



Playford Alive

Planning and Delivery Issues

John Stimson

Director – Connor Holmes

Director - ACNU





- Introduction
- Planning Process
- Delivery/Implementation
- Observations
- What's Next

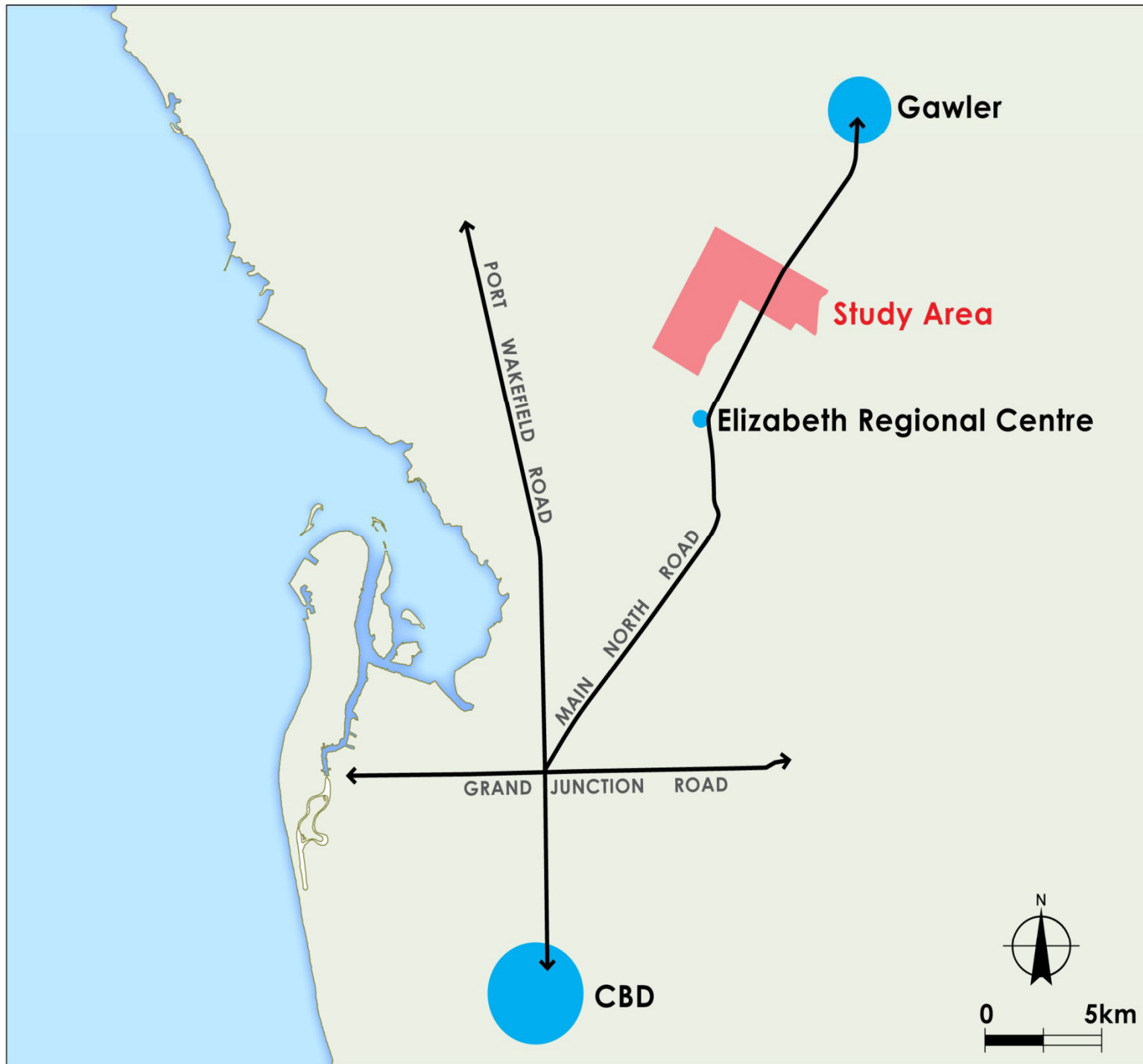


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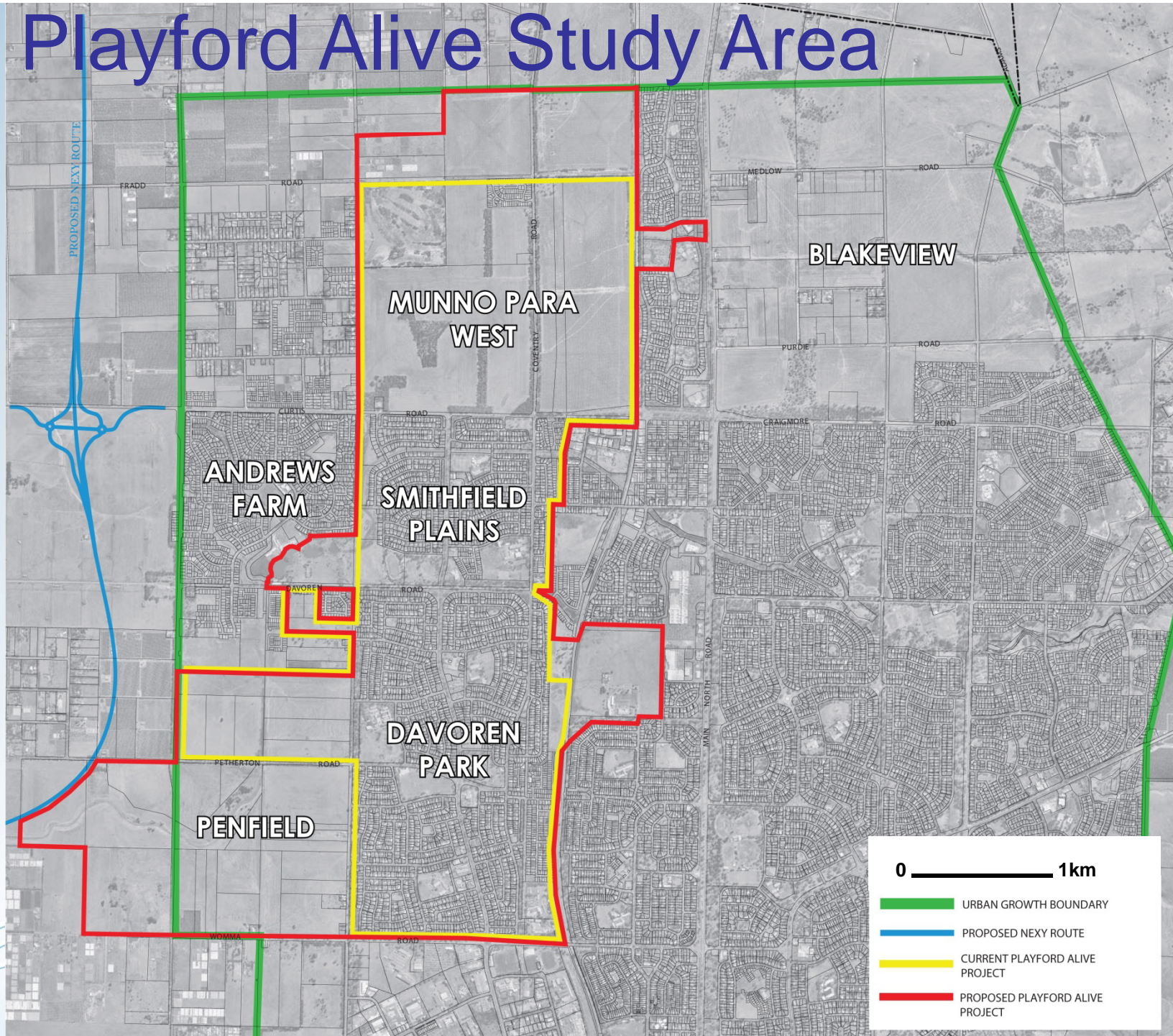


