

ALDINGA STRUCTURE PLAN



Renewal SA welcomes you to today's community drop-in session.

ABOUT RENEWAL SA

Renewal SA is a statutory authority that provides an integrated approach to urban development on behalf of the Government of South Australia.

We develop connected, accessible places that enhance South Australia's distinctive lifestyle. Through meaningful partnerships with communities, industries and organisations we create energising opportunities and lasting progress.

ALDINGA STRUCTURE PLAN

Renewal SA is preparing a structure plan that will inform the potential rezoning of a 94 hectare site at Aldinga. Located within the 'Deferred Urban Zone' the land is owned by the Urban Renewal Authority (Renewal SA).

The land includes the site for a new birth-to-year-12 school planned to open for the 2022 school year and is also the location of the railway corridor and terminus for a future rail extension from Seaford.

The structure plan will ensure that these significant infrastructure investments are coordinated and result in a well-planned extension to the Aldinga community.

TODAY'S SESSION

Today provides you with an opportunity to view and comment on the Aldinga Draft Structure Plan.

We encourage you to meet the team, ask questions and share your thoughts.



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URBAN FUTURE

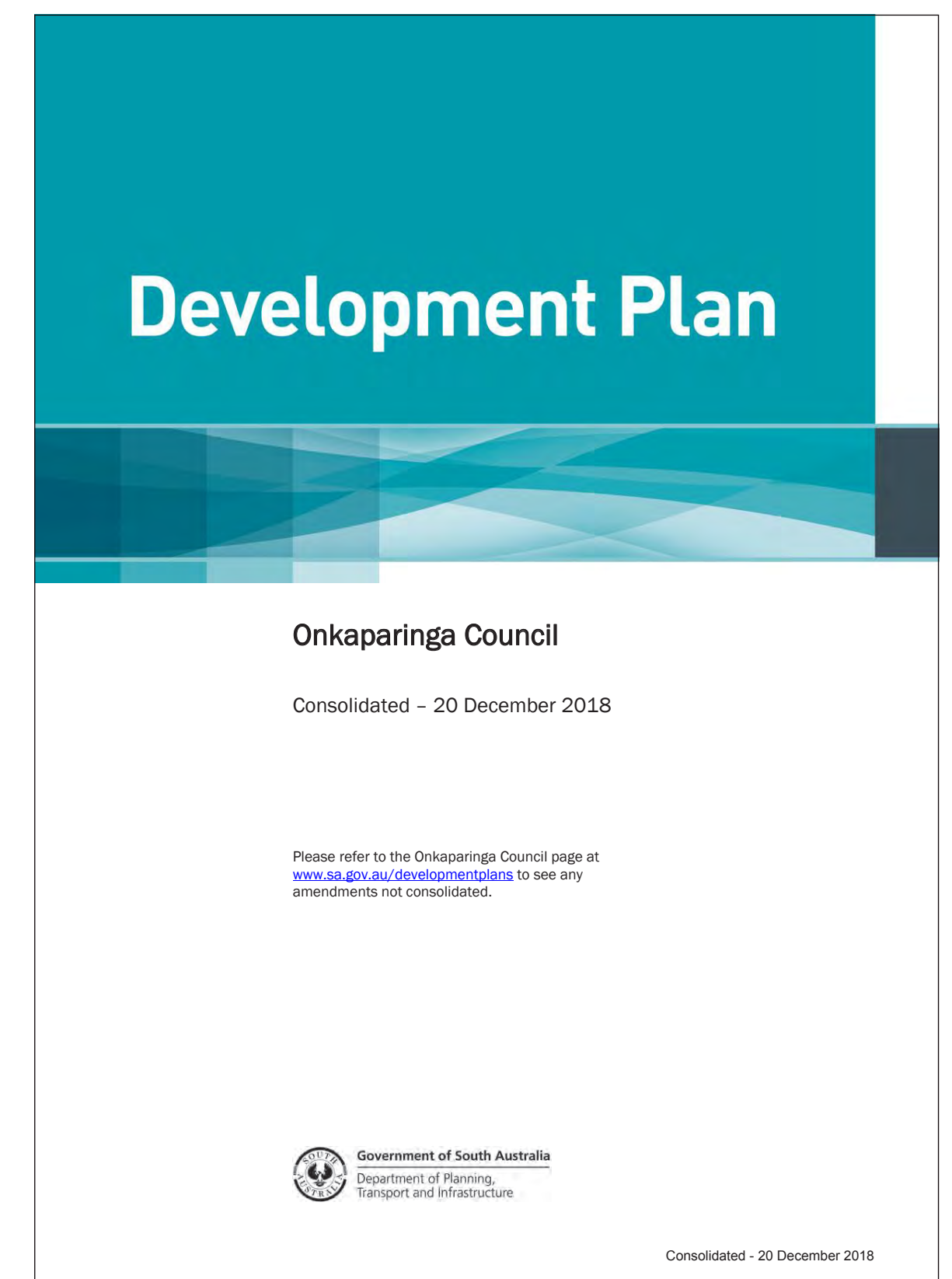
WHAT IS A STRUCTURE PLAN?



