town now has the capacity to accommodate a likely yield of 550 new dwellings (primarily apartments) and an overall capacity for approximately 10,000 square metres of retail floor space and 30,000 square metres of office and commercial floor space.

Purpose of the Urban Design Framework

The Urban Design Framework sets out a long term vision for Kent Town that highlights the importance of stronger relationships between development sites and local streets. It raises aspirations for developers, designers, businesses and the local community for public and private spaces that add to the future liveability of Kent Town.

The document is intended to provide value to the following key stakeholders who will be involved in the long term evolution of the neighbourhood.

Developers / Designers

The Urban Design Framework supports an aspirational vision for Kent Town, to encourage local developers and designers to find ways to positively integrate the planning and design of new developments with the aspirations and settings of the surrounding streetscape.

Decision Makers

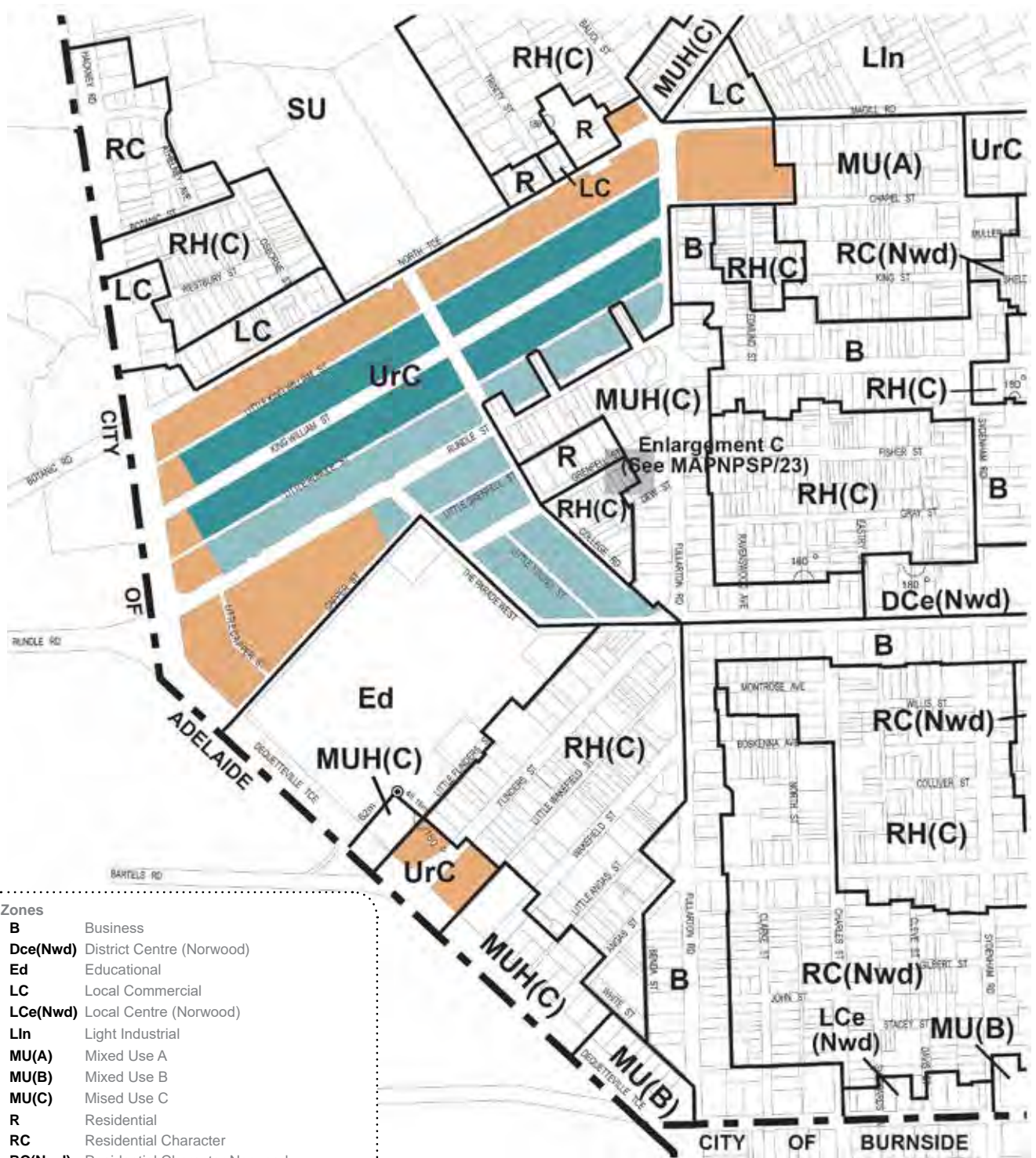
The vision, themes and overall strategic directions for Kent Town provides a aspirational framework for decision makers to make a more informed judgment on the merits of new development and its positive contribution to the long term evolution of Kent Town.

Businesses / Residents / Property Owners

The Urban Design Framework provides a vision for a quality of life anticipated within Kent Town through its long term impact of development, to benefit the existing businesses, residents and property owners as well as attract others to move into the neighbourhood.

Asset Managers

The strategic directions for Kent Town and the Public Realm Manual provide a long term commitment to enhance the quality of the public realm. Renewal of assets within Kent Town should be undertaken per the guidance and standards set out by the Urban Design Framework and Public Realm Manual.



Zones

- B** Business
- Dce(Nwd)** District Centre (Norwood)
- Ed** Educational
- LC** Local Commercial
- LCe(Nwd)** Local Centre (Norwood)
- LIn** Light Industrial
- MU(A)** Mixed Use A
- MU(B)** Mixed Use B
- MU(C)** Mixed Use C
- R** Residential
- RC** Residential Character
- RC(Nwd)** Residential Character Norwood
- RH(C)** Residential Historic
- SU** Special Uses
- UrC** Urban Corridor

Policy Areas

- Urban Corridor (Boulevard)
- Urban Corridor (Business)
- Urban Corridor (High Street)

Map of Development Plan Zones in Kent Town (and Adjoining Suburbs) with the 3 Urban Corridor Policy Areas Shown in Colour

Kent Town Design Hub Workshop

The Urban Design Framework commenced through a Design Hub Workshop held with stakeholders from the State Government Department of Planning, Transport and Infrastructure (DPTI) and the Office for Design and Architecture SA (ODASA) in November 2016.

The purpose of the Kent Town Design Hub was to align the understanding and expectations of both the State Government and the City of Norwood Payneham & St Peters in order to develop a shared vision and a common direction for the future evolution of Kent Town.

The Design Hub Workshop confirmed the need for greater collaboration and coordination of the different inputs from all stakeholders to establish lasting change within Kent Town. The outcomes of the Design Hub can be summarised into four areas as follows.

- A vision for Kent Town to be a working, unique, connected and evolving neighbourhood.
- Neighbourhood themes that highlight the importance of Place, Linkages, Creative Industries and Resilience.
- A proposal to develop an Urban Design Framework that

will enable local initiatives and change in the evolution of Kent Town through leadership, advocacy, influence and partnering.

- Identification of next steps, highlighting the importance of demonstration projects, supporting policy and strategy, and building stronger partnerships between government and the community.

The Urban Design Framework reflects the aspirations of the the Council, DPTI and ODASA for the future of the Kent Town neighbourhood by:

- Highlighting key themes and directions that reveal the new possibilities to capture the urban character and qualities desired for Kent Town;
- Promoting greater integration between the design and planning of individual development sites with high expectations for local streets to achieve a more vibrant public realm;
- Encouraging the realisation of localised opportunities, which are co-ordinated and contribute towards the longer term evolution of Kent Town; and
- Seeking the participation of government, developers, businesses, residents and the wider community in shaping the evolution and enhancement of Kent Town.



Design Hub Workshop, November 2016

A Co-ordinated Future

The Urban Design Framework is the Council's strategic document that sets out the overarching vision, themes, directions and implementation strategy for Kent Town's public realm. It is informed by and responds to the Urban Corridor Zone and three Policy Areas as set out and described in the Norwood Payneham & St Peters (City) Development Plan.

The Urban Design Framework is supplemented and supported by related documents that expand on the specific opportunities identified, providing additional information to assist future development to make a positive contribution to the quality of the Kent Town neighbourhood.

The following summarises the supporting documents provided to assist Elected Members, developers, businesses, residents, and the local community to understand how future development can be better integrated and encouraged to build on the character and opportunities that exist within Kent Town.

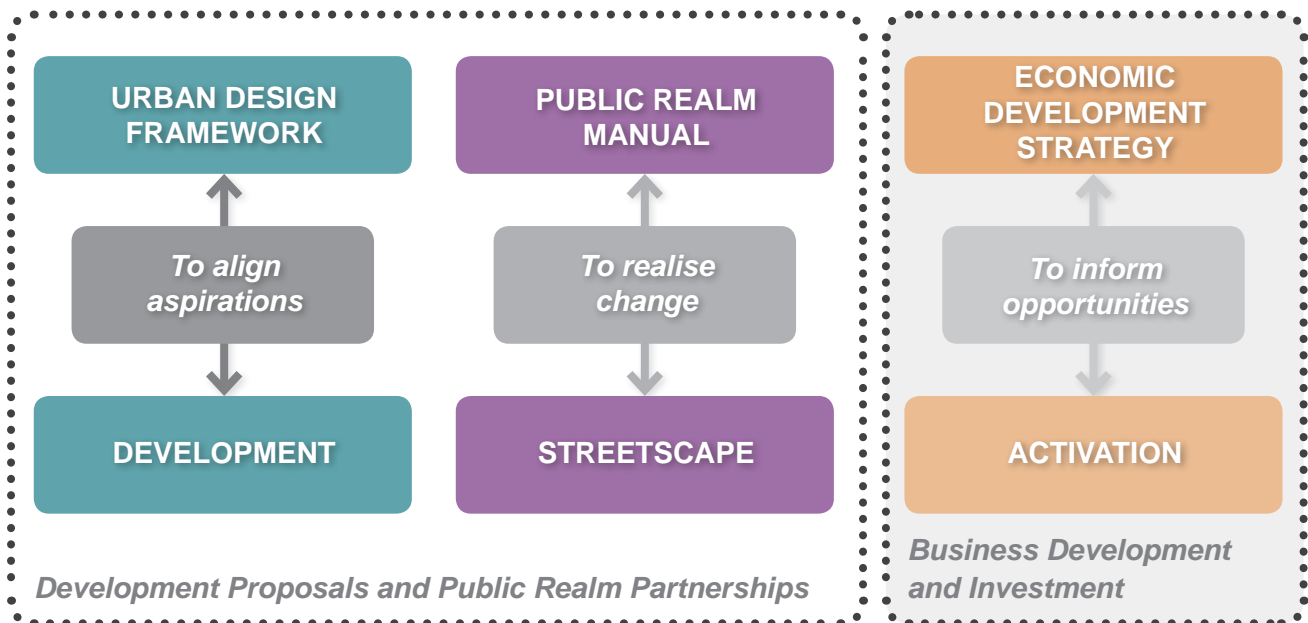
Kent Town Public Realm Manual

The Public Realm Manual reflects the vision, ideas and themes of the Urban Design Framework, through detailed recommendations of the future function and layout of each street within Kent Town. It specifies a comprehensive palette of materials, furniture and other urban elements to be used throughout Kent Town to create a higher quality and more resilient public realm. The role of the Public Realm Manual is to guide the long-term management and replacement of all Council-owned infrastructure to a new standard, as well as guide the opportunity for new public realm enhancements.

