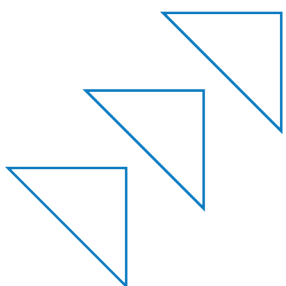


FORESTVILLE DEVELOPMENT

Major Projects and Pipeline

FORESTVILLE ENGAGEMENT REPORT STAGE 1

31 May 2022



RenewalSA



Government
of South Australia

FORESTVILLE DEVELOPMENT ENGAGEMENT REPORT

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FORESTVILLE DEVELOPMENT

ENGAGEMENT REPORT

EXECUTIVE SUMMARY

On behalf of the State Government Renewal SA purchased the former Le Cornu site at 10 Anzac Highway in November 2020. Planning and development is being undertaken by Renewal SA in partnership with a private developer, to deliver a high-quality master planned residential and mixed-use development. Innovation is one of the key criteria in the planning and design of the site, to meet the needs of the South Australian community now and into the future.

The State Government had not undertaken any Community Engagement activities regarding the Forestville site prior to its purchase.

Community Engagement for the master planning of the Forestville site is a two-stage process:

- **Stage 1 (completed)** – to enable Renewal SA to understand the community's connection and interest to the area and any concerns community members may have regarding the development – which will help the appointed Developer to draft the Precinct Master Plan for the site; and
- **Stage 2** – public consultation by the Developer, with Renewal SA, on the draft Precinct Master Plan.

This Engagement Report covers Stage 1 of the Community Engagement, identifying themes and key concerns from community feedback as well as ideas proposed by community members.

Stage 1 Community Engagement occurred from 23 July – 24 August 2021, with community members invited to participate online through Social Pinpoint. An interactive site plan illustrated the boundary area and proposed residential/mixed-use split for the site. Community members were encouraged to leave comments/suggestions and ask questions regarding the development and to participate in a brief survey to identify their connection to the area.

Engagement Feedback

Community feedback on Social Pinpoint and in written submissions received revealed that, over-all, there is support for the project vision, while there also are some concerns.

The large amount of community feedback received demonstrates the strong community interest in the future development of the site and detailed knowledge of the local area by community members. Many suggestions were also made for consideration in developing the draft Precinct Master Plan for the site.

During the Community Engagement period, the Social Pinpoint Forestville site received nearly 2,500 visits, with 103 people contributing 258 comments & participating in 80 online discussions. Over 150 survey responses were submitted, with 137 people indicating they lived in the area.

Comments received spanned a broad range of themes with the top six being:

- green space;
- mixed use;
- residential;
- open space;
- traffic; and
- parking.

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Renewal SA provided 18 responses to questions received. In addition to the key themes as noted directly above, common themes across the questions raised by community members included:

- Traffic, parking and connections
- Clarity on plans for open space and mixed-use elements of the site
- Suggested alternative uses for the site (i.e. school or health facilities)
- Housing density and affordability
- The consultation process; and
- Opportunities for project to expand to the Keswick Barracks (Commonwealth Department of Defence).

In addition, two written submissions were emailed to Renewal SA during the engagement period.

Next Steps

All feedback collected from Stage 1 Community Engagement will be passed onto the successful Developer to assist with the planning and design of the draft Precinct Master Plan for the Forestville Development. The Developer will engage on that draft Precinct Master Plan in Stage 2 Community Engagement.

Feedback received which falls outside the scope of the Forestville Development area has been noted and provided to the relevant government department/agency – Councils (City of Unley and City of West Torrens), Department of Infrastructure and Transport, Commonwealth Department of Defence, SA Health and Department for Education.

FORESTVILLE DEVELOPMENT ENGAGEMENT REPORT

FORESTVILLE DEVELOPMENT SITE

The site at 10 Anzac Highway is approximately 3.6 hectares, with the primary frontage on Anzac Highway, and additional frontages to Leader Street and Maple Avenue. It is approximately 3.5km southwest of the Adelaide CDB.



Diagram 1: Forestville Development site - broadly indicating proposed mixed-use and residential areas.

FORESTVILLE DEVELOPMENT ENGAGEMENT REPORT

REPORT PURPOSE

This Engagement Report by Renewal SA details/outlines the process and results of Stage 1 of the Community Engagement for the development site at 10 Anzac Highway Forestville (also referred to as the Forestville site). The engagement was undertaken from 20 July 2021 – 24 August 2021 on the Social Pinpoint digital engagement platform.

The main purpose of the report is to analyse the key findings and themes identified from community feedback regarding the Forestville development and provide them to the Developer to assist with the planning and design of the draft Precinct Master Plan.

In Stage 2 of the Community engagement, planned for mid-2022, the Developer, with assistance from Renewal SA, will seek feedback on the draft Precinct Master Plan.

In preparing this Engagement report the following methodology was adopted:

- Collation of comments and questions posted on Social Pinpoint
- Collation of responses received via the online survey to identify which suburbs respondents are from and their connection to Forestville
- Collation of written submissions received
- Identification and analysis of key findings, feedback themes and indicative community support or opposition to the development
- Summary of the outcomes of the Community Engagement and recommendations for the next steps
- Analysis of how the engagement process met Renewal SA's engagement objectives

FORESTVILLE DEVELOPMENT ENGAGEMENT REPORT

PROJECT BACKGROUND

As the South Australian Government's leading urban development agency, we coordinate, develop and deliver projects and initiatives through our people and collaborative partnerships for the benefit of all South Australians.

Renewal SA, on behalf of the state government, purchased the site at 10 Anzac Highway Forestville in late 2020. The purchase of the site by Renewal SA ensures a high-quality outcome which best considers the surrounding infrastructure, amenity and location, and ensures development occurs in a timely manner. The 3.6 hectare (approx.) site presents a significant infill opportunity for the inner suburbs of Adelaide for a high quality master planned mixed use and residential development, in line with its current zoning. The site has been approved under the Planning and Design Code for Urban Corridor (living) Zone and Urban Corridor (Living) Retail subzone.

The Vision for the Forestville site is the creation of an innovative, sustainable and connected residential and mixed-use development, comprising medium to high density dwellings, retail/commercial opportunities, affordable housing, high quality integrated public open space(s) and connectivity with adjacent commercial and residential areas.

The primary frontage of the site is Anzac Highway (130m), with additional significant frontages to Leader Street and Maple Avenue. It is well connected to the Adelaide CBD by public transport including the Adelaide Showgrounds Railway Station and close to the Belair, Flinders and Seaford Railway line, and only a short distance to Adelaide's famed Park Lands and South Australia's favourite beach, Glenelg.

Renewal SA has undertaken an Expression of Interest (EOI) to select an experienced Developer to deliver a high-quality design and master-planned mixed-use development, guided by the Green Star Communities National Framework.

The successful proponent must deliver on the following objectives sought by Renewal SA:

- create an innovative, sustainable, integrated and connected residential and mixed-use development
- locate the greatest intensity of development towards the western end of the Land adjacent to Anzac Highway,
- include multi-level, mixed-use development comprising:
 - retail/specialty/commercial
 - upper-level apartments and/or short stay accommodation, commercial and other compatible uses
 - limited grade parking
 - the balance of the land accommodating a diverse range of medium density dwellings
 - including 15% Affordable Housing across the land

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- a minimum of 12.5% high-quality integrated public open space(s)
- connectivity with the adjacent residential areas and public transport

The Anzac Highway frontage is proposed as a mixed-use area, integrating open public spaces, designed to increase community vitality. The range of activities enabled by a mixed-use development encourages people to walk or cycle to access amenities and fulfill their needs locally, in turn creating vibrant social and community interaction. The planning and design of the site will aim to meet the needs of the South Australian community now and into the future.

Forestville Timeline - Key Dates

ACTION	TIMELINE
Forestville Community Letter to neighbouring business and residential properties – advising of the EOI process	Issued 30 March 2021
Initial engagement of key stakeholders by Renewal SA	March 2021
Expression of Interest (EOI) released	30 March 2021
Expression of Interest (EOI) closed	25 May 2021
EOI Evaluation process	25 May 2021 – July 2021
Stage 1 Community Engagement	23 July – 24 August 2021
Publication of Stage 1 Engagement Report	Mid 2022
Appointment of preferred Developer	Mid 2022
Stage 2 Stakeholder and Community Engagement on the draft Precinct Master Plan	Mid to late 2022
Start of development	Late 2022 / early 2023

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

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ENGAGEMENT

Engagement Background

The State Government had not undertaken any engagement activities regarding the Forestville site prior to its purchase by Renewal SA in late 2020.

Prior to 2021 Jayne Stinson MP, Member for Badcoe had conducted surveys independently regarding the Forestville site, with approximately 800 responses. Data from these surveys was unknown to Renewal SA at the time of Renewal SA's Stage 1 Community Engagement. Ms Stinson had also independently planned a Community Day for 21 July 2021, which was postponed due to a COVID-19 lockdown in South Australia. However, an on-line survey was available for constituents, <https://survey.app.do/what-should-go-on-the-old-le-cornu-site>, the key results of which Ms Stinson advised in a meeting with Renewal SA in August 2021.

Key Stakeholder Engagement

Renewal SA has undertaken preliminary key stakeholder engagement with the following organisations:

- briefing the Elected Members of the City of Unley – 18 March 2021
- briefing the Elected Members of the City of West Torrens – 22 July 2021
- meeting with the Department for Education – 13 August 2021
- meeting with Jayne Stinson MP, Member for Badcoe – 17 August 2021

In addition, Renewal SA met with the Department of Infrastructure and Transport (DIT), the Environment Protection Authority (EPA), and the Department of Defence, primarily to gain their specialist advice or knowledge regarding impact of the development on their assets.

Key concerns raised by both councils and reflecting the views of Elected Members and key executive staff are:

- the amount of open space;
- storm water management;
- parking and traffic.

The City of Unley advised it is keen for Forestville to set a new benchmark of quality structures and encouraged a higher density development than Renewal SA has proposed. Council referred to its Master Plan as a guide.

Ms Stinson verbally advised Renewal SA of a number of local issues raised by local constituents following some 900 respondents to a personally conducted survey from Ms Stinson's office following several letterbox drops to the area. These included:

- concern over the density and scale
- the desire for a significant additional tree canopy (new public greenspace and parks)
- issues associated with staff (in particular nurses) from Ashford Hospital and lack of available car parking given recently implemented Council controls
- a desire to see shared use car parking if possible, noting a general view from the community there is insufficient parking for the area

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- learnings from the sporadic development of town houses and apartments on Anzac Highway (around density, overlooking and carparking); and,
- the desire to see a new local school given recent issues regarding changes to school zonings by the Department of Education.

