

# Location Report

**CITY OF SALISBURY**

Northern Suburbs of Adelaide

Kaurna Country

September to December 2023



# IMPORTANT CHANGES TO PROPERTY TAX DEPRECIATION!

## What you need to know about the investment property legislation changes and how they affect a property investor's ability to make depreciation claims.

Most investors are now aware that in the 2017 Federal Budget Address, the government announced dramatic changes to the way depreciation is claimed on residential properties. In short, the government has limited Plant and Equipment (Division 40) deductions by denying income tax deductions for the decline in value of "previously used" assets.

Essentially, if the item was not brand new when you purchased the property, you can no longer claim depreciation deductions on that item.

### The Good News

The new rules don't affect brand new property, commercial property or properties purchased through a corporate tax entity (Note SMSF do not apply here). The existing laws have also been grandfathered.

### The Great News

Approximately 85% of depreciation claims are still available to investors. These deductions are on the structure of the property - and can even include renovations by previous owners!

To find out exactly how the laws have affected you, visit the link to the right (in red) for a free Preliminary Depreciation Assessment - or call 1300 990 612

WRITTEN BY TYRON HYDE  
CEO, WASHINGTON BROWN



## CAN YOU STILL CLAIM?

### Find out how / if your investment property is affected!

The total depreciation amount that your property is eligible for can still equate to hundreds of thousands of dollars in deductions. Knowing how much you can claim and/or if you are able to claim has become more complex since the May 2017 legislation change.

As a member of Ryder Property Research, I want to ensure you're claiming every deduction that you're entitled to. That's why we're offering subscribers a free Preliminary Depreciation Assessment. Whether your property is new or old, residential or commercial - we'll review your specific situation and assess your eligibility.

To claim your free  
Preliminary Depreciation  
Assessment, visit:  
[washingtonbrown.com.au/prelim](http://washingtonbrown.com.au/prelim)



Washington Brown  
THE PROPERTY DEPRECIATION EXPERTS



# CITY OF SALISBURY

## Northern Suburbs of Adelaide

### Kaurna Country

The City of Salisbury has defied the negative impacts of Covid through a construction boom made up of medium-scale projects, which are generating thousands of jobs.

These projects have successfully steered the local economy through the worst years of the pandemic in 2020/2021 and property prices have responded with double-digit growth, with many suburbs recording 20% annual growth in recent years. This growth continued through the first half of 2023.

Defence projects are attracting government investment totalling over \$4 billion to the area, and multiple industrial and manufacturing parks are located in the precinct.

Construction on the \$1.9 billion Edinburgh Parks Industrial Precinct is now underway adjacent to the Edinburgh Defence Precinct. The emerging 300 hectare precinct is attracting industries including aerospace and space technologies, cyber-security and defence, food and beverage manufacturing, logistics support and automotive industries.

This is attracting some major companies to Salisbury, which is boosting employment prospects and activating the property market. Strong industry activity has buoyed the property market, with the region's largely lower-priced properties experiencing excellent long-term growth.

High demand is causing extremely low vacancy rates, with the highest rate among the 10 local postcodes sitting at 0.5% in June 2023. Rents are rising, and rental yields are strong. Along with affordable prices, this attractive combination is providing strong opportunities for entry-level investors.

