



Salisbury City Centre

Revitalising the heart of Salisbury
with a \$200 million mixed-use
redevelopment of the City Centre



Mayor's Message



It is an incredibly exciting time for the City of Salisbury as we embark on a journey that will transform our City Centre through large-scale urban renewal, preparing us for an exceptionally bright future in the north.

With about \$3 billion of state, local, and private investment currently underway or proposed in the City of Salisbury, Council continues its mission to facilitate projects and investments that realise Salisbury's vision as a progressive, sustainable and connected community.

It is such a privilege to be playing a role in shaping this City and to unveil the plans for the Salisbury City Centre redevelopment, which will reinvigorate the heart of Salisbury with six new vibrant mixed-use sites.

The new concept plan recognises the potential of our City, with its growing population and thriving economy. It identifies key sites within the City Centre that will serve as focal points for redevelopment, carefully designed to meet the City's evolving needs and promote its growth.

The City of Salisbury is thrilled to announce a partnership with a Buildtec and Catcorp consortium to deliver a \$200 million redevelopment of more than two hectares of land and bringing firsts to the City Centre, including residential housing and a multi-deck undercover car park.

I am excited to see the next stage of our renewal vision realised, demonstrating Council's commitment to continually activating and improving our City for the betterment of our community.

We look forward to delivering the new Salisbury City Centre to you.

\$200 million redevelopment of 6 sites across the City Centre



Render: Site 3, Church Street, Salisbury

Our City Centre

The City of Salisbury are partnering with a Buildtec and Catcorp consortium to revitalise the Salisbury City Centre into one of South Australia's most vibrant Centres.

The \$200 million redevelopment of four sites across the City Centre will bring six new developments to the heart of Salisbury, including a variety of residential housing options, car parking, retirement living, hotel accommodation and mixed-use retail and commercial spaces.

The future Salisbury City Centre will have a range of new uses, giving local community and visitors the opportunity to live, work and be entertained in the heart of the City, surrounded by some of the best amenities in the northern region.

The redevelopment will deliver on Council's Vision for a walkable city, improving connections within the City Centre and the broader City of Salisbury to some of the northern region's best sporting and recreational facilities.

Economic Benefits

The redevelopment of the City Centre will bring large scale activation and economic growth to the heart of Salisbury.

A catalyst for new commercial investment in the northern region, the redevelopment is projected to significantly boost the local economy. It will generate new jobs and attract new businesses to Salisbury.

Construction Phase (over a 5 year period)



\$307.9m
Output

(\$150m direct + \$157.9m indirect)



\$94.6m
Value Added

(\$44.34m direct + \$50.26m indirect)



168
Local Jobs (per year)

(74 direct + 93 indirect)

City Centre Renewal

Council's vision is for Salisbury to be a progressive, sustainable and connected community.

The City of Salisbury is driving large scale renewal of the Salisbury City Centre to support the future growth of the community, reinforcing Salisbury as an attractive place to live, work, play and invest.

The first major project initiated by Council was the \$43 million Salisbury Community Hub. Delivered in 2019, it includes a modern and contemporary facility with civic spaces, a gallery, learning and information facilities, council chambers and office space.

Other significant investments that have revitalised the City Centre include:

- \$10M streetscape upgrade of the City Centre's primary high streets, Church and John Street
- \$30M Salisbury Aquatic Centre redevelopment
- \$10M Bridgestone Athletics Centre
- \$6M Salisbury Oval Precinct Masterplan

