

ALDINGA PRELIMINARY STRUCTURE PLAN

Community Group Briefing & Workshop

Aldinga Library

5 March 2019



AGENDA

- ▼ Welcome, Introductions & Housekeeping
- ▼ Background
 - ▼ About Renewal SA
 - ▼ The Land
 - ▼ Planning context
 - ▼ Why a Structure Plan?
 - ▼ What is driving a Structure Plan?
 - ▼ Engagement Program
- ▼ Preliminary Structure Plan Options
- ▼ Questions & Answers
- ▼ Interactive Workshop
- ▼ Social Pinpoint Demonstration

BACKGROUND

RICHARD STRANGER

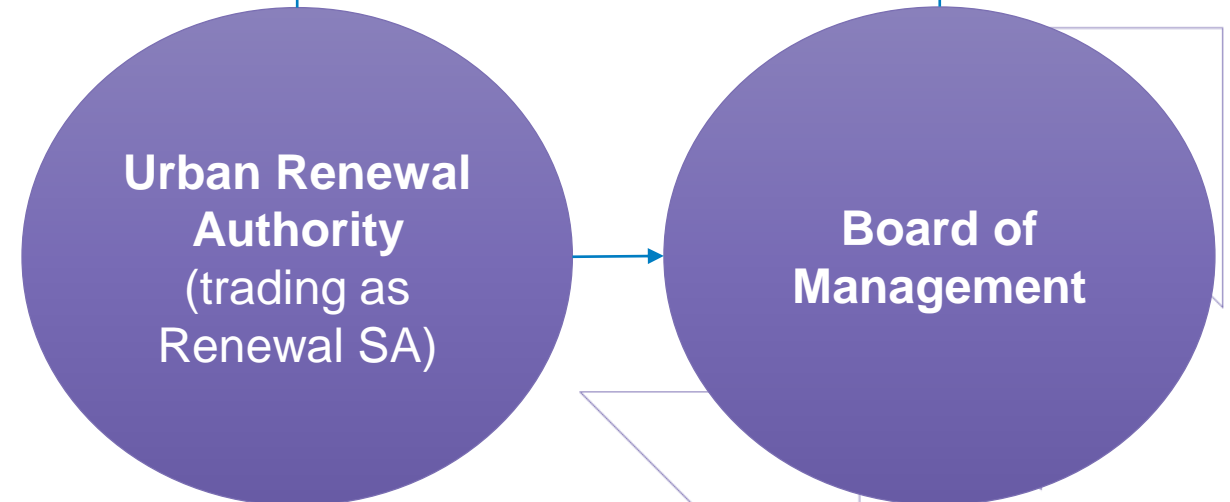
DIRECTOR PLANNING AND DESIGN
RENEWAL SA

ABOUT RENEWAL SA

- ▶ Renewal SA is a State Government agency established under the *Urban Renewal Act 1995*
- ▶ Subject to the control and direction of the Minister
- ▶ The Board is responsible to the Minister
- ▶ Renewal SA is primarily involved in facilitating development and achieving urban renewal

Hon Stephan Knoll MP

Minister for Transport,
Infrastructure and Local
Government



THE LAND AT ALDINGA

- ▶ 94 hectares
- ▶ Owned by Urban Renewal Authority (Renewal SA)
- ▶ Acquired in 1989 as part of metropolitan Adelaide's future land bank
- ▶ Leased for cropping
- ▶ Located within the 'Deferred Urban Zone'



PLANNING CONTEXT

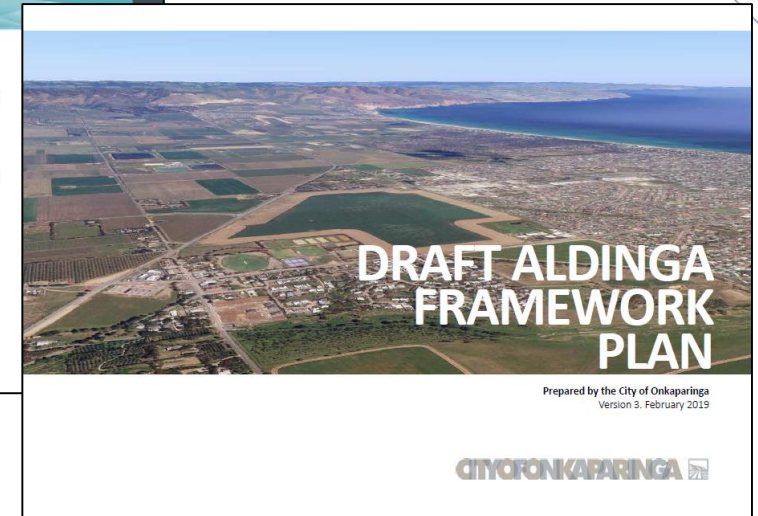
- ▶ *30-Year Plan for Greater Adelaide (2017 Update)*