Community Engagement

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

Community Engagement for the master planning of the Forestville site is a two-stage process:

- **Stage 1 (completed)** – to enable Renewal SA to understand the community's connection and interest to the area and any concerns community members may have regarding the development – which will help the appointed Developer to draft the Precinct Master Plan for the site; and
- **Stage 2** – public consultation by the Developer, with Renewal SA, on the draft Precinct Master Plan.

Stage 1 Community Engagement

Renewal SA's Community Engagement for the Forestville development commenced in March 2021 with:

- **Letterbox drop** to approximately 140 residents/businesses adjacent to 10 Anzac Highway – advising the release of the Expression of Interest (EOI) for the site and that Renewal SA would be commencing engagement with the local community during the EOI process.

Key stakeholders and community members were made aware in July 2021 of the Stage 1 Community Engagement opportunity by various means:

- **Email to key stakeholders** – City of Unley/West Torrens & Member for Badcoe – notifying them of the invitation to community to participate in online engagement via Social Pinpoint (and including the Community Invitation post card)
- **Electronic direct mail (Edm) to Forestville project subscribers** – who registered to be kept updated on project progress – inviting them to Have their Say online for RSA's Forestville development
- **Letterbox drop** – of Community Invitation post card to some 2300 local properties (residential and business in Forestville, Everard Park, Keswick and Ashford)
- **Mailout** – of Community Invitation post card to 1450 non-resident property owners, invited to participant in online engagement via Social Pinpoint
- **Council assistance** – assistance by the City of Unley & West Torrens to raise community awareness through:
 - Distribution of hard copies of the Community Invitation post card and posters at select council venues (including: City of Unley Goodwood Library and Community Centre, City of West Torrens Civic Centre and Hamra Centre Library)
 - website and Facebook links from Councils' to RSA website/Social Pinpoint Forestville engagement – to ensure a high level of community awareness

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The community invitation (in edm post card and poster format) invited the local community to share their feedback online through Social Pinpoint (Refer Appendices for map of letter box drop engagement area and Community Invitation post card).

The interactive online engagement platform Social Pinpoint was used between 23 July – 24 August 2021 (<https://renewalsa.mysocialpinpoint.com/Forestville>) to seek community feedback using an interactive map of the site at 10 Anzac Highway. The community was asked to leave a comment or ask a question and to respond to a short survey to identify which suburb they were from and their connection to the Forestville area. An offline version was also available on request by community members.

Stage 2 Community Engagement

Renewal SA will share feedback gained from Stage 1 of Community engagement with the successful Developer. This will assist the Developer in the planning and design of the Forestville draft Precinct Master Plan, which will be open for public consultation in Stage 2 of the Community Engagement – to be hosted by the Developer, together with Renewal SA.

Engagement Outcomes

Expected outcomes from Renewal SA's community and stakeholder engagement from Stage 1 is to:

- Further understand the community's connection to and interest in the area and understand concerns regarding the redevelopment of the Forestville site
- Commence building relationships with the local community prior to the construction period
- Continue to communicate to the community the vision for redeveloping the site
- Communicate and clarify the enabling role of government to encourage development for the right outcomes, as the site being vacant and undeveloped for 5 years (Le Cornu closed October 2016)
- Use community feedback to guide the development of draft Precinct Master Plan for the next stage of Community Engagement,

Engagement Participation

Social Pinpoint is an interactive, map-based online engagement tool to collect community feedback and ideas. It enables online discussion through posted comments.

Social Pinpoint Link: <https://renewalsa.mysocialpinpoint.com/forestville#/>

Social Pinpoint is available 24/7, accessible from both desktop and mobile devices. The interactive map used for the Forestville engagement provided participants with an overview of the relevant background and engagement process, enabling participants to share their feedback by leaving a comment or asking a question. Sharing their ideas or concerns regarding the proposed development and to participate in a brief survey to identify their connection to the area.

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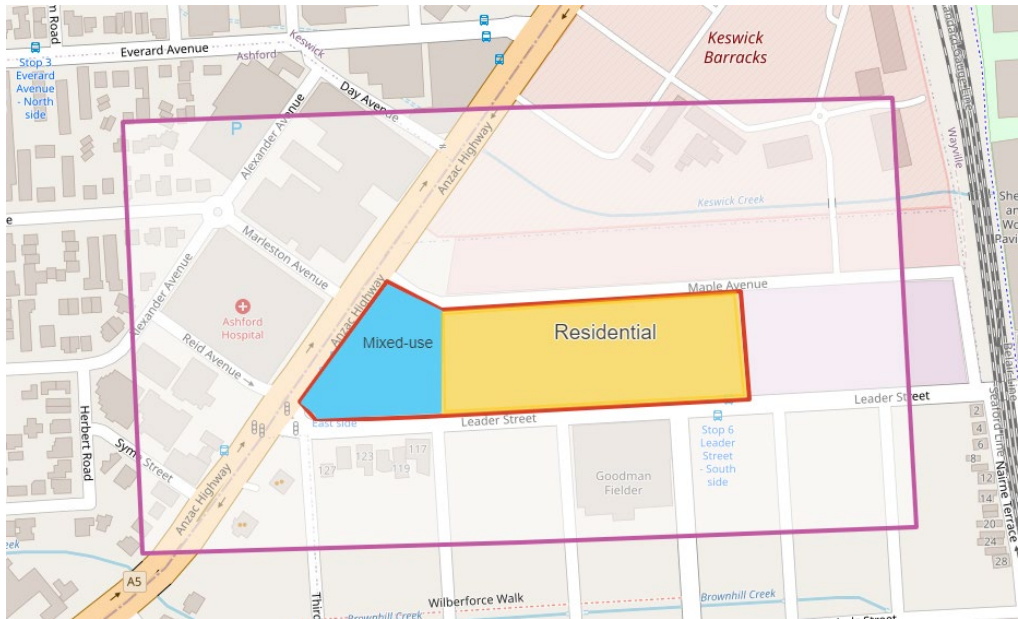


Diagram 2: Forestville site indicating proposed mixed use and residential areas

The map (above) was open for comment 24/7 between 23 July 2021 and 24 August 2021. Participants could add as many comments/questions to the map as they wished. All comments including Renewal SA's responses to questions, were immediately visible for everyone to read, while keeping participants' identities private. Participants could like or dislike others' comments, adding their views to online conversations and could also supplement their comments with photos and weblinks. All comments were reviewed by Renewal SA Engagement staff; however no comments required moderation. The map was able to be translated in more than 100 different languages using the embedded translation function powered by Google Translate.

If participants required further information or assistance, they could email the Renewal SA Engagement Team at RenewalSA.Engagement@sa.gov.au

Engagement Activity

The Community Engagement period attracted:

- Nearly 2,500 visits to the Social Pinpoint Forestville site
- 103 people contributed 258 comments/questions
- Participants engaging in 80 online discussions,
- Over 150 survey responses,
- Two written submissions
- Over 180 new Forestville project update subscribers

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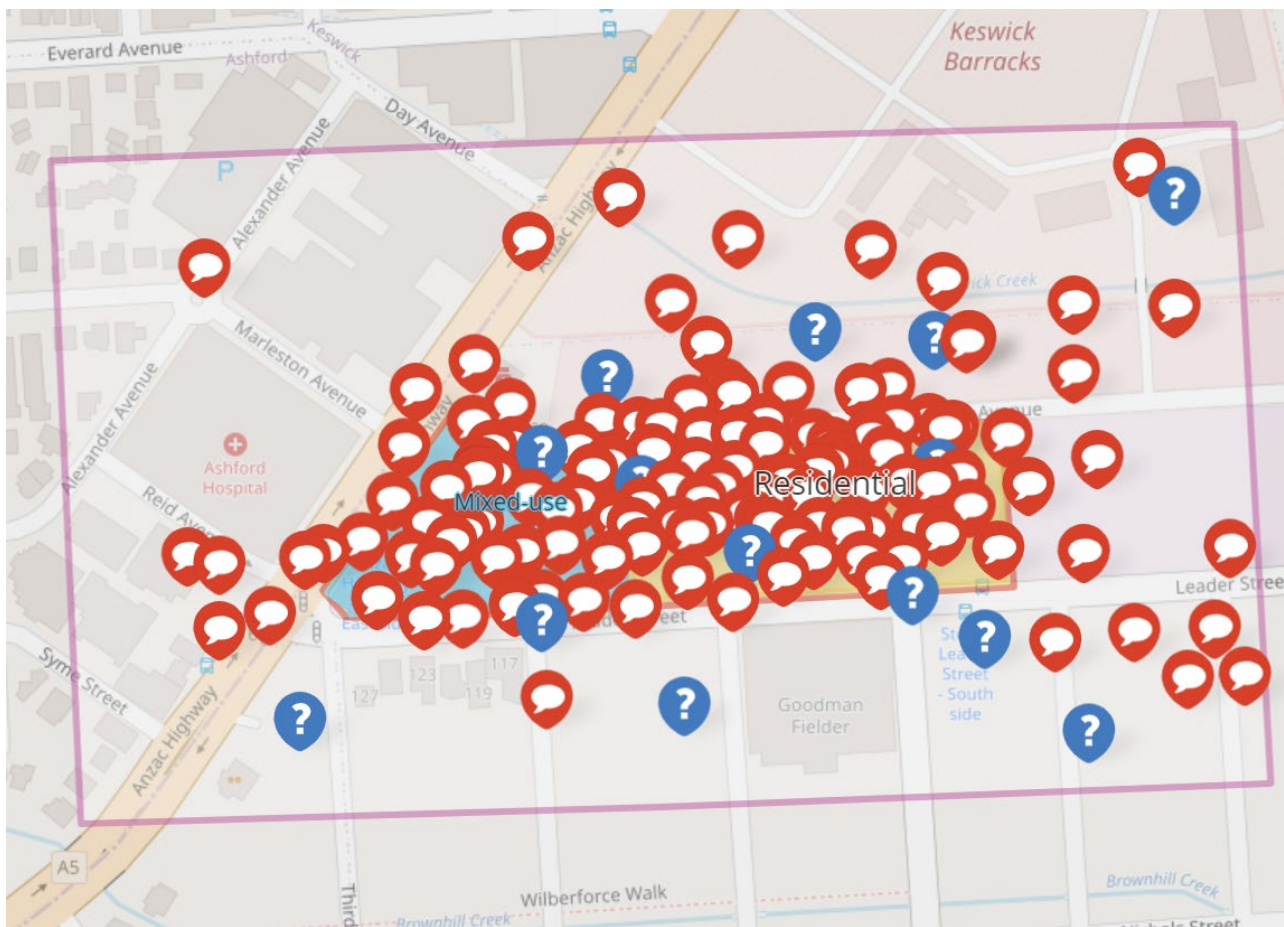
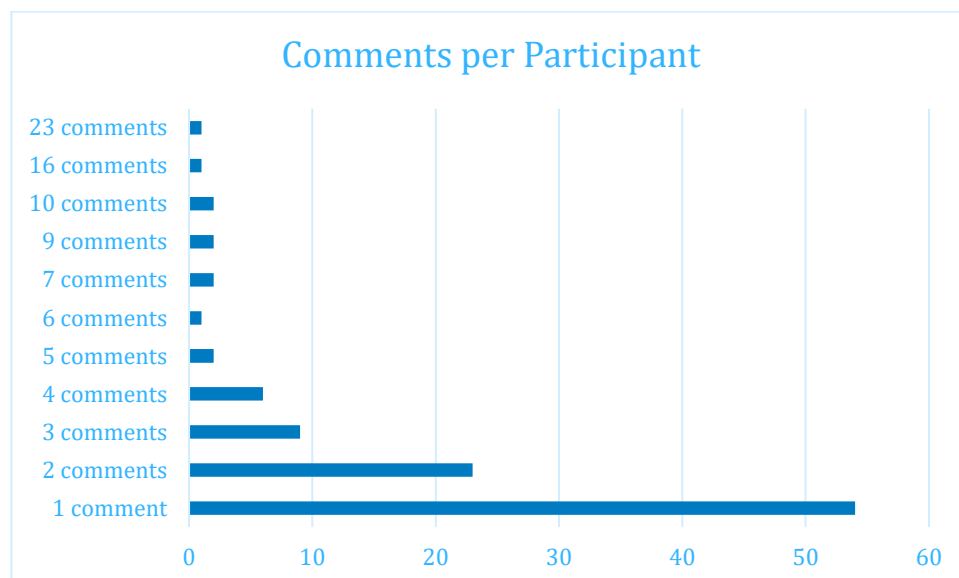


