



City of
Norwood
Payneham
& St Peters

Marryatville Precinct Master Plan

Joint Council Members Information Session

20 February 2024



Acknowledgement of Country

We acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

We also pay respects to the cultural authority of Aboriginal people visiting/attending from other areas of South Australia/Australia.

Introductions



Agenda

- Project Approach
- Precinct Boundary
- Previous Feedback
- Challenges & Opportunities
- Proposed Concept Master Plan
- Achievement of Key Objectives
- Feedback

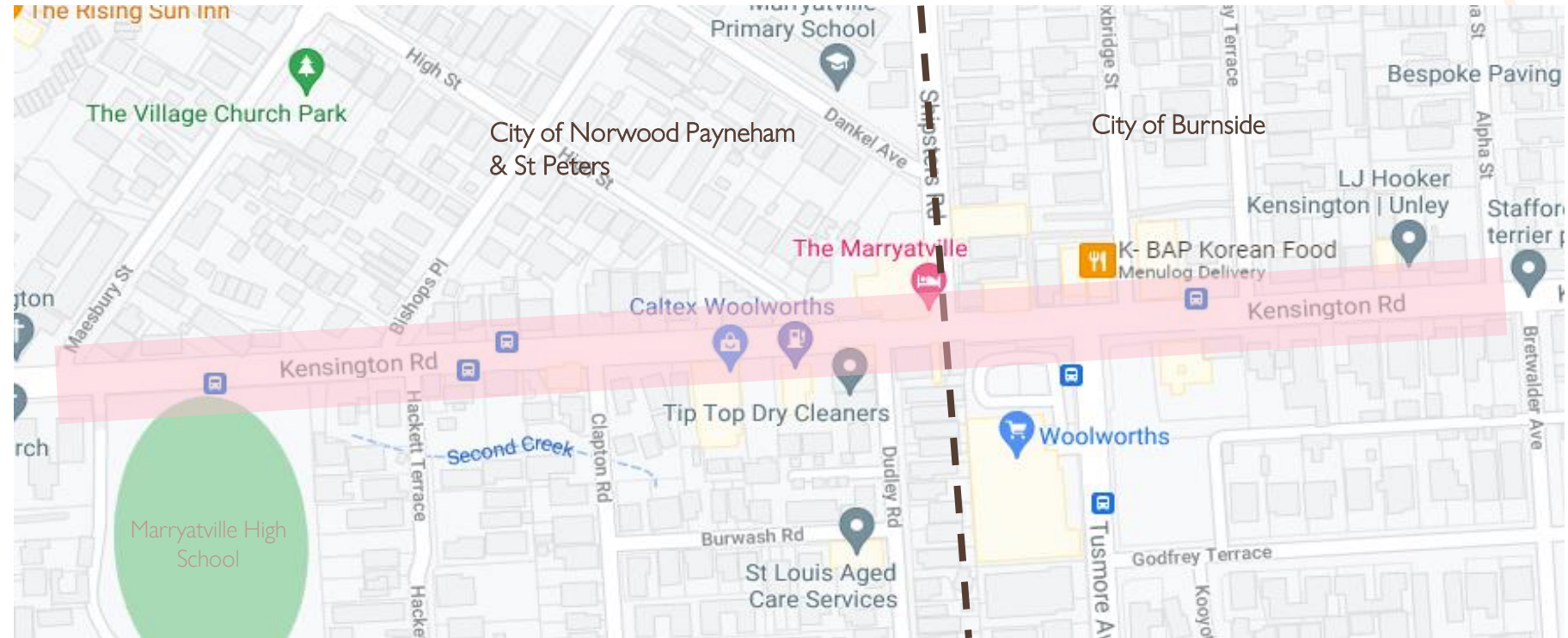


Approach



Precinct Boundary

- Kensington Road, from Maesbury Street to Bretwalder Street.
- Mix of residential housing, church, supermarket, school, petrol stations, hotel, theatre, cafes and small businesses.



Scope

- Set out opportunities for improved greening, landscapes, streetscapes, traffic and parking management, and people movement.
- Give the area a sense of place.
- Provide a strategic vision and design framework for the future of the precinct.
- Ensure any future development in the area is planned, purposeful and complementary.
- Provide a basis for scheduling works in a financially sustainable manner and making future funding applications



Community Consultation

Recurring themes:

- Traffic
- Safety
- Pedestrian amenity
- Precinct offering

Which elements of the precinct do you think should be priorities for improvement?

1. Landscape and street trees

72 responses

2. General safety (pedestrians)

68 responses

3. Pedestrian access and crossings

64 responses

4. Traffic lights on Kensington Road

53 responses

5. Future car parking needs

46 responses

What is missing from the precinct or how can the precinct be improved, and why?

1. Pedestrian & Traffic Safety

38 Mentions

2. Café & Restaurant Offering

27 Mentions

3. A More Inviting & Activated Precinct

24 Mentions

4. More Shop Variety

18 Mentions

5. More Greenery & Landscaping

14 Mentions

What would you like to see changed in the precinct?

1. Improved Access & Pedestrian Crossings

45 Mentions

2. Better Traffic Flow & Management

35 Mentions

3. Better Parking Options

33 Mentions

4. Increased Greening & Street Planting

25 Mentions

5. Contemporary & Diverse Precinct Offering

22 Mentions

Council Members' Feedback

Joint-Councils workshop
November 2023

Traffic, Parking & Footpaths

- Move bike routes off main roads
- Ban parking on sections of Kensington Rd
- Improve safety at intersections
- Remove existing pedestrian crossing
- Widen footpaths

Businesses

- Better access to Woolworths centre
- More support for small business
- Try to fill empty shops
- Synchronised signage on shop fronts

Greening

- More shade trees
- Vertical gardens
- Hanging baskets off stobie-poles
- Shrubs & understorey plantings