## *CITY OF SALISBURY HIGHLIGHTS*



Defence projects worth \$4 billion+



\$1.9 billion Edinburgh Parks Precinct



\$840 million Gawler train line electrification



\$3 billion Riverlea Estate



Low entry prices; historically low vacancy rates



\$250 million GMH site redevelopment

# City of Salisbury

Location, Employment, Population, Home Ownership

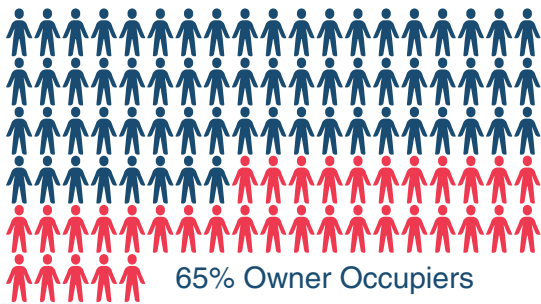


## LOCATION

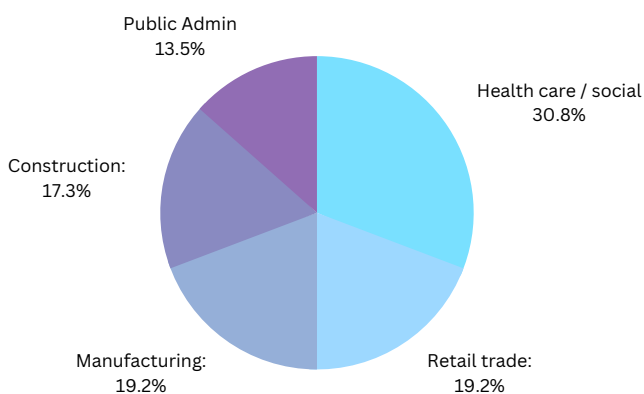
Distance from Adelaide CBD

Adelaide: 28km

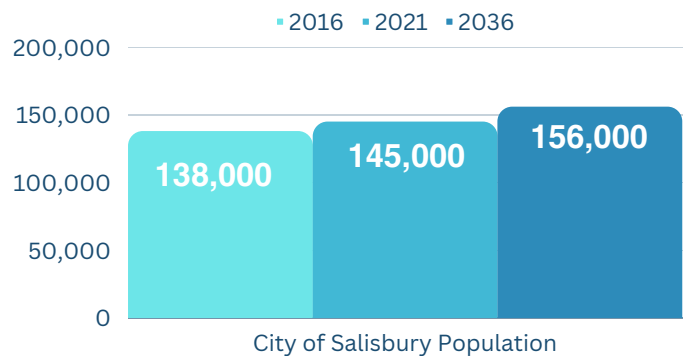
## HOME OWNERSHIP



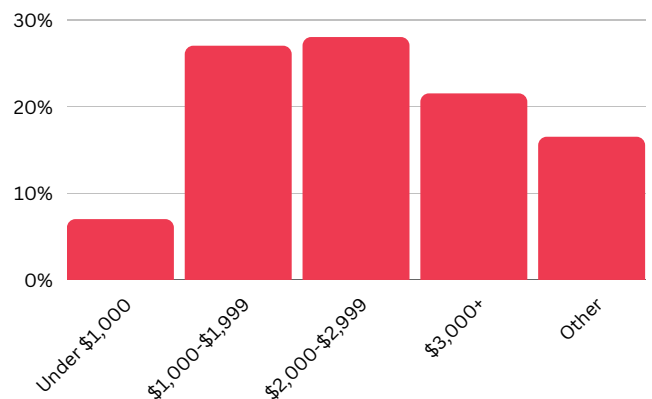
## EMPLOYMENT BY INDUSTRY



## POPULATION



## HOUSEHOLD INCOME PER WEEK



We acknowledge the Kaurna People as the Traditional Owners of lands within the City of Salisbury.

# City of Salisbury

## Economy and Amenities

Salisbury started life as a service centre for the surrounding wheat and hay farms. However, as agriculture waned, manufacturing, health care & social assistance and retail services became the prevalent industries.

Now, industrial parks with strong road, rail and air links, together with the Defence Force, are taking over as the major economic drivers of this precinct.

### Industrial Parks

The State Government has developed 600ha of former Defence Force land into a major industrial project. The result is the Edinburgh Parks Industrial Estate, South Australia's largest master-planned industrial estate.

Commonly known as Edinburgh Parks, the estate comprises four precincts that caters for industries across a range of sectors including aerospace, defence technology and automotive firms.

Additionally, numerous advanced manufacturing businesses supply the Defence, construction and mining industries.

The estate is also close to automotive, defence and transport industry hubs within the Adelaide CBD, airport and sea port all within 20–30km.

Part of the estate is designated as the Northern Adelaide Food Park and is home to food and beverage processors, manufacturers, food packaging specialists, cold-chain suppliers and logistics firms.

Other major industrial areas in the region include Technology Park Adelaide in Mawson Lakes, home to about 90 high technology companies in the Defence, aerospace, advanced electronics and information technology sectors. This area collectively employs around 2,000 people.

The Edinburgh North Industrial precinct specialises in the production of machinery, equipment, chemical manufacturing and plastics.

Nearby Vicinity Industrial Base, in the furthest north Salisbury suburb of Direk, is one of Adelaide's largest industrial estates. The 100ha site benefits from road network improvements such as the Northern Connector.

Tenants with a logistics focus include Lindsay Transport, Cahill Transport, Toll NQX, Kimberly Clark, Nick Scali Furniture and Rand Logistics. Eventually, Vicinity is expected to have 4,000+ workers.

Numerous other advanced manufacturers are also based in Salisbury South.

# City of Salisbury

## Economy and Amenities

Salisbury started life as a service centre for the surrounding wheat and hay farms. However, as agriculture waned, manufacturing, health care & social assistance and retail services became the prevalent industries.

Now, industrial parks with strong road, rail and air links, together with the Defence Force, are taking over as the major economic drivers of this precinct.

### Industrial Parks

The State Government has developed 600ha of former Defence Force land into a major industrial project. The result is the Edinburgh Parks Industrial Estate, South Australia's largest master-planned industrial estate.

Commonly known as Edinburgh Parks, the estate comprises four precincts that caters for industries across a range of sectors including aerospace, defence technology and automotive firms.

Additionally, numerous advanced manufacturing businesses supply the Defence, construction and mining industries.

The estate is also close to automotive, defence and transport industry hubs within the Adelaide CBD, airport and sea port all within 20–30km.

Part of the estate is designated as the Northern Adelaide Food Park and is home to food and beverage processors, manufacturers, food packaging specialists, cold-chain suppliers and logistics firms.

Other major industrial areas in the region include Technology Park Adelaide in Mawson Lakes, home to about 90 high technology companies in the Defence, aerospace, advanced electronics and information technology sectors. This area collectively employs around 2,000 people.

The Edinburgh North Industrial precinct specialises in the production of machinery, equipment, chemical manufacturing and plastics.

Nearby Vicinity Industrial Base, in the furthest north Salisbury suburb of Direk, is one of Adelaide's largest industrial estates. The 100ha site benefits from road network improvements such as the Northern Connector.

Tenants with a logistics focus include Lindsay Transport, Cahill Transport, Toll NQX, Kimberly Clark, Nick Scali Furniture and Rand Logistics. Eventually, Vicinity is expected to have 4,000+ workers.

Numerous other advanced manufacturers are also based in Salisbury South.

# City of Salisbury

## Economy and Amenities

### Defence Force

Edinburgh Defence Precinct is a key national Defence research, manufacturing and sustainment hub. It houses the RAAF Base Edinburgh, the Defence Science and Technology Organisation, and major defence companies including Lockheed Martin Australia and Australian Aerospace.