Salisbury City Centre Vision



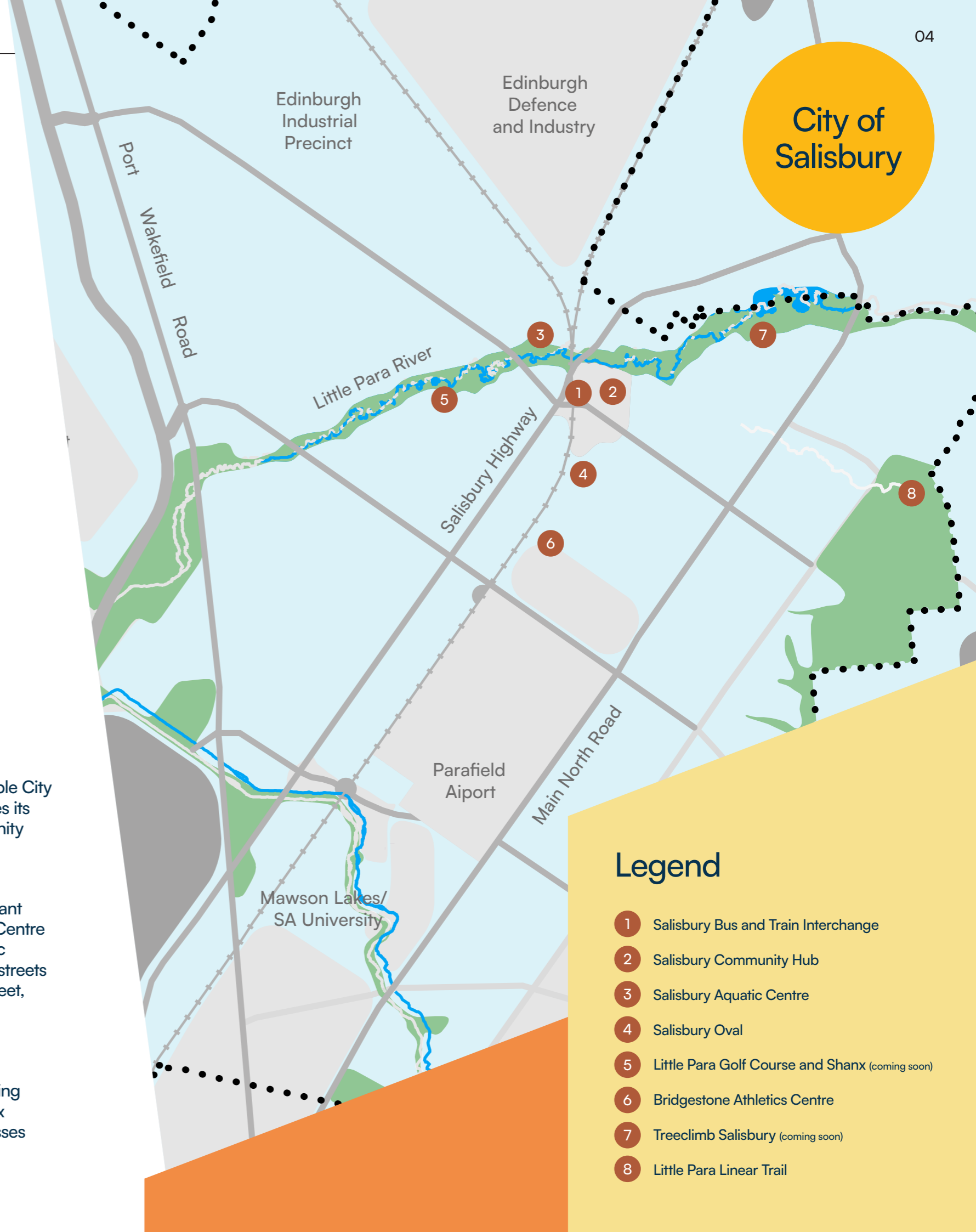
A thriving and walkable City Centre that celebrates its multicultural community



A well designed, vibrant and mixed-use City Centre with integrated public transport and active streets where people can meet, linger and feel safe



