



ACNU CONGRESS
APRIL 2010
Case Study: Mawson Lakes

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Mawson Lakes – History & Governance



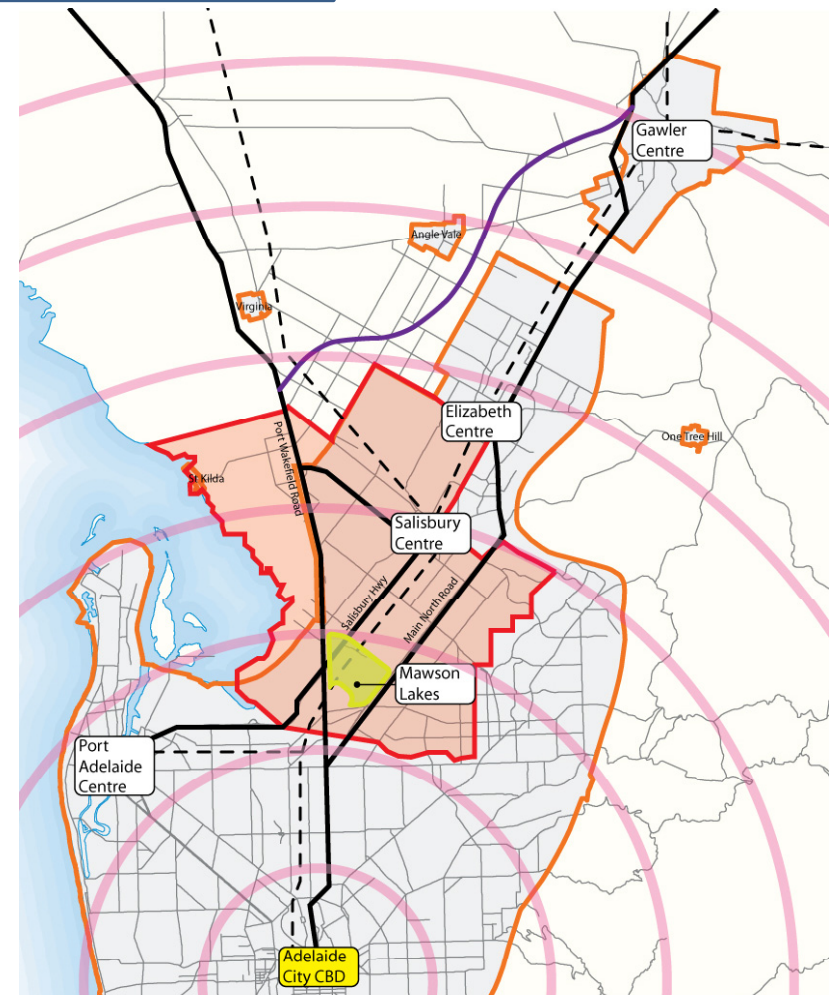
- History
 - Stock paddocks / Technopolis / “Bad Bank” / UniSA
 - Origin as the Multi Function Polis (MFP)
 - Land Management Corporation / Delfin Lend Lease Joint Venture



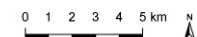
Government of
South Australia



- Project Commitment Deed
 - State / developer commitments
 - UniSA
 - City of Salisbury
- Partnerships and project governance
- Flexible and market responsive planning scheme



