

ALDINGA – FREQUENTLY ASKED QUESTIONS

General Project Information

Renewal SA is leading the urban renewal of Adelaide on behalf of the Government of South Australia by creating inspiring places where people want to live, work, invest and spend time.

The release to market of 60 hectares of greenfield land in the Willunga Basin represents a significant development opportunity that will support projected population growth in one of the fastest growing regions in the state.

Located in the City of Onkaparinga, the site is bound by Main South Road to the east, Aldinga Beach Road to the south, How Road to the west and Quinliven Road to the North. It adjoins Aldinga Sports Park, Aldinga CFS, Cardijn College (Galilee) and Adelaide's new birth to year 12 'super' school, Aldinga Payinthe College, as well as being on the doorstep of Aldinga Central Shopping Centre.

The site was purchased by the state government in 1989 as part of metropolitan Adelaide's future land bank and is currently leased for cropping. It has since been rezoned from Deferred Urban to Master Planned Neighbourhood Zone.

Renewal SA is seeking an experienced development partner with the capability and vision to enhance the long-term amenity and prosperity of Aldinga by delivering a master planned residential development that reflects Aldinga's existing character, encompasses sustainable design features and delivers a range of housing types and price points to facilitate choice and affordability.

Renewal SA is releasing this land for development via a two-stage open market process:

Stage 1: Registration of Interest (ROI) due for release 19 October 2021 – 30 November 2021 followed by Stage 2: Request for Proposal (RFP) in early 2022.

Development Process

Q: What is the process for developing this site at Aldinga?

A: An open market process is being undertaken in two stages – a Registration of Interest (ROI) followed by a Request for Proposal (RFP) – to best determine the most suitable development partner for this enviable extension of the Aldinga township.

The Registration of Interest stage is now open, with submissions invited from the development sector via the SA Tenders and Contracts website until 4.00pm (ACST) on Tuesday 30 November 2021.

Proponents who are shortlisted through this initial Registration of Interest (ROI) stage will be further invited to participate in a formal Request for Proposal (RFP) process in early 2022, at which point they will be required to deliver a draft masterplan for the site that addresses in detail how the vision of the project will be realised.

It is anticipated that Renewal SA will enter into a Development Agreement (or similar) with the preferred proponent in the third quarter of 2022.

Q: How will a private developer be chosen for this project?

A: All submissions will be reviewed by an evaluation panel against set evaluation criteria. The selected developer must meet the required criteria and have proven expertise with projects of this calibre.

The successful developer will need to commit to achieving a number of key performance indicators, including targets regarding tree canopy/green cover, reducing greenhouse gas emissions, biodiversity and water sensitive urban design, and local work experience and employment.

Evaluation criteria will take a balanced approach across the developer’s: capability, project experience, development approach and value add, and the draft project principles, objectives and KPIs.

Q: What are the stages and timelines for this development?

A: The key stages and indicative timelines are contained in the following table.

Please note the below timeframes are indicative only and may be subject to change

Action	Indicative Dates
Brief Council and community groups	August – September 2021
Stage 1: Registration of Interest period	October – November 2021
Stage 2: Request for Proposal period	Early 2022
Developer Agreement between Renewal SA and the Preferred Proponent (Developer)	Third Quarter 2022
DRAFT Master Plan – and Community Engagement on the Draft Master Plan	TBA by the developer
Master Plan completed	2023
Start Construction	2023

Development Process

Q: Why is the SA Government undertaking this project?

A: The SA Government is undertaking this project as there is a demand for housing in the Southern Adelaide Region, which is expected to remain strong with limited allotment potential relative to projected demand.

The development is expected to enhance the long-term amenity and prosperity of Aldinga by delivering a master planned, residential community that is in keeping with Aldinga's existing character and that leaves a lasting legacy in one of the fastest-growing regions in the state.

It is envisaged that future development of the site will also support the long-term appeal and sustainability of Aldinga and speak to the region's unique character and sense of place.

