



Construction and urban renewal – sector overview

Northern Adelaide has many significant strengths upon which to build, from high-end engineering capabilities, hubs of health, defence and technology, centres of research excellence and a growing horticulture, food processing and distribution sector. All of these and more will be crucial to the region's future economic prosperity.

The Northern Economic Plan identifies six key growth sectors that will be pivotal to the region's future.

-  Construction and urban renewal
-  Mining equipment and technology services (METS)
-  Health, ageing and disability
-  Defence
-  Agriculture, food and beverage
-  Tourism, recreation and culture

Construction and urban renewal in northern Adelaide

Almost half of Adelaide's new residential land supply is in the northern suburbs. A diverse mix of affordable housing has seen the region remain attractive for first homebuyers, people on low incomes and new arrivals.

Northern Adelaide's population has grown at almost twice the state average over the past decade and continues to be one of the fastest growing areas of the state.

Well-planned regional land use, transport infrastructure and urban design have been successful in attracting new residents to the north and continue to do so.

There are substantial new greenfield residential developments either planned or under way in northern Adelaide and significant areas of existing housing stock that require renewal and revitalisation.

The State Government committed \$25 million to northern housing renewal in the 2015-16 budget and more recently commitment has been made to build 1,000 new SA Housing Trust homes in 1,000 days across the state. These commitments contribute significantly to the Northern Economic Plan strategy of creating short term jobs through renewal, construction and infrastructure.

Renewal projects are also identified in the city centres of Playford, Salisbury and Port Adelaide. These centres are easily accessed by public transport and major arterial roads and provide a mix of retail, commercial, government, administrative, entertainment, recreational and regional community facilities. Public engagement during preparation of the Northern Economic Plan indicated these centres are highly valued by their communities. Future growth of these centres is likely, providing walkable areas for living, working and playing.

Efficient transport and good distribution is necessary for any competitive regional economy. Northern Adelaide already contains a number of major distribution centres including Coles and Woolworths and other food companies that are reliant on good road networks. The SCT Logistics facility at Penfield is also a major hub for road and rail freight haulage and is set to grow with new investment.

Major transport-related projects such as the Northern Connector and Gawler East Collector Link Road will create more efficient road networks and will provide immediate and significant construction job opportunities.

What's next?

Construction, urban renewal and infrastructure will play a central role in revitalising northern suburbs and town centres, providing shorter term jobs and providing a long-term platform for economic investment.

Northern Adelaide is expected to continue to account for a large proportion of greater Adelaide's residential housing growth within the short to medium-term, with land proposed for large scale greenfield development accounting for almost 50 per cent of Adelaide's residential land supply.

Urban renewal projects, new urban developments and engineering projects will offer jobs in the construction industry and the improvement of infrastructure which will service the businesses and industries of the future.

Future directions

The construction sector is one of the major sources of employment for northern Adelaide residents with almost 3,200 construction firms in the region. Maintaining construction activity in northern Adelaide is important not only for job creation but also to house the growing population in new and existing urban developments.

On-going re-generation of the city centres of Playford, Salisbury and Port Adelaide will provide employment opportunities and lay a foundation for future growth.

Upgrading ageing Housing SA stock and physical and social infrastructure such as community centres, parks and gardens, community spaces and the building of transport oriented developments (TODs) will improve the region's confidence and image while at the same time providing opportunities for shorter term job creation.

Opportunities

- The proximity of the Playford, Salisbury and Port Adelaide City Centres to public transport access means they are ideally placed for more intensive commercial, recreational, retail and residential development.
- Housing renewal in the region is already underway with state and council support, and new urban development is continuing in areas including Blakes Crossing and Playford Alive, Eyre at Penfield and Almond Grove at Munno Para with future development being planned at Buckland Park (Riverlea).
- 40 hectares of waterfront land has been released to the market as part of the Port Renewal Project which provides significant opportunity for residential and commercial development in the region.



COMMITTED

\$25 MILLION

TO HOUSING



ALMOST 50%

ADELAIDE'S

LAND SUPPLY



GROWN AT

ALMOST 2x

SA AVERAGE

- Gillman Industrial Precinct in the Port Adelaide area is expected to provide more than 5,000 jobs when complete, from logistics for renewable energy installations, mining services, small and medium industrial services and waste recovery processes. The Australian freight industry is expected to double by 2020 and triple by 2050.
- Major transport-related projects in northern Adelaide include the recently announced Northern Connector and Gawler East Collector Link Road that will create more efficient road networks and provide immediate and significant construction job opportunities for residents.
- Additional construction programs for industrial developments are in progress including bulky goods and distribution centres, as well as new entries into the supermarket and hardware sector.
- All of these developments have an opportunity to apply global thinking and technology, particularly in regards to sustainability. Regions with such developments will be better able to respond to future scenarios of climate change, extreme weather conditions, energy shortages and environmental degradation.

Skills in demand

Some of the jobs that will be in demand in northern Adelaide as the construction and urban renewal sector grows:

Truck drivers
Electricians
Carpenters and joiners
Bus and coach drivers
Plumbers
Construction managers
Automobile drivers
Couriers and postal deliverers
Painting trades workers
Building and plumbing labourers
Plasterers
Architectural, building and surveying technicians
Earthmoving plant operators
Transport and despatch clerks
Bricklayers and stonemasons
Concreters
Delivery drivers
Supply and distribution managers
Wall and floor tilers
Gardeners
Forklift drivers
Storepersons
General clerks
Train and tram drivers

Source: ABS Census for 2011, Department of State Development

If you would like to find out more information about the skills needed in South Australia, and training options that are available, call the Skills and Employment Infoline on **1800 506 266** or visit **www.skills.sa.gov.au**

Find out more

30 Year Plan for Greater Adelaide outlines how the South Australian Government proposes to respond to population growth, demographic change and an evolving economy, visit www.dpti.sa.gov.au/planning/30_year_plan

Renewal SA provides an integrated approach to urban development and renewal on behalf of the Government of South Australia, visit www.renewalsa.sa.gov.au





Northern Economic Plan

For further information about the growth sectors and projects being undertaken in northern Adelaide, to learn more about the Northern Economic Plan or if you have a new idea, or want to partner in an existing project, visit www.looknorth.com.au

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