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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

- Project Commitment Deed
  - State / developer commitments
  - UniSA
  - City of Salisbury

- Partnerships and project governance
- Flexible and market responsive planning scheme
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
Original Master Plan – 1997

- 600 hectare site
- 3,800 dwellings
- 9,500 residents
- 5,600 students
- 4,500 jobs
- Town Centre integrated with University
- Mixed Use Precinct and local shops
- Walkable neighbourhoods and interconnected 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 doorstep 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 – 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?