

Old Port Wakefield Road, Two Wells Master Plan

May 2020

Prepared for Adelaide Plains Council



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4th May 2020

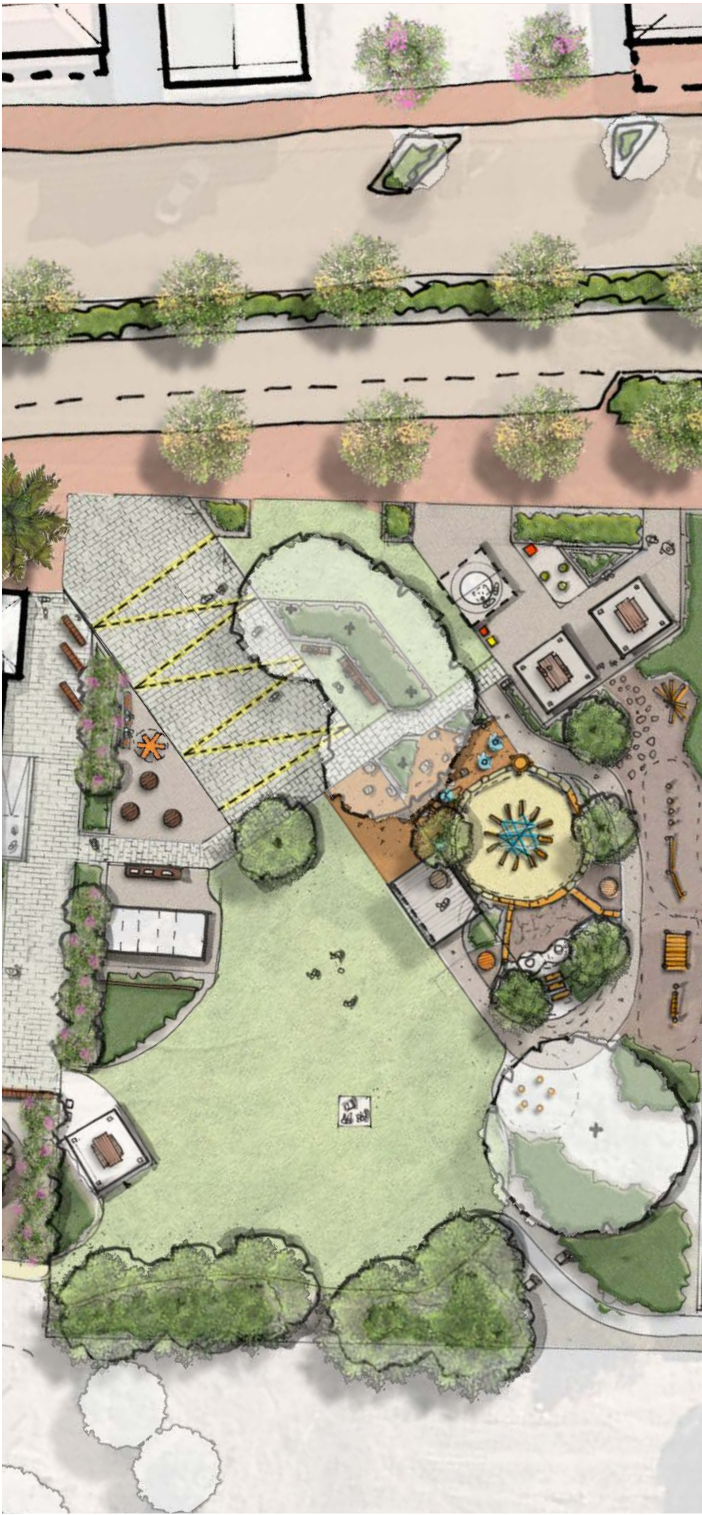
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1. Summary

In late 2019, funding through the Australian Government's Drought Communities Programme provided an opportunity for the Adelaide Plains Council to accelerate a program to refresh the main street of Two Wells. Working closely with Council, Jensen PLUS used the funding as a framework to identify short and long term projects along Old Port Wakefield Road. The following master plan illustrates these projects and identifies a programme of works to be completed by the end of December 2020 and beyond.

Jensen PLUS has worked with Adelaide Plains Council since 2018 on master planning strategies for the main street of Two Wells. From these works, a series of principles for the main street refresh were identified and used to ensure the identified projects aligned with the strategic direction for Two Wells. These principles include:

- _ **Renewing the public Realm**
- _ **Defining safe and accessible movement routes**
- _ **'See' Two Wells**
- _ **Support business to activate the street**

The Drought Communities Programme along with the strategic direction for Two Wells formulated the Vision for the master plan;

"By Christmas 2020 revitalise the town of Two Wells by innovatively implementing urban design projects along the main street."

The main projects identified to be completed by the end of 2020 include:

- _ Revitalised Public Space next to the Library - **Two Wells Village Green** with nature playspace and new public toilet
- _ **Greening of the main street** with new street tree planting and opportunities for raised planters
- _ **New street furniture**
- _ Better pedestrian crossings
- _ **New signage** throughout the main street including wayfinding, informative and town gateway markers.





Mallala Road

HART
RESERVE

Gawler Road

Old Port Wakefield Road

PETTICOAT LN

LIBRARY

IGA

Drew Street

BAKERY

TWO
WELLS
OVAL

HISTORICAL
TWO WELLS

WELLS RD

Port Wakefield Road (highway)



2. Introduction

An introduction to Two Wells and the project

About Two Wells

Two Wells is a town of about 2,000 people, located on the Adelaide Plains, 45km north of Adelaide, South Australia.

The town's 175 households are projected to grow significantly in number over coming decades to about 2,750, as a result of major new residential developments now underway around the town.

Port Wakefield Road - the highway connecting the mid-North to Adelaide - passes close to the town to the west. Old Port Wakefield Road is Two Wells' main street, and contains local services and shops.

Two Wells' distinctive pattern of development has resulted in most shops and businesses being located on the east side of the street, with fewer buildings, and more open spaces, on the west side. Developments on the west side of Old Port Wakefield Road are mostly civic buildings including the town's library, council offices, police station and post office, some of which are heritage listed.

Project Objectives

Jensen PLUS has worked with Adelaide Plains Council since 2018 on master planning strategies for the main street of Two Wells.

