

# JAYNE STINSON MP

## Member for Badcoe



Mr Chris Menz  
Chief Executive  
Renewal SA  
L 16/11 Waymouth St  
ADELAIDE SA 5000

**Re: Badcoe community views about the Locale development at Forestville**

Dear Mr Menz *Chris,*

Thank you for engaging with my community about the future of the old Le Cornu site at Forestville. I write to express the views of my community and outline their key concerns going forward.

My community is keenly attuned to the possibilities this iconic site presents for our local area, as well as the risks of getting it wrong.

I have conducted extensive consultation and communication activities with my community over six years in relation to the future of this landmark site, in particular with the residents of Forestville, Ashford and Everard Park and Keswick.

These include:

- Seven public meetings, including one in cooperation with the previous developers Kaufland
- Submissions to the Code Amendment/zoning process and Kaufland's consultation process
- Two newsletters updating locals on progress
- Countless social media updates via Facebook @JayneStinsonMP
- Two hardcopy/online surveys relating to local expectations for the the site
- One hardcopy/online survey in relation to the previously planned Kaufland development
- One hardcopy/online survey in relation to the current Locale development (*attached*)
- One petition in relation to increasing green space on the Locale site (*attached*)
- 74 one-on-one conversations with constituents since the new Locale plans were released, as recorded in the Badcoe record management system.

I am grateful for the briefings and communication provided by RenewalSA to me, both during opposition and now in government.

I also met with proponents Nick and Spiro Chapley about their retail component of the project, which was very productive, and a representative of Peet, the residential developer.

I have attached the results of both recent surveys in relation to the Locale development, conducted since plans were announced by the consortium.

These survey responses complement the feedback I've received from my constituents verbally, via social media and via letters and emails.



Based on the feedback I've received, I've concluded there is a **moderate to high level of support in my community** for the Locale development. Although not universal, most locals feel that the proposed mixed-use development is an appropriate use.

There is strong support for:

- The addition of a public park to the plans
- The Green School by Youth Inc
- Extensive underground carparking for customers and residents
- Chapley's Foodland - a high-quality South Australian retailer
- Less dense housing than is possible under the zoning
- Piazza-style central area
- Rooftop gardens and the Urban Farm.

There are questions and requests for further information from residents about:

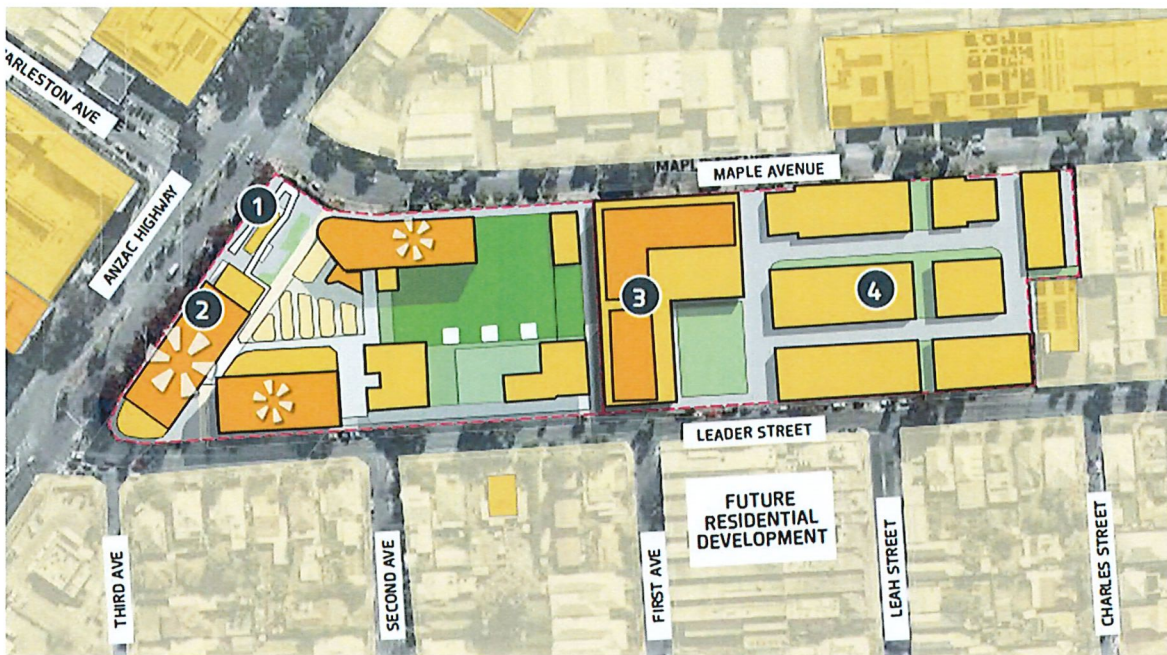
- Heights exceeding zone limits on Leader Street
- The hotel-style short-term accommodation
- The Green School run by Youth Inc
- Traffic volume and management especially at peak times
- Access to Locale's underground parking by the public.