 - ▶ located within the 'planned urban lands to 2045'
- ▶ *Integrated Transport and Land Use Plan*

 - ▶ identifies need to preserve rail corridor
- ▶ *Development Plan*

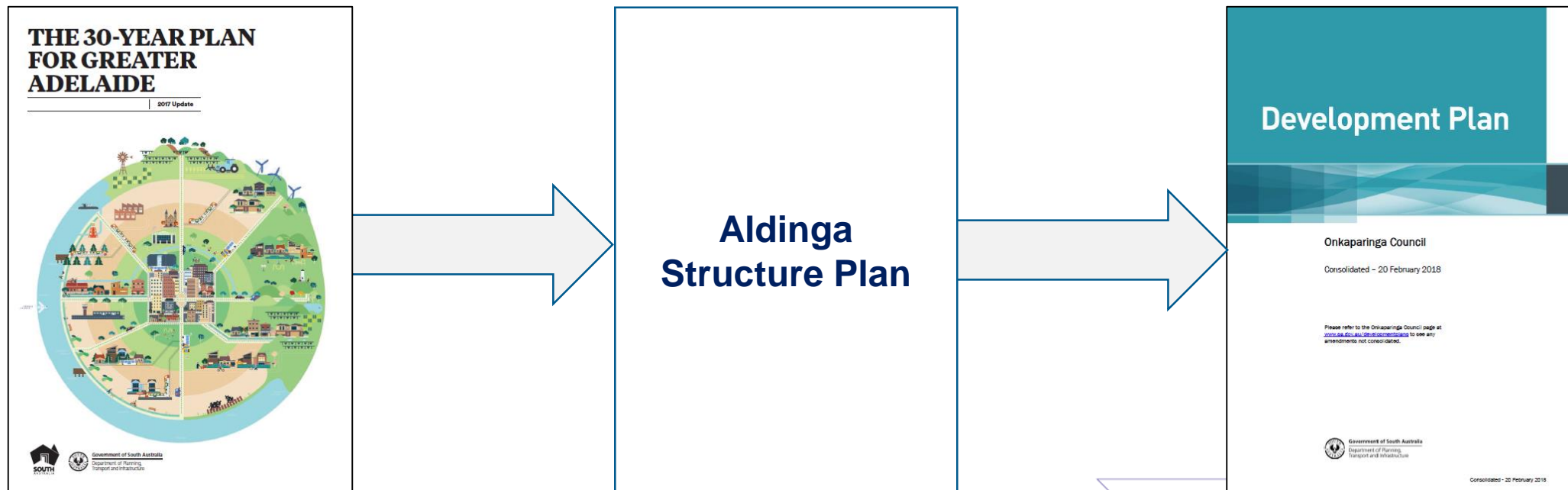
 - ▶ Zoned 'Deferred Urban' for future urban expansion.
- ▶ *Aldinga Framework Plan (Draft)*

 - ▶ Prepared by Council to inform Structure Plan and New School
 - ▶ Renewal SA will give regard to the Plan