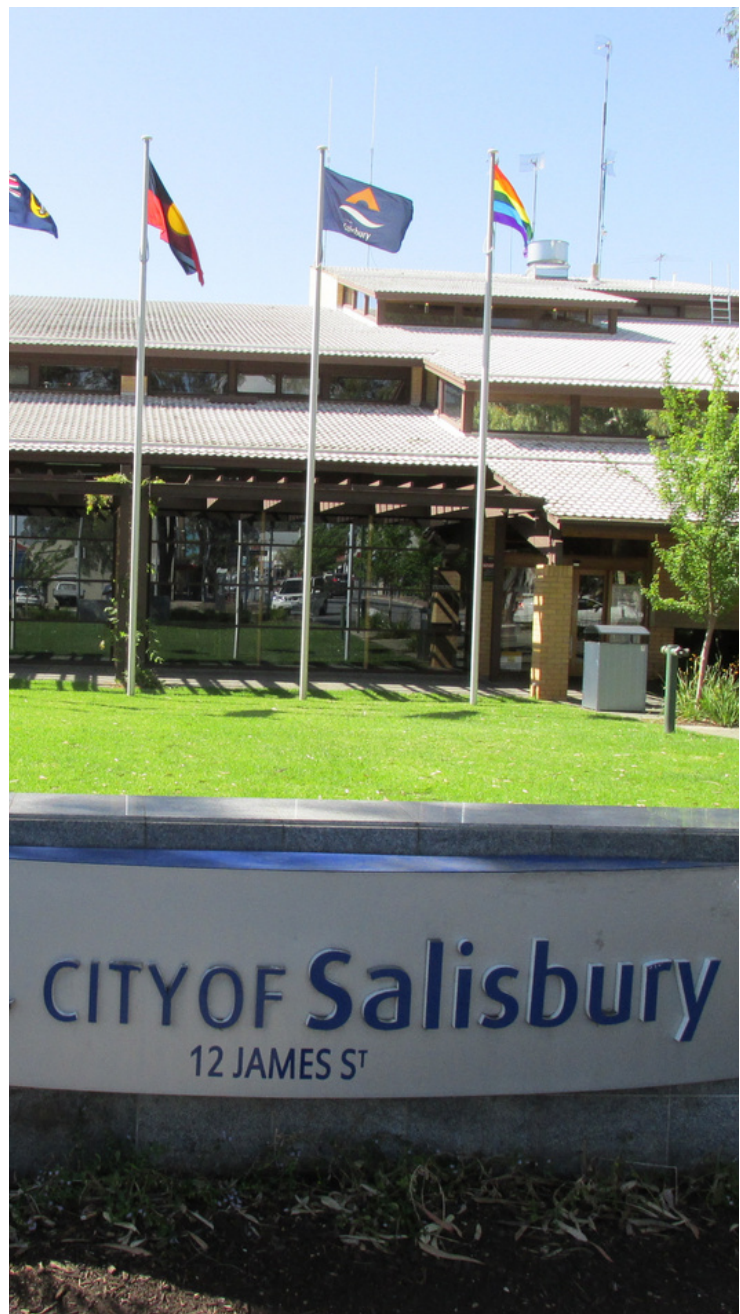
The RAAF Base Edinburgh is the centre of the nation's military intelligence, surveillance, reconnaissance and electronic warfare capabilities, and is home to over 3,500 personnel from the Australian Army and the Royal Australian Air Force.

Edinburgh Parks' 7RAR Battle Group (7th Battalion of the Royal Australian Regiment) generates \$100 million in revenue and 1,600 jobs in South Australia each year, according to the City of Salisbury.

### Medical Facilities

Northern Adelaide's population of around 350,000 is serviced by the State Government's Northern Adelaide Local Health Network.

This includes Lyell McEwin Hospital, Elizabeth Vale; Modbury Hospital; GP Plus Health Care Centre, Elizabeth; GP Plus Super Clinic, Modbury; and a satellite site at Gilles Plains; which collectively employ 4,000 staff, all within close proximity of the Salisbury LGA.



# City of Salisbury

## Economy and Amenities

### Other Major Facilities

The \$3 billion Mawson Lakes development is a world-class master-planned residential area. It is a joint venture between Lendlease, the State Government's Land Management Corporation, the City of Salisbury and the University of South Australia (UniSA).

Mawson Lakes houses 12,000 residents serviced by child care centres, a primary school, secondary school, community education centre and a UniSA campus, which has 4,000 students. TAFE campuses are located at Elizabeth and Salisbury.

### Retail

The central commercial area of Mawson Lakes and the Parabanks Shopping Centre are the City of Salisbury's main shopping precincts. Both feature taverns, cafes and restaurants, while Salisbury's Hoyts cinema complex is considered one of the best in all of Adelaide. The massive Elizabeth Shopping Centre is located within 5km of the heart of Salisbury.

Adelaide's Produce Market - which is South Australia's central hub for the distribution and marketing of fresh fruit and vegetables - can be found in Pooraka.

An estimated 250,000 tonnes of fresh produce with a wholesale value of \$750 million passes through the Adelaide Produce Market each year.

### Transport

Salisbury LGA is well located along Adelaide's North-South transport corridor.

The area is also serviced by Adelaide's second airport at Parafield. A wholly-owned subsidiary of Adelaide Airport, Parafield Airport provides general aviation services and a flight training school that attracts strong overseas interest.

Surrounding the airport is a range of bulky goods retail outlets such as Bunnings and Kresta. Estimates suggest that the airport precinct employs around 1,000 people and creates another 900 indirect jobs.

Metropolitan train services on the Gawler line run regularly, stopping at Mawson, Greenfields, Parafield, Parafield Gardens, Chidda, Salisbury, Nurlutta, Elizabeth South and Elizabeth, and connect to the CBD.

Both freight trains and metropolitan trains pass through Salisbury while the Adelaide-Darwin rail transport exchange, located at Dry Creek, is only 5km from Salisbury.





# City of Salisbury

## Property Profile



## **Adelaide continued to be one of the most resilient capital city markets in the country.**

Both in terms of sales activity and price performance, Adelaide has been one of the nation's top markets throughout the pandemic period.

The city's strong performance has been underpinned by a state economy which has been rising up the national rankings in recent years.

Property prices in Adelaide rose in 2020, 2021 and 2022. As of July 2023, the median dwelling price of \$671,000 continued the city's steady growth, second only to Perth among the state capitals.

Despite interest rates rising and consumer confidence falling through 2022 and into 2023, Adelaide continued to be one of the most resilient capital city markets in the country.

Against that background, Salisbury was one of Adelaide's strongest growing regions for both property interest and value increases.

The Winter 2023 edition of Hotspotting found 10 of the 16 suburbs analysed in the Salisbury LGA has positive rankings for sales activity, including four rising suburbs.

These included Para Hills West (median price \$525,000) where quarterly sales were 14 18 18 29 26 and Salisbury Heights (\$560,000) with 13 14 20 25.

Para Hills West was rated a supercharged suburb for the second successive quarter.

The highest priced suburb in the LGA, Valley View (\$611,000), was one of the state's most consistent suburbs, with quarterly sales trending 36 31 33 41 42 42 44 35 35.

# City of Salisbury

## Property Profile

The LGA did not have one suburb in decline, while Burton, a one-time outlier now enjoying strong price growth on the back of expanding local infrastructure and better road systems, was rated a rising market.