Next level of planning detail beneath the overarching 30-Year Plan for Greater Adelaide



Provides direction on desired land uses and infrastructure to support future development



Informs a Development Plan Amendment – or DPA – that allow for land to be re-zoned

WHAT ARE THE NON-NEGOTIABLES?

- ▼ Structure plan area
- ▼ 100m rail corridor (fixed alignment and width)
- ▼ Retention of high voltage transmission line (26m width)
- ▼ 14 ha future school site (fixed location and size)
- ▼ Main South Road duplication (30m road widening – until Department of Planning, Transport and Infrastructure (DPTI) complete planning/design)

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THE ENGAGEMENT PROCESS

1 PRELIMINARY STRUCTURE PLAN (MARCH-APRIL 2019)

- ▼ Council staff workshop
- ▼ Targeted community group workshop
- ▼ Council elected member briefing
- ▼ Community engagement via Social Pinpoint

2 DRAFT STRUCTURE PLAN (MAY-JULY 2019)

- ▼ Council staff workshop
- ▼ Community engagement via Social Pinpoint (NOW OPEN)
- ▼ Council elected member briefing
- ▼ Final Structure Plan Report and Engagement Report
- ▼ Community drop-in sessions (TODAY)

3 DEVELOPMENT PLAN AMENDMENT (SECOND HALF 2019)

- ▼ Draft Development Plan Amendment Report
- ▼ DPA consultation process
- ▼ Briefing / workshop with council staff and elected members
- ▼ DPA gazetted (formally becomes part of council's Development Plan)

KEY COMMUNITY FEEDBACK

THEMES

- ▼ Desire to retain the 'green triangle' as open space
- ▼ Mixed views in respect to rail station location
- ▼ Concern regarding traffic impact of future development on the existing road network
- ▼ Mixed views in respect to residential development
- ▼ Support for green link between How Road and Aldinga Sports Complex / Village
- ▼ Support for 'chain of ponds' to manage stormwater rather than large detention basin
- ▼ Concern regarding treatment of Main South Road interface

THEMES OUTSIDE SCOPE

- ▼ Desire for future development to demonstrate and achieve a higher level of sustainability with the Eco Village frequently mentioned as an example
- ▼ Support for realignment of Aldinga Road and Aldinga Beach Road
- ▼ Support for shared use of school facilities
- ▼ Support for Port Road to stay open and rail to pass under
- ▼ Concern regarding design of school (including access e.g. car parking / kiss and drop off zone / location of recreational or sporting facilities)

HOW IS THE DRAFT STRUCTURE PLAN DIFFERENT?

RAIL STATION LOCATION (OPTION 1 VS OPTION 2)

The primary difference between the Preliminary Structure Plan Option 1 and Option 2 was the location of the proposed rail station.

Community feedback was mixed on the location of the rail station.

A southern location (Option 2) gained slight community preference through:

- ▼ Proximity to and access from Aldinga Beach Road
- ▼ Proximity to shopping centre and commercial precinct
- ▼ Less impact on 'the Gateway to Port Willunga'.

Main reasons for community support for a centrally located station (Option 1) were:

- ▼ Proximity to schools
- ▼ Reduce pressure on Aldinga Beach Road traffic and the Country Fire Service (CFS)
- ▼ Proximity for Willunga residents, Eco Village and Aldinga Sports Complex.

A centrally located rail station was preferred by the Department for Planning, Transport and Infrastructure (DPTI) – which advised that this location would significantly increase accessibility to the future development.