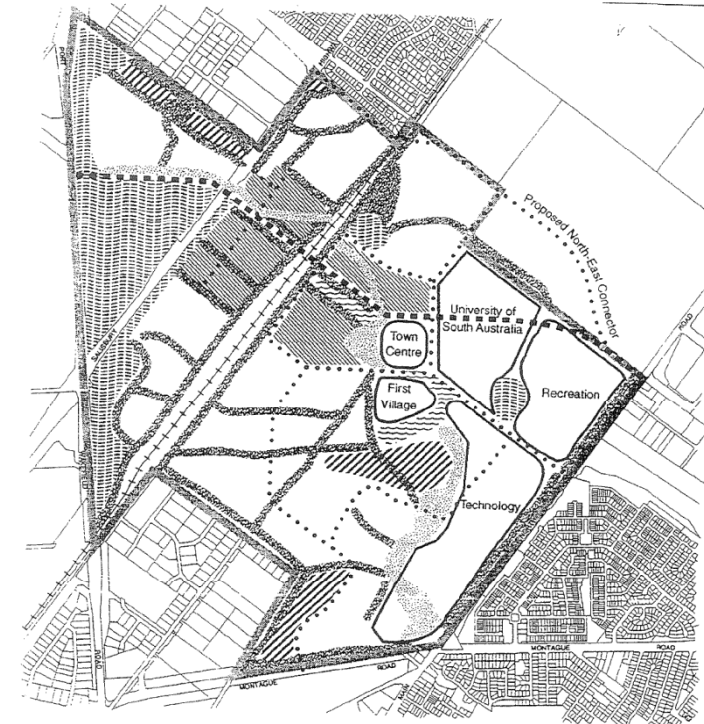
NORTHERN ADELAIDE
March 2010



Mawson Lakes Statutory Framework



- MFP (The Levels) Zone – ML DAC
- Ministerial Rezoning drafted
 - Policy areas, not zones
 - Minimum complying and non-complying uses
 - Facilitate mixed use
- Development approval authority
- Underpinned by non-statutory framework
 - Encumbrances
 - Design guidelines
 - COS Urban Design Panel
 - Master Plans
 - Town Centre
 - Mawson Central
 - University SA
 - Technology Park
- Project Commitment Deed



