CAMPBELLTOWN
CITY COUNCIL

CHARACTER ANALYSIS OF THE CITY OF CAMPBELLTOWN



View from Black Hill, Athelstone to the River Torrens

Prepared by the City of Campbelltown
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CHARACTER ANALYSIS OF THE CITY OF CAMPBELLTOWN

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Campbelltown suburbs

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ATHELSTONE

Location

Athelstone lies to the north west of the Council area, east of Stradbroke and Schulze Roads and north of Montacute Road, and is bounded by Black Hill Conservation Park (in the Adelaide Hills Council area) to the east and the River Torrens to the north which marks the boundary with Tea Tree Gully Council. Gorge Road is the most eastern gateway to the City of Campbelltown.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

Athelstone covers an area of 622 hectares, the largest suburb in the City of Campbelltown, covering 25% of the council area. The land south of Gorge Road between Stradbroke Road and Wadmore Park, falls gently from south east to north west. Further east however the gradients are significantly steeper. A number of small watercourses channel down gullies through to the river. While most soils in the council area are reactive, the flatter area of land between River Drive and the Athelstone Recreation Reserve has a particular concentration of extremely reactive black earth soil, similar to that found in the eastern part of Newton.

Athelstone was the site of one of the earliest villages in the area and a number of properties are identified as being of local heritage significance, many of these former homesteads associated with early farming and market gardening interests. Stonehouse Farmhouse on Maryvale Road is of particular interest as one of the earliest remaining buildings in eastern Adelaide, and for the fact that it has maintained its structural integrity. Two Council owned cemeteries exist in Athelstone, the Athelstone Independent Cemetery on Schulze Court and the Pioneer Cemetery on Lymn Avenue.

Athelstone has maintained a relatively high 'greenness' rating over the last 10 years, created by its location adjacent to Black Hill, its Hills Face backdrop and well established treed slopes, the River Torrens Linear Park and the large number of its reserves - double the number compared with other suburbs in the council area.

North of Gorge Road, the River Torrens Linear Park and the Athelstone Recreation Reserve are the largest open spaces, with other significant reserves located on:

- Meath Avenue
- Greenbank Road
- Ryan Avenue (the Lovell Reserve with tennis courts)
- extended open space associated with Fifth Creek (Woodlands Road) and the nearby watercourse to the north (Emerald Court, Gladys Crescent, Greenbank Road and Olive Court).

South of Gorge Road, Wadmore Park and the associated Foxfield Oval (with tennis courts) form the dominant open space with smaller pocket parks on

- Antares Way
- Aveston Avenue
- Bradbrook Road
- Cooinda Crescent
- Demeter Avenue
- Fox Avenue
- Joann Street
- Judith Drive
- Rosemary Avenue
- Seneca Court
- Sharlene Court
- Shepherdson Road
- Tracy Court
- plus additional reserves around watercourses flowing from the Foxfield Estate through Wadmore Park and its extension along the Fifth Creek walking trail.



The 'Tour Down Under' passing through Athelstone

Economy

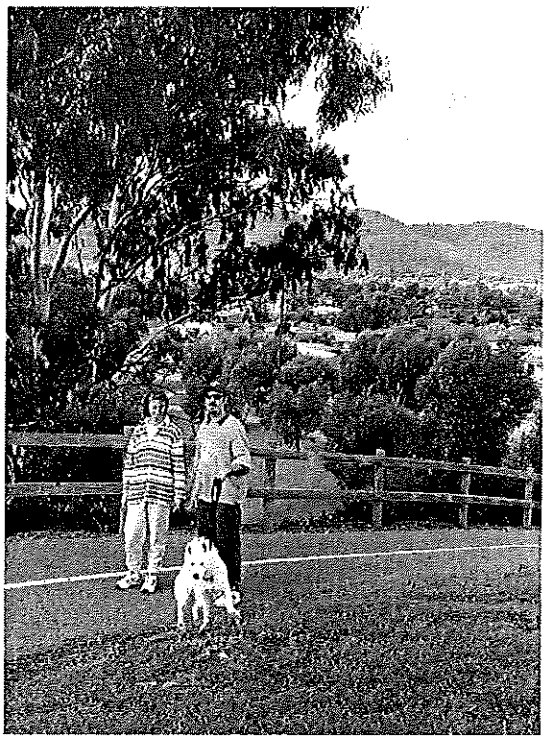
- **zones**
- **shopping**
- **key business/ industry**

Society

- **schools**
- **churches**
- **specialised housing**

Athelstone is exclusively residential apart from the Athelstone Neighbourhood Centre zone with its Woolworths anchor store, the nearby Russell Road Local Centre, a small District Commercial zone marking the Athelstone CFS base, and an Education zone designation for Saint Ignatius' College between Maryvale and Gorge Roads. A Mobil service station with its 'Mobil shop' is located on Gorge Road in the Residential zone.

Athelstone has 20% of the total population of Campbelltown, with an estimated number of 9040 residents. This is more than all the other suburbs in the council area. Community facilities include Saint Ignatius' College and Thorndon Park and Athelstone Primary Schools. A Greek Orthodox Church is located at the Stradbroke Road and Gorge Road intersection, and on Fox Avenue is the Athelstone Uniting Church. There is a branch library and meeting hall in the Athelstone Community Centre, and the Athelstone Community Hall at the corner of Maryvale Road is also available for community use. Sporting and social facilities at the Athelstone Recreation Reserve and the Foxfield Oval are available for booking by the community. There are only a few SA Housing Trust dwellings in the suburb, and no specialised housing for older people has yet been developed.



From the River to the Hills

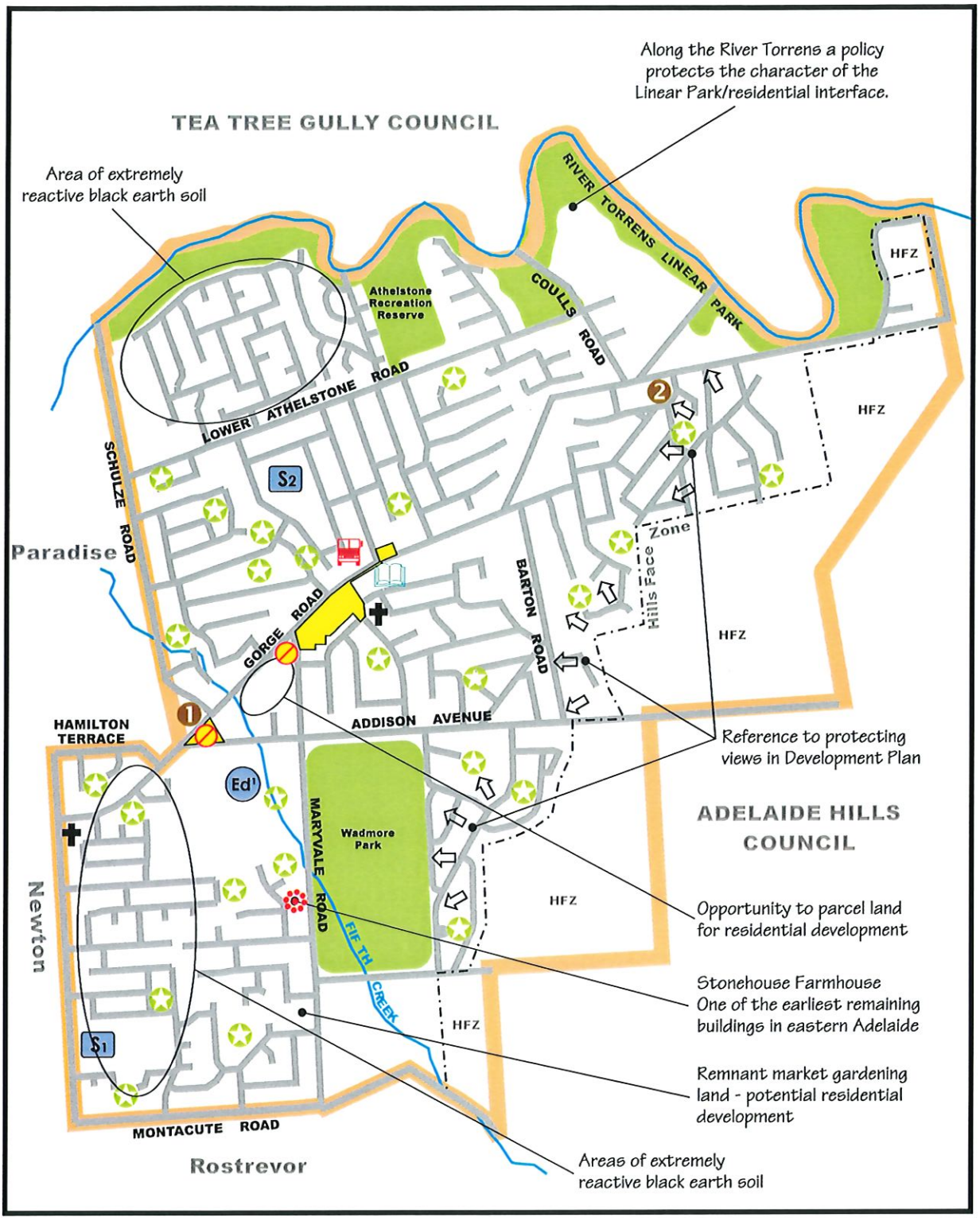
Urban Form

- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

The pattern of development in Athelstone has been similar to the adjacent suburb of Paradise, with the gradual attrition of valuable market gardening land as a response to both residential encroachment and the development of more land for market gardening purposes at Virginia. The land between Schulze Road and Burton Road and its extension north (also south of Gorge Road west of Wadmore Park) was well established in the 1960s. Development also occurred at this time on a rectangle of land west of Joann Street. Only in the last 20 years has the land north of Lower Athelstone Road been built on, with the exception of a small pocket of housing off Coventry Drive, that was again a product of the 1960s. Recent developments have been the elevated areas with views (Foxfield Estate / Prosperity Way) and high value holdings along the Linear Park resulting in the production of some of the highest valued properties in the council area. The special 'Residential (River Torrens)' zoning, put in place to guide development along the river, is to be included in the single Residential zone as that area is now established. Some remaining opportunities for residential development do exist, for example, on Maryvale Road north of Antares Way, and the triangle of land north of Manresa Court.

From 1994 to 1999 17.5% of land division activity in the council area has taken place in Athelstone with 176 new allotments created. Activity over the last 5 - 6 years has seen 474 property sales, 20% of sales in the council area, with an average price increase of 19% over this time.

Athelstone has a gross dwelling density of 5.8 dwellings per hectare which is indicative of the generous open space provision (to some extent necessitated by the gradient of the land) and areas zoned Hills Face. This density increases to a net density of 9.3 when these areas are subtracted. Athelstone has an average occupancy rate of 2.5 people per dwelling, together with Paradise the highest occupancy rate in the council area.


Along the River Torrens a policy protects the character of the Linear Park/residential interface.
TEA TREE GULLY COUNCIL
Area of extremely reactive black earth soil
RIVER TORRENS LINEAR PARK
Athelstone Recreation Reserve
COULLS ROAD
HFZ
LOWER ATHELSTONE ROAD
SCHULZE ROAD
S2
Paradise
GORGE ROAD
BARTON ROAD
Hills Face Zone
HFZ
HAMILTON TERRACE
ADDISON AVENUE
Reference to protecting views in Development Plan
Ed1
MARYVALE ROAD
Wadmore Park
ADELAIDE HILLS COUNCIL
Newton
HFZ
Opportunity to parcel land for residential development
FIFTH CREEK
Stonehouse Farmhouse One of the earliest remaining buildings in eastern Adelaide
HFZ
S1
Remnant market gardening land - potential residential development
MONTACUTE ROAD
Areas of extremely reactive black earth soil
Rostrevor
0 250 500
metres
Ed1 Saint Ignatius' College
S1 Thornden Park Primary School
S2 Athelstone Primary School
1 Athelstone Independent Cemetery
2 Pioneer Cemetery
Athelstone CFS Station
Out-of-Zone shops
Stonehouse Farm
Churches
Shops
Parks & Reserves
HFZ Hills Face Zone
Branch Library
Athelstone

CAMPBELLTOWN

Location

The suburb of Campbelltown lies in the north west of the Campbelltown Council area, bounded by the River Torrens (with the City of Port Adelaide Enfield across the river), Wicks Avenue to the south west (adjacent to the City of Norwood Payneham & St Peters) and Montacute Road to the south as far as Newton Road, which forms the eastern edge of the suburb. Gorge Road runs along the north side and together with Church Road forms the divide between the suburb of Paradise. The Glynde Corner is a major gateway to the City, soon to be enhanced by the Migrant Monument. The 'OBahn' busway and Lower North East Road are major transit corridors across the suburb.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

The suburb of Campbelltown has an area of 348 hectares, covering 14% of the council area. The terrain is relatively flat, and is traversed by Fourth Creek along the southern boundary of the suburb. Some significant trees are located along the watercourse and also in the grounds of Lochiel Park, adjacent to Lochend - the home of the founding father of the City of Campbelltown, Charles James Fox Campbell. Lochend is one of the five places of State Heritage significance in the council area. It is in the ownership of the Council and currently being restored with community support and Centenary of Federation grant funding. A number of established earlier homes and churches contribute to the character and reflect the early growth of the village of Campbelltown.

The Torrens Linear Park, the Geoff Heath Par 3 Golf Course and the land surrounding the Campbelltown Leisure Centre contribute to the 'greenness' of the suburb, however its overall greenness rating is relatively low. The area between Albion Terrace and Cresdee Road is the focus for stage two of Council's 'streetlinks' program which involves planting and infrastructure upgrade.

West of Lower North East Road there are small pocket parks in

- Donald Street
- Elese Avenue
- Elm Grove
- Emery Road (the Hollister Reserve with tennis courts)
- Pamela Avenue
- Raymel Court
- Tranquil Court.

Likewise to the east are found Charlesworth Park and small parks on

- Ballater Avenue
- Florentine Avenue
- Atkell Avenue
- Spencer Street
- Jeffs Street

plus the Old Library Reserve which softens the Newton Road and Montacute Road intersection.