In late 2019 a funding opportunity through the Australian Government's Drought Communities Programme provided a framework to accelerate projects to refresh the main street.

This master plan outlines short and longer term improvements and design concepts for Old Port Wakefield Road and surrounding spaces. A vision and principles to guide public realm improvements are also established.

In addition this master plan aims to achieve the following objectives:

- Provide a document which can be used to leverage sponsorship and secure other funding opportunities.
- Integrate with crown land master planning.
- Develop quick, fast and innovative implementation methods.
- 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 the Adelaide Plains Council, main street business owners, Two Wells Regional Action Team (TWRAT) and the local community.
- Create linkages with the Two Wells Oval, Hart Reserve and new residential developments.
- Consider opportunities presented by undergrounding power lines to enhance the streetscape.
- Actively attract people to visit and stop in Two Wells.
- THINK BIG and change the perception of Two Wells.

Lessons from elsewhere

Experience from other main streets and regional towns can help identify wider trends and context that could influence the future of Two Wells Main Street 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 prerequisites to successful main street precincts.*

All these lessons helped inform the approach to the Two Wells design investigations and master plan.



An active community reference group played a role in shaping the design and implementation of Kapunda's recently built Town Square



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.

“A Community Reference Group comprising of passionate business and community leaders has been formed to gather community input and guidance for the Main Street upgrade from master plan through rapid implementation in 2020.”



Existing conditions



Shaded car park adjacent Two Wells Oval



Seating at Soldiers Memorial Park



Outdated wayfinding signage



Retail and shop frontages



Disabled car park near post office build-out



Entry to Two Wells from Brooks Rd



Seating node in front of post office with large pine tree



Jacaranda in Soldiers Memorial Garden play space



Overhead power lines to north east side of the main street



Raised planters in front of main street retail



Reserve adjacent the Library on the main street



Public Toilet



Palms framing Library Heritage building



Existing amenity planting to build-outs with small Crepe Myrtles



Petticoat Lane



Path leading to the Historic Two Wells Reserve



Historic Two Well Reserve with indigenous sculptures

4. VISION

**“By Christmas 2020
revitalise the town of Two
Wells by innovatively
implementing urban
design projects along the
main street.”**





5. Principles

Guiding Principles for Urban Design in Two Wells

In 2018 Jensen PLUS were invited by the Adelaide Plains Council to review the 2010 Two Wells Urban Design Guidelines. From the review, key actions for urban renewal were identified. These actions have been adopted as guiding principles for the Two Wells Main Street Master Plan.

Renew the public realm

Selectively refresh the public realm focused on:

1. keeping the relaxed rural feel of the street
2. providing natural existing and future street crossing points
3. specific sites for more outdoor seating/eating, bike parks, planting and shelter
4. support a location for a regular produce market/events area considering the original site under the pines near the bakery; provide service points for power and water in the preferred location.
5. commission – with traders and developers - more public art in the main street and along the trails following an agreed strategy
6. design and deliver the refresh projects in the short term using simple design approaches and existing grant funding



Define safe and accessible movement routes

1. identify priority street crossing(s) e.g. refuge island, zebra or buildouts, and build one or two
2. provide appropriate disabled parking access
3. simplify complicated car park areas
4. provide cycle racks and cycle route markers
5. identify and promote RV parking areas in the main street and on Highway 1.

Onstreet Parking



Pedestrian Crossing



'See' Two Wells

Making the town more attractive and interesting to visitors by:

1. upgrading the 'Wells' heritage area and associated walking trails from the main street, especially from the central main street area;
2. screening or relocating the council depot
3. upgrading wayfinding and information signage for the trails and area viewed from the main street and viewed from the Highway
4. reviewing landscaping south of the main street and along the Highway to get better views of the town from the Highway
5. promote the State listed buildings as part of the heritage trail experience with interpretive signage

Local Signage



Two Wells

Support business to activate the street

Initiate a range of small initiatives including:

1. a regular street events program led by local businesses
2. a business support programme focussing on marketing, customer service and retail displays
3. make better outdoor dining areas where there is business support (potentially with parklets or an expression of interest grant programme to identify more active business partners)
4. a 'façade refreshing' program for main street buildings, coordinated by council for colours and styles
5. prepare a simple investment attraction strategy and prospectus based on one or two meetings to confirm current owners intentions and potential investors interests, focusing on vacant frontages initially.
6. Promote development of any vacant land on the north side of the street for small business e.g. next to the State Heritage building.



Peterborough Main Street

6. Context

A history of the Main Street and previous master plans

Two Wells was settled by colonists from the mid-1800s, but only officially declared a township in 1957. The west side of the main street was a crown reserve where only public buildings and facilities were established. The eastern side of the main street was developed as land for business and commercial buildings.

Two Wells experienced rapid development due to Port Gawler being declared a legal port. As growth continued, the Institute, post office and police station was built, along with hotels, as well as the Show Society being established.

Two Wells - Townscape/ Streetscape Concept Plan 1999 _Fifth Creek Studio

A study of the town to identify thematic opportunities to develop the branding of Two Wells as well as revitalising the main street. Extensive community engagement was undertaken in the creation of this report. Improvements to the main street and themes within this report include:

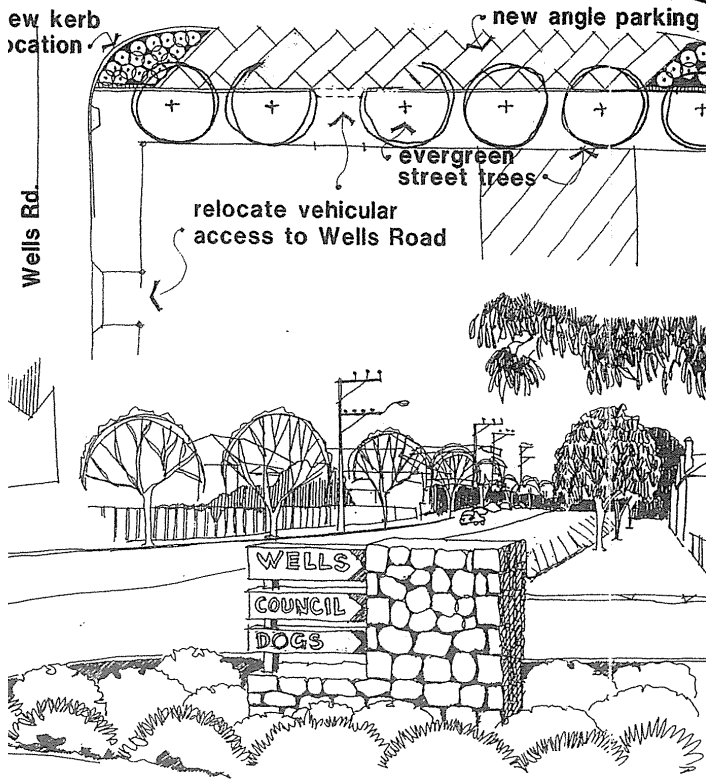
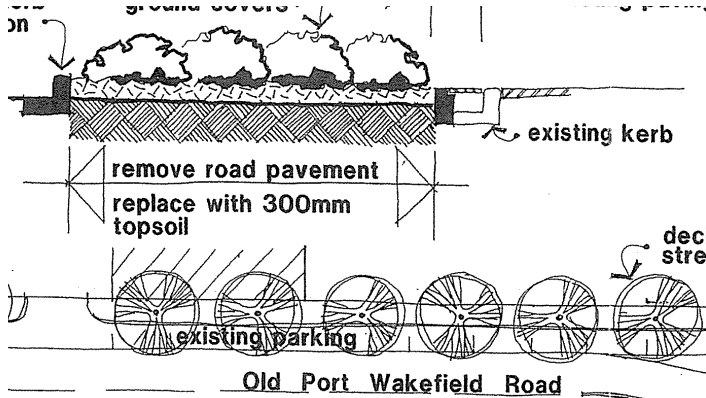
- _ The community were strongly in support of more shade trees, undergrounding powerlines, widened footpaths in front of retail and eateries and town entry signage
- _ A theme for town branding was identified; the cohesion of the historic wells and the strong heritage character evident throughout the main street
- _ Immediate surroundings of existing heritage buildings were unsympathetic and downplayed
- _ Revitalisation of the existing buildings with facade refurbishment and addition of verandahs where required
- _ A hierarchy of town signage was suggested using the wells as a theme for materiality and form
- _ A paved forecourt in front of the post office with seating as an informal meeting area
- _ Redefining the parking near the post office and retention of parallel parking to accommodate trucks and buses
- _ Thematically and physically connect the town's open spaces
- _ Develop a street tree hierarchy leading from the Port Wakefield Highway and into the main street
- _ Public Art focusing on metal fabricated works.



The Main street of Two Wells Looking South (circa 1873)



Limestone and timber town centre signage on the corner of Mallala Rd and Old Port Wakefield Rd



WELLS ROAD INTERSECTION

DRAWING

Plans and sketches form the Two Wells - Townscape Streetscape Concept Plan 1999

**Historical Two Wells
Reserve**

Hart Reserve

**Pt Wakefield Rd
- Highway**

Two Wells Oval

Old Pt Wakefield Rd

Land Ownership along Old Port Wakefield Road

The allotments located on the eastern side of the main street are privately owned and are used for a commercial/ retail focus. The land to the south western side of the main street is predominantly Crown Land and is the location of the town’s civic, community services and open space. Future Crown Land projects include the development of the Village Green, new community car parking and retail opportunities for a new supermarket in line with population growth.

LEGEND

- ADELAIDE PLAINS COUNCIL FREEHOLD LAND
- ADELAIDE PLAINS COUNCIL RESERVE
- THE CROWN
- THE CROWN - ADELAIDE PLAINS COUNCIL CARE AND CONTROL