Diagram 3: Forestville Social Pinpoint site – community feedback comments & questions



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Diagram 4: (above) This table demonstrates comments per participant (54 participants provided one comment up to one participant leaving 23 comments)

Comments received spanned a broad range of themes with the top six being:

- Green space – 86 comments
- Mixed use – 85 comments
- Residential – 71 comments
- Open space – 67 comments
- Traffic – 55 comments
- Parking – 50 comments

Renewal SA provided 18 responses to questions received. Common themes across the questions were:

- Traffic, parking and connections
- Clarity on plans for open space and mixed-use elements of the site
- Suggested alternative uses for the site ie school or health
- Housing density
- Consultation process and,
- Opportunities for project to expand to the Keswick Barracks (Department of Defence)

The survey to identify people's connection to the area generated 153 responses indicating:

- 137 lived in the area
- 11 were interested in purchasing in the area
- 8 worked in the area
- 4 had a business in the area

The following two statements are indicative of the breadth of interest respondents expressed in the project:

- excellent opportunity for a statement construction the city of Adelaide/Unley should be proud of: high standard quality residential apartments; various sizes, lay outs and finishes; up to 4 stories yes but not consistent across the whole complex; variation is the spice of life; lofty ceiling, insulation, sound proofing, solar, underground parking for residents/hospital visitors, Inexpensive supermarket like Aldi, outdoor areas, childcare, studios, (small) office space, rooftop gardens, community. 2👍
1👎
- This is a unique opportunity to make a significant mark within an already very lovely neighbourhood. It will be greatly enhanced if the plans create a seamless little village type feel not overwhelmed with "cheek by jowl" housing and tiny green spaces. Having recreation areas and good shopping amenities will attract from surrounding areas. Underground parking at a superlative grocery shopping complex would be great to accommodate this.

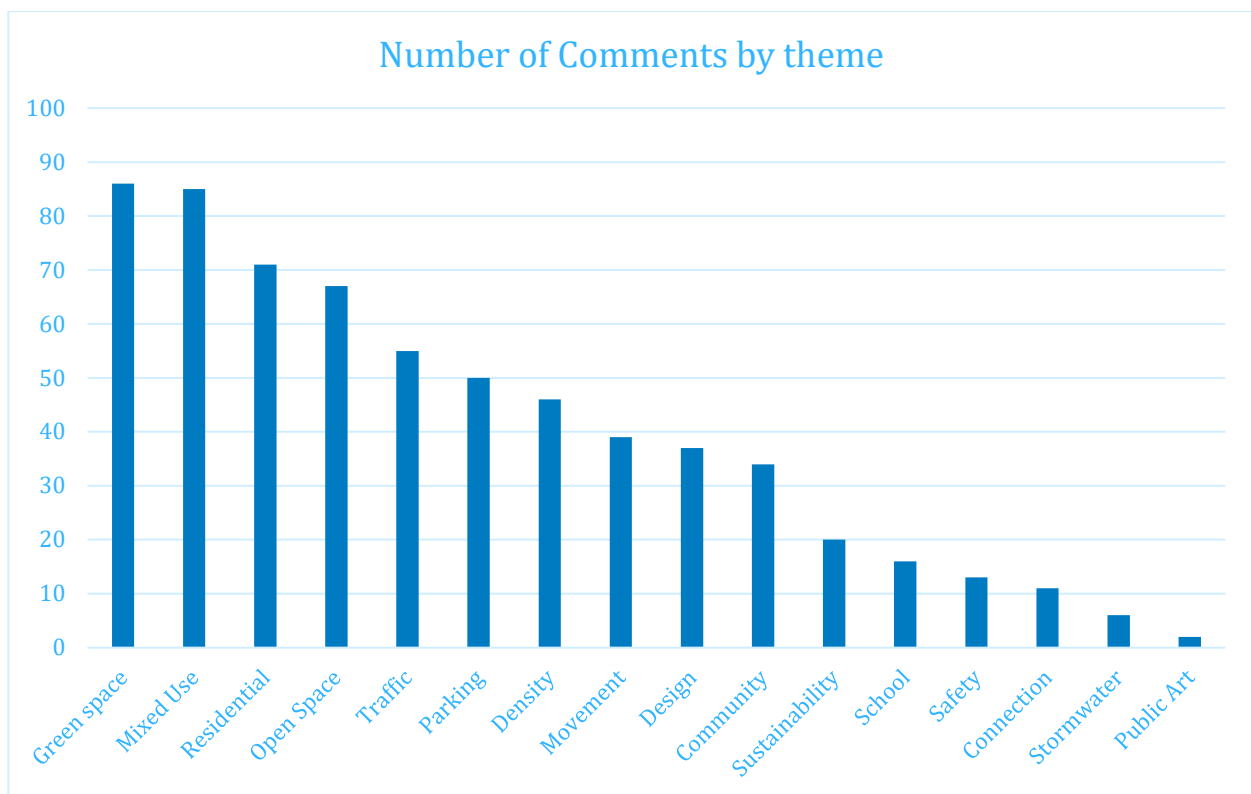
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KEY ENGAGEMENT FINDINGS

Following is the analysis of feedback themes from community feedback received on Social Pinpoint. Feedback received through email submissions follows this analysis.

Feedback Themes

During the engagement period 258 comments were received from the community. Each comment was reviewed and categorised into sixteen themes (with most comments discussing more than one theme), the top six themes being Green space 86, Mixed use 85, Residential 71, Open space 67, Traffic 55 and Parking 50. The following diagram demonstrates the distribution of themes discussed across all comments.



Most Popular Comments

The 6 most popular comments received on Social Pinpoint (gaining the most likes by other respondents) were:

I don't believe that this area needs more high density apartments. All of Anzac Highway is filled with apartments. This space should be used for open parks, safe cycling paths for children and adults, tennis courts, basketball courts and all kinds of outdoor activities to encourage people to leave their apartments!

I'm thinking a mini version of Hyde Park in London with a lake, cafes, and walking cycling paths. Or what about a City Beach that is a safe place for kids to swim like in Brisbane? **37**👍

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As this project is supposed to be eco friendly. I would like to see: - recycled materials such as stone, redbrick and wood featured to complement the textures of surrounding area. - Please, please no black or dark grey walls! Good passive solar design principles. - native plant corridors. This area was once the Kerta Weeta (Black forest). - maybe a community allotment available to apartment dwellers. - more imaginative design look at co-ops and christies walk in the cbd. **33**👍

Use lots of tall trees, shrubs & groundcovers to create shade for dwellings, roads and open spaces. Preferably lots of vegetation which would have been in this area prior to colonisation. **30**👍

A once in a lifetime near-cbd opportunity - let's make it a national model, not a cheap fibreboard suburb. Require eco focussed design - focus on compulsory large scale rain harvesting, internal streets of suitable width to avoid modern development like Mawson Lakes where you cannot drive a car either direction down a street, & include greening that will be the envy of the surrounding suburbs. require efficient smart, central underground infrastructure alignments - invest more now for future payoff. **28** 👍

Please make this a development with architectural impressiveness, not just a clump of boring hebel monstrosities which is currently occurring with urban infill in the inner Adelaide suburbs. **28** 👍 **1** 🗨️

As Leader St is already a busy connector can all traffic into the residential development come of Maple Street? **28**👍 **1**🗨️

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Most Commonly Used Words

The following Wordcloud is a visual representation of the most commonly used words in comments (or questions) received on Social Pinpoint. The largest, boldest words are the most repeated words. I.e Space 86, Parking 69, Green 58, Traffic 54, Housing 44 and Density 41 occurrences.



Analysis of Themes

Following is the analysis of the key responses from the comments and questions received on Social Pinpoint for each of the themes in order, from the theme which gained the most interest to the theme gaining the least.

The top six themes were: **Green space, Mixed use, Residential, Open space, Traffic and Parking.**

Mixed use and Residential directly reflect comments relating to the type of development for the mixed use and residential areas depicted on the interactive map.

NOTE: Feedback received which falls outside the scope of the Forestville Development area has been noted and provided to the relevant organisation/agency – Council (City of Unley and City of West Torrens), Department of Infrastructure and Transport, Commonwealth Department of Defence, SA Health and Department for Education.

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Green Space

Summary:

Eighty-six comments received on Social Pinpoint referenced green space – being more than for any other theme.

Many respondents were supportive of the need for increasing the green space (including the 12.5% allocation) in the local area to include; multiple parks, parklands, quality landscaping, grassland, plantings (native), trees (canopy coverage) and wetlands. Support for careful consideration and planning of green space, its location, (interface) and connection within the site, for the enjoyment of residents, community and to help reduce the 'heat island effect'.