The figures are backed up by price data from CoreLogic. Adelaide has the highest Covid trough-to-peak growth (45%) in capital city Australia - but the city's house and unit prices remain among the lowest in the capital cities.

PropTrack's Home Price Index report for March 2023 found that Adelaide's house price index increase of 6.3% was the highest of the capital cities. CoreLogic's Home Value Index published on 1 August 2023 recorded 3.5% growth in Adelaide's median house price in the July quarter - the only markets that did better nationally were Sydney and Brisbane. South Australia as a whole is struggling with a lack of housing, amid high population growth.

According to PropTrack's March 2023 listings report, new listings across Adelaide were down 7.1% from

a year earlier, and the suburb of Parafield Gardens saw its listings drop by 50%.

SQM data has confirmed this more recently, showing that stock levels on the market across Northern Adelaide are trending 40% lower than their pre-pandemic levels.

This is despite South Australia leading the way in both dwelling starts and construction completed, according to CommSec's May 2023 State of the State report. The report says SA "remains on top" for constitution work done, with completions 18% above the decade average. The report also listed SA as the top state in the nation for relative population growth (1.4% per year). This placed stress on the need for housing and kept demand high.

Adelaide was the top market jurisdiction in Australia for growth prospects in 2023, according to Canstar's annual Rising Stars Report which is produced in partnership with Hotspotting. The report ranks the eight capital cities as well as six state regional markets based on five key metrics.

This is after the city had been at the forefront of price growth nationwide for the previous two years. It continues to be one of Australia's most competitive markets, with homes selling quickly at higher-than-expected prices.

The Rising Stars report also noted Salisbury East as one of the Top 10 suburbs in Adelaide with buyer demand more than doubling in the previous 18 months for houses priced in the \$400,000 range.

The suburb also has multiple schools, the Cobbler Creek Recreation Park and proximity to employment zones and major retail and commercial nodes.

# City of Salisbury

## Property Profile

While Hotspotting has regularly named Adelaide as the nation's most consistent market, this is now being confirmed by other property analysts - not just CoreLogic and PropTrack, but those commenting on the city's rental market as well.

A report from the University of Adelaide's School of Architecture and Built Environment in 2021 revealed that property prices in Adelaide barely changed in the past two economic downturns.

In 2012, prices fell by only 0.2% while in 2019, they actually rose by 0.4%, making Adelaide the only state capital where prices didn't fall at this time.

"It's amazing that in one of the worst bust years, Adelaide prices stayed positive, whereas the other capital cities all had drops," says the report's author Peter Koulizos, Master of Property program director.

Anecdotal evidence indicates interstate buyers and investors in large numbers have turned their attention to Adelaide because of its lower prices, higher rental yields, low vacancies and lower cost of living compared to bigger cities.

Harcourts Playford Real Estate director Roy Laird says an influx of investors, coupled with a lack of supply, has driven up rents and yields in northern suburban areas like Salisbury. "This is still the most affordable housing in the state and there's also an awareness the area is being revitalised," he says. "There's a lot of new housing coming in the northern suburbs. With that development, you've got to have an increase in infrastructure like schools, shopping centres, sports fields or playgrounds."

According to CoreLogic's Tim Lawless, Adelaide's affordability plays a part in the city's improved profile.

Selling times have sped up, vacancy rates have tightened and stock on market has halved, says Lawless.

Other reasons behind such improvements relate to the growing economy. Industries like defence and education are flourishing, and more community and civil engineering projects are also being approved.



# City of Salisbury

## Property Profile

### Price Growth

Data from PropTrack's April 2023 Quarterly Values Report shows that 70% of greater Adelaide's suburbs recorded a value rise over the 12 months to March. Units saw an even bigger increase, with 87% of Adelaide suburbs recording a value rise.

According to the report, the top 20 suburbs for value growth in metropolitan houses over the year were all located in Adelaide's northern suburbs, with Davoren Park (north of Salisbury) seeing the strongest growth of 20.9%. The top five unit suburbs were also in Adelaide's north.

While many suburbs in the eastern states have had declining markets, every one of the 16 Salisbury suburbs assessed recorded double-digit median house price growth in the year to May 2023 - with Brahma Lodge, Burton, Elizabeth Park, Paralowie and Pooraka topping 20% growth.

### Units

While the unit market in the Salisbury LGA is small, there is a concentration of units in Mawson Lakes, Salisbury, Salisbury Downs and Salisbury East. Sales activity has been strong, with massive price growth in Salisbury and Salisbury East.

Salisbury East recorded a 33% increase in its median unit price, with Salisbury rising 32% - to \$320,000 and \$321,00 respectively.

Salisbury Downs' median unit price continued to decline into 2023, but has averaged 7% per year growth over the past decade, while the Mawson Lakes' unit market grew 8% to \$346,000.



# City of Salisbury

## Property Profile

### First-home Buyers

Located near major employment nodes, properties priced in the \$350,000–\$400,000 bracket make the Salisbury LGA appealing for first-home buyers.

Elizabeth Park and Salisbury North, with median house prices of \$350,000 and \$397,000, have plenty of stock in the lower price brackets.

They are repeatedly named in the top postcodes for first-home buyer grants in South Australia in the past four years.

Elizabeth Park was also listed in the Top 20 locations for FHB grants in FY2022 and FY2023.

In South Australia, new units qualify for the FHB grant of \$15,000 and coincidentally, suburbs in these postcodes are marked for 1,800 new dwellings by 2036 – 28% of all new dwellings across the Salisbury LGA.

### Rents, Yields & Vacancy Rates

Rents have been generally rising across northern Adelaide in the past ten years and that trend has accelerated throughout 2021, 2022 and 2023.

This has been even more prevalent in the Salisbury LGA where, according to SQM Research, weekly

rents have increased by almost 50% over the past five years.

In the 12 months to June 2023, house rents went up 9.7% and unit rents commanded an extra 10%.

The major factor in the increasing rent prices is very tight vacancy rates across the LGA. All postcodes were at or below 0.5%, with the large suburb of Parafield Gardens recording a 0.1% vacancy rate.

