

Strategic context

The City Plan anticipates, assesses and captures various trends and changes that impact our city, including local and regional developments, State and Federal policies and directions, as well as our own strategies and plans.

These influences enable the City of Salisbury to collaborate with the Federal Government, State Government and other Councils to work towards key partnership projects, for the benefit of the entire Northern Adelaide region.

Council needs to plan and be prepared for these changes, developments and influences to be a progressive, sustainable and connected community.

In preparing the City Plan, the Council has reviewed and responded to policies and directions from the State Government, such as:

Greater Adelaide Regional Plan Discussion Paper

South Australian Economic Statement

A Better Housing Future

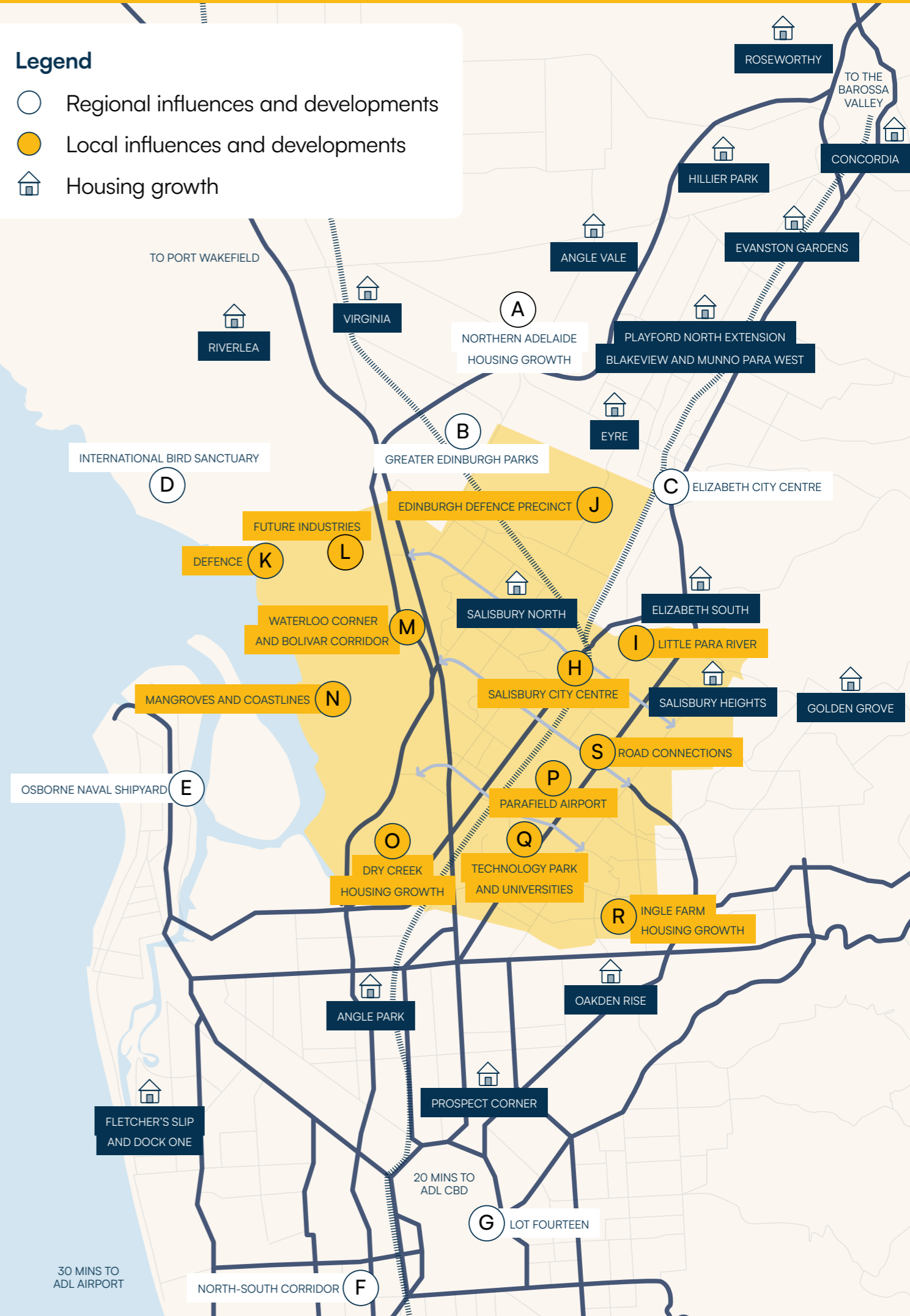
Infrastructure SA's 20-Year Strategy Discussion Paper