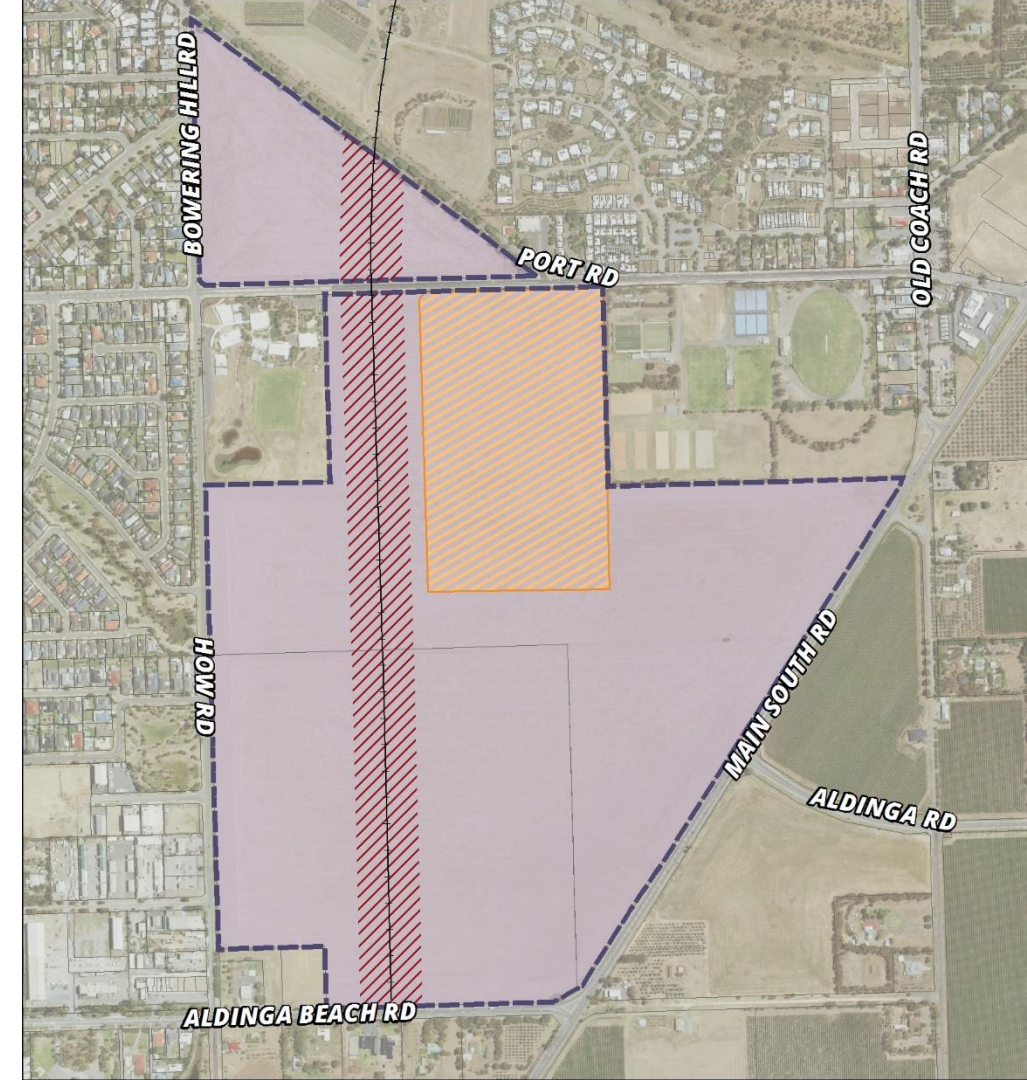
WHAT IS A STRUCTURE PLAN?

- ▼ 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



KEY DRIVERS

- ▶ Rail corridor and alignment
- ▶ Potential school site (subject to Minister for Education)
- ▶ Main South Road duplication
- ▶ Land supply



Aldinga

Structure Plan area

1:8,000
0 80 160 240 320
Metres



- Structure Plan area
- Urban Renewal Authority owned land
- Future rail corridor (100m)
- Potential school (14ha)
- Property boundaries
- Future rail alignment

RenewalSA
people • partnerships • progress

Government of South Australia

ENGAGEMENT PROGRAM

1

PRELIMINARY STRUCTURE PLAN

- ▶ Council staff workshop ☒
- ▶ Council elected member briefing ☒
- ▶ Community group workshop (TODAY)
- ▶ Community engagement via Social Pinpoint (Launches SOON)

2

DRAFT STRUCTURE PLAN

- ▶ Council staff workshop (April)
- ▶ Council elected member briefing (April)
- ▶ Community drop-in sessions (May)
- ▶ Community engagement via Social Pinpoint (from May)