Comments included:

- It is critical that this development has public open green space as Unley Council area is so short of it. We are losing much of our green space to wall-to-wall apartment blocks. May we remember that this was once Kaurana land known as Kerta Weeta, the Black Forest.
- It would be great to see the developer do better than the bare minimum 12.5% green space. Please consider the long-term greening of this site with big, beautiful trees that will become established over time and provide much needed shade, local habitat and aesthetics to the site.
- There should be much more than only 12.5% dedicated for green space. So many of the comments on the Forestville development are calling for much greater shared, community, green spaces. These spaces need to be suitable for diverse populations and purposes. There needs to be outdoor BBQ/dining and playground areas for public use. Huge diversity in plant species is needed. Appropriate trees need to be included to reduce the 'heat island effect'.
- Emphasis should be on shared green space with smaller shops/cafes selling local SA produce.
- Please consider increasing green space allocation. This area needs a decent sized park. Not a token lawn with a few park benches, but wide-open natural landscaping with multiple areas for families and community to gather and spend time with room to breathe.
- 30% minimum green space please. Places where everyone from the surrounding streets can go to do exercise, meet friends, and relax. Unley Council wants to achieve 31% tree canopy by 2045, which will mean this site will need to have a lot of large tree plantings now or even more smaller tree plantings. It could look fantastic and create a cool and beautiful environment.
- An open green space is what is missing from the area.
- Given the loss of tree canopy in the City of Unley green space, multiple microparks across the site for tree canopy to help reduce heat island effect and improve liveability.
- Multiple open space/green areas... one large one between the residential and mixed use, plus smaller open green spaces in the residential area and mixed-use space.
- There should be lots of vegetation to keep the area (ground) cool.
- Focus on canopy coverage (including some larger shade tree varieties) to adapt to rising temperatures.
- Lots of greenery and shade in the integrated public area please!
- What an amazing opportunity to create a green space for the community, a park with native vegetation, shaded areas, a cafe in the center where people can come together, relax and exercise. It would also provide a view for surrounding apartments and raise the quality and value of the area.
- It will be greatly enhanced if the plans create a seamless little village type feel not overwhelmed with "cheek by jowl" housing and tiny green spaces.

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- I'd like to see a development that truly gives adequate green space and breathing room between roads and streets.
- Open green spaces similar to the parklands between Parkside and the city with play and exercise areas. Quality landscaping.
- Use lots of tall trees, shrubs & groundcovers to create shade for dwellings, roads and open spaces. Preferably lots of vegetation which would have been in this area prior to colonization.
- Please use native plants to encourage native species of birds and butterflies to have habitats.
- Native plant corridors. This area was once the Kerta Weeta (Black forest)!
- ... it's the ideal opportunity to create a green space in an area that is being proliferated by high-rise high-density accommodation.
- The majority of the space should be used for a green space to cater for the many residents living in apartments and as a place for hospital staff to relax during their breaks.
- We need to make sure we have green spaces for multi aged groups.
- Incorporation of water sensitive urban design onsite, that also includes biofiltration, plants to soften edges and boundaries between spaces.
- Parks, ponds, gardens, BBQs, more trees, swings.
- Park...Australian trees, wetlands....
- This would be an excellent place for wetlands fed by rainwater as is happening right now, some trees and grassland surrounds.
- Community garden and/or allotments – green waste composting on site
- Sustainable, passive energy design that incorporate green space would be ideal. Greenspace. Trees. Water retention. Community
- I'm thinking a mini version of Hyde Park in London with a lake, cafes, and walking cycling paths.

Mixed Use

Summary:

Eighty-five comments were received on social pinpoint referencing the mixed-use element proposed for the site. While the majority are supportive of the proposal; a number expressed it important that careful consideration be given to the connections, the design and location and to ensure a community village feel to compliment the local area and where people can enjoy spending time and easily access on foot.

Mixed views were expressed regarding a supermarket with most indicating their preference for a smaller IGA/Foodland style supermarket (similar to Plant 4 at Bowden or Pasadena) and offering a variety of quality smaller boutique retail outlets, rather than larger franchises already within the local area.

Others opposed the inclusion of fast-food outlets & petrol stations; meanwhile a number suggested housing design that incorporated shop front/home office and the inclusion of small-licensed venues onsite.

Comments included:

- I agree with Renewal SA's broad proposal for the mixed-use section of the development to be built along the Anzac Highway frontage. It would be very useful to have a small supermarket/convenience store included here; there are NO fresh food shops in Everard Park - just a cafe & a few takeaways. But I hope the area covered by this mixed-use section will be MUCH smaller than both the residential & open space areas; the need for the latter two areas is much greater.

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- I support the proposal for the former Le Cornu's site at Forestville, the mixed use and affordable housing proposals are sound and it is a good idea to also have some green space for community use.
- Excellent opportunity for a statement construction the city of Adelaide/Unley should be proud of: high standard quality residential apartments; various sizes, lay outs and finishes; up to 4 stories yes but not consistent across the whole complex; variation is the spice of life; lofty ceiling, insulation, sound proofing, solar, underground parking for residents/hospital visitors, inexpensive supermarket like Aldi, outdoor areas, childcare, studios, small office space, rooftop gardens, community.
- This is a unique opportunity to make a significant mark within an already very lovely neighbourhood. It will be greatly enhanced if the plans create a seamless little village type feel not overwhelmed with "cheek by jowl" housing and tiny green spaces. Having recreation areas and good shopping amenities will attract from surrounding areas. Underground parking at a superlative grocery shopping complex would be great to accommodate this.
- Would be appropriate to see Universal Design principles reflected in each component of the development mixed-use and residential.
- Please make this a development with architectural impressiveness, not just a clump of boring Hebel monstrosities which is currently occurring with urban infill in the inner Adelaide suburbs.
- Connection between mixed used and residential needs to be carefully considered i.e. open space, greening, warehouse / market / event space such as Plant 4.
- I would love to see a village square/Plaza design of sheltered open green space with playground surrounded by alfresco dining, cafes, bars, shops and businesses and accommodation above. Plaza Nueva in Bilbao (where I used to live) is a fantastic example of dense vibrant design that is a pleasure to be in. Any parking should be below ground. Please do not build a huge open air carpark on this precious land.
- This mixed area should be about community engagement activities, rather than commercial shopping facilities. Do we need another cafe? Playgrounds, some sporting grounds (if enough space), somewhere to contemplate life!
- Plant 4 appears to have worked well in Bowden and a similar community minded approach would likely work here as an alternative to the fast foods on offer... I don't believe that a commercial sized supermarket (i.e. bigger than an IGA) would work in a 'plant 4' type development..., something to service the new residents seems appropriate.
- Plant 4 has a small IGA that seems to work well. I don't believe we need a large supermarket, plenty of those around. There is a lack of walkable establishments in the area as well as green spaces.
- Innovative multi use development ... similar concept to Plant 4 but aligned to the surrounding community. Goodwood is a unique suburb full of a sense of community; good produce; multi-culturalism; the arts. Adelaide will be seeking created shared office space for people no longer working in the CBD but wanting a space separate from their home.
- ...If any buildings/retail/supermarkets please only quality shops which offer an alternative to what is currently in the area. An Adelaide's finest supermarket Foodland like Pasadena would be a welcome addition. Otherwise small local cafes or the like.
- Would love to see something similar to Plant 4 in Bowden - enough smaller cafes, a pub, a Foodland supermarket, a mixed-use space for community events, plenty of green space and shade for community gatherings and local workers and residents to relax and grab a bite to eat that is not HJs or KFC! Parking and traffic management is a legitimate concern, so please consider plenty of underground parking and ways to encourage people to not drive as well. There is opportunity here to create a village!

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- Lots of greenery and shade in the integrated public area please! A water play area for kids nearby cafes/shops would be amazing (like Plant 4). A Co-working space would also be great.
- Would be good to have an undercover + open air food and event space like Plant 4. Lots of communal green spaces. Less generic shops like supermarkets and definitely no petrol stations. Parking in the area will be a major concern (multi story underground?)
- If a supermarket is included, can it be a good quality one that sells a variety of produce and organic food (similar to Pasadena Foodland)
- A supermarket and cafe facilities would be welcome in this area for the older residents who are unable to drive.
- I would like to see a focus on pedestrian friendly design taking inspiration from human scaled architecture around the world.... Town squares, Plazas and Piazzas, are so pleasant to be in - why not create something beautiful rather than generic shops? All of these spaces are mixed use, medium to high density areas, that are pedestrian friendly. A combination of car free open space, shops, cafes, bars and playground would be fantastic.
- No large supermarkets or petrol stations but lovely eateries and bars would be welcomed.
- Please! Not another supermarket. The area is well serviced already.
- Please no big shopping or apartment complexes. The area is already congested enough. Emphasis should be on shared green space with smaller shops/cafes selling local SA produce.
- I agree there are already enough supermarkets nearby. The only supermarket I would be happy to have included is a Foodland similar to Pasadena Foodland.
- There are already a lot of supermarkets nearby. Coles on Anzac Highway, a large Drakes on Goodwood, IGA on Goodwood, all a short walk away. Why would you even be considering another supermarket on this precious stretch of land compared with meaningful community space, whether outdoors or indoors.
- I think a small supermarket would be great as without a car it's not easy to access the other supermarkets.
- I agree a Foodland would be a welcome option (not Woolworths/Coles/Aldi). Foodland offers a range of healthy food options also 'on-the-go' (eg. good for hospital staff and patients) as well as organic and local SA produce. Would be great for a shop to be in walking distance to residents.
- I agree, small shops, IGA, as long as its not Coles/Woolworths/Aldi!
- This is a spot that has limited walkable access to supermarkets, but is surrounded by suburbs where you can. I live just across ANZAC Hwy and walking to Kurralta Park shops is slightly too far to be comfortable and convenient. If a supermarket is not built as part of this development, it would force all new residents to drive to the shops, increasing congestion, car dependency, and the danger to pedestrians and cyclists.
- A supermarket is much needed for this spot. This is one of the most pedestrian friendly locations in the entire Adelaide area, and currently all supermarkets are at least a 20-minute walk away. A local supermarket would make a huge difference to the walkability of the area, and allow more people to live car-free or car-lite.
- Agree. The area has few options for those without a car. A variety of food places and cafes would be a nice addition.
- Design the arrangements to allow for a small, licensed venue(s) that can successfully run at normal bar hours- the full gamut of businesses that build a community need to be able to operate to build a vibrant community. This is usually overlooked and is impossible to authorise later once residential is finished - let's get the planning right up front!

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- It is extremely important to have a successful, high volume business established on the mixed-use section of the site to interact with the current retailers based on Anzac Highway across the road.
- A cool local bar or brewery would be brilliant.
- Ensure good quality boutique shops/bars/live music venues are able to operate late to allow area to be vibrant hub that attracts young people
- Working from home is likely to remain a trend. Having some housing stock with a shopfront or home office attached would be excellent and add to the mixed use of the area. This would also keep life in the area night and day.
- Yes, to shop fronts - instead of having a large supermarket as part of the proposal, facility for small shop fronts is a great idea.
- ...Houses with a shop front, it's so easy to see an artist having such a house and having a simple cafe/gallery space.
- We would love Flexicar pods here. This would encourage use of the car share network to shoppers and residents who don't have cars. It would also encourage new residents not to buy cars and use other forms of transport (public transport, cycle for commuting)...Flexicar is perfect for this mixed use site as it promotes living without a car and will ease traffic congestion.

