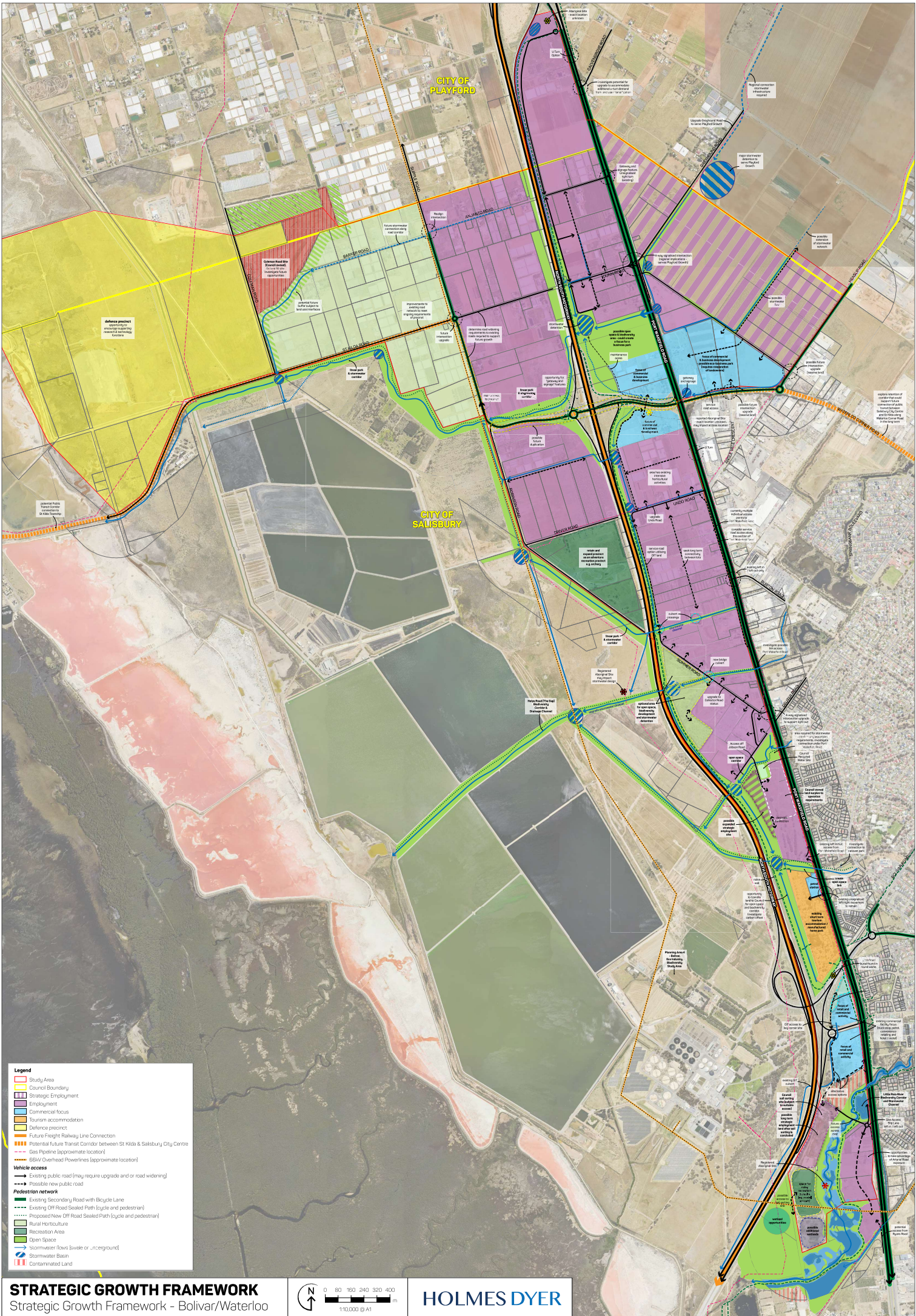


Appendix 5. Strategic Growth Framework Bolivar & Waterloo Corner
Structure Plan Consolidated Plan Set



- Legend**
- Study Area
 - Council Boundary
 - Strategic Employment
 - Commercial focus
 - Tourism accommodation
 - Defense precinct
 - Future Freight Railway Line Connection
 - Potential future Transit Corridor between St Kilda & Salisbury City Centre
 - Gas Pipeline (approximate location)
 - 66kV Overhead Powerlines (approximate location)
- Vehicle access**
- Existing public road (may require upgrade and/or road widening)
 - Possible new public road
- Pedestrian network**
- Existing Secondary Road with Bicycle Lane
 - Existing Off Road Sealed Path (cycle and pedestrian)
 - Proposed New Off Road Sealed Path (cycle and pedestrian)
- Rural Infrastructure**
- Recreation Areas
 - Open Space
 - Stormwater flows (surface or underground)
 - Stormwater Basin
 - Contaminated Land

