

Welcome to today's Forestville Community Drop-in session.



We encourage you to:

- ▼ view the information panels and provide your feedback on the draft Master Plan,
 - ▼ meet and hear from Project partners – the Consortium members and Renewal SA,
 - ▼ view and learn how you can provide your feedback online anytime via the Forestville Social Pinpoint site until December 11, 2022.
- Your feedback today will help **guide** the finalisation of the Master Plan for Forestville.



Artist's impression



Commercial Retail Group

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COMMUNITY ENGAGEMENT

Renewal SA is committed to ensuring that key stakeholders, and the local community are engaged as part of the planning process for the development at 10 Anzac Highway, Forestville.

Renewal SA has taken a staged approach to the planning for the Forestville site.

Community feedback from Stage 1 engagement revealed:

- ▶ over-all, there is support for the project vision,
- ▶ strong community interest in the future development of the site,
- ▶ detailed knowledge of the local area,
- ▶ wide-ranging interests across some sixteen themes including: green and open spaces, mixed-use, residential, traffic/parking, density, design and sustainability.

Following the online community engagement in August 2021, a draft Master Plan has been developed for the site.

Your feedback today will help **guide** the finalisation of the draft Master Plan for the Forestville development.

COMMUNITY ENGAGEMENT STAGE 1 COMPLETED

STAGE 1

Community Engagement occurred online in July/ August 2021 and enabled Renewal SA to understand the community's connection and interest to the area and any concerns community members may have regarding the development. This feedback helped the Consortium to draft the Master Plan.

COMMUNITY ENGAGEMENT STAGE 2 CURRENT

STAGE 2

This stage is seeking feedback on early concepts of the development to inform future design. This stage enables the community to meet with the Consortium and Renewal SA to hear and provide feedback at a Drop-in session and online on the draft Master Plan.

FUTURE COMMUNITY ENGAGEMENT

STAGE 3

Public notification through development assessment process.

The Consortium will lead and manage engagement throughout the construction works stages.



Artist's impression



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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Owners and custodians of the Lands throughout South Australia.

We respect and support their spiritual relationship with Country and connection to their land, waters and community.

As an organisation that is passionate about creating a better future for all South Australians, we are committed to working with First Nations peoples to ensure Culture and Country is respected in everything we do and is represented through our people and projects.



Artwork created by local Kaurna, Ngarrindjeri, Yankunytjatjara artist Allan Sumner
Designed for Renewal SA as part of our Reconciliation journey

RENEWAL SA STORY

Renewal SA initiates, undertakes, promotes, and supports urban development activity to help deliver key strategic priorities of the South Australian Government.

Our desire is for South Australia to have a strong economy and be a great place to live, and we believe property and development projects are key contributors to make this a reality.

Renewal SA is responsible for leading and coordinating this activity to ensure that the state's future employment and housing needs are met through well-planned, affordable and vibrant urban development located near transport, employment, education and other services.

We coordinate, develop and deliver projects and initiatives through our people and collaborative partnerships to improve the lives of South Australian now and into the future.

To receive Renewal SA's quarterly e-newsletter Progress, visit renewalsa.sa.gov.au/contact-us/subscribe/

To register for Forestville Project updates visit Forestville Project webpage renewalsa.sa.gov.au/projects/forestville/



**DELIVERING AN INSPIRING
URBAN FUTURE**

INTRODUCING THE CONSORTIUM



The Consortium – led by South Australian independent retail group Commercial Retail Group with national property developer Peet Limited and local developer Buildtec will bring this long-dormant site back to life as Locale, through a \$250 million project.

	Role
Renewal SA	Land owner. Renewal SA have entered into a development agreement with the Locale consortium.
Commercial Retail Group	Owners and operators of the retail and commercial components.
Buildtec Group	Builder for the Locale Development, as well as co-owners of the retail and commercial components.
Peet Limited	Developer for the residential components.

Commercial Retail Group (incorporating Adelaide’s Finest Supermarkets) currently owns and operates the Pasadena and Frewville Shopping Centres, and the world-renowned Foodland supermarkets within each Centre, which have broken new ground in Australia.

With more than 70 years’ retail experience, the Chapley family-owned Commercial Retail Group (CRG) is focused on the ownership and operation of high-quality retail developments that form an integral part of associated community activities.

As a South Australian family business, the Commercial Retail Group brings its’ core values to every project, particularly stability and long-term commitment.

CRG has a proven track record of forming and building long-term relationships with all stakeholders and working in conjunction with communities to develop balanced centres with strong retail activity.

As owners and operators, CRG is interested in the longer-term rewards associated with investing in developments.

This is reflected in its remarkable track record. With a presence in over seven retail centres across Metropolitan Adelaide, CRG is known for its skill and ability to take on the more demanding and complex projects and make them a successful reality.

For more information visit:
<https://commercialretailgroup.com.au>
<https://adelaidesfinest.com.au>

Buildtec Group For 50 years, the Buildtec Group has been actively shaping South Australia through an impressive portfolio of property development and construction projects spanning the residential, commercial, and industrial sectors.

Buildtec is a proudly South Australian company offering services across the complete spectrum of construction projects and property developments, with extensive experience in design, construction, project management, finance and property development.

Peet Limited is a leading national property group that has been operating successfully in Australia for 126 years. Peet’s business operations span the country with offices in Western Australia, Victoria, Queensland, Australian Capital Territory and South Australia.

Well known in South Australia for award-winning projects including Lightsview, Tonsley Village, Fort Largs, Bluestone, Mt Barker and Woodville Rd.

Our focus is on delivering high-quality, master-planned communities and built form projects that attract and inspire homebuyers across Australia and make a valuable contribution to the fabric of the region.



