



Place  
Plants  
People

## Urban Design Framework

2020 Update



*The* **Barossa** Council

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## Purpose

The urban design framework has been prepared to identify how the Barossa Bushgardens currently and potentially can connect with the urban context of Nuriootpa and the Barossa Valley.

## Introduction

Barossa Bushgardens is a regional native flora centre, conserving, promoting and supplying the Barossa region's unique local native plants. It is a model social enterprise that was founded nearly 20 years ago in context of 97% of native vegetation loss in the Barossa region. Now in 2019, the site features a multi facet seed orchard, display gardens, a greenhouse, Volunteers Centre, Nursery and Sales Area.

Idyllically situated on a seven hectare site (being a Crown Reserve for which The Barossa Council has care and control, at Lot 100 Penrice Road, Part Section of Coulthard Reserve, Nuriootpa - Figure 1), this community project provides a reference point for anyone wishing to learn more about the region's local native plants.



Figure 1 Barossa Bushgardens site

The Barossa Bushgardens Section 41 Committee (of Council) manages and maintains the land.

The Barossa Bushgardens partly generate funds through seed, and seedling sales hence the establishment of the nursery and sales area on the site is vital component of the site.

The Barossa Bushgardens are open to the public 365 days a year and entry is free.

The Barossa Bushgardens needs to be tied into the community to achieve full potential. The infrastructure to link this valuable community resource needs to be

established but costs to do so are prohibitively high. The identity "Barossa Bushgardens" needs to be developed and become a focus for local residents but also visitors and tourists to the area. Barossa Bushgardens has the opportunity to become an important destination and attraction in the Barossa mix.

## Barossa Community Plan 2016-2036

The Barossa Community Plan is an aspirational plan that provides a 20 year vision for the community and guides strategic decision making by Council. Council's Community Plan and

supporting corporate plans seek to provide direction on multiple objectives, so of which support the desire to protect and manage community land.

### *Community and Culture*

- 2.7 Embrace place-making principles when developing community infrastructure and regulate planning and development in public spaces.

### *Infrastructure*

- 3.1 Develop and implement sound asset management which delivers sustainable services.
- 3.5 Advocate for and seek out funding opportunities that support the development of community, health and other facilities and infrastructure from both state and federal government
- 3.6 Invest in, and advocate for, community facilities that support cultural and community participation.

### *Health and Wellbeing*

- 4.4 Support sporting, recreational and community clubs and organisations to grow and be sustainable
- 4.9 Design our future developments and facilities to support active lifestyles and community health and wellbeing.

## **Community Land Management Plans**

The Barossa Bushgardens site (being a Crown Reserve for which The Barossa Council has care and control) is governed by the Community Land Management Plans, namely:

- Management Plan 1 - Developed Reserves and Gardens (Version 1.0 / 8 June 2016)

This Community Land Management Plan identifies objectives, and performance targets and measures for the management of The Barossa Council's developed reserves and gardens.

The Objectives and Performance Targets have been considered in the updating of the Urban Design Framework:

| <b>Management Issues</b> | <b>Objective</b>                                                                     | <b>Performance Targets</b>                                                                                                           |
|--------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Public Toilets           | To maintain existing public toilet facilities to be used by patrons of the property. | To ensure that the existing public toilets are serviced and maintained to a satisfactory condition and are kept in a tidy condition. |
| Parking Areas            | Provision of appropriate parking areas for use by patrons of the facilities.         | To ensure that established designated parking areas can be accessed and utilised by all patrons and are in a reasonable condition.   |