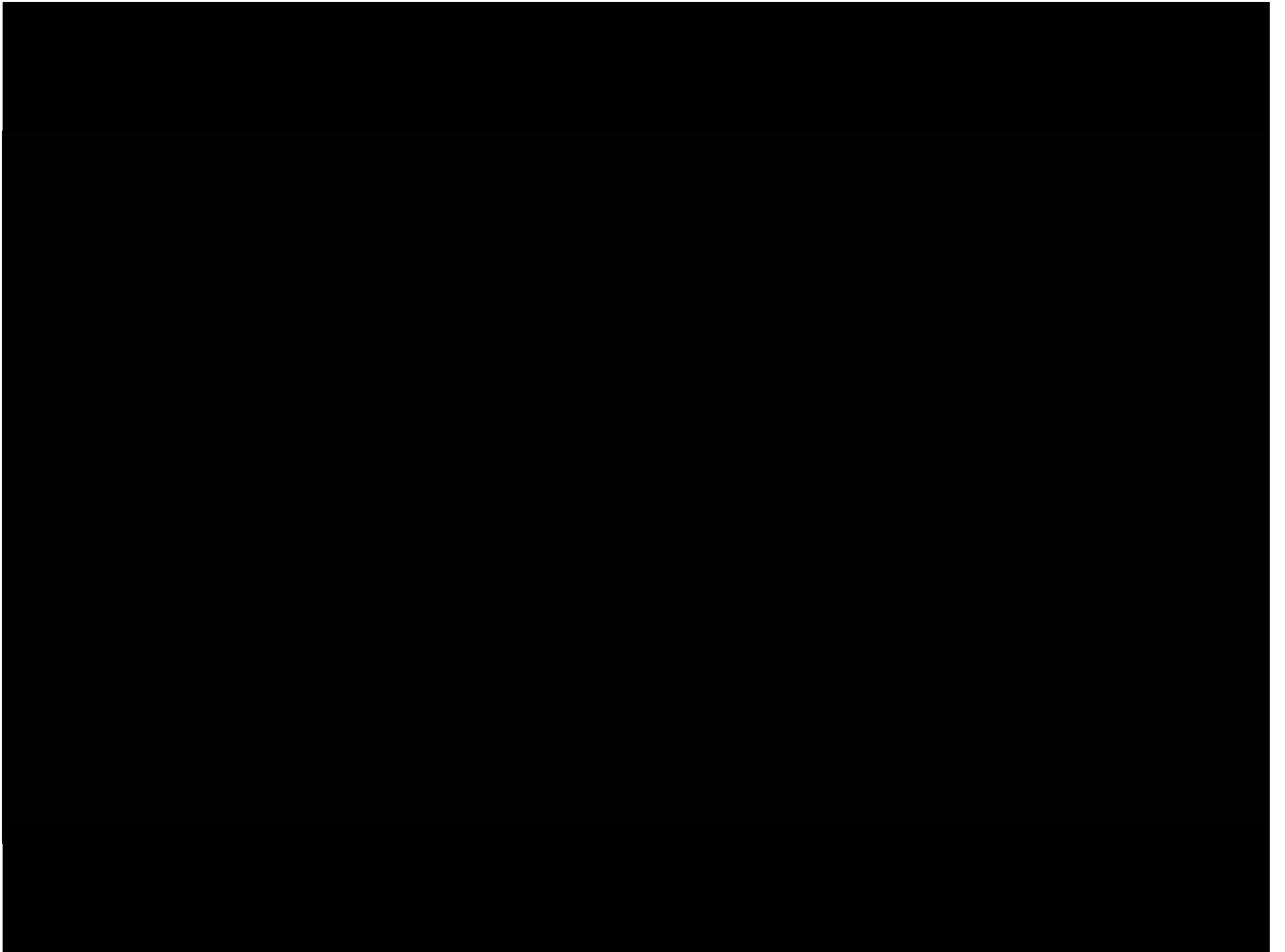
- Land Management Corporation
- Department of Families and Communities
- City of Playford
- Playford Community Reference Group





Playford Alive Study Area







Planning Process

- Playford North Master Plan 2005/2006
- Dec 2006 – Playford North and Blakeview



Playford Alive



Vision

Playford Alive is creating a diverse integrated and sustainable community in northern Adelaide.

Through world's best practice in urban and community development this will be a place where innovation and opportunities thrive.



Playford Alive



Community

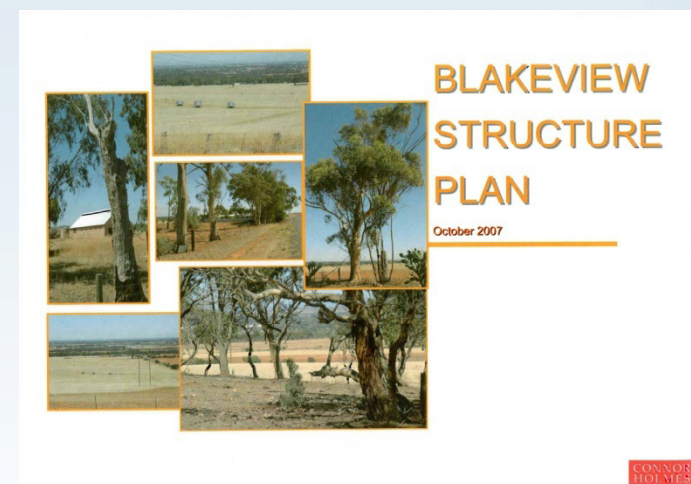
- Modern, attractive and connected
- Green and sustainable
- Healthy, safe and active

