

MASTER PLAN OVERLAYS

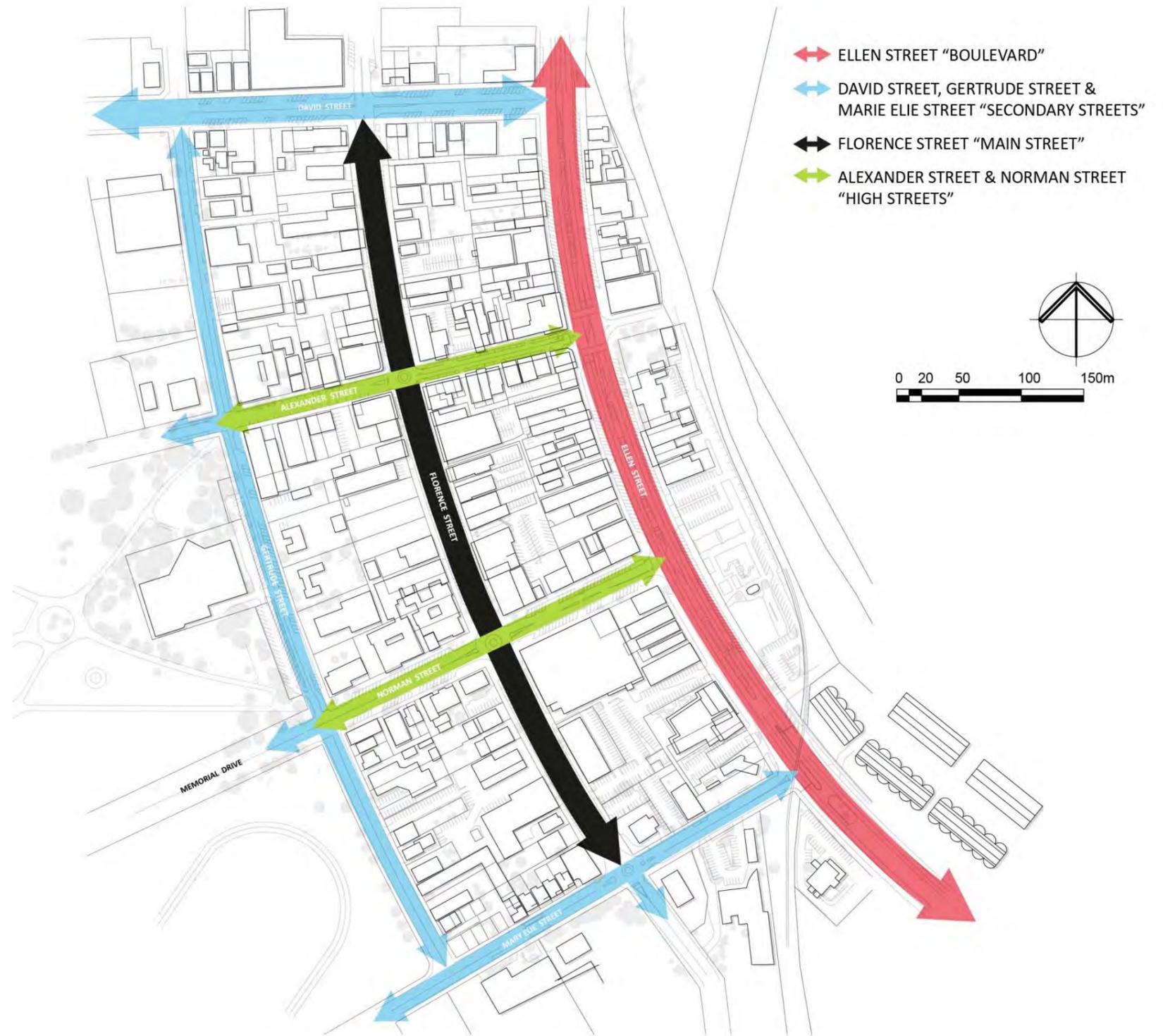
The following overlay plans represent the ‘physical’ key opportunities which underpin the concept plans forming the Master Plan.

ROAD HIERARCHY

Figure 21 outlines an indicative road hierarchy which could assist in defining the roles and character of the roads contained within the CBD. In particular, the plan seeks to:

- Reinforce Ellen Street as the primary “Boulevard” into and out of the CBD. The provision of landscaping, larger scale retailing (i.e. retail showrooms, bulky goods and commercial uses) and a gateway statement at the Mary Elie Street intersection will be key elements in defining and enhancing this desired character;
- Utilise David Street, Gertrude Street and Marie Elie Street as key secondary roads. Wayfinding along these roads will be particularly important to guide visitors through the CBD and adjoining precincts;
- Establish Florence Street as the ‘main street’ of Port Pirie. A significant re-shaping of the road to increase landscaping (in and adjacent the road) together with feature statements in the round-a-bouts and the encouragement of more active land uses to create a more pedestrian friendly, comfortable and walkable street;
- Encourage Alexander Street and Norman Street as the ‘High Streets’ of Port Pirie. As critical linkages between the retail core and adjoining precincts, it is essential to capitalise on the volume of pedestrian movement along these roads by encouraging the development of finer grain retailing that will complement the experience along Florence Street.

Figure 21: Proposed road hierarchy



MOVEMENT

Figure 22 outlines the key pedestrian movement patterns within the CBD and the opportunities to create defined crossing areas and future linkages to increase permeability throughout the CBD.

The plan reinforces the road hierarchy layer in that:

- The retail core (concentrated around Florence Street and Alexander Street and Norman Street) will be a defined pedestrian priority area;
- The western ends of Alexander Street and Norman Street will facilitate safe and comfortable pedestrian linkages to the adjoining precincts;
- The eastern ends of Alexander Street and Norman Street will facilitate safe and comfortable pedestrian linkages to the civic, historical and community uses along Ellen Street;
- Future pedestrian linkages through private land (i.e. car parking areas) will gradually expand the primary pedestrian area and the retail offer in the retail core to encourage the revitalisation of secondary streets such as David Street and Mary Elie Street.

