Hundreds of homes for youth jail site

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EAST TORRENS MESSENGER

ALMOST 300 houses and 100 apartments of up to three storeys would be built at the former Magill Youth Training Centre, under a $550 million plan to redevelop the site.

The plans, which were released for community consultation last week, also include 5ha of open space.

About 15 per cent of the 400 dwellings would be for affordable housing, while the park would include a transit oriented development, playground, walking trails and hiking loops. If approved by the Development Assessment Commission, the redevelopment would be completed in four stages by Devine Limited and Starfish Developments, which bought the site in May.

The developers have set up Woodforde JV Pty Ltd to manage the project.

Woodforde JV Pty Ltd director Damon Nagel said the development would inject activity into the economy.

“The Woodforde development will be unique and has been designed to set a new benchmark for urban design and infill development in South Australia,” he said.

Under the plan, three new access roads — two off Glen Stuart Rd and one off Kanyaire Rd — would be built to accommodate an increase of up to 3200 vehicles per day coming in and out of the development.

The plan for the site, which is on the border of Campbelltown and Adelaide Hills councils, would be assessed by the Development Assessment Commission early next year.

But some residents and the local councils said they were concerned about traffic and stormwater issues.

Edward St resident Ross Millard said there were too many houses being built and the roads would not be able to handle the increased traffic.

“The plans are shocking,” Mr Millard said.

“There is a huge demand on the arterial roads immediately adjacent to the development. We already have problems with school traffic and normal commuting traffic,” Campbelltown Mayor Simon Brewer was supportive of the overall concept but raised concerns that stormwater and traffic issues had not been properly addressed.

“It seems to me that before too long (the) council will have to look seriously at closing Edward St, Olive St and Koongara Ave at Glen Stuart Rd, as these streets will simply not cope with the amount of traffic involved,” Mr Brewer said.

“This will make the Norton Summit/Magill and Mundel/St Bernards intersections even more hazardous.” Adelaide Hills Mayor Bill Spragg was disappointed with the proposed high-density, but “acknowledged the response to the traffic management” within his council’s district.

Consultation on the plan closes tomorrow. Details at: dac.sa.gov.au/publications

School calls for oval’s return

EUGENE BOISVERT
EASTERN COURIER MESSENGER

MERCEDES College is pushing for an oval at the former Glenside Hospital site, earmarked for eight-storey apartments, to be kept as open space.

Principal Peter Daw said the Springfield school was prepared to pay to maintain the oval for its football and cricket teams.

“The school used the oval until 2010 when the State Government announced it would use the site for an expansion of the Frewville shopping centre. Those plans were abandoned in 2013,” Mr Daw said.

“Sport is a really important thing for young people and to be removing space or minimising it where they can play seems to be against everything you read about childhood obesity,” Mr Daw said.

“There are limited sites to play competitive sport and this would not just be for us but for everyone in the community.”

Mercedes’ own oval is not large enough for Australian rules or cricket and since 2010, the school’s teams have been based at Flinders University.

Plans for the 17ha site released last month allow for open space only in the north-western corner, where there is a stormwater basin, and in a strip along Fullarton Rd.

Bath Hotel apartments get the green light

EUGENE BOISVERT
EASTERN COURIER MESSENGER

CONSTRUCTION will start in April on 55 apartments around Norwood’s Bath Hotel after the project was approved by the Development Assessment Commission.

The commission approved the six-storey development on December 3 after last month asking for the developer, hotel owner Tony Franzen, to amend the design of a mock-timber screen between the apartments and the hotel, a canopy over The Parade footpath, and the southern boundary wall facing units on Queen St.

The screen will now have a “softened timber look” and will join a widened veranda over The Parade footpath. This veranda will have the same design and 2.5m width of current veranda in front of Base pizza bar. The southern wall will include a vertical garden with plants on each floor and an irrigation system.

The Bath Apartments went on sale last Tuesday through Connect Developments.

Work is expected to be completed in June 2017.