8. Master Plan

The Two Wells Main Street Refresh



LEGEND



EXISTING TREES



EXISTING PALM TREES



NEW SMALLER STREET TREES



NEW LARGER STREET TREES



AMENITY PLANTING



RAIN GARDENS



NEW PATH



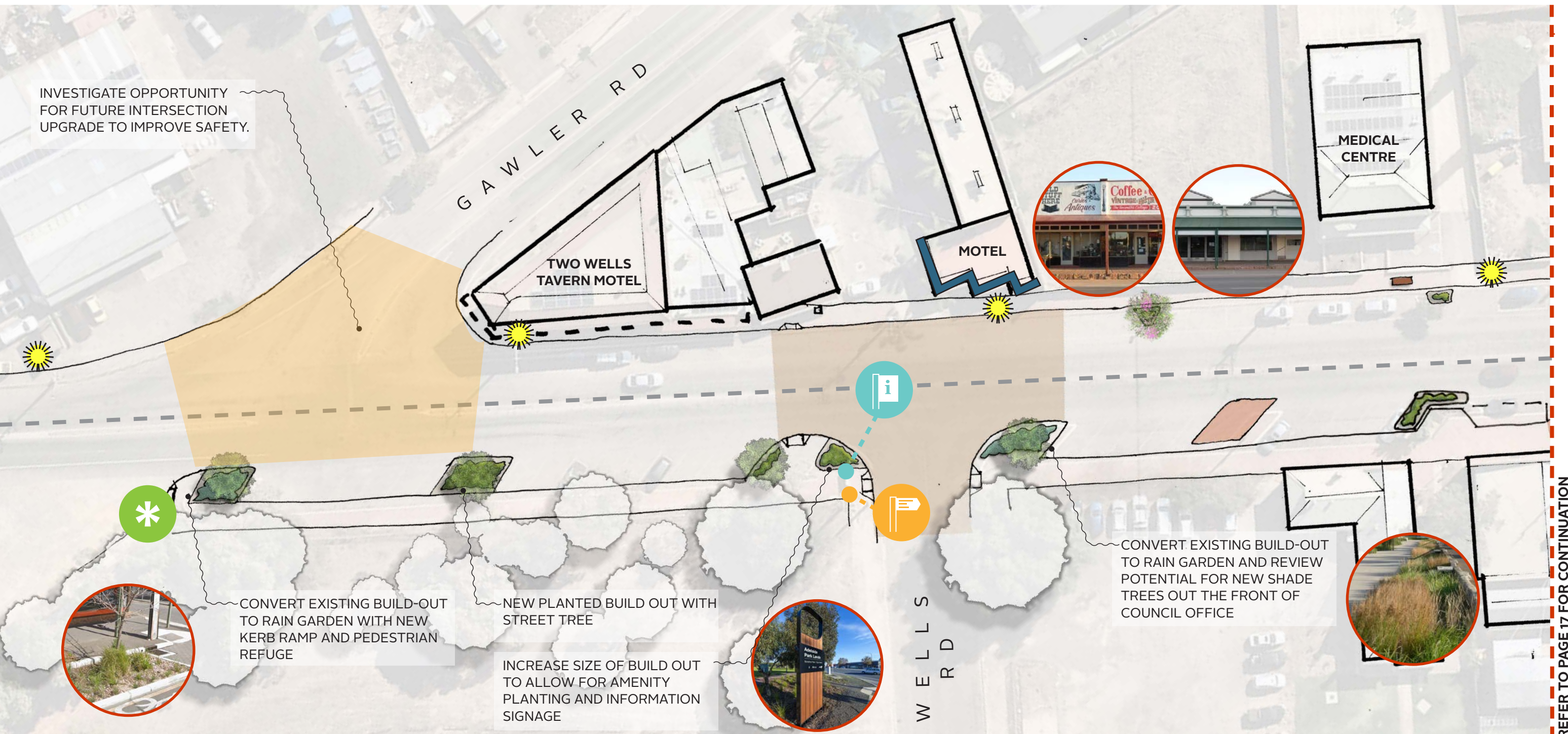
SHOP FRONTAGE UPGRADES



NEW SEATING



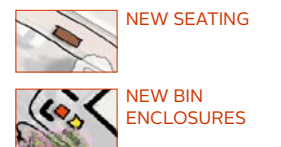
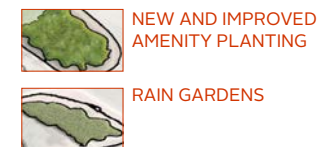
NEW BIN ENCLOSURES

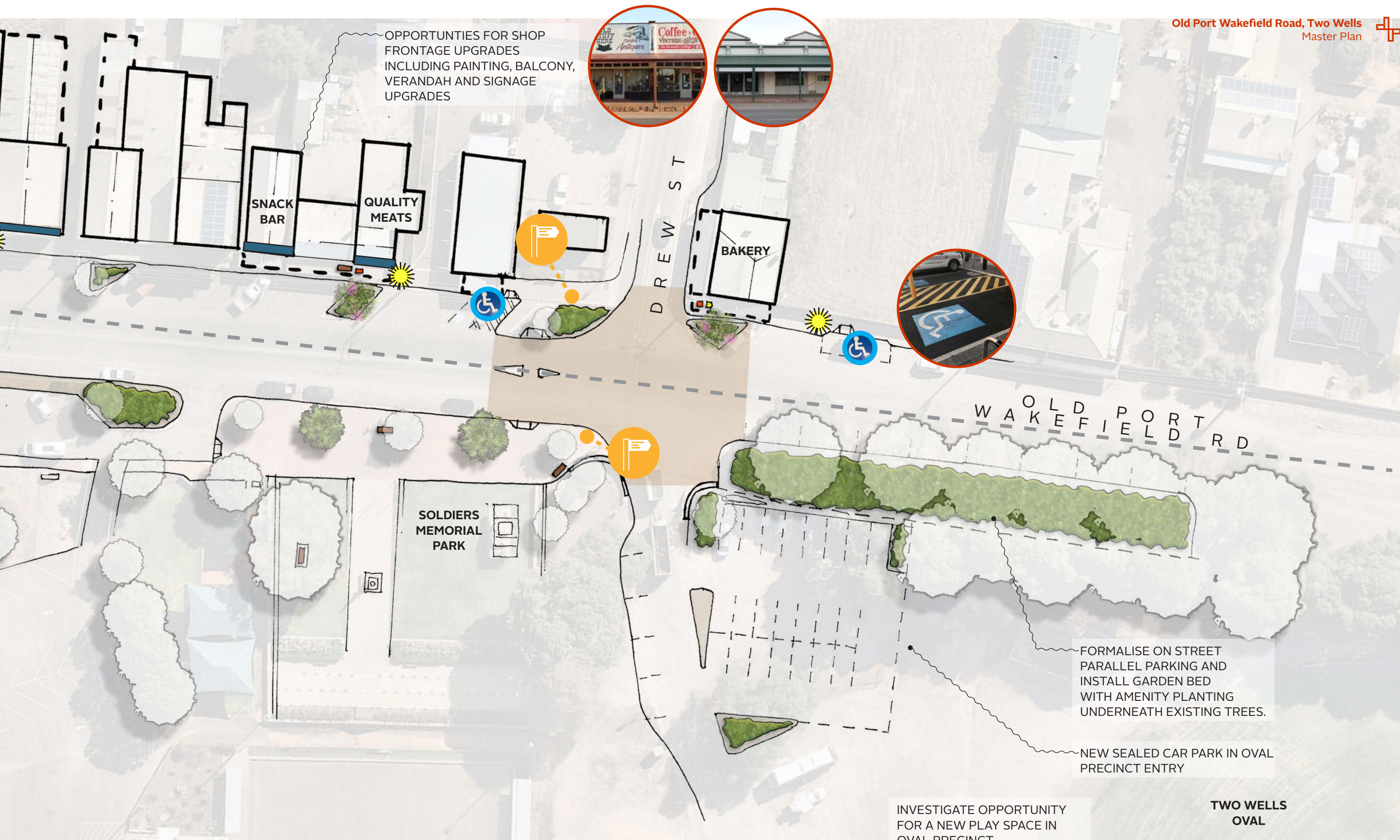


- WAYFINDING SIGNAGE
- ARTWORK OPPORTUNITIES AND ACTIVATIONS
- NEW AND UPGRADED DISABLED CAR PARKING
- TWO WELLS RESERVE TRAIL
- INFORMATION SIGNAGE
- GATEWAY SIGNAGE MARKERS
- UNDERGROUND EXISTING POWER LINES
- NEW STREET LIGHTING (INDICATIVE LOCATION ONLY)



LEGEND





WAYFINDING SIGNAGE



ARTWORK OPPORTUNITIES AND ACTIVATIONS



NEW AND UPGRADED DISABLED CAR PARKING COMPLAINT TO AUS STANDARDS



TWO WELLS RESERVE TRAIL



INFORMATION SIGNAGE



GATEWAY SIGNAGE MARKERS



UNDERGROUND EXISTING POWER LINES



NEW STREET LIGHTING (INDICATIVE LOCATION ONLY)

TWO WELLS OVAL

9. Wayfinding + Branding

A hierarchy of wayfinding techniques for different locations + users

Wayfinding and informative signage should be included to enable users to easily venture through the Main Street and encourage increased use of community spaces and reserves. Signage will also allow Two Wells' history to be proudly displayed and Large Markers will act as gateways to the town.