Launch of the fundraising appeal for the Lochend Project

Economy

- **zones**
- **shopping**
- **key business/ industry**

Most retail and commercial activity is focused on Lower North East Road around the Campbelltown Neighbourhood Shopping Centre (with its BiLo supermarket) and the Glynde corner. In addition there are three groups of local shops located in Local Centre zones on Lower North East Road, Clairville Road between Atkell Avenue and Trafford Road, and on Hambledon Road. Four Local Commercial zones on Lower North East Road complement the retail activity. There is also a Local Commercial zone on Newton Road opposite

the Target District Centre. The Council Depot and former Council Chambers are located in a District Commercial zone on Newton Road. The recent relocation of the Brookway TAFE and MFS training centre anticipate the rezoning of the Lochiel / Brookway Park from Education to Residential, the predominant use within the suburb. The residential area west of the 'OBahn' has no local shopping facilities which is an issue to be considered in any future development on the Lochiel / Brookway Park site, with Lochend itself likely to become a significant tourist destination. Maximisation of open space around Lochend is also a key consideration.

Society

- **schools**
- **churches**
- **specialised housing**

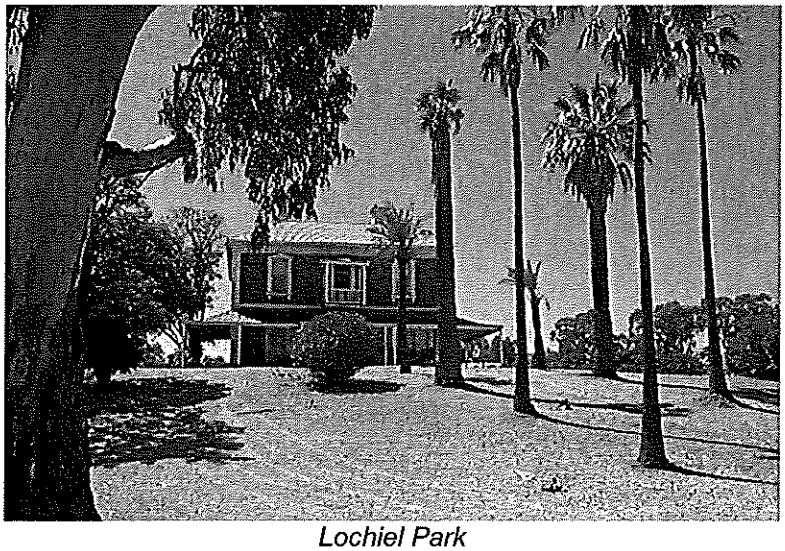
The estimated resident population of Campbelltown is 7063; 16% of the total population. Community facilities within the suburb include the Council owned Campbelltown Leisure Centre, the East Marden Primary School, the Uniting Church on Lower North East Road (of local heritage significance) and the nearby North Eastern Community Hospital. The former Council Chamber on Newton Road operates as a community centre and a venue for the Bahai faith. The Salvation Army is located on Florentine Avenue, and nearby on Hambledon Road is a Jehovah's Witness hall. The Department of Family and Youth Services continues to operate a Behaviour Intervention Unit with residential facilities at Lochiel Park. The SA Housing Trust maintains a strong presence east of Lower North East Road on both sides of Clairville Road; also in several locations in the pocket of land south of Fourth Creek west of Lower North East Road.

Of particular note is the high proportion of age specific housing - 46% of independent living units for older people are in this suburb, notably at Langton Park on Montacute Road, the Grove Retirement Village just south of the Campbelltown shopping centre, Warrina Homes on Hill Street, and an SA Housing Trust complex on Hambledon Road. In addition, 60% of nursing home beds are in the suburb and 33% of hostel accommodation ('Bellara' on Newton Road).

Urban Form

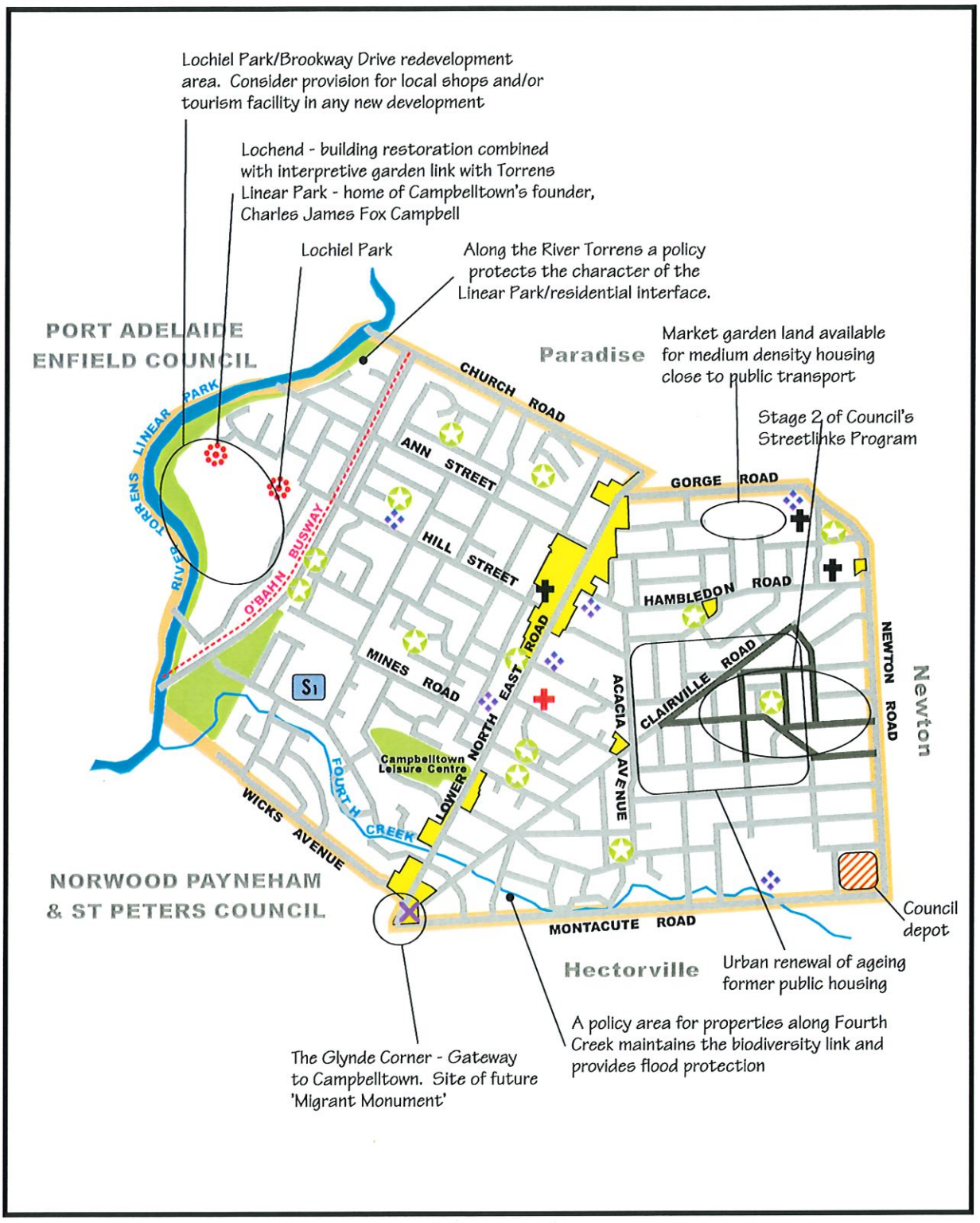
- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

A historical pattern of development close to the River Torrens saw much of the land west of Lower North East Road taken up for orchards and market gardens. This land has been released for residential development more slowly than the land to the east. Nonetheless by the 1970s most of it was developed with the random street patterns reflecting the meanders of the River Torrens as well as ad hoc land release. Earlier development from the 1930s east of Lower North East Road was undertaken on larger blocks which now lend themselves to infill development as older housing comes to the end of its economic life. The renewal activities of the Housing Trust are combining upgrades and demolition, with potential for site amalgamation enabling improved design responses. Vacant land exists on Mines Road and at the rear of a number of properties on Gorge Road. Some older-style residential flat buildings have established along Lower North East Road and Gorge Road. Given the location of the vacant land on Gorge Road - between two main shopping centres and in reasonable proximity to public transport - medium density housing is an acceptable design response in this location.



Lochiel Park

Twelve percent of recent residential sales in the council area have occurred in the suburb of Campbelltown, with an average price increase also of 12% over the last 5 - 6 years. Land division in the same period has realised 74 new titles, 7.3% of the 1018 new titles issued from 1994 - 1999. The Lochiel / Brookway Park site represents a significant development opportunity in the council area. The gross dwelling density in the suburb of Campbelltown is 8.5 dwellings per hectare with an average occupancy of 2.4 people per dwelling. When the open space and Lochiel Park / Brookway Park area is subtracted, a net density of 9.9 dwellings per hectare is achieved.


Lochiel Park/Brookway Drive redevelopment area. Consider provision for local shops and/or tourism facility in any new development
Lochend - building restoration combined with interpretive garden link with Torrens Linear Park - home of Campbelltown's founder, Charles James Fox Campbell
Lochiel Park
Along the River Torrens a policy protects the character of the Linear Park/residential interface.
PORT ADELAIDE ENFIELD COUNCIL
Paradise
Market garden land available for medium density housing close to public transport
Stage 2 of Council's Streetlinks Program
TORRENS LINEAR PARK
RIVER
O'BAHN BUSWAY
CHURCH ROAD
ANN STREET
HILL STREET
GORGE ROAD
HAMBLEDON ROAD
CLAIRVILLE ROAD
NEWTON ROAD
Newton
MINES ROAD
NORTH EAST ROAD
ACACIA AVENUE
LOWER
S1
Campbelltown Leisure Centre
FOURTH CREEK
WICKS AVENUE
NORWOOD PAYNEHAM & ST PETERS COUNCIL
MONTACUTE ROAD
Council depot
Hectorville
Urban renewal of ageing former public housing
A policy area for properties along Fourth Creek maintains the biodiversity link and provides flood protection
The Glynde Corner - Gateway to Campbelltown. Site of future 'Migrant Monument'
0
250
500
metres
S1 East Marden Primary School
North Eastern Community Hospital
Churches
Future Migrant Monument site
District Commercial Zone
Heritage places
Retirement housing
Shops
Parks & Reserves
Campbelltown

HECTORVILLE

Location

Hectorville is the smallest in area of Campbelltown's suburbs, bounded on three sides by secondary arterial roads, Montacute, Glynburn and St Bernards. Reid Avenue defines the southern boundary. At the junction of Montacute and Lower North East Roads lies the Glynde corner, shared with the suburb of Campbelltown and the adjoining Council of Norwood Payneham & St Peters (NPSP), potentially *the* landmark gateway for the City of Campbelltown.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

Hectorville contains 145 hectares of relatively flat land, some 6% of the council area, with Fourth Creek traversing the north west corner through Denis Morrissey Park. Cosford, a place of recommended local heritage importance, is a two storey dwelling, originally the centre of large farm holdings lying adjacent to Fourth Creek. A number of significant trees remain on Binnswood Street and on the Cosford property itself from the early estate planting.

Hectorville has a fairly low 'greenness' rating, and also lacks significant open space easily accessible from most dwellings. Small reserves exist on

- Aysgarth Avenue
- Melba Court
- Henry Street
- Melville Grove and
- adjacent to the small local shopping centre on Hectorville Road.

The landscaped setting of the Nutrimetics factory on Glynburn Road sets a benchmark for light industrial / commercial development.

Economy

- **zones**
- **shopping**
- **key business/ industry**

The area is mostly residential with some convenience shopping available in a Local Centre on Hectorville Road, and on Reid Avenue, corner of Lynette Street in the Residential zone. (Two other Local Centres exist on the south side of Reid Avenue in Tranmere.) To the north east of the suburb on St Bernards Road two petrol stations, BP and Shell, each provide a small shop as part of the 'service', though not zoned as Local Centres. The Glynde Corner to the north west, provides a focus for a number of shops, though most of these are located in the adjacent Norwood Payneham & St Peters Council. The Hectorville side of Glynburn Road has three Local Commercial zones and includes the Mitre 10 hardware store to the north and the Nutrimetrics company in the middle zone, with a small third commercial zone just south of the Hectorville Road intersection. A Neighbourhood Centre zone on the eastern side of St Bernards Road within the suburb of Rostrevor is accessible to people living in the eastern half of Hectorville.



Cosford

Society

- **schools**
- **churches**
- **specialised housing**

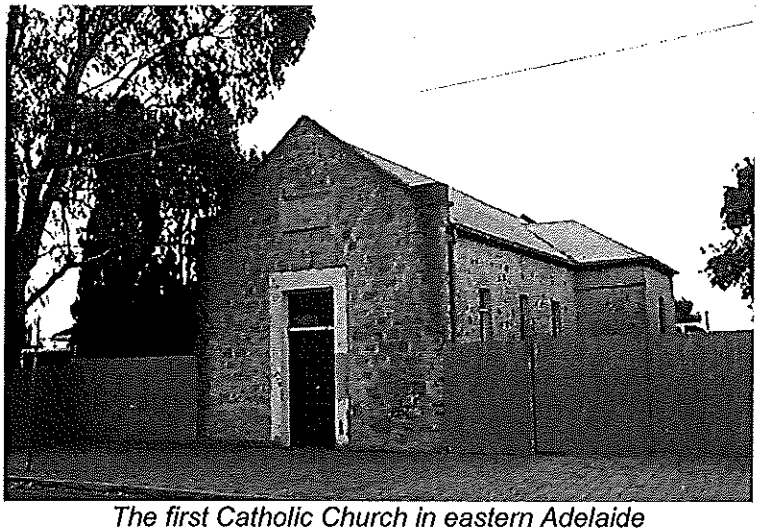
An estimated 3353 people, 8% of the population, reside in Hectorville. Community facilities include Newton Primary School on Montacute Road, St Josephs Primary School between Montacute Road and North Street, and the Hectorville Community Centre on Reid Avenue. The Catholic Church of the Annunciation on Montacute Road is adjacent to St Josephs School. The first Catholic Church to be established on the eastern side of Adelaide also remains on the school site. A second church built in 1917 to cater for the growing congregation continues to be used as a church today. The SA Housing Trust retains a scattering of holdings in Hectorville - some flats west of Hectorville Road, and a number of attached dwellings between Ross Road and Reid Avenue. One SA Housing Trust 'age specific' complex for older people containing 16 dwelling units is located on Hectorville Road. Of note is a concentration of two storey residential flat buildings and strata / community titled dwelling units south of North Street and east of Hectorville Road. Provision of low cost rental housing is a social responsibility well met in this locality, and reasonably close to public transport routes.