3

DEVELOPMENT PLAN AMENDMENT

- ▶ Draft Development Plan Amendment Report (July)
- ▶ Briefing/Workshop with Council staff and Elected Members (July)
- ▶ DPA consultation process (from August 2019)
- ▶ DPA gazetted (December 2019)

PRELIMINARY STRUCTURE PLAN OPTIONS

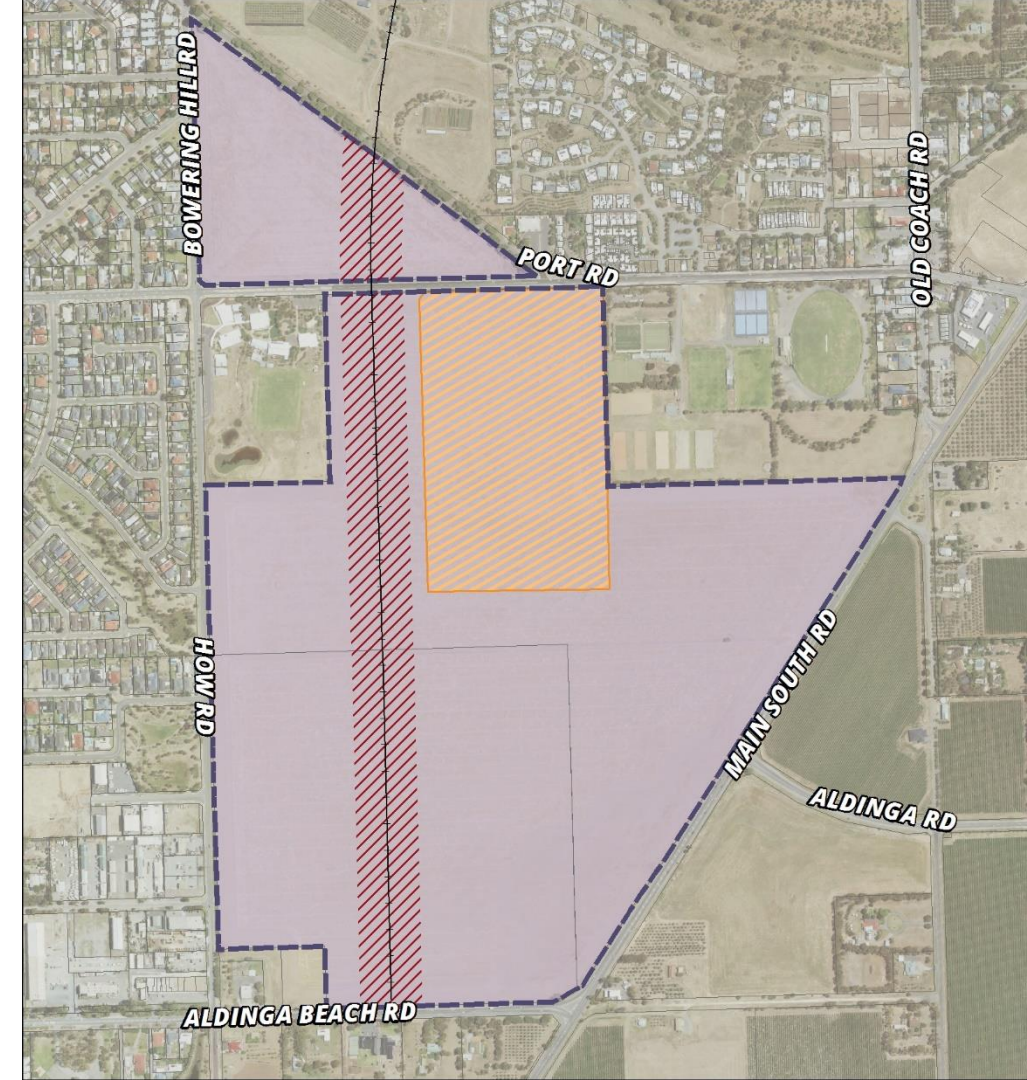
MICHAEL OSBORN

NATIONAL PLANNING MANAGER

FYFE PTY LTD

NON NEGOTIABLES

- ▶ Structure Plan Area
- ▶ Rail corridor and alignment
- ▶ Potential school site (subject to Minister for Education)
- ▶ Main South Road duplication