**SALISBURY (CITY)
MFP (THE LEVELS) ZONE
CONCEPT PLAN
Fig MFP(Lev)/1**

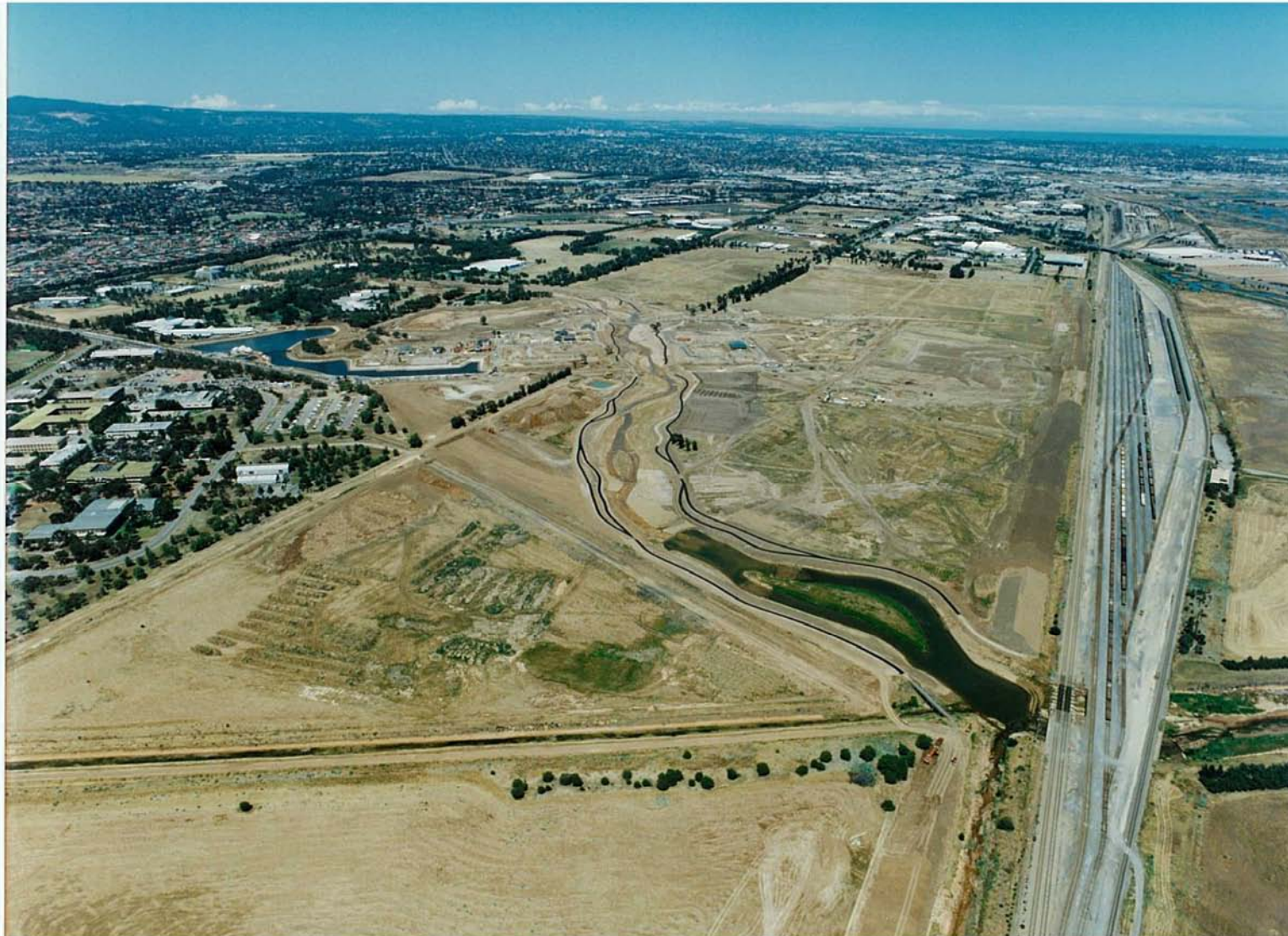
Dragsteal Masterplan – 1997



- 600 hectare site
- 3,800 dwellings
- 12,000 residents
- 5,600 students
- 3,600 jobs
- Town Centre integrated with University
- Mixed Use Precinct and local shops
- Walkable neighbourhoods and inter-connected streets
- Housing choice and increased density
- Integrated open space network (recycled water, wetlands)
- Public transport



Aerial Photo – early 1998



Aerial Photo – mid 2009



Mawson Lakes – From Plans to Place



Main Street Town Centre (Stage 1)



Mawson Lakes – From Plans to Place



Mixed Used Precinct (Mawson Central)