Commercial Retail Group

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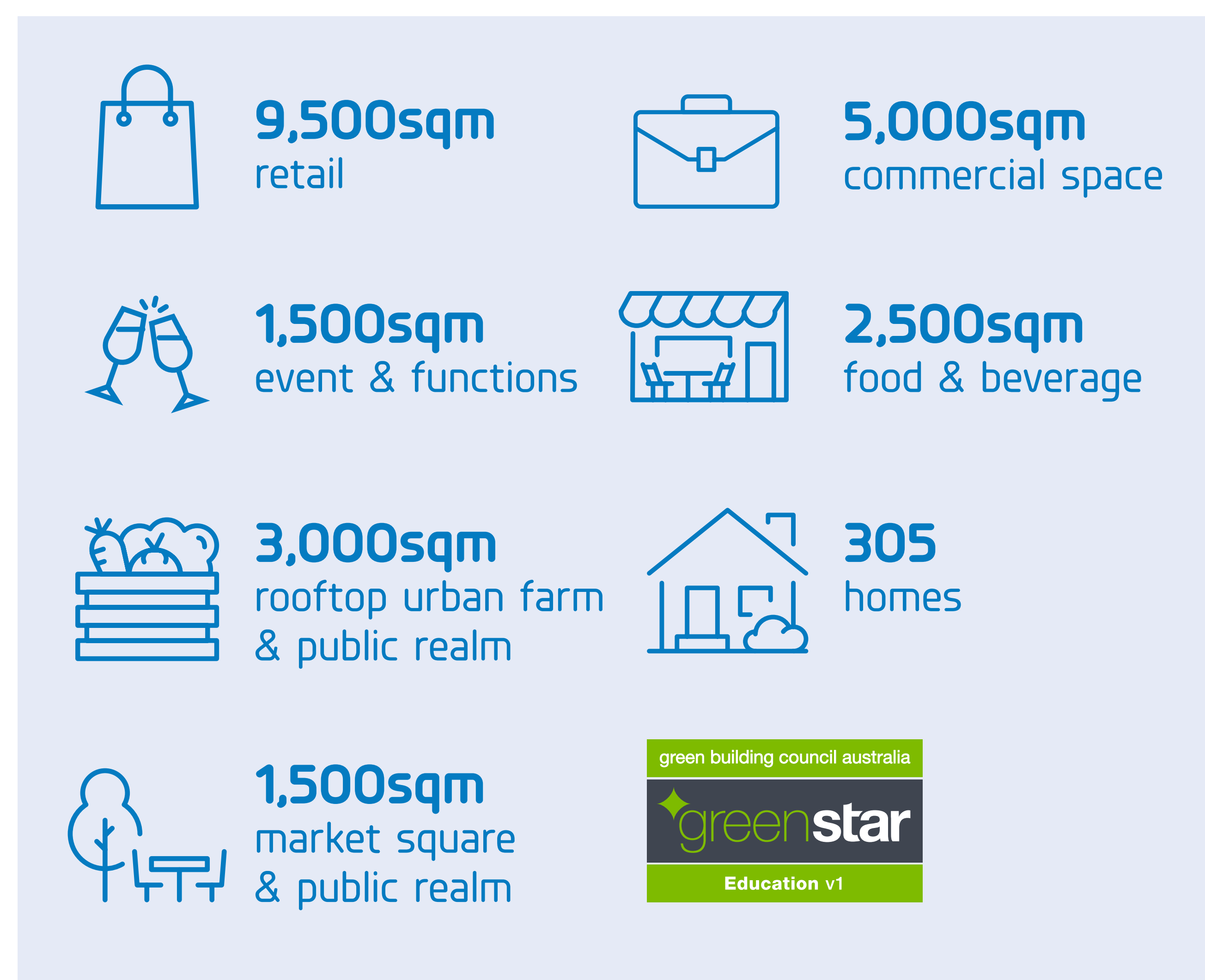
THE LOCALE FORESTVILLE VISION

The bold vision for Locale Forestville is to create a truly dynamic, inclusive community where people can live, work, socialise, shop, eat and learn, but most importantly connect.

Locale Forestville is conveniently located within an established, desirable suburb on the city-fringe, and just 3km from the heart of the CBD. Locale will be home to world-class onsite shopping and amenities, but also close to other well-established amenities within neighbouring suburbs.

- Market Square with Locale Store (full line supermarket), open-air cafes, eateries and specialist retailers including a Flower Bar and Wellbeing Centre/Day Spa
- 30% publicly accessible green and open space with a focus on the natural environment, sustainability and cultural awareness
- A rooftop Urban Farm practicing regenerative agriculture and tended by students from the Urban Green School
- Youth Inc. operated Urban Green School, where students will learn about sustainable food production, urban farming and business skills
- 305 high-quality apartments and terraces, providing housing for varying life stages and lifestyles
- Short-stay apartments and commercial uses to cater for tourism, corporate & wellbeing sectors
- 900 direct and indirect jobs during construction, plus 500 ongoing jobs across retail, services, education and hospitality.

KEY OUTCOMES



The Locale Forestville vision is guided by four design principles:



Artist's impression



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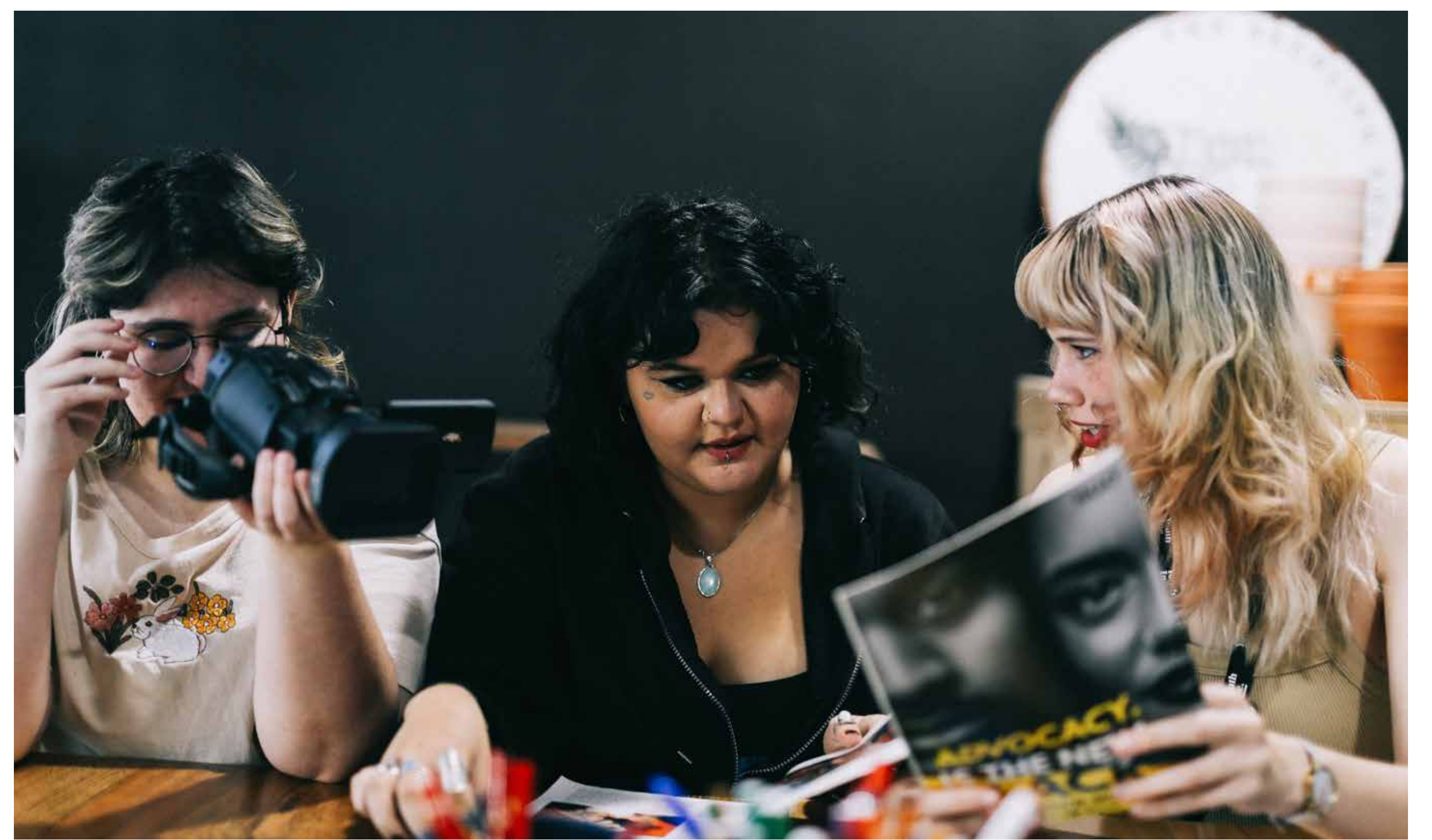
PEET

