

CRAFERS VILLAGE CENTRE

ANALYSIS AND OPPORTUNITIES PLANNING PLANS

NOVEMBER 2019

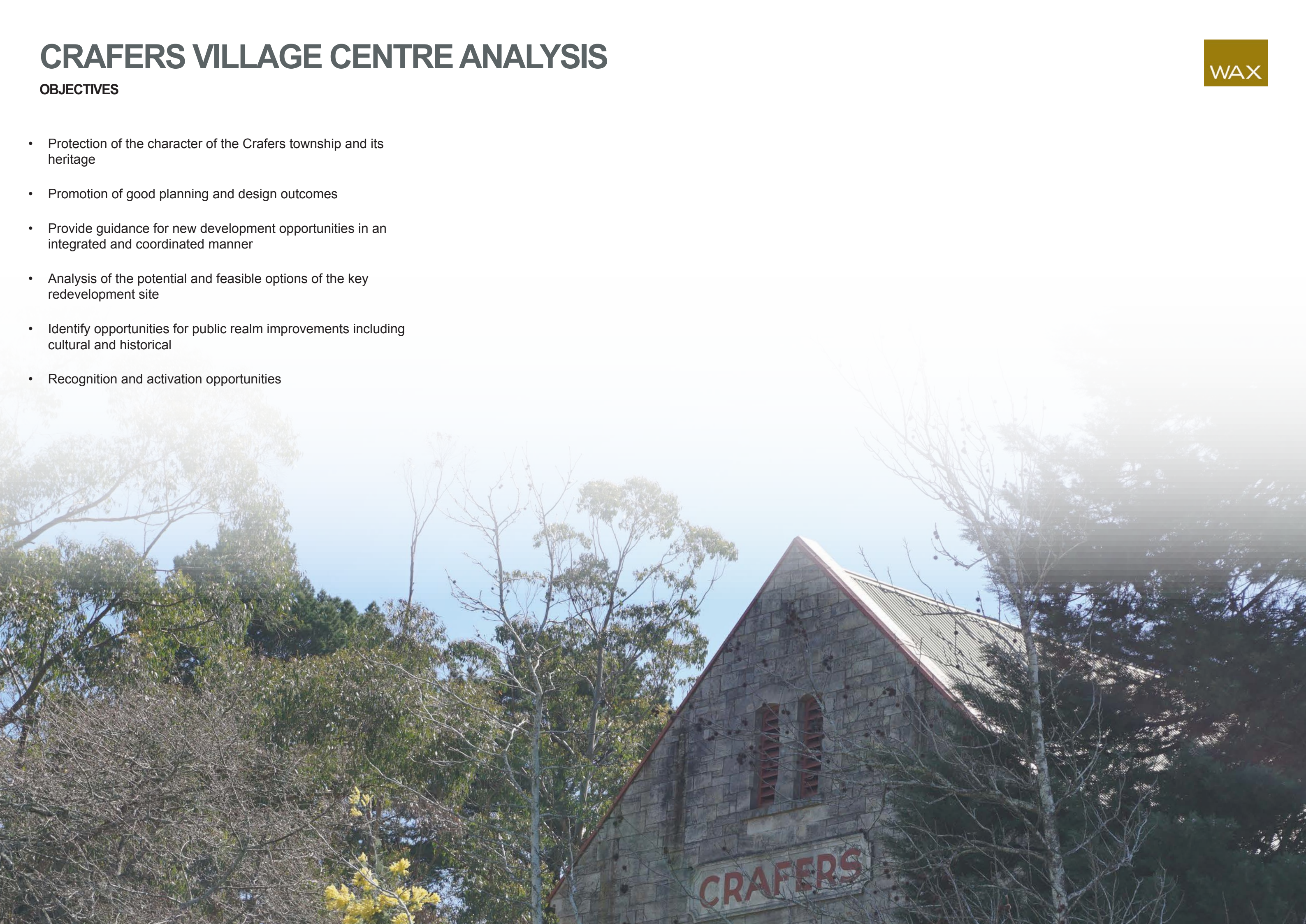
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CRAFERS VILLAGE CENTRE ANALYSIS

OBJECTIVES

- Protection of the character of the Crafers township and its heritage
- Promotion of good planning and design outcomes
- Provide guidance for new development opportunities in an integrated and coordinated manner
- Analysis of the potential and feasible options of the key redevelopment site
- Identify opportunities for public realm improvements including cultural and historical
- Recognition and activation opportunities



CRAFERS VILLAGE CENTRE ANALYSIS

DESTINATIONS



CONSIDERATIONS

- Fragmented built form along mainstreet.
- Spatial separation between land uses.
- Limited activation facing the mainstreet.
- Large setbacks to main street.
- Topographic separation between the main street and surrounding destinations, such as the tennis courts and Institute Hall.
- Predominant single storey built form character to north of main street.
- Two local heritage listed (two storey) properties to the south of the main street.

