

# Hallett Cove Shopping Centre

# Quarterly Project Summary

Report No 7 (April 2008)

Project Objective Strategic Plan Reference	Business Plan (incl. Risk Analysis) Methodology, Partners	Milestones – achieved	Previous Council Resolutions	Current Activities	Future Council Considerations Activities to Implement
<p><b>Project Objectives</b> To encourage the redevelopment of the Hallett Cove Shopping Centre to provide an adequate range of services and facilities.</p> <p><b>Strategic Objectives</b> <a href="#">Marion Strategic Plan 2006-2020</a> Encourage the Redevelopment of the Hallett Cove Shopping Centre.</p> <ul style="list-style-type: none"> <li>• A civic heart for Southern Marion (MS 1)</li> <li>• Linked to objectives Community Wellbeing and Dynamic Economy.</li> </ul> <p><a href="#">Corporate Plan 2001-2004</a> Community needs better met by South Ward services, facilities and land use by Dec 2004. Transport and other service delivery improvements commenced in the south of the City by Dec 2001. (Objective 3.7)</p> <p><a href="#">SA Strategic Plan</a> <i>Growing Prosperity</i></p> <ul style="list-style-type: none"> <li>• Jobs (T1.1)</li> <li>• Youth Unemployment (T1.3)</li> <li>• Economic Growth (T1.5)</li> <li>• Investment (T1.6)</li> </ul> <p><i>Improving Wellbeing</i></p> <ul style="list-style-type: none"> <li>• Quality of Life (T2.1)</li> </ul> <p>Legend: CW – Community Wellbeing CV – Cultural Vitality DE – Dynamic Economy HE – Healthy Environment T – Target</p>	<p><b>1. Business Plan to include:</b> Not applicable, private sector project.</p> <p>(Note: Sect 48 Local Gov't Act Not applicable. Project not managed by Council.)</p> <p><b>2. Method for Funding</b> Not applicable, Project not managed by Council.</p> <p><b>3. Key Partners</b> Makris Group (Etiria)</p>	<p><b>1. Funding</b> Not applicable, private sector project.</p> <p><b>2. Community Consultation</b></p> <ul style="list-style-type: none"> <li>• Display at Hallett Cove Mall – March to June 2003 and since October 2006</li> <li>• <a href="#">MSP Brochure March 2003</a></li> <li>• <a href="#">MSP Brochure revised October 2003</a></li> <li>• Public Forum 9 April 2003</li> <li>• Non resident ratepayer Forum 22 May 2003</li> <li>• <a href="#">Telephone survey</a> of 501 households undertaken in November 2003</li> <li>• Meetings with community and residents held on March 24, April 15 and July 16 2003</li> </ul> <p><b>3. Project Management &amp; Design</b></p> <ul style="list-style-type: none"> <li>• Ownership of site consolidated by Makris Group with purchase of group of shops adjacent Ramrod Ave</li> <li>• DA developed and lodged by Makris Group</li> <li>• DA approved by DAC with conditions</li> <li>• Ramrod Road kept open,</li> <li>• Ramrod Reserve retained for either parking, community facilities and/or entry statement</li> </ul> <p><b>4. Contractual</b> Deeds with private sector Makris – 13 March 2007 being consistent with State Deed for Connector Road (previous deed 2 Dec 2004)</p> <p>Council received Banker's Undertaking for Connector Road funding</p> <p><b>5. Implementation</b> <i>Makris Group commenced construction Feb 2008</i></p>	<p><b>2001</b> Corporate Plan 2001-2004 incl. South Ward GC280801R102</p> <p><b>2003</b> MSP – Review of community consultation <a href="#">GC230903R01</a> - Mins - MSP –Telephone survey results; Resolution to implement MSP <a href="#">GC251103R08</a> - Mins -</p> <p><b>2004</b> MSP - Progress of Negotiations <a href="#">GC270704R10</a> - Mins - Hallett Cove Shopping Centre Redevelopment <a href="#">GC240804Q03</a> – Mins – MSP covering report <a href="#">SGC161104R01</a> - Mins - HC Shopping Centre DA <a href="#">SGC161104R02</a> - Mins - Etiria deed final _public <a href="#">SGC161104F02</a> - Confd <a href="#">Retained</a></p> <p><b>2005</b> MSP– Craven and Etiria Deeds received and noted <a href="#">GC260405R09</a> - Mins - MSP– Craven &amp; Etiria Deeds GC260405F01 - Confd <a href="#">Retained</a> Petition to SA State Government Regarding the Hallett Cove Shopping Centre <a href="#">GC130905P01</a> – Mins – Support of Petition regarding Hallett Cove Shopping Centre <a href="#">GC130905</a></p> <p><b>2006</b> Marion's Strategic Plan 2006-2020 <a href="#">GC270606R06</a> - Mins - MSP – Project Briefs <a href="#">GC241006R11</a> - Mins -</p> <p><b>2007</b> Etiria Contribution Deed <a href="#">GC130307F01</a> - Mins -</p> <p>Legend: GC - General Council CC - Committee SC - Special Council R - Report Q - Question M - Motion F - Confidential Mins - Minutes MSP - Marion South Plan</p>	<p><b>Construction commenced.</b></p> <p>Regular project management meetings with Makris Group established.</p>	<p><i>Indicative timelines</i></p> <p><b>Timelines (responsibility of Makris Group)</b></p> <p><b>Before Christmas 2009</b> <b>Open expanded shopping centre</b></p> <p><b>Community Consultation</b> <i>During construction</i> Community information in conjunction with Connector Road consultation (newsletter, public meetings etc) to be undertaken regarding</p> <ul style="list-style-type: none"> <li>• construction timeframes</li> <li>• local traffic management</li> <li>• ongoing shopping centre operation (in conjunction with Makris Group)</li> </ul>