|                        |                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Driveways              | Provision of appropriate driveways throughout the property for use by vehicles.                                                                                     | To ensure all existing driveways are easily accessible by vehicles and are in reasonable condition.                                                                                                                                                                                                                                                                                             |
| Reserve Infrastructure | To provide reserve infrastructure which may include but is not limited to bins, benches, signage, lighting, monuments etc for the benefit of members of the public. | To ensure existing infrastructure is in reasonable condition, can be utilised adequately by patrons and does not pose a safety hazard.                                                                                                                                                                                                                                                          |
| Fencing                | Maintain fencing throughout and around the perimeter of the property to bound the site from adjoining land and road frontages, where appropriate.                   | <p>To ensure all existing fencing is maintained to a reasonable standard</p> <p>To maintain the fencing surrounds and prohibit unsightly overgrowth and weeds against the fencing.</p>                                                                                                                                                                                                          |
| Landscape Character    | To maintain existing lawned areas to be used by patrons of the property and provide lawned and landscaped areas to add to the appeal of the property.               | <p>To ensure established lawned and landscaped areas are maintained to a reasonable standard / appearance. This maintenance will involve the removal and control of weeds, watering, mowing and other ongoing general maintenance along with the planting of new trees / shrubs where required.</p> <p>To maintain the undeveloped areas of the property and prohibit overgrowth and weeds.</p> |
| Buildings              | To maintain existing buildings to be available for use by patrons.                                                                                                  | Ensure that the buildings are maintained to a high standard by Council                                                                                                                                                                                                                                                                                                                          |
| Waterway               | Provision of a waterway running through the property.                                                                                                               | To ensure the waterway remains unobstructed and free from pollution and does not pose a safety hazard.                                                                                                                                                                                                                                                                                          |

## Barossa Bushgardens Strategic Plan

The Urban Design Framework aligns with the directions contained within the Strategic Plan that has been prepared by the S41 Committee, and endorsed by The Barossa Council.

**Key Result Area 1** - TO DEVELOP AND MAINTAIN A SUSTAINABLE RESOURCE THAT MEETS THE GROWING NEEDS OF THE REGION

Strategy 2 - Adopt and implement sound assets management principles

### Action

- 1.2.1 Prepare a master plan taking into consideration requirements for community land under the Local Government Act
- 1.2.2 Manage and maintain facilities in line with sound assets management principles
- 1.2.3 Improve accessibility of the site, including requirements under Council's Disability Access and Inclusion Plan
- 1.2.4 Develop sales, reception/cashier area in the community nursery
- 1.2.5 Improve plant signage/information within the Nursery

## Regional Public Health Plan

Both the Strategic Plan and Urban Design Framework are also consistent with the Priority Areas contained within the Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan

The priority areas are:

### 1. A Regional Framework for Public Health

Our mission is to promote community and stakeholder ownership of public health priorities for the region through regional engagement and collaboration.

### 2. Community and Cultural Wellbeing

Our mission is to support our community's capacity to live a healthy lifestyle through community participation, knowledge and support.

### 3. Natural and Built Environment

Our mission is to provide a regional environment that protects and improves the community's health through planning, education and regulatory enforcement.

### 4. Economic Wellbeing

Our mission is to support the health of our community through a thriving economy.

## Disability Access and Inclusion Action Plan

The purpose of the Action Plan is to develop an integrated whole-of-Council approach to achieving equitable access and inclusion for everyone. This plan guides Council in making mainstream facilities and services universally accessible to all residents and visitors with disability. Council also recognises that better access and inclusion will benefit all Barossa residents and visitors.

The Urban Design Framework seek to facilitate actions contained within this plan, namely:

### *Accessible Communities*

- Address disability access issues in relation to Council owned buildings, including community managed facilities.
- Provide DDA compliant access to all Council visitor services properties and facilities and apply the principles of the Barossa DAIP Action Plan.
- Improve access to public open spaces.

## A Model of Sustainability and Wellbeing

The Barossa Bushgardens work in partnership with the community in all aspects of development and model sustainability through proactive seed collection, native plant propagation and garden development, and a focus for health and wellbeing initiatives.

The Barossa Bushgardens are focused on developing:

- a model natural heritage resource for the Barossa region and South Australia
- a vital human resource where people are valued for their contribution, knowledge and skills
- a place of learning, where knowledge is shared and practical skills are enhanced
- a model of sustainability through proactive seed collection, native plant propagation and garden development
- a Natural Resource Centre in conjunction with the Northern and Yorke Landscape Board.