KEY

- Hospitality
- Retail and commercial
- Residential
- Community
- Local heritage building

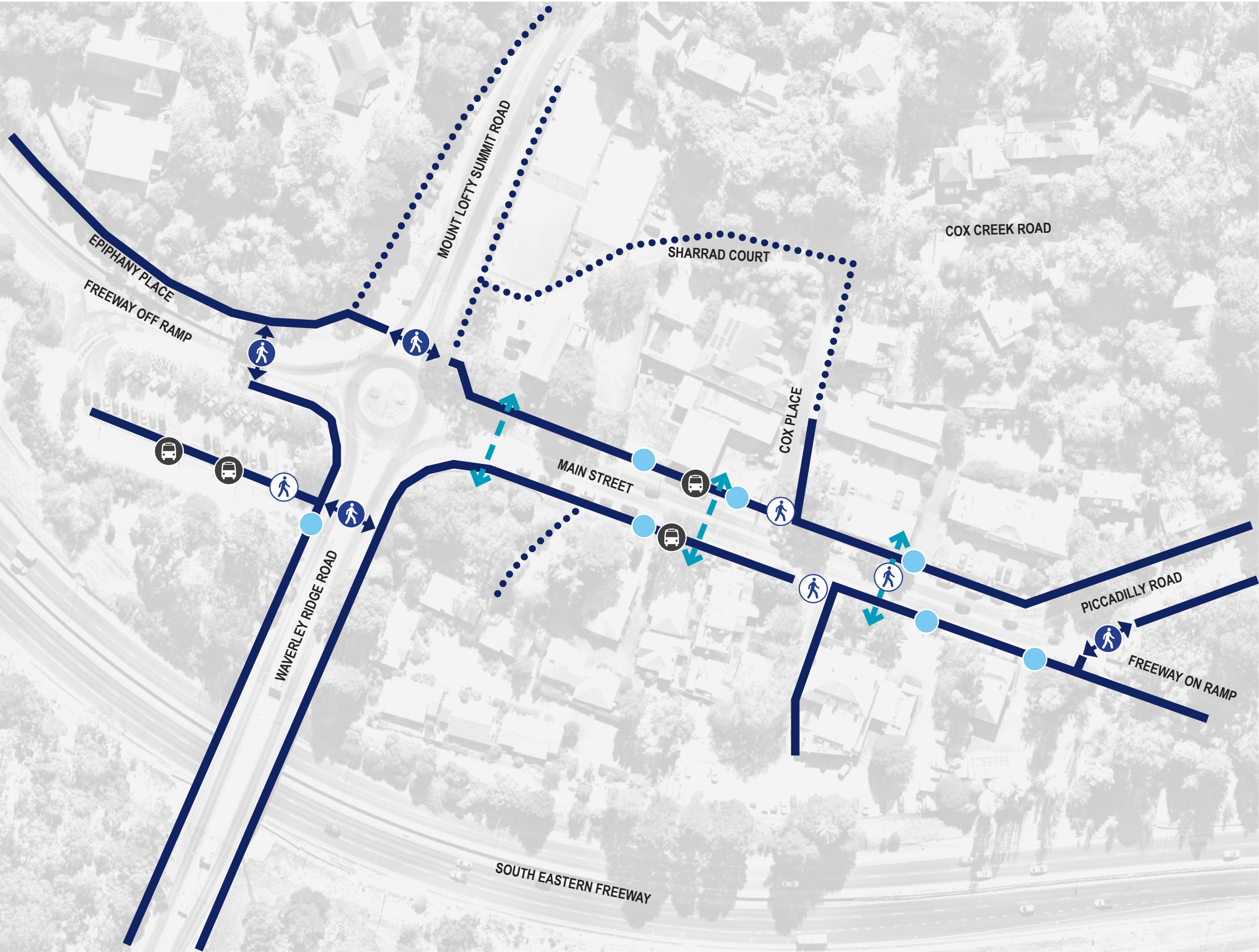
- 1 The Crafers Hotel
- 2 Service Station
- 3 Jimmies Pizza
- 4 Institute Hall
- 5 Australia Post
- 6 Indi's Indian
- 7 Crafers Gourmet Deli
- 8 Crafers Pizza Bar
- 9 Ateliers Crafers
- 10 Church of the Epiphany