Vibrancy & Art

- Live music
- Public art (murals, pavement art)
- Pump track for young children



Challenges & Opportunities

Canopy & Greenspace



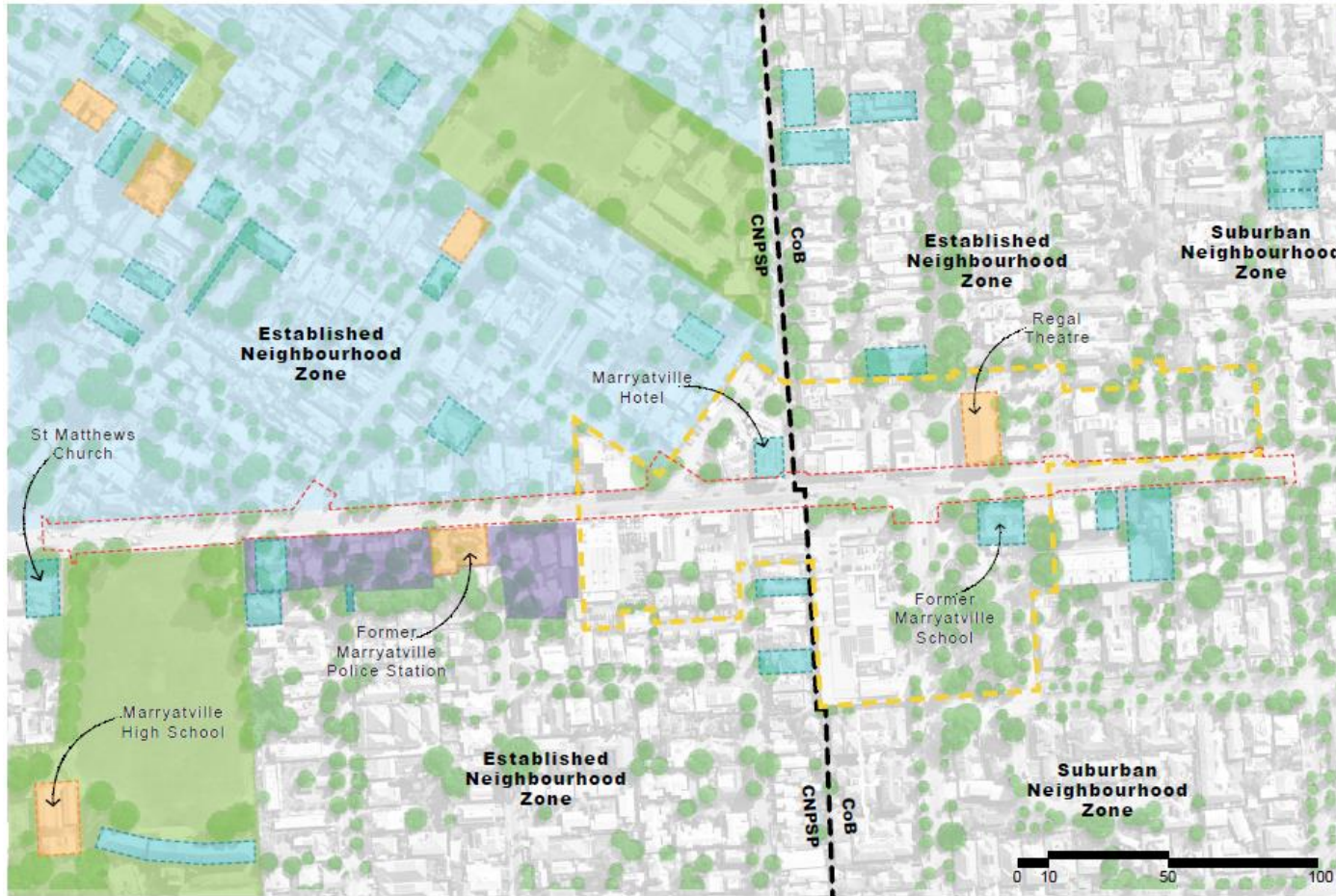
Challenges

- Narrow road verges
- Sightline issues
- Canopy overhang and truck body clashes
- Limited canopy coverage in commercial areas
- Underground services

Opportunities

- Verge greening
- Create a consistent tree character for the precinct
- Possible new trees in some locations
- Connect a larger network of green spaces and avenues