These numbers made the Salisbury LGA among the tightest rental markets in the nation.

Rental yields in the Salisbury LGA are a major player in the property investment market.

All 16 suburbs listed offered better than a 4% median yield on houses, with Brahma Lodge, Burton, Elizabeth Park, Paralowie, Salisbury and Salisbury East all topping 5%.

# City of Salisbury

## Property Profile

### Rents, Yields & Vacancy Rates continued...

Not surprisingly, the highest of these yields came in the budget-buy suburb of Elizabeth Park. With a median house price of just \$350,000, which is more than \$300,000 under the Greater Adelaide median, Elizabeth Park achieves a 5.8% yield on a \$395 weekly rent.

Unit yields are even more impressive. Salisbury and Salisbury Downs are achieving 6.4% and 6.2% yields respectively, with Mawson Lakes and Salisbury East less than 0.5% behind.

The price and quality of the units within the LGA varies greatly - from low-budget stock in areas like Salisbury Downs to a mix of standard and upmarket units in Mawson Lakes.



# City of Salisbury

## Market Summary and Vacancy Rate

Suburb	Sales Houses	Median Houses	1-year Growth	10 Year Growth Average	Median Yield
Brahma Lodge	55	\$450,000	23%	11%	5.2%
Burton	79	\$508,000	23%	10%	5.2%
Elizabeth Park	114	\$350,000	25%	10%	5.8%
Hillbank	77	\$540,000	18%	8%	4.8%
Ingle Farm	176	\$550,000	18%	10%	4.5%
Mawson Lakes	199	\$650,000	13%	7%	4.3%
Para Hills	136	\$523,000	16%	10%	4.6%
Para Hills West	53	\$485,000	14%	10%	4.6%
Parafield Gardens	229	\$541,000	18%	10%	4.7%
Paralowie	227	\$481,000	17%	9%	5.0%
Pooraka	106	\$567,000	21%	9%	4.4%
Salisbury	100	\$480,000	24%	9%	5.1%
Salisbury Downs	74	\$476,000	18%	9%	5.2%
Salisbury East	156	\$485,000	10%	9%	4.8%
Salisbury North	188	\$397,000	18%	7%	5.6%
Valley View	106	\$611,000	13%	9%	4.4%

# City of Salisbury

## Market Summary and Vacancy Rate

The unit market in the Salisbury LGA can be summarised as:

Suburb	Sales Houses	Median Houses	1-year Growth	10 Year Growth Average	Median Yield
Mawson Lakes	188	\$346,000	8%	3%	5.8%
Salisbury	76	\$321,000	32%	7%	6.4%
Salisbury Downs	26	\$271,000	-17%	7%	6.2%
Salisbury East	31	\$320,000	33%	7%	5.9%





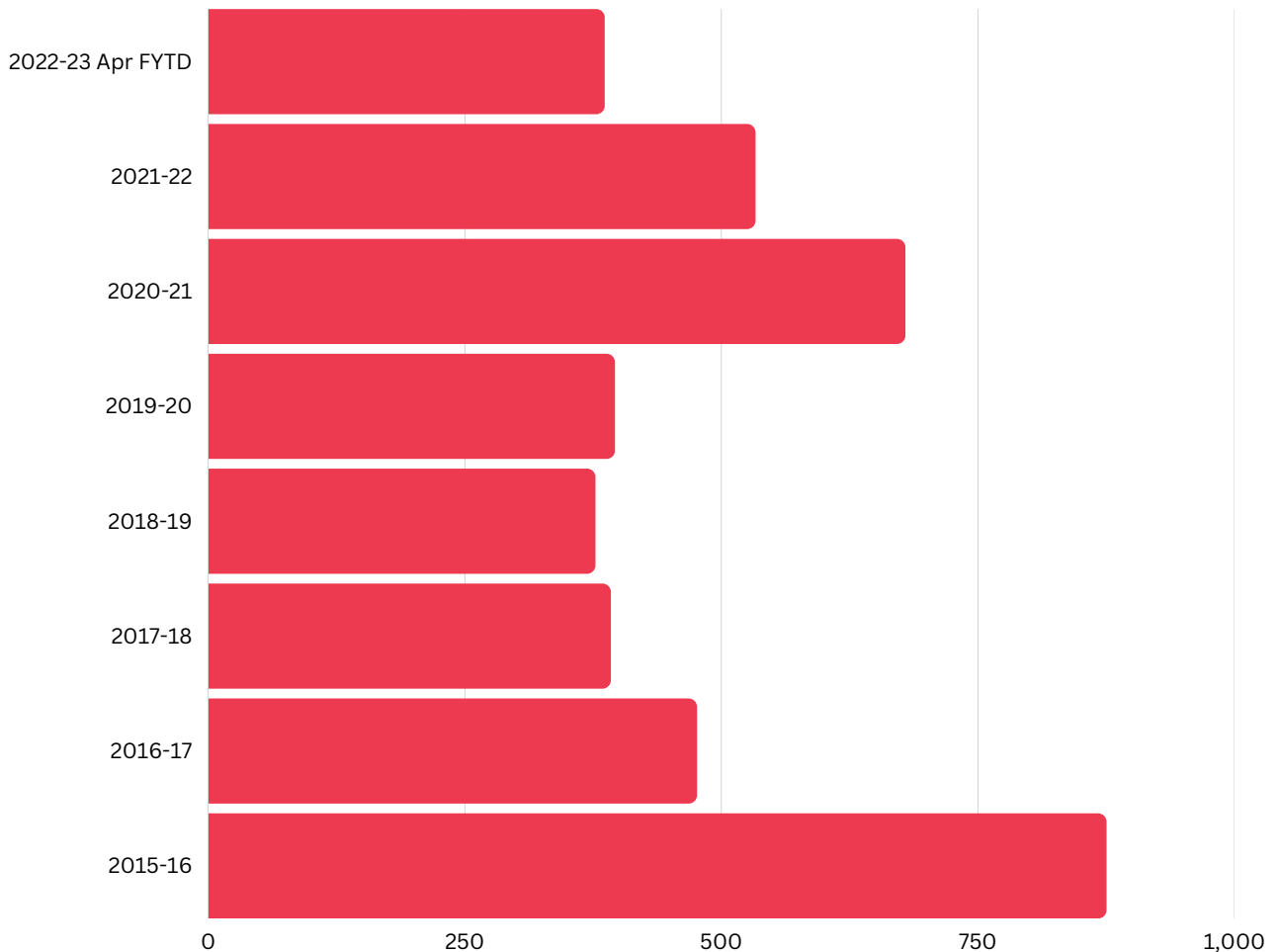
# City of Salisbury

## Market Summary and Vacancy Rate

### Rental Statistics

P/code	Suburbs	Vacancy	Median Asking Rent
5108	Salisbury	0.2%	\$485pw
5109	Salisbury East	0.3%	\$504pw
5095	Mawson Lakes	0.5%	\$556pw
5107	Parafield Gardens	0.4%	\$513pw

