

# 37 FRISBY RD ANGLE VALE

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# Executive Summary

## LAND SIZE

Allotment No. 1	4,879 sqm
Allotment No. 2	5,906 sqm
Allotment No. 7	2,948 sqm
Allotment No. 8	5,343 sqm
Allotment No. 9	5,343 sqm
Allotment No. 17	4,900 sqm
<b>Combined</b>	<b>29,640 sqm</b>

## ZONING

‘Employment’

Further information can be found at:

<https://avipark.com.au/wp-content/uploads/2022/02/Angle-Vale-Innovation-Park-37-Frisby-Rd-Angle-Vale-Planning-Code.pdf>

## DEVELOPMENT READINESS & TIMING

Fully Developed and Serviced (Road, Power, Gas, Sewer, Water, NBN, Comms)  
‘Shovel Ready’

## FUND & DEVELOPER CAPABILITY

Leipzig Australia and Wahl Citadel in joint venture delivering leasing opportunities from design to occupation.



# Land

## Allotment No.      Attributes

1 and 2	Size: 4,879sqm + 5,906sqm Total = 10,785sqm Frontage: Frisby and Hawke Way
7	Size: 2,948sqm Frontage: Hawke Way
8 and 9	Size: 5,343sqm + 5,343sqm Total = 10,686sqm Frontage: Northern Expressway and Hawke Way
17	Size: 4,919sqm Frontage: Frisby and Hawke Way



# Property Overview



## STRENGTHS

- The property is zoned 'Employment' which offer a range of development options.
- The site is positioned amongst recently completed and/or proposed land divisions and is reasonably well located in terms of access to infrastructure and proposed amenity within the immediate area.
- There is currently limited competing product within this location



## ROAD SYSTEM, ACCESS & EXPOSURE

### SITUATED

- On the eastern side of Fradd Road.
- Approximately 1.35 radial kilometres east of Angle Vale Town Centre.
- Approximately 32 radial kilometres north of the Adelaide GPO.

### MAIN ROADS

- Approximately 340 metres south of the Angle Vale Road intersection.
- Approximately 750 metres north of the Fradd Road intersection.
- Approximately 2.15kms north of the Curtis Road intersection.
- approximately 800 metres south west of the Northern Expressway / Angle Vale interchange.

### ACCESS

- Primary frontage to Frisby Road with a side / rear aspect to Bain Road and the Northern Expressway.
- Dual lane roadway suitable for heavy vehicles that links with Curtis Road / Angle Vale Road.

### EXPOSURE

- Frisby Road frontage offers good exposure to local / passing local traffic.



## Public Transport

The closest bus stop to the site is located on Angle Vale Road (1 km to the west) and otherwise the Angle Vale Shopping Centre on Heaslip Road located approximately 2.5 kms to the west which link with services to nearby Munno Para West and the Smithfield Interchange.



## Education

- Angle Vale Primary School, Angle Vale Pre-School, and Trinity College - Gawler River are all located within an approximate 1.50 – 2.50 kilometre radius.
- Angle Vale Super School on Riverbanks Road.
- Playford College is located within Munno Para approximately 4 kms to the south-east.



## Parks & Recreation

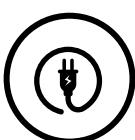
Angle Vale Community Sports Centre/Oval is located approximately 1.40 kms to the West





## Retail

- A local shopping centre and an associated commercial precinct is located approximately 2.5 kilometres to the south-west along Heaslip Road which includes a Foodland supermarket, BWS, OTR Service Station, a tavern and a small number of specialty stores.
- A modern Bunnings store is located further to the south of the parent land adjacent to the Frisby and Curtis Roads intersection (just west of the Northern Expressway).
- A broader range of commercial/retail facilities are provided within other northern fringe suburban areas including within Gawler, Munno Para and Elizabeth.



## Services

- Electricity
- Reticulated Water
- Sewerage
- NBN

# PLANNING

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## PLANNING CONTROLS

Local Government Area - City of Playford

Zone - Employment

<b>Key Desired Outcome</b> (Land Use and Intensity)	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.
<b>Primary Performance Outcome/s</b>	A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.
	Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres. Shop where one of the following applies:
	<ul style="list-style-type: none"><li>• with a gross leasable floor area up to 100m<sup>2</sup></li><li>• is a bulky goods outlet</li><li>• is a restaurant</li><li>• is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.</li></ul>
	Bulky good outlets and standalone shops are located to provide convenient access.
<b>Deemed to Satisfy</b>	Development comprises one or more of the following: <ul style="list-style-type: none"><li>• Advertisement</li><li>• Consulting room</li><li>• Indoor recreation facility</li><li>• Light industry</li><li>• Motor repair station</li><li>• Office</li><li>• Place of worship</li><li>• Research facility</li><li>• Retail fuel outlet</li><li>• Service trade premises</li><li>• Shop</li><li>• Store</li><li>• Telecommunications facility</li><li>• Training facility</li><li>• Warehouse</li></ul>
<b>Key Overlays</b>	Defence Aviation Area (All structures over 90 metres). Hazards (Bushfire - Urban Interface). Hazards (Flooding - General). Local Heritage Place (13252). Major Urban Transport Routes. Non-stop Corridor. Prescribed Wells Area. Regulated and Significant Tree. Traffic Generating Development. Water Resources.
<b>Heritage Adjacent</b>	Nil