EDUCATION AND EMPLOYMENT

Education, and new ways of learning are also at the heart of the Locale Forestville development

- The Youth Inc. Urban Green School will be a unique campus that will incorporate a working Urban Farm. This Urban Green School is specifically designed to meet the needs of young people aged 17-24 that have not flourished in a conventional education system
- The curriculum offerings will be grounded in Regeneration, Climate Justice, Food Systems, Agriculture, Sustainability and Community, with the aim of creating a community of young, enterprising changemakers learning to be great global citizens - for the good of people and the planet
- The Urban Green School will be owned and operated by Youth Inc., an innovative, progressive and proven school model in the Adelaide CBD, and a key partner of Adelaide's Finest Supermarkets

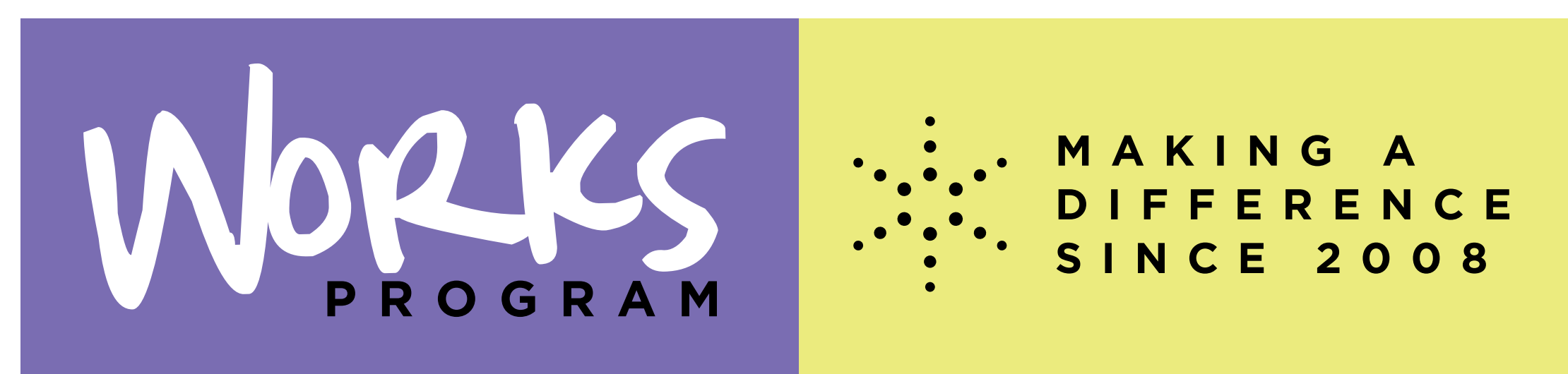
- Direct and ongoing employment will be created for around 500 people across retail, services, education and hospitality
- Trainee and Apprenticeship program, in partnership with TAFE SA, to provide training and skill opportunities in the food and hospitality industry for South Australians.



Please let us know your level of support for education

Strongly Support	Support	Neutral	Do Not Support	Strongly not supported
<div>Why?</div> <div>COMMENTS HERE</div>				

Training & employment



Locale and Renewal SA's Works Program will work together to provide the community with training and employment opportunities arising from *Locale*'s development at Forestville.

The Works Program is Renewal SA's community training and employment model that maximises community and social inclusion benefits stemming from our urban renewal activities.



Since 2008, Works Program initiatives have secured more than **\$21** million in funding in partnership with stakeholders, resulting in **4,136** people benefitting from work experience and **2,116** gaining employment through our initiatives to date.

Want to know more?

Visit renewalsa.sa.gov.au/community/works-program to register your interest for Works Program opportunities or to find out more about our current programs.



DELIVERING AN INSPIRING
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LOCALE MASTER PLAN

The Locale Master Plan spans retail, hospitality, education, residential, commercial and tourism land uses.

The master plan concentrates the retail component and public amenity at the western end of the site facing Anzac Highway to provide a 'shop window' to the development.