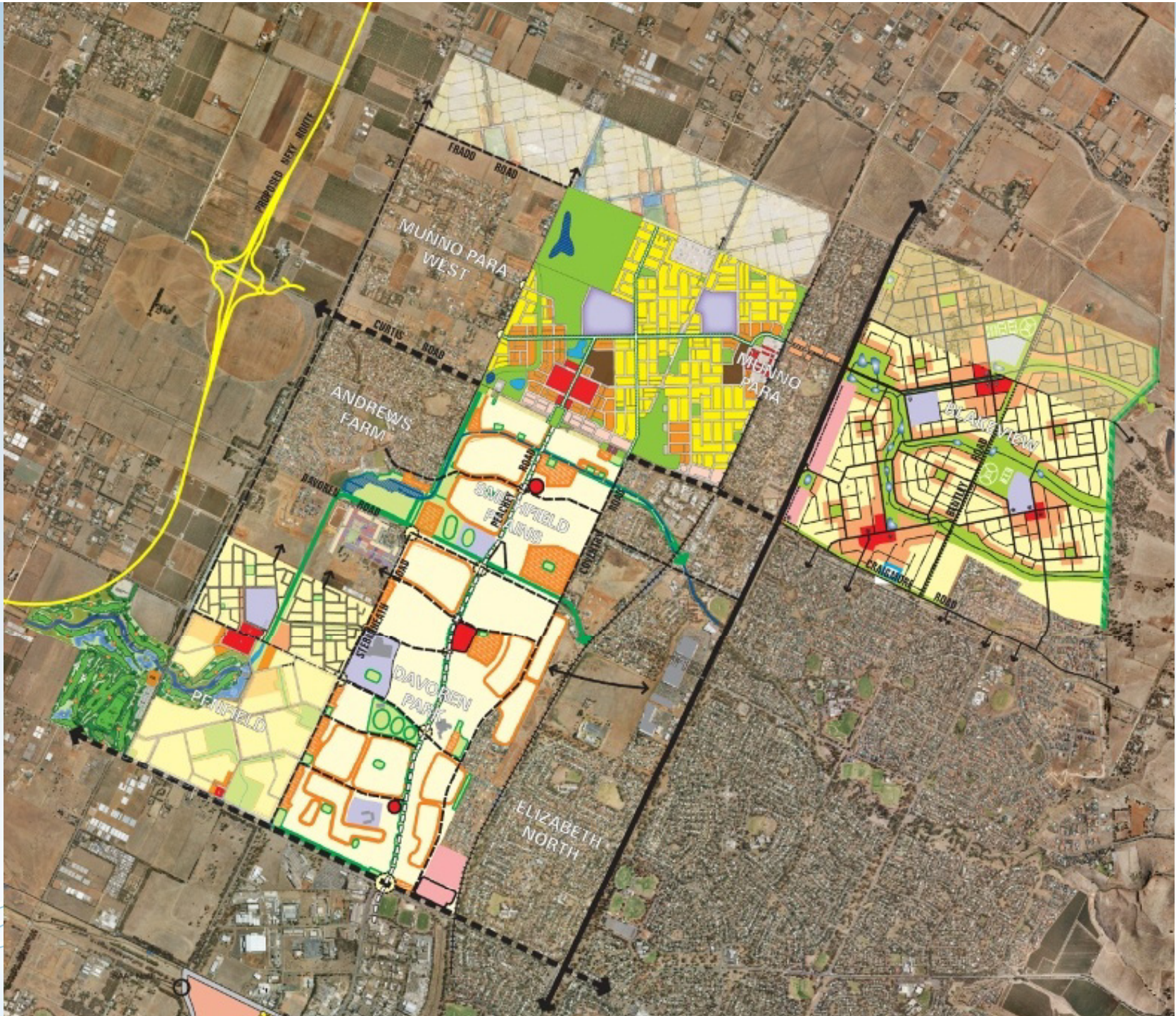


Planning Process



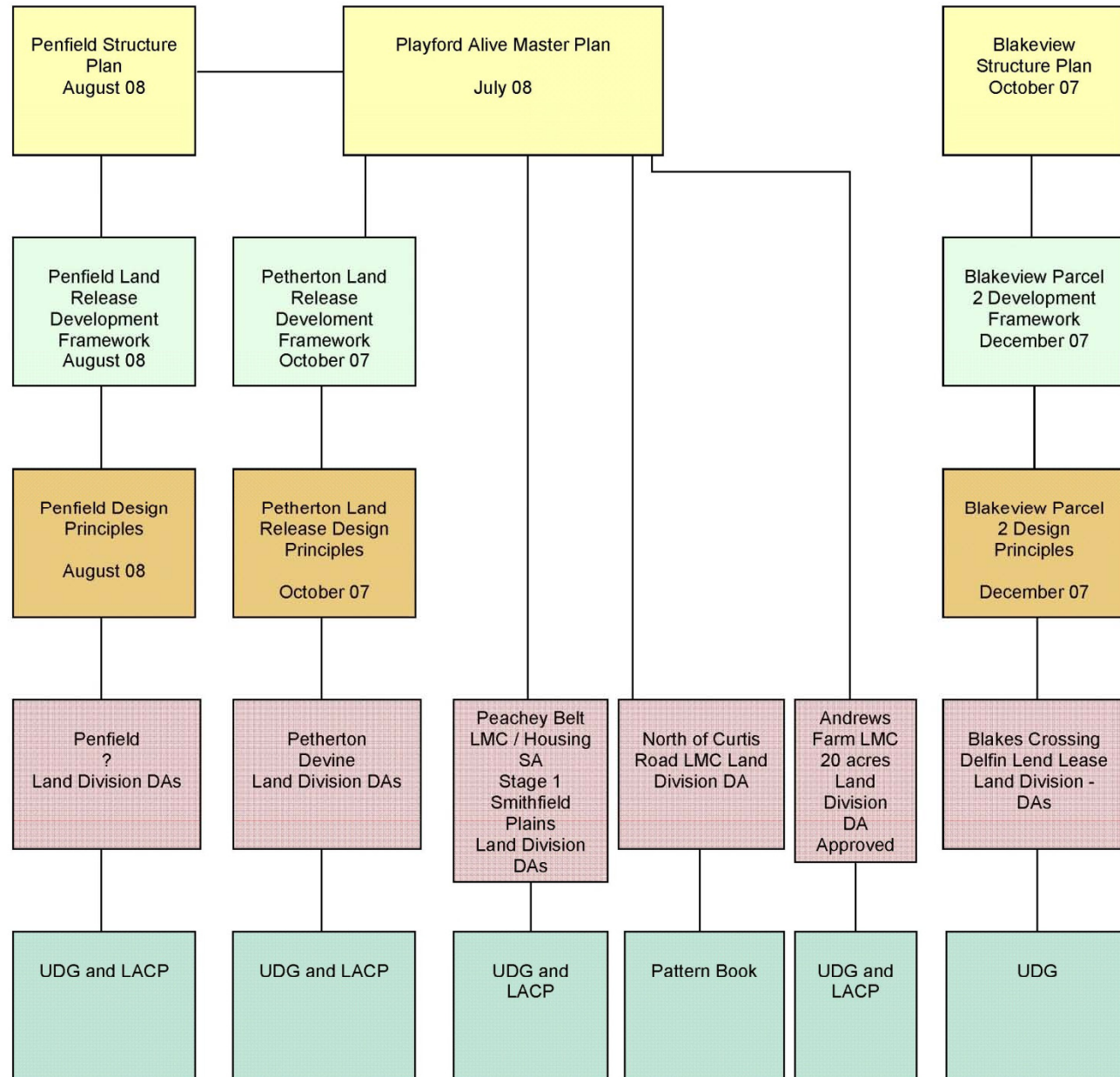
- Thematic Background Reports – early 2007
- Spatial Background Reports – early 2007
- Master Plans and Structure Plans – 2007-2008
- Development Plan Amendment – 2007-2008
- Specific Area Plans – 2008 - ongoing