Residential

Summary:

Seventy-one comments received on Social Pinpoint referenced residential, with many opposed to the inclusion of high-rise, large apartment blocks and high-density housing, citing concern for the lack of infrastructure to support/service existing residents, residents as each new development occurs and the impact of the proposed development. Many supported good quality, well designed, eco-friendly sustainable low-medium density housing.

Suggestions were made to consider all demographics, a focus on family housing, variety and inclusion of space and greening. There were mixed views on where to locate higher residential development and interest in the interface between residential and the mixed-use areas.

Comments included:

- There is so much high density housing and not enough infrastructure to support all the current residents.
- There is a lot of medium density housing going up locally already, attracting young families and overloading current schools.
- Medium to high density housing here?? Are you kidding. The one and only feeder road (Leader St) is already horribly congested during peak times, without another 40-100 cars trying to get out into traffic
- So excited for this area to become the new Bowden! With good planning and consideration, I think concerns about traffic can be managed. High density apartment living is the way of the future, and this site is perfect for it.
- Medium density housing with dwellings that support a range of demographics (elderly, housing suited to those with disability, affordable, small and family sized units) would be great
- So many – the majority – of comments pertaining to the Forestville Development are calling for much less residential development than what is being proposed.

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- I live in Ashford and all around us houses are being knocked down and 3-6 townhouses are being built... More residential here is not a sound plan. Anzac Highway and Leader St are already crawling in peak hour.
- What an opportunity for a beautiful precinct to be constructed. Sadly the greedy developers will want to put up another batch of tiny sterile matchboxes as has happened all along Anzac Highway... the affordable housing concept is a nonsense for this area.
- Really pleasing to see 15% 'affordable housing' planned here at this important site convenient to the CBD and with TOD attributes. For this to be meaningful, and in the current housing context, let's include an appropriate social housing target.
- Excellent opportunity for a statement construction the city of Adelaide/ Unley should be proud of: high standard quality residential apartments; various sizes, lay outs and finishes; up to 4 stories yes but not consistent across the whole complex; variation is the spice of life; lofty ceiling, insulation, sound proofing, solar, underground parking for residents....
- We ask this to be small homes with back yards rather than high rise buildings. The areas need to have plenty of vegetation to keep the area cool and help the environment not massed blocks of units.
- If housing is to be included it should be low density and well designed to blend seamlessly with a communal green space in combination with BBQ, playground and exercise areas/walking/bike paths
- The apartment buildings should have backyards or decent size balconies and gardens and space around the buildings.
- Medium to low density housing using sustainable materials, renewable energy, smart water use/reuse and range of designs suited to Australian environment (not jammed together), underground parking, native vegetation with provision for large trees and green space.
- High quality for any residential development please. Consider quality insulation so that this doesn't become another heat trap with everyone needing their air con from Sept-Apr to cope with large north west facing windows.
- High rise residential development at the rear of the site will enable a quieter living environment with good access to a range of public transport for residents
- I agree, with higher level residential towards Anzac Highway an open green space, Plant 4 type environment deeper into the suburb.
- I would be keen to see the boundary of the mixed use and residential to not be a hard boundary but more like Habitat lifestyle precinct and workspace in Byron Bay.
- Connection between mixed use and residential needs to be carefully considered ie open space, greening, warehouse/market/event space such as Plant 4.
- I like the idea of a mix of residential housing styles and housing sizes.
- It would be great if this development was pro-families, providing decent sized accommodation at not crazy prices and a children's play area
- Nightingale Homes in Melbourne provide a good example of sustainable, affordable, higher density development that people want to live in.
- Please build good quality attractive houses with gardens. And have trees on the streets. Not too many townhouses next to each other and no big multi storey units. Affordable housing is good, but they should be houses that people want to live in/enjoy living in.

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Open Space

Summary:

Sixty-seven comments received on Social Pinpoint referenced open space, with many supporting the inclusion of green space for community use to gather, relax and connect. Many raised the lack of space, particularly green space, in the Unley Council area, and advocated increasing the open space allocation – some to the extent of the entire area being devoted to open space.

Suggestions: Many suggestions were made for the open space, including:

- natural parkland space
- including space for people to come together – both green and in the mixed-use area
- inclusion of facilities to exercise/play – for children and adults
- sheltered areas in both green space and in spaces around
- ensuring space between the mixed- use area and housing and between the residences
- space for people to gather

Comments included:

- Could be a big park for residents in the area who live in apartments to take their children to and also being across road from the Hospital it would lovely for patients and visitors as well.
- It is critical that this development has public open green space as Unley Council area is so short of it. Gardens for some of the houses with trees and vegetation are also essential. We are losing much of our green space to wall-to-wall apartment blocks. May we remember that this was once Kaurna land known as Kertaweeta, the Black Forest.
- This area is a much-needed opportunity to create a green space. There is very little in the builds. We need trees, play space and exercise areas to escape the rack and stack mentality.
- I would like to see large open space similar to the park lands or a playground like marshmallow park on Glen Osmond Rd
- These open spaces are a gift and need to be nurtured – mental health benefits community connections and family friendly
- Great idea to develop a space for people to gather like plant 4.
- ...something open but with cover for coffee shops and cafes to open more for local people to start businesses
- Would love to see a Plant 4 Bowden kind of mixed area with some outdoor communal space and a mix of hospitality that is family friendly
- I would love to see a village square/plaza design of sheltered open green space with playground.... Plaza Nueva in Bilbao
- I'd like to see a development that truly gives adequate green space and breathing room between roads and streets. The apartment buildings should have backyards or decent size balconies, and gardens and space around the buildings. So many high-rise developments I see up Anzac Highway sit meters from the road with no thought for actual enjoyable living, not accounting for noise and air pollution, or reflecting the lifestyle we love in Adelaide, only maximizing the square meterage
- Increasing open space from 12.5% would be a huge win.
- I recommend you include multiple open space/green areas. Possibly one large one between the residential and mixed use plus smaller open green spaces in the residential area and mixed- use space.
- There should be much more than only 12.5% dedicated for green space. 'So many of the comments on the Forestville development are calling for much greater shared, community, green spaces.

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These spaces need to be suitable for diverse populations and purposes. There needs to be outdoor BBQ/dining and playground areas for public use. Huge diversity in plant species is needed. Appropriate trees need to be included to reduce the 'heat island effect'.

- Please consider increasing green space allocation. This area needs a decent sized park. Not a token lawn with a few park benches, but wide open natural landscaping with multiple areas for families and community to gather and spend time with room to breathe
- Parks, Ponds, Gardens, BBQs more trees swings.
- A playpark for kids would be lovely
- I love it if there are cafes near playgrounds
- This should all be parks and BBQ areas, dog park, playground etc. all for community use for locals
- There should be dedicated fenced off dog areas as it is inevitable that people will have dogs and thus it is better for there to be dedicated dog parks than dogs to be in other public areas
- Playgrounds, some sporting grounds (if enough space) somewhere to contemplate life!
- Play equipment for children, exercise machines, space for dogs to run, for picnics and sitting quietly
- Open green space and playgrounds would be great here, maybe a tennis court and basketball court but, really it's not that big a site.
- Free open air but covered gym/exercise equipment. Walking track around the site
- Open space is a vital part of this development. It should incorporate lots of trees, garden & seating areas, grassed areas for ball games & picnics, as well as play areas for children and young people

Traffic

Summary:

Fifty-five comments received on Social Pinpoint referenced traffic, most highlighting existing issues in local streets being of major concern and how the development will impact on current pressure points.

Congestion on and access to/from Anzac Highway and Leader St (and in addition local streets linking to both) was frequently raised along with the impact of train & tramline on traffic flow. Traffic management was identified as needing to be addressed as part of the planning to avoid worsening the current situation.

Suggestions for improvement/Opportunities included:

- Adjusting the traffic light at Leader Street,
- consideration of traffic flows,
- promoting the use of share car and reducing the number of car parks within the new development,
- increasing and improving bike and pedestrian connectivity.

Comments included:

- As it is now we already have increased traffic and on street parking in residential streets this I see increasing by building up
- The one and only feeder road (Leader St) is already horribly congested during peak times, without another 40-100 cars trying to get out into traffic
- Any traffic should be directed onto Anzac Highway, not Leader St where it would go back into already highly congested traffic flow. Enter and exit via Maple only..... Listen to those already living here we are already struggling with increased traffic and will have more from various residential and developmental projects
- There should be NO vehicle access to or from Leader St

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- During peak times, traffic around this area is already busy, consideration on which way traffic will be directed towards Anzac Highway and Goodwood Road will be an important factor
- Leader St traffic at peak times can bank up right back across the train line to turn left onto Goodwood Road. Leader St and train line will need to be upgraded/expanded if that residential area goes ahead.
- We would love Flexicar pods here. This would encourage use of the car share network to shoppers and residents who don't have cars, it would also encourage new residents not to buy cars and use other forms of transport (public transport, cycle for commuting) which are close, as well as Flexicar for occasional car trips. It is perfect for this mixed-use site as it promotes living without a car and will ease traffic congestion
- I use Flexicar when I need the occasional time when it is truly needed. Having Flexicars available would massively decrease the overall number of cars in the area
- With good planning and consideration, I think concerns about traffic can be managed.
- One of the best ways to reduce local car traffic is to increase bike connectivity
- Overpass for pedestrian and cyclists to safely pass over multiple train tracks on Leader St or an overpass for trains, cyclists/pedestrians.... Improves flow for cars but more importantly safer for pedestrians and cyclists.

Parking

Summary:

Fifty comments received on Social Pinpoint referenced parking. Many raised existing issues with parking in local streets, exacerbated by increased volume from Ashford Hospital staff and visitors from the loss of the on-site carpark (on the former LeCornu site) and other development in the area. Parking issues are perceived as contributing to traffic congestion and pedestrian and cyclist safety. Many respondents anticipate the new development will impact significantly.

Suggestions towards addressing parking included:

- underground parking – proposed by many respondents and strongly supported
- reducing parking in the development and maximising the proximity to public transport through improved infrastructure
- on-street parking management
- including provision for the Hospital carparking – drew divided views

Comments included:

- Parking is the commonality of concern in this suburb and surrounding areas as well as how will this further impact traffic congestion.
- Parking will be key to the residential areas already established staying viable as residential areas. Don't clog the local streets with extra traffic and parking!
- Parking and traffic congestion are increasingly problematic in Forestville particularly along Leader Street, Leah Street and in the area bounded by these and Everard Terrace.
- Already it's dangerous to use the bike lanes on Leader as car traffic just park across them.
- Anzac Highway access to the mixed use section of the development is the obvious and most practical way of handling motor vehicle traffic, particularly if underground car parking facilities below the commercial and retail offerings is made available.