The City of Onkaparinga also supported a central rail station location, noting:

- ▼ The stronger relationship this location has to key community destinations in Aldinga
- ▼ Its relationship with other movement infrastructure
- ▼ Proximity to the existing and future residential population.

Based on this feedback, the Draft Structure Plan proposes a centrally location rail station.

HOW IS THE DRAFT STRUCTURE PLAN DIFFERENT?

NORTHERN TRIANGLE

A high number of responses from the community sought to maintain the open character of the northern triangle, to reinforce the gateway between Port Willunga and the Aldinga township and retain the semi-rural character of the area.

This sentiment was supported by the City of Onkaparinga, acknowledging “The importance to community of

maintaining an ‘open/landscape’ character within the ‘triangle’ land parcel (north of Quinliven Road) is identified clearly in our Aldinga Framework Plan.”

In response to this feedback the Draft Structure Plan shows the eastern portion of the northern triangle as open space and also includes a landscape buffer along Bowering Hill Road.

DISPERSED LOCAL OPEN SPACE

The City of Onkaparinga has noted the need for a number of quality local parks to be spread throughout the residential area.

In response to this feedback the Draft Structure Plan now shows the indicative location of these local parks.

HOW IS THE DRAFT STRUCTURE PLAN DIFFERENT?

GREEN LINK AND INTEGRATION OF STORMWATER MANAGEMENT INTO THE OPEN SPACE NETWORK

There was support from the community and the City of Onkaparinga for a green link between How Road to the Aldinga Sports Complex / Village and for stormwater to be integrated with the open space network rather than be provided for in a singular large detention basin.

In response to this feedback the Draft Structure Plan includes a linear park with a shared use path connecting from a location adjacent to Ocean Acres Reserve on How Road to the Aldinga Sports Complex / Village.


This linear park could also accommodate stormwater detention subject to more detailed investigations by the future developer of the land.

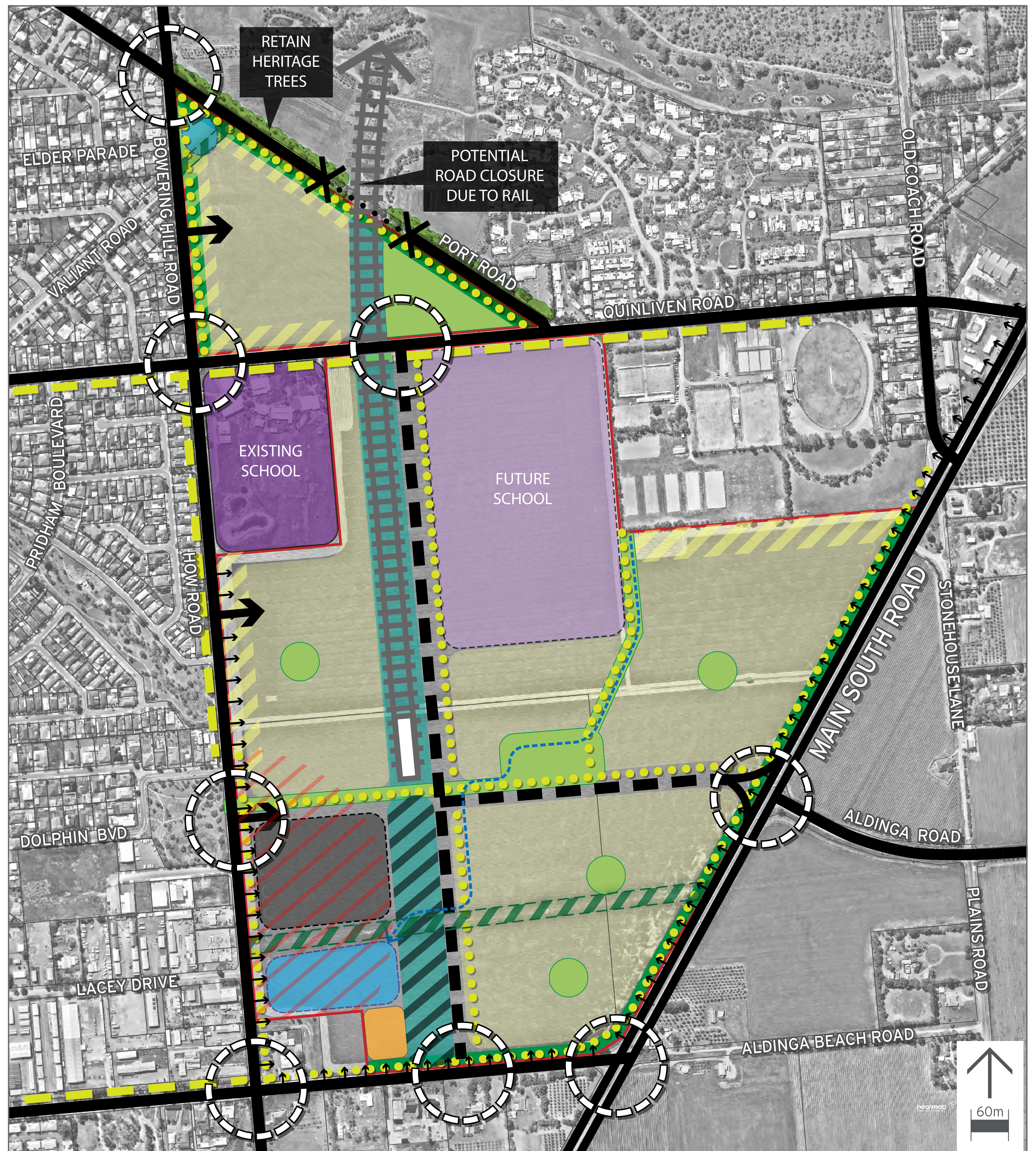
COMMERCIAL USE OF SITE ON ALDINGA BEACH ROAD

