Marion South Plan and Cove Civic Centre

CPTED Presentation

Date 16th October 2014

Main Components of the Marion South Plan

- School largest employer in the area
- Dormitory suburb
- Limited bus services
- No Sunday buses
- No late hour buses
- Highly car dependent

Project Objectives

- Redevelopment of the Mallett Cove Shopping Centre
- Development of a Mallett Cove Civic Centre
- Development of a new collector road linking across Lonsdale Road
- Redeveloping Cement Hill for new housing with the potential for a new (relocated) quarry access road
- A possible buffer between the Limwood Quarry and Perry Barr Road
- Redevelopment of the Mallett Cove Surf Life Saving building as a safe and interpretive centre
- Increasing the total area of land in the Hills Face Zone
- Transferring privately owned Hills Face land into public ownership
- Inclusion of the northern end of Glenthorne in the Hills Face Zone
- Transferring parts of the Field River Valley into public ownership
- Revegetation and development of public trails through the Hills Face

COMMUNITY FORUM
7pm
Wednesday 9 April
To listen to the Community and present information on the Marion South Plan
Main Components of the Marion South Plan

- 300 Additional Jobs
- Linked Local Youth with job agencies
- Strong working relationship with centre owner

Main Components of the Marion South Plan

- Federal, State, Marion Funding
- Shopping centre owner a major contributor
- More direct / new bus service
- Walking/Cycling

Main Components of the Marion South Plan

- No sense of place
- No community ‘Ownership’
- Shops abandoned
- Graffiti
- Burn outs
- Broken windows
- Very poor trading

Main Components of the Marion South Plan

- Floor Area 8000-22000m²
- Has sparked further investment
- Expanded health services
- New Investment still occurring

"Encouraging and supporting community interaction and exchange in recreation, learning and business for all ages. This place connects a diverse group of people."

THE MARKET PLACE...
"its locale, history, culture and community. It is a place that is in tune with the spirit of Hallett Cove, its people and its environment."

**CAPTURING THE SPIRIT...**

"a place that the community can own, shape and influence all day, every day. Where it's good to be a regular"

**THE COMMUNITY'S LOUNGE ROOM...**

"a place that can move with the times, and effortlessly adapt to rapid change without compromising its spirit and key purpose. A space that is there to serve the community."

**RESILIENCE AND FLEXIBILITY**

"Promoting and supporting a diverse range of activities that are well curated and programmed. This place becomes known for the engaging activities that occur there."

**THE ACTIVITY DEFINES THE SPACE...**

**LAND USE**
- Precinct approach
- "We can all see each others' front doors"
- Visibility

**URBAN FORM**
- Discourage movement to external places that are not visible or passively surveyed
BUILT FORM

- Passive surveillance/glazing
- Avoid enclosed spaces/entrapment
- Public Lighting

BUILT FORM

- A busy place
- CCTV to plaza area

- Welcoming to all ages
- Open, multi-purpose and flexible arrangement
- Allows for future alterations
- The Activity Defines the Space
Forecourt
- Gathering place
- Event space
- Formal and informal

Foyer

Questions?

Thank you

marion.sa.gov.au