Heritage & Land Use



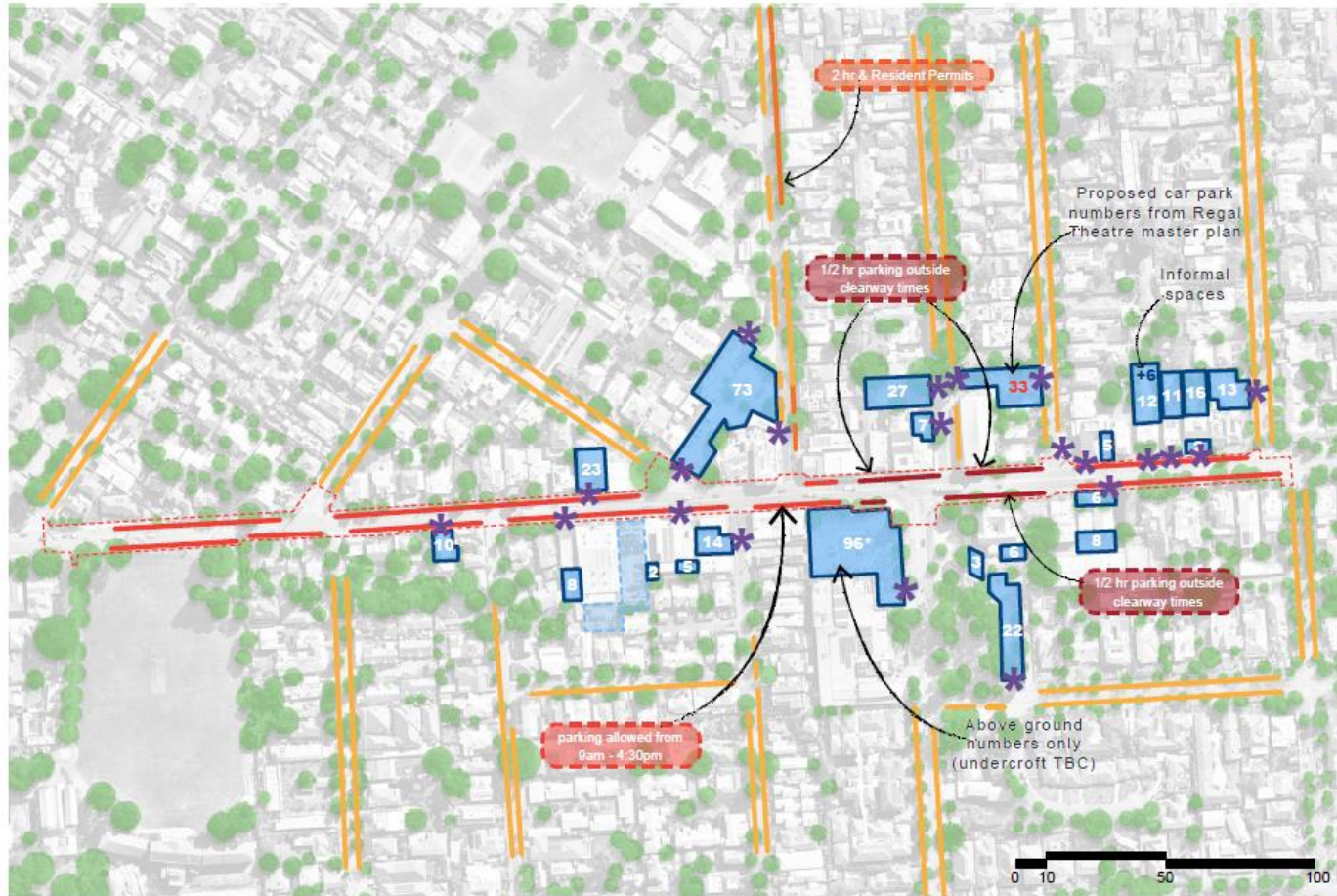
Challenges

- Diverse mix of land uses from education, commercial, mixed use and residential
- Varying street character which reflects land uses
- Lowest amenity in commercial areas
- Multitude of destinations with limited connectivity

Opportunities

- Multitude of heritage listings with established character
- Build on materiality and language of heritage architecture
- Focus on Suburban Activity Centre and General Neighbourhood Zone for major amenity improvements and commercial support

Car Parking



Challenges

- Limited space for additional off-street parking
- Off-street parking frequently overflows to surrounding streets
- No parking restrictions on side streets
- Parking on Kensington Road causes traffic pinch points
- Difficult access / egress to off-street spaces

Opportunities

- Improve connections to / from off-street parking
- Remove on-street parking in high traffic areas
- Potential to introduce parking restrictions on high-volume side streets
- Improve traffic flow and ease of north-south navigation to encourage more use of southern car parks

Movement & Connectivity



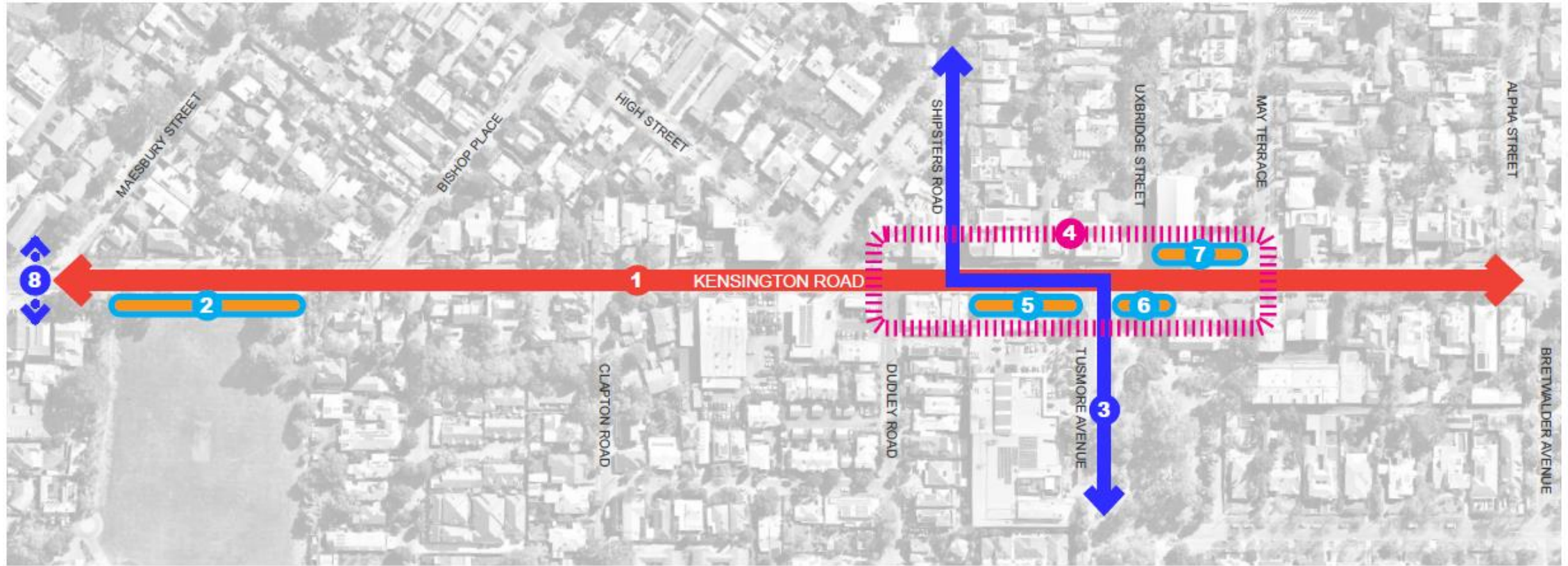
Challenges

- Narrow footpaths in sections
- Conflicts with parking and vehicle travel
- High traffic volumes during peak times
- Limited space within existing road reserve
- High voltage powerlines on northern side
- Driveway crossovers and side streets creates large number of pedestrian and vehicle conflicts

Opportunities

- Road narrowing in strategic locations
- Safer pedestrian access across Kensington Road
- Safe pedestrian access at side streets / intersections
- Improved pedestrian amenity (shade, wider footpaths)