Q: What is Renewal SA's vision for this development?

A: Renewal SA's vision is for a high-quality master planned community that achieves at least a 5 Star Green Star Communities rating denoting 'Australian Excellence'.

Q: What is the Green Star Communities rating?

A: **Green Star Communities** is a rating tool developed by the Green Building Council of Australia (GBCA) that evaluates the sustainability attributes of the planning, design, and construction of development projects.

The GBCA was established in 2002 to develop a sustainable property industry in Australia and drive the adoption of sustainable practices.

Q: How does the Green Star Communities assessment work?

A: Green Star Communities assesses projects against the following categories:

- ▾ Governance
- ▾ Liveability
- ▾ Economic Prosperity
- ▾ Environment; and
- ▾ Innovation

For more information about the Green Building Council of Australia and Green Star Communities:

<https://new.gbca.org.au/green-star/rating-system/communities/>

Q: What project/s can you suggest as good examples of Green Star Communities?

A: In South Australia three projects have achieved a minimum five-star rating – all three being Renewal SA projects. They are: Bowden, Lot Fourteen and the Tonsley Innovation District.

Q: Why not mandate that the developer has to achieve six-star Green Star Communities rating?

A: Five-star is mandatory and denotes 'Australian Excellence'. Renewal SA's KPI's are all above 'business as usual' and have to be achieved. That said, we would welcome a six-star Green Star Communities rating, and developers may aim to achieve that. It comes down to a balance between the outcomes that can be committed to and affordability.

Q: How will the project be delivered – and what would be the respective roles of Renewal SA and the Developer?

A: Renewal SA's preference is that the Developer will enter into a Development Agreement (or similar arrangement) for the delivery of the project with Renewal SA. Under this arrangement the land will remain in the ownership of Renewal SA during the planning and design phases of the project, while the Developer will

fund and manage the planning, design, subdivision, construction, marketing and sale of the land to achieve the Project Objectives and KPIs.

Q: Will Renewal SA be looking to achieving more than the current 6-star minimum affordable energy efficiency rating for the new housing?

A: Yes; we're aiming for all new dwellings to achieve a 7-star Nationwide House Energy Rating Scheme (NatHERS) rating or higher, compared to the current 6 star minimum.

Q: How will the project benefit the local community?

A: The development is expected to enhance the long-term amenity and prosperity of Aldinga by delivering a master planned, residential community that is in keeping with Aldinga's existing character and that leaves a lasting legacy in one of the fastest-growing regions in the state.

It is envisaged that future development of the site will also support the long-term appeal and sustainability of Aldinga and speak to the region's unique character and sense of place.

Q: Will the 'Triangle' be sold and what will be its future use?

A: The land north of Quinliven Road (the 'Triangle') was not included in the rezoning of the land for this development, and therefore remains in the Deferred Urban Zone. This allows for the land to accommodate a rail station terminus in the longer term if sufficient demand exists to justify a rail extension. It was noted from the Aldinga structure planning engagement that both Council and the local community strongly supported maintaining the open character of the 'Triangle' as an open space or to be developed into a botanic park for community use – to reinforce the gateway between Port Willunga and the Aldinga township and to retain the semi-rural character of the area.

The Development

Q: What type of housing is proposed for the development?

A: A mix of housing types and styles will be built to offer housing choices, affordability, and the opportunity to 'age in place', and which address local housing needs.

Q: What will be the extent of affordable housing?

A: Within the development 15% of homes will be allocated to affordable housing.

Q: Will the developer offer land/home packages, or will all the dwellings be pre-designed and pre-built?

A: It is too early to determine this detail. That will become available once a developer is appointed and develops the draft Master Plan.

Q: Will more than one builder be involved in the development?

A: One of the project KPI's is that not less than five South Australian builders be engaged in the construction of dwellings throughout the life of the project.

Q: Will there be lots with the space to be able to accommodate a boat or caravan?

A: Yes. There will be diverse lot typology, offering a variety of stock – including consideration of larger allotments with the ability to accommodate lifestyles.