Aldinga

Structure Plan area

1:8,000
0 80 160 240 320
Metres



- Structure Plan area
- Urban Renewal Authority owned land
- Future rail alignment
- Potential school (14ha)
- Future rail corridor (100m)
- Property boundaries

RenewalSA
people • partnerships • progress

Government of South Australia

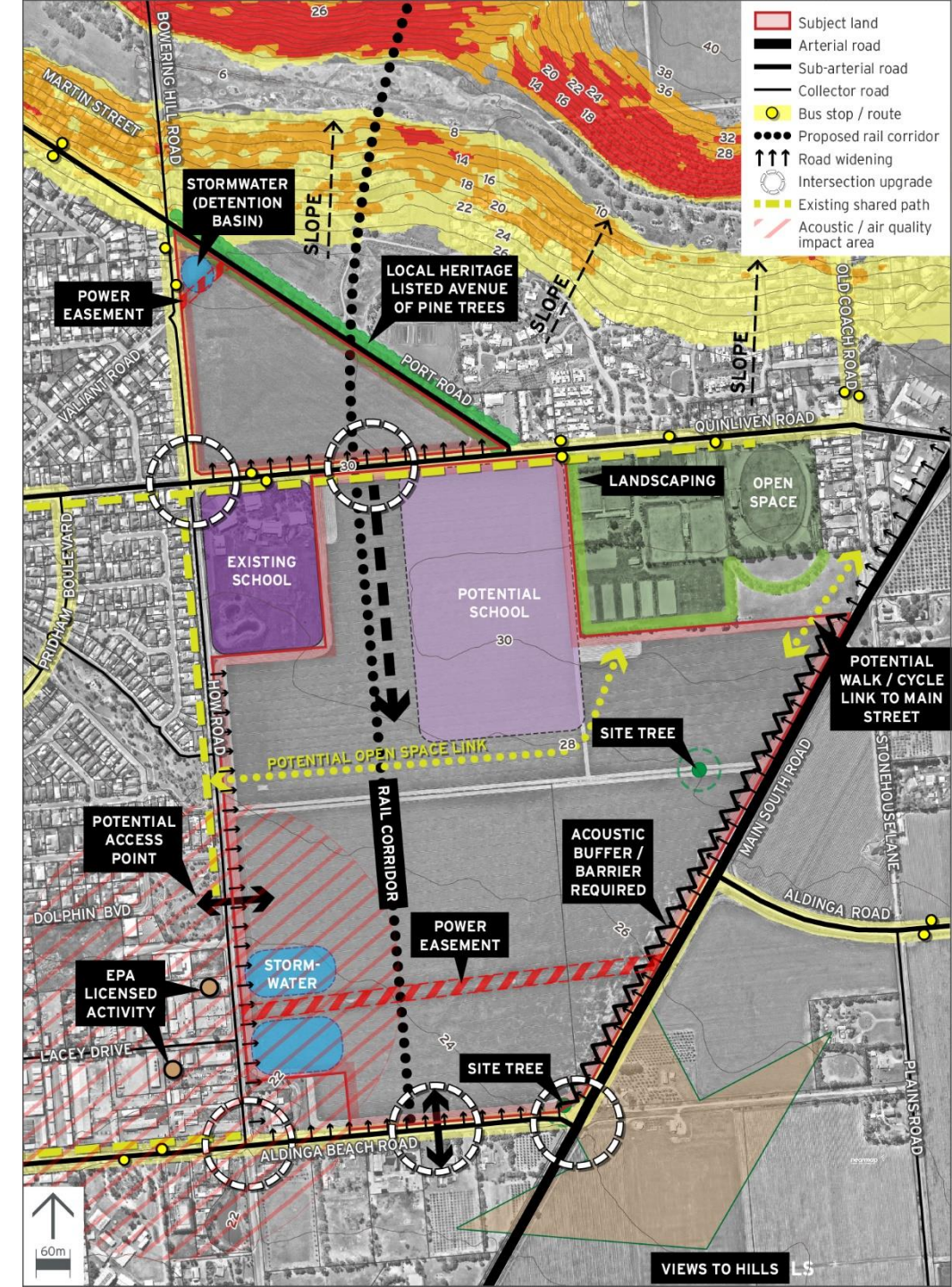
INVESTIGATIONS

▼ Social Impact Assessment (Holmes Dyer)	✓
▼ Housing Analysis (Holmes Dyer)	✓
▼ Noise Assessment (Sonus)	✓
▼ Preliminary Site Investigation (Agon Environmental)	✓
▼ Tree Assessment (Arborman)	✓
▼ Visual Character Assessment (Wax Design)	TBC
▼ Employment Lands (Fyfe)	TBC
▼ Utilities Assessment (Fyfe)	TBC
▼ Traffic (MFY)	TBC
▼ Stormwater (Fyfe)	TBC

Completed investigations can be downloaded from: renewalsa.sa.gov.au/projects/aldinga-structure-plan

OPPORTUNITIES & CONSTRAINTS

- Based on the opportunities and constraints, investigation and engagement so far, the following two options have been developed
- Note: The City of Onkaparinga Aldinga Framework Plan identifies further issues and opportunities over the broader area



