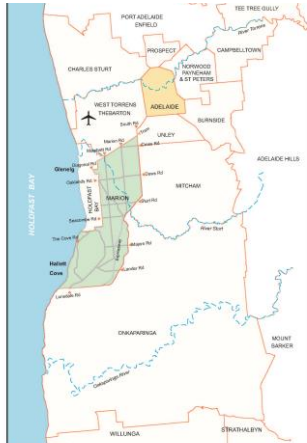




# CITY OF MARION

## BROAD HORIZONS BRIGHT FUTURE

marion.sa.gov.au



- 
- 87 000 population
  - CoM GRP \$2.9 Billion
  - 55 Square Km
  - 21 500 Jobs, Largest Retail, Healthcare, Social Assistance, Manufacturing
  - 4500 (GST registered Businesses)
  - 95 % SME with less than 20 employees
  - Tonsley (Mitsubishi) Redevelopment
  - Tafe, Flinders University

## Marion South Plan and Cove Civic Centre

CPTED Presentation  
Date 16<sup>th</sup> October 2014



# The Marion South Plan

## Making the most of the opportunities

March 2003

**COMMUNITY FORUM**  
7pm  
Wednesday 9 April  
To listen to the Community and present information on the Marion South Plan





Main Components of the Marion South Plan

### The Shopping Centre and Collector Road

- School largest employer in the area
- Dormitory suburb
- Limited bus services
- No Sunday buses
- No late hour buses
- Highly car dependent

### Project Objectives

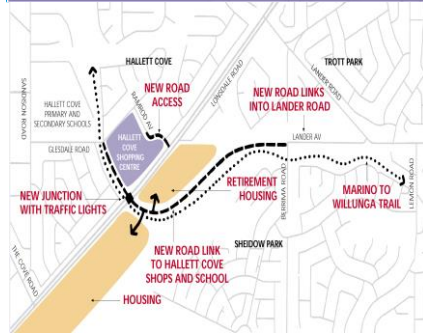
- Redevelopment of the Hallett Cove Shopping Centre
- Development of a Hallett Cove Civic Centre
- Development of a new collector road linking across Lonsdale Road
- Redeveloping Cement Hill for new housing with the potential for a new (relocated) quarry access road
- A possible buffer between the Linwood Quarry and Perry Barr Road
- Redevelopment of the Hallett Cove Surf Life Saving building as a cafe and interpretive centre
- Increasing the total area of land in the Hills Face Zone
- Transferring privately owned Hills Face land into public ownership
- Inclusion of the northern end of Glenthorne in the Hills Face Zone
- Transferring parts of the Field River Valley into public ownership
- Revegetation and development of public trails through the Hills Face





- No sense of place
- No community 'Ownership'
- Shops abandoned
- Graffiti
- Burn outs
- Broken windows
- Very poor trading

Main Components of the Marion South Plan  
**A revitalised shopping & civic heart**

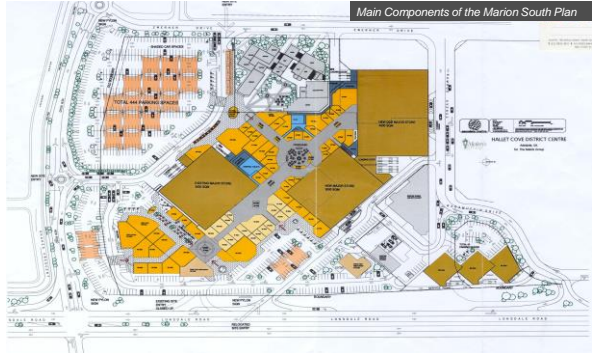


- Federal, State, Marion Funding
- Shopping centre owner a major contributor
- More direct / new bus service
- Walking/Cycling



Proposed plan for the Hallett Cove Shopping Centre, Civic Square and Community Facilities March 2003