Figure 22: Pedestrian Movement

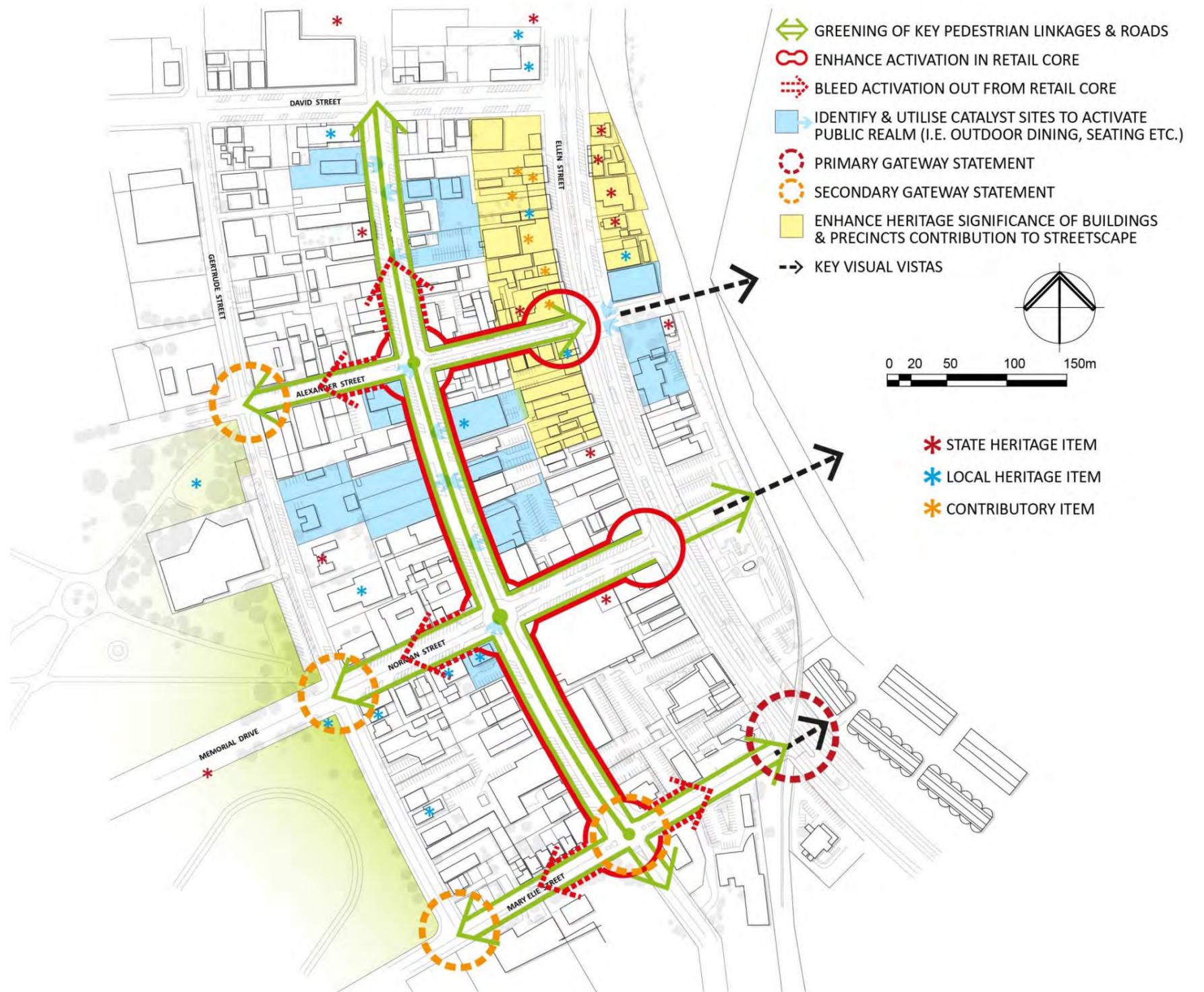


PLACE-MAKING PLAN

Figure 23 outlines the key place-making elements which could enhance the character and amenity of the Port Pirie CBD. In particular, the plan seeks to:

- Provide an attractive primary gateway to create an attractive sense of arrival into the township;
- Establish green and shaded linkages between the core retail area and adjoining precincts to maintain and enhance the primacy of the CBD;
- Enhance the vistas to the east through Alexander Street and Norman Street;
- Reduce the width of road pavement to provide for additional trees in median strips, outdoor dining areas and pedestrian crossings;
- Activate key intersections within the retail core area;
- Use catalyst sites as an opportunity to activate the public realm;
- Embrace the heritage precinct and stand alone heritage places as an opportunity to contribute to the appearance and character of the public realm and Port Pirie generally.

Figure 23: Key place making elements



MASTER PLAN

The challenge for repositioning the Port Pirie CBD is identifying the particular areas within the precinct that could act as catalysts for wider change. Florence Street requires significant attention being the heart of the precinct. However secondary streets and in particular, Alexander Street and Norman Street 'feed' Florence Street and a number of adjoining precincts. Collectively, Florence Street and these other streets have not yet reached their full potential in offering diverse and comfortable experiences for users. Based on the investigations undertaken and reported through this document the following concepts have been prepared to assist in the repositioning of Port Pirie.

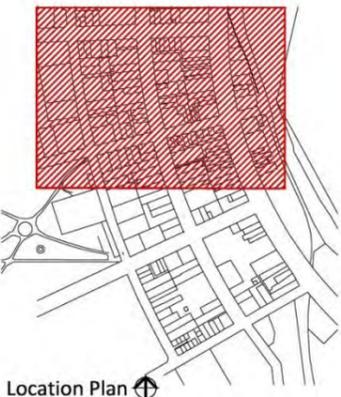
NORTHERN BLOCKS PLAN

Figure 24 presents the overall concept plan for the two northern most blocks of the CBD between David Street to the north, and Alexander Street in the south, spanning east-west between Ellen Street and Gertrude Street.

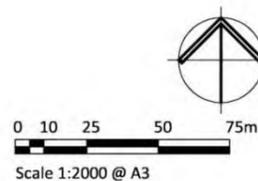
The building forms indicated represent the current building footprints with the exception of the vehicle dealership at the corner of Ellen Street and David Street. At the time of preparing the Master Plan, this dealership was soon to be relocated away from this site. The plan indicates a new proposed building footprint (shown highlighted) that could be developed in accordance with proposed development guidelines incorporating awnings to both footpaths. This footprint is shown purely as indicative.

The plan indicates the proposed streetscape treatment to all streets including footpath paving treatment, road threshold treatment, on street carparking, and street trees. The individual Detailed Concept Plans and Detailed Inset Plans for further proposed treatments to individual streets should be referred to for greater detail.

Overall Concept Plan – Northern Blocks



Location Plan



Scale 1:2000 @ A3

Figure 24: Northern Blocks



MID BLOCKS PLAN

Figure 25 presents the overall concept plan for the two mid blocks of the CBD between Alexander Street and Norman Street, spanning between Ellen Street and Gertrude Street.

The building forms indicated represent the current building footprints with the exception of the existing currently vacant lots towards the middle of Florence Street (western side). The analysis phase of the Master Plan identified these lots as a potential catalyst site (especially if amalgamated as one lot) which could impact on the redevelopment and enhancement of Florence Street in a positive way if developed carefully in line with new design principles. The plan indicates a new proposed building footprint that could be developed across all three lots combined in accordance with the catalyst site provisions. This footprint is shown purely as indicative. The plan also shows the potential of site amalgamation on the eastern side of Florence Street at another catalyst site.

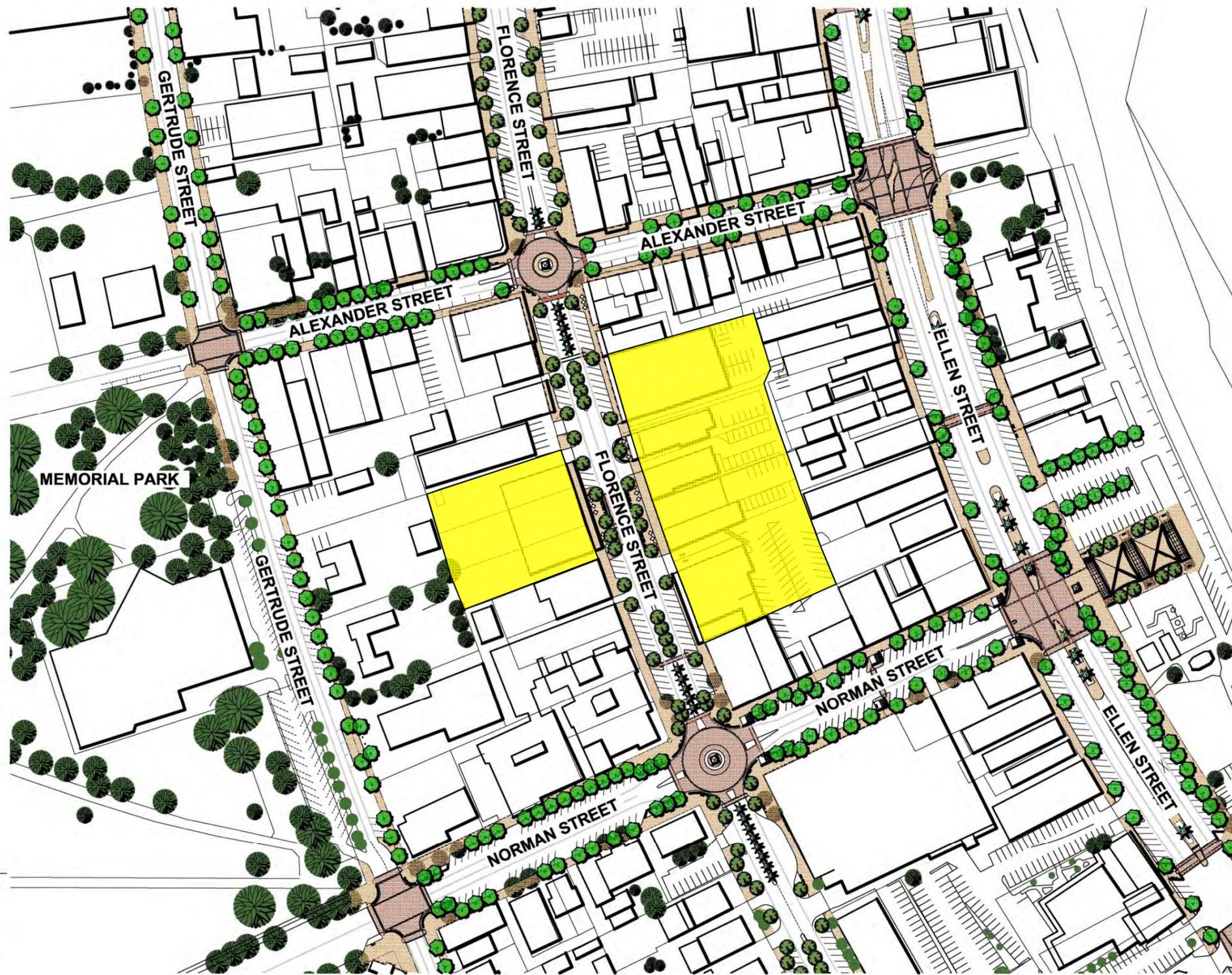
The plan indicates the proposed streetscape treatment to all streets including footpath paving treatment, road threshold treatment, on street carparking, and street trees. Refer to the individual Detailed Concept Plans and Detailed Inset Plans for further proposed treatments to individual streets.