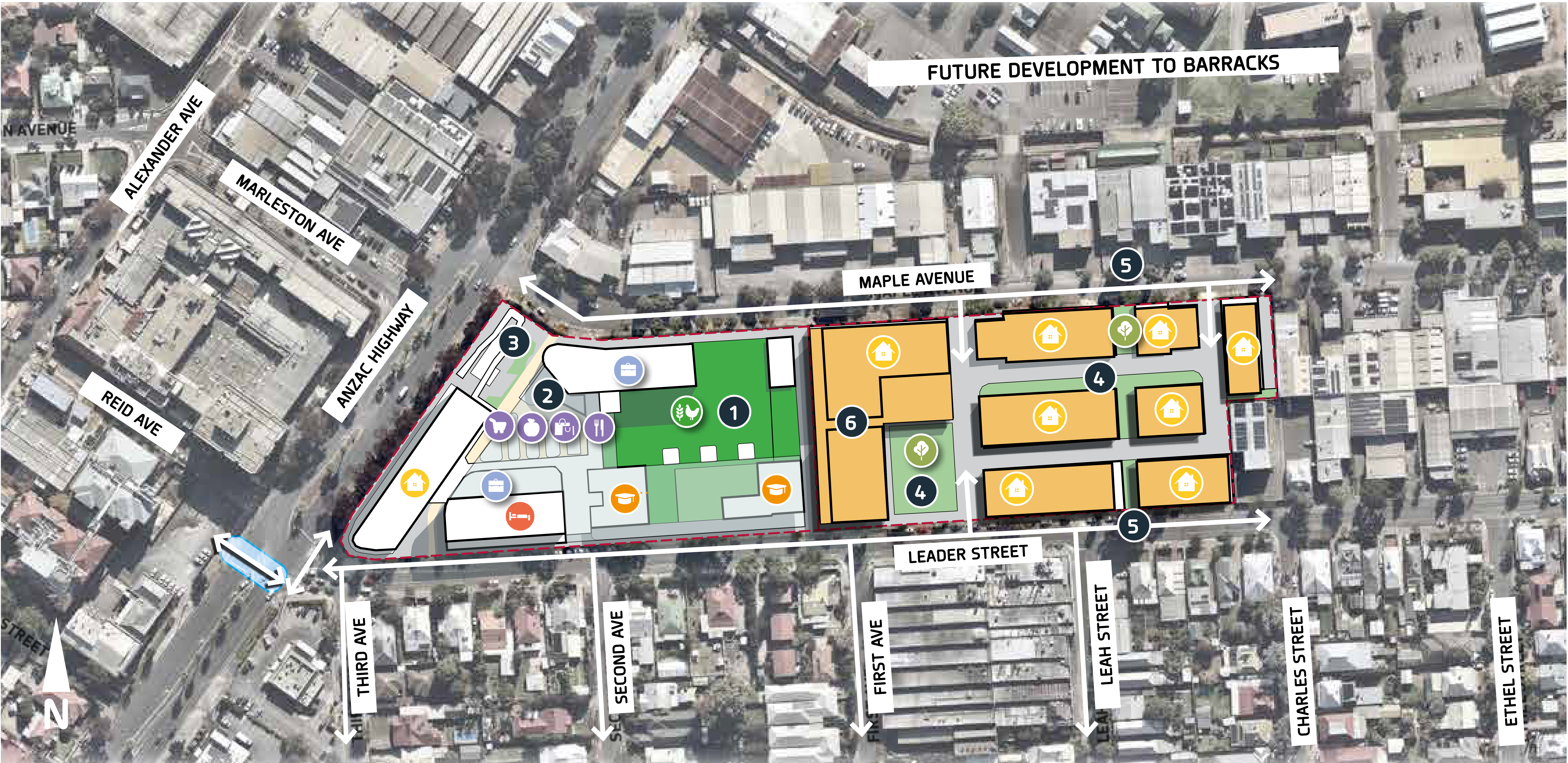
This mixed-use precinct comprises:

- market square with Locale store, innovative retail, education hub, Urban Farm, outdoor eateries and market stores,
- commercial uses and higher density short-stay apartment buildings.

Housing density is scaled from west to east across the site with apartments alongside the retail, while terrace houses flow off the back of the central apartment hub.

MASTER PLAN KEY FEATURES

- Urban Farm on the upper level to educate and provide fresh produce to the hospitality venues on the site
- The 'irresistible stair' acts as a central focal point for the development and community. It creates connection from the ground level to the Urban Farm upper level, as well as a green connection
- Pedestrian connections via ramps and walkways to connect the residential and surrounding community to the front of the site, continuing the green connection
- The Central Park is facing Leader St to create a strong connection to surrounding neighbours and adjacent terrace houses. The smaller areas of open space throughout the terrace houses are used to create green corridors and allow movement across the site
- Terrace houses are orientated to Leader St and Maple Ave and to the parks, to visually connect to surrounding neighbours and to green spaces. Garage access is from the internal roads to reduce the amount of crossovers
- Apartment towers designed to have a condensed floor plate on upper levels to reduce overshadowing of the Central Park and surrounding terrace houses.



LEGEND

- Residential
- Green open space
- Short stay accommodation
- Office/commercial
- Education
- Retail
- Farm
- Surrounding physical connections
- Redevelopment area boundary
- Upgraded pedestrian crossing

MIXED USE

To create a truly dynamic, inclusive community where people can live, work, socialise, shop, eat, learn and connect requires a variety of complementary uses that will attract a diversity of people at different hours of the day. The bustling Market Square is the social thriving heart of Locale.

A series of complementary bustling cafes, restaurants and eateries will line the Market Square, with outdoor tables spilling out and adding to the buzz and excitement of the precinct.

The Locale store will be a showcase for South Australian produce with a specialist butcher, The Wharf (seafood and eatery), artisan bakery, in-store eateries, fresh and organic produce. Specialist home, wellness and lifestyle retailers will also feature as part of the Market Square and ongoing program of food activations and events will be staged in the Market Square.



LEGEND

- Residential
- Short stay accommodation
- Office/commercial
- Education
- Retail
- Farm
- Surrounding physical connections
- Redevelopment area boundary
- Upgraded pedestrian crossing

Open, piazza-style Market Square designed to be the 'heart of the community'	Rooftop Urban Farm – to educate and provide fresh produce to the hospitality venues on-site	Locale Store operated by Adelaide's Finest Supermarkets
Commercial precinct	Pop-Up market stalls for start-ups	Cafes, restaurants and eateries
Flower bar and wellbeing centre	Activations and events	Short stay accommodation (50 apartments)
Full basement car park and separate basement parking for short stay accommodation and apartments		Residential (50 apartments)



Locale store interior



Cafes and restaurants



Leader Street view Locale Market Square



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MIXED USE



What is your level of support for the Market Square?

Strongly Support	Support	Neutral	Do Not Support	Strongly not supported
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Why?

COMMENTS
HERE



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URBAN FARM

Locale Forestville will be home to the first urban farm in South Australia. It forms a key part of the development Master Plan but also a key pillar of the project's sustainability credentials.