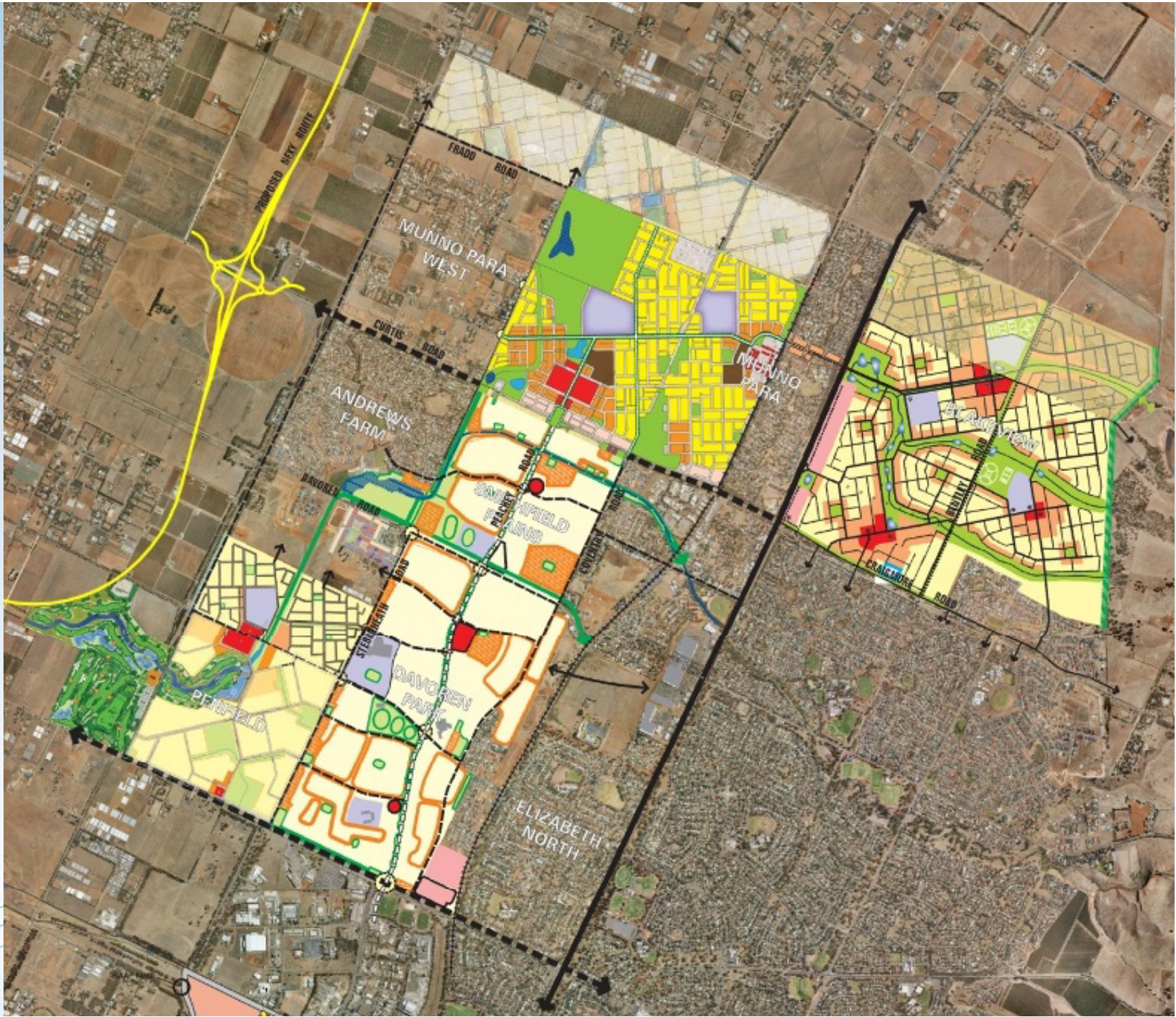




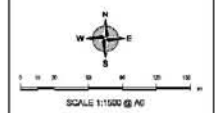
Playford Alive and Blakeview Document Structure

Delivery
and
Implementation





Development No. 202/052/07
 City of Playford
 Proposed Plan of Division
 Allotments 200, 201 and 202 in Dev.
 No. 202/049/07
 Part Closed Road
 Hundred of Murrumbidgee
 in the area named
BLAKEVIEW
 PT CB1 639776, 639778, 639779, 639781, 639782, 639783, 639784, 639785



Allotment Mix by Frontage

>20	13
17/18 - 20	80
14/15/16	170
12/13.5	79
10/11	15
Terrace	27
Medium Density	1 (5)
Total	365 (5)

- Significant trees to remain.
- Possible bus route.
- Curved radius lin.
- Staging shown is indicative only.
- No. of proposed allotments: 362
- Total area: 27.64ha
- Reservoir area: 2.595ha
- Length of new road: 4233m
- Carton: Inland 3m
- Datum: 1:2500 State Maps.

ROAD PAVEMENTS SHOWN ARE INDICATIVE ONLY.

Dimensions and areas are subject to survey.

PLANNING SERVICES PT LTD. (signed & sealed by me)

SEAL	REGISTERED SURVEYOR
NAME	DATE
NO.	EXPIRES

Prepared by:
 Checked by:
 Drawn by:
 Date:
 Scale:
 Project No.:
 Drawing No.:
 Revision:
 Date:
 Author:
 Date:
 Scale:
 Project No.:
 Drawing No.:
 Revision:
 Date:
 Author:
 Date:
 Scale:

Blakes Crossing



PLAYFORD
Alive

**CONNOR
HOLMES**

Blakes Crossing



Devine Lakeside



Devine Lakeside



PLAYFORD
Alive

**CONNOR
HOLMES**



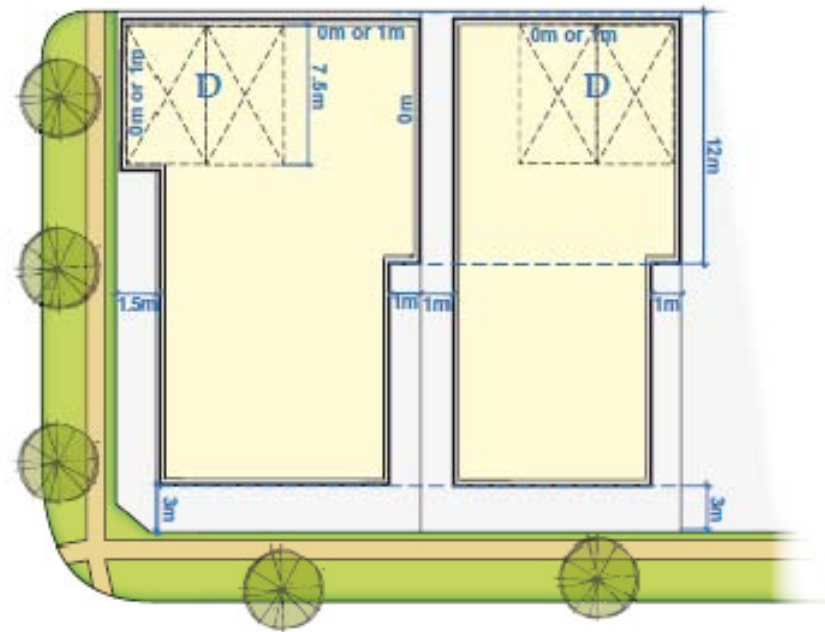
Playford Alive – Stage 1



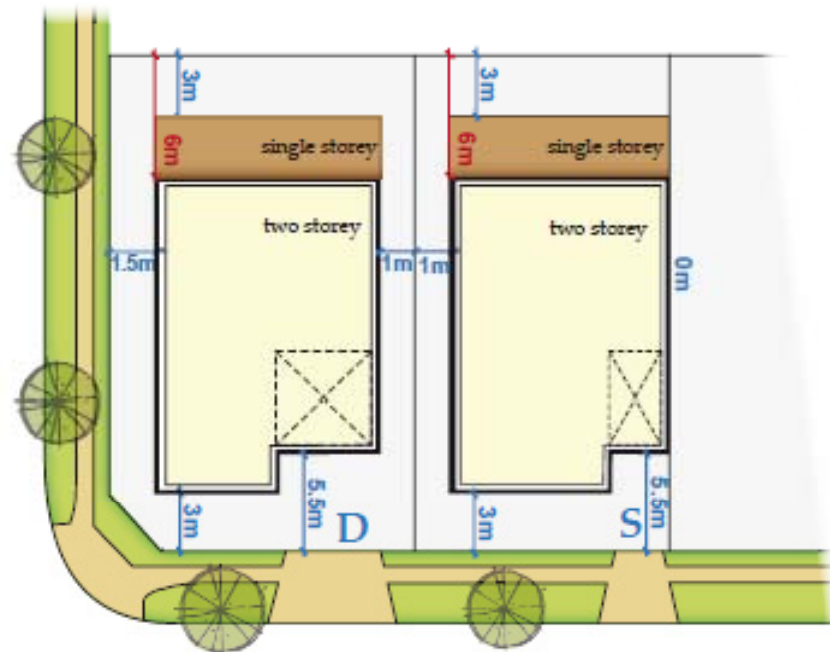
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Design Book