Urban Form

- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

Hectorville has evolved an interesting urban form from the original Hectorville village, located around the diagonal Hectorville Road which traverses the rectangle defined by North, South, East and West Streets. Some parcels of remnant agricultural land still offer residential development opportunity east of East Street, and between the extension of Eve Street and St Bernards Road. Other new residential development is likely to occur south west of Ross Road and south of Wembley Avenue, where post war housing attracts a lower valuation and the allotments are adequate in size to allow further division. Land parceling may also be an option.

Over the last 5 - 6 years 76 new titles have been created in Hectorville, some 7.5% of the 1018 new titles created in the council area. Most of these have resulted from incremental 'take up' of vacant allotments. Residential property sales over this time number some 288, about 7.5% of all residential sales. Significantly the average price increase on these sales has only realised a 2% increase in Hectorville. The gross residential density is 11.6 dwellings per hectare, the highest in the council area. When open space is deducted, the density increases to 11.9, still marginally higher than Tranmere at 11 and Magill at 10.9. Hectorville has an average occupancy of 2 people per dwelling.



The first Catholic Church in eastern Adelaide



0 250 500
metres

- S1 St Joseph's Primary School
- S2 Newton Primary School
- Out-of-Zone shops
- Future Migrant Monument site
- Cosgrove
- Retirement housing
- Churches
- Shops
- Parks & Reserves

Hectorville



MAGILL

Location

The suburb of Magill lies east of Tranmere, between Reid Avenue and Magill Road. Magill also extends east across St Bernards Road, south of Moules Road, and further south crossing into the adjoining council area of Burnside. Glen Stuart Road is the eastern edge of Magill and also forms the boundary with the Adelaide Hills Council. The point where Old Norton Summit Road joins Magill Road is the south eastern gateway to the city.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

Magill has an area of 243 hectares, covering 10% of the council area. The level of the terrain is higher east of St Bernards Road, though the slope from south east to north west remains gentle. Third Creek flows from the south east corner across the Nightingale Reserve, through the University of South Australia Magill Campus and along culverts leading to the Gums Reserve. Tucked behind the Nightingale Reserve is Woodforde House, a place of State heritage significance. A number of prominent buildings nearby reinforce the historic character of Magill - the University's Murray House, the Tower Hotel, the Magill Institute (owned by Council and operated as a cinema) and St Georges Anglican Church with its detailed river stone frontage.

Magill has a reasonably high 'greenness rating', attributable to established street trees (and new plantings), the landscaped setting and playing fields of the University, and

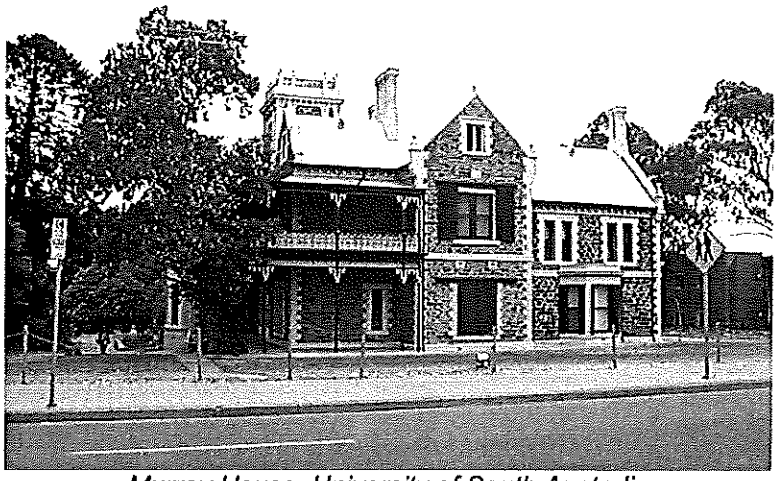
- the Daly Oval (with tennis courts)
- Galloway Reserve
- Murray Park Oval
- Nightingale Reserve (with tennis courts)
- Grandview Grove
- and other small reserves including the Lorne Avenue tennis courts
- Council land associated with watercourse management along Third Creek
- and a detention basin and reserve adjacent to the King George Hall.

A number of significant trees contribute to the character - some of these are along Third Creek, and others are plantings associated with the former Woodforde Estate (south of Church Street) and the former Murray Park Estate (south of Shakespeare Avenue).

Economy

- **zones**
- **shopping**
- **key business/ industry**

Magill is predominantly residential, the earliest land divisions occurring in the late 1870s around the Magill Village which was first established between 1840 and 1850. Early commercial and industrial land uses have continued along Magill Road with a Neighbourhood Shopping Centre at the corner of St Bernards and Magill Roads complementing shopping land uses in the adjacent Burnside Council area. West of the Neighbourhood Centre on Magill Road are two discrete Local Commercial zones; to the east is the Tower Hotel in a Local Commercial zone with a transition to District Commercial at Ballantyne Street. (This area includes the electricity substation.) The intent is to upgrade this edge of the council area with a 'business frontage' and provide a transition to the Light Industry zone bounded by Woodforde and Edward Streets and Vine and Glen Stuart Roads. Galligans Mattresses and Pribetic Glass are two key light industries in this location. Two Local Centres provide convenience shopping and services - one at Finchley Plaza, corner of Arthur Street and St Bernards Road (with an adjacent Local Commercial zone on the corner of Moules Road) and a small Local Centre housing a childcare centre also on Moules Road. The Magill North postal agency is located at Finchley Plaza.



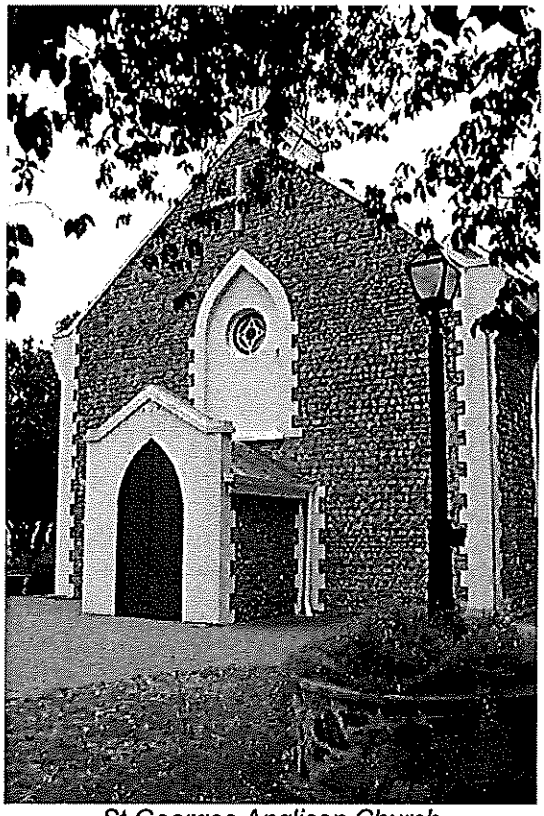
Murray House, University of South Australia

Society

- **schools**
- **churches**
- **specialised housing**

Magill has an estimated resident population of 4929; 11% of the total population. Community facilities include the University, Hectorville Primary School to the north of the Daly Oval, scout facilities in Eton Avenue and adjacent to the Magill Guides Hall on St Bernards Road, the Windsor Cinema (former Magill Institute), Magill Senior Citizens Centre on St Bernards Road, St Marks Catholic Church on Reid Avenue, St Georges Anglican Church and the Magill Church of Christ on St Bernards Road, and the Pilgrim Lutheran Church on Edward Street. The SA Housing Trust has two focal areas for housing provision - one in the former Magill Old Folks Home site off Glen Stuart Road between Church Street and Koongarra Avenue; and a more dispersed presence mainly west of the Daly Oval.

A feature of Magill is the provision of older people's housing in seven locations, in particular Palm Gardens Retirement Village on Reid Avenue (43 units and 19 hostel places) and two Aged Care and Housing Group (ACH) complexes on St Bernards Road, one on the west of St Bernards Road with 77 units and the second on the corner of Murray Avenue with 87 units. In all, 30% of Campbelltown's housing for older people is located in Magill.



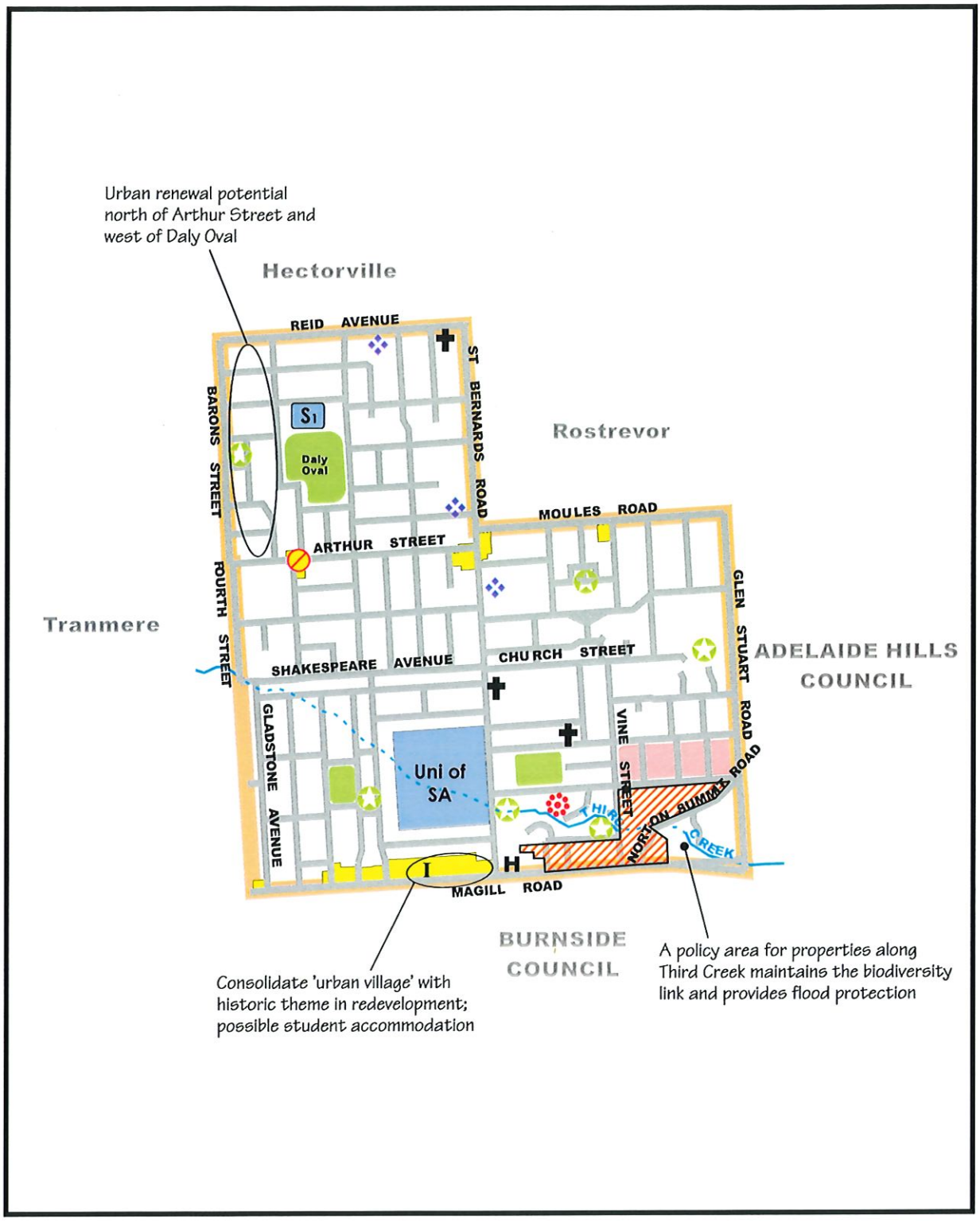
St Georges Anglican Church

Urban Form

- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

Housing form in Magill is marginally denser (smaller average size allotments) than the adjoining suburbs of Tranmere and Rostrevor, particularly south of Arthur Street and west of St Bernards Road. In this locality the 1870s subdivision of the Murray Park estate south of Shakespeare Avenue created 442 allotments and the Finchley Park subdivision to the north complemented this arrangement in the early 1920s. Adjacent to this, the recent Almond Grove division has rehabilitated a former aged care site creating a range of quality housing forms on diverse block sizes, some conventional and some less than 500 sq m. Land has also been amalgamated for new housing at the rear of St Georges Anglican Church.

Land division activity over the last 5 - 6 years has been high in Magill with 193 new titles issued, approximately 20% of all new titles in the Campbelltown area. Sales, too, have been higher than in other suburbs with around 23% of residential sales occurring in Magill. (Sales data however is for the whole of the Magill suburb including a portion in Burnside Council and therefore is skewed.). Average prices have achieved a 19% increase over the same period. Future development in Magill is likely to focus on the locality north of Arthur Street where average property values are lower (under $100,000). The remainder of Magill has a balance of higher and lower valuations. The gross residential density is 10.5 dwellings per hectare; when open space is deducted this increases to a net density of 10.9. Magill has an average occupancy of 1.9 people per dwelling, together with Tranmere the lowest in the council area.