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- Anzac Highway side – mixed use shops, cafes, social housing, underground carpark with access from Anzac Highway only.
- Please remember that Ashford Hospital leased many parking spaces from the old site and now that it is shut the narrow streets are overwhelmingly being blocked by these workers trying to find alternatives. Someone needs to build an underground and above ground car park.
- The main focus of this development should NOT be provision of hospital carparking. That is the responsibility of the hospital.
- Really hate the idea of turning this area, any bit of it, into a car park. Any parking should be underground, and for locals, not a solution to other areas' failures.
- Parking and traffic management a legitimate concern, so please consider plenty of underground parking and ways to encourage people to not drive as well.
- Having recreation areas and good shopping amenities will attract from surrounding areas. Underground parking at a superlative grocery shopping complex would be great to accommodate this.
- Actually if we want new developments like this to generate less traffic, we should allow LESS than the usual amount of parking. A parking-lite, high-density development would be ideal for a location as accessible as this one.
- I think the biggest concern in high density is the severe lack of parking, if you are planning to do high density there must be enough parking for a minimum of 2 cars per home + substantial visitor parking too.
- Remember, Forestville is used as a Park and Ride for Train and Tram users.
- Car spaces aren't required due to proximity to public transport, cycle and walking tracks (comment referenced Nightingale Housing Brunswick, Vic model).
- On-street parking issues are best prevented by on-street parking management. This might mean (for example) a parking permit system on residential streets nearby and time limits or parking meters on the busy part of Leader St.
- Some parking for residents is necessary, but if parking isn't provided and streets are well managed then the development would encourage less cars.
- Marking parking bays on adjacent streets so that inevitable parking overflow causes minimal issues for residents.
- (I) would prefer well managed parking regulations throughout the neighbouring suburbs rather than more parking. I think there's a certain irony that more car parks encourages more cars to the region, the very thing local residents are generally opposed to.

Density

Summary:

Forty-six comments received on Social Pinpoint referenced density with mixed views on benefit to and impact on the local area. Concerns were expressed regarding the need for infrastructure and parking with reference made to the current increase in density from other local development.

Opportunities identified for medium-higher level density included:

- Locating higher density near Anzac Highway
- Medium density housing for a range of demographics
- Incorporating space and greening
- Incorporating retail, commercial, leisure and residential

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Comments included:

- Please build good quality attractive houses with gardens. And have trees on the streets. Not too many townhouses next to each other and no big multi storey units.
- More medium density houses and apartments for families is so important in changing how Australians live to be more sustainable
- There is so much high density housing and not enough infrastructure to support all the current residents
- Would it be possible to have more of the higher density (taller) buildings at the Anzac Highway facing part of the site? High-rise doesn't really fit in with the surrounding streets and community
- Higher level residential toward Anzac Highway and green space, Plant 4 type environment (Bowden) deeper into the suburb.
- So excited for this area to become the new Bowden. With good planning and consideration I think concerns about traffic can be managed. High density apartment living is the way of the future, and this site is perfect for it.
- 100% agree that a Bowden style development would not suit this space. Bowden is factory-like and the apartments are not attractive to look at.
- Can we please not have high density accommodation. High rise apartments will devalue the area and just create traffic issues. They will also look horrible.
- The last thing this area needs is high/medium density housing, it's the ideal opportunity to create a green space in an area that is being proliferated by high rise density accommodation. Why not for once put amenity over profit.
- Suggest to have a multifunctional shopping centre like Westfield Marion etc including shopping, leisure, Café, restaurant and commercial office above.
- It would be great to see some low density 3-4 bedroom houses with garden. Looking at the current property market there is currently a shortage of these houses and young families are being forced into the outer suburbs.

Movement

Summary:

Thirty-nine comments received on Social Pinpoint referred to movement. Many raised concerns relating to congestion including, increased traffic on local streets; lack of parking & pressure on existing parking and pedestrian and cyclist safety. Access was another major concern: into and from the proposed development; and impacts on existing intersections with both major and local streets for all users – cyclists, pedestrians, and motorists.

Opportunities to address some of these concerns included:

- Improving cyclist and pedestrian connections
- Developing separate cyclist and pedestrian tracks
- Upgrading public transport and access
- Improving traffic management and flow
- Reducing reliance on cars/vehicles and therefore parking

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Comments included:

- Please think of cyclists and have a proper separated cycle way. Already it's dangerous to use the bike lanes on Leader at as car traffic just park across them.
- I would like to see a focus on pedestrian friendly design taking inspiration from human scaled architecture around the world
- Please plan walking and bike trails which are separate from roads; incorporate these into existing bike and walking trails
- Location is perfect to upgrade access to public transport corridors and connect to bike lanes
- One of the best ways to reduce local car traffic is to increase bike connectivity
- Great facilities for bicycles in the area and excellent public transport... so why not make it a community with a small number of shared electric vehicles, and then you don't need to design it so that it has heavy car traffic in what is, after all, a very small area.
- Upgrade public transport access, cycling lanes and safe, well-lit walking paths into town.
- Car spaces aren't required due to proximity to public transport, cycle and walking tracks [refer: Nightingale housing model]
- ...we already have increased traffic and on street parking in residential streets
- Any traffic should be directed onto Anzac Highway, not Leader where it would go back into the already highly congested traffic flow. Enter and exit via Maple only... Listen to those already living here...
- Leader St is already too busy with traffic, Maple street should be used for entry/exit
- There should be NO vehicle access to or from Leader St. This is a recurring theme of this consultation process.
- Please make access to this mix use area via Anzac Highway and not Leader Street. Leader Street is already subject to high traffic volumes which makes exiting for local residents difficult in peak times.
- During peak times, traffic around this area is already busy, consideration on which way traffic will be directed towards Anzac Highway and Goodwood Road will be an important factor,
- Overpass for pedestrian and cyclists to safely pass over the multiple train tracks on Leader St
- We need safe foot/bike transport from Anzac Highway to Goodwood Rd
- Will a bike path be included on Leader St to join existing path along railway line?
- Could a pedestrian overpass be included over Anzac Highway?

Design

Summary:

Thirty-seven comments received on Social Pinpoint referenced design. They ranged from the need for quality and adherence to universal design principles and opportunity to be innovative, to consideration for the character of the surrounding area, with examples being referenced. Mixed use and small business opportunities and the need for more community focused planning around public open green space were also core themes. Designing for different housing need and stages of life was also noted.

Comments included:

- Would be appropriate to see universal design principles reflected in each component of the development – mixed-use and residential

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- We hope that Forestville retains an element of its old style past with modern open space and gardens.
- Please make this a development with architectural impressiveness, not just a clump of boring Hebel monstrosities which is currently occurring with urban infill in the inner Adelaide suburbs.
- Let's make it a national model, not a cheap fibreboard suburb. Require eco-focussed design
- We already know this will be a mix of high and medium density housing. I think that is great if designed well.... Human scale, walkability and green areas are a must.
- I would be keen to see this the boundary of a the mixed use and residential to not be a hard boundary but more like Habitat lifestyle precinct and workspace at Byron Bay.
- Incorporation of water sensitive urban design onsite, that also includes biofiltration, plants to soften edges and boundaries between spaces.
- A lot of the new buildings/houses around Adelaide are ugly with very little space between the buildings and small gardens (like Lightview). Please build good quality attractive houses with gardens
- Excellent opportunity for a statement construction the city of Adelaide/ Unley should be proud of high standard quality residential apartments; various sizes, lay outs and finishes; up to 4 stories yes but not consistent across the whole complex; variation is the spice of life...
- Just make it work for the community at large.... All buildings need to look appealing and follow the look of the area
- Please, please no black or dark grey walls! Good passive solar design principles... more imaginative design look at co-ops and Christies Walk in the CBD.
- Nightingale Housing in Brunswick offers architect-designed collective housing that prioritises sustainability, affordability and liveability...apartment blocks vary in design.
- SA is a state with an aging population. How about designing a wonderful environment for multi-stage aging?
- I would like to see a focus on pedestrian friendly design taking inspiration from human scaled architecture around the world.
- I find the landscaping already down Anzac Hwy Lego blocks trying to be Surfers Paradise set up disgusting, it's not in keeping with the surrounding areas of low height housing and family homes with gardens, parks, walking and cycling trails... what we need is more green space.
- Good to have a mix of permanent shade structures especially with increase in extreme weather at all times of year! Means less cancellation of events and safer spaces for community gathering.
- The Anzac Highway end should be solid so as to reduce noise pollution.

Community

Summary:

Thirty-four comments received on Social Pinpoint referenced the opportunity for creating spaces where community can gather, connect and relax, ranging from open green space to mixed use indoor space. A village feel and sense of safety for all ages. Several referenced Plant 4 at Bowden as a good example.

Comments included:

- It will be greatly enhanced if the plans create a seamless little village type feel not overwhelmed with 'cheek by jowl' housing and tiny green spaces.
- Innovative multi use development.... Similar concept to Plant 4 but aligned to the surrounding community

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- Would love to see a Plant 4 Bowden kind of mixed area with some outdoor communal space and a mix of hospitality that is family friendly
- ... a mixed use space for community events plenty of green space and shade for community gatherings and local workers and residents to relax and grab a bite to eat....
- ... could include a quiet sensory garden, wheelchair and pram small child friendly. A meeting place for quite enjoyment.
- Community space to enjoy nature and rest and recharge – a rare opportunity to make this happen and really add value to the area.
- Multi-generational providing opportunities for safe community building.

Sustainability

Summary:

Twenty comments received on Social Pinpoint were relevant to sustainability with a broad range of focus and suggestions. These included: Passive solar design and renewable energy, rainwater harvesting, green space canopy cover and native vegetation, carbon emission reduction, insulation, biofiltration, EV charging stations and the use of recycled materials.

A number of comments referenced specific projects as good examples of sustainability ie Nightingale

Comments included:

- Please consider using passive solar design principles – a wall or window costs the same no matter which way it faces but it costs a lot more to run poorly designed houses!
- So many new developments are painted dark colours and rely on air con to keep stable temperatures – terrible for the environment and residents.
- Heat pump technology, evaporative aircon and solar panels should be standard on all new dwellings.
- Plan for all storm water to be retained and used within this area.
- ... could contribute to Brownhill Creek flood management plan.
- Please use native plants in all areas of the development to ensure sustainability for native species and birds.
- Would love to see a focus on canopy coverage (including larger shade trees) to adapt to rising temperatures.
- Native plant corridors. This area was once the Kerta Weeta (Black Forest)
- There should be lots of vegetation to keep the area (ground) cool.
- As this project is supposed to be eco-friendly. I would like to see recycled materials such as stone, red brick and wood featured to complement the textures of surrounding area.
- ... Support a culture of reuse, recycling and carbon emission reduction
- Carbon neutral would be best with EV charging stations, water tanks, diverting all food waste from landfill and being solar-powered!

