

What will 2017 bring? Here is a look at major developments underway or planned for Adelaide next year

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👤 Staff reporters



An artist's impression of the planned transformation of the Elizabeth CBD, between Playford Boulevard and Main North Rd. Picture: Supplied.

MESSENGER Community News looks at the developments underway in your community and those in the pipeline for the new year.

WEST

Westfield Marion

Westfield opened the first stage of its \$350 million expansion – a new fresh food mall – in August. The development's second stage – due to start late next year – will add about 770 spaces to the second-storey carpark, near the cinema. The development will also include up to 50 new shops on the ground floor in a mall north of the existing one. Stage three, which will add a second first-floor mall, has been approved, but the company has not released a time frame for work to start.

Pet hotel at Adelaide Airport

Pets will be able to watch their favourite TV shows from the comfort of a four-poster bed at SA's first luxury hotel for animals. Work on the \$9 million development has started at Adelaide Airport.

The hotel, scheduled to open in August, will include 32 luxury kennels with wrought iron dog beds, TVs and a private outdoor dog run.

There will also be 168 standard kennels and 62 condos for cats.

The hotel will employ about 65 staff, including kennel attendants and groomers.

Morphettville Racecourse

SA Jockey Club wants land next to Morphettville Racecourse, near Anzac Highway, rezoned to pave the way for apartment buildings up to eight-storeys high.

The apartment and entertainment complex would be modelled on a Hong Kong track and provide housing for up to 2200 people.

A pedestrian bridge over the Glenelg tramline would provide access to the racecourse through a plaza from Anzac Highway, freeing up congestion on Morphett Rd on race days.

West Torrens and Marion councils have asked State Planning Minister John Rau to take over management of the rezoning of the area because it straddles both council areas and the tramline.

The Highway

Excavation work started mid-year on The Palmer group's \$40 million apartment and retail development surrounding Plympton's The Highway hotel. The project's first stage is a \$9 million, four-storey 28-apartment block on Marion Rd. The project, which also includes three more four-storey apartment blocks, offices and a supermarket, was first approved in 2007 but scaled back in 2013.

Sports grounds

Major upgrades are planned for sports grounds across the southwest, including Brighton, Glenelg, Edwardstown and Camden Park ovals. A \$3.5 million BMX track is also planned in O'Halloran

Hill, to be named after Trott Park-raised Olympian Sam Willoughby. Marion Council has also earmarked a \$10 million, two-storey community centre and four indoor basketball courts for Mitchell Park.

Port Adelaide

The State Government is planning a \$280 million redevelopment of 23ha of waterfront land at inner harbour in Port Adelaide.

Under the proposal, 1300 homes would be built across four precincts – 760 houses at Dock 1 and Port Approach (South) which would be built by Starfish Developments, and 500 homes in the North West and Fletcher's Slip precincts, to be developed by Cedar Woods.

Meantime, property developer Hans Ehmman has been given the go ahead to demolish the Fishermen's Wharf Market shed and build a \$200 million complex on the site.

It will include two new apartment buildings and a hotel, which will connect to a heritage exhibition and conference area through a public plaza.

Cruickshank's Corner is also set to become the new home of South Australian construction firm York Civil.

It is refurbishing the former Primary Industries and Resources SA building and will relocate its national headquarters there.

Hotel at former Wigg & Son factory site

Developer PRD Project Management wants to demolish the former ES Wigg & Son factory on Port Rd to make way for a \$120 million apartment, hotel and retail complex.

The project, which would rise up to 10 storeys in parts, exceeds the 8-storey height recommendation for the area and includes space for a microbrewery, restaurant and cafe.

The new complex would include three buildings – one for apartments, another for offices and a carpark, and the third for the hotel.

Airport hotel

Airline passengers will walk directly from a new 165-room hotel into Adelaide Airport's

terminal.

Plans for the \$50 million hotel show the seven-storey building and its road entrance replacing the defunct vehicle northern ramp to the terminal's second-floor check-in area.

Construction of the Atura-branded hotel, mostly sited on the old carpark to the terminal's north, is expected to start in April ahead of an opening in the last quarter of 2018.

About 350 jobs will be created during the hotel's construction and a further 45 jobs when it opens. A walkway will connect the terminal, plaza space and the hotel, just to the north of an existing covered bridge linking the terminal to the multistorey carpark.

NORTH

District Outlet Centre

West Australian developer Devwest Group will build a Harbour Town style shopping centre featuring fashion outlets, homewares and sports stores, and alfresco dining at a vacant block of land along Lawrence Hargrave Way at Parafield Airport.

The 41,000sq m centre is expected to be opened by Christmas in 2017.

It will create about 200 fulltime and 500 part-time jobs for locals in construction and operation, and will take about nine months to build, starting in the first quarter of next year.

Playford Council's Northern CBD

In October, Playford Council began construction of its Northern CBD, which will feature a string of shops, eateries and other commercial properties.

The \$400 million project will feature 10 new buildings at the corner of Main North Rd and Philip Highway, near the Playford Civic Centre, and will also feature free Wi-Fi.

It would be centred around the revamped Prince George Plaza, which will be built at the existing carpark in the Civic Centre, and will also include a 10-storey hotel.

ACH Group's ViTA North

The ACH Group has signed an agreement with Playford Council to build its second aged care centre near the Lyell McEwin Hospital, forming part of the council's Northern CBD.

The \$35 million project will get underway next year and is due to be complete in 2021. It will feature 90 beds, therapy services, mixed accommodation for students and private units.

A university teaching facility comprising placements, student-led clinics and research in areas such as physiotherapy and allied health areas will also be included at the site.