Key Issues + Opportunities



- 1** DIT owned road:

 - Narrow road reserve trying to cater for through traffic, local traffic, parked cars, buses and pedestrians
 - Conflicts between these users creates safety issues
 - Narrow lanes and footpaths
 - Narrow footpaths create unpleasant and unsafe experience for pedestrians and limit opportunities for trees resulting in a lack of shade
 - Cycling feels extremely unsafe
 - Improvements limited by what DIT will approve
- 2** Opportunity to expand public realm into school (dependent on negotiations with school / DfE) and create wider footpaths with large trees and seating.
- 3** Shipsters and Tusmore acts as key north-south link creating vehicle congestion and safety issues.
- 4** Major opportunity area including through signalised intersections, extending single lane to expand public realm and landscaping opportunities, and reinforcing the Marrayville precinct.
- 5** Opportunity to improve interface with Woolworths car park.
- 6** Opportunity to improve interface and link with Constable Hyde Park.
- 7** Opportunity to improve interface and link in with Regal Theatre precinct and Master Plan.
- 8** Opportunity for new pedestrian crossing near The Crescent or additional targeted safety upgrades around bus stops (noting existing DIT upgrades associated with existing pedestrian crossing).

Out the front of Marryatville High School



Consider moving existing bus stop further East, pending approval from Dept. Education to encroach into school land

Potential to explore extending footpath + landscaping into school

No new trees to ensure visibility for pedestrian crossing.

Potential for low level landscaping to soften street and create pedestrian buffer

Footpath
2.0m

Vehicle Lane
4.7m

Vehicle Lane
3.0m

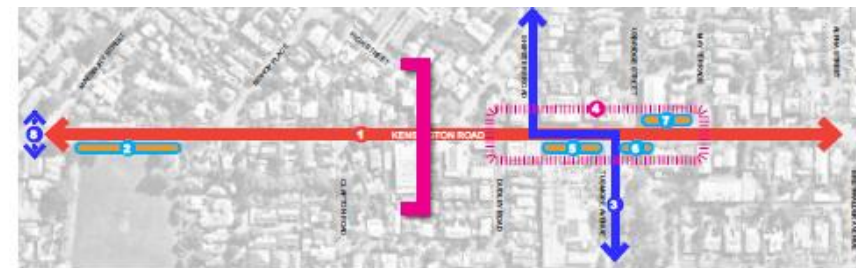
Vehicle Lane
3.0m

Vehicle Lane
3.1m

Footpath + Verge
3.8m

Extra wide lane
minimum for bus

Between Hackett Terrace and Clapton Road



Potential for strategic tree planting (dependent on underground services)

Existing trees create pinch points for pedestrians

Traffic lanes not to DIT standard (can't be reduced any further)

Footpath
2.2m

Vehicle Lane
2.8m

Vehicle Lane
3.1m

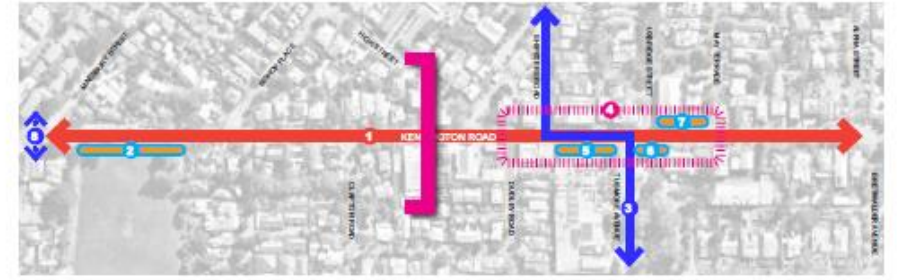
Vehicle Lane
3.0m

Vehicle Lane
3.1m

Footpath
1.8m

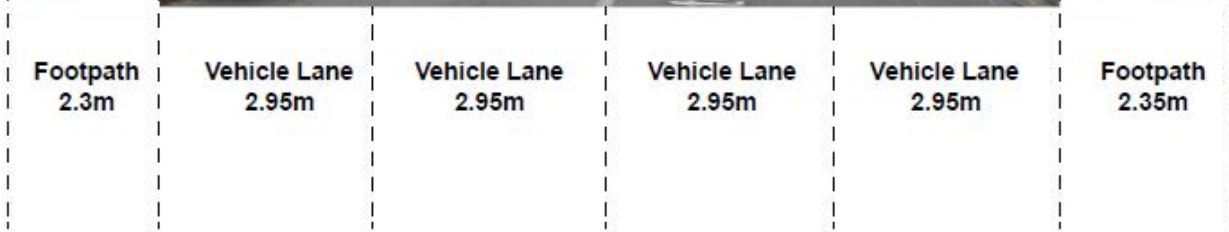
- DIT lane width minimum 3.3m
- Bus width 2.5m - lane widths already narrower than desirable
- Parking permitted in kerbside lane compounds narrow effect
- Increased side swipe risk

Between Clapton Road and High Street



Potential for strategic tree planting (dependent on underground services)

Potential for strategic tree planting (dependent on underground services)