# NORTH-SOUTH CORRIDOR

The Northern Expressway Project consists of two components: the new Northern Expressway and the Port Wakefield Road Upgrade. The Northern Expressway is a new 23 kilometre road with a pedestrian and cycle pathway linking the Gawler Bypass with Port Wakefield Road at a point about three kilometres north of the Waterloo Corner Road intersection.

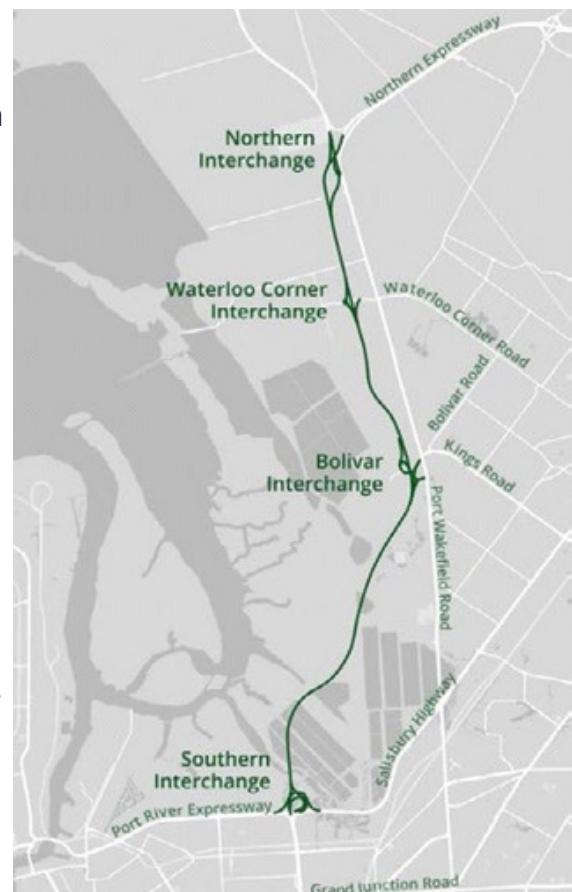


To meet the demand of increased traffic volumes generated by the new expressway, Port Wakefield Road has been upgraded at key intersections between Waterloo Corner Road and Salisbury Highway. The Northern Expressway project is a joint initiative by the Australian and South Australian governments under the Australian Government's Land Transport Investment Program. It is the largest road construction project in the state since the 1960s.

The North-South Corridor is identified in the following strategies as one of Adelaide's most important transport corridors - the South Australian Planning Strategy including the 30 Year Plan for Greater Adelaide, the Strategic Infrastructure Plan for SA and the Integrated Transport and Land Use Plan. It will be