To develop community access and use of the site the Barossa Bushgardens Committee has sought to identify common uses and benefits of the precinct both current and potential. These in summary relate to five key areas;

### **ENVIRONMENT**

The Barossa Bushgardens is actively working to build community awareness and commitment to the regeneration and conservation of native vegetation in the region.

### **EDUCATION**

Local school and community groups use the Barossa Bushgardens, typically schools utilise the facility to deal with aspects of their existing school curriculum.

### **HEALTH and WELLBEING**

The creation of the Barossa Bushgardens has established an environment which supports health and wellbeing. The proposed scale of the development along with its accessibility to

existing bike and pedestrian pathways positions the precinct as a destination for recreation, exercise and general community activity.

## **CULTURE**

The Barossa Valley Community has a strong history of celebrating their culture and heritage through festivals and community events. Community consultation has indicated their willingness to include the Barossa Bushgardens in this programme and develop unique events to be held within the Barossa Bushgardens.

## **TOURISM**

The Barossa Bushgardens holds the potential to become an integral part of Barossa Tourism, due to the unique nature of the gardens. However on a fundamental level the site does not benefit from adequate signage directing to and within the site. More broadly there is a need to develop a comprehensive communications and marketing strategy or plan to enable the group to promote their facility within regular tourism channels and media.

## **Assessment of Urban Design Framework**

### *Accessibility*

A key aim of the urban design framework is to enhance accessibility to and through the Bushgardens site, as identified in the Strategic Plan taking into consideration Council's Disability Access and Inclusion Plan.

Pedestrian networks should be planned to provide access to facilities and services, and designed with passive surveillance and good lighting to provide an attractive and safe environment.

Paths should be designed to accommodate users (i.e. walking, running, cycling), and avoid potential conflict with vehicular movements where possible.

Where possible, the concept of Universal Design should be considered. Universal design is the design of buildings, products or environments to make them accessible to all people, regardless of age, disability or other factors (Wikipedia, 2019).

### *Parking*

In addition to pedestrian/cycling access, parking is also seen as a key element in the overall development of the site. Given the level of visitation, especially during events (i.e. nature play), it is considered that a formally car park, designed within the context of the gardens is required.

### *Facilities*

The initial urban design framework (2011) identified the construction of two buildings – a volunteer centre and a future build for community gatherings. Elements of the future build have been included within the Volunteer Centre. The construction of the Volunteer Centre has enabled the Bushgardens to flourish in the years since the gardens was first established. As a focal point, the centre is a hive of activity providing information and activities to the community and volunteers. With the level of activity, and potential for growth, there is a need to expand the centre at some stage to accommodate volunteers and visitors to the centre.



In addition to the centre, the site contains the wholesale nursery and retail nursery components. Completion of the retail nursery is seen as a priority to enable service to the community. Improvements include the installation of a reception/cashier area.

### *Signage*

Signage is required to enable visitors to navigate the site and access the required facilities and activities within the site. It is important to ensure the type and size of signs is appropriate for their location.

Map Post signs and directional signs have been installed at the key entry points (Figure 2), along with a main entry gate. An event promotional sign is to be installed at the corner of Research and Penrice Roads, along with directional signage through the site.

# Visitors Welcome



Figure 2 Entrance Signage

## Urban Design Framework

### Enhancement of major pedestrian access

- The existing major pedestrian access point to the gardens sits directly on the linear park bike/walking path. It is proposed this entry be formally accepted as the main pedestrian/ bike only entry point and hence be enhanced to better cater for traffic and be more appropriately constructed and sign posted.

| Description                      | Quantity | Unit | Rate                        | Total          |
|----------------------------------|----------|------|-----------------------------|----------------|
| Solar lighting to entry pavilion | 1        | Item | \$991<br>+ freight<br>\$300 | \$1,291        |
| <b>Total</b>                     |          |      |                             | <b>\$1,291</b> |

### New vehicular, pedestrian and bike access off Research Road

- Establish separation of exiting service vehicle and public vehicle access.
- Establish dedicated public/disability and staff/volunteer parking.