Economic Development Strategy

An Economic Development Strategy (still to be developed) will be used as a tool to identify and attract new businesses and enhance existing businesses to support the economic competitiveness, community activation and unique, cultural appeal of Kent Town.

The Kent Town Urban Design Framework & Related Documents



2.0 A Vision for Kent Town

Understanding Kent Town

Kent Town is not a blank page or a precinct that can be prescriptively planned and reconstructed. Rather, it is an existing and valued neighbourhood that will require new development to integrate with its local setting and make a positive contribution to drive its overall evolution.

The future for Kent Town will emerge from an appreciation and understanding of its unique history and character. The Urban Design Framework for Kent Town is built through a genuine understanding of the following five key qualities: History, Identity, Place, Streets and Landscape.

History

- The history, identity and character of Kent Town is not well understood or appreciated by many in the local community, developers or decision makers.
- Many people relate to a diversity of individual qualities, without a common or shared understanding of the neighbourhood.
- The legacy of social and political agitation, experimentation and innovation as well as Kent Town's distinct urban form provides a platform to empower the future vision.
- The sentiment of 'neighbourhood' reflects the history of the local area, its establishment and early development by Dr Kent, as well as the presence of Prince Alfred College and the Wesley Uniting (formerly Methodist) Church within Kent Town.

Identity

- The act of 'making' is common amongst the diversity of existing businesses. It contributes to the contemporary identity, appeal and day to day activation of the local streets.
- The organic, imperfect and incomplete nature of the neighbourhood is part of its identity and appeal. Future development should contribute to the evolution, avoiding the generic, homogeneous or 'slick'.
- The current 'life' of the working neighbourhood (mixed use) and the laneway public art trail are the most vulnerable due to future development pressures.
- Amongst the dominance of light industry, Kent Town is understood to be a focus of small, independent, creative businesses. However, for many of these businesses, their work methods, production or products are not visible within the neighbourhood.

Place

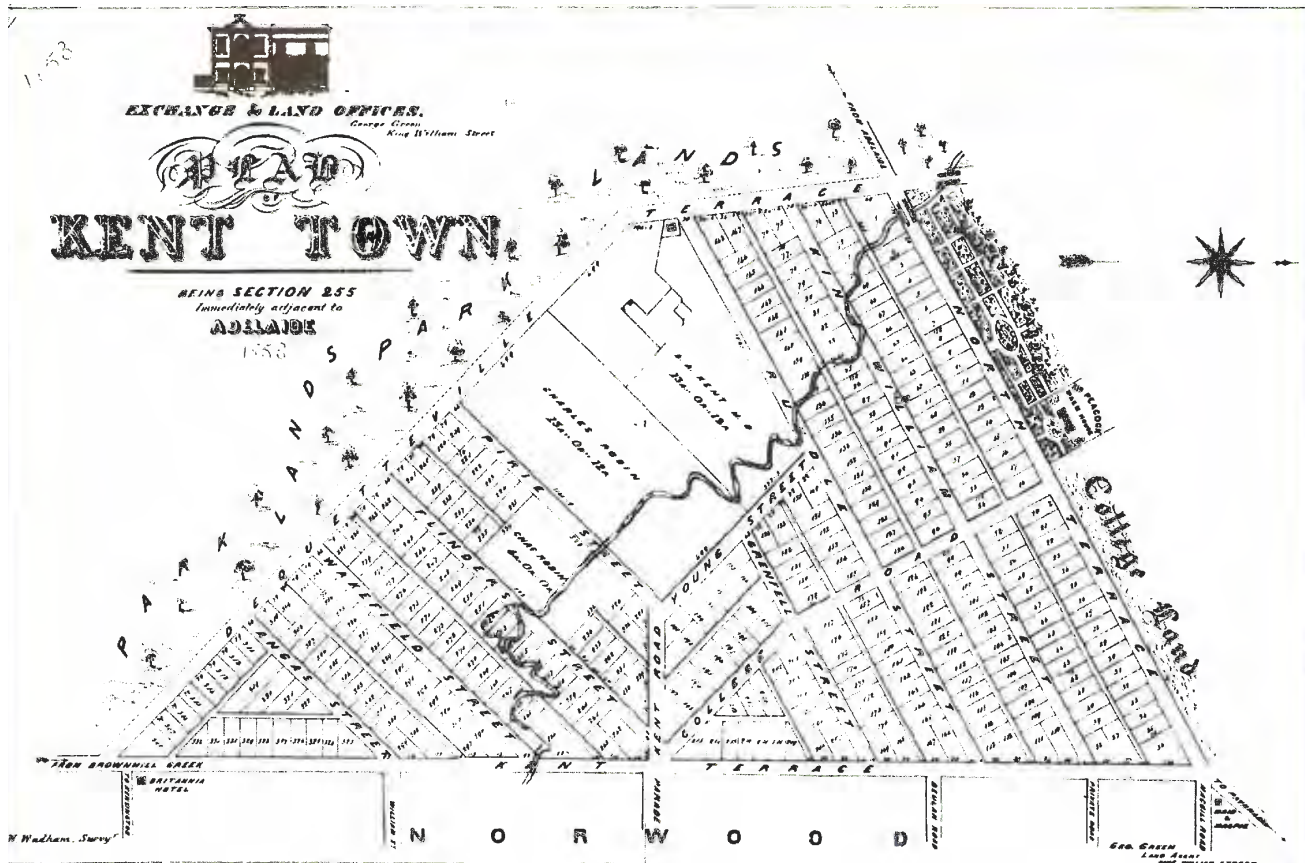
- There is a lack of established community focused places and spaces to gather within the neighbourhood.
- The *Little Rundle Arts Project* engaged the local community and fostered a new sense of place for the laneway.
- The organic and ad-hoc evolution of the 'little' streets have established a varying urban form that encourages exploration of these streets to reveal small unique places of interest / activity, unlike the traditional planned street frontages.
- The ambition and appeal of new developments should not be limited to its reliance on views to the Adelaide Park Lands or CBD connections. It should value the local neighbourhood and contribute new services and activation that adds to the day-to-day life.

Streets

- Kent Town is heavily influenced by daily commuter traffic into and out of the CBD, with several bus routes.
- Kent Town's unique position between the Adelaide CBD, the Park Lands, as well as the Magill Road and The Parade Precincts, makes it easily accessed and ideally suited to growth in walking and cycling.
- Kent Town must ensure it does not remain isolated from its wider context or perceived as an 'island' trapped by a major road network.
- Pedestrian and cyclist safety, accessibility and amenity have not been historically prioritised in the management of the local streets, resulting in outdated infrastructure and an overall low amenity.
- The historical street network of Kent Town reflected a diversity of built form, e.g. grand homes along Dequetteville Terrace and workers terraces along the 'Little' Streets (i.e. laneways). The relationship of the built form to the scale of the street should also be reflected in new built form and public realm.
- The 'Little' streets (i.e. the laneways, most of which have names beginning with Little) provide a human scale to the neighbourhood. However, increased building heights adjacent the laneways and the consolidation of smaller irregular blocks will change the proportion and challenge the valued qualities of place in the future. A greater understanding of the desired character for the 'Little' Streets is necessary in the planning and design of building interface to allow for disruption, activation and greater permeability.

Landscape

- The existing landscape (planned and opportunistic) is valued within Kent Town, in part due to the scarcity of green open space across the neighbourhood.
- Redevelopment of the neighbourhood should include opportunities to reveal or interpret the invisible landscapes, including the historic First Creek alignment, Kaurna connection to the area and the former landscape (environment).
- Landscape and public art are the most obvious demonstrations of the community's attachment to place, in particular through the level of care and innovation in the establishment and ongoing maintenance of these elements.
- Sustainability and the importance of greening are considered basic building blocks of the next evolution of Kent Town; a particular point of difference to its history.



Map of Early Kent Town

2.1 Neighbourhood Vision

Kent Town is a connected neighbourhood that offers a unique lifestyle and diverse built form. The public realm respects Kent Town's past and responds to the community's current uses and anticipated future needs.

From a combined understanding of its past, a new holistic vision for the neighbourhood can align all stakeholders in a shared future for Kent Town.

A connected neighbourhood...

Kent Town should be a focus for businesses, residents and students seeking the professional, lifestyle and wellbeing benefits of being located between the City, the Park Lands and the Eastern suburbs.

The streets within Kent Town should be the setting for public life, allowing people to spend time within the neighbourhood as well as find ease of movement and different ways of travelling into and out of Kent Town.

A unique lifestyle appeal...

Kent Town should provide greater opportunities for its workers, residents, students and visitors to contribute to the life and appeal of the neighbourhood, seven (7) days a week.

It should enable existing businesses to continue to succeed as changing economic, lifestyle or cultural opportunities emerge in new developments across Kent Town.

An attitude that gives respect to its past...

Kent Town is a working neighbourhood that has been continually evolving since its settlement in 1856. Its progressive, opportunistic and innovative history is a unique inheritance. New development respects the past and contributes to the existing diversity of built form and mix of uses.

Responsive to Future Needs...