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School

Summary:

Sixteen comments received on Social Pinpoint were relevant to schools. Most respondents were in favour of establishing a new school, citing current capacity, projected increase in population and loss of facility through the South Road Torrens to Darlington upgrade.

Suggestions included:

- Forestville is zoned for three state schools – namely Goodwood Primary school, Adelaide High school and Adelaide Botanic high school. All three of these schools are under capacity management plans.... Forestville MUST remain in the zoning for all three of these state schools
- Could the Keswick barracks lands be considered for a school
- This could be a potential school location with Richmond Primary school and Aboriginal school needing to move due to South Road upgrade
- There is a lot of medium density housing going up locally already, attracting young families and overloading the current schools
- Enrolments are soon going to be overcapacity at both the state city high schools.... This site lends itself to a school as it is on a bus, tram and train route

Safety

Summary:

Thirteen comments received on Social Pinpoint were relevant to safety. The development is perceived to compound existing cycling and pedestrian safety issues, including congestion, visibility, crossing major roads and the rail track and access to/from the local streets.

Suggestions included:

- Separating cycling/pedestrian pathways from traffic
- Addressing existing road intersections and crossings (including school/rail)
- Consideration of sightlines within the development

Comments included:

- Please think of cyclists and have a properly separated cycle way. Already it's dangerous to use the bike lanes on Leader at as car traffic just park across them.
- This is the perfect area for residents to access the CBD without needing a car. Upgrade public transport access, cycling lanes and safe, well-lit walking paths into town
- As more traffic is added to this area both with housing and mixed use development, how will the safety of bike riders on all local nearby streets be considered
- We need safe foot/bike transport from Anzac Hwy to Goodwood Rd

Connections

Summary:

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Eleven comments received on Social Pinpoint referred to connections. Most focused on bicycle and pedestrian connectivity with others covering traffic, underground infrastructure and the connection between mixed use and residential.

Comments included:

- A new bicycle crossing connecting to Reid Ave Ashford to Leader St and the new development would greatly increase safety and rideability in the area
- Can a new pedestrian railway crossing be put in to allow easier access to Showgrounds railway station
- Could a pedestrian overpass be included over Anzac Highway?
- The ability to cross Anzac Highway on a bike would be fantastic as there is no current safe way to join up the fantastic bike path networks that pass through Forestville
- As Leader St is already a busy connector can all traffic into the residential development come off Maple St?
- Wide paths along Leader Street for east-west connectivity
- Wide paths along Maple Avenue for east-west connectivity
- Require efficient smart, central underground infrastructure alignments – invest more now for future payoff.
- Connection between mixed use and residential needs to be carefully considered. ie open space, greening, warehouse/market/event space such as Plant 4

Stormwater

Six comments were received on Social Pinpoint referencing stormwater or water use

Comments included:

- Would love to have public open space in the middle of the area eg a depression has become a temporary lake which is attracting birds, could become permanent and contribute to the Brownhill Creek flood management plan.
- Plan for all storm water to be retained and used within this area
- Incorporation of water sensitive urban design onsite, that also includes biofiltration.
- Greenspace. Trees. Water retention. Community.
- a once in a lifetime near-cbd opportunity- let's make it a national model, not a cheap fibreboard suburb. Require eco focussed design- focus on compulsory large scale rain harvesting... include greening that will be the envy of the surrounding suburbs. require efficient smart, central underground infrastructure alignments -invest more now for future payoff.
- This would be an excellent place for wetlands fed by rainwater as is happening right now, some trees and grassland surrounds ...

Public Art

Feedback received on public art comprised a suggestion of public murals and allocating a fixed percentage of the project budget towards public art.

Other Suggested Uses

Other comments received offering disparate suggestions included:

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- Why not do this high rise mixed use when you open up the Army Barack's which we all know you will do once, you've sold off Forestville, why dont you put the Lego Blocks, service stations, shops there, that way traffic can flow easily without impacting on local residents now an any future holding of valued land and homes that already exists and have forestville as a green area complimenting it.
- To build a school with all the necessary facilities (gym, specialist classrooms, outdoor areas for breaks, staff car parks etc) would take up most of the land. School pick up and drop off also creates a lot of traffic - it's a major problem at the school I work at. Could the Keswick Barracks lands be considered for a school? This land, I think, is best suited to community green space. A good quality supermarket and cafe would also be helpful.
- This 3.6 ha (not HA as your sign says, stop showing your ignorance the metric system is case sensitive!!!) is a golden opportunity. A mixed type site would be a golden opportunity lost. 1) Why not put the new Women's and Children's hospital here? It's not far from the RAH if they need and urgent transfer and it is right opposite the Ashford Emergency department. This site is much more easily accessed for ambulance and customers. 2) The Crows could build their oval and facilities there.

Written submissions

Two email submissions were received during the engagement period. Both were supportive of the project vision and the potential for the Forrestville development to showcase a sustainable infill development.

The submissions echoed many of the comments received on Social Pinpoint including:

- support for medium density (including affordable housing) of energy efficient (micro grid) and sustainable quality design in keeping with the local area.
- Connections to public transport, walking and cycling routes to be at the centre of planning internal movement in the precinct.
- Planning of communal, public open and green space, featuring water sensitive urban design and productive community gardens, fostering sustainable living principles and space for community interaction.
- Community creation – the right mix of retail/commercial outlets to support the residents and those surrounding areas

The full written submissions (including images) are included before the Appendices list, as well as images received on Social Pinpoint.

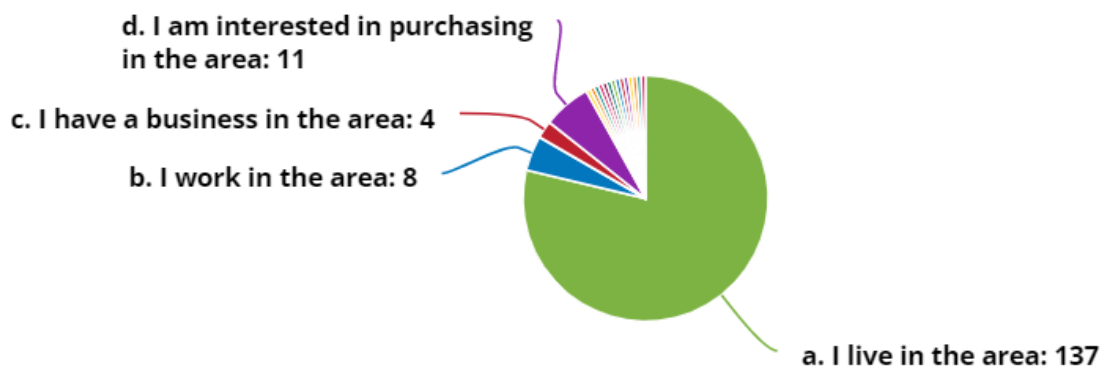
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Survey responses

A short survey was also included as part of the community feedback. The purpose of the short survey was to gauge the community's interest and connection to the site. Participants were asked to identify the suburb they were from and if they were a resident or business owner. There were various reasons for personal interest in the Forestville development. Most respondents who completed the survey identified themselves as residents in the local area.

The top four responses are as follows:

- a. 137 - respondents lived in the area
- b. 8 - respondents work in the area
- c. 4 - respondents have a business in the area
- d. 11 - respondents interested in purchasing in the area



The remainder are 'one off' responses as follows:

- Daughters live in the area
- Guarantors for our daughter's property
- I am buying an apartment in the area, yet to be built
- I am concerned about the lack of desirable secondary school choices for the inner western suburbs
- I care about the future of the city and maintaining/increasing green spaces
- I live at the end of Keswick Creek
- I live in a nearby suburb in which Keswick Creek joins Brownhill Creek
- I live not far from this area and regularly travel thought it
- I often ride in this area
- Live nearby and enjoy walking
- Live nearby the area
- We are guarantors for our daughter's property in Forestville and have a vested interest in this development
- I live nearby and am concerned the consultation does not take into consideration future projections for demand on social infrastructure Government has not supported these type of developments by investing in what the people will need access to once they move in

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CONCLUSIONS AND RECOMMENDATIONS

The Stage 1 Community Engagement aimed to assist Renewal SA to understand the community's connection to and interest in the area and any concerns community members may have regarding the development.

The large amount of community feedback received demonstrates the strong community interest in the future development of the site and detailed knowledge of the local area by community members. Many suggestions were also made for consideration in developing the draft Precinct Master Plan for the site.

Community feedback on Social Pinpoint and in written submissions received revealed that, over-all, there is support for the project vision.

Comments and views about the proposed mixed-use and residential elements were expressed in a high number of online discussions amongst over 100 participants and across some sixteen themes ranging from green, open, mixed, residential space(s), traffic/parking, density, design and sustainability.

The main themes and issues raised by community members were consistent across the different feedback methods, with feedback specifically focused on the following **six key themes**:

- **Green space** - with many respondents supportive of the need for increasing the green space allocation above 12.5% in the local area
- **Mixed use** - careful consideration be given to connections, design and location to ensure a community village feel where people can enjoy spending time
- **Residential** – many opposed to high rise, large apartment blocks, seeking good quality, well designed, eco-friendly sustainable, low-medium density housing for all demographics
- **Open space** – many supporting the inclusion of green space for community use to gather, relax and connect, raising a current lack of green space in the City of Unley area.
- **Traffic** – many comments received highlighting the existing traffic issues in the area and concern how the development will impact on the current pressure points, and
- **Parking** – also raised as an existing issue in local streets exacerbated by Ashford Hospital staff and visitors from the loss of the on-site carpark and other development in the area. Many respondents anticipate the new development will impact significantly.

The community feedback, together with over 150 survey responses, gave Renewal SA a good insight into the local community's connection to and interest in the area and established the foundation for future engagement.

All feedback collected from Stage 1 Community Engagement will be passed on to the Developer, together with this Engagement Report. The feedback, including key areas of concern and ideas suggested, will assist with the planning and design of the draft Precinct Master Plan for the Forestville Development.

The Developer will need to work closely with the community to communicate and reflect how the feedback, concerns and ideas from Stage 1 of the Community Engagement have been considered in developing the

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draft Precinct Master Plan, paying particular attention to the key areas of concern which drew the most comments and questions – being:

- Traffic, parking and connections – collectively the areas of most concern
- Clarity – and addressing the widely-varying views on plans for open space and mixed-use elements of the site
- Suggested alternative uses for the site (i.e school or health facilities)
- Housing density and affordability

These key areas of concern and interest will need a high level of focus in engaging on the draft Precinct Master Plan to ensure that the community can see clearly how the feedback from Stage 1 has been used, while having the opportunity to provide feedback on the draft Precinct Master Plan which will assist in developing and refining the final Precinct Master Plan.