Three categories of signage should be implemented:



Gateway Signage:

- _ Large entry signs
- _ Located at entry points + highly visible locations
- _ Major place identifiers e.g. 'Two Wells' to be displayed
- _ Legible to motorists



Informative / Educational:

- _ Medium scale signs
- _ Located at areas of significant pedestrian activity
- _ Can include digital information signs
- _ Convey information or story of place (could include images + drawings)

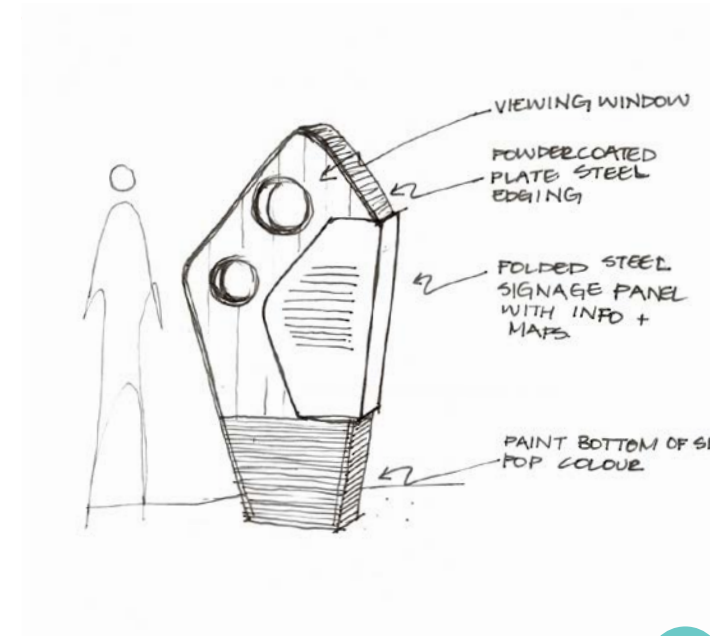


Directional:

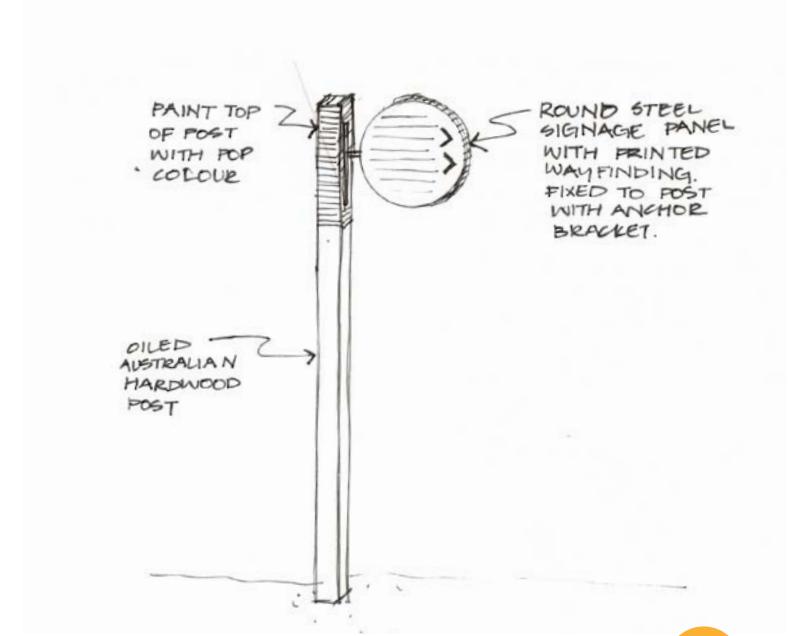
- _ Finger post signs and trail markers, maps etc.
- _ Located at nodal points on walking + cycling network
- _ Indicate direction to surrounding features or precincts including available facilities or amenities
- _ Pedestrian scale



Proposed Two Wells branding to be integrated into signage and landscapes



Two Wells Informative/ Educational Signage



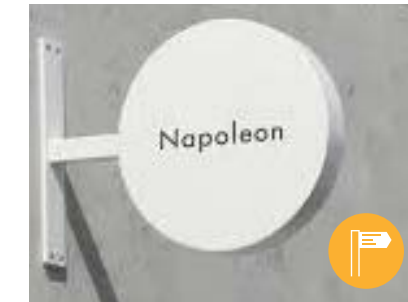
Two Wells Directional Signage



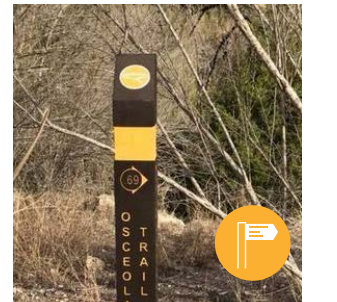
Gateway lighting sculpture visible from highway



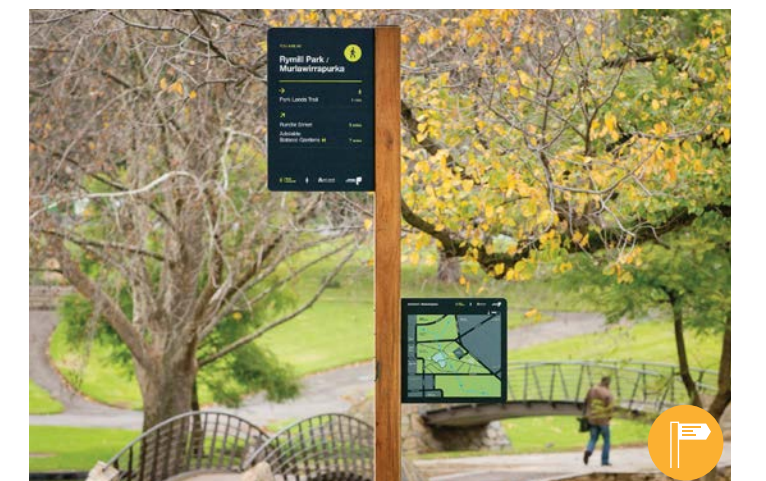
Timber and black powdercoated steel signage with window



