

Salisbury Town Centre
Strategic Development Sites

Assumptions	All calculations assume a 15% plant and utility space		All retail/ commercial floor space calculated at 85% of total floor space per level, except for ground floor which assumes 60% of the floor level		All residential development calculated at 85% of useable floor plate, which is then divided by 75 sqm (average two bedroom apartment size	All car parking calculated at 85% of useable floor plate, which is then divided by 35 sqm (typical car parking space calculation including manoeuvring area)	All car parking calculated at 85% of useable floor plate, which is then divided by 25 sqm (typical car parking space calculation including manoeuvring area)
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Tier 1 Sites - Considered to be sites that require no significant intervention from Council - rather they are controlled by a single entity and require innovative procurement strategy/ market thirst to facilitate	Approx Site Area (sqm)	Likely Development	Commercial/ retail (sqm) @ 85%		Residential @ 75 sqm/ unit	Car Parking Spaces @ 35sqm/ space	Car Parking Spaces @ 25sqm/ space
			Commercial	Retail			

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Existing Parking Loss

Capacity		Comment	
CP1 Sexton CP	122	100%	QED 2003: 122 spaces, STC CP Review L Gray 2011: 158 spaces
CP10 Para Banks (East)	70	100%	QED 2003: 192 spaces, STC CP Review L Gray 2011: not given
CP4 Space Land CP	98	100%	QED 2003: 98 spaces, STC CP Review L Gray 2011: 79 spaces
CP2 Judd Street	141	100%	QED 2003: 141 spaces, STC CP Review L Gray 2011: 80 spaces
Anglicare car park	43	100%	QED 2003: 43 spaces, STC CP Review L Gray 2011: none given
474			474

Tier 2 Sites - Considered to be sites that can be availed for development within a 3-10 year period, however require interbention from local/State Government		Approx Site Area (sqm)	Likely Development	Commercial/ retail (sqm) @ 85%		Residential @ 75 sqm/ unit	Car Parking Spaces @ 35sqm/ space	Car Parking Spaces @ 25sqm/ space
6	New Retail Pad Site - Parabanks	7375	single level retail	4425	0%	100%		
7	Existing Council Office site	3990	7 level vertical aged care - ground level retail, 1 x car park, 5 x residential	2394	0%	100%	97	136
8	Church Street Gateway Site (Opposite Anglicare)	1711	4 level mixed use - retail ground level, 1 x car park, 2 x residential	1026	0%	100%	41	58
9	Existing Council Library Site	3000	7 level mixed use - 1 x retail, 2 x office, 2 x car park, 2 x residential	6900	65%	35%	72	102
10	Proposed Deck Car Park site behind existing council office site	6164	5 level car park		0%	0%	748	1047
11	North Western gateway site on Parabanks at-grade car park site	5998	6 level mixed use - 1 x retail, 2 x car park, 3 x residential	3598.8	0%	100%	291	407
12	North Eastern gateway site on Parabanks at-grade car park site	3497	6 level mixed use - 1 x retail, 2 x car park, 3 x residential	2098.2	0%	100%	169	237
13	Newly created site on Commercial road (on Parabanks at-grade car park)	7234	6 level mixed use - 1 x retail, 2 x car park, 3 x residential	4340.4	0%	100%	351	491
14	Existing at-grade car park adjacent to the Stockade Tavern	2123	6 level mixed use - 5 x service apartments, 1 x car park		0%	0%	51	72
15	DPT11 Park 'n' Ride Site on south western corner of Park 'n' Ride intersection	11477	6 level mixed use - 4 x residential, 2 x car park		0%	0%	557	780
16	Uniting Church Cemetery Site	15279	Single level lifestyle village (@200 sqm w/ 1 car park)		0%	0%	76	106
Tier 2 Total				24782.4		1614	2453	3436

Capacity		CP10 Para Banks (East)	192	90%	173	QED 2003: 192 spaces, STC CP
		CP12 Council offices CP	10	100%	10	QED 2003: none given, STC CP Review L Gray 2011: 100
		Unknown	9	100%	9	QED 2003: none given, STC CP Review L Gray
		None		0%	0	
		CP12 Council offices CP	100	90%	90	QED 2003: none given, STC CP Review L Gray
		CP11 Para Banks (NE)	0	20%	0	
		CP11 Para Banks (NE)	300	10%	30	QED 2003: 450 estimated, STC CP Review L Gray 2011: none given
		CP11 Para Banks (NE)	120	20%	24	
		CP8 Para Banks (E)	400	80%	320	QED 2003: 400 estimated, STC CP Review L Gray
		CP16 Stockade (S)	69	100%	69	QED 2003: none given, STC CP Review L Gray 2011: 69
		CP19 Park'n'Ride	420	5%	21	QED 2003: none given, STC CP Review L Gray
		None		0%	0	QED 2003: none given, STC CP Review L Gray 2011: none given
Tier 2 Total			1620		745.8	

Tier 3 - Considered to be sites that are held tightly, or difficult to establish a quantum of site area. These sites are unlikely to occur in the short term but are desirable to underpin the long term viability of the Town Centre

		Approx Site Area (sqm)	Likely Development	Commercial/ retail (sqm) @ 85%		Residential @ 75 sqm/ unit	Car Parking Spaces @ 35sqm/ space	Car Parking Spaces @ 25sqm/ space
17	John Street Parabanks Frontage	4732	Single level retail with 1 x basement parking	2839.2	0%	100%	53	74
18	Cash Convertors & 'CBA' Site on John St	6149	three level mixed use, with 50% ground floor retail and two levels of residential above (car parking at-grade on balance of ground level	1844.7	0%	100%	87	122
19	Belawedjr Site at gateway to John St	3000	5 level mixed use - 1x retail, 1 x car park, 3 x residential	1800	0%	100%	72	102
20	Consolidated site at northern gateway to John St (opposite site 19 above)	3000	5 level mixed use - 1x retail, 1 x car park, 3 x residential	1800	0%	100%	72	102
21	Site directly west of Civic Square	2000	6 level mixed use - 1x retail, 2 x car park, 3 x office	6300	0%	100%	97	136
22	Disparate SA Govt Tenancy Sites on southern side of John St	5561	three level mixed use, with 50% ground floor retail and two levels of residential above (car parking at-grade on balance of ground level	1668.3	0%	100%	79	111
23	Consolidated gateway site at eastern side of John St	7944	6 level mixed use - 1 x retail, 2 x car park, 3 x residential	4766.4	0%	100%	385	539
24	Council Owned site adjacent to rail corridor on Southern side of Park Tce intersection	6896	3 level residential with at-grade parking (200 sqm per dwelling + car park)	34	0%	100%	34	48

Tier 3 Total

39282	21052.6	739	879	1234
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Combined Total

87121.5	2786	4312	6043
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CP7 Para Banks (S)	133	100%	133	QED 2003: 133, STC CP Review L Gray 2011: 134
CP5 Cash Converters	60	100%	60	QED 2003: 60, STC CP Review L Gray 2011: 60
None			0	
None			0	
None			0	
CP6 Bank SA	59	100%	59	QED 2003: 59, STC CP Review L Gray 2011: 28
Salisbury Tavern Area CP	74	100%	74	QED 2003: none given, STC CP Review L Gray 2011: none given
CP	95	50%	48	QED 2003: none given, STC CP Review L Gray 2011: none given

Number of employment outcomes @ 10/100 sqm	421	374
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Number of Residents @ 2 per household
5572

One-way two-way

John Street on-street parking	71	59	12
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Loss of parking	1605.3
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