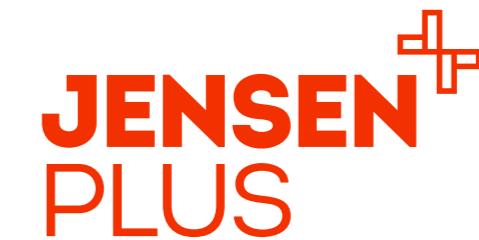


August 2018

Linking Precincts Minlaton_

A Framework for Urban Design Improvements



Planning
Landscape Architecture
Urban Design
Social Planning

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Opportunity for Parklet or new build out in front of Chocolaterie for out door dining and street greening



Renovated front court to rest area and public toilets with more seating and skylights with planted build out and new crossing point.

Revision number B
August 2018

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1. Summary

Minlaton is a town of about 1000 people, on South Australia's Yorke Peninsula. Minlaton enjoys a classical, long, country main street dissecting the town grid – with many historic and modern buildings built to the footpath with wide verandahs and few trees on the kerb. These strong Australian main street characteristics form a foundation for this urban design framework.

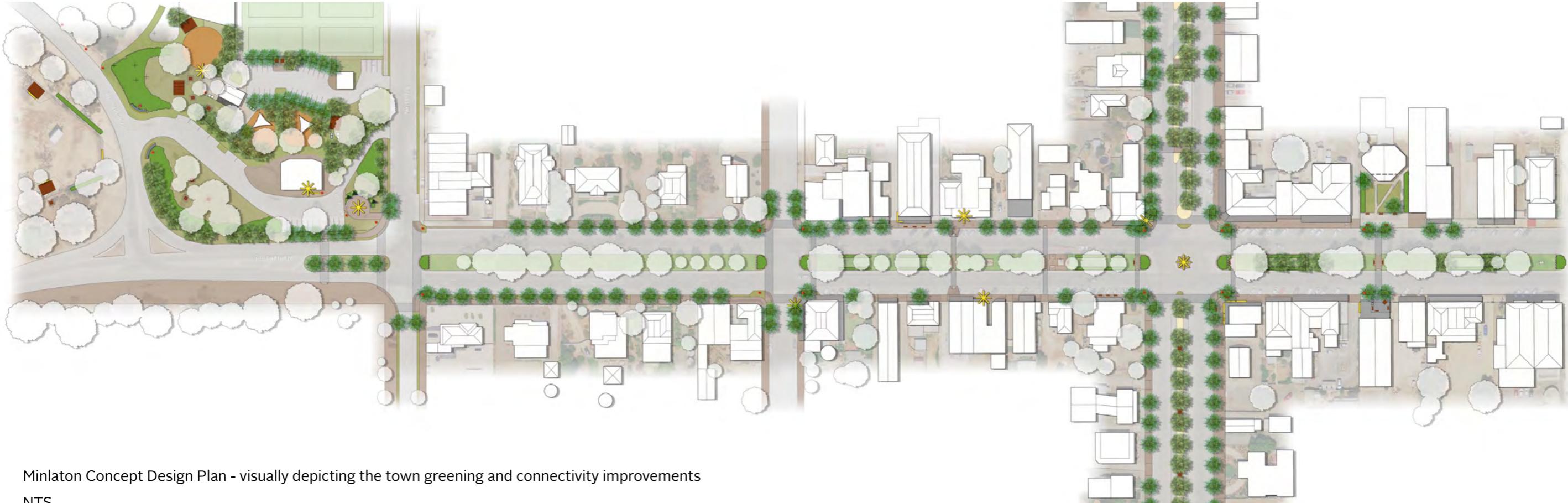
The key deliverable of the Linking Precincts project is to develop an urban design framework to provide an integrated vision for the future planning and development of key public spaces within the Minlaton township over the next 10 years.

Engagement (in particular the workshops held on site) was very successful with good attendance, great participation and wide appreciation for the chance to

be involved in the identification and prioritisation of concepts and projects for both early wins and a longer term strategy. An Engagement Framework was agreed at the start-up meeting of the project to get the best response from the Minlaton community.

Rather than multiple site visits and meetings over an extended period, an intensive on the ground approach involving the community was undertaken. This ensured we discovered and understood existing conditions, what the community valued, and opportunities for improving key local places and the links between them. To achieve strong community and stakeholder engagement an intensive 2.5 day engagement at the Minlaton Senior Citizens Club was held on Thursday 12th, Friday 13th and Saturday morning 14th April 2018.

Our vision is expressed in the following statement:



Be a devil: stop, refresh and enjoy at Minlaton

Ten Principles for Improvement Projects to respond to are:

- 1. Link the precincts**
- 2. More economic activity**
- 3. Green the town**
- 4. Paint the town red**
- 5. Three main places to go**
- 6. Age-friendly streets**
- 7. Safe crossings on the main street**
- 8. Great signs**
- 9. Grassroots implementation**
- 10. A shovel ready project**

Minlaton's potential lies in its traditional Australian main street linked with the Red Devil aeroplane and other attractions at the northern town entry



2. Introduction

An introduction to Minlaton and to the project

2.1 About Minlaton

Minlaton is a town of about 1000 people, on South Australia's Yorke Peninsula. Functioning as a service town to the surrounding farming country (mainly grain producing), the town is known as the 'Barley capital of the world'!