0 250 500
metres

- S1 Hectorville Primary School
- I Magill Institute
- H Tower Hotel
- Light Industry Zone
- District Commercial Zone
- Out-of-Zone shops
- Woodforde House
- Retirement housing
- Churches
- Shops
- Parks & Reserves

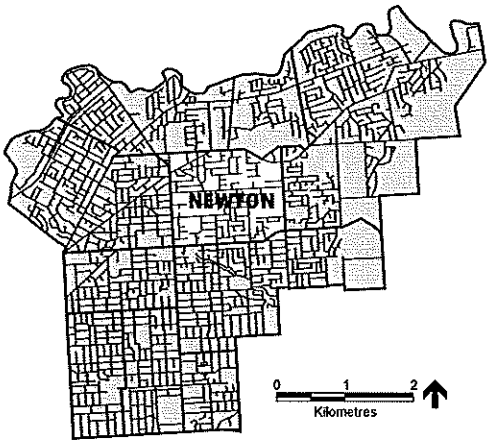
Magill



NEWTON

Location

Newton is the central suburb of Campbelltown, and is bordered by Newton, Stradbroke, Montacute and Gorge Roads. The triangle south of Hamilton Terrace containing the New Reservoir Hotel is also included in Newton, as is the whole of the Target Newton shopping centre. Opportunities exist that are yet unrealised to present this District Centre as a landmark in the physical environment and create a central focus for retail, commercial and community activity. In addition, the corner of Pattinson Road and Redford Street marks the entry to the Light Industry zone, the council's main industrial area.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

The land in Newton, comprising 217 hectares, (9% of the total area) is relatively flat, continuing the gentle gradient from south east to north west, from the hills to the river. Some of the most reactive black earth soils are in the eastern half of Newton. There are no watercourses through the suburb and only a handful of significant trees in Council's road reserves.

Recent tree planting on the surrounding arterial roads will soften the environment, however Newton has the lowest 'greenness rating' of all the eight Council suburbs, partly a result of the Light Industry zone and the expanse of bitumen car parking surrounding the Target shopping centre. The Newton Sportsground and vacant market gardening land on Stradbroke Road do contribute to the 'greenness' and small pocket parks are to be found on

- Liascos Avenue
- Lauretta Street
- Laura Drive
- Graves Street (corner of Flinders Parade and rear of Julie Court, providing a buffer from the adjoining Light Industry zone as also does a Woodley Avenue strip)

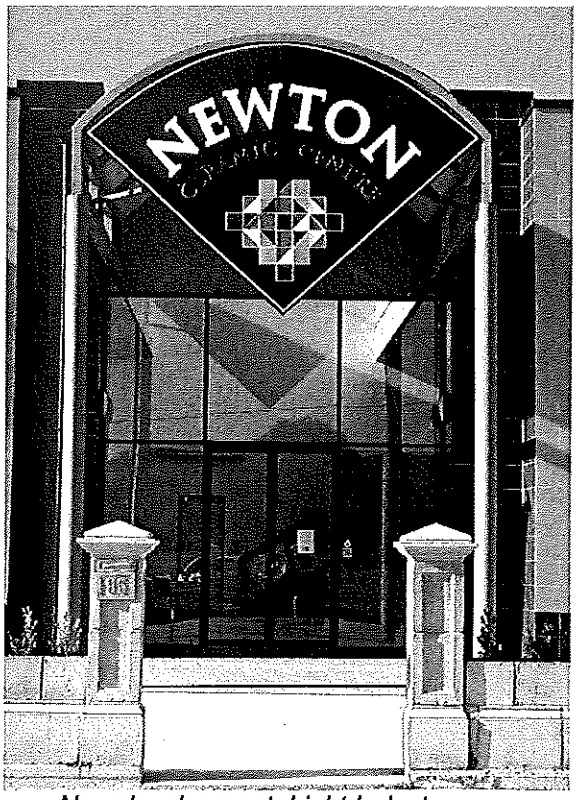
- Rosedale Court
- Playford Road (tennis courts)
- Oakdale Avenue
- Wessen Street
- Farmer Street
- Anderson Court
- Padova Court.

There are only three identified places of local heritage significance.

Economy

- **zones**
- **shopping**
- **key business/ industry**

Newton contains the area's main retail and industry focii. The District Centre (with its Target anchor store) lies at the north west corner, with a thriving Neighbourhood Centre (Newton Coles) at the south east corner. A small Local Centre sits at the south west corner. Council's Library is located in a Community Administration zone opposite the Council offices. Some 20% of Newton is zoned Light Industry where Bianco (building supplies) and Codan (electronics / telecommunications) have a significant presence. A bus transport depot has recently established and the zone also contains Council's waste transfer depot. Two telecommunications towers are sited in this zone. A Local Commercial zone in the north east corner contains the New Reservoir Hotel. The remaining and dominant land use within the suburb is residential.

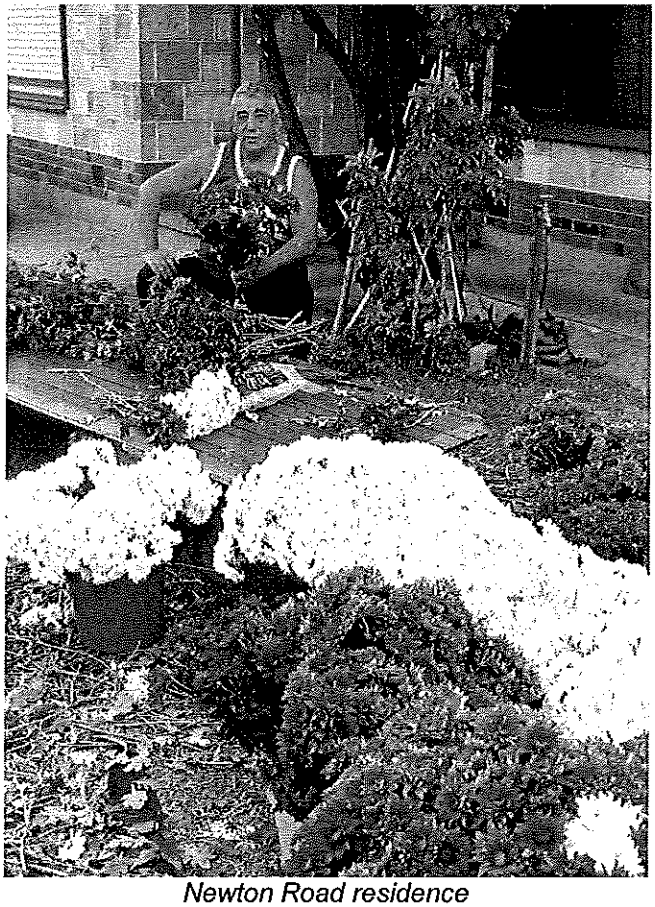


New development, Light Industry zone

Society

- **schools**
- **churches**
- **specialised housing**

An estimated 4236 people reside in Newton; 10% of the total population. Community facilities in the suburb include the Library, an adjacent ambulance depot, child care centre and guide hall, the St Francis of Assisi Catholic Church (a newer building which contributes to the local heritage character) and primary school. The site of the former Campbelltown High School has been redeveloped for housing with the new Charles Campbell High School now in the suburb of Paradise opposite the Target shopping centre. The SA Housing Trust has a presence behind the library with a 10 unit older people's housing complex. The Aged Care and Housing group also has administrative offices adjacent to the library.



Newton Road residence

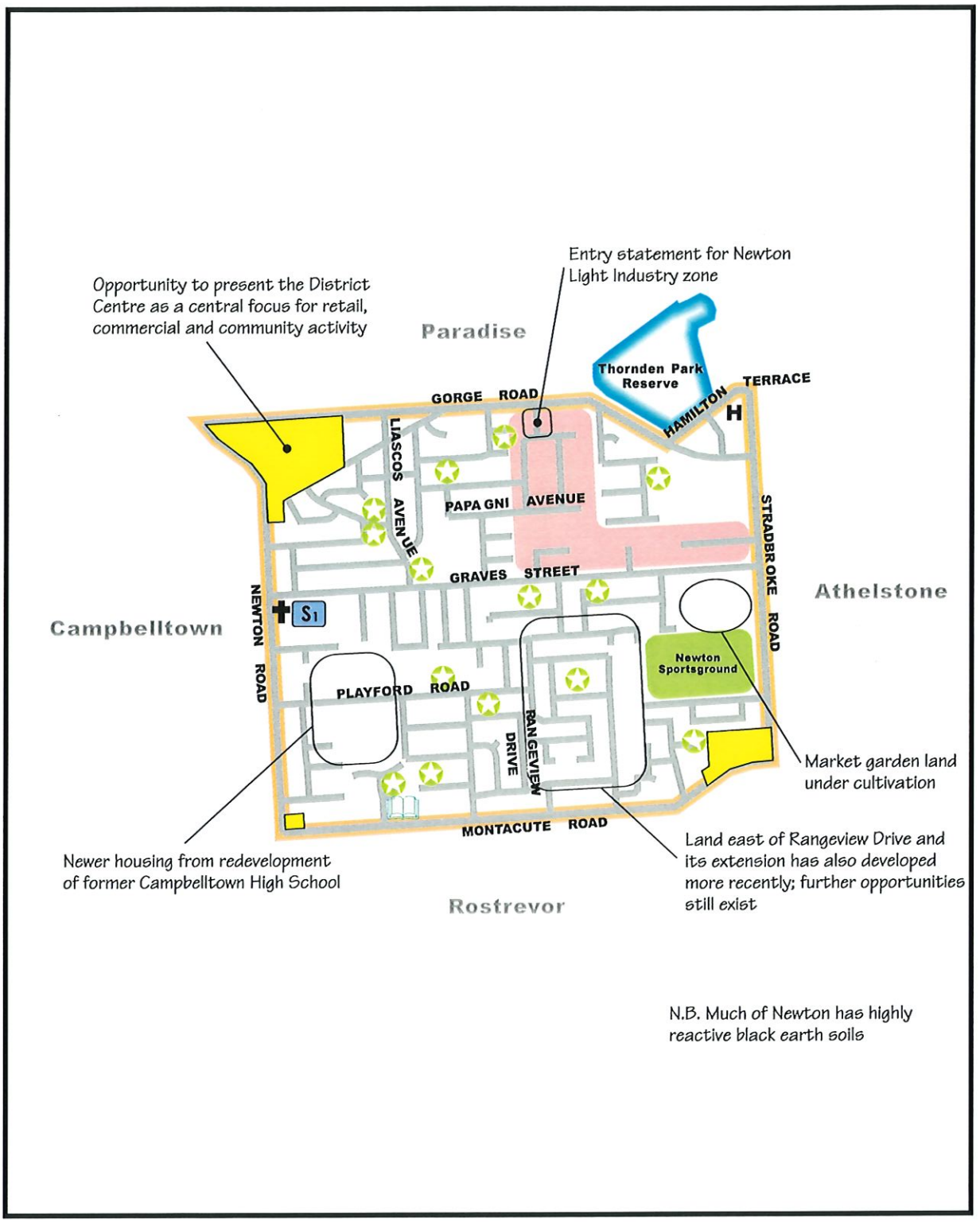
Urban Form

- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

Newton's housing developed incrementally from the division of small farms from the 1950s. The land east of Rangeview Drive and its extension was retained as market garden holdings into the 1970s with a few large parcels still remaining. The last 15 years have seen the full take-up of land in the Light Industry zone and the development of a diverse mix of dwellings and allotments on the former Campbelltown High School site.

Land division from 1994 to 1999 has seen 211 new titles created in Newton - 21% of land division activity in the council area, greater than Magill and Athelstone which have the next highest number with

20% and 17.3% respectively. Turnover of property has not been so high with 8% of sales in Newton over the last five years, however the average price increase during in this period is 24%, the highest increase in the council area. Newton has a gross dwelling density of 9.1 dwellings per hectare with an average occupancy rate of 2.1 people per dwelling. When open space is deducted the net density increases to 9.8 dwellings per hectare.


Opportunity to present the District Centre as a central focus for retail, commercial and community activity
Entry statement for Newton Light Industry zone
Paradise
Thornden Park Reserve
GORGE ROAD
TERRACE
HAMILTON
H
LIASCOS AVENUE
PAPA GNI AVENUE
STRADBROKE ROAD
GRAVES STREET
Athelstone
Campbelltown
NEWTON ROAD
S1
Newton Sportsground
PLAYFORD ROAD
RANGEVIEW DRIVE
Market garden land under cultivation
MONTACUTE ROAD
Newer housing from redevelopment of former Campbelltown High School
Land east of Rangeview Drive and its extension has also developed more recently; further opportunities still exist
Rostrevor
N.B. Much of Newton has highly reactive black earth soils
0 250 500
metres
S1 St Francis of Assisi Primary School
Campbelltown Library
Light Industry Zone
H Reservoir Hotel
Churches
Shops
Parks & Reserves
Newton

PARADISE

Location

Paradise lies between the suburbs of Campbelltown and Athelstone with the River Torrens forming a northern boundary with the adjacent Councils of Port Adelaide Enfield and Tea Tree Gully. Church Road, Gorge Road, Hamilton Terrace and Schulze Road separate Paradise from its adjoining suburbs, while Lower North East Road and Darley Road are key gateways into the council area. At their junction the Campbelltown Memorial Oval corner is a focal node for community notices that also mark the Council's presence in the community.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

Paradise has an area of 358 hectares; covering 15% of the council area. The land gently falls from south east to north west with flatter areas to the centre and west of the suburb. The River Torrens is the recipient of a number of stormwater outlets as well as Fifth Creek after its passage through the Torrens Valley Sportsfield. Trash racks, settlement reed ponds and a 'gross pollutant trap' at Alder Street help protect the river environment. Alluvial soils close to the river led to the establishment of this area as the prime market gardening area of Adelaide up until the 1960s.

With the River Torrens Linear Park (and its continuous walking / cycle path, skatepark and BMX track), Campbelltown Memorial Oval, Thorndon Park and the Torrens Valley Sportsfield (with tennis courts), Paradise is well served with open space and recreation facilities and along with Athelstone has maintained a relatively high 'greenness' rating over the last 10 years. A walking trail is established along Fifth Creek, and reserves from Tracy Avenue to Heather Court and along Woodlands Road enable a continuous link on either side of the Torrens Valley Sportsfield. Other smaller reserves are found on

- Pitt Street
- Leewood Road
- Walker Avenue
- Appollo Avenue
- Moseley Road
- Urban Avenue
- Greenwillow Avenue
- Grantham Grove.