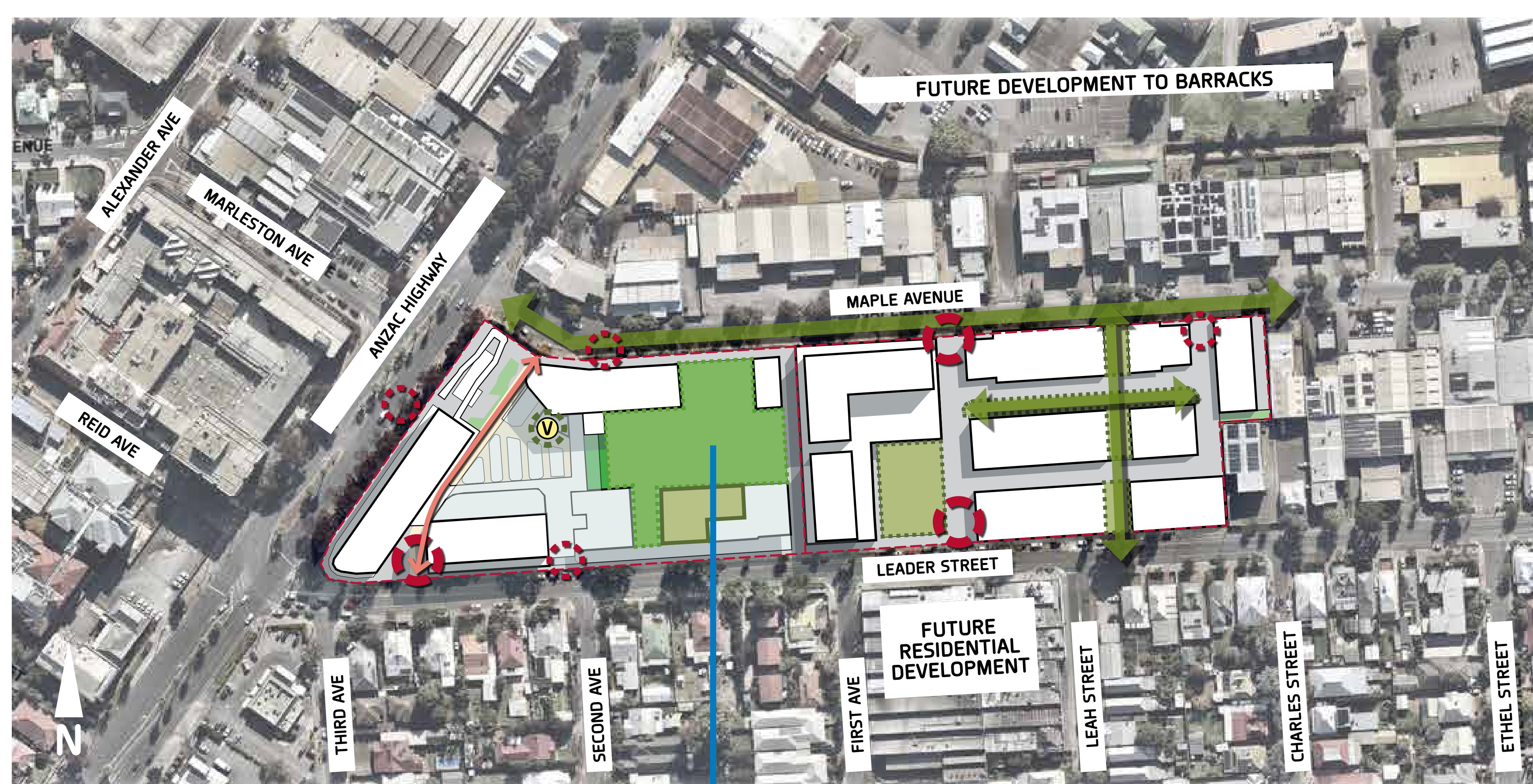
The Urban Farm will practice and showcase regenerative agriculture. Regenerative agriculture offers many benefits beyond carbon storage. It increases the soils water holding capacity, stops soil erosion, protects the purity of groundwater and sets up the conditions for crops to become more disease and pest resilient.

The rooftop Urban Farm will be open for use by the community, while produce from the Urban Farm will be sold

in the Locale store and feature on the menus of the cafes, restaurants and eateries lining the Market Square.

Restaurants, cafes and function spaces will be incorporated into the rooftop and trade throughout the day and evening as the reference to urban green farming and South Australian produce and wine.

The rooftop will be activated and commercialised with a comprehensive program incorporating regular cooking classes, sustainability learnings and sharing, education harvest, specialist chef residencies, weddings and special events, corporate retreats and garden workshops.



LEGEND

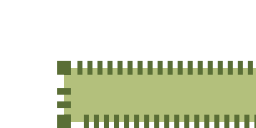
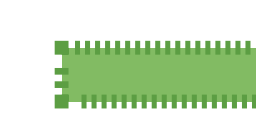
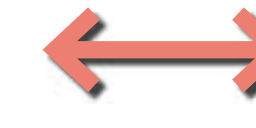
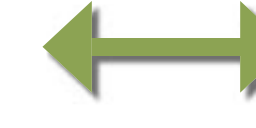



-  Public open space
-  Private Green Space (Farm)
-  Street & quality built edge
-  Green link
-  Entry markers
-  Secondary entry markers
-  Green vertical node (Stair)



Image indicative only. Credit Burwood Brickworks



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OPEN SPACE

The Master Plan incorporates 30% publicly accessible green and open space (approximately 10,000 m²) with a focus on the natural environment and sustainability. This includes a publicly accessible Central Park fronting Leader St as a shared community space. The Central Park will have attractive and convenient internal links

through to the Market Square, Urban Farm and the new residential community.

Publicly accessible open spaces also are a key feature of the development’s Market Square, as the social, thriving heart of Locale.



1. Market Plaza on ground with retail offering, event and gathering spaces

2. Plaza continues on podium level linking Market on ground and Urban Farm on podium

3. Urban Farm on podium providing produce to restaurants and supermarket in the precinct
4. Central Park of approximately 1,500 m² facing Leader St and residential towers, providing a key space for the community to walk, rest and play

5. Green links, landscape treatments, mature trees and active frontages offer pleasurable walking experiences, through the site between Leader St and Maple Ave. Smaller parks throughout the terrace houses create green corridors and allow movement across the site.

What Top 3 features would you most like to see in the Open Space areas?

Trees and shade	Lawn picnic area/ kick-about space	Public shelters and seating	Outdoor seating for cafes and retail	Fitness equipment	Event and gathering spaces
Nature play	BBQ	Indigenous plantings	Anything else?		

COMMENTS HERE



CENTRAL PARK

A new public park is proposed fronting Leader Street as a shared community space.

The Central Park will comprise high quality landscape elements such as selected plantings and trees, sheltered seating, lawn area, picnic and kick-about space.

The Central Park will have attractive and convenient internal links through to the Market Square, Urban Farm and the new residential community.