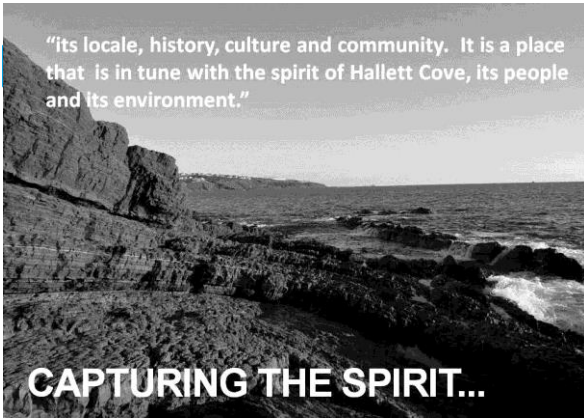
- 300 Additional Jobs
- Linked Local Youth with job agencies
- Strong working relationship with centre owner



- Floor Area 8000-22000m2
- Expanded health services
- Has sparked further investment
- New Investment still occurring

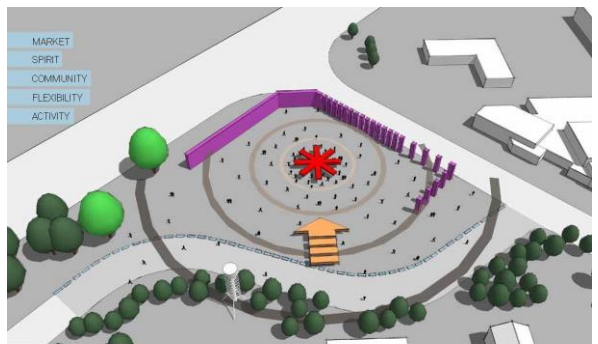






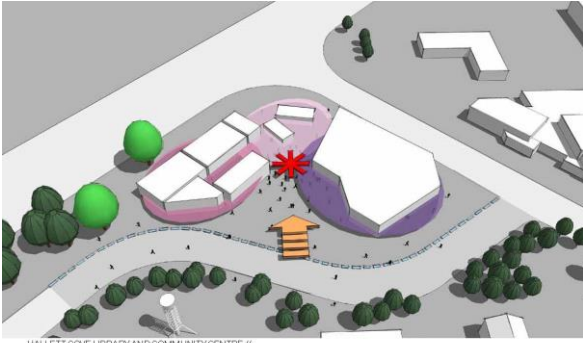
**LAND USE**

- Precinct approach
- "We can all see each others' front doors"
- Visibility



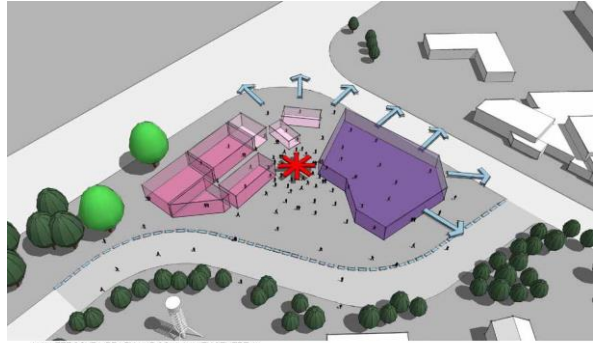
**URBAN FORM**

- Discourage movement to external places that are not visible or passively surveyed



HALLETT COVE LIBRARY AND COMMUNITY CENTRE // MASSING OF COMPONENTS  
**BUILT FORM**

- Passive surveillance/glazing
- Avoid enclosed spaces /entrapment
- Public Lighting



HALLETT COVE LIBRARY AND COMMUNITY CENTRE // FUNCTIONS GROUPED TO PROJECT OUT TO THE STREET  
**BUILT FORM**

- A busy place
- CCTV to plaza area



- Welcoming to all ages
- Open, multi-purpose and flexible arrangement
- allows for future alterations
- The Activity Defines the Space







Ramrod Avenue



Forecourt

- Gathering place
- Event space
- Formal and informal



Foyer

CITY OF MARION 

**BROAD HORIZONS  
BRIGHT FUTURE**

Questions?

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BRIGHT FUTURE**

Thank you

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