Q: What is the proposed density/height of the dwellings?

A: The Structure Plan established that the land is well serviced with infrastructure and could accommodate around 1,000 dwellings.

A maximum height of 3 building levels or 12m is specified in the Planning and Design Code. Higher building heights may be considered where affordable housing is provided or a Building Envelope Plan has been approved.

Q: Will the development include more greening and open spaces to balance the density of the development?

A: The development must include a minimum of 12.5% of high quality integrated open public space(s). This will be reflected in the draft Master Plan anticipated for release in late 2022/early 2023.

The development of the land at Aldinga will also make an important contribution to:

- 30-Year Plan for Greater Adelaide
- The South Australian Government Climate Change Action Plan 2021-2025

Q: Will trees be planted as part of the development to provide tree canopy?

A: Renewal SA is confident that the tree canopy cover in the area can be improved considerably – to achieve at least 20 percent cover at full maturity. Currently there are virtually no trees in the project site.

Q: How will stormwater be managed?

A: One of the KPIs is to deliver a ‘chain of ponds’ concept for stormwater detention that provide biodiversity, water quality, recreation and cultural benefits. The ‘chain of ponds’ is proposed to provide an integrated trail of public open space(s) between How Road and the Aldinga Sports Complex. This reflects the preferences of Council, Kaurna community and the broader local community.

Q: What consideration will be given to future traffic movement through the site and community safety?

A: There will be consideration for the timing of internal roads to be built early that service the school from the south, east and west to reduce the traffic load on Quinliven Road / Port Road.

It will involve delivering a road connection between Payinthe Road and the planned roundabout at the junction of Main South Road/Aldinga Road in the early stages of the project to provide an additional route to Aldinga Payinthe College. That would also accommodate increased traffic and reduce pressure on Port Road and Quinliven Road.

Q: Will there be safe cycling and walking connections to the local schools?

A: Yes; Concept Plan 120 in the Planning and Design Code indicates a number of shared use paths, including the ‘chain of ponds’ integrated trail of public open space(s) which will also aim to accommodate cyclists and pedestrians.

Q: What infrastructure is planned to support the new development?

A: In November 2020 Renewal SA released the Aldinga Deferred Urban Land Structure Plan. The Plan established that the land is well serviced with infrastructure and could accommodate up to 1,000 dwellings.

The expanding community will have a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diverse range of services, facilities, and open space.

Aldinga has well established infrastructure and facilities including the Aldinga Sports Park (for which Council recently approved a Master Plan setting a long-term vision), the duplication of Main South Road from Seaford to Sellicks Beach (currently underway) and the opening of the Aldinga Payinthe College in 2022.

Q: How will the development interface with the Aldinga Sports Park?

A: The interface of the development with the Aldinga Sports Park will be consistent with the Aldinga Sports Park Master Plan – on which the community has been engaged by Council.

Visit: <https://yoursay.onkaparinga.sa.gov.au/aldinga-sports-park>

Q: What buffer/noise attenuation treatment is planned for Main South Road and what width will that be?

A: The buffer will be natural in design and form, not a fence, and the planned width will be determined by the developer. It will be landscaped with Main South Road to ensure that it complements the McLaren Vale Character Values.

Community Engagement

Q: Has Renewal SA engaged with the Aldinga community?

A: During 2019 Renewal SA engaged extensively with key stakeholders and the community over two stages to develop the Aldinga Structure Plan:

- ▼ Stage 1. - On the Preliminary Structure Plan – March-April 2019 – via a Community group workshop and online via online engagement platform Social Pinpoint
- ▼ Stage 2. - On the Draft Structure Plan – May-June 2019 – via Community drop-in sessions and online via Social Pinpoint

In November 2020 Renewal SA released the Aldinga Deferred Urban Land Structure Plan. It informed the rezoning of the land to the Master Planned Neighbourhood – through the third step in the engagement process – a Ministerial Development Plan Amendment (DPA) – in February-April 2021 – with engagement led by the State Planning Commission and including formal submissions and a public hearing.