STRATEGIC GROWTH FRAMEWORK
Strategic Growth Framework - Bolivar/Waterloo



HOLMES DYER

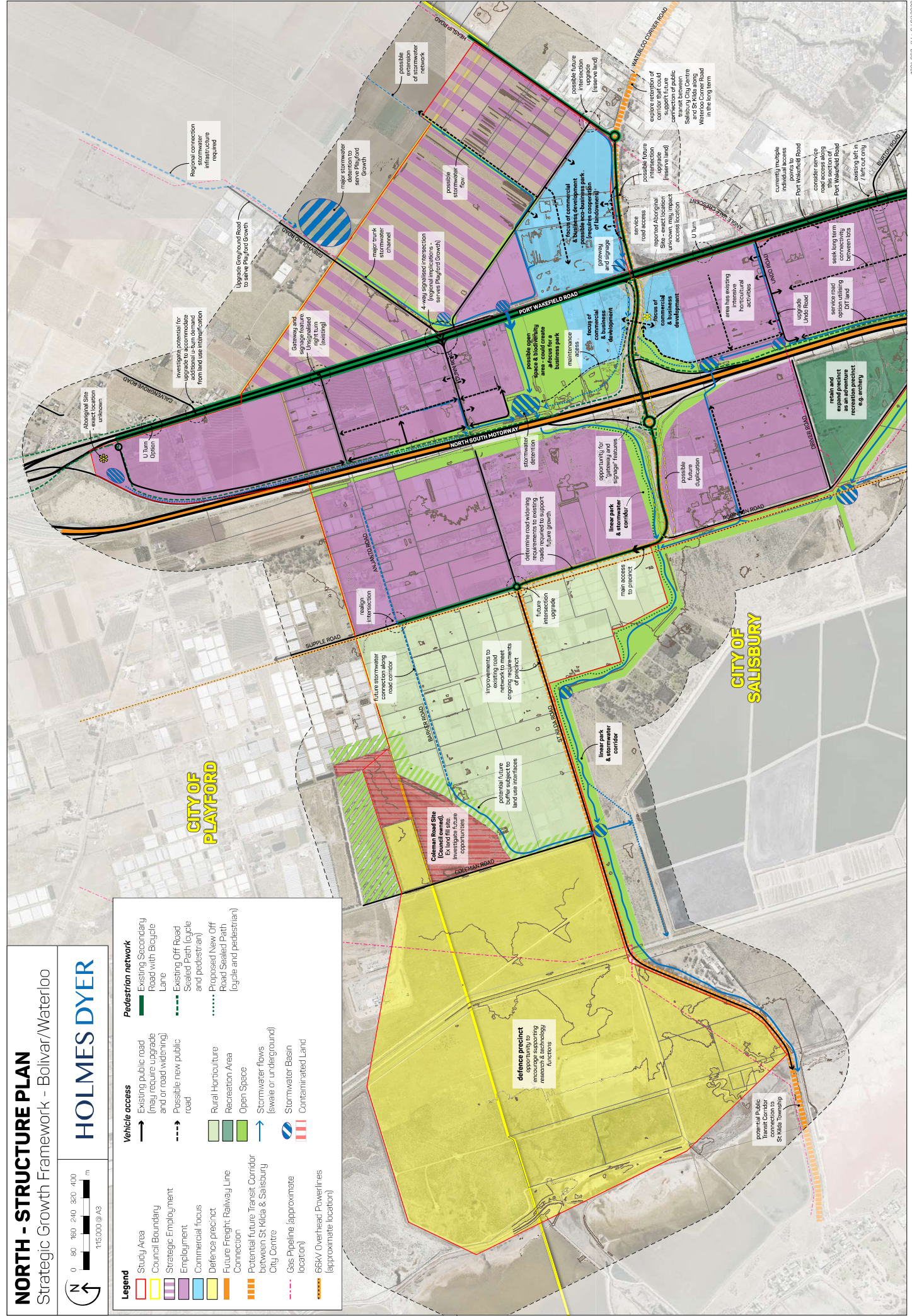
NORTH - STRUCTURE PLAN

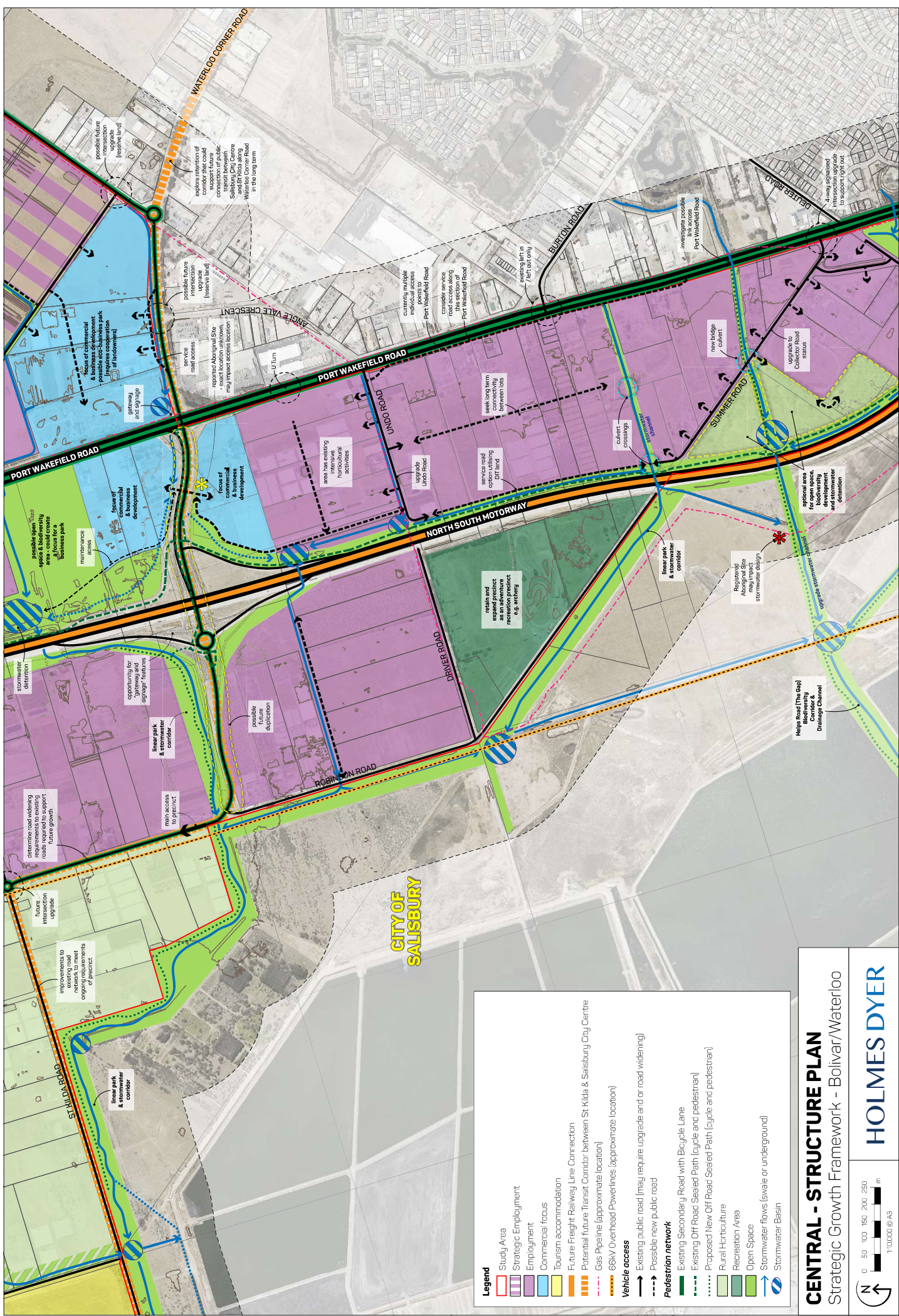
Strategic Growth Framework - Bolivar/Waterloo