Overall Concept Plan – Mid Blocks



Location Plan

Figure 25: Mid Blocks



SOUTHERN BLOCKS PLAN

Figure 26 presents the overall concept plan for the two southernmost blocks of the CBD between Norman Street and Mary Elie Street, spanning between Ellen Street and Gertrude Street.

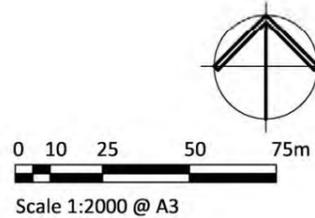
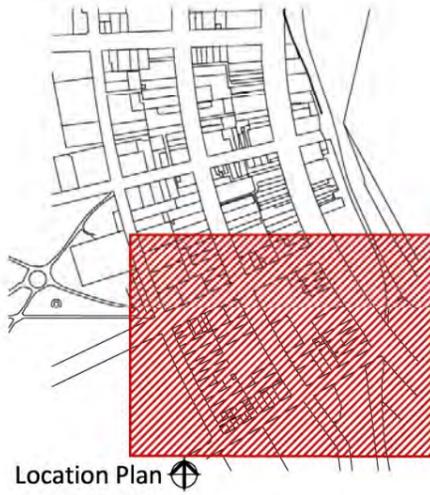
The building forms indicated represent the current building footprints.

The plan indicates the proposed streetscape treatment to all streets including footpath paving treatment, road threshold treatment, on street carparking, and street trees. Refer to the individual Detailed Concept Plans and Detailed Inset Plans for further proposed treatments to individual streets.

Figure 26: Southern Blocks



Overall Concept Plan – Southern Blocks



DETAIL CONCEPT PLANS

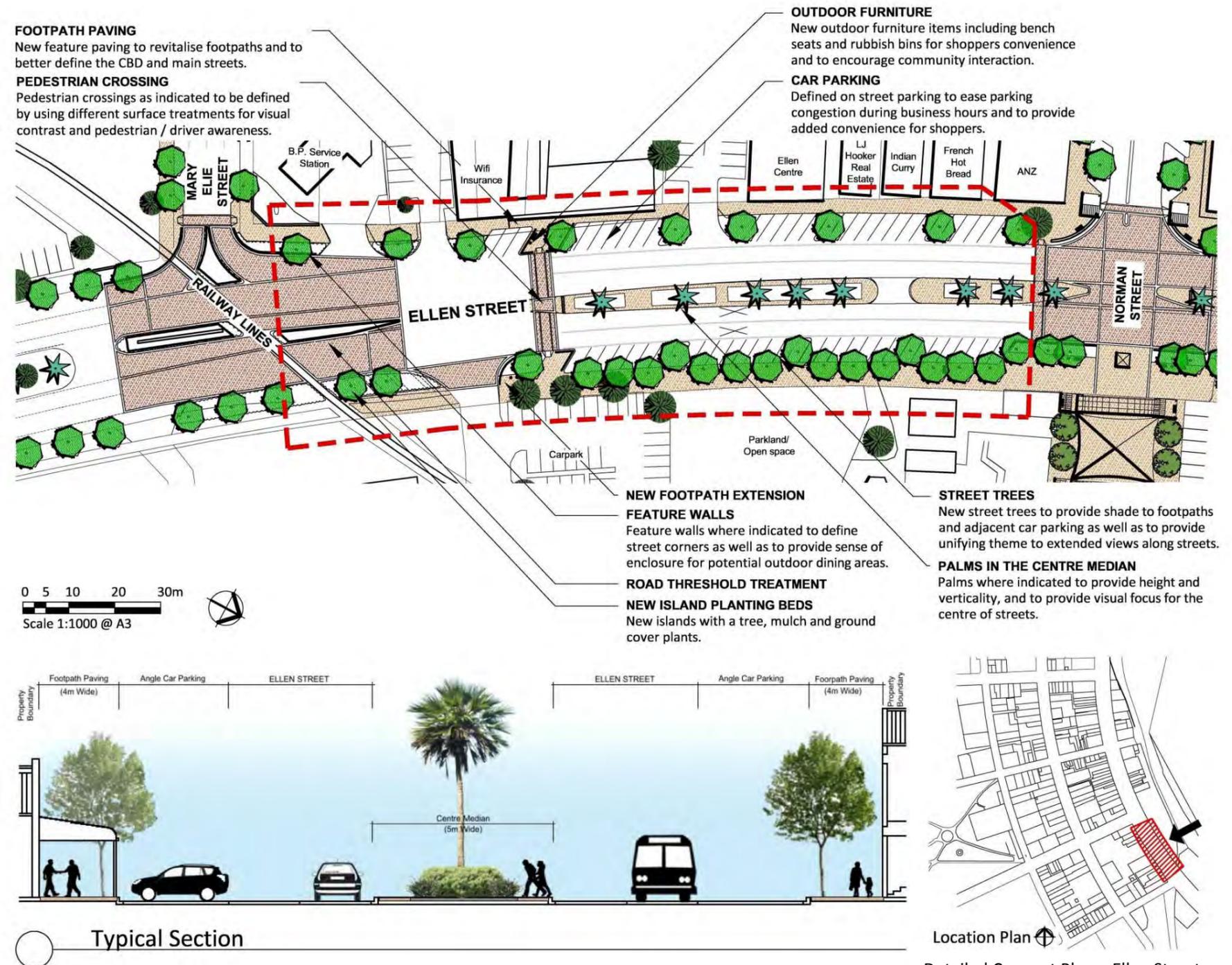
ELLEN STREET (South)

Figure 27 presents the proposed streetscape treatment to Ellen Street between Mary Elie and Norman Streets. Ellen Street is the easternmost street of the defined extent of the CBD with the BP Service Station, ANZ Bank, Ellen Centre and LJ Hooker Real Estate on one side, and open parkland on the other for the highlighted area on the adjacent figure. Refer detailed inset plan for greater detail of the intersection treatment at May Elie Street.

The proposed design includes:

- **An upgrade to the Mary Elie and Norman Street intersection** providing an entry threshold point into the CBD. Proposed works includes extending the footpath paving at the corners to narrow the intersection and to define and promote pedestrian safety. The existing footpath width remains the same.
- **Introduction of a pedestrian crossing** to better link the existing carpark and open parkland to the commercial strip along the opposite side of the street.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species for this street should be '*Platanus orientalis*' which grows to approximately 12m, and has intense bright gold new foliage in autumn.
- **New footpath paving and planting beds** with trees to provide shade and soften the formalised streetscape. Planting beds to have a variety of shrubs in the centre and ground covers to edges to provide greater visual interest and to compliment the footpath paving style.
- **New Palms in the centre median** to provide greater continuity and extension of the existing median theme along Main Road heading towards Ellen Street. The existing Washingtonia palms should therefore be replaced with '*Phoenix canariensis*'.

Figure 27: Detailed Concept Plan for Ellen Street (South)