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CRAFERS VILLAGE CENTRE ANALYSIS

PEDESTRIAN AND CYCLING MOVEMENT



CONSIDERATIONS

- Limited pedestrian facilities to encourage north-south main street movements.
- There is the potential to provide several pedestrian refuges on the main street to formalise desire lines between destinations.
- Lack of formalised pedestrian connection from main street to Institute Hall and Tennis Courts.
- Poor visibility to pedestrian connection to Stirling.
- Roundabout limits pedestrian access across the main street.
- Limited access to open space located at the corner of Waverley Ridge Road and Main Street.
- Several hills trails pass through Crafers however there is no trail head and trails are not clearly signed or marked leading to confusion.
- Limited cycle infrastructure with painted bike lanes only present on the Waverley Ridge Road bridge over the freeway.
- Limited seating opportunities along the length of the mainstreet (only present at bus stops).

KEY

- Footpath (formal)
- Informal pedestrian access
- ↔ Pedestrian desire line
- ⤴ Pedestrian refuge in median
- ⤵ Pedestrian crossing (no refuge)
- Pedestrian/ vehicle conflict point
- 🚌 Bus stop (with shelter)



CRAFERS VILLAGE CENTRE ANALYSIS

VEHICLE MOVEMENT AND CAR PARKING

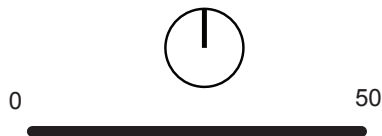


CONSIDERATIONS

- Fragmented car parking arrangement.
- Lack of available space within the Crafers Park 'n' Ride which impacts on the wider fabric and function of Crafers.
- Unrestricted on-street parking acts as an extension of the Park 'n' Ride.
- Overflow parking extends in an uncontrolled manner to either side of Mount Lofty Summit Road.
- Informal Hotel parking located on land owned by residential village.
- Only vehicle access point to tennis courts is through narrow local streets and causes issues during peak events.
- Limited signage to reduce conflicts and confusion.
- Vehicle speeds along street impact on pedestrian movements.

KEY

- DPTI road
- Local road
- One-way road
- Car park
- Informal car park
- Direction of vehicle access
- On-street parking
- Informal on-street parking



CRAFERS VILLAGE CENTRE ANALYSIS

LANDSCAPE OVERLAY



CONSIDERATIONS

- Significant vegetated character in the surrounding streets which creates a green backdrop to the main street.
- Voids of canopy cover along the main street and on adjacent allotments.
- Underutilised public open space (Crown land) at the corner of Waverley Ridge Road and Main Street.
- Lack of accessible public green space along the entire main street.
- Disused tennis court adjacent the Institute Hall.
- Maintenance to lift tree canopy height to open up sight-lines as you enter the village.
- Private open space adds significant amenity to the mainstreet.

KEY

-  Mature tree cover
-  Public open space (crown land)
-  Private Open Space
-  Community Land (recreation purpose)