HOLMES DYER



Legend	
	Study Area
	Council Boundary
	Strategic Employment
	Employment
	Commercial focus
	Defence precinct
	Future Freight Railway Line
	Potential future Transit Corridor between St Mica & Salisbury
	City Centre
	Gas Pipeline (approximate location)
	66kV Overhead Powerlines (approximate location)
	Vehicle access Existing public road (may require upgrade and/or road widening)
	Possible new public road
	Pedestrian network Existing Secondary Road with Bicycle Lane
	Existing Off Road Sealed Path (Cycle and pedestrian)
	Proposed New Off Road Sealed Path (cycle and pedestrian)
	Rural Horticulture
	Recreation Area
	Open Space
	Stormwater flows (swale or underground)
	Stormwater Basin
	Contaminated Land





CITY OF SALISBURY

Legend

- Study Area
- Strategic Employment
- Employment
- Commercial focus
- Tourism accommodation
- Future Freight Railway Line Connection
- Potential future Transit Corridor between St Kilda & Salisbury City Centre
- Gas Pipeline (approximate location)
- 66kV Overhead Powerlines (approximate location)

Vehicle access

- Existing public road (may require upgrade and/or road widening)
- Possible new public road

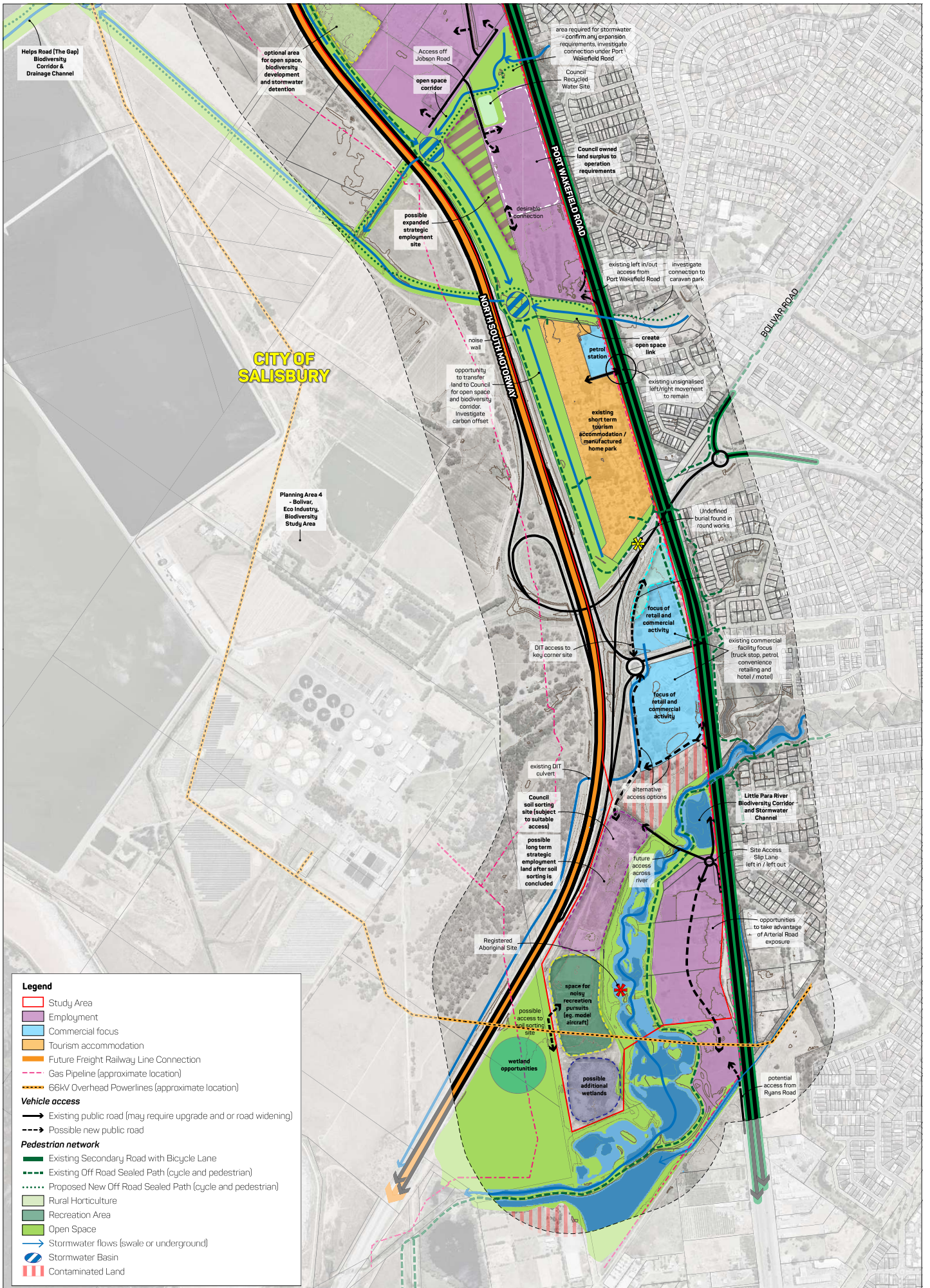
Pedestrian network

- Existing Secondary Road with Bicycle Lane
- Existing Off Road Sealed Path (cycle and pedestrian)
- Proposed New Off Road Sealed Path (cycle and pedestrian)
- Rural Horticulture
- Recreation Area
- Open Space
- Stormwater flows (swale or underground)
- Stormwater Basin

CENTRAL - STRUCTURE PLAN
Strategic Growth Framework - Bolivar/Waterloo

0 50 100 150 200 250 m
1:10,000 @ A3

HOLMES DYER



Legend

- Study Area
- Employment
- Commercial focus
- Tourism accommodation
- Future Freight Railway Line Connection
- Gas Pipeline (approximate location)
- 66KV Overhead Powerlines (approximate location)

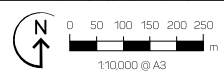
Vehicle access

- Existing public road (may require upgrade and/or road widening)
- Possible new public road

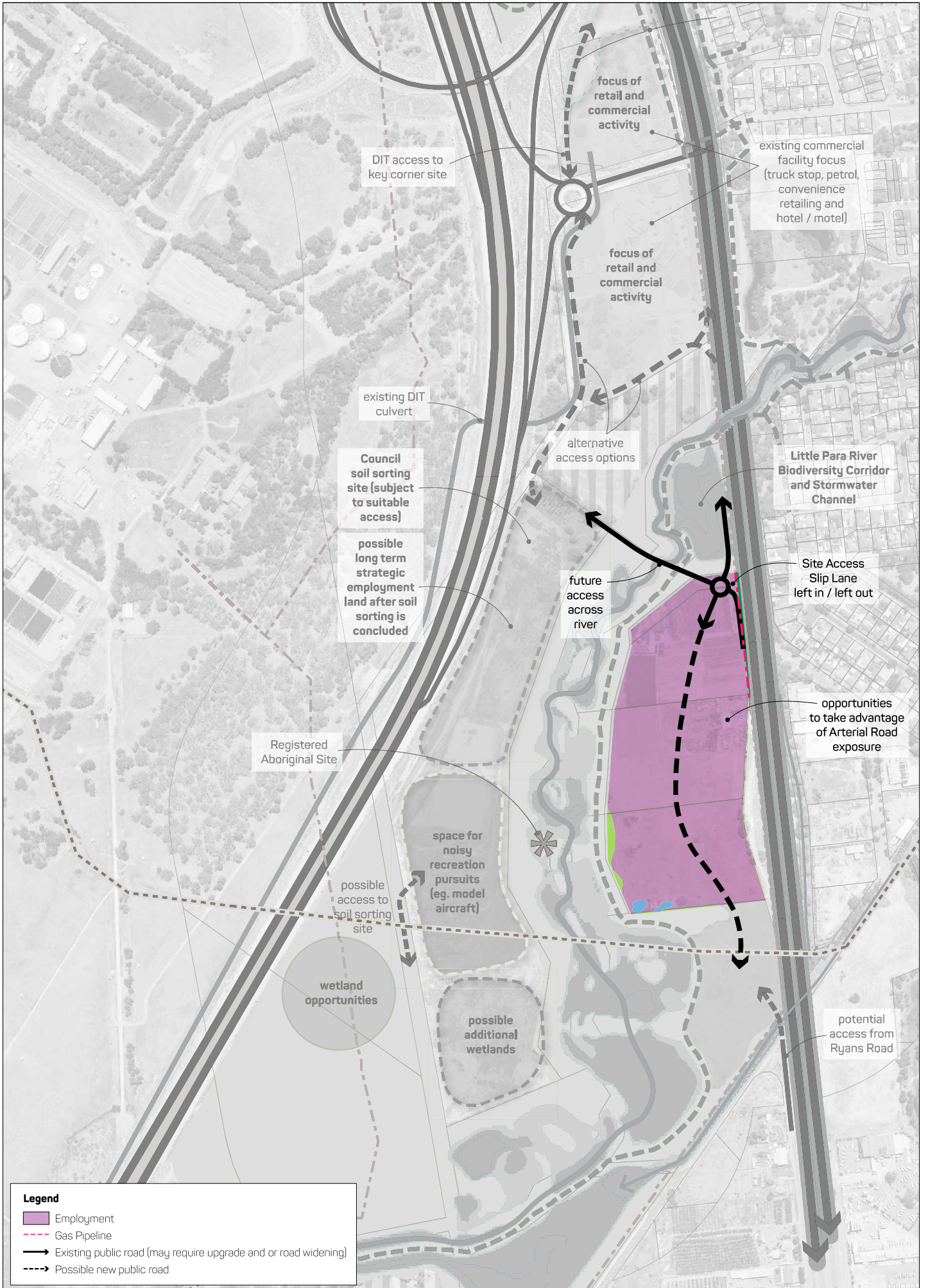
Pedestrian network

- Existing Secondary Road with Bicycle Lane
- Existing Off Road Sealed Path (cycle and pedestrian)
- Proposed New Off Road Sealed Path (cycle and pedestrian)
- Rural Horticulture
- Recreation Area
- Open Space
- Stormwater flows (swale or underground)
- Stormwater Basin
- Contaminated Land