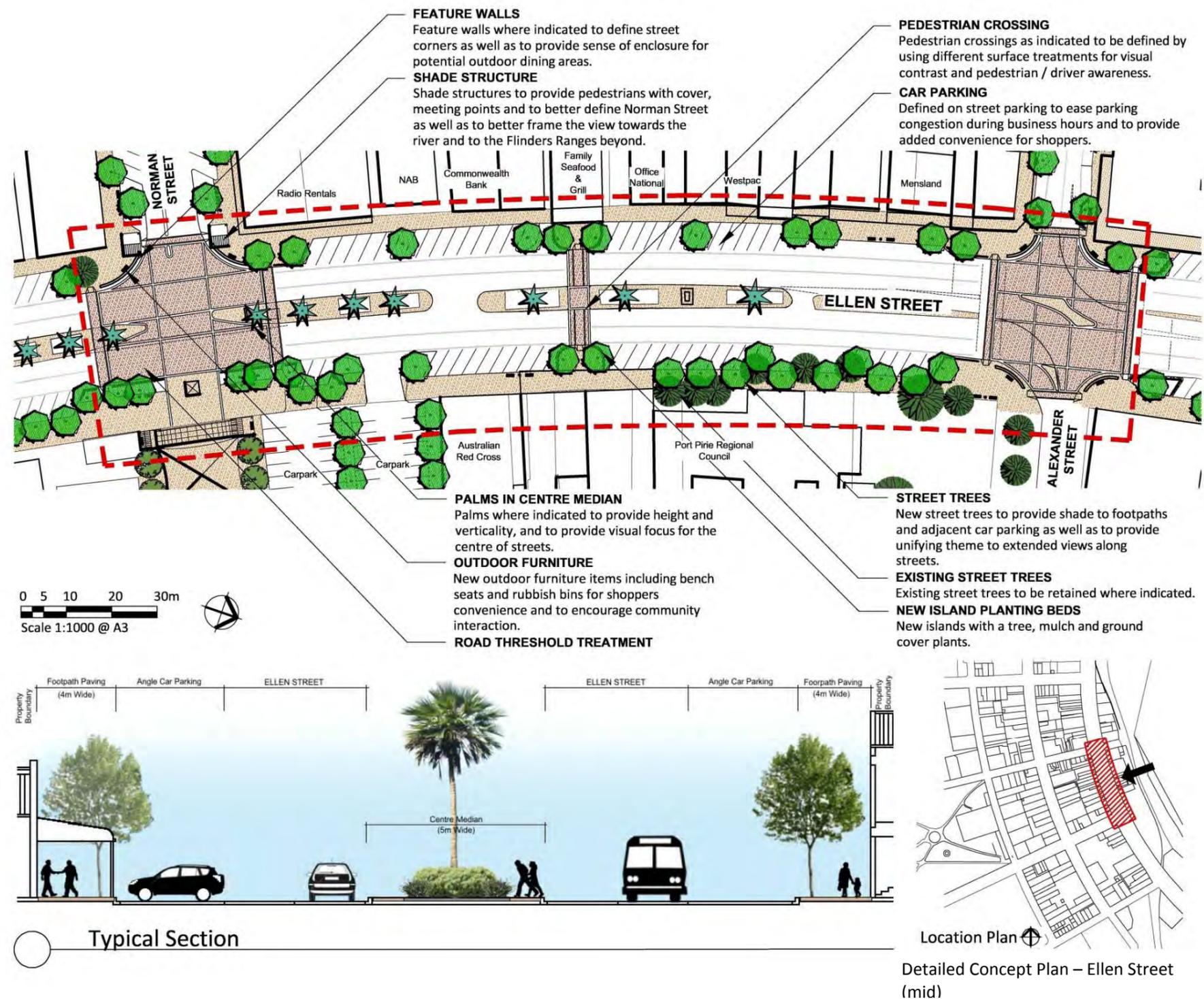
ELLEN STREET (Mid Block)

Figure 28 presents the proposed streetscape treatment to Ellen Street between Norman and Alexander Streets. Ellen Street is the easternmost street of the defined extent of the CBD with this area the mid-section of the street. The prominent buildings include the Radio rentals Building, NAB Bank, CBA Bank, and the Port Pirie Regional Council Building.

The proposed design includes:

- **An upgrade to the Norman and Alexander Street intersections**, including entry threshold treatments and defined entrance points, and extended footpath paving at the corners to narrow the intersection to promote greater pedestrian safety. The existing footpaths width however remains the same.
- **Footpath extension and new pedestrian crossing** between the historic Family Hotel and the shops opposite to create better pedestrian access and greater defined crossing location as well as to highlight the historic significance of the adjacent building. The remaining footpath widths are to remain the same.
- **Low feature walls with signage elements on street corners** to further define the entries into the CBD area. These walls should be 900mm high to provide a sense of enclosure for potential outdoor dining and promote pedestrian safety without impeding sight lines.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species for this street should be '*Platanus orientalis*' which grows to 12m, and has bright gold foliage in autumn.
- **New planting beds** with trees to provide shade and soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges for greater visual interest and to compliment the footpath paving style.
- **New Palms in the centre median** for continuity and to add vertical height and focus for the centre of the street. Palms should be '*Phoenix canariensis*' to provide continuity from Main Road.

Figure 28: Detailed Concept Plan for Ellen Street (Mid)



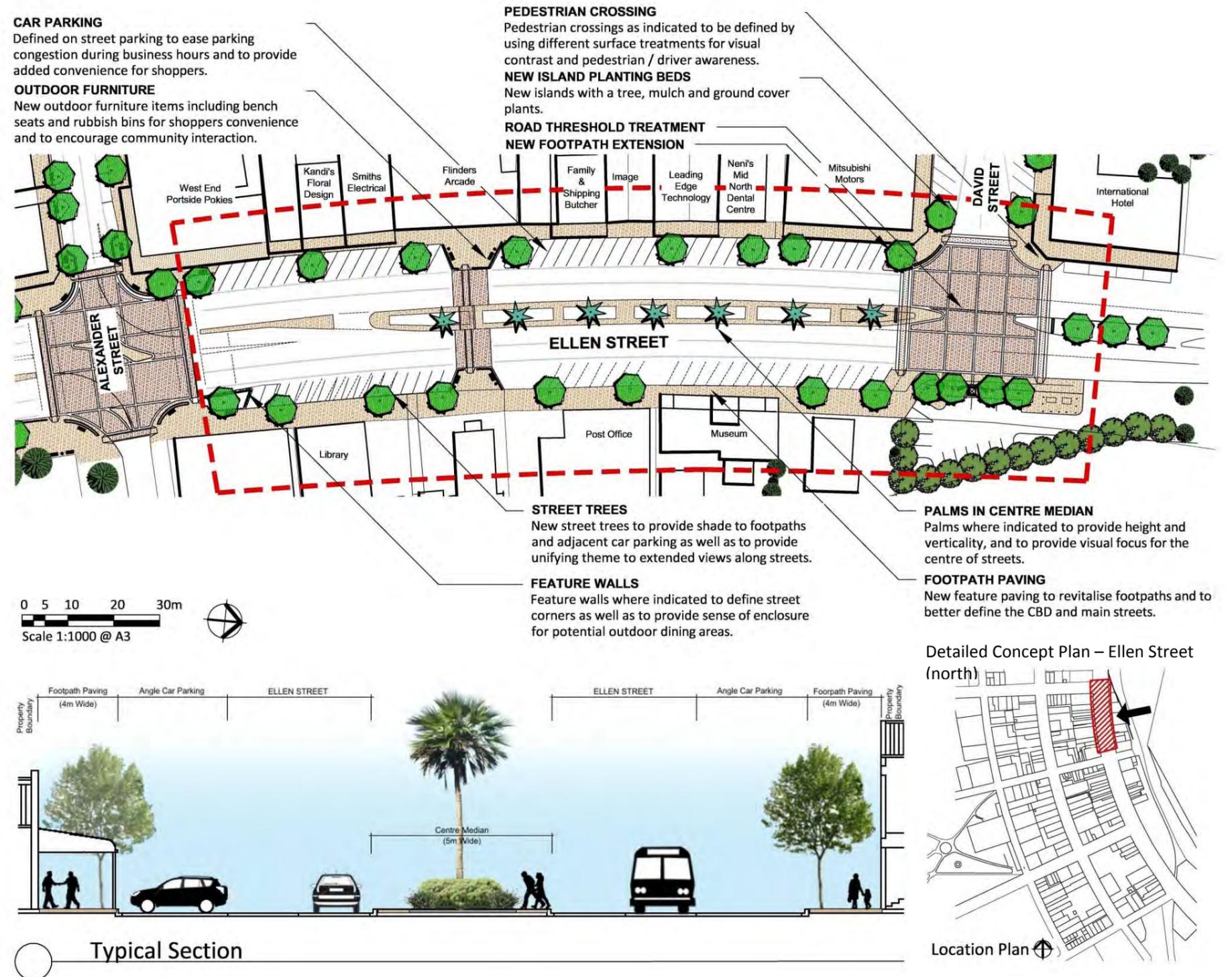
ELLEN STREET (North)

Figure 29 presents the proposed streetscape treatment to Ellen Street between Alexander and David Streets. Ellen Street is the easternmost street of the defined extent of the CBD with existing historic buildings including the railway and post office buildings, Flinders Arcade, the Library and a variety of other commercial residents.

The proposed design includes:

- **An upgrade to the David and Ellen Street intersections** providing entry threshold treatments and a better defined entrance to the Nyrstar Plant. Works include extending the footpath paving at the corners to narrow the intersection for greater definition and to promote greater pedestrian safety. The existing footpath widths inbetween remain the same.
- **Footpath Extension and new pedestrian crossing** between the Flinders Arcade and the Port Pirie Regional Development Board building for greater pedestrian access, defined crossing location, as well as to highlight the historic significance of the adjacent buildings.
- **Low feature walls with signage elements on street corners** to further define the entries into the CBD area. These walls should be 900mm high to provide a sense of enclosure for potential outdoor dining and promote pedestrian safety without impeding sight lines.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species shall be '*Platanus orientalis*' which grows to 12m, and has gold new foliage in autumn.
- **New planting beds** with trees to provide shade and soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges for greater visual interest and to compliment the footpath paving style.
- **New Palms in the centre median** to add vertical height and focus for the centre of the street. Palms should be '*Phoenix canariensis*' for continuity with Main Road.