The dwelling 'Lyndhurst' is on the State Heritage Register and there are a number of significant trees associated with this property. A number of other houses and cottages contribute to the character and history of the area, most associated with rural / market gardening land holdings. The cottages on Lower North East Road were part of the earlier village of Newenham which housed workers involved in the surrounding market gardens and in the construction of the Thorndon Park Reservoir, now in the care of Council and a place of local heritage significance.

Economy

- **zones**
- **shopping**
- **key business/ industry**

Paradise is predominantly residential with three Local Centres providing convenience shopping on Lower North East Road. Residents in the west of Paradise also have access to the Campbelltown Neighbourhood Centre, those in the middle can visit the Target Newton District Centre, while those to the east are near the Athelstone Neighbourhood Centre. There are also two Local Commercial zones on Lower North East Road, one housing the Paradise Hotel and the other Paradise Motors. A separate Education zone exists for the Charles Campbell High School on Gorge and Campbell Roads, opposite the District Centre zone. Some smaller market gardening enterprises continue to exist, on Avenue and Silkes Roads in particular. The Paradise Interchange of the 'OBahn' busway, located west of Darley Road, allows efficient park and ride transport access to the centre of Adelaide and Tea Tree Plaza.



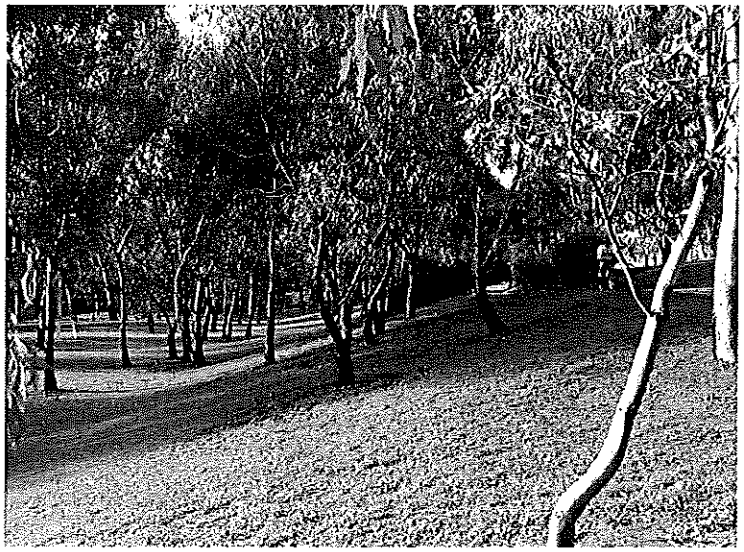
The 'Obahn' busway

Society

- **schools**
- **churches**
- **specialised housing**

An estimated 6121 residents live in the suburb of Paradise, 14% of the total population. Education facilities include the Charles Campbell High School and adjacent Campbelltown Primary School, and the Paradise Primary School on Silkes Road. St Martin's Anglican Church and Cemetery on Gorge Road have local heritage importance. The largest church facility in the Council area is the Paradise Community Church (Assemblies of God) complex off Darley Road at the rear of the Campbelltown Memorial Oval, which includes an education facility. The Oval itself houses a range of facilities including a Community Hall, Senior Citizens and Sports Club, the Glen Roy Scouts, and the East Torrens District Cricket Club. At the corner of Darley Road and Gorge Road is the Marche Club, an Italian community centre. The SA Housing Trust has a number of holdings in Paradise, mostly single dwellings randomly located, apart from a small complex on Gorge Road and a 'Radburn' style of clustered dwellings close to the Darley and Lower North East Roads intersection.

Housing for older people is available in four main locations - Falcon Lodge with independent units and hostel accommodation on Lower North East Road, Baltic Homes on Avenue Road with hostel accommodation, the Warrina complex on George Street (mainly hostel accommodation) and Resthaven on Silkes Road which includes hostel and nursing home accommodation.



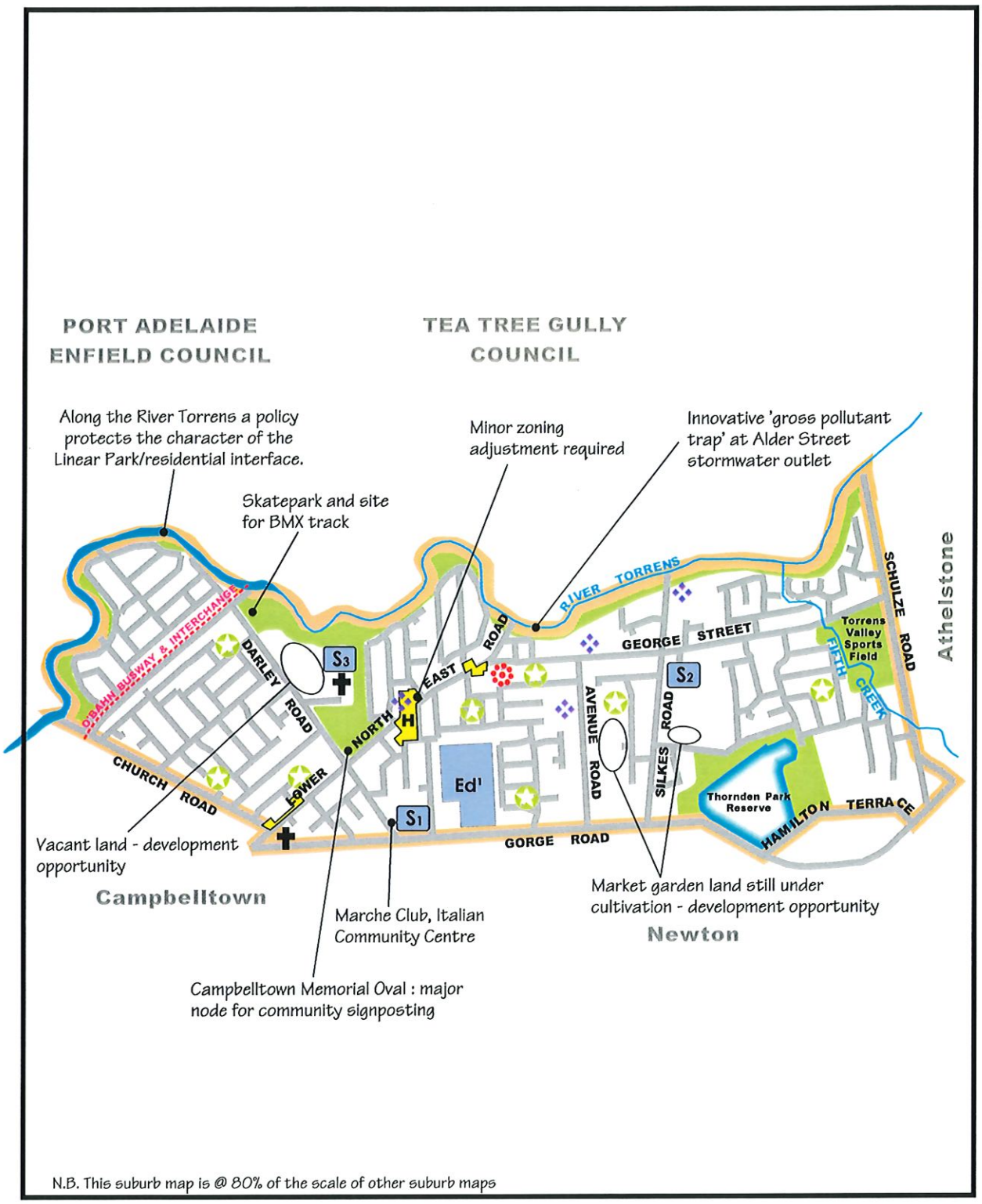
Cyclist on the Linear Park at Paradise

Urban Form

- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

Most of the housing in Paradise has been built since the 1960s with the exception of a few original homesteads many of which are described in the Heritage Survey of the City of Campbelltown. The suburb presents with discrete areas separated by main roads. The land west of Darley Road developed in the 1960s as did the land in the southern part of the area between Lower North East and Silkes Roads. Market gardening remained the predominant land use for a longer period in the triangle containing the Campbelltown Memorial Oval and eastwards along the river. Of significance is the fact that many of the properties are on allotments between 500 and 700 square metres in area which means most future development will occur on remaining vacant land rather than from division of existing allotments. Slow release of market gardening land continues to occur, in particular on Avenue and Silkes Roads, with a further opportunity on Darley Road west of the Paradise Community Church. As one would expect, the recently developed land along the River Torrens with outlook towards the Linear Park commands a higher market value.

Land division activity in Paradise from 1994 to 1999 has realised 115 new allotments, 11.3% of all new allotments created in the council area. In the last 5 - 6 years 474 sales have occurred in Paradise, which is 12% of sales, and the average price increase has been 16% over this time. Paradise has a gross dwelling density of 6.9 dwellings per hectare and an average occupancy rate of 2.5 people per dwelling which is the same as Athelstone and .1% greater than Campbelltown and Rostrevor. When a significant area of Linear Park and reserves is subtracted, the net density increases to 8.4 dwellings per hectare, still the lowest in the council area.



N.B. This suburb map is @ 80% of the scale of other suburb maps

0 250 500 metres

- Ed1 Charles Campbell High School
- S1 Campbelltown Primary School
- S2 Paradise Primary School
- S3 Sunrise Christian School
- H Paradise Hotel
- Lyndhurst
- Retirement housing
- Churches
- Shops
- Parks & Reserves

Paradise



ROSTREVOR

Location

Rostrevor is located east and south of St Bernards and Montacute Roads and north of Moules and Morialta Roads. Stradbroke Road doglegs along the south western council boundary, and together with the continuation of Arcoona Avenue marks the border shared with the Adelaide Hills Council. A small part of Rostrevor between Fourth Creek and Arcoona Avenue, is located within the adjoining Adelaide Hills Council area. Maryvale Farm and a portion of Hills Face zone continue the boundary north. Gateway points into the City of Campbelltown are the entry / exit to Morialta Conservation Park and the entry of Montacute Road from the hills.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

The backdrop of Morialta Conservation Park and Black Hill further north creates a particular treed and landscaped character for Rostrevor, which covers an area of 355 hectares, 15% of the total council area. Fourth Creek with its significant eucalypts has been retained as council land and a walking trail developed that extends from the River Torrens through to Morialta Falls. Flood mitigation works along Fourth Creek have retained the natural environment through Rostrevor, with more 'manicured' alignment of the banks west of St Bernards Road. The slope of the land is gentle but increases east of Stradbroke Road, rising towards the hills.

Rostrevor has, together with Tranmere, the highest 'greenness' rating of the Campbelltown suburbs. Supplementary main road tree planting will maintain this notwithstanding the recent development of the St Francis Xavier oval. The former Seminary building itself has local heritage significance and remains a landmark structure. While a number of early estate homes no longer exist (Stradbroke House and Orange Grove), Marybank, an estate on the State Heritage Register, is preserved, with its barn now offering tourist accommodation in a rural setting. Other open space exists in school ovals and playgrounds and various reserves, including north of Fourth Creek

- Gurners Reserve
- Henry Martin Reserve, and small parks on
- Ellerslie Drive
- Launer Avenue

- Bruce Avenue
- Pacific Avenue
- Oriana Avenue
- Nigilnee Street
- Medway Crescent.

Jenkins Avenue Reserve and Tennis Courts is the main facility south of Fourth Creek, with smaller parks on

- Linwood Street
- Sandra Avenue
- Glen Stuart Road
- the northern end of the St Francis Xavier land division.

There are also small pocket reserves associated with a southern tributary of Fourth Creek. Horwood Avenue Reserve forms an extension of the landscaped setting of the Council offices straddling Fourth Creek.



Former St Francis Xavier Seminary Chapel

Economy

- **zones**
- **shopping**
- **key business/ industry**

Rostrevor has a homogeneous residential land use pattern with a Neighbourhood Shopping Centre on St Bernards Road (BiLo), a Community Administration zone on Montacute Road (the Council offices and function centre) and a Local Centre zone (Rostrevor Shopping Centre) opposite the Newton Coles complex on the Montacute Road and Stradbroke Road corner. Two other Local Centre zones provide convenience shopping in Rostrevor - one on the corner of Sparks Terrace and Courtabie Avenue and another on Forest Avenue. The middle school campus of Norwood/Morialta High

School is located in an Education Zone on Moules Road. The St Francis Xavier site has largely been redeveloped for residential use however the Seminary building retains the Education zoning. The BiLo shopping centre on St Bernards Road effectively operates as a Local Centre rather than a Neighbourhood Centre and revision of this status may be considered.

Society

- **schools**
- **churches**
- **specialised housing**

Rostrevor has an estimated resident population of 6506; 15% of the total population. Community facilities in Rostrevor include the Norwood/Morialta High School, Stradbroke Primary School and adjacent scout and guide rooms, the Rostrevor Baptist Church (corner of Montacute and Stradbroke Roads) the Rostrevor Uniting Church on Bonvue Road and a new church presence in the former St Francis Xavier Seminary complex. The SA Housing Trust has a handful of properties south of Fourth Creek, including 6 retirement units on Sparks Terrace.