STRUCTURE PLAN - SOUTH
Strategic Growth Framework - Bolivar/Waterloo



HOLMES DYER

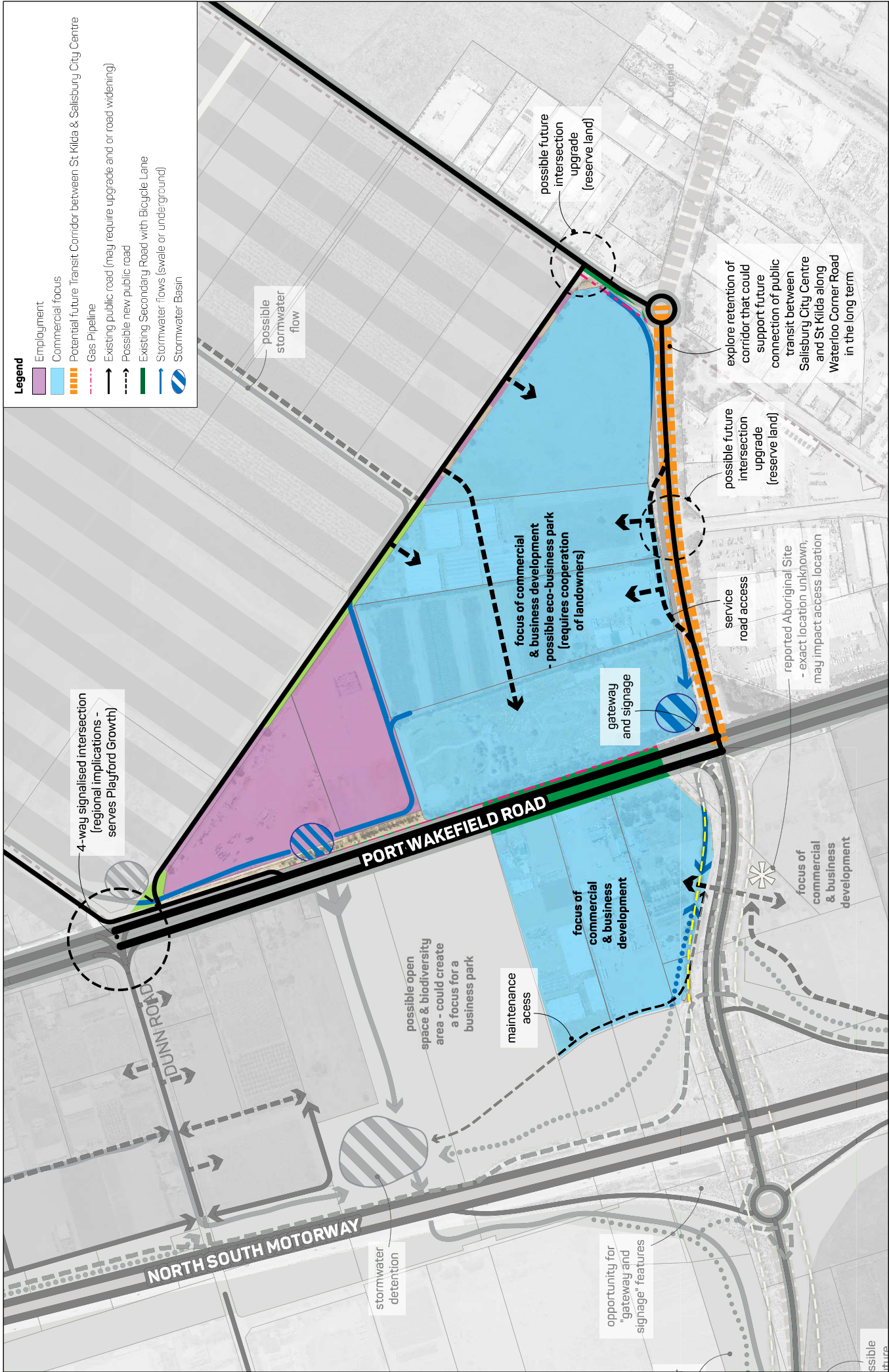


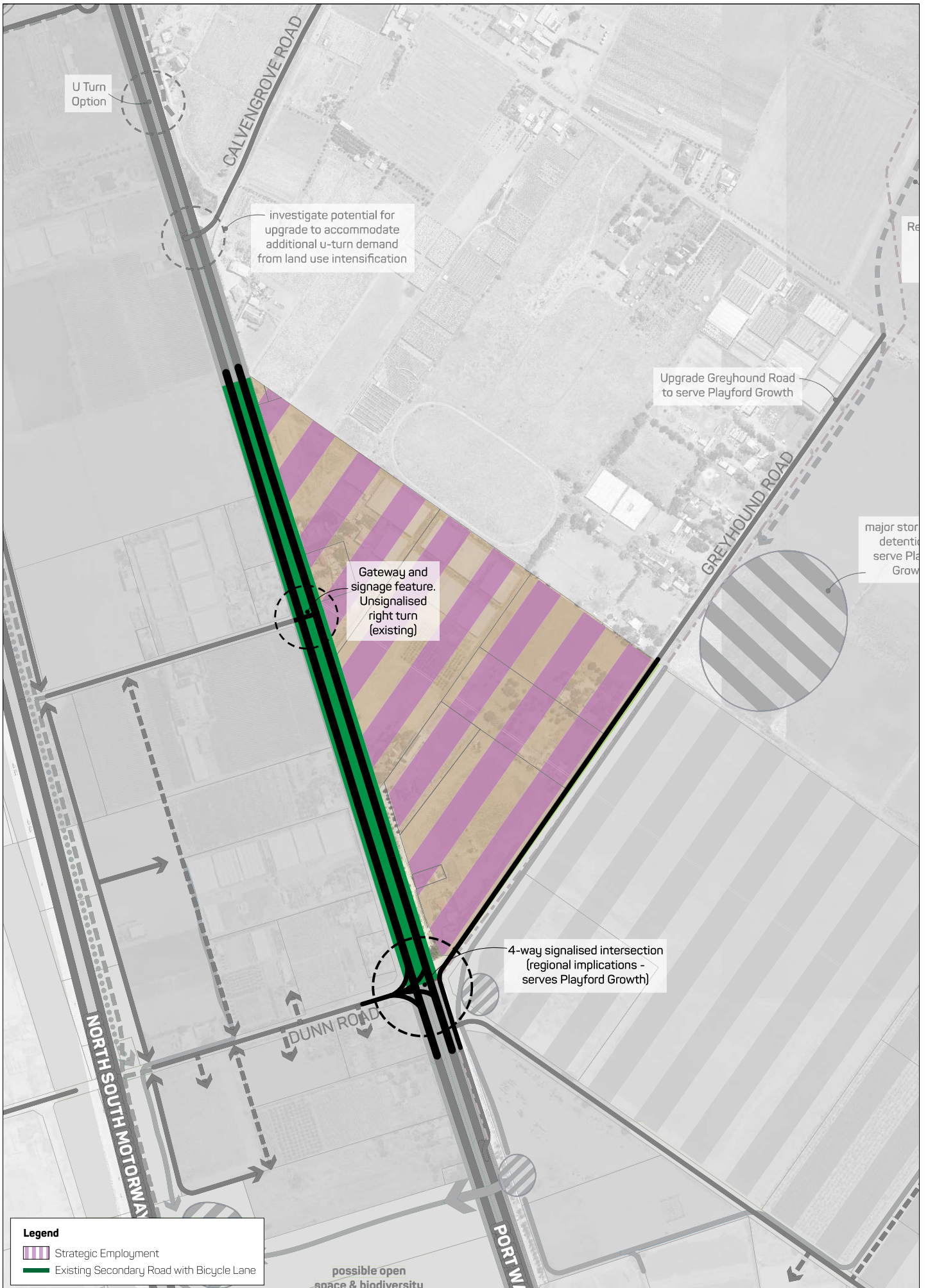
Legend

- Employment
- Gas Pipeline
- Existing public road (may require upgrade and or road widening)
- Possible new public road

PRECINCT 1
Strategic Growth Framework - Bolivar/Waterloo







U Turn Option

investigate potential for upgrade to accommodate additional u-turn demand from land use intensification



Upgrade Greyhound Road to serve Playford Growth

Gateway and signage feature. Unsignalised right turn (existing)

major stor...
detentio...
serve Pla...
Growth

4-way signalised intersection (regional implications - serves Playford Growth)