The evolution for Kent Town should be supported by contemporary technologies and infrastructure to ensure it remains relevant and responsive to the changing needs of residents and workers. Greener streets and buildings will create a liveable neighbourhood that is more resilient to climate change.



**A CONNECTED
NEIGHBOUR-
HOOD**

The streets should provide the setting for public life within Kent Town, and better connect the community with the surrounding Park Lands, CBD and eastern precincts



**A UNIQUE
LIFESTYLE
APPEAL**

New opportunities for its growing worker and resident community to contribute to the life and appeal of the neighbourhood, seven days a week



**RESPECT FOR
THE PAST**

A progressive, opportunistic and innovative history is a unique inheritance that challenges the attitude and ambition of the next transformation



**RESPONSIVE TO
THE FUTURE**

Modern technology and green infrastructure is responsive to changing needs of the community and provides resiliency to climate change

2.2 Neighbourhood Ideas

With a lack of parks and squares, the streets within Kent Town provide the greatest opportunity to sustain public life.

The evolution of Kent Town will be shaped by incremental changes to the public realm and driven by local developments.

A greater clarity of the individual identity, roles and long term aspirations for key streets will better inform and engage development proposals across the neighbourhood and promote more positive change towards the anticipated evolution of Kent Town.

Several ideas are discussed which can contribute towards achieving the neighbourhood vision. These include:

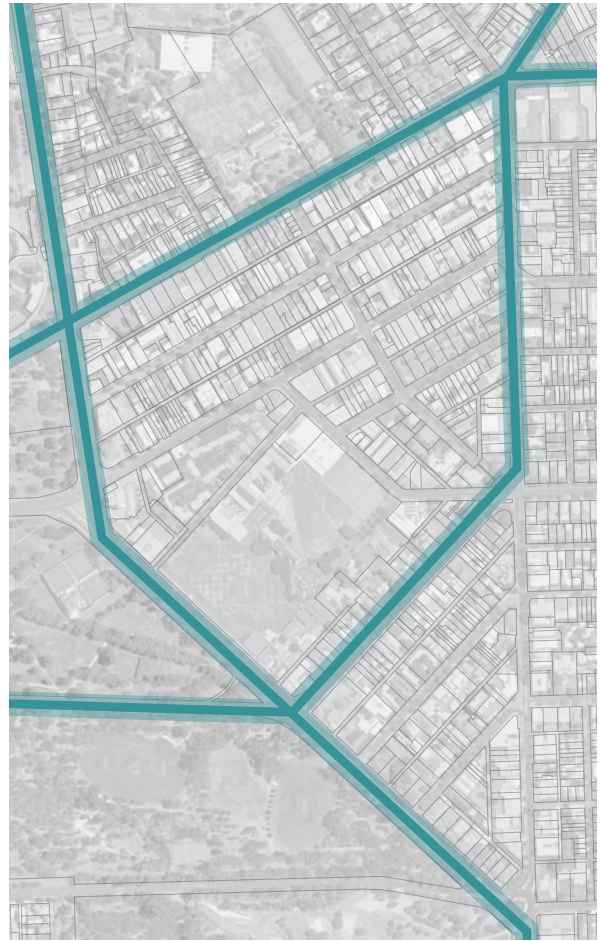
- The 'Borrowed Landscape'
- Suburban Connectors
- Community Connections
- The 'Green Stitch'
- The 'Finer Grain'.

In addition to these ideas, the Council, local community and other stakeholders are encouraged to work together to identify potential future opportunities to utilise vacant land and/or purchase an appropriate site for public open space within Kent Town.



The 'Borrowed Landscape'

The Dequetteville Terrace streetscape, which includes the Prince Alfred College oval and other heritage properties with large and established landscaped frontages, will promote a 'Green Boulevard' that celebrates the character of the adjacent Adelaide Park Lands. The streetscape should encourage greater pedestrian movement along the street, minimising side street and laneway disruption, as well as emphasising safe connections into the Park Lands and the Park Lands trails.



Suburban Connectors

North Terrace and Fullarton Road (north) will become increasingly more congested carrying daily commuter traffic into and out of the Adelaide CBD. The streetscapes along these two important regional connectors will be highly visible and present the outside edge of Kent Town.

The traffic and infrastructure requirements of the streets will need to be managed in co-ordination with the enhancement of the streetscapes, including increased formal tree planting, street lighting and other urban elements reflective of higher profile urban boulevards.



Community Connections

College Road will be re-imagined as a safer, greener and more engaging place for the community to gather within Kent Town. College Road will provide an important strategic connection across Kent Town as well as encourage new developments to expand commercial opportunities for activation along the street.

The 'Green Stitch'

A new streetscape for Fullarton Road (south) can better stitch together, or connect, the existing communities of Kent Town and West Norwood / Kensington, and lead people towards a revived College Road (Community Connection role).

Rejuvenation of the existing street trees, footpaths and kerbing can create a more comfortable, accessible street that is activated with new mixed use development addressing the street edge.



The 'Finer Grain'

The unique 'Little' streets (or laneways) across Kent Town can contribute to interesting, human scale interventions. New paving, lighting and greening will complement an increase in active building frontages to the laneways.

The network of the finer grain streets can be further expanded with new pedestrian laneways or access points that are incorporated within new private development sites.

Improved pedestrian access and activation of the laneways will provide for greater connections across Kent Town (between North Terrace, Rundle Street and The Parade West), as well as offer a new 'quality' of urban life that is both convenient and interesting.

3.0 Neighbourhood Themes

The Urban Design Framework aims to promote a long term vision that is shared between State and Local Government, developers, local businesses and local residents. The Neighbourhood Plan was developed to demonstrate key initiatives under the control of the Council towards a more integrated and appealing neighbourhood.

The vision for Kent Town is supported by four distinct neighbourhood themes. Each theme addresses key strategic directions that contribute to the long term vision for Kent Town through the unique opportunities that exist within the neighbourhood.

The four themes are:

A Neighbourhood of Places

To create a contemporary neighbourhood that supports an inclusive, vibrant and sustainable way of life, emerging from Kent Town's residential, commercial, educational and industrial uses.

A Connected Neighbourhood

To create a welcoming neighbourhood that encourages people to safely move, explore and connect across Kent Town.

A Creative and Vibrant Neighbourhood

To promote the emergence of the Creative Industries across Kent Town, championing collaboration and innovation to build prosperity and contribute to the emerging sense of place.

A Resilient Neighbourhood

To create a resilient neighbourhood that integrates natural systems and increases sustainability initiatives in anticipation of a changing urban form.

These four themes provide common directions that can be applied to the local streets, existing buildings and new developments to better inform and support the evolution of Kent Town.



King William Streetscape, Verde Apartments, Kent Town, August 2018

3.1 A Neighbourhood of Places

To create a contemporary neighbourhood that supports an inclusive, vibrant and sustainable way of life, emerging from Kent Town's residential, commercial, educational and industrial uses.

Objectives

- Establish a distinctive public realm that supports increased safety, greening and accessibility, provides new opportunities for activation by existing and new businesses and reinforces the roles of particular streets across the neighbourhood.
- Establish a coordinated network of streets across Kent Town to distinguish the different roles, responsibilities and form of individual streets, in support of a wider vision for the neighbourhood.
- Establish new public spaces of varying scales across the neighbourhood that support an emerging way of life and build a greater sense of community amongst the existing businesses and residents.
- Support the opportunistic and organic evolution of Kent Town, its identity and appeal through more place focused interventions.
- Encourage greater integration between the streetscape and the built form, both existing and new, through ground floor and first floor activation.

Neighbourhood Development

Kent Town does not have a designated or planned 'heart' within the neighbourhood. The evolution of the neighbourhood will be flexible and opportunistic, building stronger relationships with new developments to create new public spaces within Kent Town.

The integration of new development with the local streets will significantly shape the scale, amenity and activation of the neighbourhood. The vision for Kent Town is based on well defined, connected streets with strong, active edges that create the settings for public life.

The Urban Design Framework is focused on advocating the potential for change through new development, rather than prescribing specific locations for public life. It seeks to engage with developers to achieve more integrated site planning and architectural forms.

Development sites should consider opportunities to expand public access and amenity to improve the activation of local sites, in particular, at street corners, laneways and urban plazas. These aims should not be considered as communal / private spaces, but rather public spaces for all to access and enjoy.

Corner Site Activation

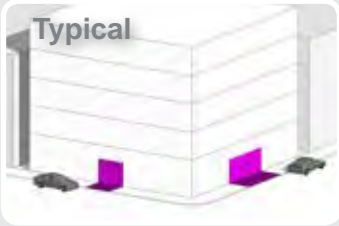
- Opportunity exists to reclaim key intersections as the most visible setting for community life within Kent Town, including better setting for existing businesses or new developments;
- Site planning should respond to the increased accessibility and reclaimed footprint of the corner sites;
- Consider the location of building entries, shop front window displays, ground floor uses, canopies/verandahs and first floor balconies to encourage the greater activation of street corners;
- Reclaimed street corners can include new communal settings with expanded footpaths, tree planting, greening, outdoor dining, display of goods, street furniture and pedestrian crossing points; and
- As parking is not allowed within 10m of an intersection, reclaiming corners can be achieved without loss of on-street parking.

Laneway Activation

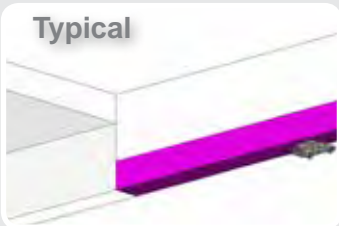
- Re-imagine service-orientated spaces to more intimate urban settings within the neighbourhood, acting as a front door to the increasing number of new developments facing onto the Little Streets, whilst maintaining service access;
- New public pedestrian linkages are encouraged within larger development sites to improve accessibility to ground floor businesses and services, as well as greater neighbourhood circulation;
- Laneway creation through side boundary offset can create greater active frontages to the ground floor, as well as opportunities for greater upper floor windows and balconies; and
- Pedestrian linkages can be integrated with vehicle servicing requirements of the site, providing it creates an inviting pedestrian environment.

Forecourt Activation

- New developments should consider how the proposed built form can create positive public forecourt settings for the community to gather, as well as improve the amenity of the neighbourhood;
- Forecourt settings or the spaces between buildings should be developed as an extension of the public realm meeting the new developments; and
- Internal, green and 'communal' open spaces can create new settings to gather for the wider community (preferred) or exclusively for private residents.