Figure 29: Detailed Concept Plan for Ellen Street (north)





Artist Impression – Ellen Street Perspective

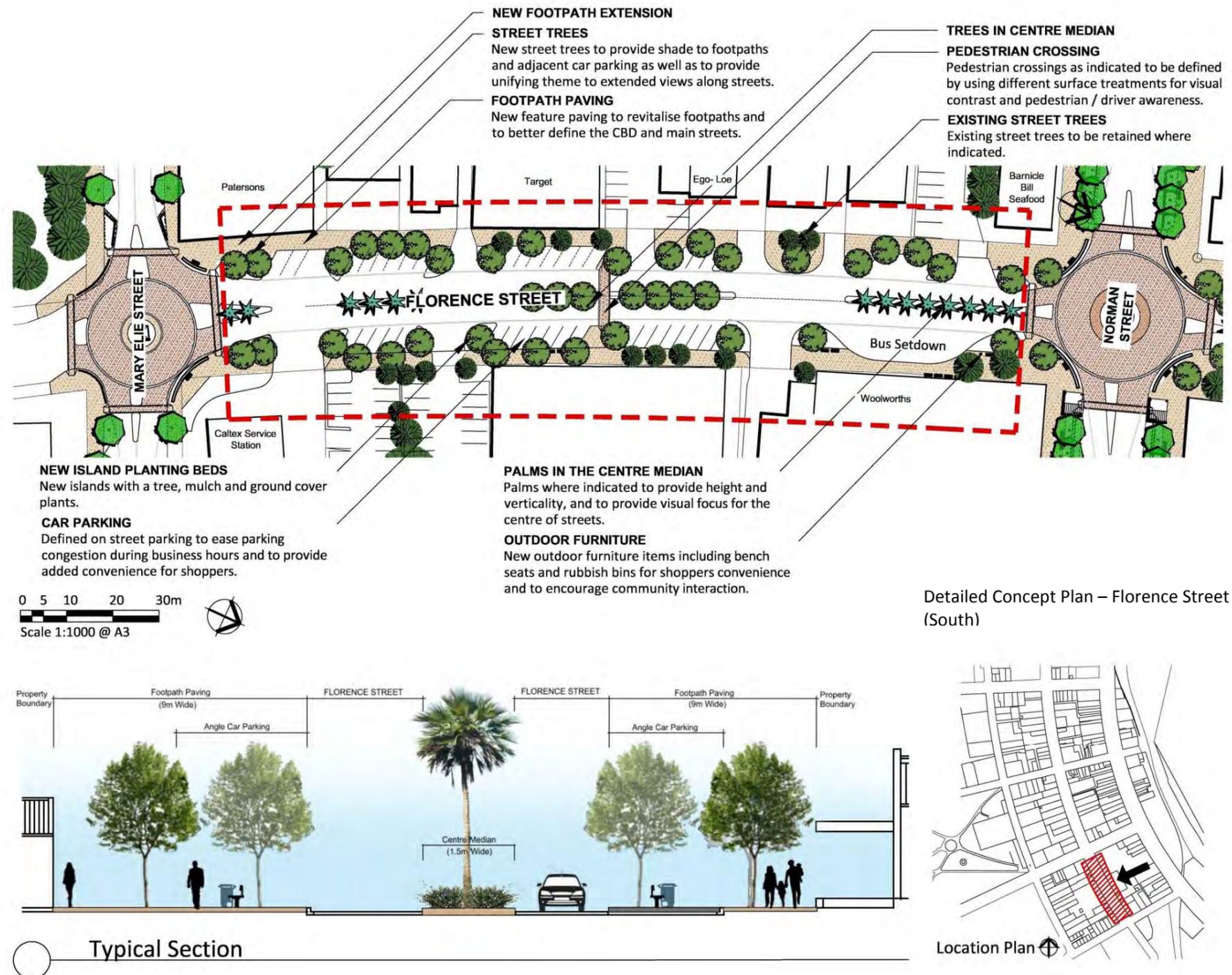
FLORENCE STREET (South)

Figure 30 presents the proposed streetscape treatment to Florence Street between Mary Elie and Norman Street. This section of Florence Street is located at the southernmost end of the CBD with Woolworths, Barnicle Bill Seafood, Caltex Service Station and Target the dominant commercial tenants.

The proposed design includes:

- **Footpath Extension and new pedestrian crossing** midway to provide better pedestrian linkage to both sides of the street and to promote greater pedestrian safety. Existing footpath widths remain the same.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species should be '*Platanus orientalis*' which grows to 12m, and has bright gold new foliage in autumn.
- **New street furniture** is included to encourage community interaction and provide rest stops. Furniture shall consist of rubbish bins, bench seats, drinking fountains, bollards, balustrades, street lighting and bike racks all consisting of the same style and theme for uniformity.
- **New planting beds** with trees to provide shade and to soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges for greater visual interest and to compliment the footpath paving style.
- **New Palms in the centre median** to add vertical height and focus for the centre of the street. Palms should be '*Washingtonia sp.*'

Figure 30: Detailed Concept Plan for Florence Street (South)



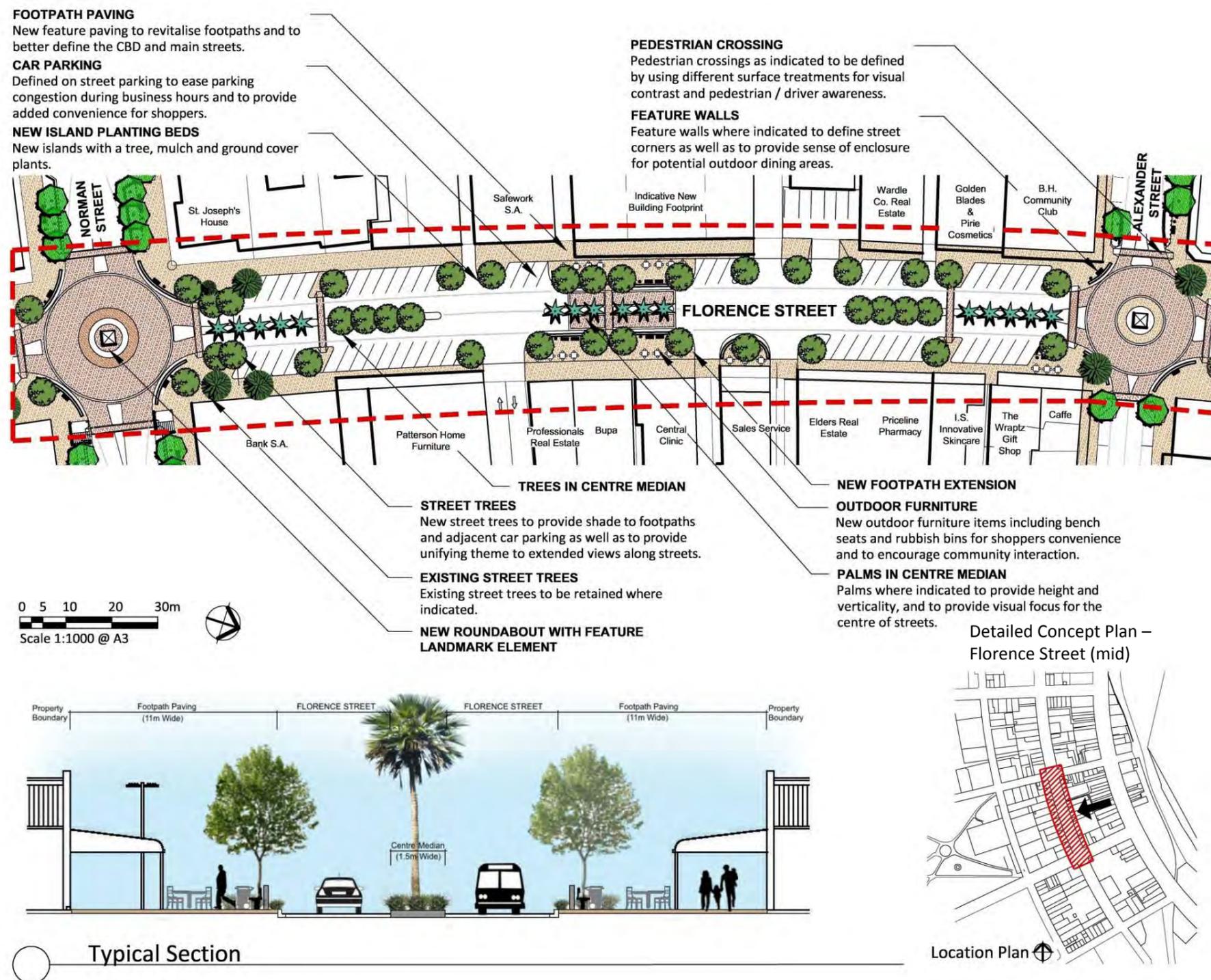
FLORENCE STREET (Mid Block)

Figure 31 presents the proposed streetscape treatment to Florence Street between David and Alexander Streets. This section of Florence Street is the mid-block and is proposed as the new 'Main Street' of the CBD. It has St. Joseph's House, B.H Community Club, Bank S.A. and a variety of other commercial residents.