Minlaton enjoys a classical, long, country main street dissecting the town grid – with many historic and modern buildings built to the footpath with wide verandahs and few trees on the kerb. There is ample, angle parking in front of the shops. The main street has two lanes in either direction with a generous, well-kept median in the centre with a variety of mature trees.

These strong Australian main street characteristics form a foundation for the urban design framework and detailed design moves. The northern approach to the town is also important. It contains memorials to Captain Harry Butler including his Red Devil aeroplane, sports and recreation facilities, public toilets and parking, and a fauna park.

2.2 A brief history

The town was proclaimed in 1874 by the Surveyor General, laid out in the grid pattern familiar in South Australia, and located for its proximity to water at Gum Flat. Before European settlement the area was the domain of the Narungga people.

Minlaton grew quickly as part of the network of towns every 10 miles or so on early supply and stock routes. Communication by telegraph, the hotel, and shops and services followed. A cinema operated from 1906 and sports and community clubs developed, serving surrounding farmers and smaller settlements.

From World War 1 came the famous Captain Harry Butler who was born and died in Minlaton. His achievements as a flying ace, instructor and aerial performer made him a national hero in the post-war years and a permanent asset to the town. The layout of the town, its historic buildings and other heritage are as important to the future of the town as they were to its past.

2.3 Project objectives and Process

The key deliverable of the Linking Precincts project is to develop an urban design framework to provide an integrated vision for the future planning and development of key public spaces within the Minlaton Township over the next 10 years.

In addition the urban design framework aims to achieve the following objectives:

- _ provide a document which is consistent with other relevant plans
- _ adopt a multidisciplinary approach to developing an integrated strategy and plan
- _ highlight and focus on areas within a budgetary framework
- _ develop a framework that reflects community aspirations and addresses the inter-relationships between the elements of the urban environment
- _ facilitate the development of a more attractive and vibrant public realm
- _ consolidate priorities for Council, the Progress Association and the township of Minlaton
- _ actively attract people to visit Minlaton
- _ create a sustainable environment capable of supporting enterprise and providing valuable community facilities and infrastructure in the long term
- _ enhance the use of public spaces for the health and general well-being of the community including recreational facilities.

2.4 Lessons learnt from elsewhere

Experience from other main streets and regional towns can help to identify wider trends and contexts that could influence the future of Minlaton as well. Wider trends include:

- _ main streets focusing not just on shopping but moving to a broader offer including retail, entertainment, and community activity
- _ quality and niche food and beverage uses are frequently leading the influx of activity to new areas
- _ authentic shops (not chains or franchises), and experiences unique to the place (including public art) are essential for local and tourist vibrancy
- _ quality public realm is essential to attracting more customers/visitors, and enticing them to stay longer. This includes seating, shelter, signage, wifi and outdoor experiences
- _ designing streets for people that are safe, functional, comfortable and green are increasingly pre-requisites to successful main street precincts.

All these lessons helped form the approach to the Minlaton urban design investigations and framework.



Streets at Goodwood Road in Adelaide have been designed with colour and quality, and can host community events



At Sixth Street, Murray Bridge, Jensen PLUS led a team to transform the streetscape into an attractive, green and functional street. Rain gardens pictured here catch stormwater and passively irrigate the new trees and plantings.

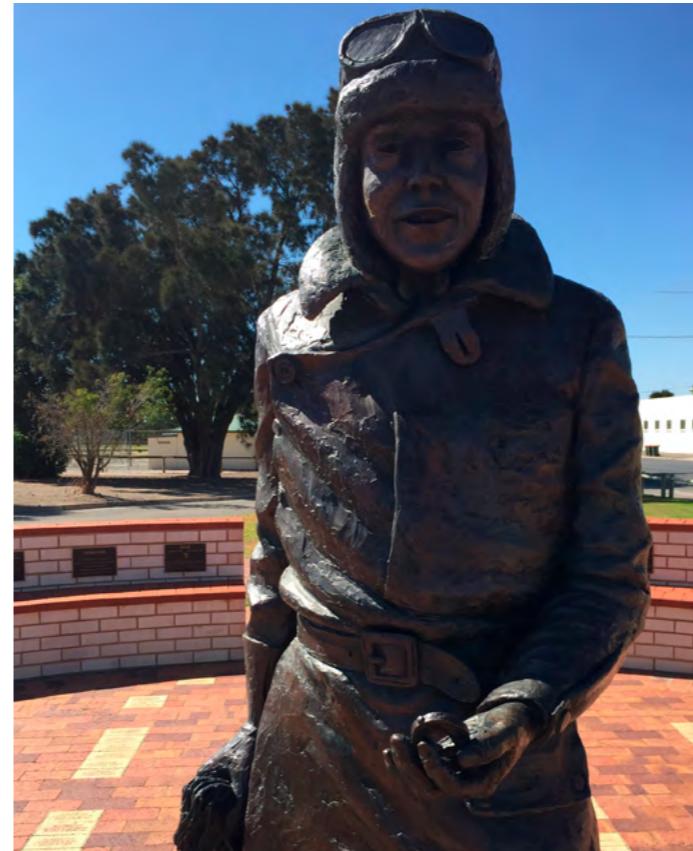
Minlaton today



A Fauna Park containing kangaroos, emus and other native animals is a first impression and first attraction of Minlaton for motorists arriving on the Curramulka Road from Adelaide and Ardrossan or on Maitland Road



The skate park is a recent addition to the Harry Butler Reserve and sports grounds, providing a facility for the younger community and visitors



Captain Harry Butler was an early Australian aviator, and a World War I flying ace. He flew an air mail run from Adelaide across Gulf St Vincent to Minlaton in 27 minutes on 6th August 1919, the first over-water flight in the Southern Hemisphere by Minlaton's most famous son



Captain Harry Butler's small but mighty Bristol Red Devil monoplane, bright red, flown by the heroic pilot and gifted instructor, also crashed at Minlaton!



