

Welcome to today's Noarlunga community drop-in session.

Renewal SA



Government of South Australia

We encourage you to:

- ▼ view the information panels and provide your feedback on the draft master plan for the Noarlunga project
- ▼ meet and talk with Renewal SA project team members
- ▼ view and learn how you can provide your feedback online anytime from now until 18 August 2024 via the Noarlunga Social Pinpoint site.

Your feedback today will help refine the Noarlunga Master Plan.

Land boundary and site are approximate



DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

Noarlunga project vision

The overarching vision for the Noarlunga project is to create a coordinated, integrated and master-planned residential development, with a mix of new affordable, social and market housing across the 22-hectare project area, east and west of Lovelock Drive.

The project is planned to deliver more than 600 new homes, new infrastructure and in particular, quality open public space and streetscapes with an extensive tree canopy, creating high-quality neighbourhood amenity.

The purposely designed community, which will become home to approximately 1,200 residents, will be delivered in partnership between Renewal SA and the South Australian Housing Trust over the next six to eight years. It will feature a minimum of 20% affordable housing, including purchase options and affordable rentals via Community Housing Provider partnerships, plus at least 80 new social housing dwellings.

Noarlunga will be a testament to sustainability and liveability – and will create community connection for generations to come.

The government-led development will be a safe and secure neighbourhood with well-designed housing options available for all. Everyone can find a high-quality home that fits their lifestyle – from first home buyers to growing families, downsizers to investors – and everyone in between.

It will offer easy access to amenities and transport, the beach and nature, green spaces, and recreation. Noarlunga will be a diverse community that fosters friendships and a close community that provides a strong sense of security.

Land boundary and site are approximate



Noarlunga draft Master Plan

The Noarlunga draft Master Plan will create a coordinated and integrated, medium to high-density residential development offering:

- ▼ approximately 600 new dwellings, including detached homes, townhouse and apartment living
- ▼ minimum 20% affordable housing
- ▼ opportunities to purchase vacant land and house and land packages
- ▼ new social housing dwellings including 80 new SA Housing Trust homes and community housing
- ▼ minimum 12.5% high-quality, integrated public open space network
- ▼ 25% tree canopy target
- ▼ target of 5 Star Green Star Communities rating
- ▼ enhanced connectivity and accessibility to nearby infrastructure and services (including Colonnades Shopping Centre, Noarlunga TAFE, Noarlunga Hospital, Flinders University Stadium and public transport)
- ▼ Urban Design Guidelines addressing key design elements including siting, orientation, materials and landscaping.



Indicative illustration

1528-032 05.07.2024

Open space

Open space relates to the indicative locations of neighbourhood parks and other public spaces, and their intended use for nearby residents.

Renewal SA will deliver a high-quality public open space network that:

- ▼ integrates with existing reserves and connects to surrounding amenities
- ▼ responds to the site's steep slope
- ▼ incorporates stormwater management and Water Sensitive Urban Design principles across the western and eastern parcels of the site
- ▼ enables the establishment of a significant tree canopy, in addition to maximising the retention of existing mature trees where possible.

The draft landscape master plan features:

- ▼ minimum of 12.5% to be dedicated to open space
- ▼ 25% tree canopy target
- ▼ 'green' shared-use links through the development incorporating plantings, predominantly native species, and opportunities to create areas of urban forest to increase potential biodiversity and tree canopy cover
- ▼ tiered basins with viewing platforms
- ▼ community, indigenous themed, and smaller neighbourhood reserves for gatherings, reflection and passive play
- ▼ neighbourhood playspace and kickabout grassed areas for active play
- ▼ informal walking trails and spaces to promote health and wellbeing.

Indicative illustrations



Indicative image



Indicative image

Open space

Plantings have been selected to provide interest, colour and seasonality, and to increase the local biodiversity through a predominate mix of native understory plants.

Deciduous tree varieties have been selected to give strong impact and seasonality.

Street trees



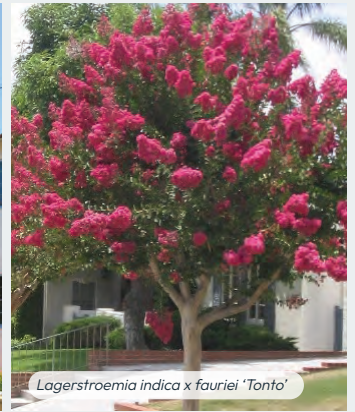
Tristaniopsis laurina



Lagerstroemia indica x fauriei 'Natchez'



Hymenosporum flavum 'Native Frangipani'



Lagerstroemia indica x fauriei 'Tonto'

Shrubs and groundcovers



Westringia fruticosa 'Grey Box'



Chrysocephalum apiculatum



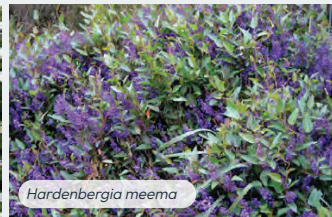
Goodenia amplexans Claspig Goodenia



Grevillea obtusifolia



Scaevola alba



Hardenbergia meema



Leucadendron Species



Correa reflexa

Basin/water sensitive urban design (WSUD) and sedges



Carex appressa



Crowea exalata 'Edna Walling'



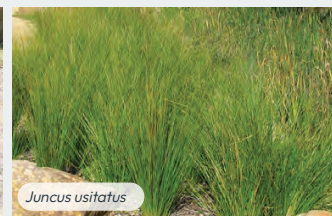
Crowea exalata 'Edna Walling'



Dianella revoluta 'Little Rev'



Juncus pallidus



Juncus usitatus



Schoenoplectus validus



Carex appressa

Please tell us – what would you like to see?

What top 3 features would you like to see in the open space areas?

Trees and shade	Lawn, picnic area/ kick-about space	Public shelters and seating	Fitness/ sports equipment	Event and gathering spaces
Nature play	BBQ	Indigenous plantings	Anything else?	

What cultural heritage focus would you like to see featured in the design of the public open space. *Please tell us your preference*

Naming of space	Wayfinding/ education about the space/significance	Indigenous plantings and vegetation	Other	
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Movement

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

Connections, access and safety

The western and eastern sites are well connected to existing pedestrian networks. All road frontages containing pedestrian footpaths provide direct linkages to areas of open space, public transport, and the nearby Colonnades Shopping Centre.

The Noarlunga draft Master Plan offers:

- ▼ A place that is easy to reach and move through with pedestrian corridors associated with open space.
- ▼ A focus on traffic access and safety for efficient and safe movement of private vehicles.
- ▼ A street and path network that promotes enjoyable and convenient active transport and access to public transport.
- ▼ Opportunities for east-west and north-south pedestrian/cycle connections across both the western and eastern sites and connections to external regional links.

Parking

All new residential properties will be required to include off-street parking. Additional on-street parking will also be provided with exact numbers being determined through the delivery of each project stage.



Movement

What ideas do you have to improve traffic access and safety?

Comment here

Do you have any thoughts specifically on pedestrian and cyclist shared pathways?

Comment here

Do you have any thoughts on parking?

Comment here