The proposed design includes:

- **An upgrade to the intersections at Norman and Alexander Street**, providing greater definition to the Main Street CBD. Works include incorporating landmark feature elements to the round-a-bouts, and footpath extensions at the corners to slow traffic and to promote greater pedestrian safety. The existing footpath and kerb alignments in between remains the same.
- **Footpath Extension and new mid block crossing** (refer detailed inset plan for greater detail).
- **Low feature walls with signage elements on street corners**. These walls should be 900mm high to provide a sense of enclosure for potential outdoor dining and promote pedestrian safety without impeding sight lines.
- **Additional centre median palms and street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Palms should be '*Washingtonia sp.*'. Street trees species should be '*Platanus orientalis*'.
- **New street furniture** is included to encourage community interaction and provide rest stops. Furniture shall consist of rubbish bins, bench seats, drinking fountains, bollards, balustrades, street lighting and bike racks all consisting of the same style and theme for uniformity.
- **New planting beds** with trees to provide shade and soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges for greater visual interest and to compliment the footpath paving style.

Figure 31: Detailed Concept Plan for Florence Street (Mid)



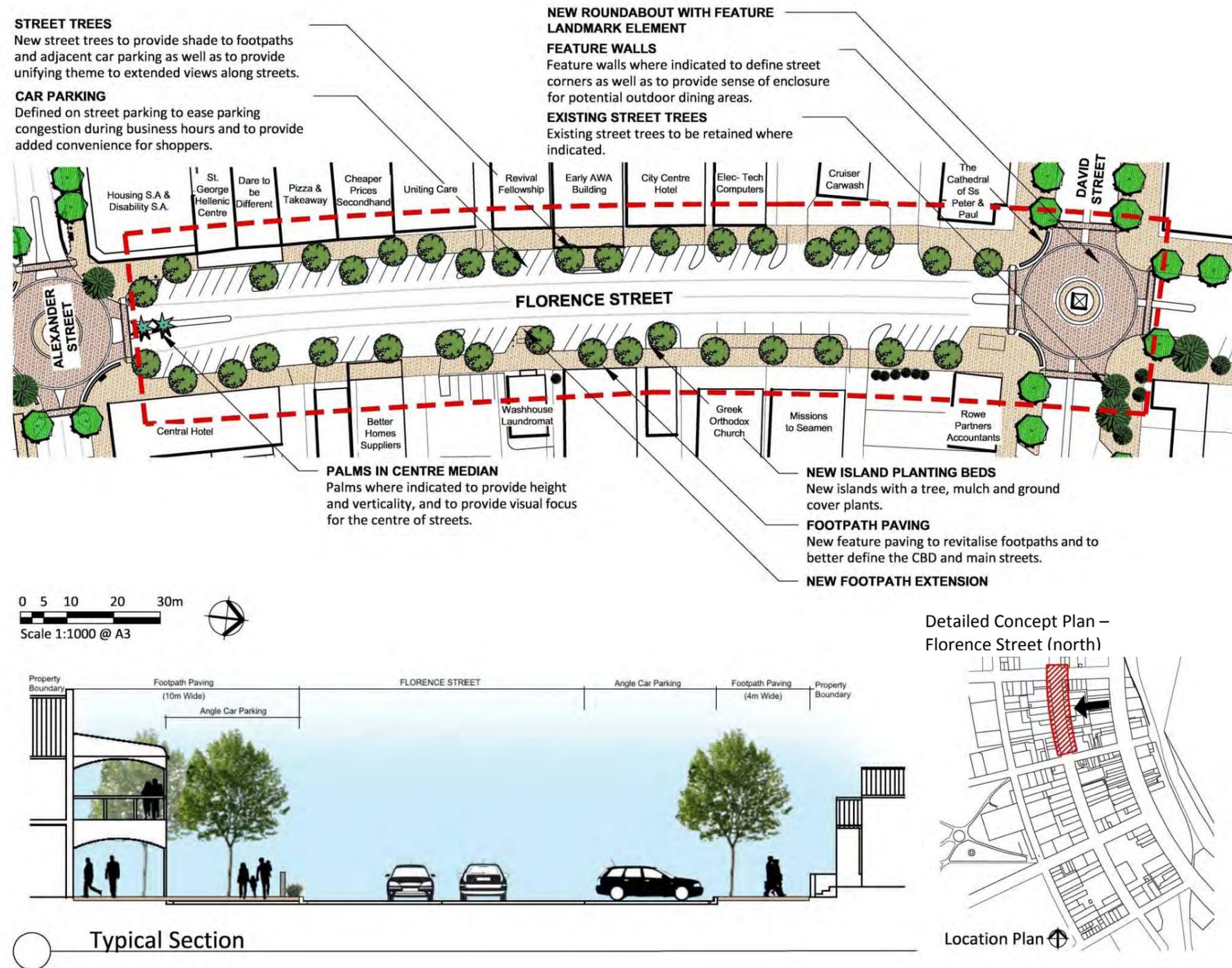
FLORENCE STREET (North)

Figure 32 presents the proposed streetscape treatment to Florence Street between Alexander Street and David Street. This section of Florence Street is located at the northernmost end of the CBD with Housing S.A and Disability S.A, The Cathedral of St Peter and Paul, Rowe Partners and a variety of other commercial residents.

The proposed design includes:

- **An upgrade to the Florence and David Street intersection,** providing a threshold and an entrance point into the CBD. Works include a landmark feature element in the round-a-bout and footpath extensions at corners to slow traffic and to promote greater pedestrian safety. The existing footpath and kerb alignments in between remains the same.
- **Low feature walls with signage elements on street corners** to further define the entries into the CBD area. These walls should be approximately 900 high to provide a sense of enclosure for potential outdoor dining and promote pedestrian safety without impeding sight lines.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species should be '*Platanus orientalis*' which grows to 12m, and has bright gold new foliage in autumn.
- **New street furniture** is included to encourage community interaction and provide rest stops. Furniture shall consist of rubbish bins, bench seats, drinking fountains, bollards, balustrades, street lighting and bike racks all consisting of the same style and theme for uniformity.
- **New planting beds** with trees to provide shade and soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges to provide greater visual interest and to compliment the footpath paving style.
- **New Palms in the centre median** to add vertical height and focus for the centre of the street. Palms should be '*Washingtonia sp.*'

Figure 32: Detailed Concept Plan for Florence Street (north)