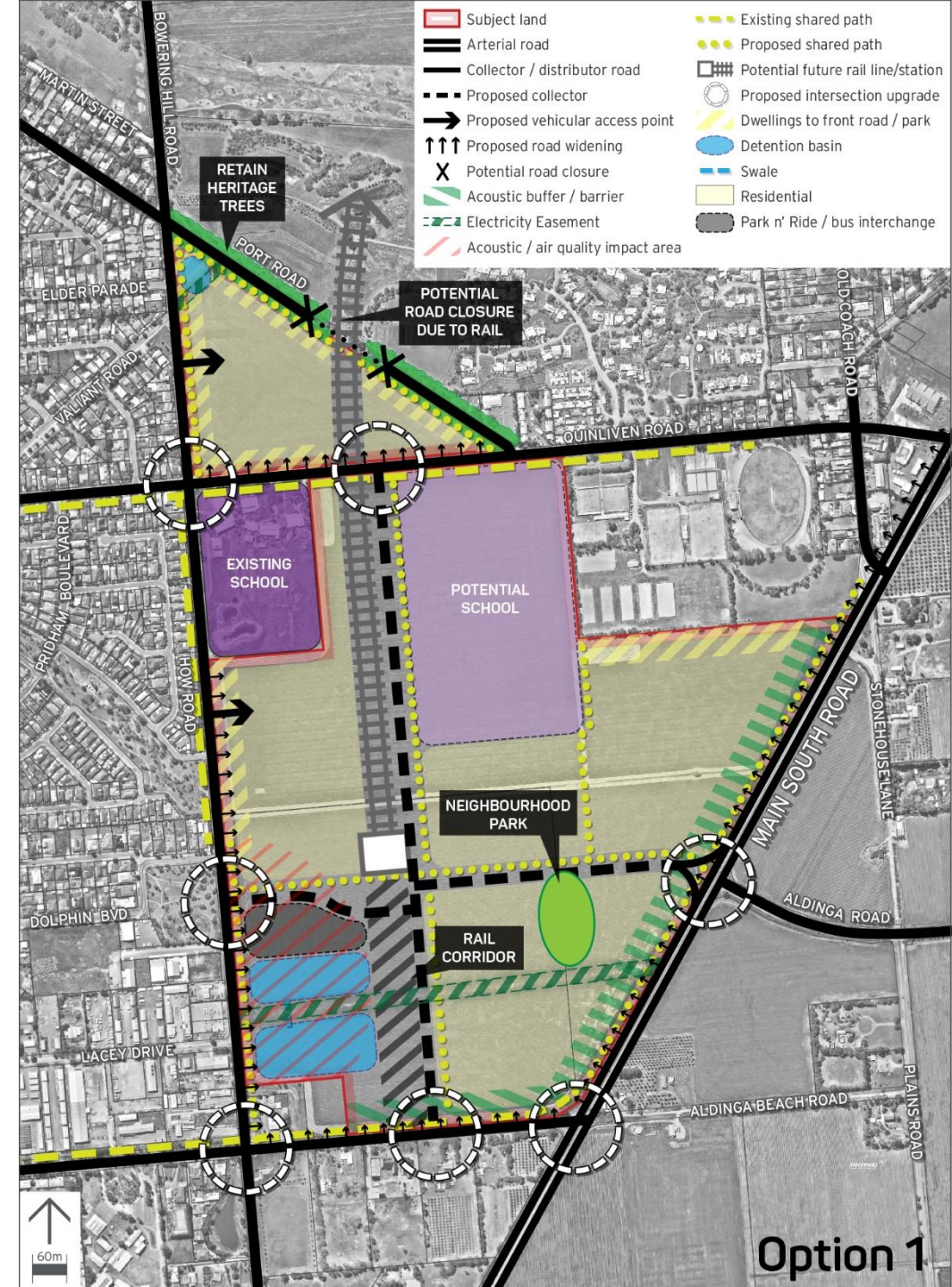
OPTION 1

Things in common with Option 2:

- ▀ Rail corridor
- ▀ North–south collector road
- ▀ Potential school site
- ▀ Proposed shared use path
- ▀ Acoustic buffer/barrier to Main South Road
- ▀ Neighbourhood Park

Unique to Option 1:

- ▀ Central rail station optimises access to the school and the future resident population
- ▀ Corridor south of the rail station to be retained
- ▀ East west road shown, with crossing over rail corridor. The western portion of this road may be a local road