Corner Site Activation



Laneway Activation



Forecourt Activation

3.2 A Connected Neighbourhood

To create a welcoming neighbourhood that encourages people to explore, as well as connect across Kent Town.

Objectives

- Provide settings that encourage people of all ages and abilities to safely and efficiently move across and through Kent Town.
- Value the complementary roles and appeal of different modes of transport to move into and through Kent Town, including future transport ambitions.
- Establish new links across Kent Town of varying scale in existing and new developments that support an emerging urban way of life and strengthen connection amongst the existing businesses and new residents.
- Promote the finer grain appeal of Kent Town through greater activation and new linkages at the interface between the streets and existing or new built form (ground floor and upper floor activation).

The streets across Kent Town fulfill different strategic roles to service the local and wider metropolitan road network. The planning, design and management of streets across Kent Town are also split between the Council and DPTI.

To achieve a better shared understanding of the future vision for Kent Town between the Council and the State Government, the *Streets for People Compendium* and the *Link & Place* assessment provide a common understanding of the existing and future roles of each local street in contribution to the different needs of the neighbourhood.

The Bones of the Neighbourhood

In support of these strategic 'link' roles, the 'place' aspirations can be better understood, including:

- *Framing Kent Town* – Development will provide increased scale and density, influencing traffic movement on local streets and providing the base for commercial, retail and entertainment activities at street level.
- *Connecting Kent Town* – Development will increase pedestrian and cyclist activity in the neighbourhood streets. The public realm supports this activity by providing safe, comfortable, attractive street environments.
- *Exploring Kent Town* – Development will introduce new opportunities to re-organise and connect under-valued spaces and laneways in Kent Town. Improved amenity and access will enliven streets and encourage the community to explore Kent Town.

Clear and consistent aspirations for each street will distinguish the different relationships and influences to the neighbourhood and promote a stronger interface with the new built form.

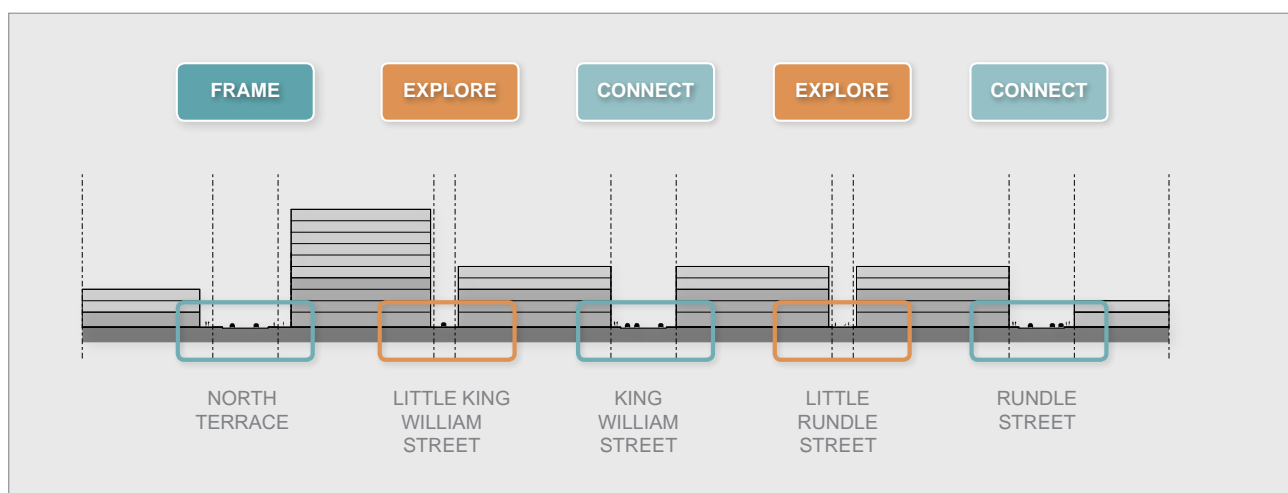


Illustration of *Link & Place* Concept



3.3 A Creative and Vibrant Neighbourhood

To promote the emergence of the creative industries across Kent Town, championing collaboration and innovation to build prosperity and contribute to the emerging sense of place.

Objectives

- Streamline opportunities for new businesses to establish within Kent Town, in particular those associated with the creative industries.
- Encourage a collaborative culture amongst the local businesses within Kent Town, aligned with creative industries and the act of making, through neighbourhood-based economic development initiatives.
- Support the activation of urban settings to host creative initiatives, such as community events, markets, installations and demonstrations, which add to the changing urban life within Kent Town as well as improve the quality of the public realm and support a more creative 'day-to-day' culture.
- Plan for and integrate new technologies to maximise the competitive advantage of the neighbourhood for businesses and the creative culture.

A Working Neighbourhood

Kent Town is a valued working neighbourhood within the City of Norwood Payneham & St Peters and recognised for its creative communities.

Kent Town was purchased in the late 1830's by Dr Benjamin Kent. He intended to use the land to manufacture bricks, however at the request of Governor Gawler, it became a flour mill in the 1840's before being subdivided into 127 quarter-acre blocks in 1854.

Once subdivided, the diversity of uses for Kent Town has continued to evolve. The changing uses, and the ambition of land owners, local businesses, and social or community groups represents an important part of its legacy and identity.

In 2013, in support of the State Government's aspirations of the *30 Year Plan for Greater Adelaide*, the Council identified particular areas within Kent Town that were suited to potential higher density mixed used development.

As Kent Town begins to experience the next evolution, the impact of future development should not adversely disrupt or jeopardise the needs of existing businesses and residents, including during the typically long construction programs.

A Mixed Use Neighbourhood

The establishment of the Kent Town Urban Corridor Zone is anticipated to accommodate a likely yield of 550 new dwellings (primarily apartments) and an overall capacity for approximately 10,000 square metres of retail floor space and 30,000 square metres of office / commercial floor space. The long-term development potential of Kent Town will bring more people into the neighbourhood to live, work, study or visit.

The increase in apartments could result in over 1000 new people living in Kent Town in the near future, and increased retail, office and commercial space could employ a similar number.

A growth in weekday (workers) and weekend (residents) population will provide greater support towards a more sustainable local economy for a diversity of existing and future business and services.

The understanding and forecasting of the economic appeal of the neighbourhood is as significant as its urban form to achieve a sustainable and meaningful long term evolution. As a 'mixed use' neighbourhood, it is important to understand and, where appropriate, influence the uses that are suitable for Kent Town, respecting the existing businesses and anticipating the change appropriate to the long term vision.

The Design Hub identified the need to undertake a strategic body of work in relation to the economic component of Kent Town, including:

- review and record other existing businesses across Kent Town;
- assess the vacancy and demand profile for Kent Town; and
- consider the development potential of the neighbourhood, and sustainability in relation to particular / desired land use mixes.

The results will enable better decision making to support economic development initiatives and the long term sustainability of the neighbourhood. The results of this strategic body of work will also assist in determining long term requirements in relation to infrastructure provision (high speed internet) and licensing.

Industry Collaboration

Creative industries contributed \$853 million to the South Australian economy in 2015-16. Since 2013, the Council has recognised the emergence of a creative industry cluster within Kent Town, in addition to a number of other business and service clusters.

The evolution of Kent Town is an opportunity for local businesses to engage with the potential for change to enhance the way they work and do business, as well as foster greater collaboration across industry to drive economic development.

The Council recognises its role in assisting local initiatives and industry clusters to drive greater economic prosperity and innovation. The original 'Creative Kent Town' assessment and mapping of local businesses prepared in 2013 revealed an emerging cluster of creative industries across the neighbourhood. This document was important in bringing greater understanding to the appeal of Kent Town at the time, however much of that information is now out of date.

The "Creative Secrets of Kent Town", patterned after the Council's established "Food Secrets of Glynde" and "Food Secrets of Stepney" initiatives, is an opportunity to give greater support and attention to the emerging creative businesses within the neighbourhood.

Activation

In addition to new development, the Council can support the emergence of more effective partnerships with local institutions, businesses, and residents to support smaller scale, short term community events to enliven Kent Town.

Temporary activation of local streets, buildings or vacant blocks can provide short term settings to demonstrate greater interest and appeal within Kent Town and foster the sense of community across the neighbourhood.

The hosting of 'pop-up' markets, open house or public displays, such as the Little Rundle Arts Projects provides important opportunities to demonstrate and test the unique vision, character and identity for Kent Town, and determine the local communities willingness to engage.

It is also an opportunity to test the feasibility in changing the form and function of existing streets or local sites to inform greater design outcomes.



Mural in Rundle Street, Kent Town by artist Jimmy C

3.4 A Resilient Neighbourhood

To create a resilient neighbourhood that integrates natural systems and increases sustainability initiatives in anticipation of a changing urban form.

Objectives

- Maximise opportunity to increase tree canopy cover, to support the amenity of local streets, performance of adjacent buildings, and increased habitat.
- Maximise opportunity for workers and residents to have access to nature, green open spaces and the adjacent Park Lands.
- Integrate green infrastructure into the public realm, including maximising stormwater capture and treatment, permeable paving, and shading of the public realm.
- Promote active transport (public transport, cycling, walking) within Kent Town as a means to move through the neighbourhood as well as to connect to other adjacent destinations (The Parade, CBD and Park Lands).
- Promote the value of green infrastructure in new development to enhance the performance and presentation of new built form.
- Support design, construction and management initiatives that contribute to the reduction of greenhouse gas emissions within the neighbourhood.

A Changing Neighbourhood

Over the last 20 years, Kent Town has become hotter and drier as a result of tree canopy loss across the neighbourhood (9% in public spaces, 23% in private spaces), and the increase in hard surfaces (5% in public spaces, 10% in private spaces).

The changes to the urban environment will have an adverse affect on the health and well-being of those who live and work in Kent Town, and which now presents an opportunity to enhance the urban environment for the benefit of the neighbourhood.

A Greener Approach

As Kent Town evolves from a predominant single storey industrial neighbourhood to a higher density, multi storey mixed use neighbourhood, it must pro actively integrate measures to mitigate against rising urban heat and other potential issues that may emerge as a result of a changing climate.