Artist Impression – Florence Street Perspective

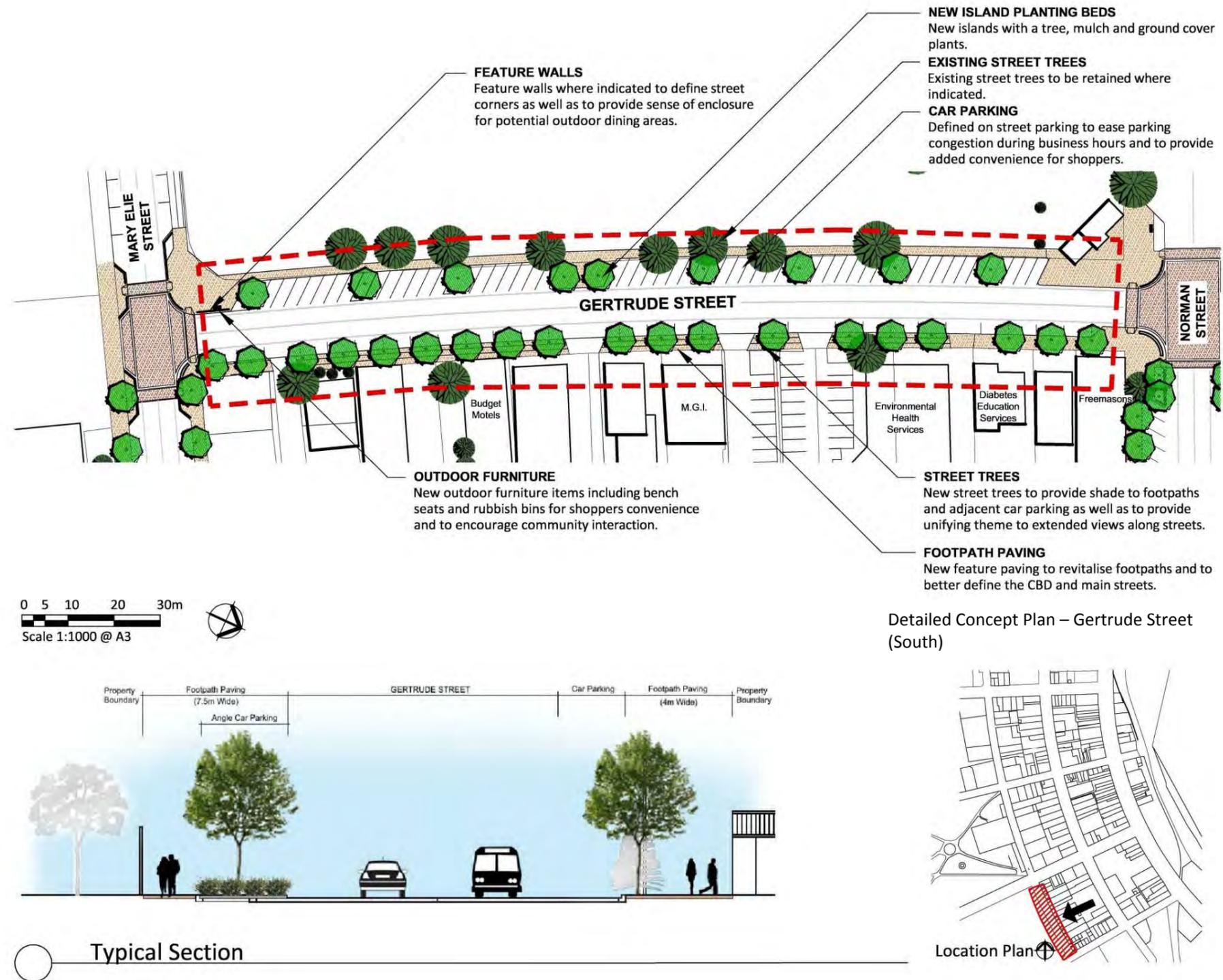
GERTRUDE STREET (South)

Figure 33 presents the proposed streetscape treatment to Gertrude Street between Norman and Mary Elie Streets. Gertrude Street is the westernmost street of the defined extent of the CBD with Memorial Park on one side and Budget Motels, M.G.I, Environmental Health Services, Diabetes Education Services and Freemasons on the opposite side.

The proposed design includes:

- **Extending the footpath paving at the corners** into the road reserve to narrow the intersection to slow traffic, and to promote greater pedestrian safety. The existing footpath and kerb alignment widths in between remain the same. The plan indicates a proposed widening of the road reserve along the Memorial Oval boundary to provide nose in angled carparking. This would involve reclaiming an additional 2.22m of land along this boundary.
- **Low feature walls with signage elements on street corners** to further define the entries into the CBD area. These walls should be 900mm high to provide a sense of enclosure for potential outdoor dining and promote pedestrian safety without impeding sight lines.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species should be '*Koelreuteria bipinnata*'. These are a suitable species as to not interfere with overhead power lines along the eastern side.
- **New street furniture** is included to encourage community interaction and provide rest stops. Furniture shall consist of rubbish bins, bench seats, drinking fountains, bollards, balustrades, street lighting and bike racks all consisting of the same style and theme for uniformity.
- **New planting beds** with trees to provide shade and soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges to provide greater visual interest and to compliment the footpath paving style.

Figure 33: Detailed Concept Plan for Gertrude Street (South)



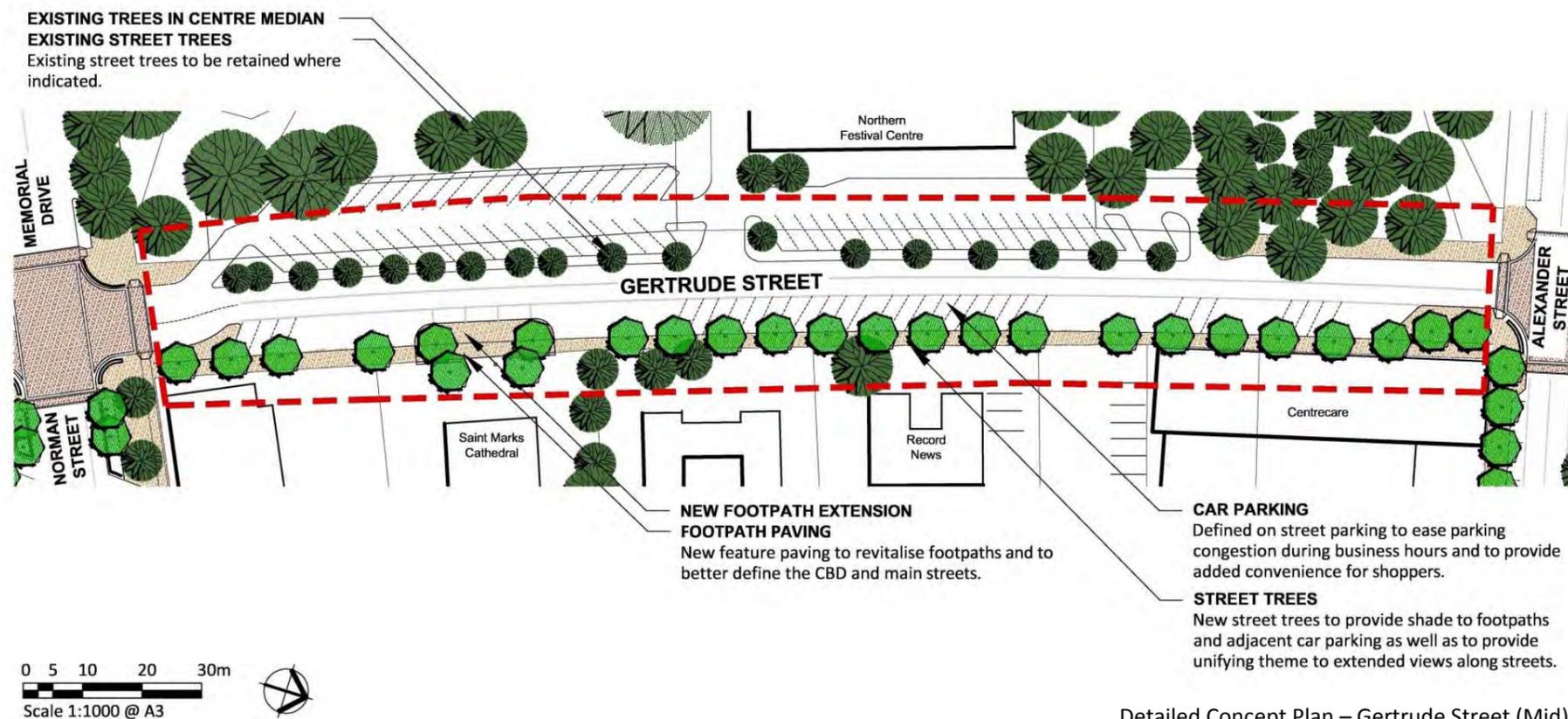
GERTRUDE STREET (Mid Block)

Figure 34 presents the proposed streetscape treatment to Gertrude Street between Norman Street / Memorial Drive and Alexander Streets. Gertrude Street is the westernmost street of the defined extent of the CBD with this particular area the mid-section of the street. It has the Northern Festival Centre and Memorial Park on one side and Saint Marks Cathedral, Record News and Centrecare on the other side.