Between Shipsters Road and Tusmore Avenue



Footpath
3m

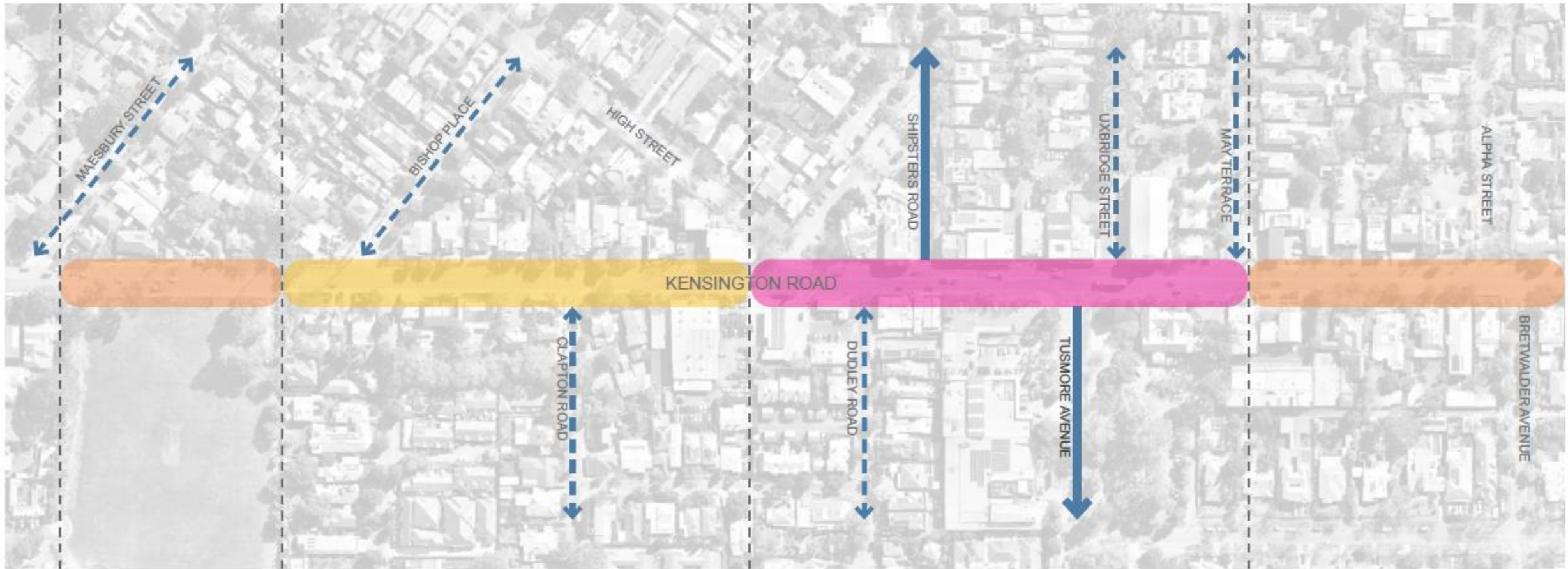
Vehicle Lane
4.25m

Vehicle Lane
3.25m

Vehicle Lane
3.35m

Vehicle Lane
3.6m

Footpath
2.6m



SCHOOL / RESIDENTIAL

Marryatville High School frontage - sensitivity due to incident between vehicle and student. Limited opportunities for improvement in master plan

RESIDENTIAL / COMMERCIAL

Narrow vehicle carriageway on DIT road acts as major project constraint
 Limited opportunities for additional tree planting in footpaths - dependant on underground services and footpath widths

MARRYATVILLE PRECINCT VILLAGE

Key destinations including Woolworths, The Regal Theatre, and Marryatville Hotel plus smaller retail offerings
 Slightly wider carriageway + transition to single lane further east creates opportunities for road narrowing and associated public realm improvements
 Higher concentration of off-street parking

RESIDENTIAL

One lane of traffic in each direction merges into two
 Single traffic lanes offer opportunities for public realm improvements



Proposal



Concept Plan: Maesbury Street to Hackett Terrace



MAESBURY STREET

BISHOP PLACE

KENSINGTON ROAD

ST MATTHEW'S CHURCH

MARRYATVILLE HIGH SCHOOL

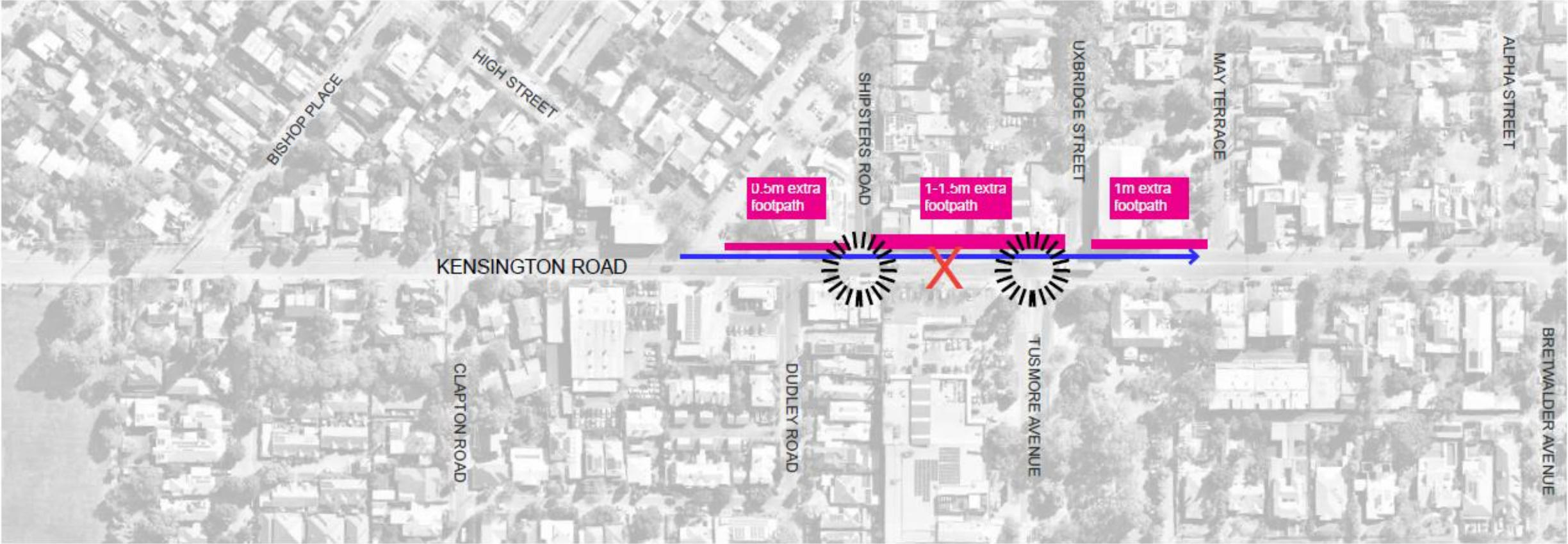
HACKETT TERRACE





- 1 Opportunity to utilise school land to widen footpath and create more space for pedestrians, plant large shade trees, and integrate seating and public art.
- 2 Opportunity for small trees (dependent on underground services)