Option 1

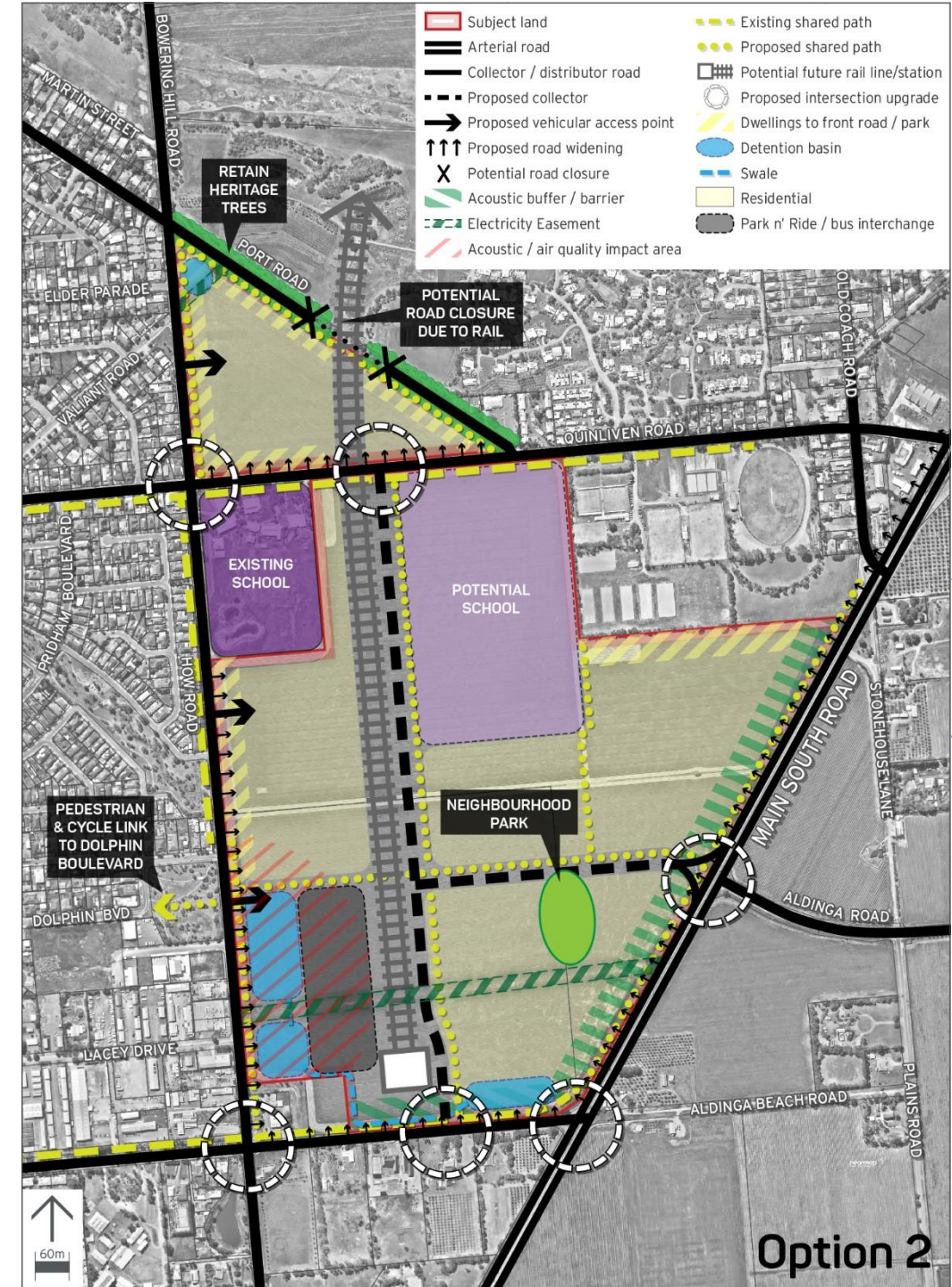
OPTION 2

Things in common with Option 1:

- ▀ Rail corridor
- ▀ North–south collector road
- ▀ Potential school site
- ▀ Proposed shared use path
- ▀ Acoustic buffer/barrier to Main South Road
- ▀ Neighbourhood Park

Unique to Option 2:

- ▀ Rail station is located adjacent to Aldinga Beach Road, optimising access to the existing areas west of How Road and south of Aldinga Beach Road
- ▀ Indicative stormwater management solution shown takes into account the need to cross the rail corridor
- ▀ The indicative stormwater basins/Park & Ride account for the rail line and station extending to Aldinga Beach Road frontage



EARLY FEEDBACK AND IDEAS


- Feedback which falls outside the scope of this structure plan will be noted and provided to the relevant parties.
- This includes thoughts on the proposed intersection upgrades – such as this and the next slide
- Source: Community



Aldinga Beach Rd / Aldinga Rd / Main South Road Intersection Concept - Rev 2



MAIN SOUTH RD
ACTION GROUP

 **aldinga media.**
better branding

QUESTIONS & ANSWERS

MICHAEL OSBORN & RICHARD STRANGER

INTERACTIVE WORKSHOP

BARBARA DICKENS
MANAGER, ENGAGEMENT
RENEWAL SA

WORLD CAFÉ

- ▶ Divide into groups
- ▶ Each brainstorm feedback on 1 theme (across both options):
 - ▶ Land Use
 - ▶ Open Space
 - ▶ Buffers
 - ▶ Movement
 - ▶ Stormwater
- ▶ Rotate to the next theme – review and add
- ▶ Keep rotating – until each group has covered each theme

Final group for each theme reports back





Common to both options:

- ▼ Rail corridor