There are three main areas of concern to local residents in relation to the current plans.

### **1) Non-compliant building heights along Leader Street, Forestville**

The primary unresolved concern expressed to me is that the maximum height proposed for two separate buildings along Leader Street is not compliant with the zoning.





The plans indicate 4 - 8 storeys (orange in diagram above) opposite First Avenue and between Second and Third Avenues. This height is not graduated back into the site, but is a 4 - 8 storey frontage immediately onto Leader Street.

In briefings, the proponent of the residential component, Peet, verbally indicated the maximum height sought may exceed eight storeys, though this was not in materials provided publicly to my community.

Local people fought hard for a maximum of two storeys along Leader Street, gradually rising to the maximum six storey site limit deeper into the site.

The proposal for 4 - 8 storeys along Leader Street is not compliant with the current zoning or community expectations about how the zoning would be applied.

The community fought for (and secured) lower height limits along Leader Street to address concerns such as overshadowing (of properties, gardens and solar panels), visual integration into the predominant single storey landscape and to limit overall site density.

There is serious concern that if a developer can so dramatically exceed the stated limits, the planning rules are worthless. Public faith in the integrity of our planning system is essential and I urge you to reflect upon this.

My community would like to see RenewalSA and any approving authority carefully consider why this development should exceed (and very substantially exceed) the given rules for this site, which have been in place for many years now. Those rules were the subject of extensive consultation at the time and received social licence.

## 2) Traffic congestion

The volume and routes of traffic through the suburb of Forestville has been an issue for many years. Traffic is of particular concern for residents in Leah Street, but also residents of other streets stemming from Leader Street.

There is some concern among local residents about increased traffic impacts as a result of the Locale development.

I appreciate that useful information was shared with my community about estimated traffic volumes and routes, as well as parking, as part of the recent Drop-In Session. It is clear Locale have turned their minds to this issue.

Many residents have suggested an upgrade to the Anzac/Leader intersection will be required to:

- Avoid traffic banking up down Leader Street at peak times and blocking access to side streets
- Cater for traffic turning from Anzac into Leader Street (from the bay direction). There are already queues at peak hours that exceed the short turning lane interfering with traffic along Anzac Highway.
- Cater for the increase in traffic from Anzac Highway (from the city direction) who will be customers and tenants entering the Locale site, especially after working hours and on weekends
- Cater for peak traffic e.g. Farmers Markets, Royal Show, Showground events.

Parking congestion is also a persistent issue in Forestville, Ashford and Everard Park and Keswick, in some part because Ashford Hospital workers park in local streets for the length of their shifts. Many local residents have suggested that Ashford Hospital should take greater responsibility for providing appropriate parking for their workers, including in the very large (and little used) multi-storey parking lot next to the hospital.

To the extent Locale or RenewalSA can pursue parking congestion solutions with Ashford Hospital, it would be greatly appreciated by my constituents.

Residents have also raised questions about whether the general public will be able to use Locale's underground parking during times of peak demand e.g. Sunday Farmer's Markets, large events at Showgrounds and the Royal Show each September.

### **3) Green space and tree canopy**

The use of rooftop gardens/green space is welcomed by my community, in particular the Urban Farm.