1:1000 @ A3

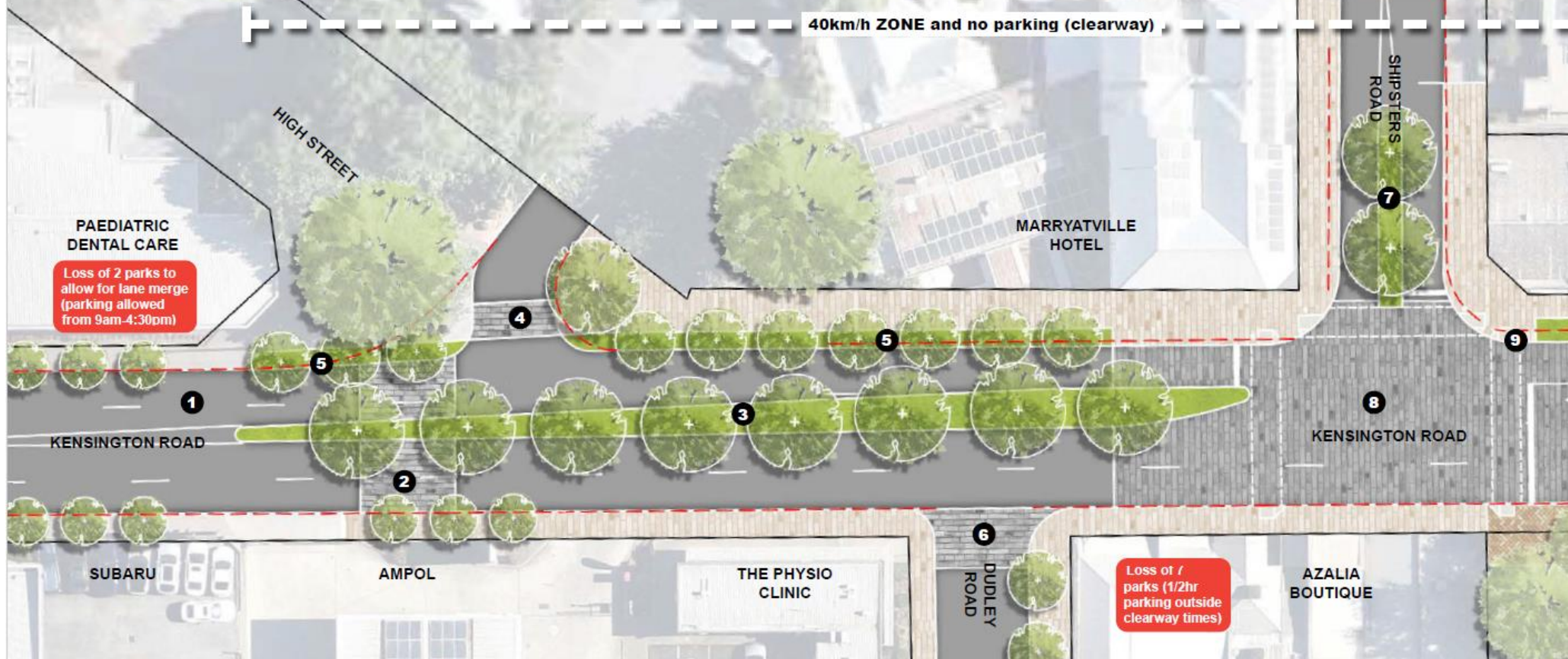


Key Road Configuration Changes



-  New signalised intersection
-  Additional area of footpath
-  Existing signalised pedestrian crossing removed
-  2 lanes of traffic reduced to 1 (east bound)

Concept Plan: Marryatville Precinct 1 of 3



40km/h ZONE and no parking (clearway)

PAEDIATRIC DENTAL CARE

Loss of 2 parks to allow for lane merge (parking allowed from 9am-4:30pm)

MARRYATVILLE HOTEL

SHIPSTERS ROAD

KENSINGTON ROAD

KENSINGTON ROAD

SUBARU

AMPOL

THE PHYSIO CLINIC

DUDLEY ROAD

Loss of 7 parks (1/2hr parking outside clearway times)

AZALIA BOUTIQUE

- 1 2 east bound vehicle lanes transitions to 1
- 2 Village heart gateway with change in pavement material and feature landscaping. Start of 40km/h zone.
- 3 New landscaped median strip with large feature trees
- 4 Narrowed car park entry with continuous footpath

- 5 New small trees and landscaping with opportunities for WSUD
- 6 Change in road pavement surface to reinforce pedestrian movements at side streets.
- 7 New median with large trees. Small increase in footpath outside Marryatville Hotel with opportunity for outdoor dining

- 8 Signalled intersection at Shipsters Rd/ Kensington Rd
- 9 Extended footpath between Tusmore Ave and Uxbridge St with opportunities for trees, landscaping, and outdoor dining