The children's playground and sports grounds form part of the Harry Butler Reserve at the northern entry to Minlaton



This memorial hangar houses the Red Devil and presents a dilemma; designed to protect the aeroplane from the elements, it also hides the plane and the Harry Butler story from passing motorists



SYP Motors (Southern Yorke Peninsula Motors) is the finest shed in Minlaton and has historic connections with the town. Harry Butler worked here



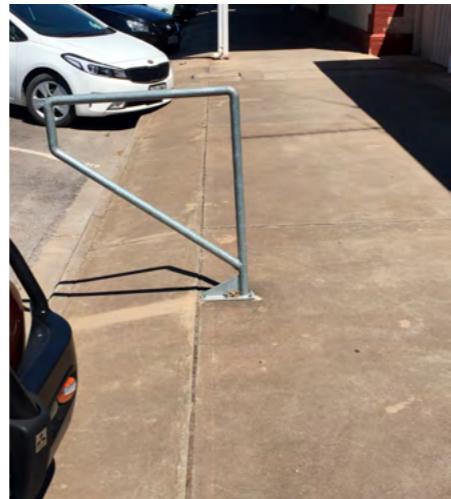
The Minlaton Hotel Motel is a heritage landmark in the centre of town. It is important for the town that the hotel continues to successfully trade



The mural on the Council office façade provides life, colour and historic information in the town centre, showing the difference public art can make



The Senior Citizens Club and rest area is an important meeting place on the main street. While functional, it would benefit from improvements



Footpath levels are such that hand rails have been installed to traverse the different levels



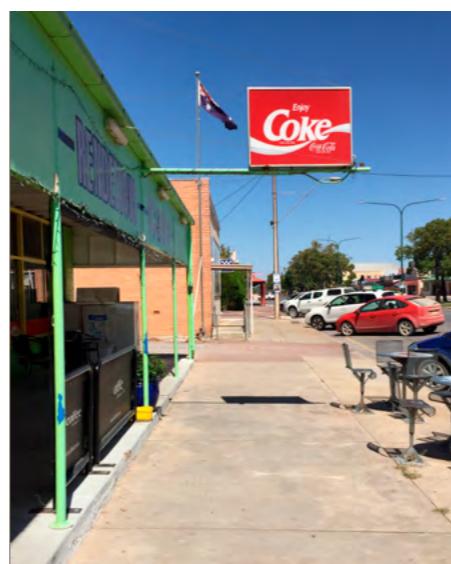
The quality of footpaths and street furniture in the main streets is variable. Upgrades to the public realm, parking and crossings are desirable at key locations



"Gangplank" style kerb ramp at North Terrace near Harry Butler Reserve



Minlaton's green median with large trees, lawns, seating and good maintenance contribute greatly to the attraction of the main street



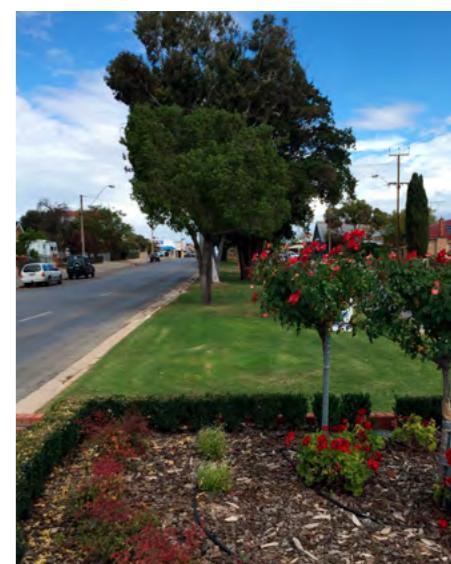
This community node could be a focus for early design improvements by Council and traders



Typical, basic footpath treatment, devoid of seating, shade and greening. Power lines are being gradually undergrounded through the main street



Planting in the median strip of Fourth Street needs to be bigger and stronger to fit with the substantial width of the street, and to provide effective shade and seating opportunities including for recreational vehicles that are encouraged to park here



Median landscaping needs to match the scale of the street and has the capacity to provide colour and variety

The variety of historic buildings along the main street is important to its attractiveness to visitors and the community, and therefore its vitality and economic success



3. Strategic context

Population and policy context

3.1 Population trends

As of the 2016 census, there were 1099 people living in Minlaton.

The median age of people living in Minlaton was 54 years. This median age is higher than that of South Australia (40) and Australia (38). 56.4% of the Minlaton population were couple-families without children (more than likely this is reflective of the higher than average median age).

The majority of those living in Minlaton in 2016 identified as being of Australian/English heritage (71.4%), which is considerably higher than that of South Australia (53.5%) and Australia (48.3%). A very high proportion of parents were both born in Australia (as the above indicates).

Full-time employment rates were lower than the South Australian average with higher part-time employment rates. This could be indicative of the country location or the higher than average median age.