CRAFERS VILLAGE CENTRE ANALYSIS

PHOTO SURVEY



CRAFERS VILLAGE CENTRE

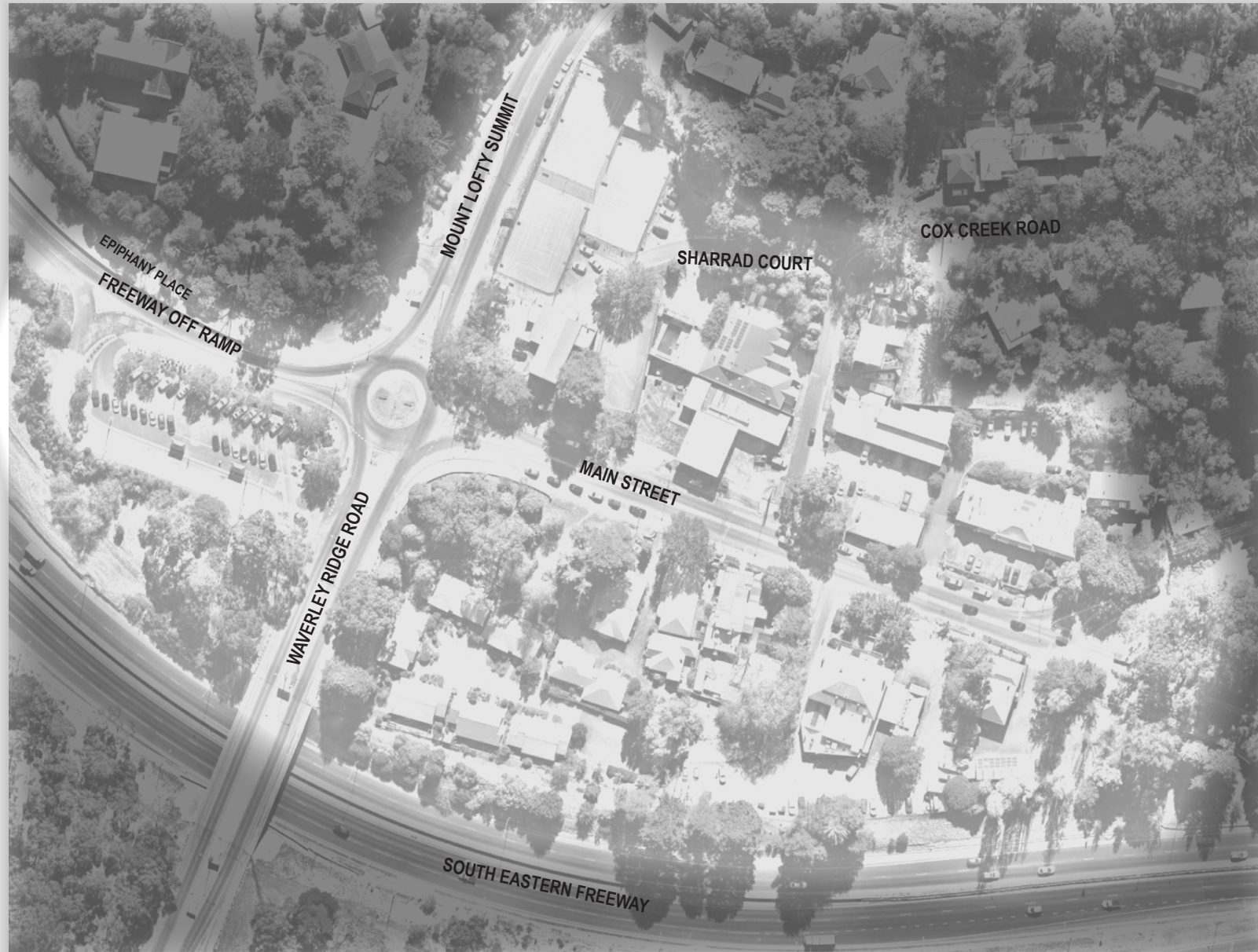
SCOPE AND VISION

Crafers is an important township within the Adelaide Hills region with a range of businesses set within a beautiful hills landscape.

Crafers has historically been an important destination within the Adelaide Hills, serving as the first or last township from Adelaide. There is an opportunity to build upon this significance through the creation of a unique gateway or trail head to the hills - creating experiences and destination that reflect the Adelaide Hills.

The design framework for Crafers seek to create a vibrant and inviting main street which will attract people to stay and linger rather than passing by. The intent is to deliver Crafers as a destination rather than a thoroughfare

The Crafers Village Centre Design Frame will explore ideas aimed to create a best practice approach to planning and development in Crafers over the next few decades.



WAX

“The Adelaide Hills gateway”

*“A vibrant main street with
a diverse mix of shops,
business and places to stay
with public spaces and parks
that support community
activity”*