### Building Approvals - City of Salisbury



# City of Salisbury

## Economy and Amenities

### Future Prospects

The City of Salisbury is poised for major growth in the wake of considerable government investment in infrastructure and Defence Force projects.

The State Government's defence sector strategy includes eight priority areas which will boost the local economy by \$4 billion a year and create 11,000 jobs over the next 10 years.

With improved freight road links to the Port of Adelaide, Salisbury is opening up more industrial areas. Central to this is the \$1.9 billion Edinburgh Parks Precinct.

Earlier stages of Edinburgh Parks have seen some of the biggest names in the Australian private sector established within the sites such as Coles,

BAE Systems' Australian headquarters, Inghams, Lockheed Martin, SA Structural and DSTG. It's now estimated over 3,000 jobs have already been created.

The estate has also welcomed cyber security company VeroGuard, with a manufacturing facility beginning production in 2020. The factory has the potential to create up to 600 new jobs.

Northern Adelaide Food Park in Edinburgh Parks is eager for new business along with other business parks including:

- Keylink Industrial Estate, Edinburgh
- Nexus North Industrial Estate, Salisbury South
- Technology Park Adelaide, Mawson Lakes
- South Australian Produce Market, Pooraka
- Vicinity Industrial Base, Direk

Significant projects in these areas include Delorean's plan to build a bioenergy plant at the Northern Adelaide Food Park. This facility will convert up to 200,000 tonnes of waste each year into energy.

Local specialist cheese producer La Casa del Formaggio has relocated to the food park, into a \$35 million facility that was completed in 2022.

# City of Salisbury

## Economy and Amenities

### Future Prospects cont.

Auscold Logistics has also secured 6ha of land at the food park on which it will build a transport, distribution and storage hub for small to medium food producers, including chilled and frozen cold storage.

In May 2023, disabled services provider Bedford Industries unveiled a plan for a \$45 million manufacturing hub to be created at Salisbury Plain.

The development will specialise in the manufacture of furniture components for the commercial joinery and construction industry.

It will feature a commercial kitchen, production facilities and entertainment area as part of Bedford's Cultivate Food & Beverage enterprise.

Once fully operational in 2025, it is expected to employ more than 200 people of all abilities.



# City of Salisbury

## Economy and Amenities

### Defence Force

The RAAF is transitioning its surveillance aircraft from the AP-3C Orion to the P-8A Poseidon and introducing drones.

The first Poseidon patrol craft arrived in November 2016 while a \$250 million fleet of long-range drones are to operate out of Edinburgh, as well as Tindal in the Northern Territory. In support of the new aircraft, the Federal

Government and Boeing Defence Australia is funding \$60 million worth of upgrades to Edinburgh RAAF Base.

Australia's fleet of 12 Poseidon aircraft are now based at the site with a new purpose-built facility to be transferred to the base by 2025.

Another Defence project is the \$1.2 billion upgrade of the radar system at the RAAF Base. This will create 200 new jobs.

A \$2.5 billion air defence missile system at Mawson Lakes will generate 200 construction and 300 operational jobs. The system will assemble and maintain various missile defence projects.

### Transport

Train journeys to northern Adelaide have been improved now that the Gawler line has been upgraded.

The \$840 million project was completed in June 2022, and has seen the line between Adelaide and Salisbury electrified. High performance trains can now operate, improving reliability and safety to passengers on the route.

The Federal and State Governments are also working on road infrastructure to support the growth of Adelaide, sharing the cost of the \$15.4 billion North-South Corridor project.

The enormous project has been segmented into seven components, with five of those now completed,

including the \$867 million Northern Connector route which opened in March 2020.

# City of Salisbury

## Economy and Amenities

### Transport cont.

The Northern Connector is a six-lane, 15.5km motorway providing a vital freight and commuter link between the Northern Expressway, South Road Superway and Port River Expressway.

The last and most complex phase of the North-South Corridor – the Torrens to Darlington (T2D) project – is expected to get underway in 2025 and will be the biggest road infrastructure project in the State's history.

The completion of T2D will deliver a 78km non-stop, free-flowing motorway that seamlessly links Gawler, to the north of the city, with Old Noarlunga in the south.

The new motorway is designed to improve freight access to the Port of Adelaide and the industrial areas of Adelaide's north and north-west by bypassing six busy intersections on Port Wakefield Road.

The entire corridor is due to be completed by 2030, and is expected to have created 4,500 jobs.

Parafield Airport - the principal general aviation and pilot training airport in South Australia - has plans for further development.

This would lead to a 61% increase in the number of flights which would reach 345,000 by 2037.

Also included in the airport's master plan is a \$50 million retail outlet centre and an enterprise precinct. The latter will house a range of commercial, industrial and aviation industries.

These improved transport links will boost opportunities for trade and business, and lead to economic activity and jobs growth.



# City of Salisbury

## Economy and Amenities

### Lyell McEwin Hospital Upgrade

The Lyell McEwin Hospital underwent a \$300 million upgrade in 2015, with a \$58 million redevelopment of its emergency department open in 2022.

A \$240 million project adjacent to the hospital including health services, education, training and social housing is underway. Construction is expected to take five years and create 500 construction jobs.

This will incorporate the \$175 million Playford Health Hub, which project developers, Vital Healthcare Property Trust, will roll out in three stages.