The City of Norwood Payneham & St Peters is part of the Eastern Region Alliance (ERA) Resilient East Climate Change Adaptation Plan, which identifies mitigation priorities for

action, including the need to:

- Increase planting across urban areas;
- Increase the area of open space in strategic locations;
- Prevent development in flood prone areas;
- Improve stormwater management to maximise amenity and water reuse;
- Prepare and implement climate ready guidelines for public places and spaces; and
- Make asset management plans climate ready.

Greener Architecture

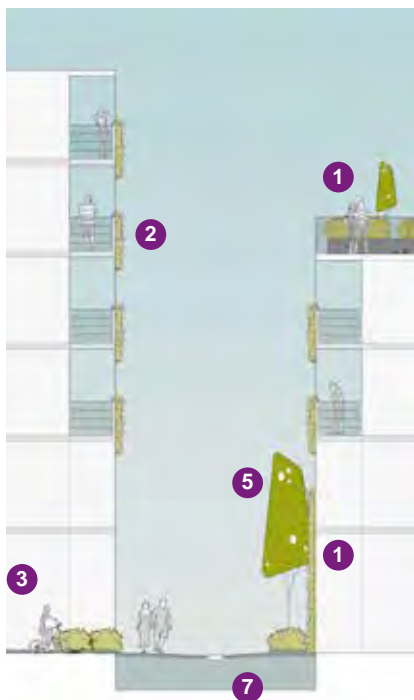
The design of new development across Kent Town should incorporate appropriate environmental design initiatives to improve the local micro-climate, including:

- Green roofs, terraces and walls;
- Integrated landscaping within private balconies;
- Greener private communal spaces integrated into higher density developments;
- Passive heating and cooling design; and
- Specification of materials with low embodied heat.

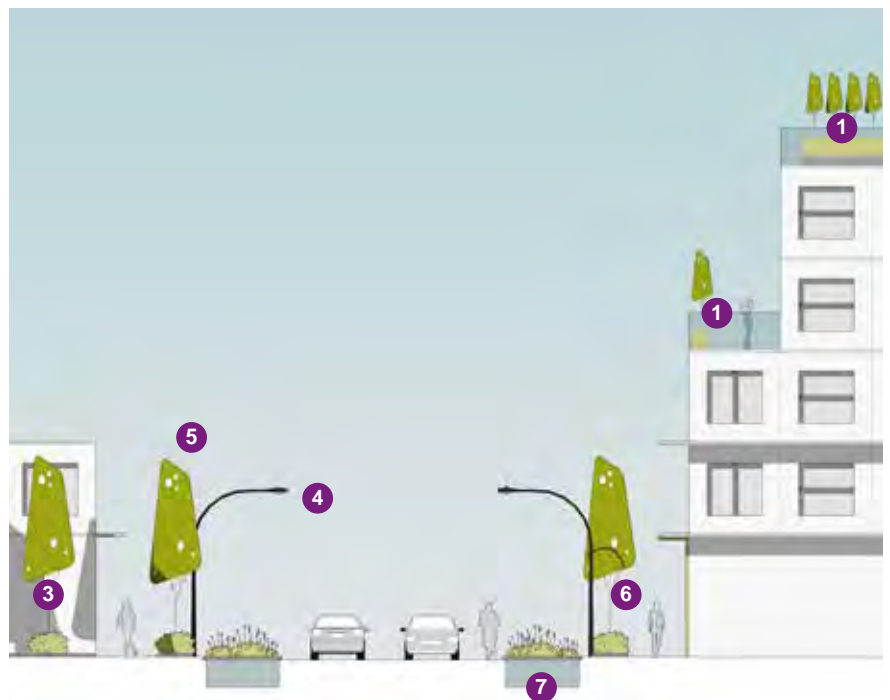
Greener Streets and Public Spaces

The establishment of greener streets across Kent Town will make a significant contribution by the Council towards the long term resilience of the neighbourhood. The design of individual streets should maximise the following:

- Minimise areas of exposed hard paving;
- Prioritise continuous tree canopy, targeting a long term 40% tree canopy cover;
- Enhance tree pit design to achieve deep soil zones and healthy root growth;
- Increase shrub planting at streetscape levels to improve the local amenity and community well being;
- Maximise Water Sensitive Urban Design initiatives as part of an integrated streetscape design, to promote stormwater capture and release;
- Promote opportunities for cycling and walking across Kent Town and in connection with the adjacent precinct; and
- Specification of sustainably sourced materials with low embodied energy.



Typical Section - Laneway



Typical Section - Street

A Greener Neighbourhood

1. Green roofs, terraces and walls
2. Integrated landscaping within private balconies
3. Greener private communal spaces integrated into higher density developments
4. Specification of 'smart', low energy infrastructure
5. Increased tree canopy
6. Cooler streetscapes, with more garden beds, and materials with low embodied heat
7. Water Sensitive Urban Design

4.0 Implementing the Vision

The next evolution of Kent Town will rely on the individual contribution of many towards a shared vision for the neighbourhood.

Partnerships will be essential to foster a shared ownership, responsibility and commitment to enhancing the quality of life for all within Kent Town.

The Urban Design Framework recognises the contribution of different stakeholders towards implementing the long-term vision in partnership with the City of Norwood Payneham & St Peters. The key stakeholders to the implementation include:

- Property owners;
- Developers;
- Businesses;
- Local residents; and
- State Government.

As the custodians of Kent Town, the City of Norwood Payneham & St Peters, has the responsibility to champion a greater vision for Kent Town, and to achieve a greater community benefit from the anticipated change.

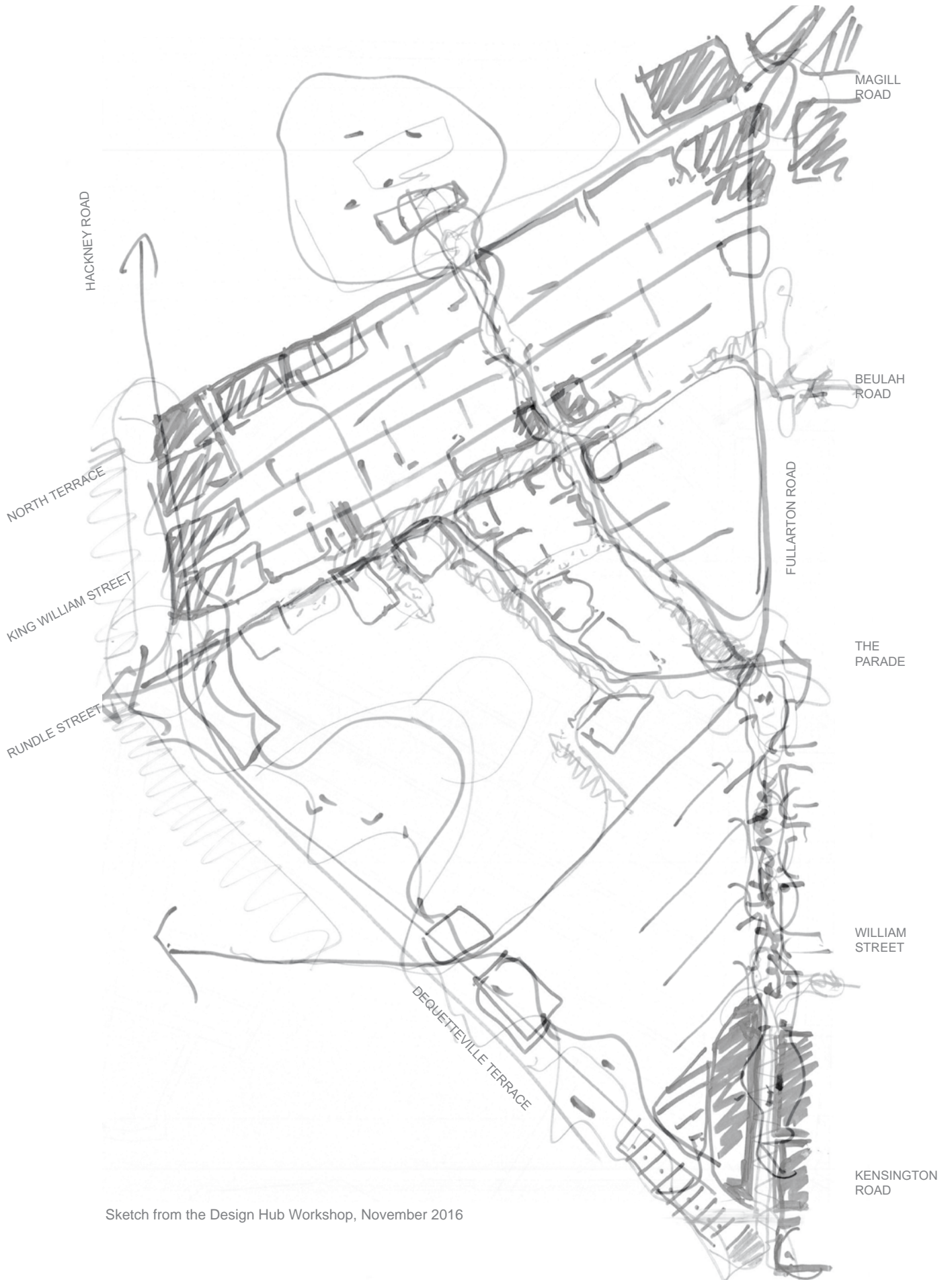
The Urban Design Framework recognises the following opportunities to demonstrate leadership and build stronger partnerships, through enabling change and determining the scale of change in the public realm.

The Council has the ability to cluster public realm development to maximise the scale of change and neighbourhood benefit, which will be realised through partnerships with key stakeholders.

Partnership Principles

The following principles form the basis for all public realm partnerships to create a better public realm within Kent Town.

- The Council and the developer will co-fund the detail design and documentation of all public realm works, to the agreed standards and approval of the Council.
- The developer is responsible for the replacement of all damaged urban elements, to the standards established in the Public Realm Guidelines (paving, kerbs, etc).
- The Council will fund a new suite of street furniture at appropriate locations. The developer will fund the installation costs of replacement furniture.
- The Council is responsible for wider neighbourhood initiatives (e.g. street lighting, road crossings, way-finding signage, tree pits, water sensitive urban design, assets / infrastructure upgrades).
- The developer is responsible for the design, documentation and construction of any localised protuberances or other installations within the streetscape (including localised adjustment to services to suit).
- The Council will be required to review and approve any proposed installation, appropriate to the vision and guidelines established for Kent Town.