The Preliminary Structure plan did not address the potential use of land on Aldinga Beach Road between the rail corridor and the fire station.

The Draft Structure Plan now identifies this land for commercial use.













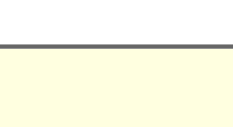




DRAFT STRUCTURE PLAN

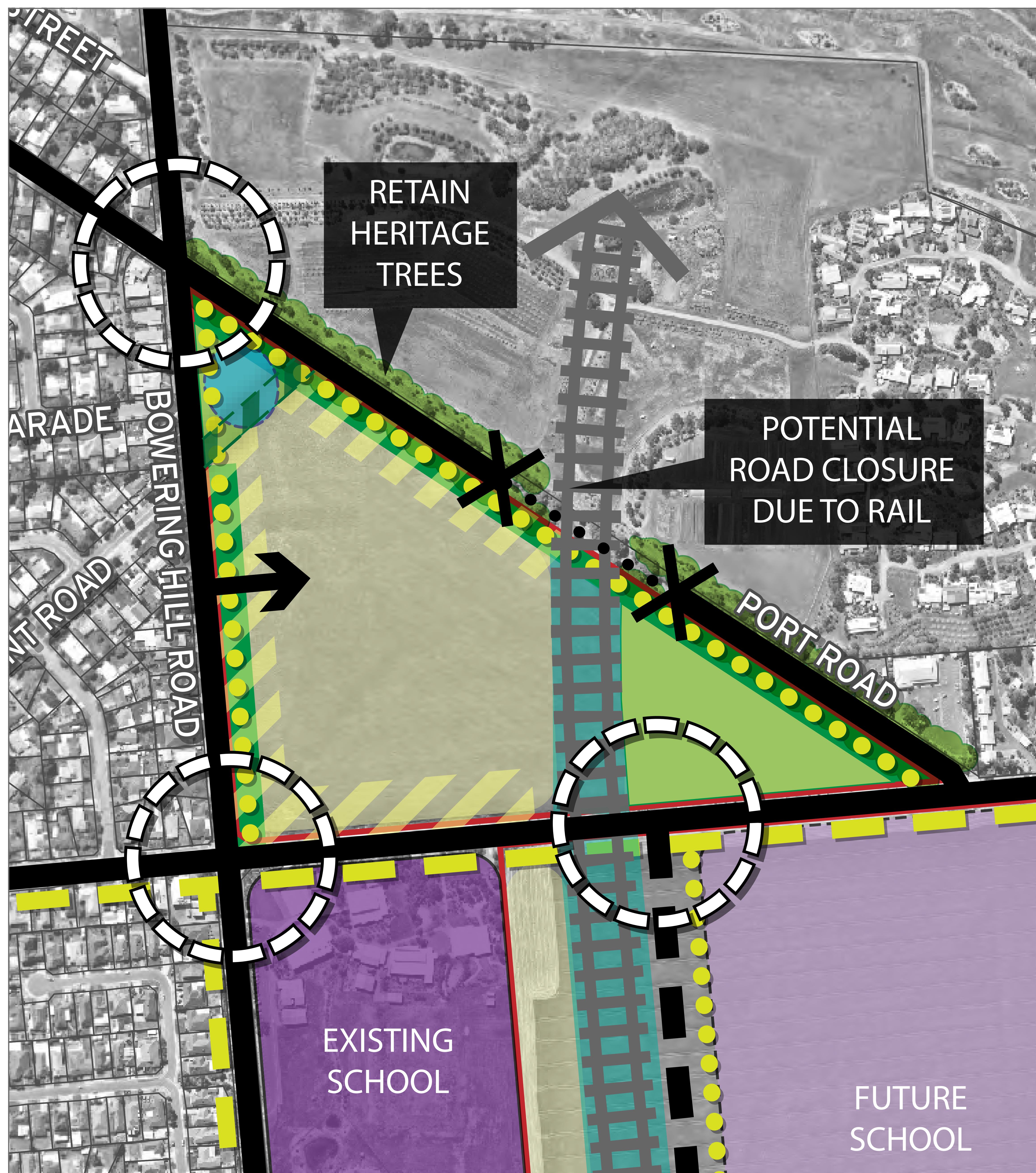
-  Subject land
-  Arterial road
-  Collector / distributor road
-  Proposed collector
-  Proposed vehicular access point
-  Proposed road widening
-  Potential road closure
-  Landscape / acoustic buffer
-  Linear corridor / open space
-  Electricity easement
-  Acoustic / air quality impact area
-  Existing shared path
-  Proposed shared path
-  Potential future rail line/station
-  Rail corridor
-  Temporary open space
-  Proposed intersection upgrade
-  Stormwater basin
-  Stormwater network / flow
-  Residential
-  Dwellings to front road / park
-  School (existing)
-  School (future)
-  Commercial
-  Park n' Ride / bus interchange