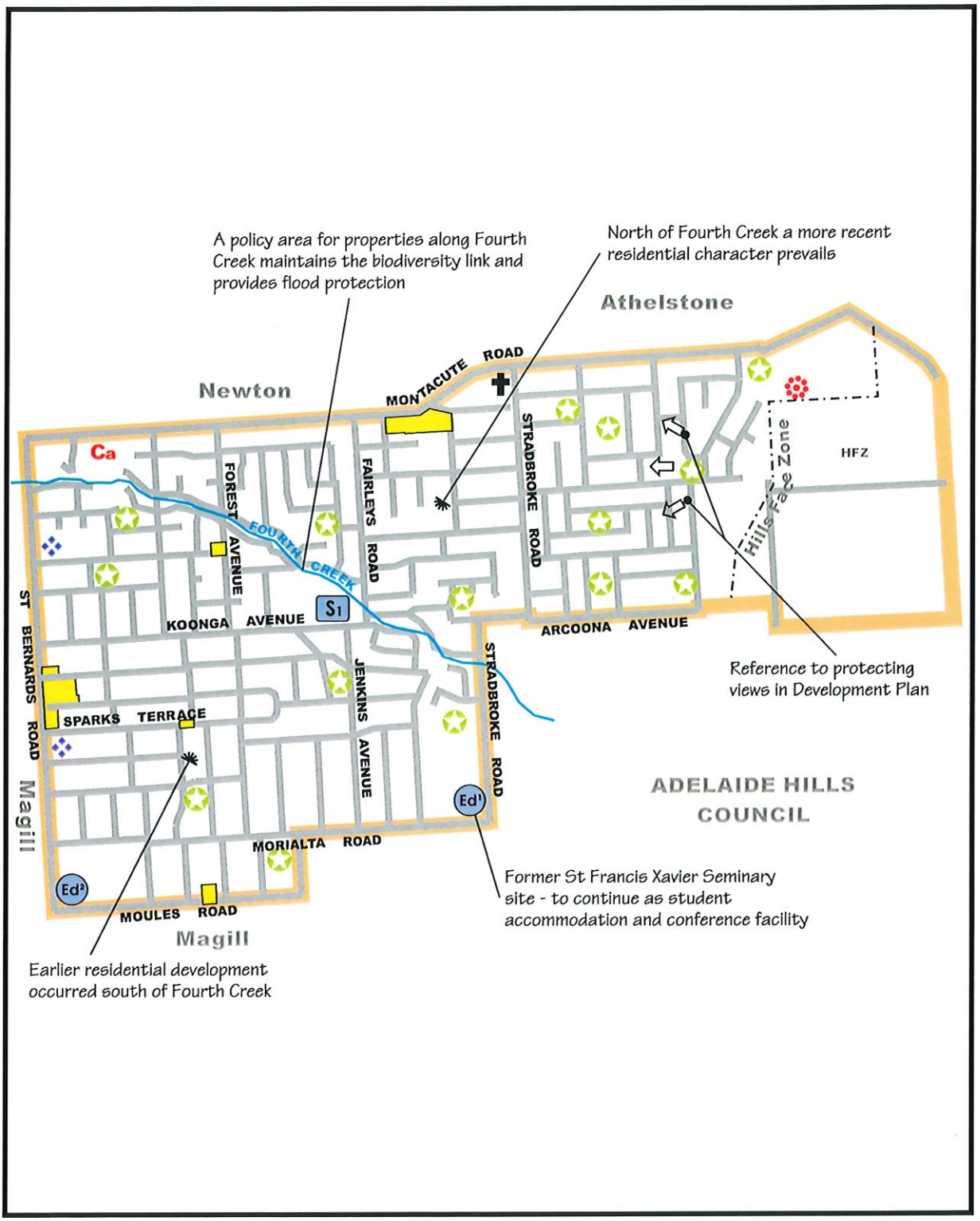
Housing for older people is provided in two main complexes on St Bernards Road - Australian Retirement Homes on the corner of Reynell Road with 62 retirement units, and ACH on the corner of Sparks Terrace with 47 retirement units and 42 hostel places in Milpara. In all 14% of Campbelltown's purpose built housing for older people (some 817 dwellings) is located in Rostrevor.

Urban Form

- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

The development of Rostrevor commenced with the establishment of the village of St Bernards on Sparks Terrace, but of this no structures remaining. A number of farms and estates straddled Fourth Creek and were subsequently divided. Most dwellings have been constructed since the 1940s, with the northern side of Fourth Creek developing more slowly. Recent divisions include those adjacent to the Hills Face Zone on Yalpara Avenue, and the St Francis Xavier development. The allotments north of Fourth Creek, while maintaining an equivalent value to those to the south, are generally under 700 square metres and less likely to be further divided. Corner blocks and small remaining agricultural pockets provide some opportunity south of Fourth Creek as housing stock ages.

About 12% of recent residential sales have occurred in Rostrevor, with an average price increase of 16% over the last 5 - 6 years. (The sales data may be slightly skewed because of the small encroachment of Rostrevor into the Adelaide Hills Council area.) In this period, land division has realised 109 new allotments, 10.7% of all new lots created in the council area. The gross residential density of Rostrevor is 7.7 dwellings per hectare with an average occupancy of 2.4 people per dwelling. The gross density appears lower than Tranmere because of the inclusion of some Hills Face area and Marybank Farm within the suburb. When these and other open spaces are deducted the net density is 9.1 dwellings per hectare.



0 250 500
metres

- Ed1 Former St Francis Xavier Seminary
- Ed2 Norwood Morialta High School
- S1 Stradbroke Park Primary School
- Marybank
- Ca Council Offices & Function Centre
- Retirement housing
- Churches
- Shops
- Parks & Reserves
- HFZ Hills Face Zone

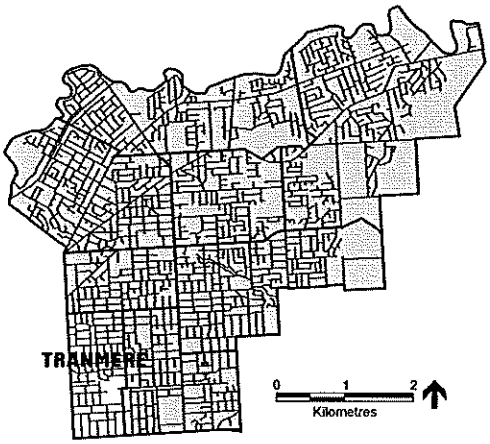
Rostrevor



TRANMERE

Location

The suburb of Tranmere defines the south west corner of the City of Campbelltown, with the junction of Glynburn and Magill Roads marking a gateway entrance to the council area. Reid Avenue to the north and Barons Street, Fourth Street, and the rear boundary of Birkinshaw Avenue / Gladstone Avenue further define the locality. Burnside Council lies to the south and Norwood Payneham & St Peters (NPSP) to the west.



Environment

- **slope**
- **watercourses**
- **heritage**
- **greenness**
- **parks and reserves**

Tranmere is 148 hectares in area, covering 6% of the council area. It is traversed by Third Creek, following the gentle fall of the land from south east to north west. The Third Creek watercourse flows through the Gums 'National Pleasure Resort', a place of local heritage importance. Tranmere House, off Magill Road at the rear of the Tranmere Bowling and Tennis Club, is a grand, gothic-style mansion, one of five State heritage places in the council area. There are also three small local parks in the northern part of the suburb on

- Samuel Street (with tennis courts)
- Shirley Avenue
- Richardson Avenue / Gum Court.

Tranmere, together with Rostrevor, has the highest 'greenness rating' of Campbelltown's suburbs, enhanced by Council's recent tree planting initiative along arterial roads. The area between Reid Avenue and Hallett Avenue has been the focus for stage one of Council's 'streetlinks' program involving planting and infrastructure upgrade.

Economy

- **zones**
- **shopping**
- **key business/ industry**

The area is primarily residential complemented by a Local Commercial zone opposite the Firle shopping centre (in the adjacent NPSP Council) on Glynburn Road and three Local Centre zones providing local shopping opportunity on Reid Avenue (2) and Arthur Street (1). The Local Commercial zone includes a Motor Registration office within the Tranmere Village and one recently developed site, formerly a petrol station, now a fast food outlet. One of the Local Centres on Reid Avenue houses the Tranmere postal agency.

Society

- **schools**
- **churches**
- **specialised housing**

An estimated population of 2784 resides in Tranmere; 6% of the total population. Community facilities include St Josephs Primary School at the corner of Birkinshaw Avenue and Magill Road, and the Tranmere Sea Scouts, located in a local heritage building on Moore Street adjacent to the Gums Reserve. The building was formerly a wine cellar and stables associated with the former Brookside estate. The northern part of Tranmere, between Arthur Street and Reid Avenue, and also part of Magill west of the Daly Oval, contains parcels of land developed by the SA Housing Trust who still retain a number of properties in the locality. Some redevelopment and private sale has been occurring over the last five to ten years. There are no specialised housing facilities for older people in Tranmere.



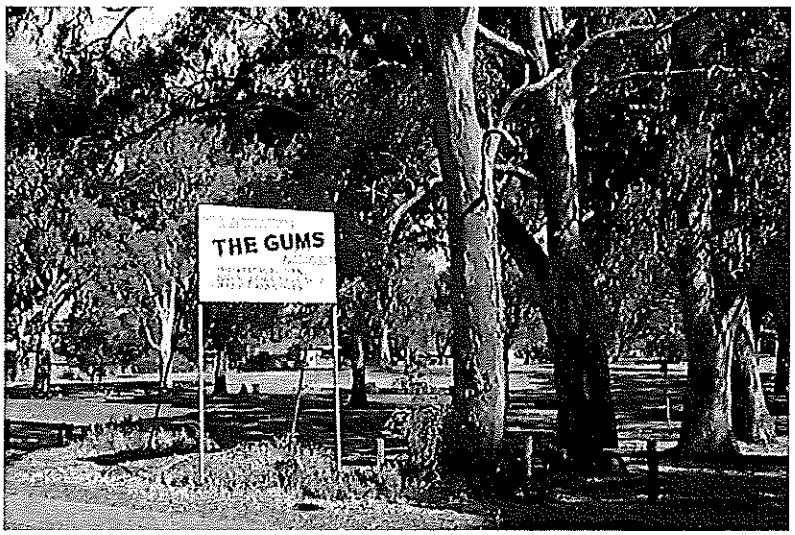
Tranmere House

Urban Form

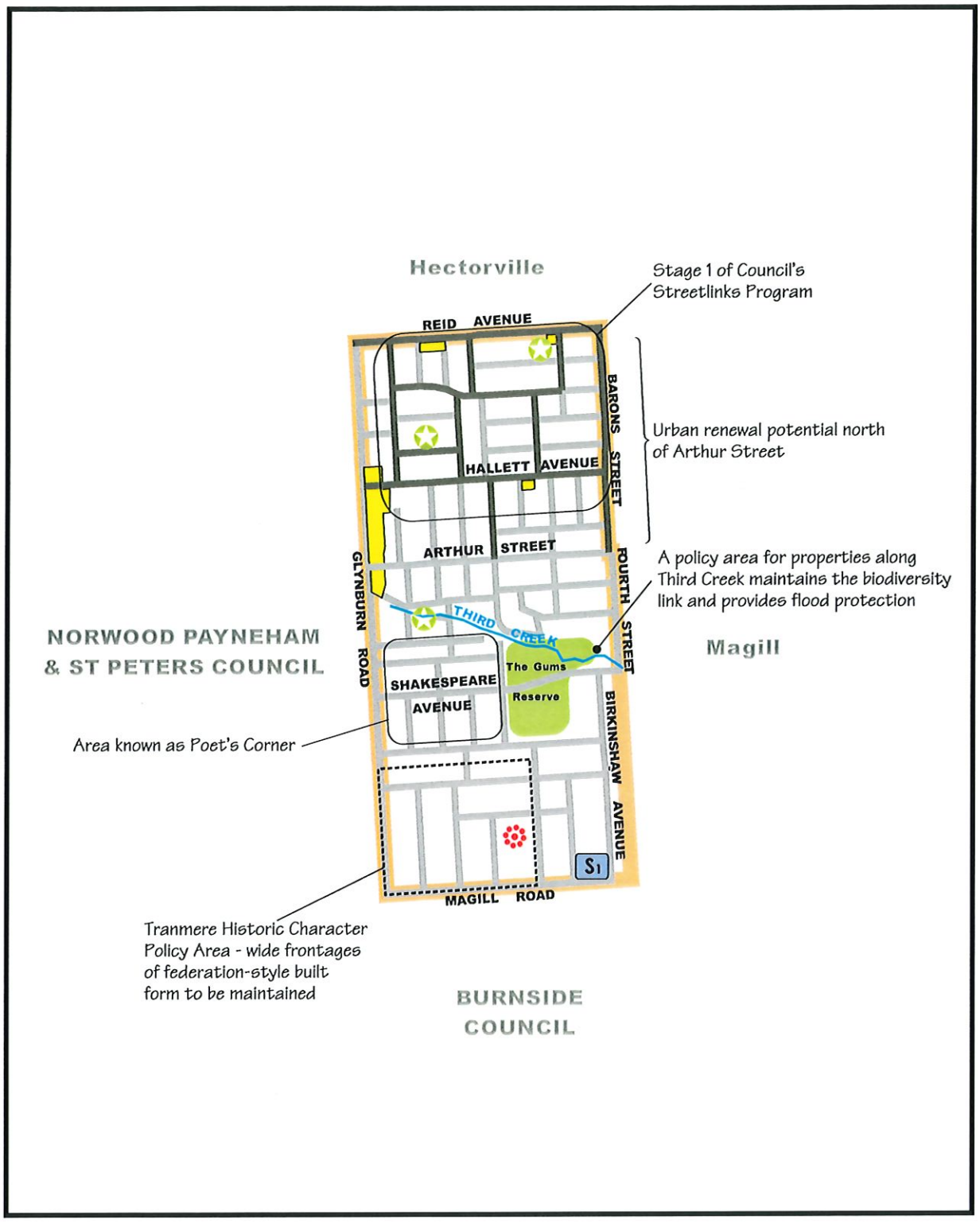
- **housing style/ density**
- **development opportunity**
- **sales**
- **land division**

South of Third Creek in particular, a number of Federation style villas and bungalows on larger blocks create a more spacious character. Many of these properties have a high capital value, ensuring retention in the medium term. Specifically, a number of houses on Brookside Avenue, Galway Grove, Emerson Grove and Kings Grove, surrounded by Magill and Glynburn Roads have been identified in the City of Campbelltown Heritage Survey as contributing to this particular character, and a defined policy area within the single Residential zone is proposed to protect the wide frontages of the Federation style built form. This locality was developed around 1920 from the division of the 'Brookside' estate after the death of George Hunt who built Tranmere House. Within the southern part of Tranmere, opportunities do exist for sensitive infill on corner blocks and in other streets where allotments have two street frontages. In the northern part of the suburb where the current value of the

housing stock is lower, a greater level of replacement is anticipated. Ten percent of recent residential sales in the council area have occurred in Tranmere, with an average price increase of 16% over the last 5 - 6 years. Land division over this time has achieved 64 new titles, 6.3% of the 1018 new titles issued in Campbelltown Council. The gross residential density of Tranmere is 10.2 dwellings per hectare; when open space is deducted, a net density of 11 is achieved. Tranmere has an average occupancy of 1.9 people per dwelling, together with Magill the lowest occupancy rate in the council area.