| Description                  | Quantity | Unit  | Rate     | Total           |
|------------------------------|----------|-------|----------|-----------------|
| Carpark construction         | 1        | Item  | \$11,382 | \$11,382        |
| Class 1 22mm Rubble OMC Blue | 430      | Tonne | \$24.50  | \$10,535        |
| <b>Total</b>                 |          |       |          | <b>\$21,917</b> |

### Community Volunteer Centre precinct area

- Provide safe and direct access from car park to and within the facility.
- As a destination there is a requirement to provide adequate public facility, pathways, rest areas and gathering space for the community.
- Redesign of the Community Volunteer Centre and office space.
- Expansion of the Nursery Space.

| Description                    | Quantity | Unit | Rate     | Total            |
|--------------------------------|----------|------|----------|------------------|
| Directional signage            | 1        | Item | \$1,290  | \$1,290          |
| Office refurbishment/Extension | 1        | Item | \$22,750 | \$22,750         |
| Nursery workspace Extension    | 1        | Item | \$80,000 | \$80,000         |
| Relocate Cool Room             | 1        | Item | \$2,500  | \$2,500          |
| Realign fencing                | 1        | Item | \$1,000  | \$1,000          |
| <b>Total</b>                   |          |      |          | <b>\$107,540</b> |

## Shared path

- Safe controlled gate access to the perimeter of the Barossa Bushgardens.
- Safe bike riding opportunity especially for children.

| Description                       | Quantity | Unit | Rate                        | Total          |
|-----------------------------------|----------|------|-----------------------------|----------------|
| Kissing gates (at path entrances) | 4        | Item | \$818                       | \$3,272        |
| Solar lighting at gates           | 4        | Item | \$991<br>+ freight<br>\$300 | \$4,264        |
| <b>Total</b>                      |          |      |                             | <b>\$7,536</b> |



Figure 3 Kissing gates

## Signage and way finding

- A physical sign system needs to be developed based on international standards.
- Specific physical signs directing visitors to the Barossa Bushgardens but also to the new Entrance gate.

| Description                          | Quantity | Unit | Rate | Total          |
|--------------------------------------|----------|------|------|----------------|
| INTERNAL                             |          |      |      |                |
| interpretive and directional signage |          |      |      | \$2,770        |
| EXTERNAL                             |          |      |      |                |
| large directional signage            |          |      |      | \$3,970        |
| <b>Total</b>                         |          |      |      | <b>\$6,740</b> |

## Implementation Strategy

Given the uncertainty of available funds, the implementation of the urban design framework is to be staged commensurate with funding opportunities (i.e. Grants) and budget processes.

Estimates costs provided in Table 1 are indicative only based on 2020 costs of construction. These costs will be subject to annual changes in the cost of materials and labour.

Table 1

| Description                          | Quantity | Unit  | Rate               | Total            |
|--------------------------------------|----------|-------|--------------------|------------------|
| Solar lighting to entry gates        | 1        | Item  | \$991<br>+ freight | \$1,291          |
| Carpark construction                 | 1        | Item  | \$11,382           | \$11,382         |
| Class 1 22mm Rubble OMC Blue         | 430      | Tonne | \$24.50            | \$10,535         |
| Directional signage                  | 1        | Item  | \$1290             | \$1,290          |
| Office refurbishment/Extension       | 1        | Item  |                    | \$22,750         |
| Nursery workspace Extension          | 1        | Item  |                    | \$80,000         |
| Relocate Cool Room                   | 1        | Item  |                    | \$2,500          |
| Realign fencing                      | 1        | Item  |                    | \$1,000          |
| Kissing gates (at path entrances)    | 4        | Item  | \$818              | \$3,723          |
| Solar lighting at gates              | 4        | Item  | \$991<br>+ freight | \$4,264          |
| interpretive and directional signage |          |       |                    | \$2,770          |
| pole signage                         | 1        | item  | \$1,290            | \$1,290          |
| large directional signage            | 1        | item  | \$1,640            | \$1,640          |
| <b>Total</b>                         |          |       |                    | <b>\$144,435</b> |