1:500 @ A3

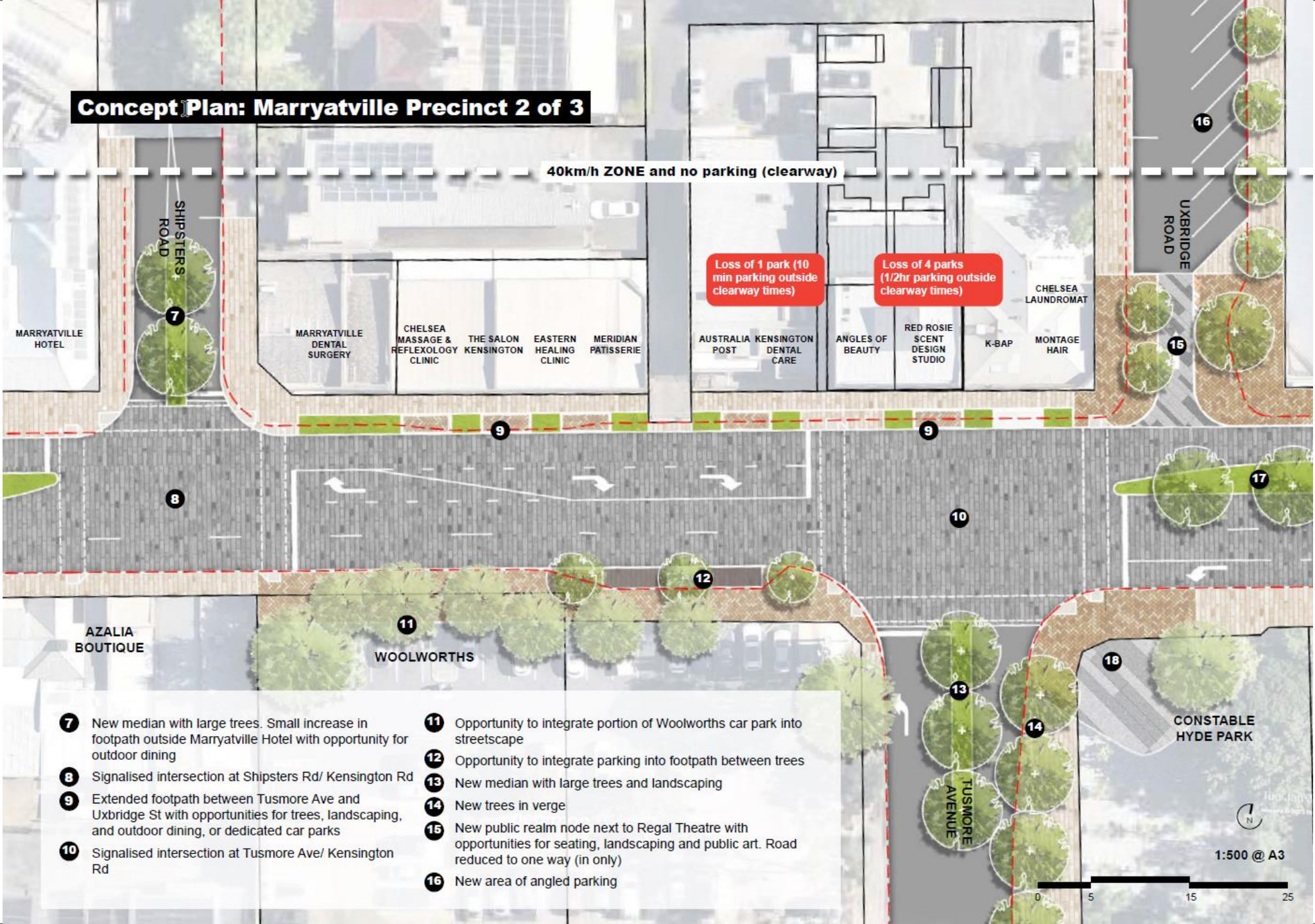


Concept Plan: Marryatville Precinct 2 of 3

40km/h ZONE and no parking (clearway)

Loss of 1 park (10 min parking outside clearway times)

Loss of 4 parks (1/2hr parking outside clearway times)