Sketch from the Design Hub Workshop, November 2016

4.1 Enabling Change

The Urban Design Framework provides the tools for Council to ensure that change across Kent Town achieves a co-ordinated and sustainable evolution towards a common vision, through three levels of influence and impact.

Lead

The Council is responsible for the long-term management of a range of Council-owned assets across Kent Town, including footpaths, kerbing, road surfaces, trees, furniture, lighting, and signage.

Through the strategic alignment of the asset renewal program, the Council is able to demonstrate its aspiration for Kent Town through the implementation of a new public realm palette for the neighbourhood.

The introduction of distinctive pavers, new street furniture, additional trees, new planting beds and public art will demonstrate the new standards for the public realm across the neighbourhood.

The *Kent Town Public Realm Manual* will outline the performance standards for the design and construction of the streetscapes within Kent Town, and will be supported by appropriate Council policy to set out developer expectations. In addition to a more systematic approach to asset management, the Council is able to work with local businesses or industry clusters to better promote local economic development initiatives, as well as community building events.

Influence

The Council can work constructively with State Government to encourage investment within Kent Town, in coordination with the Urban Design Framework.

This investment could include:

- Investment in key road corridors to improve pedestrian amenity, safety and traffic congestion, in response to the Urban Design Framework aspirations which place greater value on the 'place' qualities of key streets;
- Improve public transport, ensuring the integration of local stop settings is in co-ordination with the Urban Design Framework;

- Promote partnerships with State Government agencies to upgrade existing aging infrastructure (e.g. stobie poles), street lighting and stormwater to provide for improved public and private development opportunities as well as business requirements for a SMART city; and
- Promote partnerships with State Government and the City of Adelaide to improve accessibility, amenity and activation of the adjacent Adelaide Park Lands, through greater collaborative planning approach.

Encourage

There are many stakeholders in the evolution of Kent Town, with varying levels of ownership within both the public and private realms. To realise the vision for the neighbourhood, the Council will need to encourage these stakeholders to work towards this vision through new development and public realm investment, which can be achieved by:

- Engaging with the Development Assessment Process (through DPTI / ODASA) to better inform and influence the Inner Metro Case Management and Design Review Processes in support of the new vision for Kent Town;
- Identifying opportunities for new development to contribute to the quality of the public realm surrounding development sites, including better integration of ground floor land use, through the availability of a Kent Town Streetscape Palette and partnering mechanism;
- Maximising opportunities for new development to enhance the interface at the street and extend to the adjacent streetscape, supporting improved public linkages, promoting greater street level activation, as well as support inequality architecture, landscape and public art responses; and
- Promoting early engagement with developers to align / raise expectations, highlight opportunities to contribute as well as hold developments accountable for their alignment to the vision and aims of the neighbourhood.

By leading change, influencing investment and encouraging stakeholders to work towards the vision for the neighbourhood, the aspirations for the evolution of Kent Town will be realised for the benefit of existing and future communities.

LEAD

COUNCIL OWNED ASSETS

- Footpaths
- Roadways
- Tree planting
- Landscaping
- Furniture
- Lighting
- Signage

INFLUENCE

STATE OWNED ASSETS

- Main roads
- Public transport
- Community services infrastructure

ENCOURAGE

PRIVATE DEVELOPMENT

- Streetscape interface
- Streetscape activation
- Built form
- Communal spaces
- Landscaping
- Roof gardens
- Laneways and linkages

4.2 Scale of Change

Kent Town has been established through ad-hoc and organic evolution, rather than a planned or prescriptive approach. The transformation of Kent Town in the years ahead will occur at different speeds and scales and will require a management approach to change that is flexible and opportunistic to suit each new idea, proposal or project.

Curate change

The Council is responsible for effective curation of individual, localised change that collectively works towards the long-term evolution of the neighbourhood.

Change across Kent Town provides unique opportunities to test ideas, to promote innovation and reveal new possibilities in line with the neighbourhood vision.

The scale of change can be understood as three different interventions.

Capture

Individual development sites will provide locations to construct a new streetscape standard in partnership with local businesses or developers. These local enhancements will provide a better quality public realm, that supports new development for a broader public benefit.

Cluster

In certain locations across Kent Town, the Council may choose to combine opportunities for streetscape enhancements between individual developments to achieve greater public realm outcomes. This could be realised through infill streetscape works or the addition of other initiatives to achieve greater strategic benefits, including mid-block crossings, street corner re-design or rain gardens for example.

Culminate

Initially, local developments will advance small-scale streetscape improvements across Kent Town. The ad-hoc nature of development will reinforce the organic evolution of the neighbourhood that has occurred to-date.

However, as the development potential of Kent Town is realised over time, the presentation of local streets will begin to reflect greater consistency towards the new vision.

With only few development sites remaining, the Council will lead the infill of the remaining streetscape sections to complete the long-term transformation of local streets in accordance with the vision for Kent Town and its new public realm.

The long-term transformation will rely on strong leadership, commitment, consistency and effective collaboration with multiple stakeholders.



4.3 Streetscape Enhancement Proposals

The Norwood, Payneham and St Peters (City) Development Plan, the Kent Town Urban Design Framework, and the Kent Town Public Realm Manual are intended to align the expectations of the Council with interested stakeholders to enable lasting change across neighbourhood.

The suite of strategic documents sets out a vision for Kent Town, it confirms the future aspirations for local streetscapes and provides the detail to implement the vision through enhancements across Kent Town.

The vision and aspirations are intended to encourage a better built form that engages with the local streets, and contributes to the wider neighbourhood appeal.

The Council is willing to work more collaboratively with land owners and developers to ensure the opportunity to engage with new development best aligns with the higher vision for Kent Town.

In particular, the Council is wanting to encourage:

- greater design influence and integration between the streetscape and the planning and design of local sites, in particular the interface with ground floor / first floor;
- the expansion of local amenities at appropriate locations towards a new vision for the neighbourhood, as well as integration of wider neighbourhood initiatives (e.g. street tree planting, lighting, road crossings, wayfinding signage, tree pits, water sensitive urban design);
- opportunities to enable localised interventions, including mid block and street corner protuberances in co-ordination with local developments;
- opportunities to cluster public realm enhancements in conjunction with local development sites, to maximise the scale of change and neighbourhood benefit; and
- opportunities for community engagement in order to maintain the strong sense of community that exists among local residents.

The Design Process

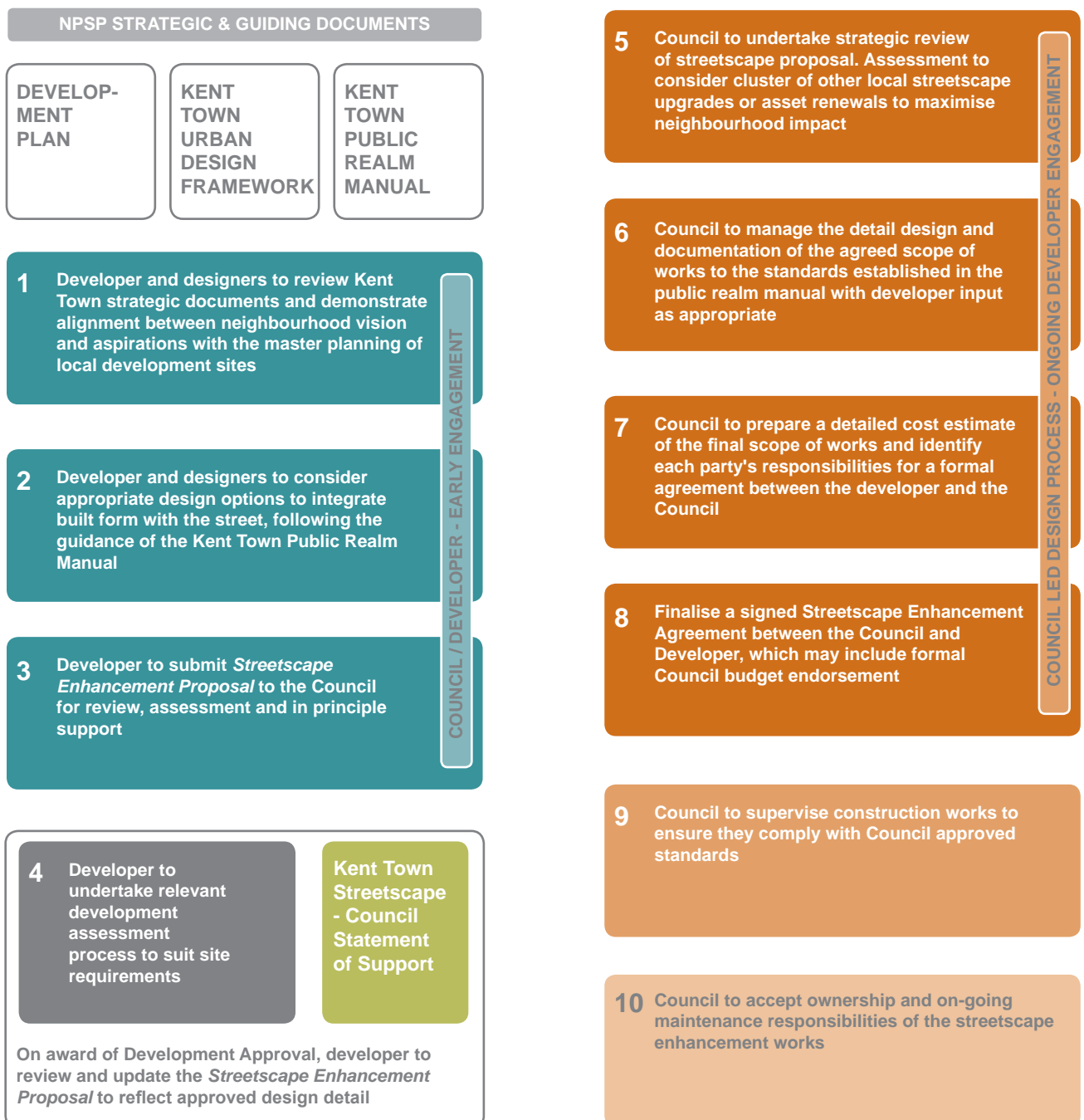
To ensure effective partnerships can be built, the Council is committed to pro-actively engaging with the design process, spanning from initial concept plan engagement, through to construction of streetscape works and ongoing management.