The Gums Reserve



0 250 500
metres

S1 St Josephs Primary School

Parks & Reserves

Tranmere House

Shops

Tranmere



CAMPBELLTOWN
CITY COUNCIL

APPENDIX

TABLES

REFERENCES

CAMPBELLTOWN AT A GLANCE (INFORMATION SHEET)

DESIRED FUTURE CHARACTER STATEMENTS FOR INCLUSION IN THE DEVELOPMENT PLAN

CAMPBELLTOWN
CITY COUNCIL

POPULATION AND AREA DATA

SUBURB	POPULATION	% OF TOTAL	AREA	% OF TOTAL
Athelstone	9,040	20%	622 ha	25%
Campbelltown	7,063	16%	348 ha	14%
Hectorville	3,353	8%	145 ha	6%
Magill	4,929	11%	243 ha	10%
Newton	4,236	10%	217 ha	9%
Paradise	6,121	14%	358 ha	15%
Rostrevor	6,506	15%	355 ha	15%
Tranmere	2,784	6%	148 ha	6%
Total	**44,032**		**2,436 ha**	

Source: ABS Census 1996 (Population)
City of Campbelltown GIS Database (Area) 2000

CAMPBELLTOWN
CITY COUNCIL

PARKS & RESERVES

SUBURB	% AREA OF COUNCIL	AREA OF RESERVES IN HECTARES	APPROX NO. OF RESERVES	% OF RESERVE AREA	OPEN SPACE FACTOR *
Athelstone	25 %	102.4 ha	40	41 %	1.7
Campbelltown	14 %	31.0 ha	20	12 %	0.9
Hectorville	6 %	3.3 ha	6	1 %	0.2
Magill	10 %	10.5 ha	12	4 %	0.4
Newton	9 %	15.0 ha	14	6 %	0.7
Paradise	15 %	66.1 ha	13	26 %	1.9
Rostrevor	15 %	13.6 ha	16	6 %	0.4
Tranmere	6 %	10.4 ha	5	4 %	0.7
Total		**252 ha**			

* Open Space Factor represents the relationship between area of land in the suburb and proportion of total open space in the suburb. Paradise has a marginally greater amount of open space relative to its area, although Athelstone has a larger total amount of open space and many more small reserves.

Note: Hills Face zone of 163 hectares not included.

Source: City of Campbelltown GIS Database 2000

GREENNESS RATING

SUBURB	RANK	1990	1994	1998
Athelstone	3=	60 – 70%	no change	no change
Campbelltown	4	70 – 80%	60 – 70%	50 – 60%
Hectorville	5	60 – 70%	50 – 60%	no change
Magill	2	70 – 80%	no change	60 – 70%
Newton	6	50 – 60%	no change	40 – 50 %
Paradise	3=	60 – 70%	no change	no change
Rostrevor	1=	80 – 90%	no change	70 – 80%
Tranmere	1=	80 – 90%	no change	70 – 80%

Source: Derived from maps prepared by the Information and Data Analysis Branch of Planning SA for Grundy R, 'Urban Trees: Aren't They Worth Protecting', Planning Thesis 1999

CAMPBELLTOWN
CITY COUNCIL

LAND DIVISION ACTIVITY 1994 - 1999

SUBURB	RANK	LAND DIVISION Additional Allotments	PERCENTAGE
Athelstone	3	176	17.3%
Campbelltown	7	74	7.3%
Hectorville	6	76	7.5%
Magill	2	193	20.0%
Newton	1	211	21.0%
Paradise	4	115	11.3%
Rostrevor	5	109	10.7%
Tranmere	8	64	6.3%
Total		**1018**	

Source: Derived from Planning SA Data 23.02.2000

NUMBER OF RESIDENTIAL SALES

SUBURB	1995	1996	1997	1998	1999
Athelstone	154	151	157	158	170
Campbelltown	98	78	104	88	117
Hectorville	54	49	51	61	73
Magill (Part in Burnside)	(109)	(145)	(146)	(201)	(224)
Newton	52	53	70	75	75
Paradise	86	89	85	106	108
Rostrevor (Part in Adelaide Hills)	(93)	(111)	(134)	(109)	(140)
Tranmere	63	70	86	83	92
Total (Total for Campbelltown City excluding parts Magill & Rostrevor)	**790 (730)**	**746 (691)**	**833 (781)**	**881 (832)**	**999 (933)**

Source: Derived from SA Government Valuation Services Sale Price Index 2000

TOTAL RESIDENTIAL SALES 1995 - 1999
AVERAGE PRICE INCREASE

SUBURB	TOTAL SALES	PERCENTAGE OF SALES	AVERAGE PRICE INCREASE 1995 – 1999
Athelstone	790	20% of sales	19% inc
Campbelltown	485	12% of sales	12% inc
Hectorville	288	7% of sales	2% inc
Magill	(825)	est 19% of sales	19% inc
Newton	325	8% of sales	24% inc
Paradise	474	12% of sales	16% inc
Rostrevor	(587)	est 12% of sales	16% inc
Tranmere	394	10% of sales	16% inc

Source: Derived from Government Valuation Services Sales Price Index 2000

CAMPBELLTOWN
CITY COUNCIL

DEVELOPMENT APPLICATIONS 1994 - 1999

	LODGED	RESIDENTIAL (inc additions)	RETAIL/INDUSTRIAL COMMERCIAL/COMMUNITY	OTHER (inc land division and outbuildings)
1999	1,133	741	38	354
1998	923	617	34	272
1997	905	721	49	135
1996	827	733	48	46
1995	890	N/A	N/A	N/A
1994	1,021	N/A	N/A	N/A

Source: City of Campbelltown Development Applications Records 2000

DEVELOPMENT DATA
NEW DWELLING APPROVALS 1994 - 1999

	TOTAL NEW DWELLING APPROVALS	CONVENTIONAL BLOCKS (>500 SQ M)	SMALLER BLOCKS (<500 SQ M)	NEW DWELLINGS AS % OF ALL APPROVALS
1999	251	155 (15%)	96 (9.3%)	24 %
1998	190	124 (13.8%)	66 (7.4%)	21%
1997	190	109 (13.5%)	81 (10%)	24 %
1996	164	82 (10%)	82 (10%)	20 %
1995	213	126 (13.6%)	93 (10.6%)	24 %
1994	241	134 (15.6%)	107 (12.5 %)	28 %

Housing on lots less than 500 sq m has comprised between 1/3 and 1/2 of all new dwellings since 1994.

Source: City of Campbelltown Development Applications Records 2000

RESIDENTIAL DENSITY (DWELLINGS PER HECTARE)

SUBURB	TOTAL AREA (HECTARES)	EST NO OF DWELLINGS	OCCUPANCY RATE (PEOPLE PER DWELLING)	GROSS DWELLING DENSITY (PER HECTARE)	AREA LESS RESERVES AND HILLS FACE ZONE (INCLUDES SCHOOLS)	NET DWELLING DENSITY (PER HECTARE)
Athelstone	622.32	3,607	2.5	5.8	388.5	9.3
Campbelltown	348.09	2,971	2.4	8.5	300	9.9
Hectorville	144.69	1,684	2	11.6	141.4	11.9
Magill	243.13	2,549	1.9	10.5	233	10.9
Newton	217.15	1,976	2.1	9.1	202	9.8
Paradise	357.79	2,451	2.5	6.9	291.7	8.4
Rostrevor	355.31	2,745	2.4	7.7	301.2	9.1
Tranmere	147.70	1,508	1.9	10.2	137.3	11
Total		19,491	2.36 (average occupancy)			

Source: City of Campbelltown Development Applications Records and GIS Data Base 2000

PLACES OF HERITAGE VALUE

SUBURB	STATE HERITAGE	LOCAL HERITAGE
Athelstone		19
Campbelltown	1 (Lochend)	18
Hectorville		7
Magill	1 (Woodforde House)	24
Newton	1 (Lyndhurst)	3
Paradise		16
Rostrevor	1 (Marybank)	7
Tranmere	1 (Tranmere House)	7
TOTAL	**5**	**101**

Source: Heritage Survey of The City of Campbelltown (1996)

REFERENCES

Laurence, Taylor, Weidenhofer	Heritage Survey of the City of Campbelltown City of Campbelltown and Dept of Environment and Natural Resources, 1996
Warburton, Elizabeth	From the River to the Hills – Campbelltown 150 Years City of Campbelltown, 1986

GIS Maps provided by the Information and Data Analysis Branch, Planning SA, May 1999

- Generalised Landuse, Zoning and Land Division
- Specified Landuse, Zoning and Land Division
- Year Built and Dwelling Type
- Ratio of Capital and Site Value

GIS Maps prepared by the City of Campbelltown (1999/2000)

- Reserves
- Allotment Sizes
- Value of Properties
- Contour Map
- Heritage Trees
- Older Peoples Housing
- Proximity of Older Peoples Housing to Shopping Centres
- Council Owned Properties
- SA Housing Trust Owned Properties

Gould Janet + Associates	Communities of Interest Study for the Burnside and Campbelltown Councils, 1997
Grundy, R	Urban Trees: Aren't They Worth Protecting Planning Thesis, 1999

CAMPBELLTOWN AT A GLANCE

SOCIETY

POPULATION

- 44,032 *(ABS Census 1996)*
- 46,147 *(ABS Post Census Estimate 1998)*

(NOTE: ASD refers to the Adelaide Statistical District – a total of the metropolitan Local Government Areas)

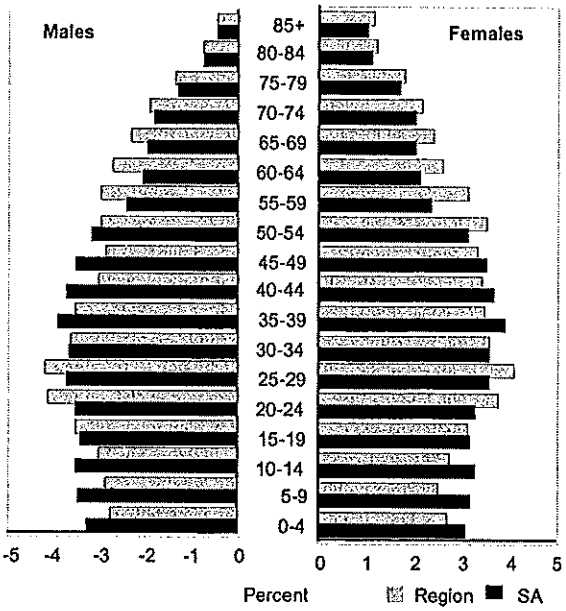
AGE DISTRIBUTION

17.5% under 15 *(ASD 19.5%)*

14.9% 65+ *(ASD 14.2%)*

Under 15s have decreased 2% and 65+ have increased 22% since the 1991 Census (1998 estimation)

Age Structure, 1998 ERP
Selected region compared to SA
(Percentage of age group as proportion of total persons)



(Source: ABS 1996 Census/adjusted 1998)

BORN OVERSEAS

32.6% *(ASD 25.6%)*

- Italy 11% *(ASD 2.5%)* With particularly high concentration in suburbs of Hectorville, Newton and Campbelltown
- UK 6% *(ASD 10.8%)*
- Greece, Germany and Malaysia 1% *(Approximately)*

LANGUAGES

Other than English spoken at home (age 5 and over):

- Italian 19.4% *(ASD 4%)*
- Greek 3.2 % *(ASD 2.5%)*
- Chinese languages 2.3% *(ASD 1%)*

One third of the community (34%) speaks language other than English compared with 18% across the metropolitan area.

MOBILITY

Just over one third (35%) were at a different address five years ago, compared to 38% metropolitan wide.

RELIGION

While 78% of the population have a stated religion (compared with 68% in the ASD), more than half of these specified Catholicism (compared with one third of the 68% in the ASD).

EDUCATION

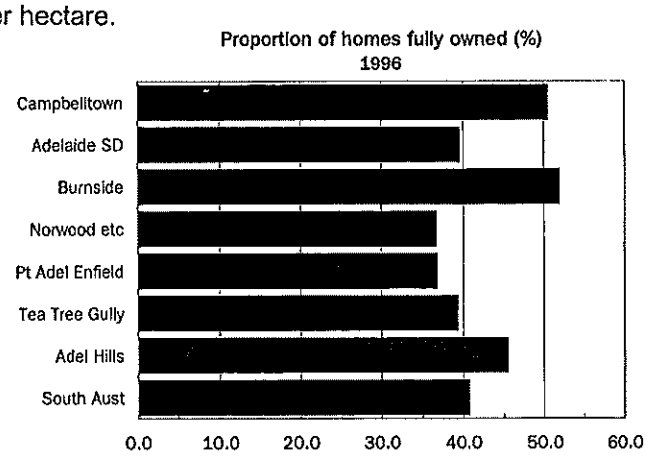
- 23.5% of the population are attending an educational institution (similar to the ASD with 24%)
  - 9.8% Pre-school/primary
  - 5.7% Secondary
  - 8.0% Tertiary

POPULATION DENSITY	CAMPBELLTOWN	BURNSIDE	NORWOOD/PAYNEHAM/ST PETERS
(persons per square km) *(ABS 1998)*	1895	1584	2252

Average gross dwelling density is 8 dwellings per hectare.

