



## **Transcripts of Audio Files contained in Shape Your Place Information Brochure – Key Precinct Structure Plans**

### **PRECINCT 1 – SOUTH**

Precinct 1 South encompasses not only Flinders University and the Flinders Hospitals but also the suburban areas of Bedford Park in the north, north of Shepherds Hill Road and also to the south and west of the Flinders Hospital. It is a very large precinct and it is also an area that has already undergone some planning including by the State Government who have recently completed a rezoning exercise and also by Flinders University who have been undertaking a lot of planning within their own site.

So looking to Bedford Park north of Shepherds Hill Road we do see that Precinct continuing to evolve and we see further residential re-development occurring in that area particularly supporting the student community and also other forms of housing. So it is an area that will undergo quite a lot of change. To support that change we think it is really important that there is adequate access to local public open space and so the Structure Plan suggests not only that existing green spaces might need to be improved over time but also good connections and good walking connections to other open spaces such as the Women's Memorial Playing Fields should be provided.

The other major change in this precinct is the potential for a road connection from the Tonsley Precinct through the corner of this precinct over Shepherds Hill Road, across Shepherds Hill Road and then to the Flinders University, and that has been proposed by the State Government. That would have quite an implication for this little corner because it would make the area much more accessible and it would also provide a potential for a local focal point and some landmark development sites in a really accessible and visible location.

Looking south of Shepherds Hill Road and to the University and Hospital precincts, as I said these are areas that have been undergoing quite a lot of planning already. Flinders University proposes to construct a Mixed Use, Flinders Village on some of the playing fields and lower part of their site and that development might be supported by the Flinders Link extension of the Tonsley Railway Line across South Road, which would really improve access to the University and the Flinders Medical Centre.

Further to the south and across Flinders Drive is the southern part of the Bedford Park suburban area and we do think that closest to the Hospital there might be pressure for further change over time and so Mixed Use development of some form supporting health uses can be expected whereas, further away from the hospital we anticipate there will be less change to the residential areas.



## PRECINCT 1 – NORTH

The St Marys precinct is located close to the Tonsley Re-development and to South Road, both of which are undergoing substantial change at the moment. So we were really looking in this Structure Plan to guide how land on the east side of South Road might change as well. So to the east of South Road we envisage further redevelopment of some of the existing business premises and we really want to maintain a mix of uses through that precinct. So that means we might see retail or commercial businesses develop in that area, they could then have residential development above those uses or adjacent to them.

Connecting together these businesses in this precinct is really important so we want to make sure there are good east west connections across south road into Tonsley and also north south connections between these local businesses, and we may even see new or improved street connections within the precinct in that north south direction over time.

We also thought that there is the potential for a kind of location in the middle of that precinct, a sort of main street location that could be a focal point where people and businesses can converge or look towards when they are meeting people or when they are passing through the area and that could be a place where there is some money can be spent on public realm improvements to make the streetscape really high quality. Further to the east around St Marys Park, we do see the potential for new housing choices to be developed through that area over time and the park itself strengthen in importance as a community use and an open space use.

## PRECINCT 2 – EAST

Precinct 2 is really focused on Goodwood Road where Daws Road and Springbank Roads meet and this is an area where we do expect more substantial change given that there are a number of sites that are ready for redevelopment. Including the former TAFE site, the Repat Hospital which the State Government has said will be reopened and we could expect some form of redevelopment there as well and also potentially the Bedford Industries site. So, this is an area where the structure planning has a lot of guidance to give.

To the southeast then of Goodwood Road and Springbank Road where the TAFE and Bedford sites are we've looked at the option for a residentially focused mixed use area, with the potential to accommodate quite a reasonable amount of new housing and potentially new forms of housing for the local community.

We also think there is scope for local retail to be based in that area really to develop a strong sort of neighbourhood feel with local main streets that are the local focal points for that community and then linking in to the surrounding areas and established residential areas to the east some of which has light industry businesses in there at the moment, but we think that might transition to more of a residential use over time.

The State Government had also previously announced that Springbank Road would be realigned to connect more directly with Daws Road and the structure plan does acknowledge that proposal and integrates with that.



To the north west is the Repatriation General Hospital and we have heard about previous redevelopment plans for that site and whatever happens there in the future we do think it is important that good connections into the site and potentially good connections through the site particularly for people on foot are very important.

To the south west around Pasadena High School and the north east into Colonel Light Gardens we are not really expecting to see many changes in land use but again good local access and good footpath connections to places like Mortlock Park for example are important and the structure plan makes some suggestions how those can be improved in the future.

### **PRECINCT 2 – WEST**

Precinct 2 also includes land further west of the Repat Hospital around Winston Avenue and all the way down to South Road. We did look in the structure planning process about whether substantial change could be planned for some of those areas including the existing industrial and commercial areas, but really around South Road is hard to plan for future change when the nature of any future South Road upgrades is not yet determined so we haven't made any substantial proposals for the industry land around South Road and Daws Road.