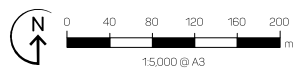
Legend

-  Strategic Employment
-  Existing Secondary Road with Bicycle Lane

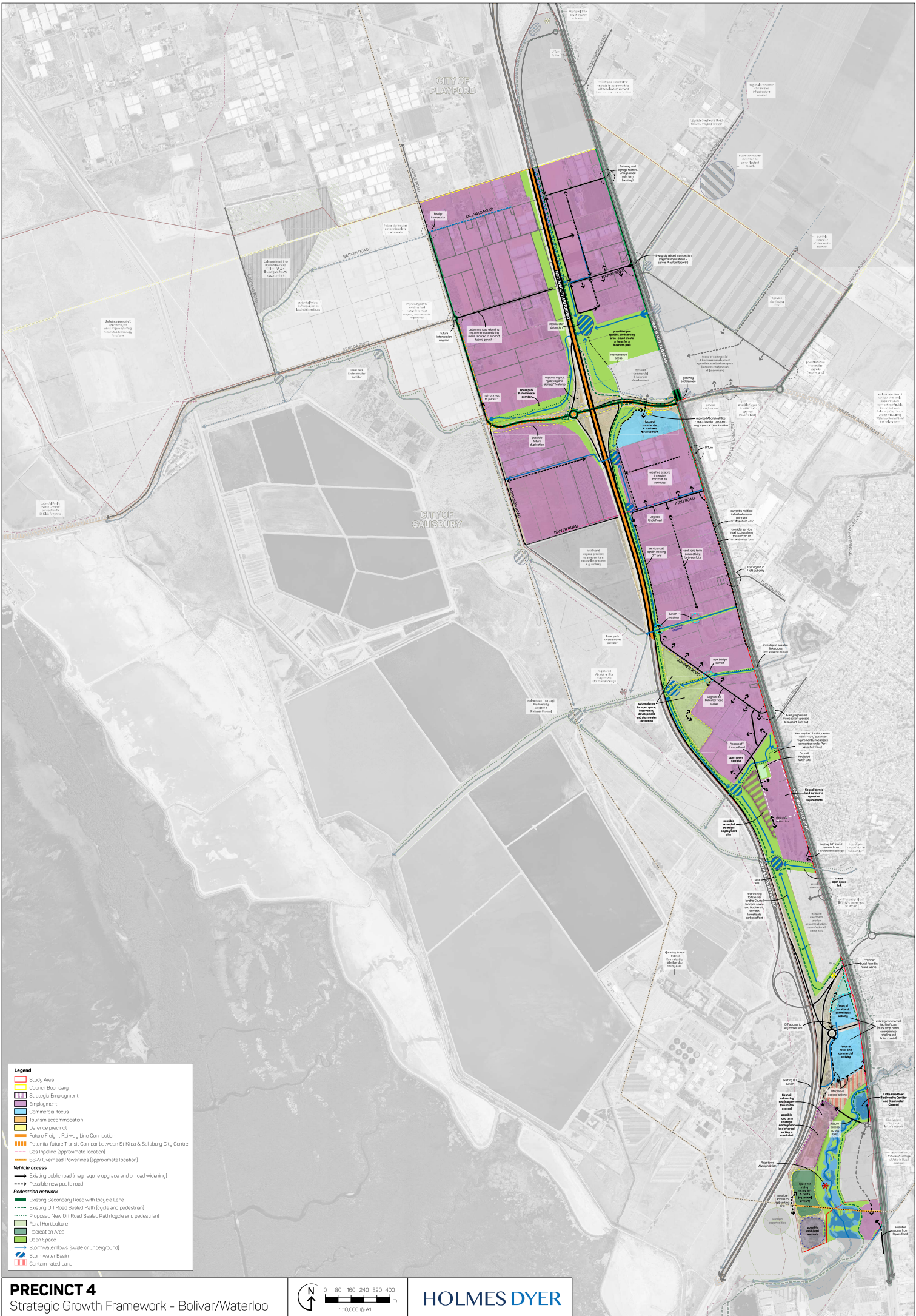
possible open space & biodiversity

PRECINCT 3

Strategic Growth Framework - Bolivar/Waterloo



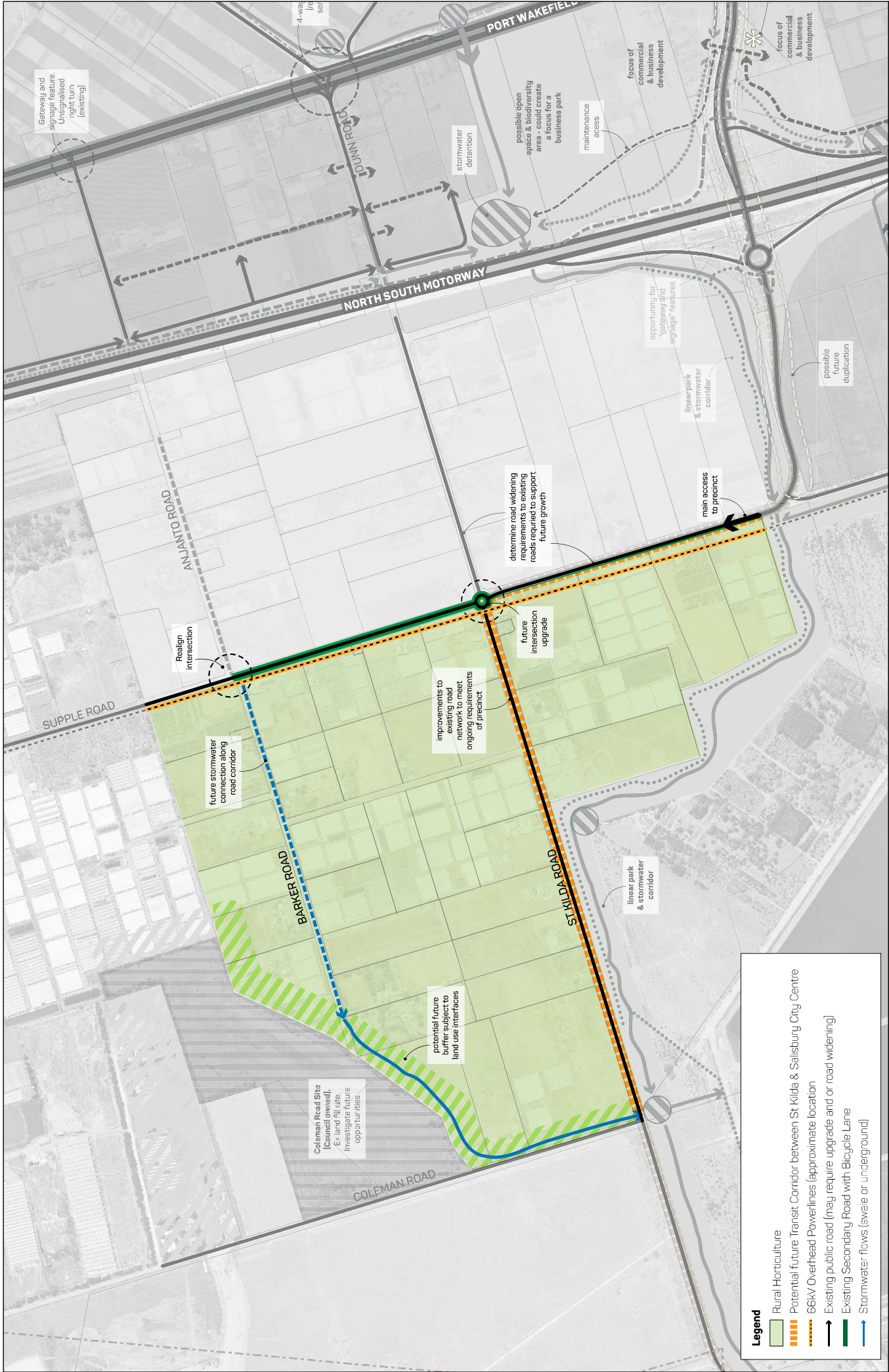
HOLMES DYER



PRECINCT 4
Strategic Growth Framework - Bolivar/Waterloo



HOLMES DYER



PRECINCT 5
Strategic Growth Framework - Bolivar/Waterloo

Legend

- Rural Horticulture
- Potential future Transit Corridor between St Kilda & Salisbury City Centre
- 66kV Overhead Powerlines (approximate location)
- Existing public road (may require upgrade and/or road widening)
- Existing Secondary Road with Bicycle Lane
- Stormwater flows (swale or underground)