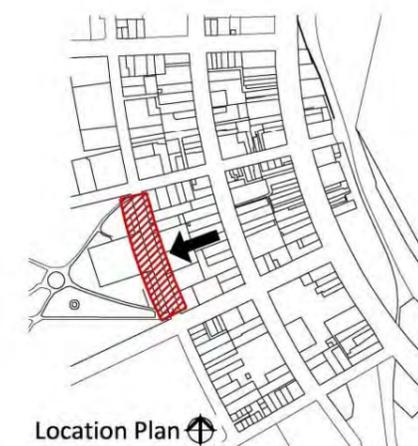
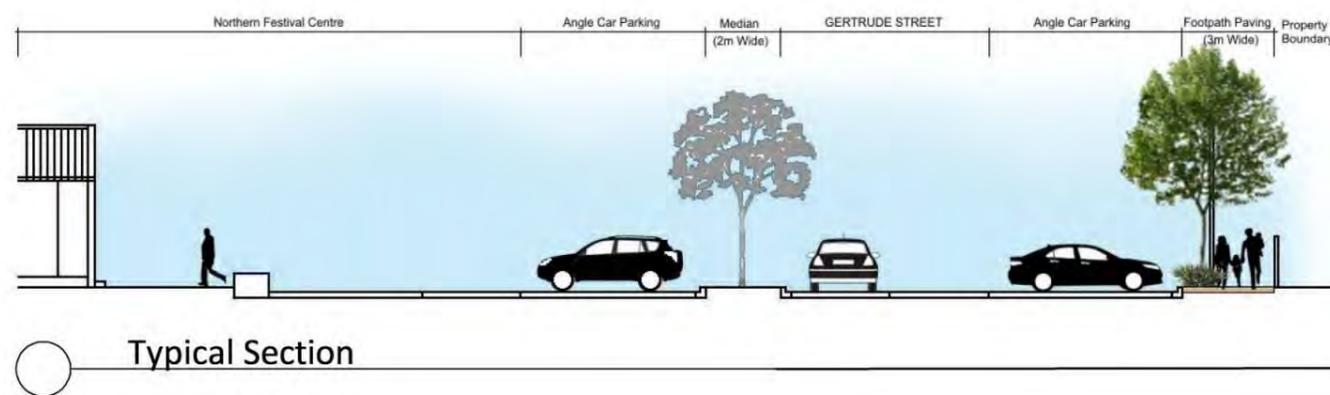
The proposed design includes:

- **Extending the footpath paving at the corners** into the road reserve to narrow the intersection to slow traffic and to promote pedestrian safety. The existing footpath and kerb alignment widths in between remains the same.
- **Extending the footpath paving in front of St. Marks Cathedral** to highlight the historic significance of this building, and to also provide an extended front courtyard to the building for better photograph opportunities for weddings and social events.
- **Additional street trees** to improve visual presentation and to provide shade to adjacent footpaths and carparking. Street tree species should be '*Koelreuteria bipinnata*'. These are a suitable species as to not interfere with overhead power lines along the eastern side.

Figure 34: Detailed Concept Plan for Gertrude Street (Mid)



Detailed Concept Plan – Gertrude Street (Mid)



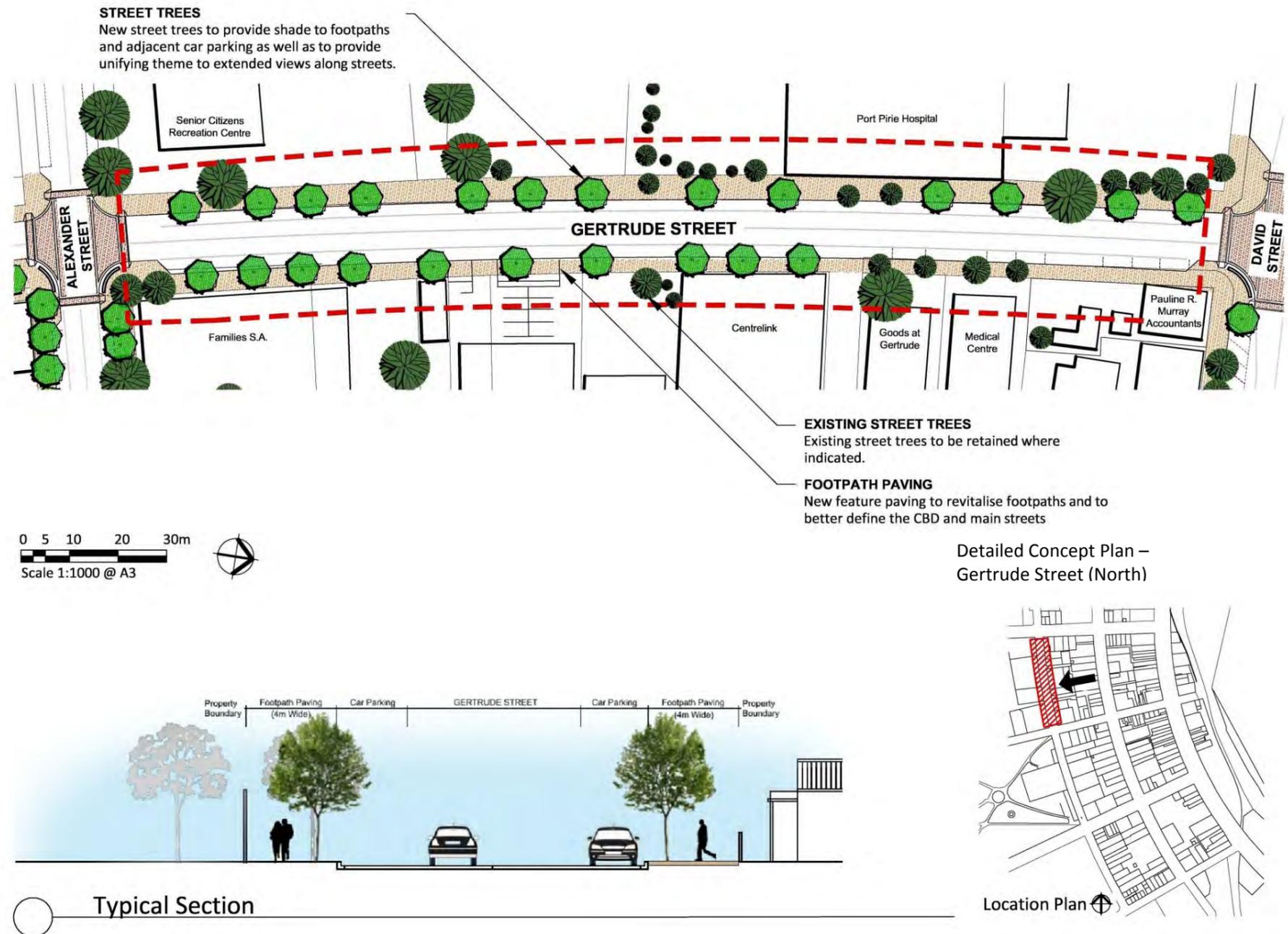
GERTRUDE STREET (North)

Figure 35 presents the proposed streetscape treatment to Gertrude Street between Alexander Street and David Street. Gertrude Street is the westernmost street of the defined extent of the CBD with the Memorial Park, Senior Citizens Recreational Centre and Port Pirie Hospital on one side and Families S.A, Centrelink, Goods on Gertrude, Medical Centre and Pauline R. Murray Accountants on the other side.

The proposed design includes:

- **Extending the footpath paving at the corners** into the road reserve to narrow the intersection to slow traffic and to promote greater pedestrian safety. The existing footpath and kerb alignment widths in between remains the same.
- **Additional street trees** to improve visual presentation and provide shade to adjacent footpaths and carparking. Street tree species should be '*Koelreuteria bipinnata*' which grows to 10m, and also has yellow, fragrance flowers. These are a suitable species as to not interfere with overhead power lines along the eastern side.

Figure 35: Detailed Concept Plan for Gertrude Street (North)



MARY ELIE STREET (East)

Figure 36 presents the proposed streetscape treatment to Mary Elie Street between Florence and Ellen Streets. Mary Elie Street is the southernmost street of the defined extent of the CBD with a Caltex and B.P Service Stations, Electrical Discount and Beaurepaires the dominant commercial residents.

The proposed design includes:

- **Low feature walls, or signage elements on street corners** to further define the entries into the CBD area. These walls should be 900mm high to provide a sense of enclosure for potential outdoor dining and promote pedestrian safety without impeding sight lines.
- **Additional street trees** to improve visual presentation and provide shade to adjacent footpaths and carparking. Street tree species should be 'Callistemon 'Harkness'' which only grows to 4m, and also has profuse red bottlebrush flowers.
- **New planting beds** with trees to provide shade and soften the formalised streetscape, with a variety of shrubs in the centre and ground covers to edges to provide greater visual interest and to compliment the footpath paving style.

Figure 36: Detailed Concept Plan for Mary Elie Street (East)



- **FEATURE WALLS**
Feature walls where indicated to define street corners as well as to provide sense of enclosure for potential outdoor dining areas.
- **ROAD THRESHOLD TREATMENT**
- **FOOTPATH PAVING**
New feature paving to revitalise footpaths and to better define the CBD and main streets.
- **CAR PARKING**
Defined on street parking to ease parking congestion during business hours and to provide added convenience for shoppers.
- **EXISTING STREET TREES**
Existing street trees to be retained where indicated.
- **STREET TREES**
New street trees to provide shade to footpaths and adjacent car parking as well as to provide unifying theme to extended views along streets.

Detailed Concept Plan – Mary Elie Street (East)