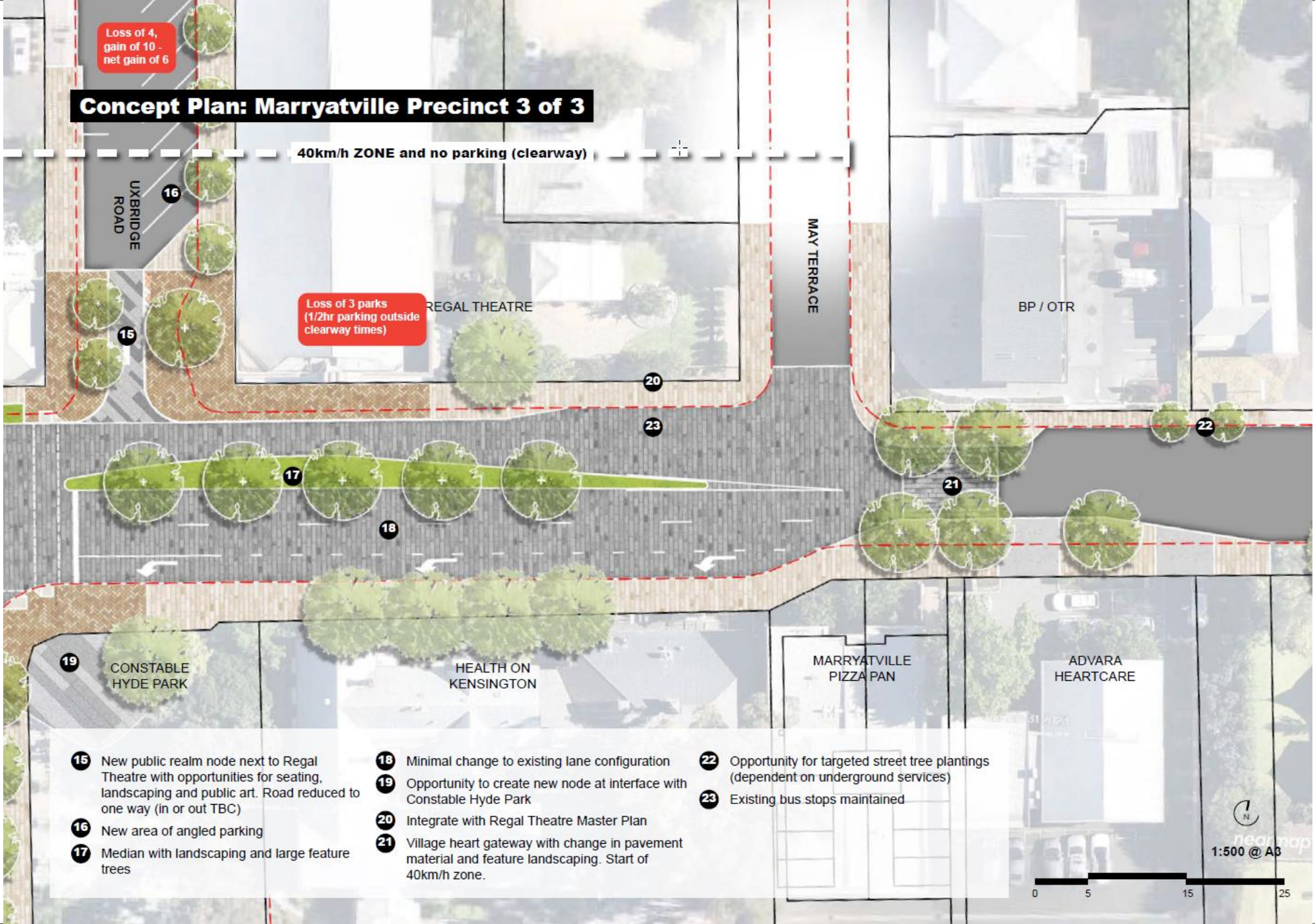


- 7** New median with large trees. Small increase in footpath outside Marryatville Hotel with opportunity for outdoor dining
- 8** Signalised intersection at Shipsters Rd/ Kensington Rd
- 9** Extended footpath between Tusmore Ave and Uxbridge St with opportunities for trees, landscaping, and outdoor dining, or dedicated car parks
- 10** Signalised intersection at Tusmore Ave/ Kensington Rd

- 11** Opportunity to integrate portion of Woolworths car park into streetscape
- 12** Opportunity to integrate parking into footpath between trees
- 13** New median with large trees and landscaping
- 14** New trees in verge
- 15** New public realm node next to Regal Theatre with opportunities for seating, landscaping and public art. Road reduced to one way (in only)
- 16** New area of angled parking

1:500 @ A3

Concept Plan: Marryatville Precinct 3 of 3



Loss of 4,
gain of 10 -
net gain of 6

40km/h ZONE and no parking (clearway)

Loss of 3 parks
(1/2hr parking outside
clearway times)

- 15** New public realm node next to Regal Theatre with opportunities for seating, landscaping and public art. Road reduced to one way (in or out TBC)
- 16** New area of angled parking
- 17** Median with landscaping and large feature trees
- 18** Minimal change to existing lane configuration
- 19** Opportunity to create new node at interface with Constable Hyde Park
- 20** Integrate with Regal Theatre Master Plan
- 21** Village heart gateway with change in pavement material and feature landscaping. Start of 40km/h zone.
- 22** Opportunity for targeted street tree plantings (dependent on underground services)
- 23** Existing bus stops maintained

Key Objectives

OBJECTIVE	MASTER PLAN FEATURES
<p data-bbox="147 404 779 448">Accessibility, Movement & Parking</p> <ul data-bbox="147 479 835 911" style="list-style-type: none"><li data-bbox="147 479 721 524">• Improved, safer streetscape.<li data-bbox="147 549 800 646">• Improve pedestrian facilities and connections.<li data-bbox="147 678 726 775">• Explore solutions to parking congestion.<li data-bbox="147 806 835 903">• Accessible for all ages, abilities and backgrounds.	<ul data-bbox="952 404 2397 1315" style="list-style-type: none"><li data-bbox="952 404 1956 448">• Changes in lanes to improve traffic flow and safety.<li data-bbox="952 479 2300 576">• Replacement of existing pedestrian crossing with 2 new sets of traffic lights.<li data-bbox="952 608 2359 652">• Wider footpaths where possible to create a safer pedestrian experience.<li data-bbox="952 684 2359 781">• Various changes in parking – net loss of 12 parks, to create a safer traffic and pedestrian experience, wider footpaths, more trees.<li data-bbox="952 812 2346 909">• More connected precinct to encourage greater use of existing off-street parking.<li data-bbox="952 941 1633 985">• 40kph zone through village heart.<li data-bbox="952 1016 2397 1113">• Change in road pavement surface to emphasise pedestrian movements at side streets.<li data-bbox="952 1145 2142 1189">• One-way entrance to Uxbridge Rd to calm side street traffic.<li data-bbox="952 1220 2384 1318">• Proposed pedestrian improved entry to Woolworths shopping centre via a ramp from Kensington Rd (tbc).

Key Objectives

OBJECTIVE	MASTER PLAN FEATURES
<p>Character, Placemaking & Heritage</p> <ul style="list-style-type: none">• Cohesive urban character.• Art integration and cultural interpretation.• Complement and enhance State and Local Heritage Listed sites.	<ul style="list-style-type: none">• New public realm node adjacent Regal Theatre provides opportunities for seating, landscaping and public art.• Integrated with Regal Theatre master plan.• Wider footpath in front of Regal Theatre.
<p>Economic Prosperity</p> <ul style="list-style-type: none">• Prosperous and vibrant mixed-use 'village'.• Minimising the effects on local residents (parking, traffic, noise).	<ul style="list-style-type: none">• Increase in footpath width outside Marryatville Hotel and shops on northern side of Kensington Rd with opportunity for outdoor dining.• Traffic changes to improve safety, including one-way street entries and lower speed limit in village heart.• Improved precinct connectivity to allow greater use of off-street parking and encourage people to wander.

Key Objectives

OBJECTIVE	MASTER PLAN FEATURES
<p>Open Space, Sustainability & Trees</p> <ul style="list-style-type: none">• Incorporate sustainability principles and WSUD.• Opportunities for more trees.• Improved landscape amenity.• Increase usable open space through additional greening.	<ul style="list-style-type: none">• Additional 101 trees, including large feature trees in central median• Additional low-level landscaping on central median strip and sections of footpath.• Opportunities for WSUD.• Wider footpaths with landscaping.• Possible integration of portion of Woolworths carpark into streetscape with additional plantings.
<p>Public & Services Infrastructure</p> <ul style="list-style-type: none">• Public infrastructure to encourage people to shop and dine locally.• Collaborate with service providers to identify opportunities to upgrade infrastructure (e.g. powerlines undergrounding).	<ul style="list-style-type: none">• Seating opportunities on wider footpaths.• Investigating undergrounding of powerlines.



Feedback