Mawson Lakes – From Plans to Place



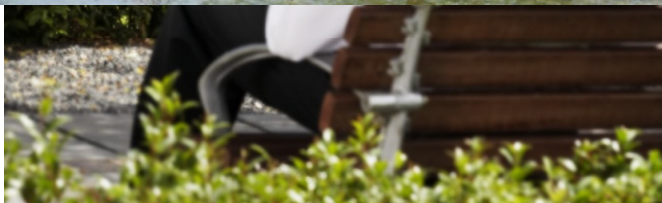
Walkable Neighbourhoods



Mawson Lakes – From Plans to Place



Integrated open space



Mawson Lakes – From Plans to Place



Housing Choice and Diversity



Mawson Lakes – From Plans to Place



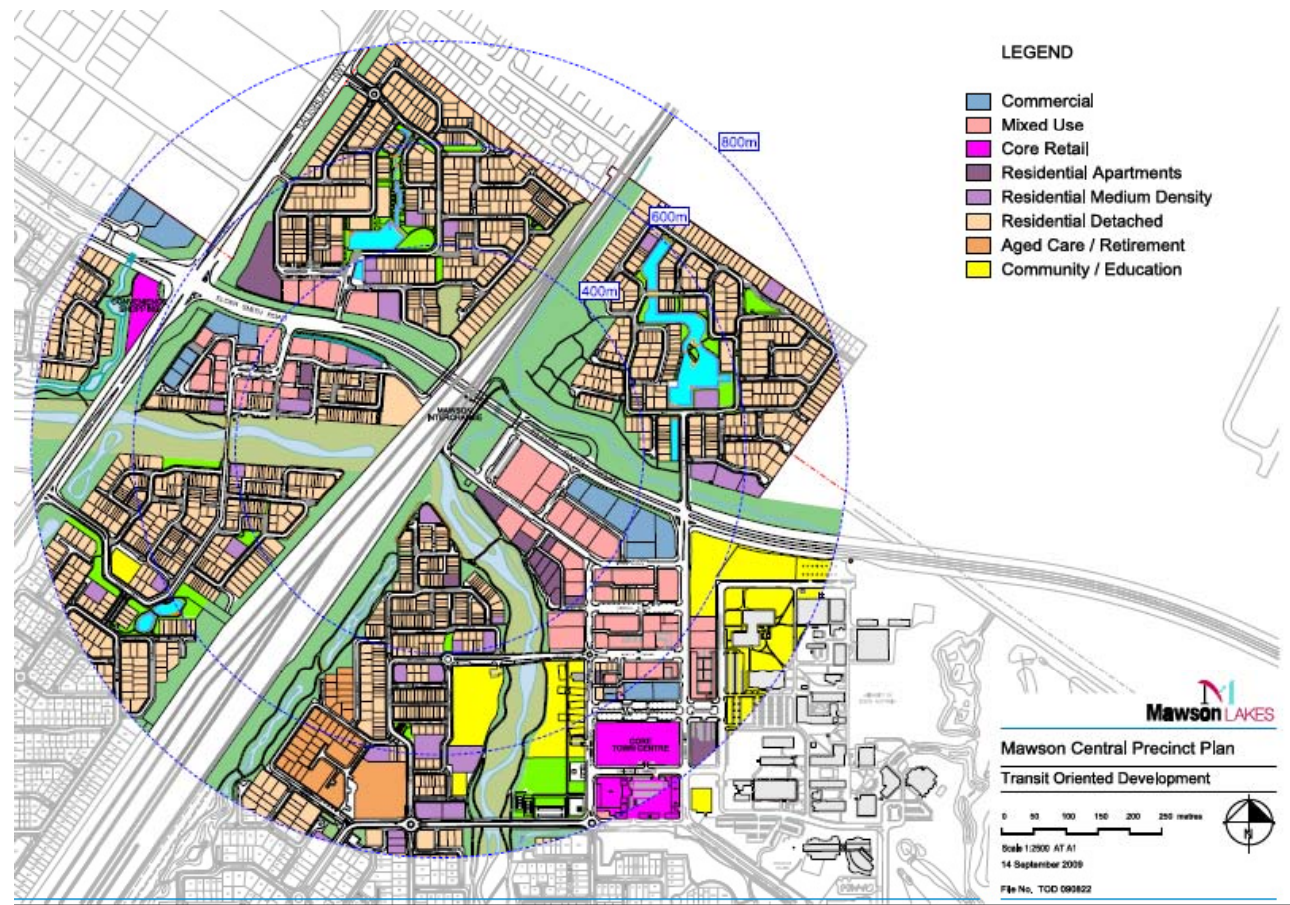
Public Transport



Mawson Central – Transit Oriented Development



- Approx 2,400 Dwellings:
Over 1,100 apartments
- Density: 30 - >110 dwellings per hectare nett
- Current commercial floor space: 24,500 sqm (approx 19,000 sqm office; 5,500 sqm retail)
- 9,000 sqm stage 1 town centre (stage 2 approx 13,000 sqm)
- New jobs: 110 new businesses opened since 2003



Mawson Central – Interchange Site



- JV and CoS argued for reduction in interchange car parking
- Vision to deliver mixed use development to the door step of the interchange with multi-deck car parking
- Interim arrangement between JV, CoS and DTEI to provide at grade car parking until full development potential can be realised



Mawson Central – 2009



Mawson Central – 2009



Mawson Central – 2009



Mawson Central – Meeting Market Needs



- Not just a case of “build it and they will come”
 - Project Partnership
 - BDA
 - Marketing campaign
 - Staging and critical mass
- Fine grained mixed use
- Commercial office
- Apartment living
- Car parking



Mawson Lakes – Lessons Learnt



- Long term sustainability – environmental, social, economic
- Robust and responsive design framework and outcome eg
 - Changes in Government
 - Changes in market / community needs
 - Economic cycles (GFC)
- Integration into the broader Salisbury community
- A model for the future?