- 3m front setbacks



Front Loaded Allotment - (Vehicle Access from front of Lot)
D = Double Driveway S = Single Driveway

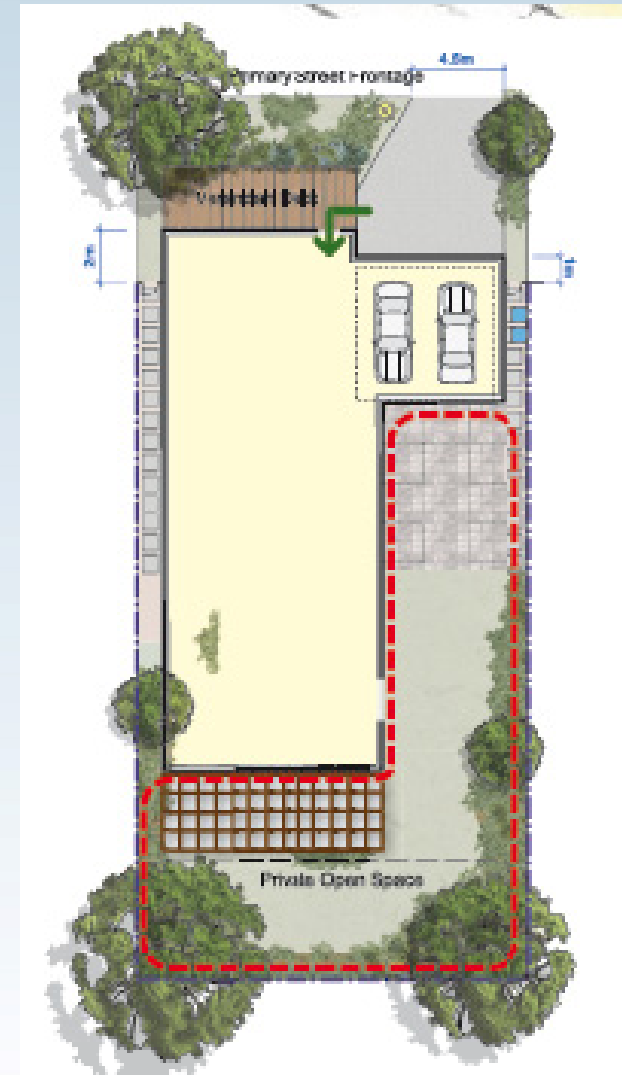


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Design Book

- Verandahs – raised 0.5m

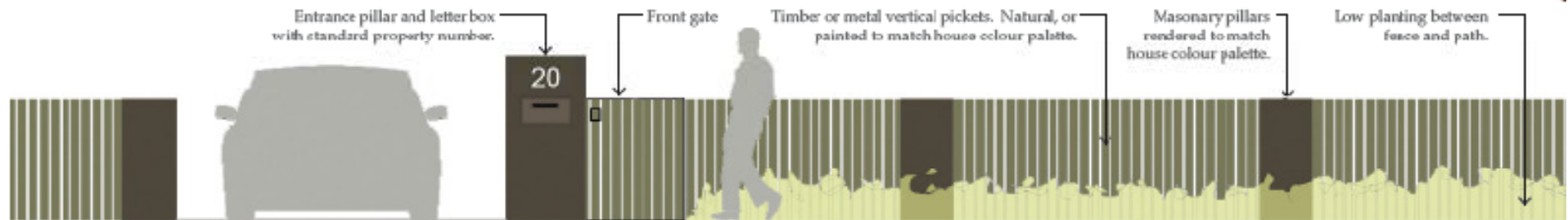


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Design Book

- Front fences



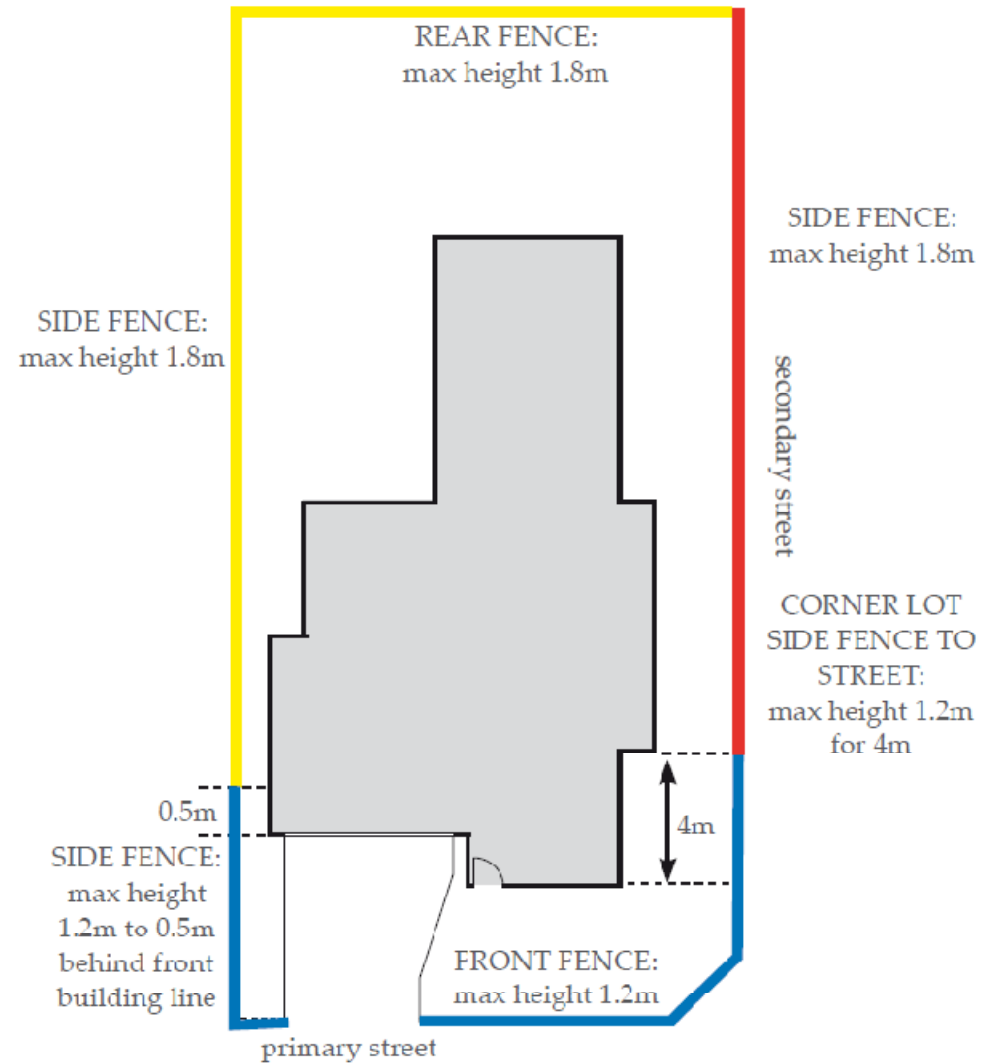
FRONT FENCES define the edge of your property and add to the character and visual amenity of the neighbourhood.