Figure 4 Bushgardens Master Plan (approximate scale)

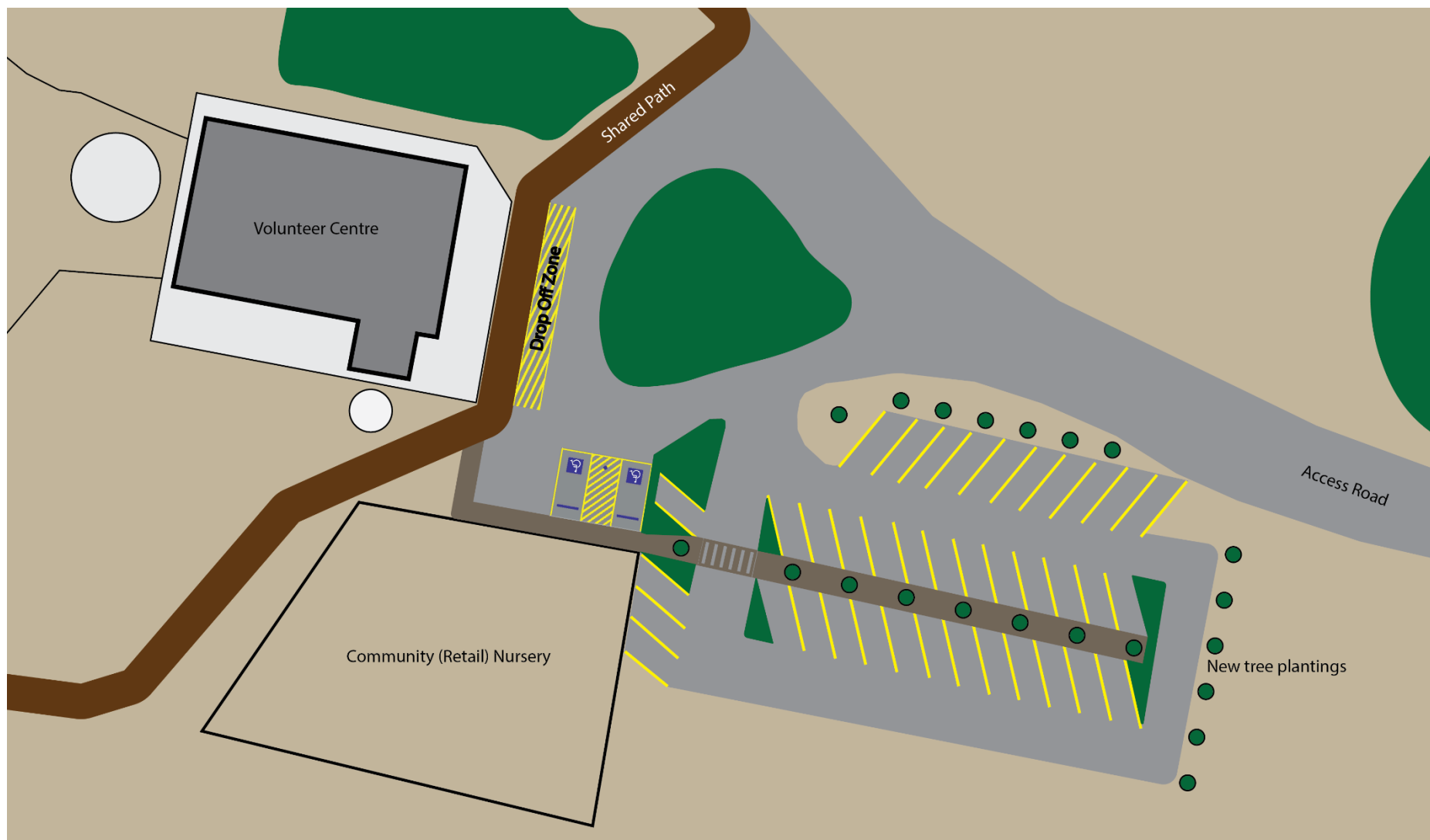


Figure 5 Proposed Car Park Design (not to scale)