Circular signage panel



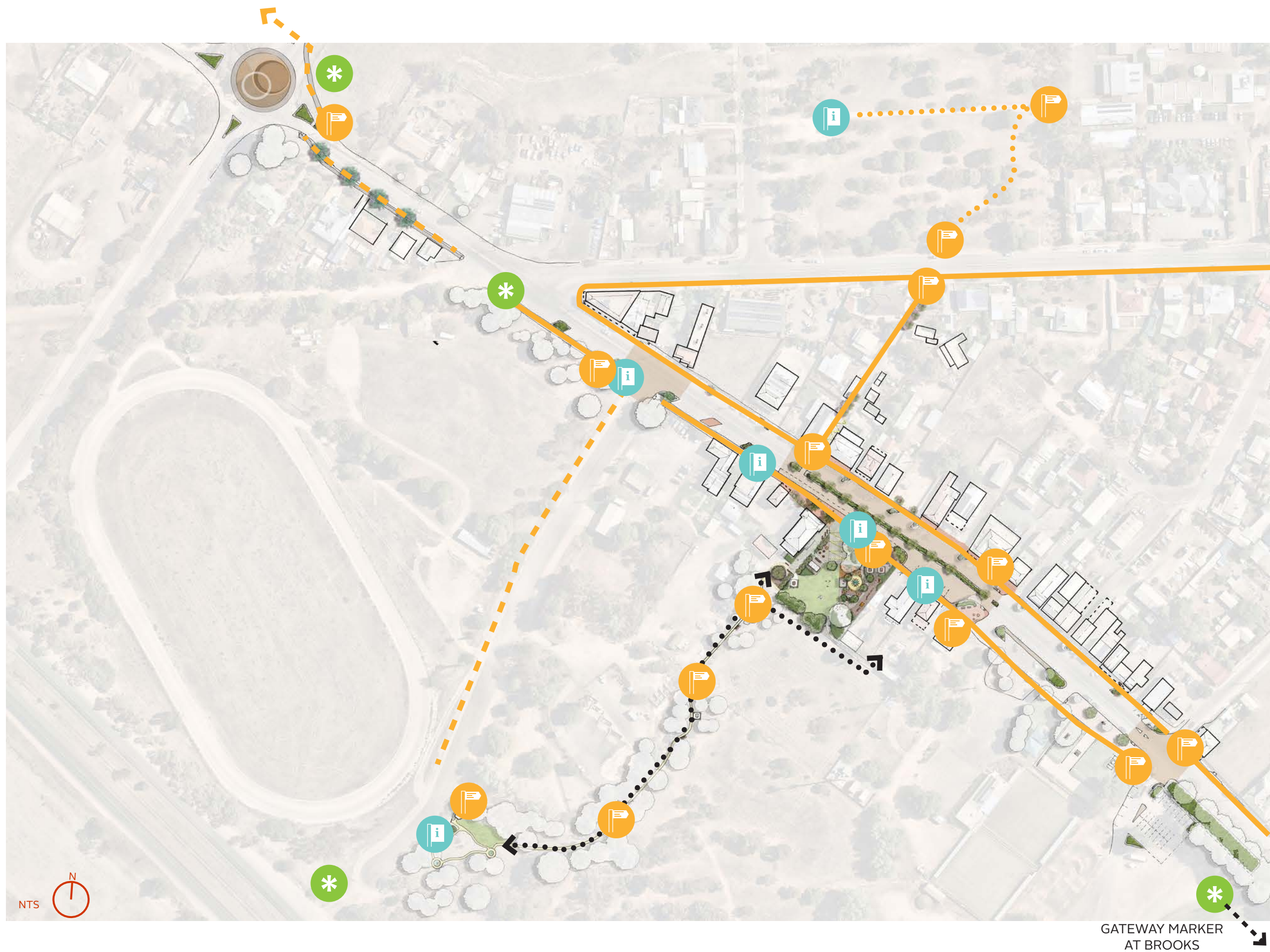
Trail marker with circle motif



Timber post with powdercoated steel printed panel directional signage

LEGEND

-  GATEWAY SIGNAGE
-  INFORMATIVE/ EDUCATIONAL SIGNAGE
-  DIRECTIONAL SIGNAGE
-  EXISTING FOOTPATHS
-  NEW FOOTPATHS
-  TRAILS
-  WELLS RESERVE TRAIL



10. Village Green Concept Design

A place to gather, play and learn about the history of Two Wells

The Village Green

Highlights of the Village Green include;

- _ A widened footpath and row of shade trees along the street frontage to define the Village Green
- _ Laneway style access adjacent the Library with new paving, seating, lighting and feature tree planting
- _ New all accessible toilet with baby change facilities and art work screen
- _ A new picnic area adjacent the existing BBQ with shelters and picnic settings
- _ A seating node and raised seating planter adjacent the town time capsule
- _ Existing community art reinterpreted or relocated
- _ New nature play space with custom, formal and informal play opportunities
- _ Open turf for congregations with picnic shelters and informal performance space along edges
- _ New paved forecourt with catenary lighting inviting users into the space
- _ Retention of existing trees where possible for natural shade
- _ New shade trees to play space and open turf area as part of long term shade strategy
- _ Art opportunities throughout
- _ Seating nodes and smaller gathering spaces
- _ Drink fountain
- _ Information and wayfinding signage and improved connections to the existing Community Garden and Historic Wells Reserve
- _ Integrated rock play and informal seating with misting opportunities