The Developer will also need to ensure that key stakeholders and the community are regularly consulted and are given adequate opportunity to provide feedback on the conduct of the critical infrastructure works, the residential development works and the commercial development works – all of which will have impacts on the local community and key stakeholders.

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NEXT STEPS

Renewal SA will share the findings of the Stage 1 Forestville Community Engagement with the successful Developer to assist with planning and design of the draft Precinct Master Plan for the Forestville development.

Stage 2 Community Engagement will be delivered by the Developer in collaboration with Renewal SA. This will be an opportunity for the community and key stakeholders to provide feedback to the Developer on the draft Precinct Master Plan, which will assist in producing and refining the final Precinct Master Plan.

It is envisaged that the Stage 2 Community Engagement will include a range of engagement methods – both online through Social Pinpoint and face-to-face, subject to COVID requirements.

As part of the Stage 2 Community Engagement and ongoing engagement on the Forestville Development, the Developer will also undertake engagement with the First Nations people. This will include:

- undertaking a Cultural Heritage Management Plan with Renewal SA during the development of the Draft Precinct Master Plan;
- consulting with First Nations People to determine the opportunities to engage throughout the project – which could include engagement of professional services in storytelling, public realm design, public art, built form and naming; and
- working closely with the Renewal SA Works Program team to achieve training and employment outcomes involving First Nations People.
- Stage 2 Community Engagement is anticipated to occur in mid-2022, with construction starting late 2022/early 2023 and taking approximately 4 years to complete the entire project.

Feedback received which falls outside the scope of the Forestville Development area will, as for Stage 1 of the Community Engagement, be noted and provided to the relevant government department/agency – Council (City of Unley and City of West Torrens), Department of Infrastructure and Transport, Commonwealth Department of Defence, SA Health and Department for Education. This includes specific feedback regarding assets owned or managed by these entities or within their jurisdiction. Some 100 comments of the 258 received on Social Pinpoint included references outside the scope of the Forestville development area, and reflected concerns and ideas relating to a wide range of topics including; access, movement, connectivity, congestion, traffic, parking, infrastructure and schools.

Following refinement and completion of the Precinct Master Plan, the Developer will be responsible for key stakeholder and community engagement throughout the construction period – covering the delivery of critical infrastructure, the residential development works and the commercial development works.

Renewal SA will continue to keep stakeholders and the community informed on project progress. Community members are encouraged to subscribe to be kept updated if they have not already done so at <https://renewalsa.sa.gov.au/projects/forestville/>

At the time of publication more than 200 individuals had subscribed to receive project updates.

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Written Submissions

Hello,

Thanks for the opportunity to comment on the development of the old Le Cornu site at Forestville. We have lived in the area for about 12 years and I think this is an exciting opportunity for Renewal SA to create a truly sustainable, future-focussed precinct that benefits Forestville and surrounds. I really like the vision of the project and am particularly supportive of it providing affordable housing opportunities and high quality open space.

It would be great if the following could be taken into consideration:

- One of Forestville and Goodwood's incredible assets is that it has successfully created a village-feel and a great sense of community as a result. It would be great if this new development included this in its vision and sought to design spaces and facilities that encourage community interaction. This includes incorporating the right mix of retail/commercial outlets to support the residents (and those in surrounding areas) and a variety of open spaces that encourage people to use communal areas either to socialise or to unwind.
- 'Affordable housing' is often associated with unattractive, pokey, dark housing. It would be great if this development can change this perception by investing in innovative housing designs that are attractive, light, space efficient, sustainable to heat and cool and have great access to community open spaces.
- Goodwood Kindergarten and Primary School is likely to see increased demand from those living in this development. This school is pretty much at capacity and has very limited ground space. Consideration needs to be given to the provision of additional school infrastructure on the Forestville site or to expanding the capacity of surrounding schools (and their grounds in the case of Goodwood Primary).
- Forestville has some of the best access to public transport in Adelaide along with great access to major cycling routes. It would be great if environmentally friendly transport could be promoted with the provision of good bike parking and storage facilities, cycling friendly infrastructure, electric car charging facilities etc. One of the reasons we live in Goodwood is because almost everything we need is within walking or cycling distance. The great additional benefit we've found with a cycling culture is that you interact much more with others, creating a great sense of community.
- This development has a great opportunity to be a showcase for biodiversity and water sensitive urban design, creating permeable surfaces to minimise runoff, capturing stormwater to efficiently irrigate native plants creating streetscapes and public spaces that attract a range of native wildlife. I spent some time working for Green Adelaide investigating biodiversity sensitive urban design and the attached graphics are ones that I think should inspire new developments. Not only do developments such as these contribute to urban sustainability targets but they will be more desirable places to live.
- While the minimum amount of public space is set at 12.5% for this development, it would be great if it was higher. Options such as the creation of underground car parking to maximise open space should be considered at every opportunity. I like the reference to 'high quality open space' as I believe the quality of the open space could significantly improve the ambience of the development. Productive community gardens that foster sustainable living principles and provide a space for community interaction would be great. The creation of complexity in open spaces is also important - complexity in the size of spaces (e.g. larger spaces intermingled with smaller more private spaces to be used for family picnics or bbqs) along with a complexity in the structure of plantings and physical infrastructure which has been shown to improve wellbeing. I feel that higher density housing developments need to better consider the open space provisions of residents if we are to cater for the wellbeing of our community.

I think I've rambled enough now! I'm sure you can sense that I believe this site has incredible potential to be a showcase, sustainable, community-focussed urban development that benefits the surrounding area. Happy to be involved in further consultation!

FORESTVILLE DEVELOPMENT ENGAGEMENT REPORT

Best wishes,
Name withheld



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Submission regarding infill development at 10 Anzac Highway, Forestville (former Le Cornu site)

14 August 2021

Renewal SA has an excellent opportunity to showcase sustainable infill development on this site. Adelaide is a low-rise city with a tight concentration of high-rise buildings in the City Centre. Like other Australian capitals, it is missing medium density housing essential to housing choice. Adelaide communities have consistently shown their willingness to see medium-density apartment development of 3 to 5 storeys in appropriate locations. Unfortunately, developments over this height have been approved leaving communities cynical and mistrustful of all infill development. The former Le Cornu site is an appropriate location for medium density NOT high-rise development. High rise development is at odds with the low- and medium- rise buildings of the surrounding area. If developers cannot provide medium density housing of up to 5 storeys, it suggests we need new development models and innovative developers. If any townhouses are built they should be unbundled from car parking (see Mobility) so that the ground level (front or rear) doesn't present as a wall of garage doors.

Mixed Use

It is unclear from the zoning exactly what is envisaged in the mixed-use area. Mixed used development, that combines upper-level housing with ground level co-working, office, retail, community and similar uses at ground levels is appropriate. It will provide new residents and established residents from the surrounding area with opportunities to work from home. It is important to provide community spaces such as meeting and

Mobility

Excellent access to nearby public transport and cycling routes needs to be at the centre of planning internal movement in the precinct. The site is within easy walking and cycling distance to both Adelaide Showground and Goodwood Railway Stations. It is located on 2 major bus routes and within 100 metres of the Mike Turtur and Marino Rocks Bikeways. Internal movement networks must ensure walking and cycling are the most convenient ways for people to access properties (housing, businesses etc.) within the site and to nearby public transport services and cycling infrastructure. Space for share vehicles (eScooters, eBikes/Bikes, and cars) needs to be included at the precinct planning stage. Parking needs to be unbundled from individual allotments, located in a common area (potentially underground) and priced separately so that residents who choose not to own cars and visitors who do not use a car to access the site do not have to pay for or subsidize car parking.

Open space, greening, water sensitivity and biodiversity.

The precinct needs to include communal open space for local residents and public open spaces for both local residents and residents from adjacent established areas. Water sensitive urban design principles should guide development from the precinct to the individual allotment scale (See White Gum Valley, WA for an example). Planning of green spaces should focus on native plants species to foster biodiversity. Space for community gardens should also be planned at the outset of the project.

Energy efficiency

It goes without saying that thermal efficiency of buildings in the precinct should have a minimum 7.5 star NatHERS rating. The precinct buildings should be networked into a 'behind the meter' micro-grid. While external large-scale renewables are better than large scale non-renewable electricity generation, they still have issues relating to fugitive energy losses over a long distribution network, vegetation clearance, bushfire risk with transmission lines, bird strike

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and so on. Micro-grids (again see White Gum Valley and Victorian edge of grid examples) can at least reduce the amount of electricity to be imported into the precinct.

Given the latest IPCC report it is incumbent on Government agencies to facilitate the development of neighbourhoods that meet sustainability criteria on all measures including water, energy, transport, community and waste.

Name withheld

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Images submitted on Social Pinpoint



Comment: Redevelopment of this allotment brings the opportunity to revitalise and change the landscape and surrounding environment. Suggest replacing the palm trees in the middle of Anzac highway, which do not reflect the local area, with local natives (gums etc.) to give height, shade, and greenery to residents and the hospital etc. The addition of native trees, particularly with height, will pay off in dividends to the character and environment of the region.



Photo of site

Comment: Would love to have public open space in the middle of the area eg a depression has become a temporary lake which is attracting birds, could become permanent and contribute to the Brownhill Creek flood management plan. On either side of the lake, playgrounds, native corridors, well designed/passive solar townhouses, cycling tracks. Anzac highway side - mixed use shops, cafes, social housing, underground carpark with access from Anzac highway only. Also the bread factory could be acquired?

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Comment: We need a Foodland or Woolworth in this area. Residents in this area can only go to Kurralt Park shopping center, which is TOO crowded. Building a shopping center is really the best choice in this location, and that is why Kaufland (German supermarket) chose this location before



Comment: We would love Flexicar pods here. This would encourage use of the car share network to shoppers and residents who don't have cars. It would also encourage new residents not to buy cars and use other forms of transport (public transport, cycle for commuting) which are close, as well as Flexicar for occasional car trips. Flexicar is perfect for this mixed use site as it promotes living without a car and will ease traffic congestion.

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APPENDICES LIST

The following appendices are all contained with a separate document

Appendix 1 – Letter informing community Renewal SA to release Expression of Interest (EOI)

Appendix 2 - Engagement invitation to community informing of commencement of engagement process

Appendix 3– Link to Social Pinpoint Engagement Platform (SPP)

Appendix 4 – How to use Social Pinpoint

Appendix 5 – Engagement Area – map showing letterbox drop area for community invitation

Appendix 6 – Summary of all comments received on Social Pinpoint

GROWTH AND
LEADERSHIP
THROUGH PROPERTY
AND PROJECTS



RenewalSA