It is expected to create about 1600 jobs, including 500 during construction, 1000 during the lifespan of the development, and a further 120 fulltime roles when the centre opens.

Mawson Lakes Central Plaza

A \$45 million student accommodation complex will be built at Capital St, Mawson Lakes.

The Mawson Lakes Central Plaza, owned by Hot Property Group, is under construction and will feature 80 two-storey townhouses for university students, with about 210 beds in shared rooms.

Rooms would be offered to students studying at the nearby University of SA at Mawson Lakes.

The three-storey building will also feature 11 shops, IGA Supermarket and basement carpark.

EAST

Resthaven redevelopment, Lower Mitcham

Resthaven was given approval to redevelop its nursing home at 48 Smith-Dorrien St, Lower Mitcham, in February. Under the plans, Resthaven will demolish shared rooms and replace them with private rooms with ensuite bathrooms. There will be 11 additional beds at the complex, which already has 110 residents. Work started on the redevelopment earlier this year and is due to be complete in April 2018.

Forage & Feast

South Australian brand Forage & Feast was given the green light to redevelop a derelict Brown Hill Creek property into a gourmet food production site in July. Director Kelly Magor's \$5 million project includes a 40sq m commercial kitchen and a cool room, which Ms Magor hopes to work from by the end of the year. Ms Magor and her husband Tobias Wallace bought the property in 2013. They plan to build their family home on the site, which will also house a paddock-to-plate style cooking school, to open in 2017.

One on the Park, Parkside

Developer Austecvs Pty Ltd was given the go-ahead for a 10-storey apartment building in Parkside, to be built behind the state heritage-listed Carramar House, at the corner of Greenhill Rd and George St. The 65-home, \$45 million project will include 60 one, two and three-bedroom apartments and five townhouses, as well as ground-level offices and a cafe. Construction is expected to begin in July and finish by the end of 2018.

SOUTH

d'Arenberg Cube

D'Arenberg winery's \$14 million function centre that resembles a Rubik's Cube is expected to open at McLaren Vale in April or May.

The centre's top two storeys will be askew from the rest and the top floor will have a 360 degree view of McLaren Vale.

It will have a public tasting room, several bars, a restaurant, private tasting rooms, offices and accommodation, and a wine museum on the bottom floor with eight themed rooms to "stimulate the senses".

Christies Beach

Sam Mercorella Pty Ltd is building a seven storey multi-million development at Christies Beach in the next couple of years.

The Price St building will have offices on the ground floor, 32 apartments and undercover parking. It will be the south's tallest building, replacing Noarlunga House, which stands at six storeys.

Flagstaff Hill

Work will start next year on a \$45 million shopping centre at Flagstaff Hill. Adelaide Development Company will build the two-level shopping complex on Coulter St.

Work is likely to start next year on the project's first stage, which will include a supermarket, liquor store, medical centre and parking.

Noarlunga Downs

A three-storey apartment and retail complex will be built at Noarlunga Downs following approval from Onkaparinga Council in November.

The Serafino Drive development, lodged by Fusco Properties, will have four shops on the ground floor and 23 apartments on the higher levels.

It was approved in 2013 but the developer wanted to vary the plans to cut back on shop space.

CITY

Frome Central

Construction of Adelaide's tallest building will begin in 2017, after the state's planning authority gave the green light to build a 34-storey, 134m-high skyscraper.

The building, at 11-27 Frome St, will include a hotel, student accommodation, residential and

serviced apartments, a cafe and car parking.

It will be 2m taller than the city's existing tallest structure, the Westpac building.

The development, dubbed "Frome Central", will replace comedy club The Rhino Room. Its sister venues, Urban Cow Studio and The Howling Owl, will be kicked out of their premises and the building demolished.

City bikeways

The Frome St bikeway, which has divided motorists and cyclists for two years, will be ripped up as part of the largest single investment in cycling infrastructure in the city's history.

The State Government, with Adelaide City Council, will deliver \$12 million in funding to create north-south and east-west bikeways in the city, and invest in new cycling infrastructure and streetscape improvements, with completion anticipated for 2019.

The north-south route will connect Frome Bikeway from Pirie St through to the River Torrens.

For the east-west route, the council and State Government will investigate options to connect Kent Town to Mile End. Consultation will be undertaken with businesses, residents and property owners next to the proposed bikeways.

Work will begin on the project in 2017.

Riverbank to Market Laneways

The Torrens riverbank and the Central Market will finally be connected by a network of overhauled laneways.

The State Government and Adelaide City Council will each invest \$7.3 million to upgrade Bank St, Leigh St, Topham Mall, Bentham St and Pitt St.

The streets could be closed to traffic, which was a feature of the Leigh St revamp.

The upgrade will include new intersections, paving, lighting, trees, landscaping, street furniture, and public art throughout the corridor, which the State Government estimates is used by 15,000 people a day.

It follows the council in 2016 committing \$200,000 to remove the controversial parklets on Bank St and "redesign and reinvigorate" the street with new furniture and trees.

East End tram extension

The city tramline will be extended along North Terrace to the East End, in a \$50 million expansion delivering the first stage of the AdeLINK tram network.

Adelaide City Council is contributing an additional \$5 million to help fast-track the project, by providing upgrades to the streetscape and the planned East End tram stop.

The extension forms Stage One of EastLINK, with future stages planned through Kent Town to the eastern suburbs. The extension also marks the first stage in the CityLINK loop around the CBD.

In addition, the State Government will extend the city tramline along King William St to the Festival Plaza and buy three new trams, costing \$20 million.