Artist's impression

Please let us know what is your level of support for the Central Park (off Leader St):

Strongly Support	Support	Neutral	Do Not Support	Strongly not supported
<div>Why?</div> <div>COMMENTS HERE</div>				



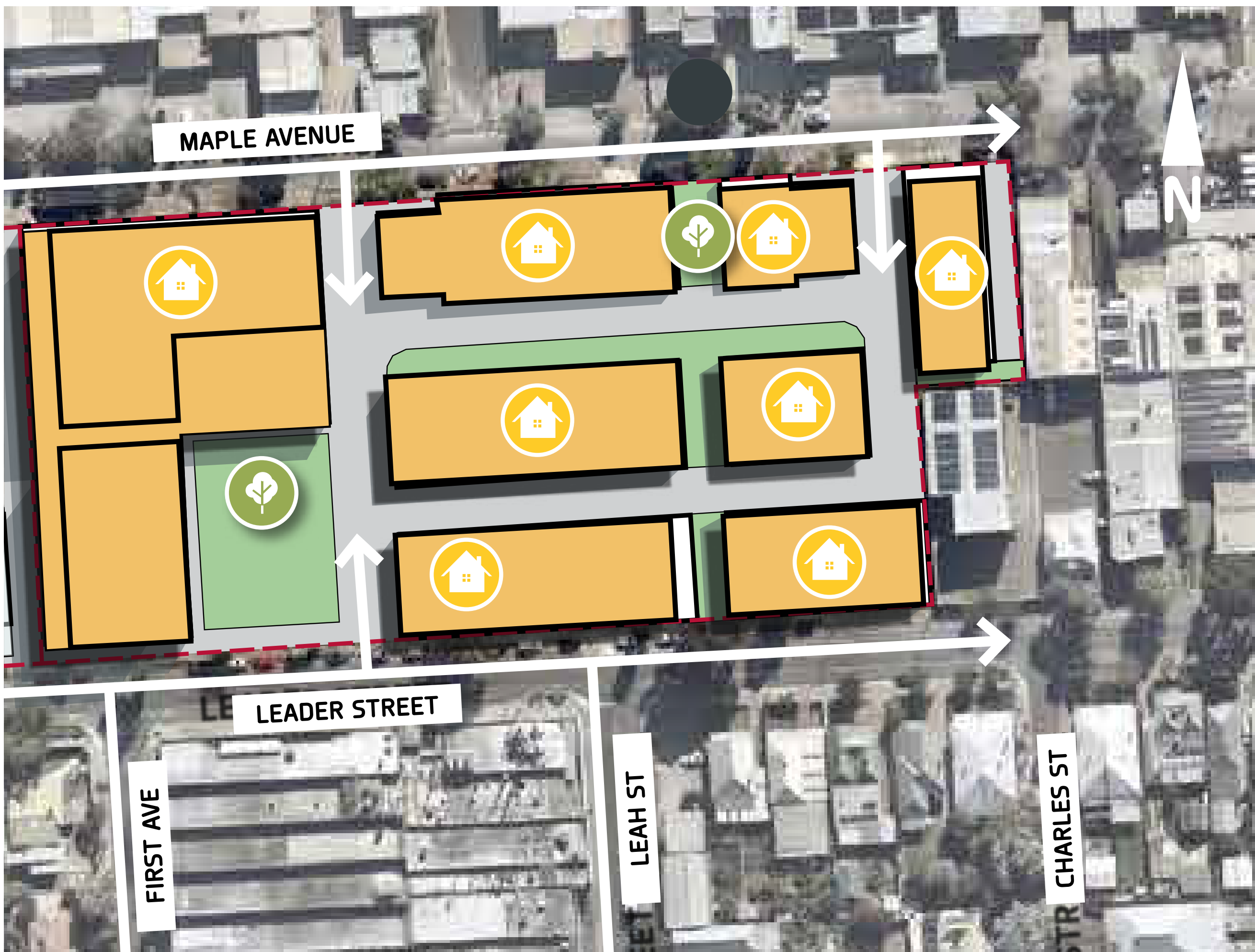
RESIDENTIAL

Locale Forestville has been designed for ‘whole of life’ living to meet the needs of our evolving community. Residential diversity will provide opportunities for people across varying life stages and lifestyles to create a holistic community.

A major part of this new precinct will be the ability for people to live and socialise on site, whether a permanent resident or a short stay visitor.

RESIDENTIAL FEATURING

- 120-130 higher density apartments (1, 2 or 3 bedroom) with dedicated parking, centrally located within the physical heart of the development, providing direct access to open space and world-class amenities
- 70-75 medium density terrace houses (2-3 bedroom) with a mixture of single and double garage parking, scaled across the site to create diversity and visual interest and connect to the existing community and to the retail via open green space
- No driveway access off Leader Street and Maple Avenue
- All terrace houses will have at least one under-cover car space, with most having a second off-street car space
- Approximately 25 new on-street car spaces within the residential area
- On-street parking within the development for visitors.
- 15% Affordable Housing



Please let us know your feedback for the residential precinct



Use this code to register interest

COMMENTS
HERE



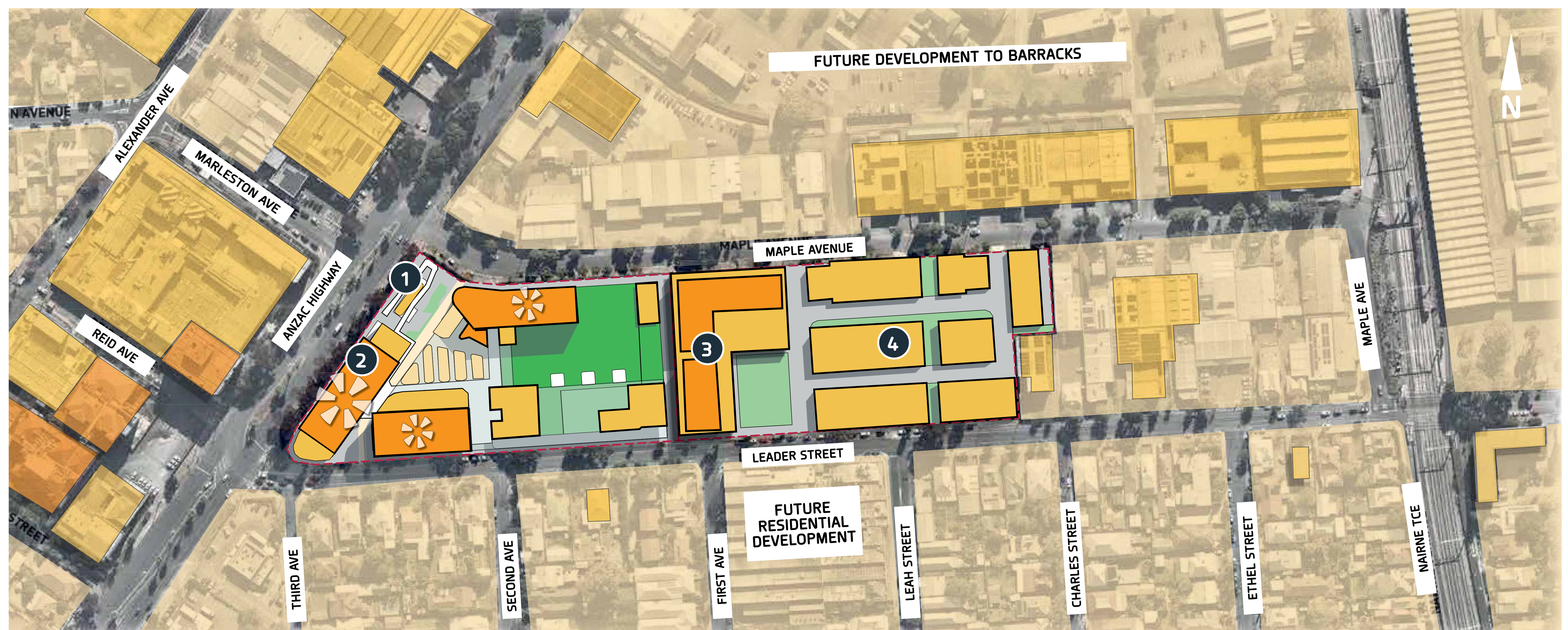
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BUILDING HEIGHTS