Playford Alive

Design Book

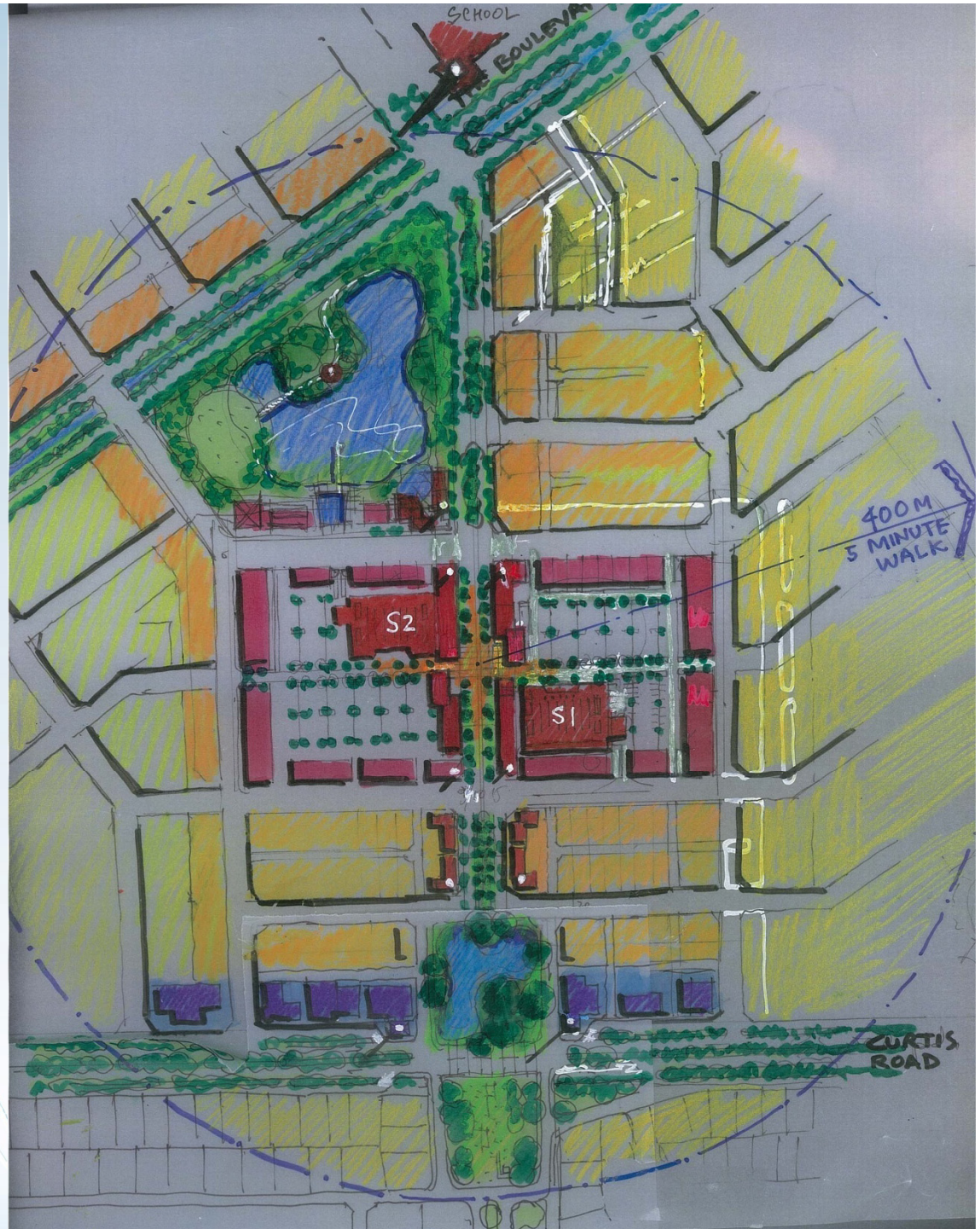
- Dwellings on corners



SIDE FENCES when addressing secondary streets or open space to be designed to the same standard as the front fence.