The identified process for streetscape enhancement proposals is shown on the following page. The intent in developing an Urban Design Framework and Public Realm Manual is to ensure that the Council's aspirations are established upfront and accessible for developers, businesses and residents to understand and incorporate into the early concept design approach.

Development Partnerships

The Council wants to engage in positive partnerships with local developers to enable streetscape enhancement in accordance with the following principles, roles and responsibilities.

- The developer is responsible for the replacement of existing footpath paving adjacent the new development plus any damaged or removed assets (e.g. kerbs and gutters, street trees) to the new standards established in the Public Realm Manual.
- The Council is responsible for any new street trees, garden beds and furniture (e.g. seats, bike racks, rubbish bins) adjacent a new development. The Council is also responsible for wider neighbourhood initiatives (e.g. street tree planting, lighting, road crossings, wayfinding signage).
- The developer is responsible for any localised protuberances (i.e. footpath widening) or bespoke installations (e.g. artwork) that are proposed by the developer. The Council will consider any proposed installations and approve those which are considered appropriate to the vision and principles established for Kent Town.
- The Council and the developer will equally co-fund the detail design and documentation of all public realm works, to the agreed standards and approval of the Council.
- The Council reserves the right to co-ordinate and combine individual streetscape projects, including additional Council-led works, to maximise the community benefit and scale of change.
- All construction works will be undertaken under the supervision of the Council and to the standards approved by the Council.



5.0 Case Studies

The following case studies are intended to be a growing record of the better planned interventions in the evolution of Kent Town.

The Council's strategic approach to Kent Town builds on the organic and ad-hoc character of the neighbourhood, to include improve amenity, accessibility and activation of local streets.

The case studies are a demonstration of the positive contribution partnerships between the Council and local developers can have in enabling change across Kent Town.

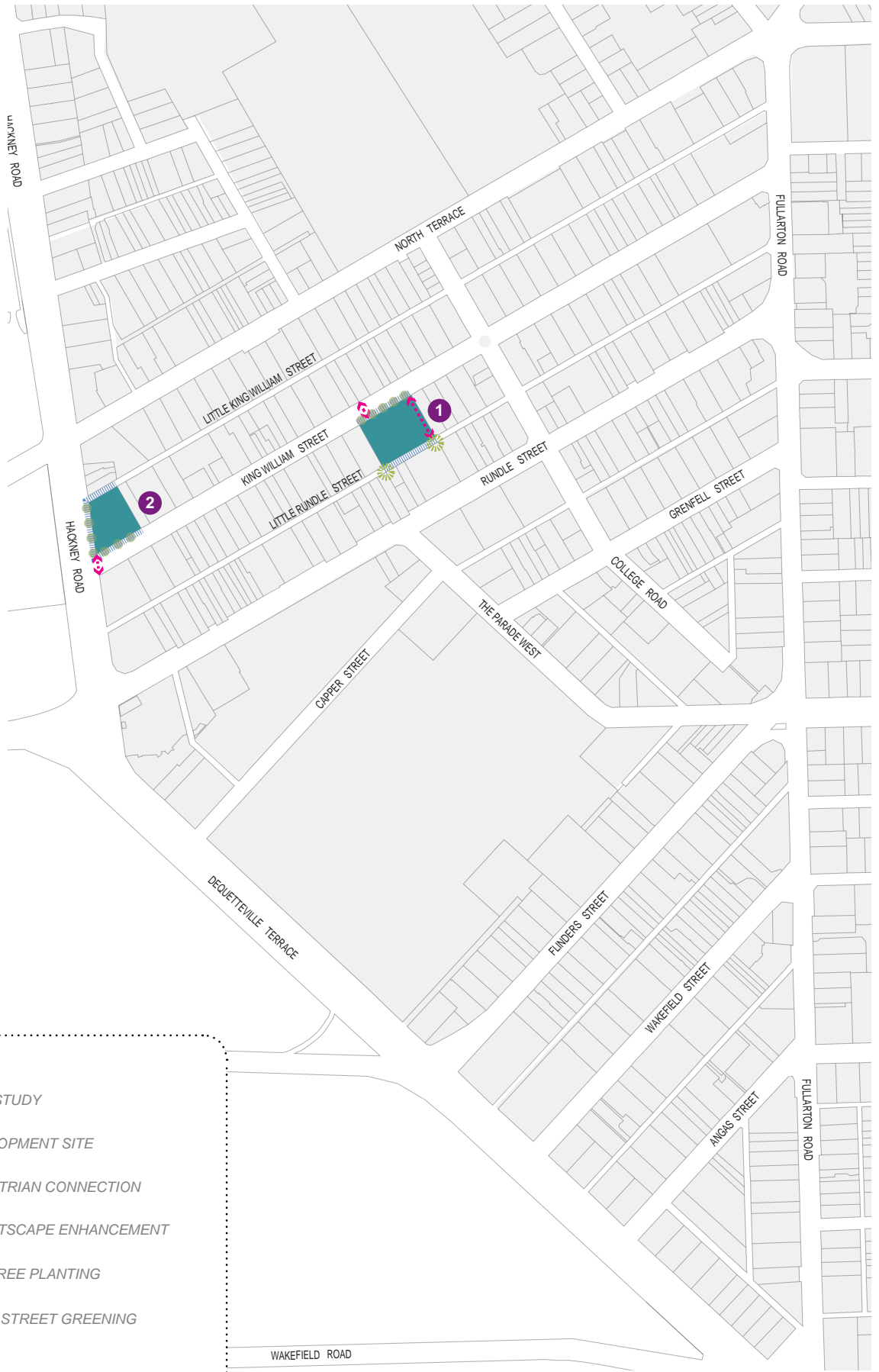
The case studies include:

1. Verde Living Apartments, 54-60 King William Street, Kent Town; and
2. East Park Apartments, 1 King William Street, Kent Town.

Each development was completed in 2017. The streetscape enhancements adjacent to each development were completed in August 2018.



King William Streetscape, East Park Apartments, August 2018



LEGEND

- 1 CASE STUDY
- DEVELOPMENT SITE
- PEDESTRIAN CONNECTION
- STREETScape ENHANCEMENT
- NEW TREE PLANTING
- LITTLE STREET GREENING

Map of Kent Town Showing Case Study Locations

5.1 Verde Living

The Verde Living development, located at 54-60 King William Street, Kent Town delivered 47 apartments, seven of which are SOHO apartments, and six commercial tenancies, resulting in an overall investment of approximately \$28 million.

The Verde Living Streetscape Enhancement Project includes two related sites, the King William Street frontage (northern boundary) and the Little Rundle Street frontage (southern boundary).

King William Street

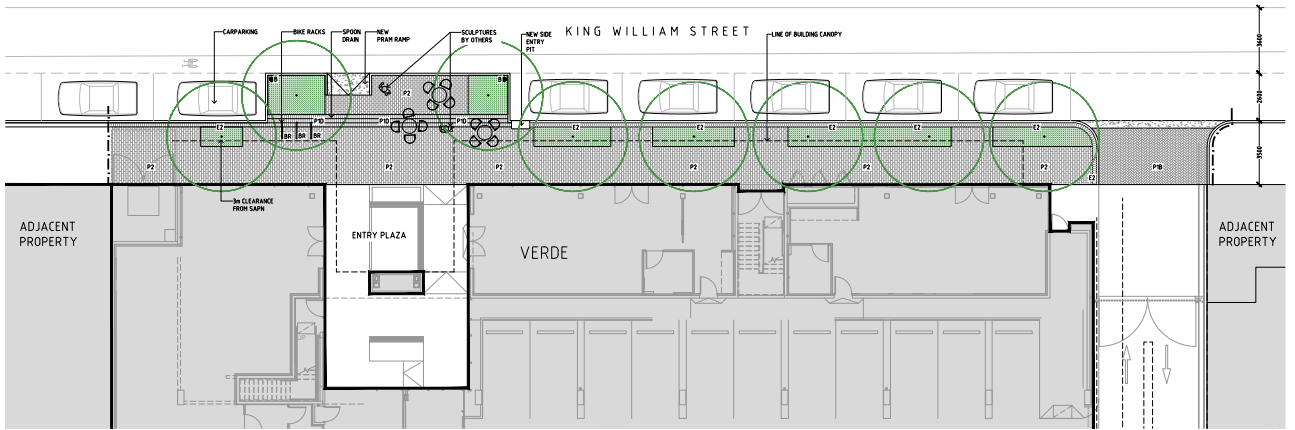
King William Street is proposed to be a tree lined pedestrian focused streetscape where new retail, hospitality and businesses can engage and activate the street. The enhancement to King William Street includes:

- footpath paving, which is proposed to be replicated along other streets within Kent Town;
- street tree planting to increase tree canopy cover along King William Street;
- garden beds to improve the attractiveness of the street;
- street furniture such bike racks and a rubbish bin;
- removal of the three redundant driveway crossovers, which allows an additional three on-street parking spaces; and
- a paved protuberance in front of the main entry to the Verde Living Apartments, nominally the length of two car park spaces. The protuberance incorporates tree planting, garden beds and public art (provided by the developer).

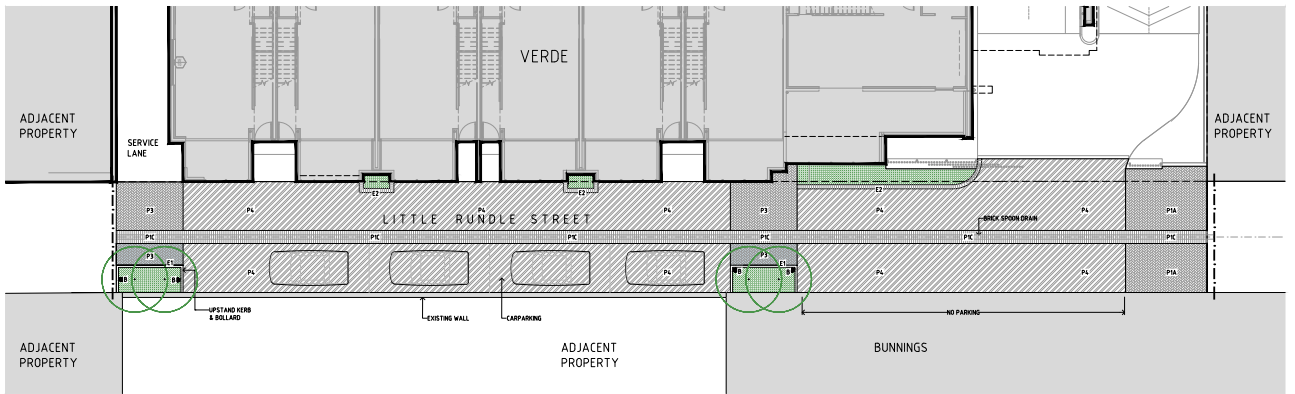
Little Rundle Street

Little Rundle Street is the “front door” to new SOHO apartments. The changing scale and density of development requires a slower speed environment to safely accommodate an increase in pedestrian and cyclist activity, as well as greening to improve the liveability of the laneway. The enhancement to Little Rundle Street includes:

- pavement resurfacing and a central concrete spoon drain to convey stormwater flows;
- a north/south pedestrian link through the development to improve access and connectivity;
- garden beds and tree planting to improve the amenity and comfort (i.e. cooling effect from shade) and encourage slower vehicle speeds; and
- signage and line-marking to suit the changes in land use, servicing and parking requirements in the laneway.