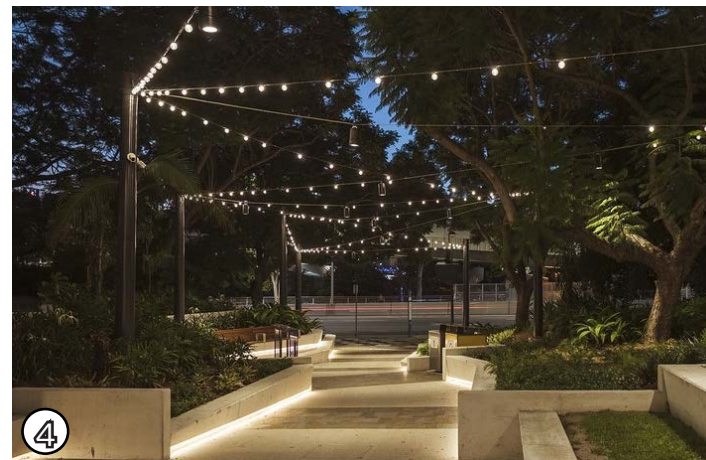
1
Lawn



2
Picnic shelters



3
Misting and limestone rock play



4
Catenary style lighting leading along entry forecourt



6
Angled seating and garden beds along path adjacent library



5
New all accessible toilet



7
Rock play integrated with main central path



Nature Play



1 Custom climbing play



2 Sensory planting and connection to picnic areas



3 Rock and log edging to edge of playground for balancing



4 Informal rolling, riding and scooting



5 Natural elements and obstacles



7 Hiding spaces and reinterpretation of the Well



8 Timber cubby for quiet play



6 Timber pod seat and flush timber decking in pavement



“Children played games....hop scotch, knuckle bones, red rover all over, hawks and doves, hide and seek, the double hidey, ticky-ticky touch wood, steps, catchy, oranges and lemons, circle games such as fill the gap, drop the hanky, cat and mouse...marbles, tops, leap frog, brandies with tennis ball, cricket or French cricket...”

_Two Wells Then and Now

11. Tool kit

Planting selection is based on endemic, sensory + successfully grown ornamental species

Planting

Planting Zones

- 1 Street Trees
- 2 Native Trees
- 3 Two Wells Village Green planting
- 4 Median and verge planting
- 5 WSUD planting
- 6 Laneway amenity planting
- IN Indigenous and bush food species

LARGE TREES



Hymenosporum flavum



Jacaranda momosifolia

SMALL TREES



Lagerstroemia indica 'Natchez'



Cupaniopsis anacardiodes



Phoenix canariensis (existing tree)

NATIVE TREES



Eucalyptus socialis



Eucalyptus leucoxylon ssp. leucoxylon

CLIMBERS



Quandong



Trachelospermum jasminoides

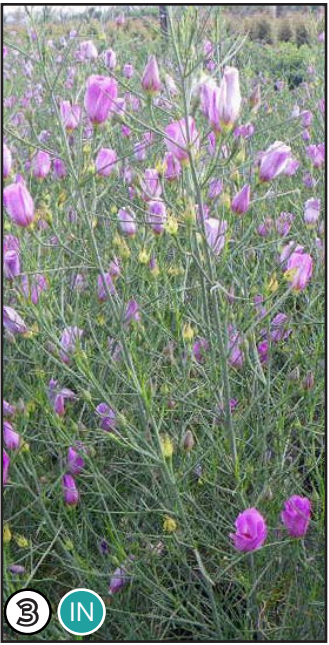
SHRUBS



Citrus x limon (expaliered)



Dodonaea Viscosa



Alyogyne 'Melissa Anne'



Calytrix tetragona 'Common Fringe Myrtle'



Anigozanthos 'Everlasting Amber'



SHRUBS



3 4 6 IN

Westringia fruticosa



3 IN

Enchylaena tomentosa



3 IN

Kunzea pomifera



3 4 6 IN

Helichrysum apiculatum



3 IN

Olearia pimeleoides 'Showy Daisy Bush'



4 3

Lomandra longifolia 'Tanika'



4 3 IN

Poa poiformis 'Kingsdale'



4 3 6 IN

Dianella 'Little Jess'

GROUNDCOVERS



3 4 IN

Eremophila glabra



3 4 IN

Hardenbergia violacea 'Meema'



3 4 6 IN

Myoporum parvifolium



6 IN

Viola hederacea



4 5 IN

Ficinia nodosa 'Knobby Club Rush'



5 IN

Juncus palidus 'Pale Rush'



5 4 IN

Chrysocephalum apicalatum



5 4 IN

Goodenia ovata

Surface Treatments and Edging

Surface Treatments



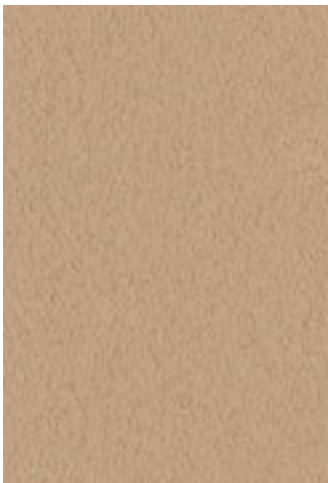
_ Brick paving
_ Match to existing



_ Adbri Ecotrihex Interlocker and Permeable Pave
_ Charcoal and Urban



_ Exposed aggregate concrete
_ Hanson Country Tan moonscape



_ Brushed concrete
_ Hanson damper oxide coloured



_ Flush Timber Decking
_ Spotted Gum



_ Barossa Quarries compacted gravel
_ Sienna Granite 10mm



_ Barossa Quarries compacted gravel
_ Harcourt Granite 10mm



_ Fitzgerald Quarries Compacted Quarry Sand with cement stabiliser



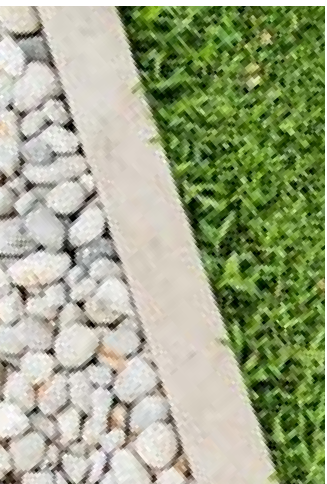
_ Just Rocks Riverland Limestone



_ Jefferies Playscape Softfall Mulch



_ Garden Grove Certified Softfall Sand



_ Flush concrete edge 150mm wide
_ Trowel finish



_ Upright Concrete Kerb 150mm
_ Trowel finish



Furniture + Lighting



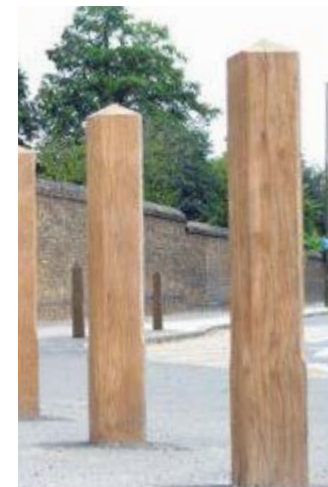
- _ Spark Precinct Seat and Bench
- _ Oiled Australian hardwood, black powdercoated frame
- _ 1.8m long