Varying building heights and density across the site reflect the different land uses within the site and in the surrounding neighbourhood – to integrate the development into the local area.



LEGEND

Single storey 2-3 storeys 4-8 storeys Landmark site

As this is a strategic development site, the policy allows a maximum building height of eight levels when the development includes 15% of dwellings as affordable dwellings.

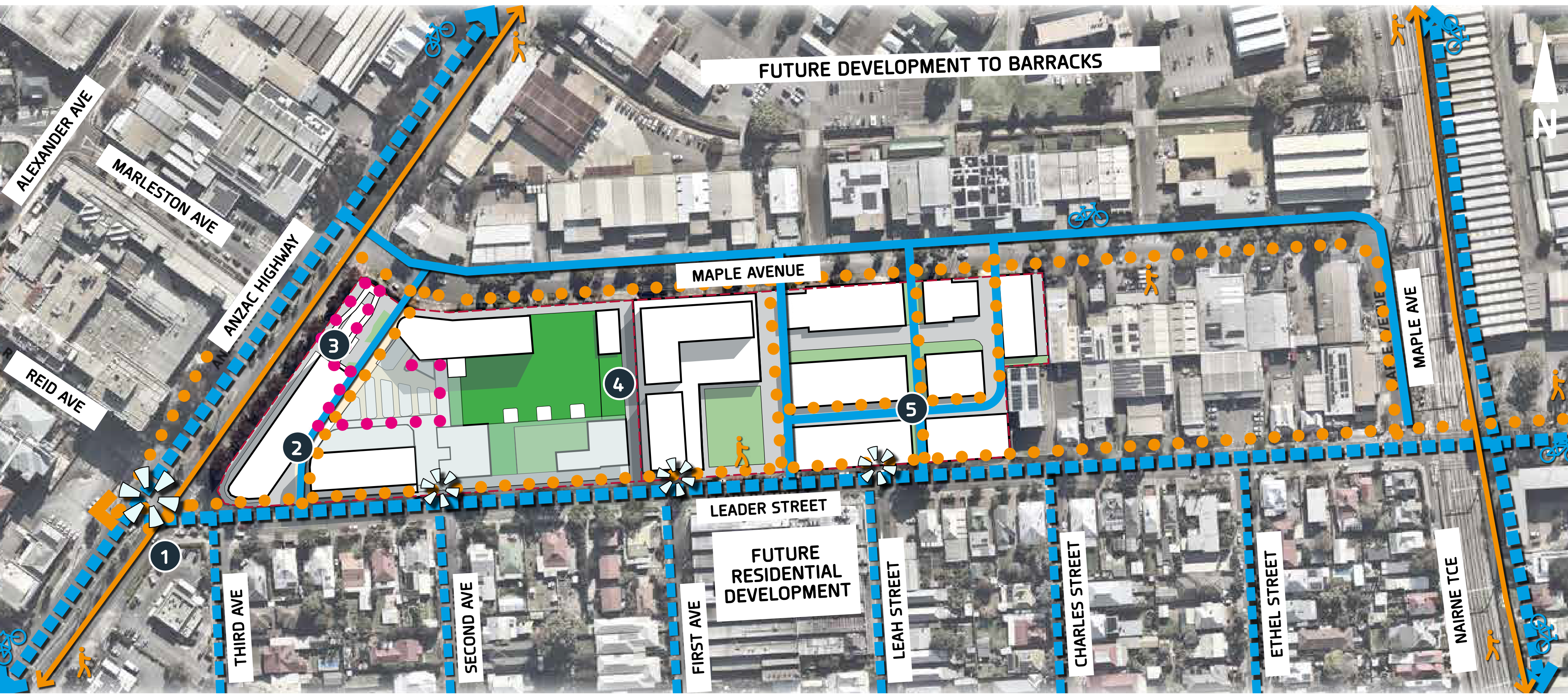
1. Low scale buildings create a visible entry from Anzac Highway into the site
2. Landmark site along Anzac Highway forms a visual gateway framing the site
3. Mid-scale buildings height and density adjacent to the 'meeting place' with height and scale stepping down to the surrounding neighbourhood
4. Low-scale terrace houses to the east transition to and complement the existing surrounding residential neighbourhood.

MOVEMENT

Locale Forestville will be connected through a high quality amenity green street and reserve network, enabling safe walking and cycling networks and prioritising people over vehicles. This interconnected network of green streets and open spaces will ensure that residents are within a short walk of all their daily needs, improving health and wellbeing and reducing their carbon footprint.

All streets are envisioned as civic spaces, with high quality footpaths, landscaping and building facades. Deep soil areas will be provided to increase tree canopy cover in streets. The careful detailed design of the streetscape will assist in reinforcing the streets as priority places for people and enforcing the slow movement of vehicles.

PEDESTRIAN AND CYCLE PATH NETWORK



LEGEND

- Proposed pedestrian pathways
- Existing pedestrian pathways
- Existing shared car/cycle lane
- Proposed Shared car/cycle lane
- Proposed internal pedestrian pathway
- Proposed intersection upgrade - improved safety for pedestrian & cycle access

- Proposed intersection improvements to facilitate safe pedestrian crossing on Anzac Highway and Leader Street
- Proposed one way configuration for High Street with left turn from Leader Street Only
- Pedestrian friendly shared use space to promote fluid movement across Locale 2 and 3 across multiple levels
- Loading access only connecting Maple Avenue and Leader Street
- Treatment of Locale 1 local street as a priority pedestrian friendly with mature tree coverage connecting the terrace houses to the public open space.