Reports for engagement by Renewal SA are available on the Renewal SA website:

<https://renewalsa.sa.gov.au/wp-content/uploads/2020/10/Aldinga-Structure-Plan-engagement-report.pdf>

The engagement reports, together with the Aldinga Deferred Urban Land Structure Plan will help the chosen Developer to develop the draft Master Plan for further community engagement.

Q: What were some of the key outcomes of the 2019 public engagement?

A: The community has a deep affinity with the land and the broader region. The key recurring themes identified through the engagement in 2019 reflected:

- ▼ concern regarding traffic impact of the residential development on the existing road network; and
- ▼ desire for more open space and low residential density based on the semi-rural character of the area.

Feedback has also been received seeking for Renewal SA to deliver a project which creates a greener and more sustainable suburb.

Q: Will the developer engage the local community?

A: Yes, the successful developer will need to engage with key change stakeholders and the community to prepare a Master Plan and will report annually on progress towards achieving the project objectives and key performance indicators.

Q: Will the community have input into the Aldinga draft Master Plan?

A: Yes, the community will be able to provide feedback on the developer's draft Master Plan via several means: online and face-to-face. The developer will have a contractual obligation to engage with the community. Renewal SA will assist the developer in this process and will continue to reference the community

groups engaged during the Aldinga structure planning. Dates and times for future engagement activities will be advised nearer to the time.

Q: Has there been any engagement with the Kurna community?

Renewal SA has engaged with the Kurna Miyurna (Kurna people) as the traditional owners of the Aldinga land. Renewal SA has commissioned an Aboriginal Cultural Heritage Survey that, with the permission of the Kurna Yerta Aboriginal Corporation (KYAC), will be made available to shortlisted proponents in Stage 2.

Q: Will there be any future engagement with the Kurna community?

A: The successful developer will be required to engage with the Kurna Miyurna people as the traditional owners of the land. This will be a contractual obligation required by Renewal SA of the developer – to engage the Kurna Miyurna people in the preparation of the master plan and to collaborate with the Kurna Yerta Aboriginal Corporation (KYAC) to create culturally and naturally sympathetic spaces, particularly in relation to water management.

Economic and Community Development

Q: What training and employment opportunities are planned for the site?

A: Renewal SA aims to stimulate local economic and community development. Renewal SA has a training and employment strategy marketed as the **Works Program**. This model of social inclusion provides opportunities to the local community in training and employment.

Commitment to the provision of work experience placements, apprenticeship, or traineeship positions, along with educational meetings and sites visits during the development of the Land is mandatory.

The Works Program will work collaboratively with the successful proponent(s) to design and deliver training, employment and engagement opportunities aligning to the development of the land.

For more information about the Works Program please refer to the Renewal SA Website:
renewalsa.sa.gov.au/works

Further Information

Q: Is more detailed information available for the Aldinga development?

A: If you have any queries regarding this development, please contact:

- Renewal SA website: <https://renewalsa.sa.gov.au/>
- Renewal SA Engagement Team: 8207 1300 E: RenewalSA.Engagement@sa.gov.au

To be kept informed on the progress of the Aldinga development, please register your interest at:
<https://form.jotform.co/83468101956866>

All enquiries regarding the initial Registration of Interest (ROI) process for this development opportunity should be addressed in writing to:

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FREQUENTLY ASKED QUESTIONS



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NOTE: For information about the progress of the following projects outside of the scope of the Aldinga development visit the following websites:

Main South Road Duplication: https://www.dpti.sa.gov.au/infrastructure/road_projects/fleurieu_connections

Aldinga Payinthe College: <https://www.education.sa.gov.au/parents-and-families/enrol-school-or-preschool/new-schools-and-major-upgrades/aldinga-payinthe-college>

The Aldinga Sports Park: <https://yoursay.onkaparinga.sa.gov.au/aldinga-sports-park>