0 40 80 120 160 200 m
1:7500 @ A3

HOLMES DYER

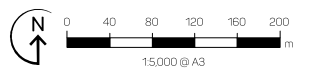
121.007 R2 > 04.08.2022



Legend

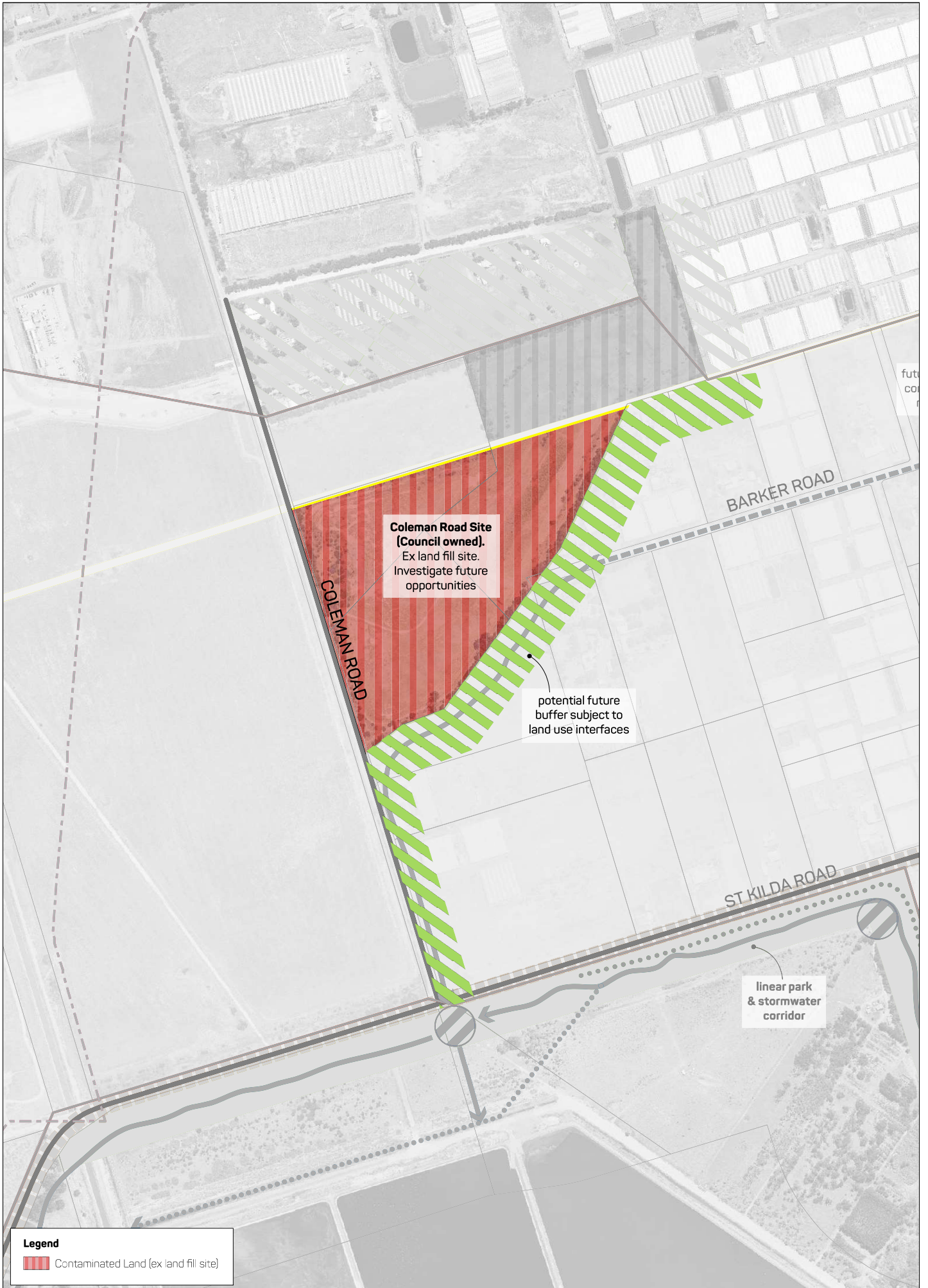
- Recreation Area
- Gas Pipeline
- Existing public road (may require upgrade and/or road widening)

PRECINCT 6
Strategic Growth Framework - Bolivar/Waterloo





- Legend**
- Council Boundary
 - Strategic Employment
 - Gas Pipeline
 - Existing public road (may require upgrade and/or road widening)
 - Possible new public road
 - Existing Secondary Road with Bicycle Lane
 - Open Space
 - Stormwater flows (swale or underground)
 - Stormwater Basin




**Coleman Road Site
(Council owned).**
Ex land fill site.
Investigate future
opportunities

potential future
buffer subject to
land use interfaces

linear park
& stormwater
corridor

Legend

 Contaminated Land (ex land fill site)

PRECINCT 8
Strategic Growth Framework - Bolivar/Waterloo



HOLMES DYER