Around Winston Avenue we think there is potential for limited residential redevelopment that fits in with the existing character and also for improvements to those footpath connections to local open space and potentially to the repat site as well.

### **PRECINCT 3**

Precinct 3 is based around the Blackwood Centre which has been subject of many plans in the past. In some ways it is constrained by the topography which makes it challenging to make any substantial changes, but Blackwood also has a quite a lot of shops and services and actually has really quite a large population catchment all of which means it really is the basis for a very successful town centre.

We do know that there are some plans to make some improvements to Blackwood in the near future the State Government through DPTI are planning to upgrade the Blackwood roundabout and Council has also progressed a project to construct a new footpath connecting some of the existing carparks between Woolworths and Foodland and the Waite Street Reserve which will really improve some of the local access to some of those existing shops.

The Structure Plan that was developed has a few themes to it, probably one of the most interesting is a focus on the Waite Street Reserve and potential for a community hub located at Young Street and that's something Council is doing some investigations into and whether a future library and other community services could be located in that position and that would really become a strong community focal point for all of blackwood and would probably drive other spin off projects to improve the Young Street and also the Waite Street Reserve itself.

As far as development and land use changes are expected well we have already quite a number of retail and commercial uses and we expect them to continue to evolve and change slowly over time and also along Main Road on land to the east we have the potential for perhaps more mixed use development to occur over time for example the existing Blackwood Library site, if that was ever



vacated if the library moved to the community hub, that would create a really good site for mixed use development with commercial or retail at the ground level on the street and potentially residential apartments above taking advantage of the elevation and the views.

Another aspect of the structure plan is thinking about how the streetscape and public realm could be improved to really change the feel of parts of Blackwood and really make it a destination for socialising and meeting friends and those kinds of things. There are many examples around Adelaide of main streets that have been improved through tree planting, footpath improvements and seating, to really make these places and really vibrant streets where people want to be during the day and in the evening. We can see one or more projects developing like that at Blackwood perhaps focussing on Main Road and Young Street initially.

Then the last element of the structure plan is just suggesting that close to the centre, perhaps within 5 minutes' walk of the centre we might continue to see some degree of residential redevelopment and infill housing which is important including to provide housing for the existing community as they get older and taking advantage of the flatter lands to provide good quality accommodation for residents.

#### **PRECINCT 4**

Precinct 4 is focussed around Belair Road and really around the Mitcham Centre. In the south of the precinct around Mitcham Railway Station there is potential for land on both sides of the railway station to change over time to the west perhaps there's an opportunity to reuse some of that land for other purposes.

On the eastern side closer to the shops and civic uses, really we think that land is ideally used for transport purposes, including access to the station, for car parking and even to accommodate any future tram terminus, if indeed a tram was planned along Belair Road in the future.

One improvement that could be made from a transport point of view, is a better connection between Grange Road and Newark Road across Belair Road and realignment of the existing intersections to create a more seamless east west connection and that would loosen up some of the congestion on Belair Road with the double traffic lights that we have at the moment.

Just to the north around the core shopping sites around Mitcham, we really think there is potential at Princes Road to develop and cultivate Princes Road into more of a meeting place, and a place for dining, and a focus for leisure activities in the day and at night and that works really well with some of the existing uses at Mitcham square for example and also supports further redevelopment and some of the key retail sites in that locality.

Streetscape and public realm improvements would be really important to achieving that kind of vision, so we have suggested that Princes Road might be considered for those kinds of treatments we might also want to see streetscape improvements on Belair Road which could include tree planting and public art and better street crossings. And we also see more and updated retail and business developments along Belair Road over time, taking us to the north around the Soldiers Memorial Garden and the Library which are already undergoing substantial change and will become



an even more important community focal point for the Mitcham Centre. Ideally, in the future all these different sub precincts will be really well connected by footpaths and safe crossing points so that the centre will act as seamless and integrated town centre.

## **PRECINCT 5**

Precinct 5 is located at Goodwood Road, close to Cross Road and it is a very busy location with these major arterial roads and large shopping centres, but it also a location that has a number of community facilities including Westbourne Park Primary School on two campuses and also Cabra College.

One of the main ideas in this Structure Plan is for some streetscape and public realm improvements along Goodwood Road. Really focused between the two Westbourne Park Primary School campuses so that might mean tree planting and landscaping, footpath improvements and potentially crossing improvements just to make it easier and safer and more comfortable for local residents including children to navigate this area and really functioning as a local focal point and for local amenity benefits.

There could also be some redevelopment expected along Goodwood Road on some of the properties there and we envisage a mixed-use development form with business or residential uses all possible.

To the north around the existing shopping centre sights including the Big W and the bowling sites we don't see them changing substantially in the near term because they are quite recent developments. But there are other properties along Goodwood Road and in fact Cross Road that could be developed for compatible retail or commercial uses. Elsewhere in this precinct, we don't see substantial change occurring there could be some further infill development of housing closer to Cabra College and we might also expect some access improvements through the area, including walking to Cabra College to be implemented over time.