- ▼ North-south collector road
- ▼ Potential school site
- ▼ Proposed shared use path
- ▼ Acoustic buffer/barrier to Main South Road
- ▼ Neighbourhood Park

Unique to Option 1:

- ▼ Central rail station optimises access to the school and the future resident population
- ▼ Corridor south of the rail station to be retained
- ▼ East west road shown, with crossing over rail corridor. The western portion of this road may be a local road

Unique to Option 2:

- ▼ Rail station is located adjacent to Aldinga Beach Road, optimising access to the existing areas west of How Road and south of Aldinga Beach Road
- ▼ Indicative stormwater management solution shown takes into account the need to cross the rail corridor
- ▼ The indicative stormwater basins/Park & Ride reconfigured account for the rail line and station extending to Aldinga Beach Road frontage



THE 5 THEMES – FOR FEEDBACK

▼ Land Use

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

▼ Open Space

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

▼ Buffers

- ▼ 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.

▼ Movement

- ▼ 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.

▼ Stormwater

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

THANK YOU FOR
YOUR
PARTICIPATION
TODAY

FURTHER FEEDBACK

To provide further feedback please visit:

Web URL: renewalsa.sa.gov.au/projects/aldinga-structure-plan/

Social Pinpoint URL: <https://renewalsa.mysocialpinpoint.com/aldinga-psp/map/>

Or contact Renewal SA for alternative ways to provide feedback: P 8207 1300 E RenewalSA.Enagement@sa.gov.au