Curtis Road Centre Initial Concept Plan April 2007



Master Plan October 2008

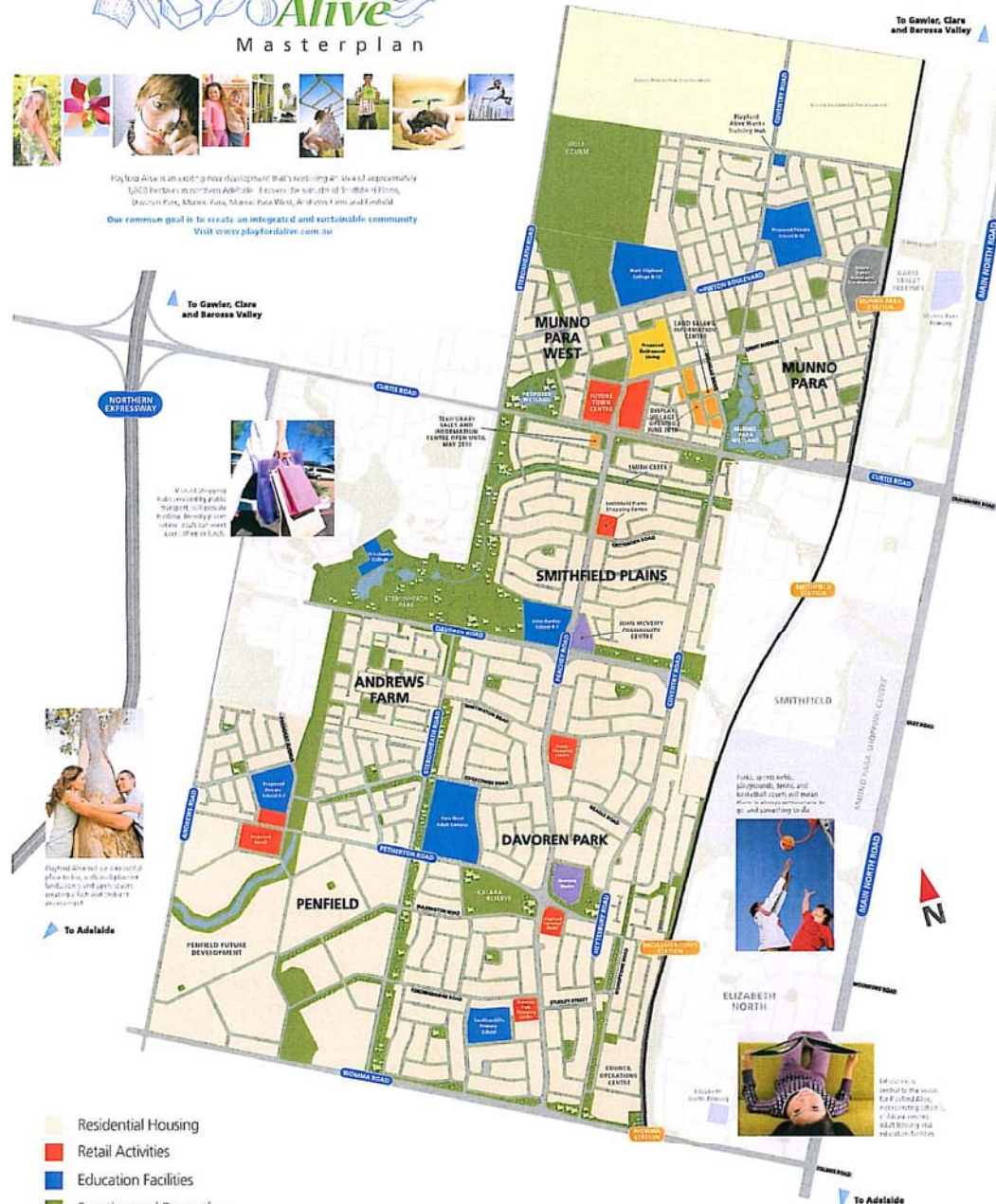


PLAYFORD Alive Masterplan



Playford Alive is an exciting new development that's working an area of approximately 1,000 hectares in northern Adelaide. It covers the suburbs of Smithfield Plains, Munno Para West, Munno Para, Andrews Farm, Davoren Park, Penfield, Smithfield and Elizabeth North.

Our common goal is to create an integrated and sustainable community. Visit www.playfordalive.com.au



To Gawler, Clara and Barossa Valley

NORTHERN EXPRESSWAY

With a growing population, increasing public transport, and rising crime rates, it's time to take a look at our future.



Playford Alive is a great place to live, with multiple parks, gardens, and green spaces creating a lush and vibrant environment.

To Adelaide

To Gawler, Clara and Barossa Valley

To Adelaide

- Residential Housing
- Retail Activities
- Education Facilities
- Sporting and Recreation
- Proposed Retirement Living Site
- Community Facilities

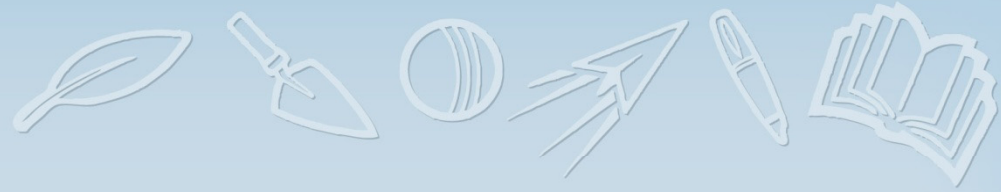
PLAYFORD ALIVE IS A PARTNERSHIP BETWEEN:

LEADING AGENT: **City of Adelaide** 8258 4222

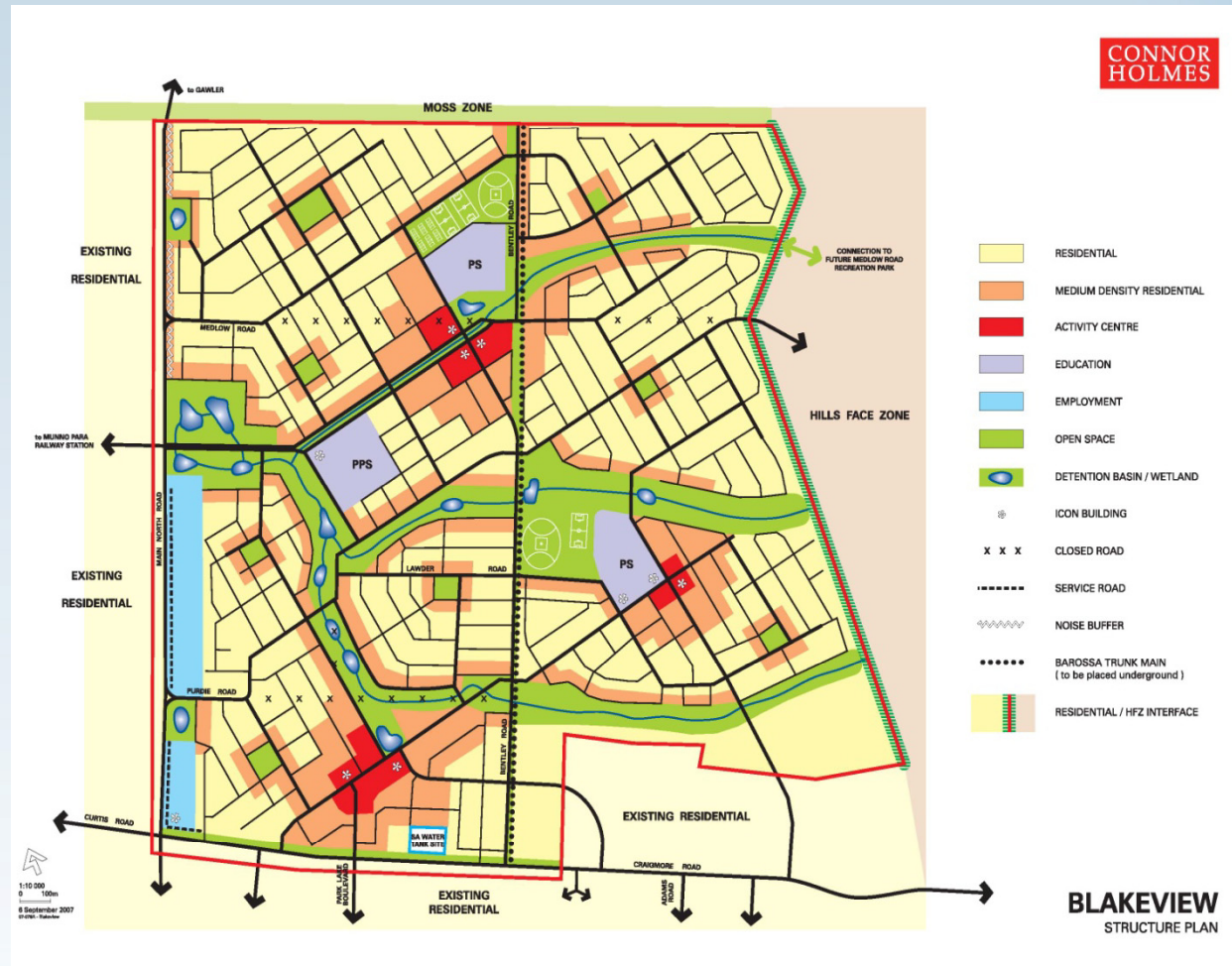
Land Management Corporation. Delivering places for people.