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NORTHERN TRIANGLE

-  Subject land
-  Arterial road
-  Collector / distributor road
-  Proposed collector
-  Proposed vehicular access point
-  Potential road closure
-  Landscape / acoustic buffer
-  Linear corridor / open space
-  Existing shared path
-  Proposed shared path
-  Potential future rail line
-  Temporary open space
-  Proposed intersection upgrade
-  Stormwater basin and local park
-  Residential
-  Dwellings to front road / park
-  School (existing)
-  School (future)



Ideas or Comments

LAND USE

STICK YOUR
IDEAS OR
COMMENTS
HERE

Land use maps out where housing, retail, commercial, industrial and community uses of land could be located.

Ideas or Comment

OPEN SPACE

STICK YOUR
IDEAS OR
COMMENTS
HERE

Open space covers the indicative locations for neighbourhood parks and other public spaces, and their intended uses for nearby residents.

Ideas or Comments

B U F F E R S

STICK YOUR
IDEAS OR
COMMENTS
HERE

Buffers apply to where an interface is needed between different land uses – such as main road and housing. Buffers can include landscaped areas and acoustic walls to minimise effects of noise, dust and odour and improve visual outlook.

Ideas or Comments

MOVEMENT

STICK YOUR
IDEAS OR
COMMENTS
HERE

Movement relates to how vehicles, cyclists and pedestrians move through and within the area. It considers connections and shared path links, including the rail corridor.

Ideas or Comments

STORMWATER

STICK YOUR
IDEAS OR
COMMENTS
HERE

Stormwater considers the amount and location of land needed to manage flooding and stormwater related to the site.