This data highlights the need to:

- design for an ageing population incorporating age-friendly design features into public spaces
- plan for walkability and well-connected residential areas with good access to the local shops/town centres
- retain spaces for cars in the town centre in balance with creating great places for people
- design for social inclusion and creating welcoming and inviting community space.

3.2 Strategic documents of relevance to this study

With the State Strategic Plan no longer a State Government guidance document, the following extracts from documents provide strategic support for the Urban Design Framework's main aim to provide a stronger identity and sense of place for Minlaton through connectivity and more appeal.

Strategic Management Plan – Yorke Peninsula Council 2016-2020

Vision: To be a thriving peninsula, proud of our heritage, lifestyle and diverse, vibrant communities. A great place to live, work and play.

The key themes from Council's Strategic Plan are based around the ongoing development of sustainable communities, corporate governance and leadership and community engagement. Through the design concepts and strategies the Minlaton Urban Design Framework will provide the following in relationship to these aims:

- *deliver sustainable infrastructure improvement that is supportive of community and economic growth whilst protecting the environment and recreational pursuits of the area*
- *support and encourage the ongoing growth of the local Minlaton economy by enhancing the place as a great place to meet, stop and recreate*
- *careful consideration of community need by decision makers and leaders in the field*
- *support community life by creating great public places that encourage connections and cater to the local Minlaton community. This will also foster a sense of ownership over the town centre and encourage a thriving local community that is proud to live and work in Minlaton.*

These strategies are reflected in other region-wide documents such as the *Central Local Government Region (CLGR) Ten Year Strategic Plan*, the *South Australian Tourism Plan 2020* and the current *Yorke Peninsula Tourism Plan*.



SA Planning Policy Modules and Yorke Peninsula Council Development Plan

"Centres and Retail Development Objectives"

- Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- Promotion of the Minlaton, (and other town) centres as the primary retail and business centres serving the region.
- The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.

Regional Land Use Framework – Yorke Peninsula – Planning Strategy DPTI 2007

Opportunities and Challenges identified in this document included that "The strong community spirit, progress associations and volunteers are valued"; also to "Improve functionality and strengthen distinctive character of townships and landscapes" and "Showcase and market built heritage in many towns".

Yorke Peninsula and Lower Mid North Region Recreation, Sport and Open Space Strategy 2014

For Minlaton the following projects have been identified:

Sports Hubs and Facilities

- **Undertake improvements to the Minlaton outdoor sporting facilities (high priority).**
- **Undertake improvements to the Minlaton basketball complex (high priority).**
- **Investigate options for the co-location of the Minlaton outdoor courts including the options for connecting courts to the oval as well as the indoor basketball stadium (low priority)**

Recreation Destinations

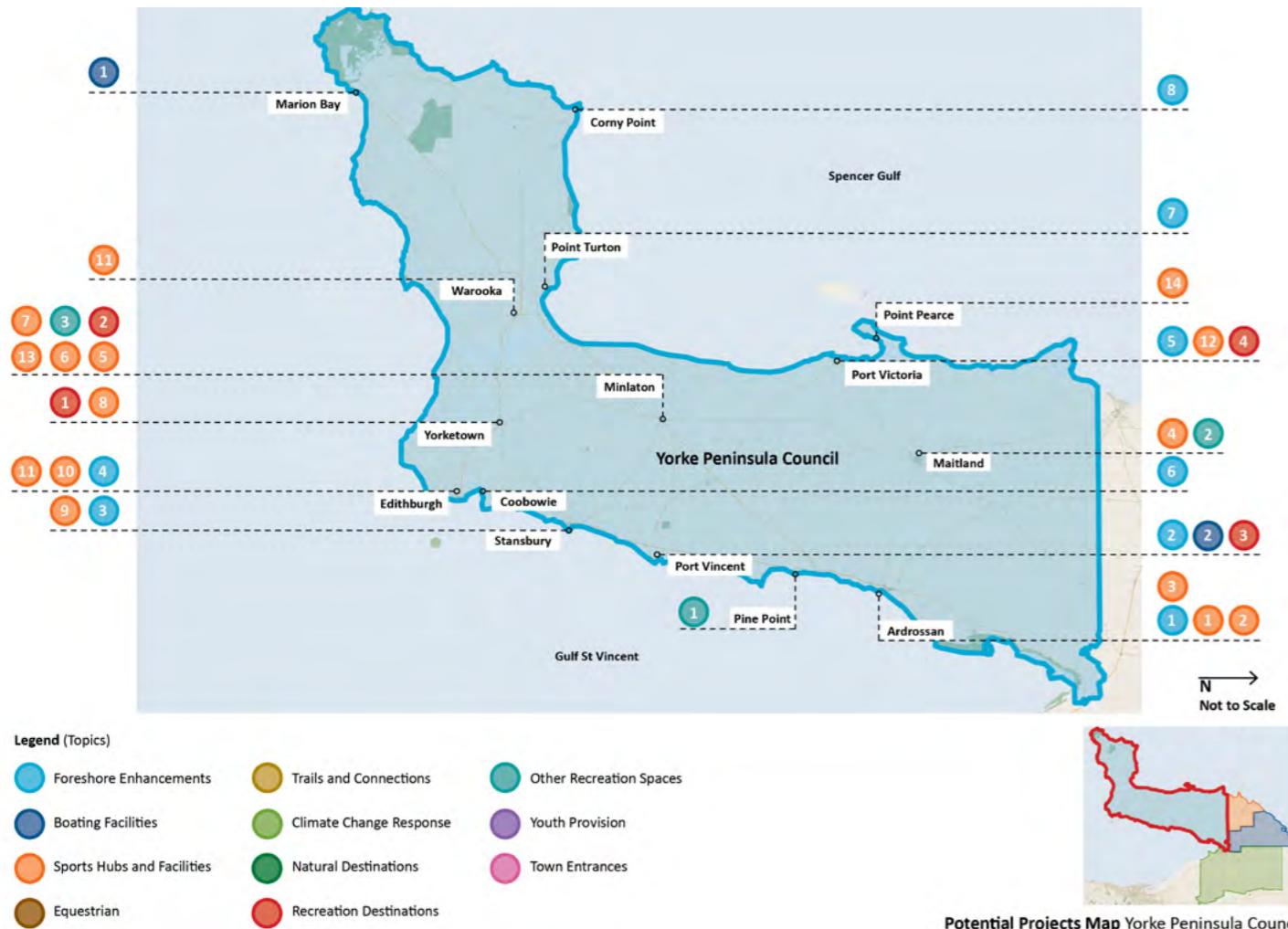
- Redesign and enhance the recreation value and function of Harry Butler Memorial Park in Minlaton. This includes reducing the dominance of the road and car parking, enhancing the picnic and play settings and improving the integration with the memorial building (medium priority).

