



SALISBURY
Business Association

Moving Salisbury Forward



Salisbury
CityCentre

Salisbury Business Association Inc.
PO Box 971, Salisbury SA 5108]

1/31/2018

Board Position of the Salisbury Business Association Inc.

Supporting Small Business in the Salisbury City Centre, City of Salisbury and the Northern Suburbs of Adelaide

The Salisbury Business Association represents more than 400 local businesses and property owners within the Salisbury City Centre Precinct (*bounded by Commercial Road, Salisbury Highway and Park Terrace, and incorporating a Mainstreet, 'big box' shopping centre and other key entry roads incorporating small business*).

With the South Australian State Election well and truly behind us, we ask all local MP's, Ministers and Shadow Ministers to reaffirm their support for the Salisbury and the Northern Suburbs of Adelaide and in particular, the crucial value that small business plays within the local community and the positive economic impact it contributes to the wider community through increased employment, investment and community partnerships.

The Story So Far ...

Despite the closure of Holden's Elizabeth Operations last year, we are seeing great levels of investment in our precinct by private property owners (approx. \$25M) and the City of Salisbury with its \$43M Community Hub coupled with a vibrant commercial property market. This has been complemented by government infrastructure builds such as the Northern Connector.

Local Investment Highlights

These local investments have included (but not limited to):

Local Government

- \$43M City of Salisbury Community Hub (commencing May 2018)
- Salisbury Oval Precinct development
A high quality integrated precinct that provides a complementary mix of amenities including a premier sporting facility, open space, community services and residential areas which are accessible to the Salisbury City Centre.

Working for, and on behalf of, the Salisbury City Centre businesses

***Events include the Salisbury Food and Cultural Festival, Salisbury Car Show, Salisbury Business Awards
and the Annual Salisbury Community Christmas Parade***

Private Investment

- \$18M Parabanks Shopping Centre expansion and modernisation;
- \$1.5M Salisbury House Medical and Centre purchase and redevelopment
- Hoyts Salisbury Cinemas refurbishment and installation of recliner seating; First Hoyts Cinemas in South Australia to see this level of investment. As well as the 8 cinemas being upgraded, the property owner invested in a substantial building upgrade, including new façade for this landmark entertainment site.
- Salisbury Hotel redevelopment ; Demolishing outdated buildings and replacing with a vibrant new feel to this Salisbury icon;
- Independent Institute for Food Processing site redevelopment and expansion to their Registered Training Organisation teaching and training facilities, meeting spaces and addition of an external cafe;
- New building developments on Commercial Road

Building Upgrades and Renovations

As well as large scale redevelopments we have also seen many local businesses and property owners investing money in new street facades, total renovations and site improvements, such as:

- 'Old' Coles site is being renovated and refitted to accommodate 2 tenancies,
- Raine and Horne (John Street) new façade work and electrical upgrade,
- New premises for Sargent Real Estate built on Ann Street,
- PlusCo - full renovation,
- National Dental Clinic full renovation and national rebranding,
- Commonwealth Bank relocation and new premises,
- Bendigo Bank relocation and new premises,
- Westpac external structural work and new John Street/Church Street façade,
- And numerous others

Commercial Property Sales

We have also seen landmark building sites on John Street and Park Terrace keenly sought after when placed on the property market.

All of the above are excellent indicators of confidence in our local area, and we are hoping will provide the catalyst for further developments and investment.

With small business being the obvious starting place to increase employment, our Association feels that to help facilitate this, the SMALL BUSINESS PRIORITIES in the Salisbury City Centre, and in the North in general, moving forward and thriving are:

On-Going Development and Investment

- Supporting local development initiatives such as the City of Salisbury's Community Hub (as per the Northern Economic Plan);
- Full realisation of the State Food Park;
- Realising all initiatives discussed in the Northern Economic Plan and the Looking North Strategy.

Improving public infrastructure

- Full electrification of the Adelaide to Gawler Rail Line;
We commend the commitment to date to electrify the Adelaide to Gawler section of the line (commencing mid 2018);
- Diversion of national rail freight and passenger services removing the major traffic concerns and safety issues at Park Terrace;
- Addressing the Park Terrace Salisbury Rail Crossing (Adelaide Metro trains);
- Future upgrades to Salisbury Interchange and Salisbury Railway Station;
We appreciate the security, access, lighting and ticketing access upgrade which has taken place to date;
- Provision of upgraded and increased parking for the Salisbury bus and rail interchange;
- Consideration of a multi level car park on the site of the current interchange car park;
- Provision of wayfinding signage to encourage rail commuters to use long term/all day parking;
- Improving the entry and egress points into the Salisbury City Centre e.g. Church Street extension to offset the inconvenience caused by the Park Terrace level crossing.

Increasing Employment Opportunities

With high unemployment in the North, especially youth unemployment, due to the demise of Holden's and associated supply chain businesses

- Continuation of upskilling/re-skilling programs for automotive industry workers;
- Continuation/re-instatement of youth engagement and pre-vocational training programs;

Supporting Small to Medium Business

To assist in the development and vibrancy of existing businesses and to encourage new business development we ask the the following be addressed:

- Urgent and continued action on reducing electricity prices and ensuring consistent supply to consumers;
- Continuing the reduction of red tape for small business such as the payroll tax reduction;
- Ensuring and encouraging local business content in all procurement and service provision contracts;
- Ability for local businesses to tender for State Government contracts;
- Continuation of small business grants program which encourage employers to employ additional staff and grow their business.
- Creating small business vibrancy and enhancing capability through development and training opportunities such as those provided by the City of Salisbury's Polaris Business and Innovation Centre and the Government's Office of the Small Business Commissioner – including their workshop series and the Small Business Friendly Council Initiative.

Safety and Security

Safety of patrons, staff and business owners is crucial to ensuring the precinct remains attractive to all:

- Provision of CCTV monitoring in the DPTI car parks that provide long term parking for the Salisbury Rail and Bus Interchange.
- Commitment to existing SA Police staffing levels for the Salisbury area

Reducing the impact of unemployment and

- Outreach and locally based programs to assist people experiencing the key issues of:
 - Long term unemployment – job readiness programs
 - Homelessness
 - Poverty
 - Drug and alcohol issues
 - Domestic violence
 - Etc.

To ensure that these people are able to fully participate in their local community and feel they are valued members of society.

The South Australian Government, and in fact, all political parties, have a crucial role to play in ensuring the small business sector is vibrant, resilient, dynamic and adaptive to change and we ask that over the coming months you consider the above points when deliberating on policy, funding and providing local support in the future.

Further information can be obtained by contacting David Waylen; Executive Officer on 0414 813 202 or email eo@salisburyba.com.au

On behalf of our members (the 400+ local businesses and property owners within the Salisbury City Centre) we thank you for considering our concerns and suggestions.

We wish you well at the upcoming election.

Stephan Knoll
Acting Chairperson

David Waylen
Executive Officer

For and on behalf of the Salisbury Business Association Inc.



SALISBURY
Business Association

“Together we can achieve so little, together we can achieve so much”

Working for, and on behalf of, the Salisbury City Centre businesses
Events include the Salisbury Food and Cultural Festival, Salisbury Car Show, Salisbury Business Awards
and the Annual Salisbury Community Christmas Parade