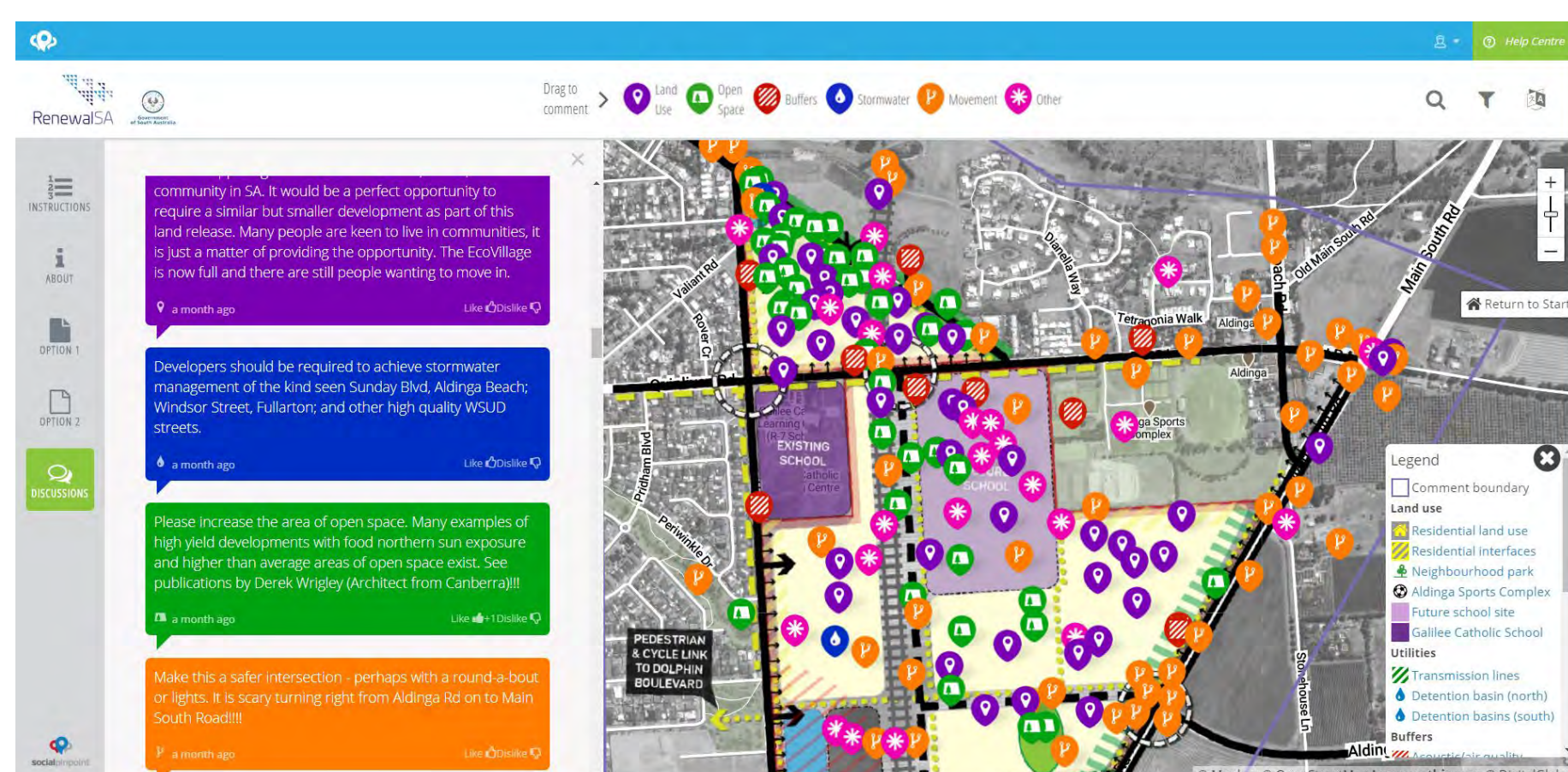
IDEAS OR COMMENTS



Is there anything you wish to comment on that hasn't been addressed?

What did you think of today's drop-in and chat session?