- _ SPARK Panel Sided Bin
- _ Oiled Australian hardwood timber frame, black powdercoated frame



- _ Terrain Urban Bike Rack
- _ Stainless Steel



- _ Timber bollard
- _ Oiled Australian hardwood



- _ SPARK Focus Picnic Setting
- _ Oiled Australian hardwood with black powdercoated frame



- _ SPARK Pod Seat
- _ Oiled Australian hardwood, black powdercoated frame
- _ 1m & 1.2m diameter



- _ Reboxco. relocatable timber planters
- _ Recycled Australian Hardwood



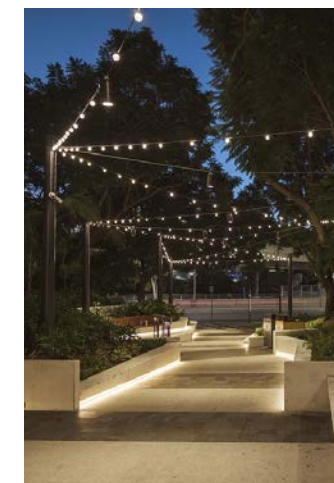
- _ Chrisities A Series Single Bench Barbecue - All Accessible
- _ Stainless steel, electric cook top



- _ RMM Goose Neck post top lighting
- _ Black powdercoated post



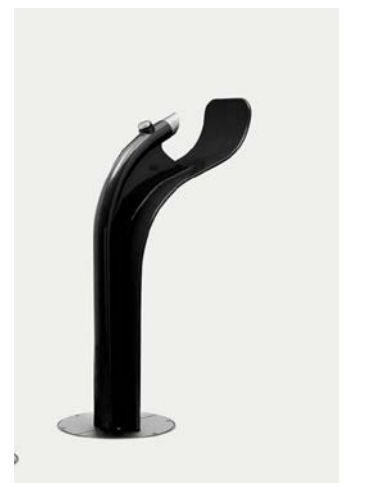
- _ VFL Roadway lighting
- _ Black powdercoated post



- _ WE EF Cantenary Lighting
- _ Black powdercoated posts



- _ Terrain Akiva Shelter
- _ Adonised aluminium timber match with black trim




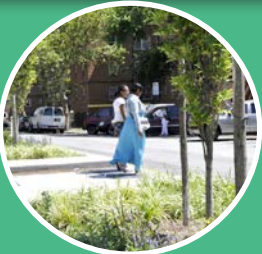

- _ Street Furniture Australia Arqua Drink Station with Dog Bubbler
- _ Stainless Steel with black powdercoating

12. Implementation

Proposed project delivery sequence

“Innovative methods of implementation can be adopted to ensure the master plan is realised within a five year time frame. A programme of Short, Medium and Long term projects can be used to leverage funds, grants and sponsorship. The delivery of works can involve the local community, suppliers and business and as well as attract entrepreneurs to Two Wells.”

*All estimates of cost are a high level ‘order of costs’ assessment only and should be reviewed by a cost consultant at the next stage of design development.

Principle	Short Term (2020)	Estimated Cost*
Renew the public realm	<ul style="list-style-type: none">Revitalised public space next to library - Two Wells Village Green, with nature play spaceNew public toilet to Village Green (DDA complaint with family change facilities)WSUD integration into public reserves (e.g. swales, rain gardens, stormwater retention on site)Increase shade with additional and larger street treesOpportunities for greening throughout the main street including additional raised planters, protuberances and increased plantingNew seating, bin enclosures and raised planters along street and at nodes	<div><div>\$300,000</div><div>\$250,000</div><div>\$20,000</div><div>\$25,000</div><div>\$25,000</div><div>\$30,000</div></div> 
Define Safe and accessible movement routes	<ul style="list-style-type: none">Extend pedestrian path to northern end of Old Port Wakefield Road (assume 240m of path)3 x temporary refuge island pedestrian crossings (1 x at crest of main street between Post Office and IGA, 1 x near bakery, 1 x near Petticoat Lane)New gateway roundabout with pedestrian crossing and refuge to Liberty development	<div><div>\$40,000</div><div>\$75,000</div><div>\$500,000</div></div> 
‘See’ Two Wells	<ul style="list-style-type: none">Large town-gateway markers visible Port Wakefield Rd (1), large main street markers (3), roundabout signage and landscaping, information and pedestrian scale signage, interpretive/historical signage	<div><div>\$140,000</div></div> 
Support business to activate the street		

Medium Term (by 2022)

- _ Village Green Stage 2
- _ New seating to Soldiers Memorial Park
- _ Public artwork framework, opportunities, locations and the potential to commission local artists
- _ Quick win public art implementation (assume commissioning 4 artists)

Estimated Cost*

\$200,000
\$8,000
\$6,000
\$50,000



Longer Term

- _ Village Heart Old Wakefield Road streetscape upgrade
- _ WSUD integration into streetscape and car parks (e.g. rain gardens) assume 2
- _ Powerline underground and new street lighting
- _ Upgrade Petticoat Lane including wayfinding to Hart Reserve
- _ Two Wells Oval Play Space

Estimated Cost*

\$1.9m
\$60,000
TBC
\$20,000
\$180,000



- _ Upgrade to carpark opposite bakery and upgrade Oval entrance (retaining street trees)
- _ Disabled car parking (assume installation of 4)

\$186,000
\$30,000



- _ Review potential for bicycle connections to residential developments
- _ Inclusion of bike lanes, bike racks and a bike service station
- _ Intersections upgrades (+ threshold treatments) at Gawler Road, Drew Street and Wells Road

\$6,000
\$10,000
\$400,000

- _ Increase visibility of Two Wells. Upgrade Two Wells Park and connection and trail connection back to main street with path upgrade, landscaping, signage

\$40,000

- _ Building, awning, shop front, painting upgrades _ consistent theme, design, colours, signage possible
- _ Develop Two Wells placemaking event program

\$80,000
\$7,000



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