Please let us know your feedback on movement - vehicle, cycle and pedestrian

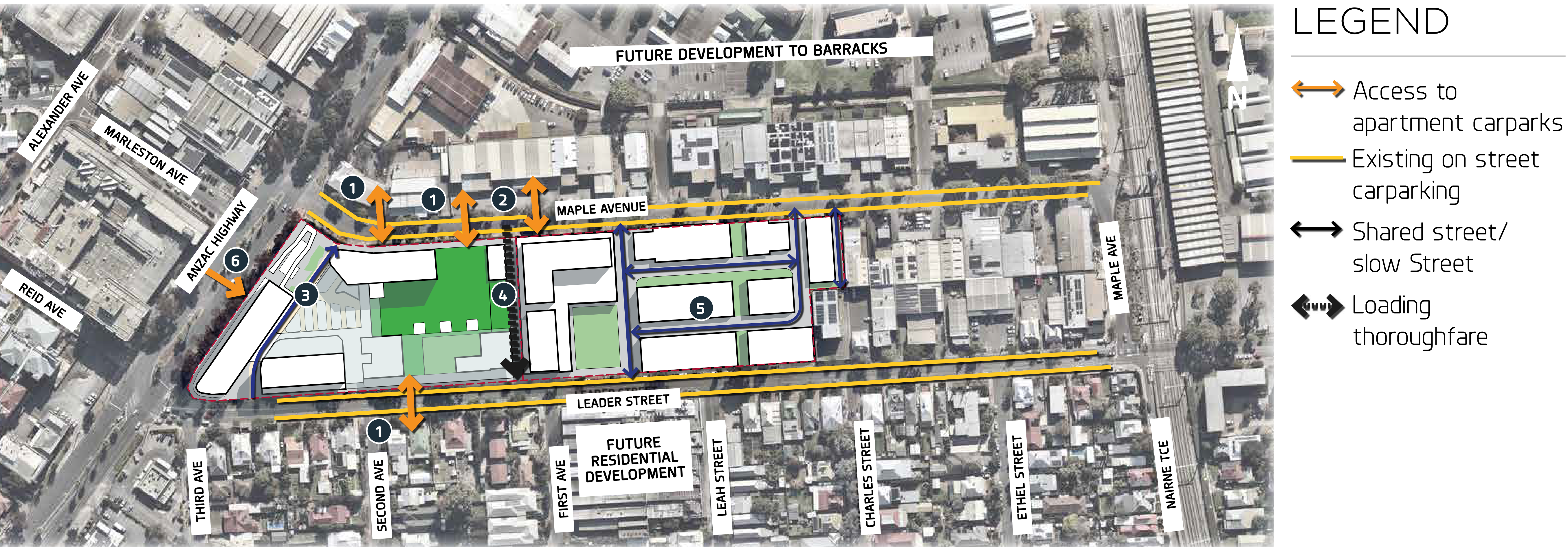
COMMENTS HERE



MOVEMENT

ACCESS AND PUBLIC CAR PARKING

Key vehicle access to the site is planned to be via Anzac Highway, Maple Avenue and Leader Street. Ample basement car spaces are planned to service the retail and commercial development and reduce pressure on on-street parking.



1. Public and private car access to the basement for retail, commercial, residential and educational users and tenants, in and out access
2. Private car access to the residential tower for the residential tenants
3. One way configuration for High Street with left turn from Leader Street Only, parking available along the side of the street
4. Private Loading laneway, no public access or parking
5. Public access for the terrace houses and parks throughout Locale 1
6. Public and private car access to the basement for retail, commercial, residential and educational users and tenants, in access only.

Please let us know your feedback on movement - access and car parking

COMMENTS
HERE

MOVEMENT

PUBLIC TRANSPORT

The site enjoys close access to public transport – trains, trams and buses within easy walking distance.



Existing bus stops both on Anzac Highway and Leader Street directly connected via entry point to each Locale.

Walkable distance to existing Tram and Train station further strengthening the precinct links to Adelaide CBD and greater Adelaide beyond.

Please let us know your feedback on movement – public transport

COMMENTS
HERE

SOCIAL PINPOINT

INTRODUCING SOCIAL PINPOINT

Renewal SA is using Social Pinpoint, a widely used and successful online engagement tool, to collect community feedback on the draft Master Plan for the Forestville development.

Social Pinpoint has been used for public engagement successfully by many councils and government agencies (including Renewal SA) in Australia and globally.

Social Pinpoint features include interactive maps, discussion walls, survey and informative pages.

Following on from the online Forestville community engagement in August 2021, a draft Master Plan has been developed for the site.

Our team is here today to demonstrate how easy it is to use Social Pinpoint, and we've provided instructions online too.



The Locale Master Plan is represented on Social Pinpoint by a 'map'

HOW DO I USE SOCIAL PINPOINT?

Social Pinpoint allows you to access information and provide feedback quickly and conveniently – using a computer (desktop/laptop) or a mobile device.

Start by reading the information provided on the home page, access more information on the draft Master Plan on the map's sidebar menu (left), to learn more about the project and how you can provide your feedback.

The 'map' presents the draft Master Plan where you can access more detailed information by selecting your area of interest from the legend, or by clicking on the specific area of interest on the map. Project information, images and mini-survey questions will appear for your feedback.

You can visit

<https://renewalsa.mysocialpinpoint.com/forestville-locale>
as many times as you wish between November 19 and December 11, 2022.

Please contact Renewal SA should you require further information, including information on alternative ways to provide feedback by visiting
renewalsa.engagement@sa.gov.au

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IDEAS OR COMMENTS

COMMENTS
HERE

Is there anything you wish to comment on that hasn't been addressed?

What did you think of today's Drop-in session?

Thank you for participating in today's community drop-in session.

We encourage you to visit Social Pinpoint where you can view the draft Master Plan online and share your feedback.

Please contact Renewal SA should you require further information, including information on alternative ways to provide feedback.

DELIVERING AN INSPIRING
URBAN FUTURE

NEXT STEPS AND TO BE KEPT UPDATED

Key Milestone dates for the Forestville Development:

ACTIVITY	DATES*	
Renewal SA Community Engagement Stage 1	2021	✓
Renewal SA select Consortium Vision & Concept Master Plan	2021-2022	✓
Refine Concept Master Plan working with Stakeholders	Jun-Dec 2022	
Preliminary review Master Plan with Renewal SA	Sept 2022	✓
Community Engagement Stage 2	Nov 2022	
Final Master Plan endorsement by Renewal SA	Dec 2022	
Lodge Development Application		
<ul style="list-style-type: none"> • Land Division (retail super lot/residential allotments) • Building (retail/residential) • Public notification of Development Application 	Early 2023	
Commence construction	2024	
First residents	2025	
Open Market Square	2026	

* Note: the above project timeline is indicative only and may be subject to change.

To be kept informed on progress for the Forestville Development please visit renewalsa.sa.gov.au/projects/Forestville



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