INTRODUCING SOCIAL PINPOINT

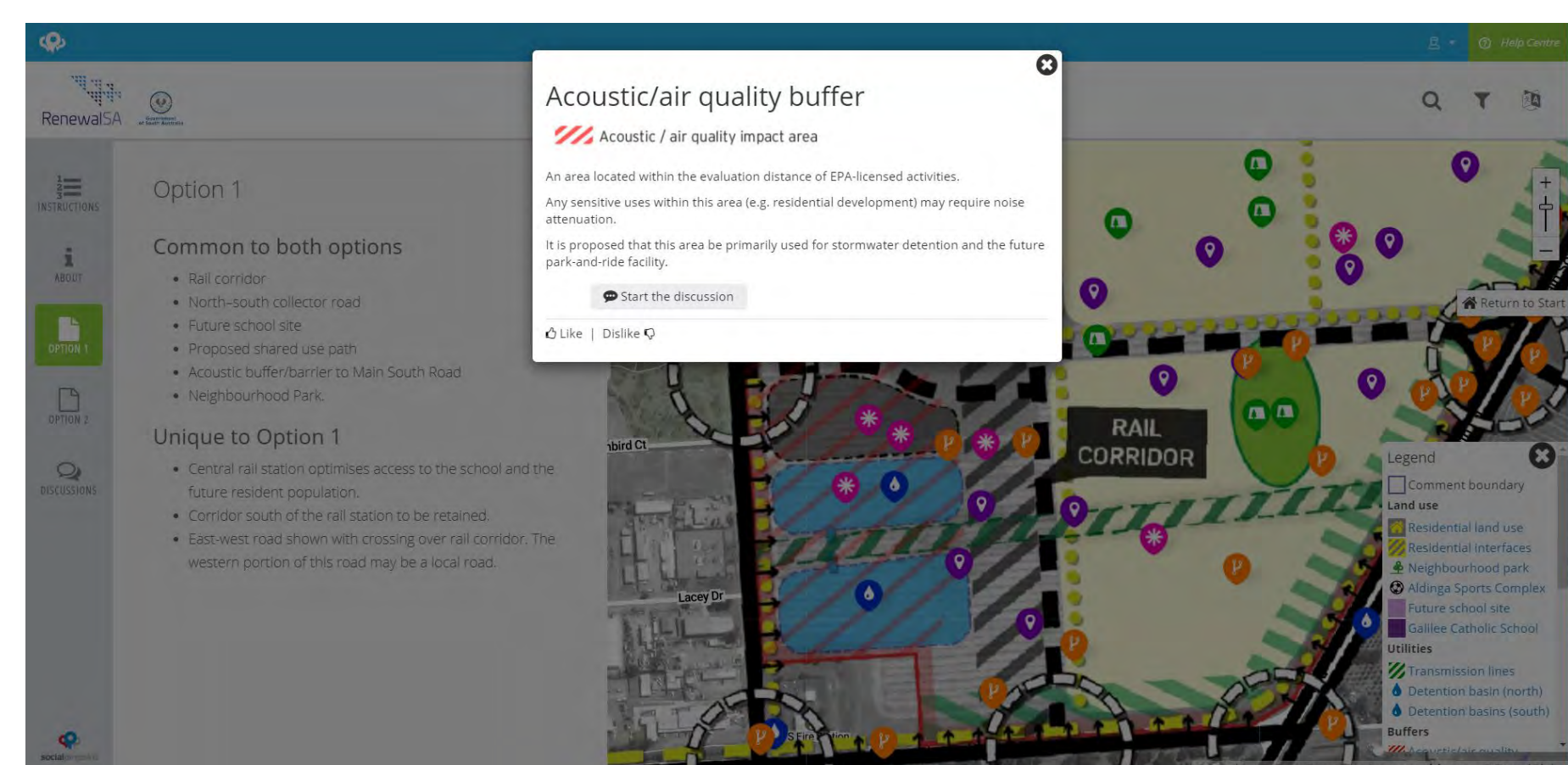


Renewal SA is using Social Pinpoint, an interactive map-based online engagement tool, to collect community feedback and ideas.

Social Pinpoint features include interactive maps, discussion walls, surveys and informative pages.

Social Pinpoint's interactive map allows you to provide detailed feedback on specific locations quickly, conveniently and visually. Simply drag and drop defined topic markers directly onto the map to add comments. Your contributions will appear both on the map and in the Discussions section.

Sometimes words aren't enough – through Social Pinpoint you can also include photos and web links to support your comments.



Because your comments appear on Social Pinpoint in real-time, this is an opportunity to discuss your thoughts with other community members. You can participate in discussions by replying to or voting on comments – making the process more collaborative than many traditional methods of engagement.

Using online methods as well as offline methods allows us to reach and include a broader and more diverse audience. Your privacy is important to us and your identity will not be made public.

Social Pinpoint has been used for public engagement successfully by many councils and government organisations in Australia and globally.

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THANK YOU



Thank you for participating in today's community drop-in session.

We encourage you to visit Social Pinpoint where you can view the Draft Structure Plan online and share any further comments.

Please contact Renewal SA should you require further information, including information on alternative ways for the broader community to provide feedback:

P H O N E (08) 8207 1300

E M A I L RenewalSA.Engagement@sa.gov.au

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