Upon completion, the Playford Health Hub will house a private surgical and medical hospital as well as retail space and a \$40 million aged care facility.

### Revamp of GMH site

The site of the General Motors Holden (GMH) manufacturing plant, now owned by the Pelligra Group, is being transformed into a high-tech manufacturing hub.

Known as Lionsgate Business Park, the \$250 million development will evolve over 20 years.

Pelligra has leased back 30% of the site to GMH so it can continue its parts and servicing operations - a process expected to last up to 10 years.

The transformation is underway, with German company Sonnen opening a battery storage plant on the site where 50,000 energy storage systems are to be built over five years. Sonnen employs about 400 people but has plans to expand.

Five hi-tech manufacturing companies are in the process of joining Sonnen in the complex, swelling the workforce by 1,600.

Longer term, education, sport and recreation, and retail precincts will all be developed.

# City of Salisbury

## Economy and Amenities

### Economic Development

In 2006, the City of Salisbury Council announced ambitious plans to unlock the potential in the area west of Port Wakefield Road, now known as Riverlea.

The 25-year project is expected to create 10,000 jobs. It will include transport links, education facilities, retail centres, local business and community services. Upon completion, Riverlea will accommodate over 12,000 homes.

Salisbury has also been identified as a high-growth area, with an estimated increase of 20,000 homes in the State Government's 30 Year Plan.

The Salisbury city centre is now being regenerated with new sports facilities being developed. The council is also exploring options for new land releases at Ingle Farm, Para Vista and Para Hills.

Significant growth in the neighbouring Playford LGA will also create job nodes and attract investment.

Under the Playford North Urban Growth Area plan, 729ha was rezoned to open up land for 8,300 homes at Munno Para Downs, Virginia and Angle Vale.

A new residential development in Eyre will see 2,000 homes built, and the Elizabeth CBD and Playford town centre are both being regenerated.



# Recent Sales History

**18 STANLEY AVE**

**\$570,000**

Sep 2023  
58 Days

627 m<sup>2</sup> 3 2 2

**3/6 MARGARET AVE**

**\$492,000**

Sep 2023  
46 Days

282 m<sup>2</sup> 3 2 1

**31 TAUNTON AVE**

**\$488,000**

Sep 2023  
32 Days

410 m<sup>2</sup> 3 1 1

**25 HARVEY AVE**

**\$493,000**

Sep 2023  
39 Days

669 m<sup>2</sup> 3 1 2

**4 DONALD ST**

**\$605,000**

Sep 2023  
41 Days

712 m<sup>2</sup> 3 2 1

**20 MYALL BVD**

**\$528,000**

Sep 2023  
17 Days

561 m<sup>2</sup> 3 1 3

**26B THOMAS ST**

**\$545,000**

Sep 2023  
14 Days

263 m<sup>2</sup> 3 2 4

**76 FENDEN RD**

**\$521,000**

Sep 2023  
65 Days

549 m<sup>2</sup> 3 1 2

**11 FLEET ST**

**\$767,000**

Sep 2023  
194 Days

1,274 m<sup>2</sup> 3 2 6

**25 - 27 SALISBURY HWY**

**\$1,030,000**

Sep 2023  
18 Days

685 m<sup>2</sup> 6 2 10

**1/5 CARTREF ST**

**\$471,500**

Sep 2023  
71 Days

321 m<sup>2</sup> 3 1 2

**110 WINZOR ST**

**\$620,000**

Aug 2023  
37 Days

639 m<sup>2</sup> 4 1 1

**36 ROPER ST**

**\$635,000**

Aug 2023  
49 Days

531 m<sup>2</sup> 3 2 3

**29 BARNETT ST**

**\$600,000**

Aug 2023  
45 Days

804 m<sup>2</sup> 3 2 9

**76 WINZOR ST**

**\$723,500**

Aug 2023  
61 Days

965 m<sup>2</sup> 4 2 1



# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE – HEALTH AND MEDICAL

Project	Value	Status	Impact
Lyell McEwin Hospital - emergency department redevelopment  State Government	\$58 million	Opened 2022	ED to have more floor space & paediatric assessment area New purpose-built 8-bed Mental Health Short Stay Unit
Playford Health Hub, Elizabeth Vale (adjacent to Lyell McEwin Hospital)  Vital Healthcare	\$175 million	Under construction in 3 stages Stage 1 - retail precinct and carpark completed Nov 2021 Stage 2 underway and due for completion in late 2023	Medical centre, private hospital, retail precinct & multi-deck carparking
Healthia Aged Care facility, Elizabeth Vale  ACH Group, Northern Area Local Health Network (NALHN), University of SA & City of Playford	\$40 million (part of Playford Health Hub)	Under construction Scheduled for completion in June 2023	Jobs: 180 construction 6-place residential care home including 8 small-scale homes, each with 12 private rooms

## INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Northern Connector  State & Federal Govts	\$867 million	Opened in March 2020	6-lane, 15.5km motorway providing major freight and commuter links
Gawler rail line upgrade & electrification  Transport Dept	\$840 million	Completed June 2022	Jobs: 135 Gawler line from Adelaide to Salisbury is now electrified

# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Gawler rail line upgrade & electrification  Transport Dept	\$840 million	Completed June 2022	Jobs: 135 Gawler line from Adelaide to Salisbury is now electrified
Parafield Airport - expansion	TBA	Approved	Will allow for 61% increase in flights Includes retail outlet centre & enterprise precinct

## DEFENCE PROJECTS

Project	Value	Status	Impact
Raytheon Australia Centre for Joint Integration, Technology Park Adelaide, Mawson Lakes  State & Federal Govts	\$2.5 billion	Completed April 2021	Jobs: 200 during construction Production facility for air defence missile system
Project Sentinel  Defence SA	\$1.5 billion	Completed in 2021	14-year project for Australian Customs' Coastwatch program
RAAF Base Edinburgh - upgrades  State & Federal Govts	\$500 million	Under construction Completion expected in 2025	Jobs: 200 construction New Boeing training simulator and hangar, maintenance facilities & accommodation
New 737 maintenance facility, RAAF base Edinburgh	\$60 million	Modifications to existing hanger completed in August 2022 with maintenance work beginning on first Poseidon aircraft Construction of new hanger to start in mid-2023	Jobs: 320 construction Facility will repair and maintain P8-A Poseidon and E-7 Wedgetail aircraft