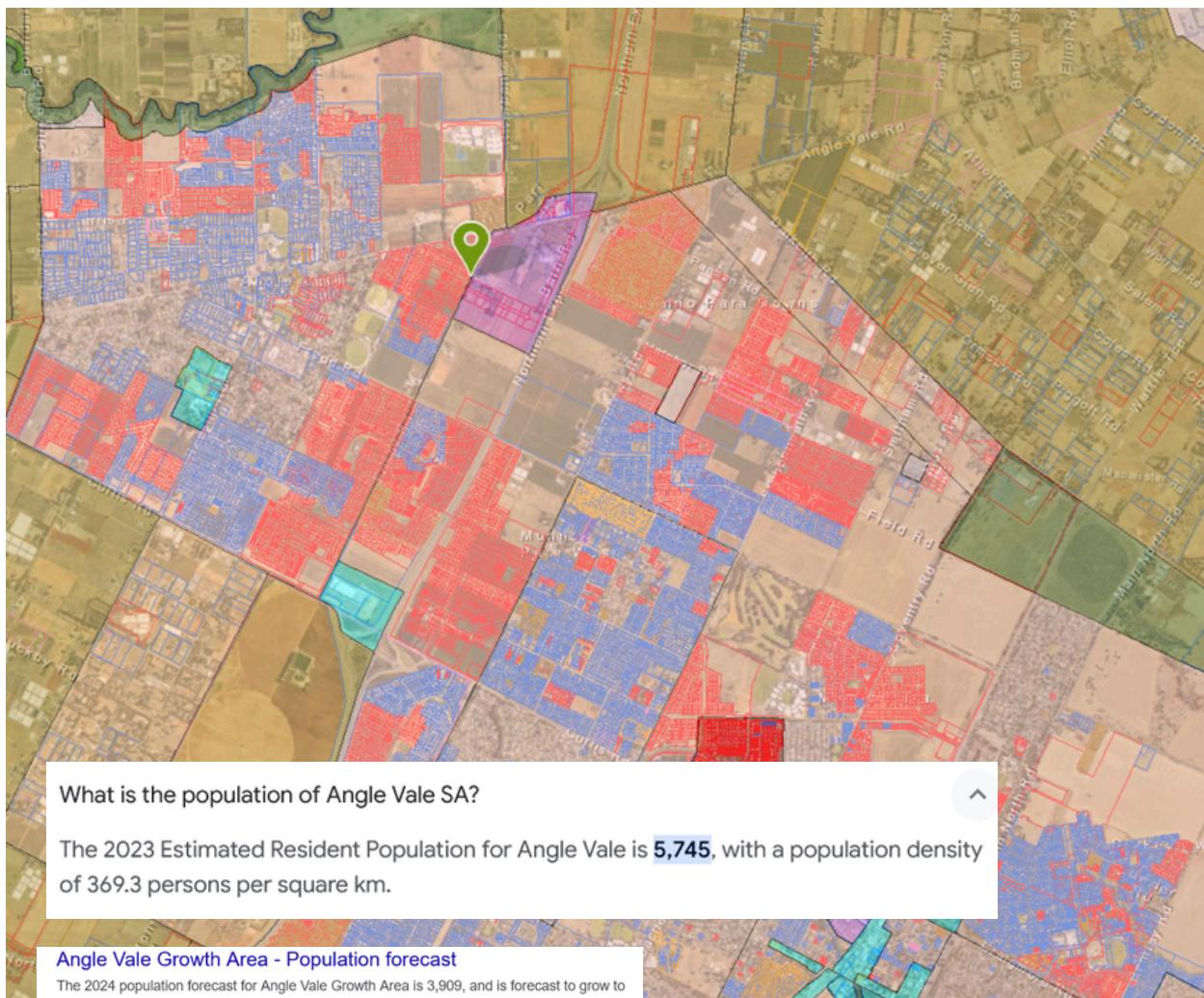
the major route for north and south bound traffic, including freight vehicles, running between Gawler and Old Noarlunga, a distance of 78 kilometres.

The current roadway is not working effectively and will not be able to handle the projected number of vehicles that will need to use the road, or cater for the size of freight carriers wanting to travel along it. In response, the Australian and South Australian Governments are working collaboratively to expand the route by creating a dedicated non-stop North-South Corridor.



# LAND ECONOMICS

- Approved Residential Allotment
- Deposited Plan
- Employment Zoning Land
- Plan Withdrawn



What is the Angle Vale development plan?

Specifically for Angle Vale **the 30 Year Plan identifies expansion of the existing township through 'future urban growth' to the south and north.** The 30 Year plan sets a target for the northern townships (Virginia & Angle Vale) of an additional 4,800 new houses (12,700 new residents).

## Population

The estimated residential population for Angle Vale was **5,745 in 2023.**

The population forecast is to grow to **18,536 by 2046.**

## SA fastest growing suburbs

Greater Adelaide increased by 28,100 people (2.0%), and the rest of the state increased by 3,000 (0.7%), mainly due to overseas migration or 26,471 people and a small number (3,404) new births.

ABS data shows that the fastest-growing areas in South Australia are:

### MUNNO PARA WEST - ANGLE VALE (10% GROWTH)

Located north of Adelaide, Munno Para West - Angle Vale is listed as the fastest-growing area in South Australia by the ABS, thanks to projected developments in the area boosting the population by another 1,800 people.

### ADELAIDE CBD (7.5% GROWTH)

The city centre of Adelaide grew by another 1,400 people (or 7.5%) over the 2022/23 financial year as people move back towards the city after the mass-exodus during the Covid pandemic.

### VIRGINIA - WATERLOO CORNER (7.5% GROWTH)

Also in Adelaide's outer north, the population increased by 7.5% in the Virginia and Waterloo Corner areas, with growth projected to continue rising in the near future.

Located north of Adelaide, Munno Para West - Angle Vale is listed as the fastest-growing area in South Australia by the ABS, thanks to projected developments in the area boosting the population by another 1,800 people. 11 May 2024



The Advertiser

<https://www.adelaidenow.com.au> > Business

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### Leipzig Australia to start work on \$20m industrial estate

24 July 2023 — Local property developer Leipzig Australia will start work on a new \$20m industrial estate in Angle Vale in the coming months, designed to cater ...

## Angle Vale hub proposal includes childcare, 24-hour gym, petrol station, medical centre and more

A new hub including a 24-hour gym and swim centre, fast food outlet, two-storey medical centre and more has been proposed for Adelaide's north – see the plans here.