*“A town to enjoy and a base
from which to discover the
wider Adelaide Hills”*

*“Crafers - head out to the
Hills”*

CRAFERS VILLAGE CENTRE

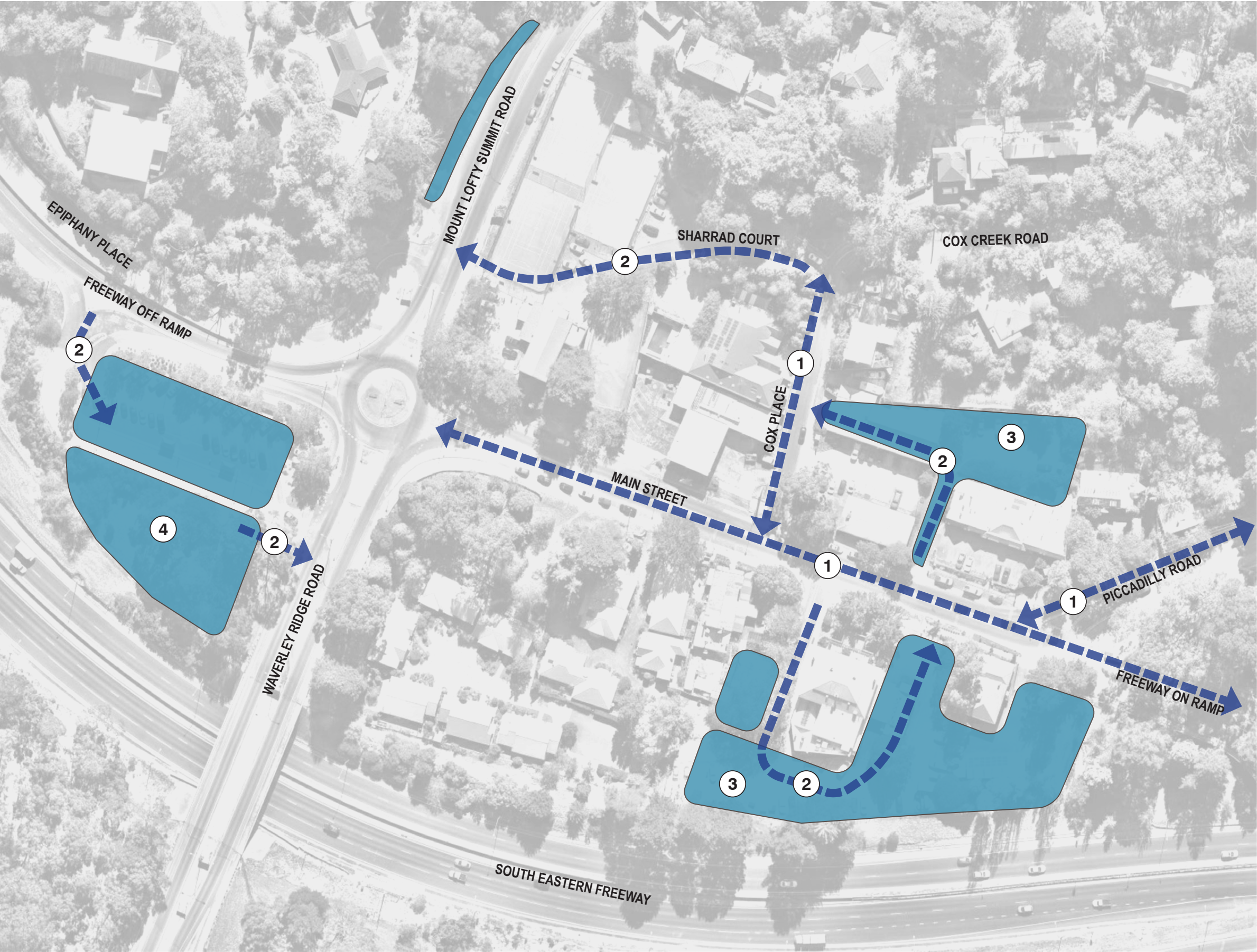
PEDESTRIAN ACCESS AND CYCLING



- 1 Pedestrian and cycle crossing points to improve access and slow vehicle traffic speeds
 - 2 Enhance continuous footpath to either side of main street
 - 3 Pedestrian and cycle connections to Sharrad Court car park and trail heads
 - 4 Improved connections to the Crafers-Stirling pathway across freeway
 - 5 Explore connections between the main street and open space/residential properties
 - 6 Improve pedestrian access to intersection
- Pedestrian crossing (raised tabletop)
 - Pedestrian crossing (refuge with protuberances)
 - Pedestrian connections

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VEHICLE MOVEMENT AND PARKING



- 1 Maintain two-way vehicle access and reduce vehicle speeds (40KPH)
- 2 Explore opportunities for one-way vehicle access
- 3 Explore potential for car parking consolidated to the rear of main street buildings
- 4 Assess demand for expansion of Crafers Park 'N' Ride car parking

 Car parking

 Key Vehicle access routes

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OPEN SPACE AND COMMUNITY USE



CRAFERS VILLAGE CENTRE

TOWNSHIP BUILT FORM



- 1 Potential for future development to address the street with car parking located at the rear
- 2 Encourage private open space 'pockets' to support hospitality and residential land uses
- 3 Potential for increased residential development f
- 4 Retain existing character
- 5 Review service areas and presentation to the freeway to increase amenity of Crafers (sense of arrival from the freeway)

- Commercial
- Hospitality
- Residential (supported living)
- Civic Purpose
- Private Gardens
- Heritage building