Other Recreation Spaces

- Consider integrating BMX within the Minlaton sportsground site, subject to demand (medium priority).

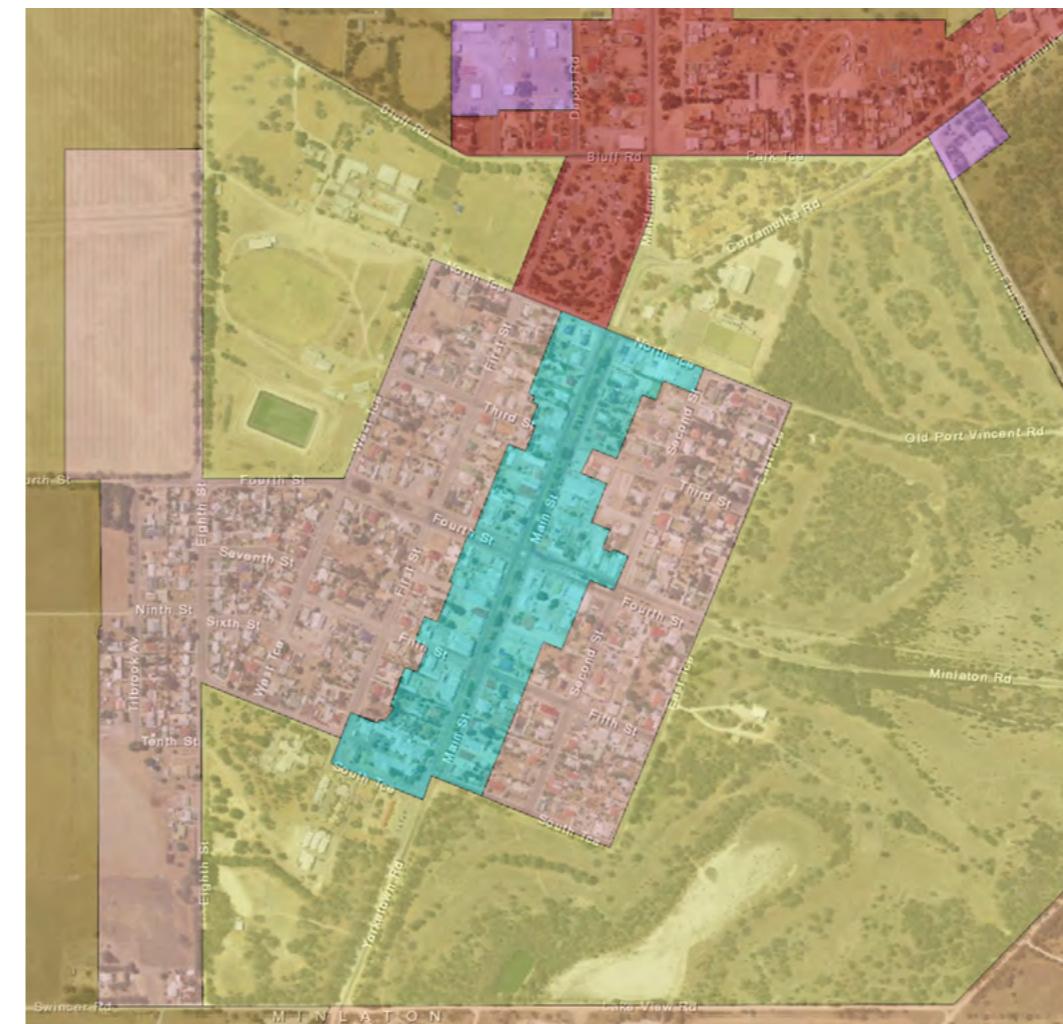
Other projects of relevance and areas of focus for the Council include:

- Continue to investigate opportunities for community gardens and guide communities to achieve and manage appropriately located gardens.
- Continue to develop and maintain trails as part of the Walk The Yorke initiative. This includes continuing to review and expand trail opportunities along the coastline and to key destinations.