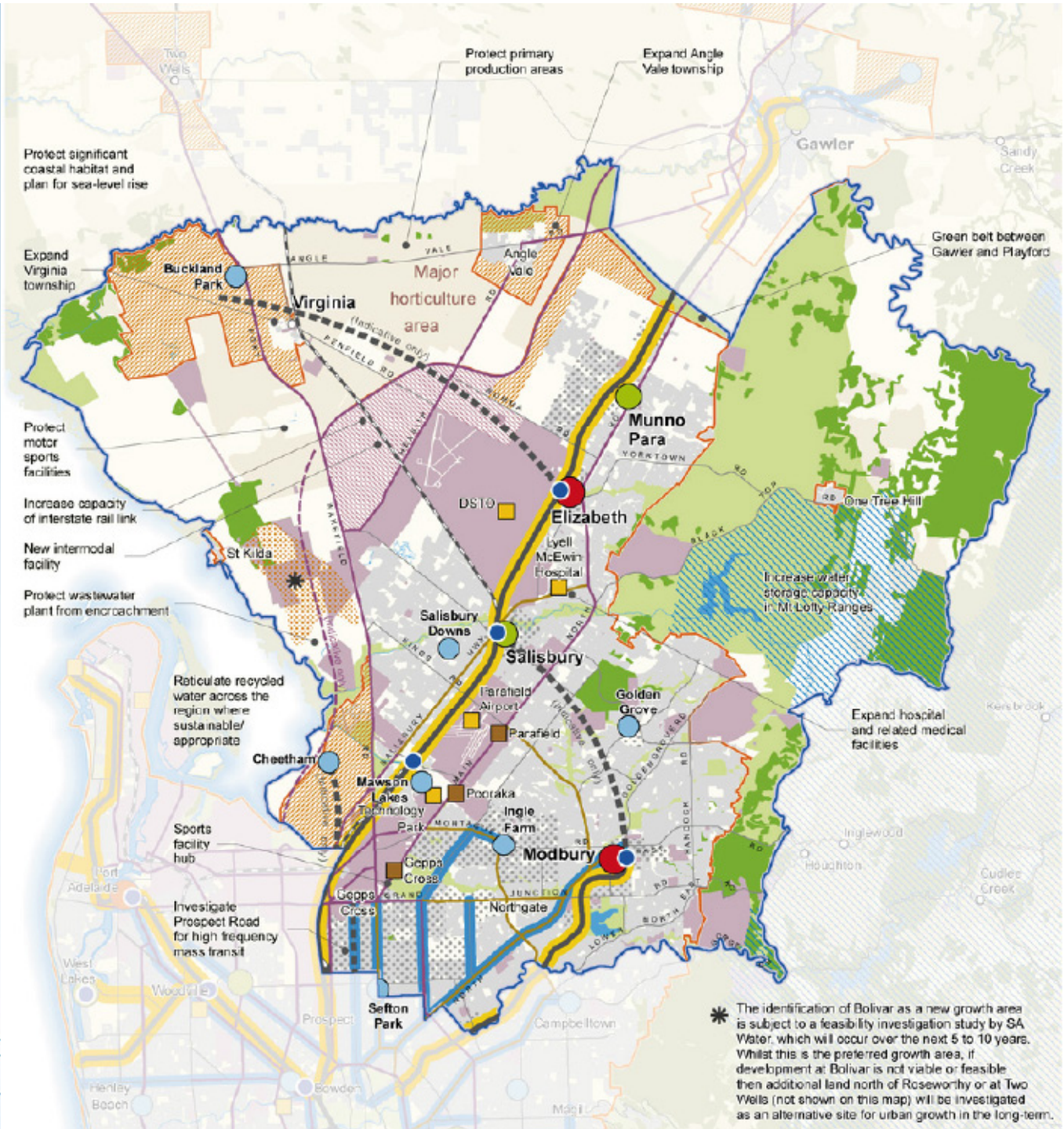
What's Next



- Blakeview Revised Structure Plan
- Blakeview 3



30 Year Plan for Greater Adelaide

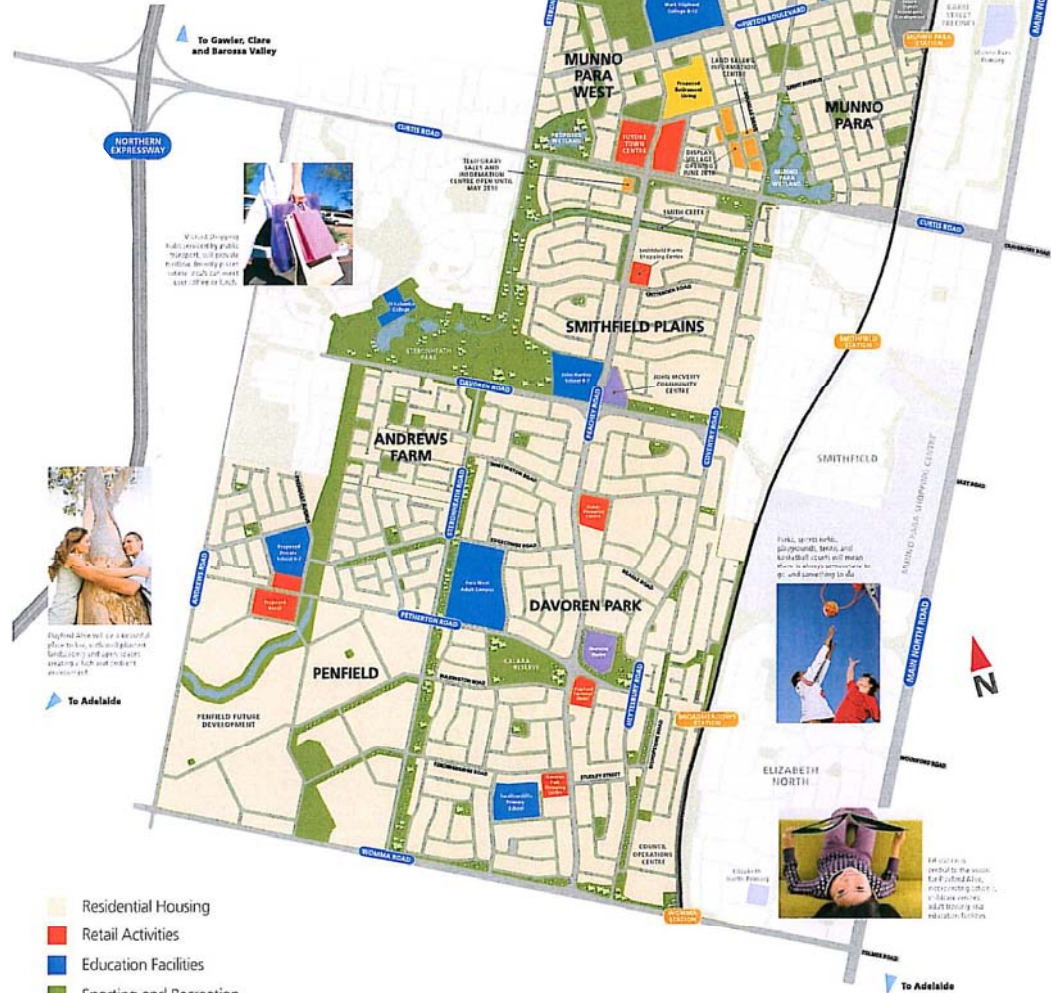


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Workshop designed with accessibility in mind. All projects will include features, including ramps, tactile paving, and more. Visit www.playfordalive.com.au for more information.

Playford Alive will be a great place to live, work, play and learn. It will create a rich and vibrant environment.

Work, play, learn, and live. Playford Alive is a place where you can do it all. Visit www.playfordalive.com.au for more information.

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- Residential Housing
- Retail Activities
- Education Facilities
- Sporting and Recreation
- Proposed Retirement Living Site
- Community Facilities

PLAYFORD ALIVE IS A PARTNERSHIP BETWEEN:

Playford Council | Playford Living Site | Government of South Australia | lmc | Citylink

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