01 LAYOUT PLAN 1
SCALE 1:100



02 LAYOUT PLAN 2
SCALE 1:100

Streetscape Plan adjacent Verde Living, Kent Town by Oxygen Landscape Architects

5.2 East Park

The East Park development is located at 1 King William Street, Kent Town. It comprises 98 apartments and nine townhouses, which has resulted in an overall investment of approximately \$70 Million.

The East Park Streetscape Enhancement Project has three frontages, the Dequetteville Terrace frontage (western boundary), the King William Street frontage (southern boundary), and the Little King William Street frontage (northern boundary).

Dequetteville Terrace

Dequetteville Terrace is proposed to be a landscaped boulevard to complement the amenity the adjacent Adelaide Park Lands. The enhancement to Dequetteville Terrace includes:

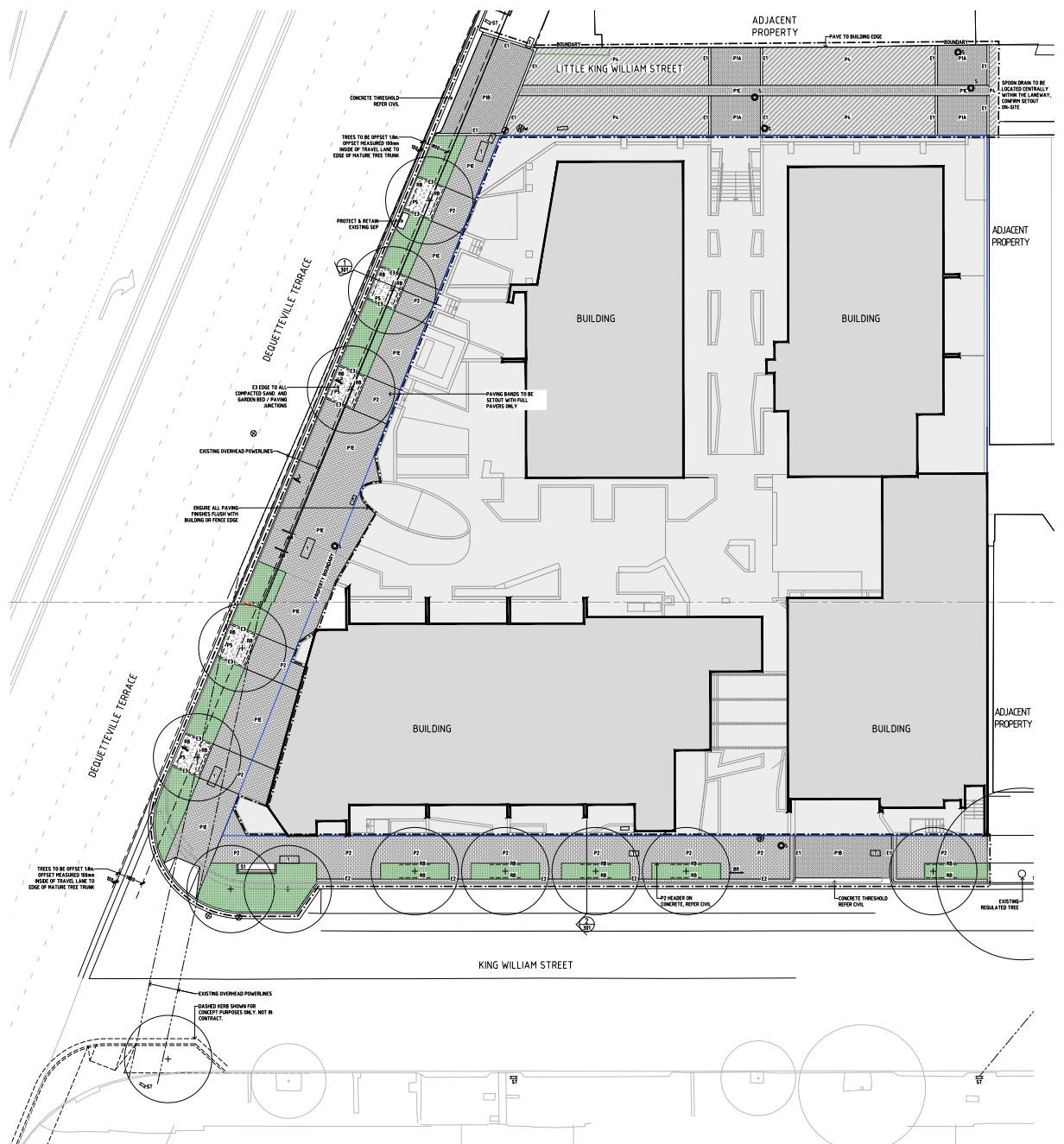
- footpath paving, which is proposed to be replicated along other main roads in Kent Town;
- street tree planting to increase tree canopy cover along Dequetteville Terrace;
- garden beds to improve the attractiveness of the street;
- street furniture such a bench, bike racks and a rubbish bin; and
- a corner kerb protuberance at the intersection with King William Street to improve pedestrian access and safety.

King William Street

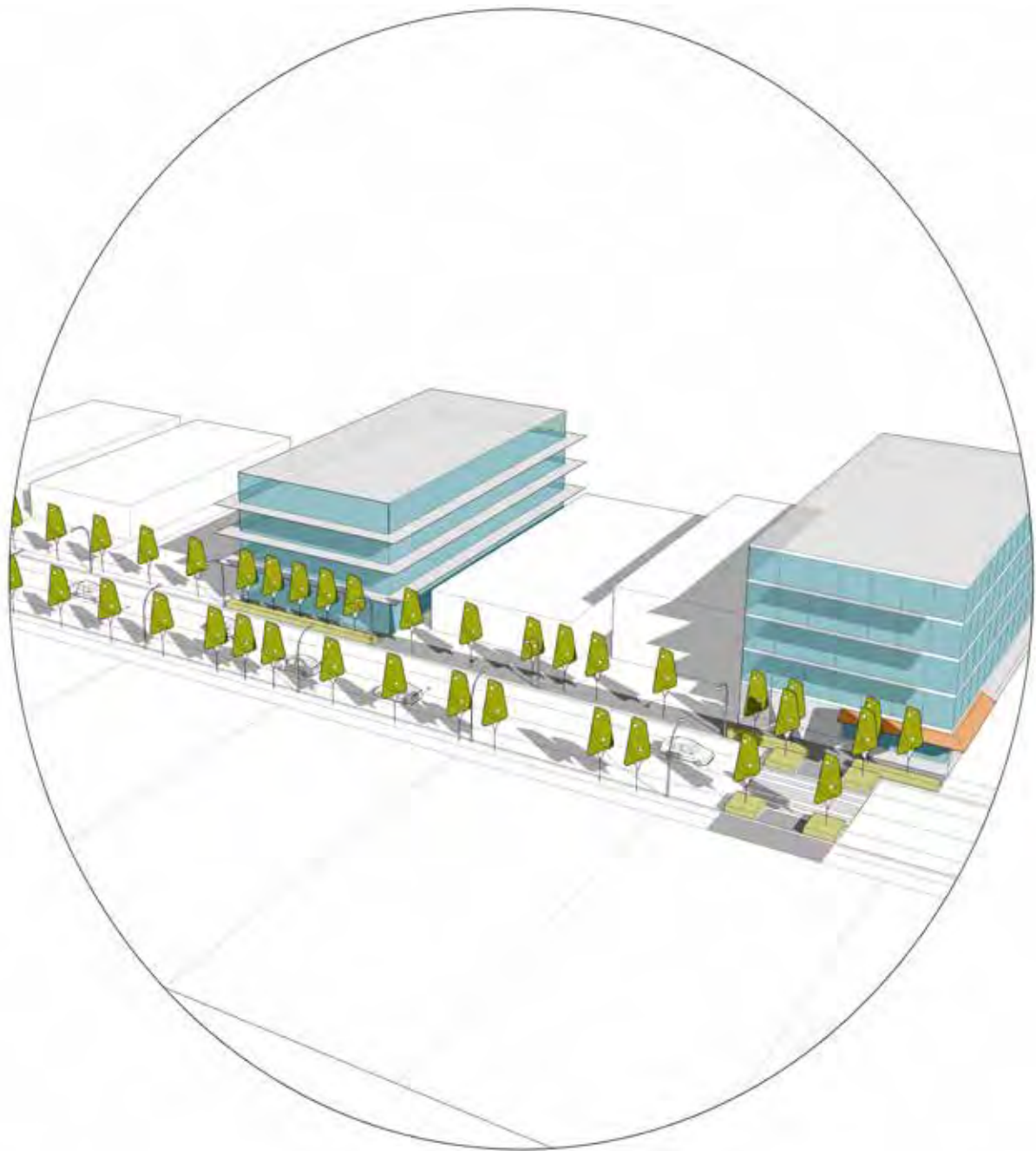
The streetscape improvements adjacent the East Park Apartments are similar to those on King William Street adjacent the Verde Living Apartments for consistency (refer to page 36).

Little King William Street

The laneway improvements to Little King William Street adjacent the East Park Apartments are similar to those on Little Rundle Street adjacent the Verde Living Apartments for consistency (refer to page 36).



Streetscape Plan adjacent East Park, Kent Town by Oxigen Landscape Architects



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