A City Centre attracting investment with a mix of successful businesses



Legend

- 1 Salisbury Bus and Train Interchange
- 2 Salisbury Community Hub
- 3 Salisbury Aquatic Centre
- 4 Salisbury Oval
- 5 Little Para Golf Course and Shanx (coming soon)
- 6 Bridgestone Athletics Centre
- 7 Treeclimb Salisbury (coming soon)
- 8 Little Para Linear Trail

Concept Plan

Site 1

- Residential housing
- Retail and office / commercial spaces

Site 2

- Multi-deck carpark
- Premium supermarket
- Retail and office / commercial spaces

Site 3, 4, 5 and 6

- Build to rent accommodation
- Short term hotel accommodation
- Retirement living
- Retail and office / commercial spaces



\$200M
redevelopment
delivering 6
new sites

535
free car
parking
spaces

200
new residential
dwellings

Residential housing

The redevelopment will see the construction of over 200 residential dwellings (including short-term accommodation) across the City Centre, driving significant day and night time activity, providing passive surveillance and economic stimulus.

The proposed mix of residential dwellings will offer diversity of tenure (private ownership and

rental) and housing type (1-3 bedroom, retirement living and short-term accommodation) as well as providing a significant number of affordable housing options.

The City of Salisbury will work with Buildtec, Catcorp and the State Government to maximise affordable housing outcomes above the 15% requirement to align with Council's desired outcome of 20%.

New multi-deck car park

A new multi-deck of approximately 535 car parking spaces will be built, replacing the 480 car parking spaces across the development sites and providing additional spaces.

The car park will be fully enclosed and undercover, providing a safe car parking space for visitors to the City Centre, as well as City of Salisbury staff who currently park in the existing car parks.

The car park will be owned by the City of Salisbury and will be free for all users.

The staged construction timeline of the development and interim car parking solutions will ensure there is minimal disruption during construction to local businesses and the community.

All sites in the redevelopment will have adequate car parking, providing approximately 273 additional car parking spaces across the City Centre.

Church Street extension

Church Street will be upgraded and extended, enabling improved access through the City Centre. The extension will run to the northern boundary of sites 5 and 6.

The development will future proof an extension of Church Street that will improve traffic flow throughout the City Centre and the link to Salisbury Highway.

It is envisioned that Church Street will be a two-way tree-lined boulevard with wide footpaths, quality landscaping and an activated ground plane.

The Redevelopment

Over 2 hectares of Salisbury City Centre will be transformed into a diverse mix of new uses.

Site 1

- Over 50 residential housing apartments including affordable housing options, of 1-3 bedrooms with car parking
- Ground floor retail, food and beverage
- Office / commercial spaces

Render: Site 1, Church Street, Salisbury



Church Street Extension

- Extension of Church Street through to the northern boundary of sites 5 and 6
- Improved access
- Upgraded footpaths and landscaping

Site 2

- Multi-deck undercover car park with 535 car parking spaces
- Ground floor premium supermarket
- Retail and office / commercial spaces

Render: Site 2, Wiltshire Street, Salisbury



Site 3/4/5/6

- Over 50 build to rent apartments
- Short term hotel accommodation with over 50 rooms
- Over 60 retirement living apartments
- Retail, food and beverage, office / commercial spaces

Render: Site 3, Church Street, Salisbury



Timing

The timing and staging of the redevelopment has been considered in detail to ensure ongoing amenity and vitality of the City Centre and minimise disruption to existing businesses and the community during construction.

Car parking availability in the city centre will be enhanced, and when necessary, interim car parking solutions across the development stages will be implemented.

2024

Development approval lodged with the State Commission Assessment Panel

2025

Stage 1 commences

Sites 1 and 2 (Former Len Beadell and Wiltshire Street car park sites)

2026

Stage 1 delivered

Stage 2 preliminary works

2027

Stage 2 commences

Sites 3, 4, 5 and 6 (Former Civic Centre and Sexton car park sites)



Render: Site 2 - Ground floor supermarket and retail with multi-deck car park, Wiltshire Street, Salisbury

For more information

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