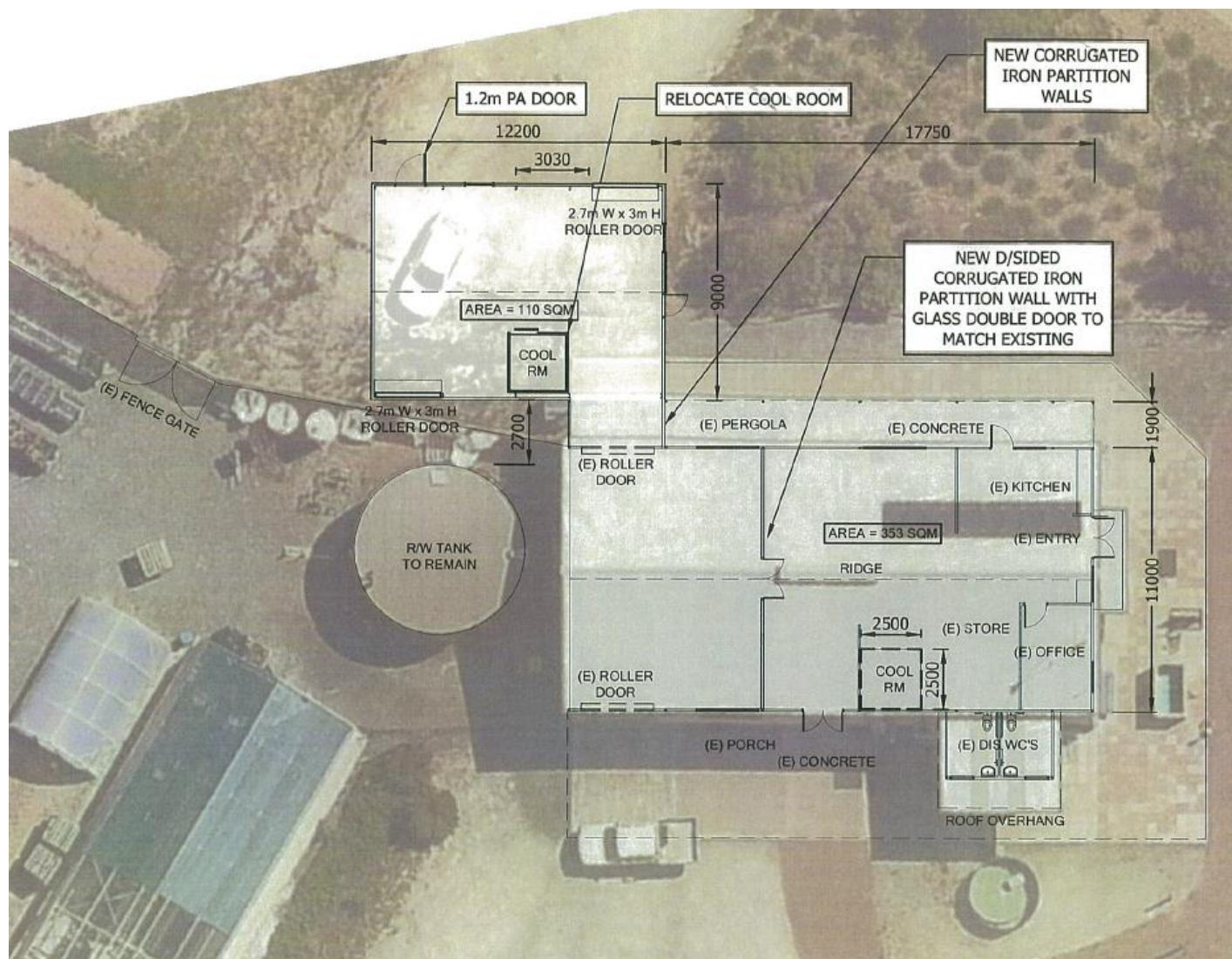


Figure 6 Community Volunteer Centre Upgrade