HOUSING

50.5% of homes are fully owned compared with 39.5% for the ASD.



(Source: ABS 1996 Census)

Of the 18,341 **'TYPES OF DWELLING'**:

- 77% are separate houses
- 23% include semi-detached, flats, units, apartments, retirement housing.

Of the 17,016 **'HOUSEHOLDS'**:

- Couple with children 35% (52% of population)
- Couple without children 27% (21% of population)
- Single parent 10% (10% of population)
- Living alone 23% (9% of population)
- Other/Shared 5% (8% of population)

58.2% of households have one or two people, which is similar to 60% of the metropolitan area.

Average occupancy is 2.4 persons compared to 2.38 in the metropolitan area.

ECONOMY

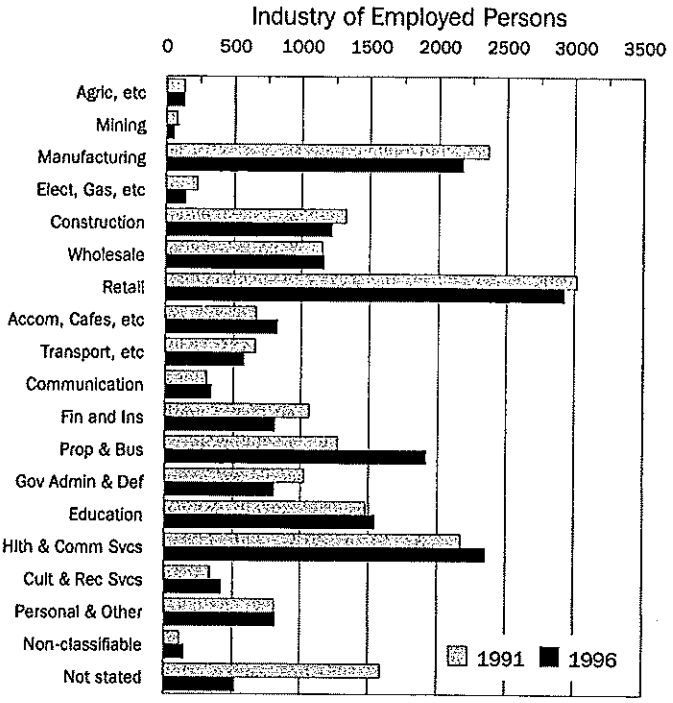
MAJOR INDUSTRIES

BIANCO
CODAN
GALLIGANS

EMPLOYMENT

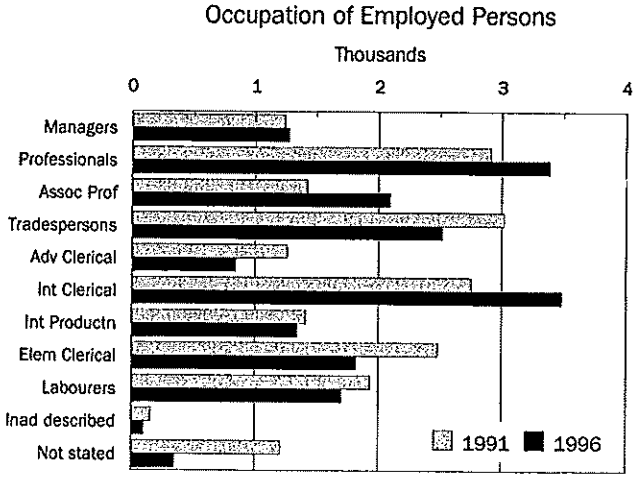
The greatest number of employed people (15%) work in the retail area, followed by health and community services, manufacturing, and property/business services.

(Source: ABS 1996 Census)



Percentage of population in labour force	58.5%	*(ABS 1998)*
This is marginally less than the percentage for the ASD	*59.7%*	
Unemployment Rate	7.8%	*(ABS 1998)*
This is less than the rate for the ASD	*9.7%*	
Social Security Recipients	10,239	*(ABS 1998)*
Dependency ratio (proportion of population 15+ receiving a benefit)	26.6%	
This is slightly less than the ratio for the ASD	*28.2%*	

(Source: FaCS, Centrelink)



Average individual taxable income	$29,711	*(ABS 1998)*
This is slightly less than the average for the ASD	*$31,127*	

FINANCE 2000/2001 BUDGET

Total revenue	$ 15.16 m
Total operating expenditure	$ 16.31 m
Revenue required from rates	$ 12.09 m
Total assets	$ 171.90 m
Total liabilities	$ 2.90 m
Net community wealth	$ 169.00 m
Average rate	$ 640.00

ENVIRONMENT

TOTAL AREA 24.353 km²
or 2,435 hectares

AREA BY ZONE

Residential	2017ha	82.9%
Retail/Commercial	59ha	2.4%
Light Industry	32ha	1.3%
Community/Education	72ha	3.0%
Linear Park	92ha	3.7%
Hills Face	163ha	6.7%
	2435ha	100.0%

(Source: Council's GIS database July 2000)

RESERVES

Campbelltown Council has 253 ha of reserves (excluding the Hills Face Zone). This is 10.4% of the council area (HFZ is an additional 6.7%).

AREA BY RATING ASSESSMENT

TOTAL ASSESSMENTS	NO	PERCENTAGE
Residential	17,568	91.0%
Shop, Office and Other Commercial	273	1.4%
Industry	92	.5%
Primary production	49	.3%
Vacant land	723	3.8%
Other	566	3.0%
Assessments	19,271	100.0%

(Source: Council's GIS database July 2000)

HERITAGE

There are 5 places of State Heritage significance in Campbelltown:

Lochend
Tranmere House
Woodforde House
Lyndhurst
Marybank

Approximately 100 places of local heritage significance have been identified in the Heritage Survey of the City of Campbelltown (available at the Library); some significant trees are included.

WASTE MANAGEMENT

Campbelltown has a target of 75% active participation in the new recycling program by 2001 (50% already achieved). A hard rubbish collection is to be introduced from September 2000.

TREE CONSERVATION

Council has identified some 500 trees of significance. Community 'tree spotters' are helping locate trees on private property with a girth of 2.5 metres or more.

DESIRED FUTURE CHARACTER
STATEMENTS FOR INCLUSION IN THE DEVELOPMENT PLAN

ATHELSTONE

Athelstone covers 25% of the council area from the Hills Face zone (adjacent to Black Hill) to the River Torrens. It has undulating terrain along the river, rising steeply towards the edge of the Hills Face zone.

The pattern of development has seen the gradual attrition of valuable market gardening land. Most development occurred in the 1960s, with recent developments including those in elevated areas with views (Foxfield Estate / Prosperity Way) and those with frontages along the Linear Park, resulting in the production of some of the highest valued properties in the council area.

Where land slopes more steeply towards the Hills Face zone, flexibility in the application of criteria to protect privacy should be considered when development is proposed, in order to permit views over the plains.

In any future development on land adjacent to the River Torrens Linear Park, or clearly visible from it, materials used should be muted in colour and non-reflective, and the form of development should be respectful of the Linear Park / residential interface. Particular attention is required to the design of fencing and domestic outbuildings.

Remaining opportunities for residential development exist on Maryvale Road, and within the triangle of land north of Manresa Court. Development of this site should exclude land abutting Fifth Creek to enable completion of the Fifth Creek Walking Trail.

Athelstone has areas of extremely reactive black earth soil close to the River Torrens and east of Stradbroke Road.

CAMPBELLTOWN

The Campbelltown suburb sits aside Lower North East Road, with the future Migrant Monument at the Glynde corner marking the 'gateway' to the City of Campbelltown.

The western part of the suburb closer to the River Torrens was taken up in the early years of settlement for orchards and market gardens, and has been released for residential development more recently than the land to the east. However, by the 1970s the area was fully developed, with the exception of Lochiel Park / Brookway Drive – some 20 hectares on the River Torrens, west of the O'Bahn transit corridor. Development on this site should proceed in accordance with Concept Plan Figure R1. Open space should be maximized around Lochend, the home of the founder of Campbelltown, Charles James Fox Campbell. Lochend is on the Register of the National Estate, a place of State heritage value and a potential tourism destination.

In any future development on land adjacent to the River Torrens Linear Park, or clearly visible from it, materials used should be muted in colour and non-reflective, and the form of development should be respectful of the Linear Park / residential interface. Particular attention is required to the design of fencing and domestic outbuildings.

From the 1930s land to the east of Lower North East Road was developed for housing on larger blocks which now lend themselves to sensitive infill development as older dwellings come to the end of their economic life. The renewal activities of the Housing Trust are complemented by Council's 'streetlinks' program.

Vacant land remains on Mines Road and on the south side of Gorge Road. The Gorge Road location, close to shopping and public transport would provide opportunities for medium density or retirement housing.

A defined policy area for properties along Fourth Creek maintains the biodiversity link and provides flood protection and a continuous walking trail.

HECTORVILLE

Hectorville has evolved an interesting urban form from the original Hectorville Village, located around the diagonal Hectorville Road which traverses the rectangle defined by North, South, East and West Streets.

The existing higher dwelling density west of Hectorville Road should be maintained for lower cost housing or retirement accommodation, meeting quality design criteria and located close to public transport at the Glynde corner. Some parcels of remnant agricultural land offer residential development opportunities east of East Street and west of St Bernards Road. South west of Ross Road and south of Wembley Avenue urban renewal activity is likely, where post war housing attracts a lower valuation and the allotments are adequate in size to allow further division. Land parcelling may also be an option.

Council's 'streetlinks' program is partly compensating for a lesser provision of open space in Hectorville. The allocation of local open space should be a priority in any redevelopment of remnant agricultural land or rationalisation of education facilities.

MAGILL

Magill is an established suburb with a more 'historic' character south of Arthur Street and west of St Bernards Road. Sensitive infill opportunities exist on corner blocks and other streets where allotments have two street frontages. Some single storey rear-of-allotment development may also be appropriate.

North of Arthur Street and west of the Daly Oval, where the current value of housing stock is lower, a greater level of replacement is anticipated. Council's 'streetlinks' program is complementing this renewal process.

Traditional verandahs and appropriate frontages should consolidate the 'historic urban village theme' in any redevelopment of the Magill Neighbourhood Centre. Associated student accommodation would be appropriate in the Centre zone and in proximity to the University.

The adjacent Local and District Commercial zones to the east provide a 'business frontage' to the Council area and a transition to the Light Industry zone to the north. Architecture along this frontage should be of a high standard, with landscaping and planting along Magill Road creating a sense of arrival from the foothills.

A defined policy area for properties along Third Creek maintains the biodiversity link and provides flood protection.

NEWTON

The District Centre is located in Newton. It contains one of Adelaide's earliest enclosed shopping centres, and presents an opportunity to develop a central focus for retail, commerce and community activity in Campbelltown.

Some 20% of Newton is zoned Light Industry where Bianco (building supplies) and Codan (electronics/communications) have a significant presence. A bus transport depot has recently established and Council's waste transfer depot is also located here.

The west part of Newton was developed for housing in the 1950s (the Campbelltown High School site more recently) and the east part since the 1970s, with some parcels of agricultural land still remaining on Stradbroke Road and west of the Newton Sportsground. Much of Newton has highly reactive black earth soils.

The character of Newton is softened by a reasonable number of small 'pocket parks' with the Campbelltown Library a community focal point on Montacute Road, opposite the Council Offices.

PARADISE

Paradise is well served with open space, comprising the Thorndon Park Reserve, the Campbelltown Memorial Oval (CMO) and an extensive River Torrens Linear Park frontage. The CMO corner site is a major node for community signposting.

Most of the housing in Paradise has been built since the 1960's, with the exception of a few original homesteads. Market gardening continued until recent years in the triangle containing the CMO, and eastwards along the river. Many properties are on allotments between 500-700 square metres, therefore most future development will occur on vacant land rather than from division of existing allotments. Slow release of market gardening land continues to occur, in particular on Avenue and Silkes Roads, with a further opportunity on Darley Road, west of the Assembly of God Church.

The recently developed land along the River Torrens with an outlook towards the Linear Park commands a high market value. In any future development on land adjacent to the River Torrens Linear

Park, or clearly visible from it, materials used should be muted in colour and non-reflective, and the form of development should be respectful of the Linear Park / residential interface. Particular attention is required to the design of fencing and domestic outbuildings.

The Paradise Interchange provides a rapid transit link on the O'Bahn directly into the centre of Adelaide or Tea Tree Plaza.

ROSTREVOR

Rostrevor straddles Fourth Creek, with its walking trail and significant eucalypts. The creek maintains a rich biodiversity link from Morialta Falls down to the River Torrens. A defined policy area for properties along Fourth Creek maintains biodiversity and provides flood protection. The Council offices and Function Centre are located on Fourth Creek, centrally positioned in the council area.

Most dwellings in Rostrevor have been constructed since the 1940s, with the northern side of Fourth Creek developing more recently. The allotments north of Fourth Creek, while maintaining an equivalent value to those to the south, are generally under 700 square metres and less likely to be further divided. Corner blocks and small remaining agricultural land parcels provide some opportunity for sensitive infill development south of Fourth Creek as housing stock ages. Where the land slopes more steeply towards the Hills Face zone, flexibility in the application of criteria to protect privacy should be considered when development is proposed, in order to permit views over the plains.

The former St Francis Xavier Seminary building is an icon in the Rostrevor landscape. The re-use of the building for student accommodation, conferences or similar functions would be desirable.

TRANMERE

Tranmere is a leafy suburb, its character enhanced by the expanse of the Gums Reserve with its stands of significant eucalypts.

The south west corner of Tranmere, defined as the Tranmere Historic Character Policy Area, should retain the wide frontages of its federation-style built form. Some single storey rear-of-allotment development may be appropriate provided the spacious character of the streetscape is maintained. Sensitive infill opportunities exist on corner blocks and other streets where allotments have two street frontages.

North of Arthur Street, where the current value of housing stock is lower, a greater level of replacement is anticipated. Council's 'streetlinks' program is assisting the urban renewal with street planting and infrastructure upgrade.

A defined policy area for properties along Third Creek maintains the biodiversity link and provides flood protection.