Yorke Peninsula Potential Projects Map, Yorke Peninsula and Lower Mid North Recreation, Sport and Open Space Strategy 2014 , prepared by Jensen PLUS for Suter Planners

Development Plan Policy / Zoning Plan



SA Location Viewer



④ FOURTH TO FIFTH STREET -
REST AREA, GUM PLAT GALLERY, PEPPER
TREE MARKET AREA

4.1 WHAT DO YOU LIKE?

SEATING IN MEDIAN
STRIP ✓✓✓

LANDSCAPING (TREES/LAWN)
IN MEDIAN STRIP ✓ Not
all

ANGLE PARKING ✓

HARVEST CORNER ✓
VISITOR INFORMATION
Median strip - green & plantings.

4.2 WHAT DON'T YOU LIKE?

AREA IN FRONT OF
REST CENTRE - CERTAIN
TABLES, CONSTRUCTION, ✓/
PAVING - MAKE MORE AMENABLE

FOOTPATHS ✓✓

ACCESS TO SHOPS - OR LACK
OF ACCESS FOR MOBILITY, indoors
Some do have

APPEARANCE OF SOME SHOPS
Area in front of the shop corner

Red brick planter boxes on Main St
Minimal Access from Footpath to
Safety of children for median strip area

⑤ FOURTH TO FIFTH STREET - REST
AREA, GUM PLAT GALLERY, PEPPER TREE
MARKET AREA

WHAT DO YOU WANT
FOR THIS AREA? WHAT ARE THE THINGS
GETTING IN THE WAY?

Rest Centre from road safety
Redeveloped to make it attractive &
make as "Centrepiece" for future
area needs/
Signature in roadway with planter
box shells etc. my love Australian style
+ local bus stops
Make planter planters covering from
not parking on other side of the
pedestrian areas. It looks attractive &
an obvious place meeting people
by people route!

Key stakeholder and trader
breakfast consultation event held
in April 2018 provided feedback on
early ideas and opportunities

4. Investigations + engagement

Early concepts that have been tested with the community

Engagement (in particular the workshops held on site) was very successful with good attendance, great participation and wide appreciation for the chance to be involved in the identification and prioritisation of concepts and projects for both early wins and a longer term strategy.

An Engagement Framework was agreed at the start-up meeting of the project to get the best response from the Minlaton community. It was based on the following key project objectives and outcomes.

4.1 Engagement framework

Objectives

- _ develop a design framework that reflects community aspirations
- _ facilitate the development of a more attractive and vibrant public realm
- _ consolidate priorities for Council, the Progress Association and the township of Minlaton
- _ actively attract people to visit/stop at Minlaton
- _ create places capable of supporting enterprise and providing valuable community facilities and infrastructure in the long term
- _ enhance the use of public spaces for the health and general well-being of the community including recreational facilities.

Outcomes

- _ Acquiring an understanding of the existing condition of public spaces and recreation areas
- _ Engaging the local community in identifying the desired character of the town

- _ Planning for the development or enhancement of open spaces and pedestrian/cycle links
- _ Providing a unified, community-friendly design for the key precincts
- _ Producing a blueprint for improved township entrance statements
- _ Consolidating future development priorities for Council and the township of Minlaton
- _ Prioritising identified projects with respect to importance, cost and ability to be achieved.

The Engagement Framework outlined actions for this project based on these objectives and outcomes by defining the stakeholders, the principles for engagement, and outlining important engagement steps.

Stakeholders

Organisation

Minlaton and District Progress Association (incl. Tourist Information provider)

Yorke Peninsula Council elected members and staff

Main Street traders and nearby traders and businesses

Minlaton District School

Sporting Club representatives (football, netball, bowls, basketball, tennis, golf, other)

Minlaton and District Early Learning Centre

Representatives of towns and areas served by Minlaton

Hotel Licencee/Representatives

Lions and other service club representatives

Residents on Main Street from North Terrace to Fifth Street

Caravan Park operator

Community of Minlaton

INFORM CONSULT INVOLVE COLLABORATE EMPOWER



Principles Guiding Engagement

The International Association for Public Participation (IAP2) public participation spectrum was used as a reference as this is considered to be industry 'best practice'.

Our principles that guide our engagement process:

- _ Undertake two-way engagement
- _ Provide clear, well informed and fit for purpose information
- _ Be timely and accessible
- _ Be transparent and accountable
- _ Always document and report back
- _ Be collaborative
- _ Be inclusive

Level of Engagement

For the Minlaton Precincts Plan, based upon the advice received and the type of stakeholders, through the immersion workshop, we aim to achieve a level of engagement varying between INFORM and COLLABORATE.

INFORM – the community about the project and the ideas it generates

CONSULT – affected stakeholders and the wider community during the design process, and again when a draft document has been prepared

INVOLVE – stakeholders with a direct or special interest in the precinct, through participation in a design workshop process, and through public consultation

COLLABORATE – work with stakeholders on design solutions and priorities for final outcomes

Engagement activities testing early concepts and ideas and immersion street walk

LINKING PRECINCTS MINLATON

Yorke Peninsula Council is developing an Urban Design Framework and priority projects to improve and link key community areas and visitor attractions in Minlaton.