# Major Projects

Major projects currently impacting the region are:-

## DEFENCE PROJECTS

Project	Value	Status	Impact
Sovereign Combat System Collaboration Centre, Mawson Lakes  Saab Australia	\$77 million (includes \$22m in Federal Govt funding)	Under construction	Jobs: 500 construction 450 ongoing Will bring together different companies to develop & manufacture naval defence software

## COMMERCIAL DEVELOPMENT

Project	Value	Status	Impact
Edinburgh Parks Precinct,	\$1.9 billion	Under construction	Aerospace and manufacturing, defence technology, logistics support and automotive industries
New warehouse, Vicinity Industrial Base, Direk  Apex Steel	\$38 million	Completed March 2023	Jobs: 120 ongoing 22,000m <sup>2</sup> facility will include warehouse, office space and heavy duty hardstand areas
Manufacturing facility, North Adelaide Food Park  La Casa del Formaggio	\$35 million	Completed July 2022	Jobs: 280 construction, 90 ongoing 10,000m <sup>2</sup> facility will be state-of-the-art cheese produce site
Lionsgate Business Park, Elizabeth South  The Pelligra Group	\$250 million	Under construction	Jobs: 400 during construction Former Holden manufacturing site to be developed into high-tech manufacturing hub
The Heroic Hotel, Mawson Lakes  Pelligra Group	\$60 million	Under construction Due to be completed in 2024	Jobs: 600 construction, 400+ ongoing Eight-storey hotel will have 150 rooms, and conference facilities plus office and retail space

# Major Projects

Major projects currently impacting the region are:-

## COMMERCIAL DEVELOPMENT

Project	Value	Status	Impact
District Outlet Centre, Parafield Airport  Devwest Development	\$50 million	Under construction Expected to open in mid-2023	15,000m <sup>2</sup> site with more than 45 brands including Puma, Sketchers and Timberland
SA1 Salisbury Bioenergy Plant, North Adelaide Food Park  Delorean Energy	\$33 million	Under construction	Will convert up to 125,000 tonnes of waste each year into energy
Hydrogen Plant, Bolivar  Marubeni Corporation	\$12.5 million	Under construction Due to be completed August 2023	A 5MW battery and a demonstrator scale 150kw electrolyser will allow export of green hydrogen to Indonesia
ADL03 Data Centre, Technology Park Adelaide, Mawson Lakes  DCI Data Centres	TBA	Approved in 2021	Jobs: 80 Digital infrastructure hub will be capable of retaining & attracting critical ICT loads
Pharmaceuticals manufacturing plant, Salisbury South  Noumed Pharmaceutical	\$85 million (includes \$20m in Federal Govt funding)	Proposed Scheduled for completion by 2025	Jobs: 250 construction, 180 ongoing Generic drug plant to produce 40 million tablets, liquids & creams
South Australia Produce Market expansion, Pooraka	\$47 million	Proposed	A Biosecurity logistics facility is planned

# Major Projects

Major projects currently impacting the region are:-

## COMMERCIAL DEVELOPMENT

Project	Value	Status	Impact
Edinburgh Central, 1-5 Sturton Road, Edinburgh	\$9 million	Proposed	Mixed-use site with retail, industrial storage tenancies & childcare facility
Edenfield Family Care expansion, Gardenia Drive, Parafield Gardens	\$8 million	Proposed	Will add 47 aged care beds and 27 memory support beds
Specialist Disability Accommodation, Salisbury  Barwon Investment Partners	TBA	Proposed	14 disability compliant apartments

## INFRASTRUCTURE - SPORT AND ENTERTAINMENT

Project	Value	Status	Impact
Salisbury Aquatic and Recreation Precinct, Salisbury North  City of Salisbury Council	\$28 million Includes \$7m in State Govt funding	Under construction Expected to open 2024	Jobs: 90 construction, 26 ongoing 3 pools, water slides, play area, gym & cafe are planned
Salisbury Oval Precinct Master Plan  City of Salisbury Council	TBA	Proposed	New sports and leisure facilities are planned

# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE - GENERAL

Project	Value	Status	Impact
Northern Adelaide Irrigation scheme State & Federal Govts	\$156 million	Under construction Scheduled for completion in 2024	Jobs: 3,700 Economic benefit of \$500 million per year
Playford Alive Town Centre City of Playford Council & State Govt	\$250 million	Under construction Scheduled for completion in 2027	Includes park, commercial & retail sites
Salisbury City Centre - renewal City of Salisbury Council	TBA	Proposed	New businesses, shops, homes, community facilities & green space
Salisbury City Centre - community hub City of Salisbury Council	\$44 million	Proposed	Office and civic spaces, council chambers, gallery & meeting rooms
Elizabeth CBD - upgrade & expansion City of Playford Council	TBA	Under construction	New retail, business and entertainment precinct
Burton Community Hub City of Salisbury Council	TBA	Completed July 2022	New library, gardens, meeting spaces & room hire facilities

# Major Projects

Major projects currently impacting the region are:-

## RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Riverlea Estate, Buckland Park Walker Corporation	\$3 billion	Under construction	1,300ha community with 12,000 homes will house 30,000 people by 2036
Playford Alive, Munno Para Renewal SA	\$1 billion	Under construction	1,000ha site will eventually be home 40,000 people and include new town centre
Eyre, Penfield AV Jennings	\$700 million	Under construction Completion due 2030	2,000 new homes plus parkland are planned
Blakes Crossing, Blakeview Lendlease	\$750 million	Under construction	Town centre and 1,500 houses are planned over 90ha
Playford North Extension City of Playford Council	\$1 billion-plus	Under construction	730ha of land has been rezoned for residential use
Boardwalk at Greentree Estate, Paralowie Rivergum Homes	\$50 million	Under construction	122 homes

# Major Projects

Major projects currently impacting the region are:-

## RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Oakford Estate, Eyre	\$36 million	Under construction	120 lots
Nevark Constructions			