Northern Adelaide Transport Study

State Prosperity Project

Legend

- Regional influences and developments
- Local influences and developments
- 🏠 Housing growth



Regional influences and developments:

- A Northern Adelaide Housing Growth**

The northern regions of Adelaide will be the focus of significant residential growth over the next 30 years. New neighbourhoods are already being built at Riverlea, Virginia, Angle Vale, Playford Alive, Two Wells and Roseworthy with the State Government investing in further growth in this region. There are also sites being developed in areas surrounding the City of Salisbury, such as in Golden Grove and Oakden Rise.
- B Greater Edinburgh Parks**

Capitalising on its proximity to the Edinburgh RAAF Base, rail infrastructure and road networks, Greater Edinburgh Parks will provide new employment lands for the northern region and employment opportunities for a growing population. This transformation will facilitate a world-class enterprise precinct of national significance.
- C Elizabeth City Centre**

With the expanding population of the northern region and its close proximity to the Lyell McEwin Hospital, Playford Health and Wellbeing Precinct and Lionsgate Business Park, the Elizabeth City Centre will become a focus for the region's services and retail opportunities. High-density mixed-use developments will be important as part of its growth.

- D Adelaide International Bird Sanctuary National Park—Winaityinaityi Pangkara**

Encompassing over 60km of coastline across many Councils in the Northern Adelaide region, the bird sanctuary provides refuge and habitat for birdlife, unique flora and other ecological communities.
- E Osborne Naval Shipyard**

To support the Federal Government's AUKUS initiative, a naval shipyard established in Osborne supports national sovereignty, defence capabilities, industry growth and job opportunities for the state.
- F North-South Corridor**

The North-South Corridor will provide 78km of non-stop connectivity for people and freight from Gawler to Old Noarlunga, including the connection between River Torrens and Darlington.
- G Lot Fourteen**

Continued growth at Lot Fourteen and its defence, space, hi-tech and creative industries will foster greater innovation and research across South Australia.

Local influences and developments:

- H Salisbury City Centre**

Providing a catalyst for future private investments, the Salisbury City Centre will be revitalised with a \$200 million redevelopment comprising six new and vibrant mixed-use sites, including residential and retirement living, hotel accommodation, retail, commercial, hospitality opportunities and an extension of Church Street.
- I Little Para River**

Activation and investment along the Little Para River will increase visitors and improve walking and cycling connections to the Salisbury Aquatic Centre, TreeClimb, Little Para Golf Course and the Salisbury City Centre, amongst other destinations along the trail.
- J Edinburgh Defence Precinct**

The RAAF Base in Edinburgh is expected to see an increased number of works in Greater Edinburgh Parks, which is already a major hub for employment.
- K Defence**

The expansion of Defence SA's capabilities at St Kilda will accommodate an increasing number of workers in the area.
- L Future Industries**

St Kilda and Waterloo Corner provide an opportunity to lead circular economies, green infrastructure and decarbonisation operations, capitalising on their strategic locations.
- M Waterloo Corner and Bolivar Corridor**

Traditionally low-intensive rural, horticultural and agricultural land offering great connections to key arterial routes and State-level infrastructure sites can transform this corridor into emerging employment and industrial land.

- N Mangroves and coastlines**

Protection and conservation of significant environmental assets along the coast such as the mangroves, samphire and wetland habitats will ensure a more climate-resilient future.
- O Dry Creek housing growth**

A future master-planned community development is projected to deliver 10,000 homes at the Dry Creek salt fields. Led by the State Government, this project will require significant investment in remediation and infrastructure to support its future community.
- P Parafield Airport**

Parafield Airport Limited proposes growth over the next decade to include commercial, industrial and logistic type activities of varying scales, offering economic growth and employment opportunities.
- Q Technology Park and Universities**

The university amalgamation (Adelaide University and Uni SA) at the Uni SA site, and the State Government's proposed expansion of Technology Park, has the potential to change Mawson Lakes.
- R Ingle Farm housing growth**

Subject to investigations to capitalise on infill growth and offerings at Ingle Farm, along with Council's investment in a new residential development at the Walkleys Road Corridor, there is opportunity to increase density, offer mixed-use outcomes and improve the public realm to provide a rejuvenated and connected urban centre.
- S Road connections**

Improvements to east-west connections across the city will facilitate better traffic movement, such as at Kings Road, Elder Smith Drive and Park Terrace.