4.2 Engagement approach - Co-design Workshop

Rather than multiple site visits and meetings over an extended period, an intensive on the ground approach involving the community was undertaken to ensure we discover and understand existing conditions, what the community values and opportunities for improving key local places and the links between them. To achieve strong community and stakeholder engagement an intensive 2.5 day engagement at the Minlaton Senior Citizens Club was held on Thursday 12th, Friday 13th and Saturday morning 14th April 2018. Activities included:

- stakeholders being informed of what could be achieved from other completed projects
- precinct tours led by Council staff and consultants
- presentations at a trader breakfast, to students and other attendees. These were structured so maps and plans of each precinct were available with capacity for comments to be written regarding the likes, dislikes, and desires for each precinct
- design studios followed in which consultant team members converted the comments to early project concepts, with the community 'dropping in' to observe progress;
- on the final half day of the workshop, stakeholders and community members were invited to indicate which project concepts they preferred, in priority order.

The workshop was facilitated by Yorke Peninsula Council staff and consultants Jensen PLUS.

Significant promotion of the workshop in the community through the local paper, posters in shop windows and invitations ensured the community had the opportunity to participate. The community were able to see their ideas turned into plans and concepts and then were asked to prioritise projects in each precinct. Over 80 people in total attended the workshop at different times. (see the promotional poster, and workshop agenda in this section).

The Codesign workshop agenda included the following activities:

- **Key stakeholder introductory meeting** and presentation with Council officers, Councillor and Progress Association and others identified. Presentation from JP, Precinct issues, likes, wants, to be recorded on sheets.
- **Site tours**
- **Open studio** -Concept design development, community drop-in (key slides and comment sheets on wall; aerials, trace)
- **Main Street and other Minlaton Traders Breakfast**
-Presentation followed by discussion and Q&A; reference aerials and precedents for each precinct
- **Targeted stakeholder workshop and design studio** School group; other key stakeholder group (presentation, then ideas and issues for them; record comments on wall sheets.)
- **Open Studio** Available for community members to pop in, contribute to the design process and see what's going on - on the wall!
- **Immersion Street Walk** Walking the street discussing changes to planting, paving, furniture etc. Stakeholders welcome but directed to the general community.
- **Open Studio** Available for community members to pop in to see results of initial concepts developed during workshop, preference concept designs, projects, see what's going on. Complete sketch concepts during or prior to this workshop.



Get involved!

We want to hear your ideas about new business and new development opportunities, improved seating or outdoor dining areas, branding, public art, signage, landscaping, community events, and access and parking including better access for older and younger members of the community.

Drop in and have a chat with our team at the Senior Citizens Club/Rest Area on Main Street.

Co-design workshop:
Thursday 12 April, 2018 2pm – 6pm
Friday 13 April, 2018 9am – 5pm
Saturday 14 April, 2018 9am – 12pm
Senior Citizens Club/Rest Area,
45 Main Street, Minlaton

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Social Planning



Links to and even replicas of the Red Devil could be more prominent in the town - including the Harry Butler Reserve - as part of a new play experience





Minlaton's wide and well treed central median along Main Street offers opportunities for beautification with additional amenity planting, seating and improved crossing points

5. Urban Design Framework

Linking Precincts Minlaton

Our vision is expressed in the following statement:

Be a devil: stop, refresh and enjoy at Minlaton

- _ see the Red Devil plane and learn the great and tragic story of Harry Butler, local flying ace*
- _ have a picnic while the kids play in the playgrounds and skate park*
- _ walk into town for a coffee from one of the best cafes in the State; sample the local bakery and get great service from local shops*
- _ wander down the huge historic main street and visit its quirky shops, museum and market*
- _ go to the historic hotel or the local brewery for a great beer*

Ten Framework Principles for projects to respond to are further described on the next two pages:





5. Three main places to go

Harry Butler Reserve, the “northern” town centre and the “southern” town centre are the places where activity naturally occurs and where visitors and the community can be better directed by public realm projects.

These focal places in the main street are supported by proposed street crossings. The northern place is near the Museum/café/supermarket and Minlaton Discounters; the southern place is at the Senior Citizens Club rest area/toilets, diner and Chocolaterie.

These places should offer outdoor sitting, resting and dining opportunities visible to the passing motorist. A challenge for visitor motorists passing through is ‘where do I stop?’ These three upgraded nodes will provide the answer.



6. Age-friendly streets

Better pram ramps, footpath access and seats and shelter are all needed to address the array of different footpath types and levels in the main street.

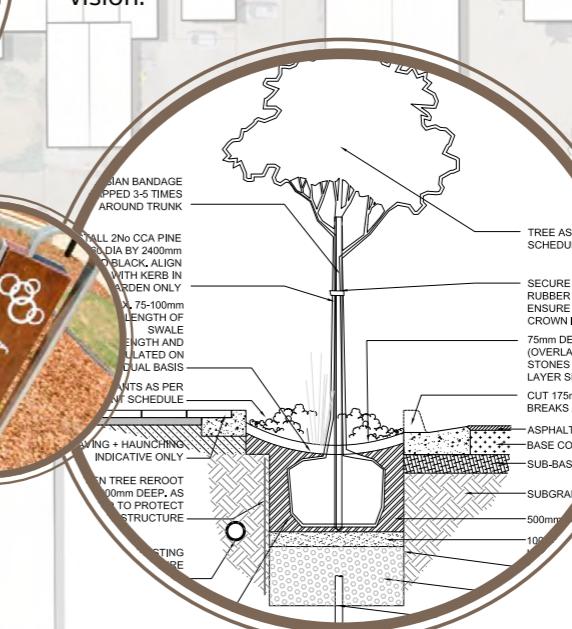
Census data shows Minlaton’s population is aging and many ‘grey nomads’ stop in the town. Clear and modern paths and buildouts, particularly around activity nodes, are safer and leave a better impression on visitors and the community.



