

The Coming Economic, Building and Population Boom: A vision for Adelaide in the 21st century

FIRST STAGE: THE WESTERN SIDE OF THE CITY

A West Terrace Node for Traffic

With traffic from Port Road in the north west, Sir Donald Bradman Drive from the airport and Anzac Highway and the southern suburbs, West Terrace is the major route into the city. But the parking for these cars need not be in the CBD. Parking stations along West Terrace would capture a large volume of this traffic and a variety of simple transport options, from light rail to hire bikes or a 10-minute walk, will allow simple transport into the Adelaide CBD.

But what is the future of the motor car? Private transport may always have its place but the nature of cars is changing rapidly. The Smart Car may only be the start and future cars may become even smaller, thus removing the need for traditional parking stations. Thus new parking stations should be made convertible, with ramps able to be jacked up so that the stations can be converted into offices or accommodation, or space made available for future vehicle lifts so that the vehicles can be stacked in banks.

Through simple changes such as these Adelaide would become primarily a pedestrian city with emphasis on walkways, bicycle paths and light public transport, with cars needed mainly for residents and service deliveries.

A Pedestrian and Light-Transport City

Because of the major change in transport requirements that parking at West Terrace would bring, pedestrian movement and light transport in the square mile would be dramatically simplified and enhanced.

West Terrace: Adelaide's 21st Century Boulevard

As a result of the economic boom of the 19th century, North Terrace was developed as Adelaide's 19th century boulevard.

With the impending 21st century resources boom in the State's north and the extensive underdevelopment of West Terrace, Adelaide has the unrivalled opportunity to create a world-class 21st century boulevard on its western side, with world-class modern architecture integrated with the existing character precincts between King William Street and West Terrace.

A town plan should be developed for that half of the square mile, with increased building heights allowed in specified areas, particularly West Terrace, in conjunction with quality standards. The increased building heights will allow developers to invest in major projects, while the quality standards, as developed by the Adelaide City Council, will ensure a world-class result. International competitions will be encouraged, supported by Council and the State Government.

The primary focus would be on housing and accommodation, reducing the need for urban sprawl in the outer suburbs and increasing the population density in the city. Location, location, location will ensure that the proximity to the city, together with the view from West Terrace, from the hills to the sea, will be a major attraction for residents. Long-term competitive rental options, with almost no transport costs, will become a highly attractive alternative to an expensive house in the outer suburbs.

Clipsal 500 Seadragon Circuit

A new motorsport circuit with permanent facilities, convertible to other uses through the year. This will relieve the pressure to build in Victoria Park and provide better and more extensive facilities while reducing long-term costs and creating more flexibility for future events.

Grandstands

A combination of permanent and temporary seating around the track, with major stands above and behind the railway lines.

Corporate Boxes

Corporate boxes integrated with the main grandstand and including conference space and room for exhibitions.

Integrated Transport Hub: Interstate and Suburban Rail, Light Rail and Bus

A new hub to be built over the rail lines and the existing interstate terminal, providing links from the overpass at Keswick Bridge through to the grandstands and conference buildings.

Community Health Precinct and Athletes' Village

A redevelopment of the Keswick Barracks will allow a major community health centre as Adelaide's centrepiece of community health facilities, health education and preventive medicine, potentially including emergency facilities to relieve the pressure on the RAH and shorten the trip of patients from the South.

An Athletes Village in the same complex will complement the health facilities and community education and link directly via the overpass to Adelaide's primary sports facilities at Keswick and in the west park lands.

Overpass

A pedestrian and cycling overpass to link Wayville Showgrounds, the community health facilities complex, the Athletes Village, the Keswick race track the Santos Stadium and the west park lands with its own network of ovals and playing fields.

Sports Fields Throughout the West Park Lands

Existing fields, recreational areas and ovals from Greenhill Road to Port Road will receive greater use and hence an increase in viability.

Adelaide's Major Public Space

Ellis Park and associated areas will become Adelaide's major gathering place for major public events, situated between South Australia's largest sporting complex and the spectacular West Terrace 21st century boulevard as the backdrop.

Mile End South

The value of this area would be enhanced by the development of Keswick and West Terrace, resulting in opportunities for investment in new uses such as sports and health-related facilities and low cost accommodation. Thus the developments described would be the spark for overall redevelopment of the western suburbs.