7. Safe crossings on the main street

The main street is 40 metres wide with two lanes plus angle parking on each side of a wide median. Like many country towns heavy vehicles as well as RVs and lighter vehicles all share the main street.

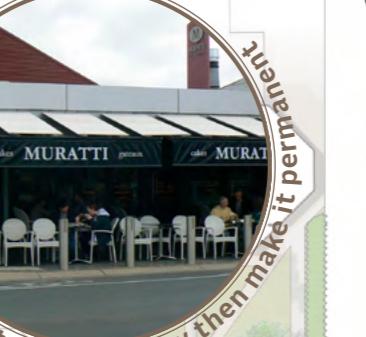
Better pedestrian crossing points are proposed at the activity nodes for safe street crossing and to indicate clearly to drivers where active crossings are located.



8. Great signs

Wayfinding signs to promote walking and wandering are an effective tool to attract visitors to linger longer. Information signs for parking, toilets and other services are also recognised as attracting more custom and activity.

Consistency of signage type, perhaps integrated with branding markers, will generate more interest and pride in the town.



9. Grassroots implementation

Through small projects with community involvement, private sector support, grants and annual Council budgets, a strategy can be built over time, fitting with resources and priorities. With community support through an understanding of the long-term vision, The Progress Association, volunteers and Council can make great strides in implementing the vision.

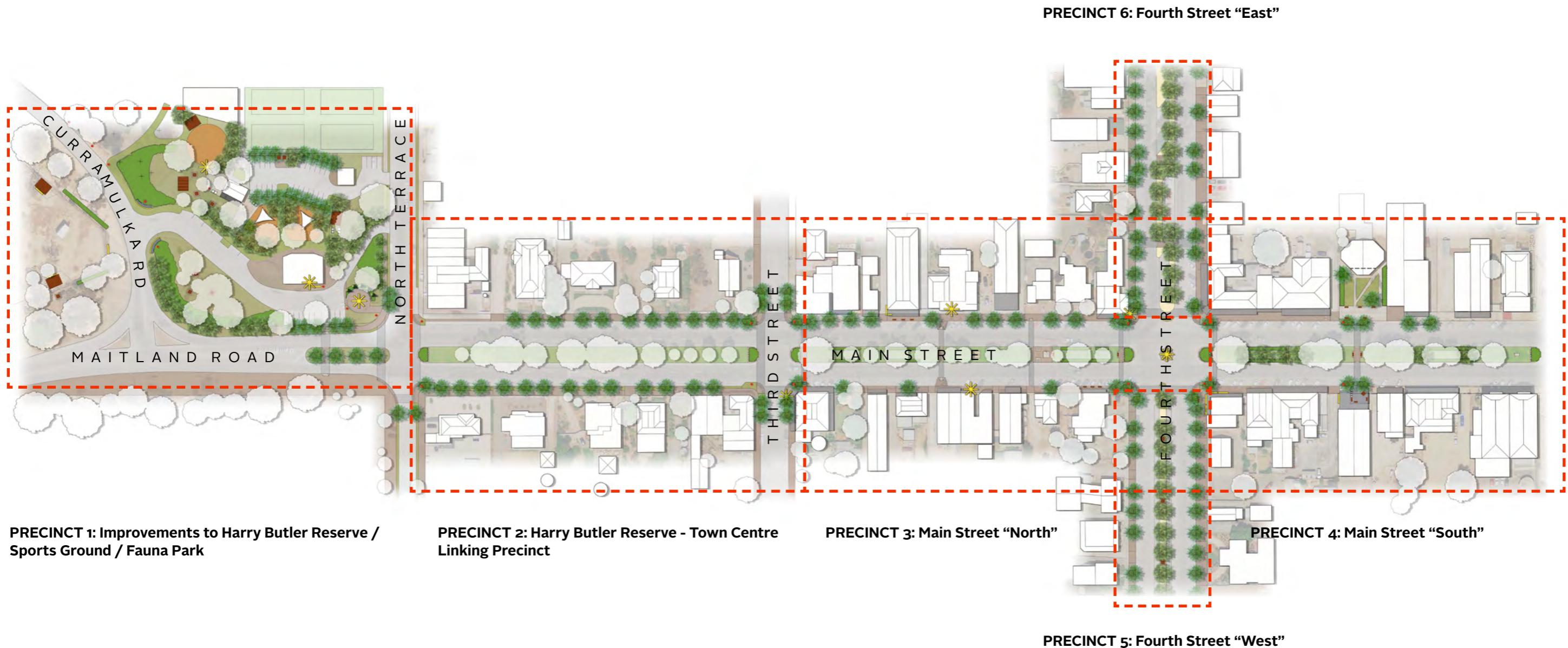




The setting for many of Minlaton's heritage buildings can be augmented by and improved with street tree planting and new amenity garden beds

6. Overall concept - Linking Precincts Minlaton

Mapping the strategies throughout all the Precincts





Precinct 1: Harry Butler Reserve / Sports Ground / Fauna Park Concept Plan