However, some residents feel elevated space should be calculated *in addition* to ground level greening, rather than as a substitute for deep soil planting. Many feel that rooftop space should not be counted towards the 30% figure quoted by Locale as the green space for the project because it is not publicly accessible, cannot accommodate substantial trees, and is unlikely to provide habitat.

The addition of a public park fronting Leader Street near First Avenue has been warmly welcomed by my community. As you would be aware, I worked closely with local residents to campaign for the inclusion of an open green space for community use. Thank you to Locale for listening to local residents and taking action.





I have received comments from some residents that the space allocated for the public park is small compared to the size of the whole project and they'd like to see it further increased or additional green space created.

Locals would also like to see more planting of tall trees and understory across the site to increase the urban canopy, deliver a cooling effect and provide habitat.

Greater greening is a top priority for my community, given the intense densification of the inner south and the consequential loss of our urban forest. According to a recent Aerometrex\* study into tree canopy coverage for Adelaide, the inner south was identified as a 'Code Red' area, requiring urgent greening. If we cannot accelerate greening efforts by utilising a government-owned site such as this, it begs the question – when and where will we do it?

Thank you for seeking the views of our community. I trust this summary of key issues and the attached information will assist in your work. I wish you all the best in creating a development that contributes positively overall to our community.

If you require further information or clarification please contact me on 0458 547 512 or [badcoe@parliament.sa.gov.au](mailto:badcoe@parliament.sa.gov.au).

Regards,

*Jayne.*

**Jayne Stinson MP**  
**Member for Badcoe**

Diagram drawn from 'Heights' panel at: <https://renewalsa.sa.gov.au/wp-content/uploads/2022/11/Forestville-Community-Engagement-Panels3.pdf>

\*<https://aerometrex.com.au/resources/webinars/working-towards-greener-more-resilient-adelaide-sid-2021/>

Attachments: 1) Spreadsheet – survey re greater green space on Locale site 2) Spreadsheet – survey results re Locale project 3) Emails from constituents

(8 pages)

Attachment 1

Petition to call for a public park as part of the Le Cornu site redevelopment at Forestville	First Name	Last Name	Suburb
I'd like a public park or reserve incorporated into plans for the old Le Cornu site please	Kristina	Lawrie	Clarence Gardens
I'd like a public park or reserve incorporated into plans for the old Le Cornu site please	Natalia	Rudaya	Morphettville
I'd like a public park or reserve incorporated into plans for the old Le Cornu site please	Tom	Anderson	Kurralta Park
I'd like a public park or reserve incorporated into plans for the old Le Cornu site please	Lan	Kelly	Forestville
I'd like a public park or reserve incorporated into plans for the old Le Cornu site please	Jamnes	Danenberg	Clarence Park
I'd like a public park or reserve incorporated into plans for the old Le Cornu site please	April	Lewis	Torrensville



I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Georgia

Banks

Black Forest

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Claire

Cahalan

Clarence park

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Georgie

Hart

Parkside

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Alicia

Stone

Glenside

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Alice

Carr

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

YiZhong

Zhuang

Glandore

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Darren

Loffler

Forestville

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

Tahna

Pettman

Goodwood

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

Janet

Stone

Clarence Park

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

C

Heptinstall

Forestville

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

Leanne

Wheaton

Unley

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

Tina

Shettigara

Prospect

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

Virginia

Holmes

Brompton

I'd like a public park or reserve incorporated into plans for the  
old Le Cornu site please

Laura

Carrington

Ethelton



I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Alex

Harvey

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Alison

Wright

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Jayden

Squire

Black Forest

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Amanda

Hassett

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Sarah

Young

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Trigona

Lohmann

Forest6

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Christopher

Tamm

black forest

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Cathy

Donnellan

Everard Park

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Elizabeth

Dooley

Marleston

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Kimberley

Goldfinch

Everard park

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Elwen

Firns

Aldinga

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Frances

Coombe

dernancourt

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Steve

Dabrowski

Ashford

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Leanne

Hurley

5051



I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Ag

MacLachlan

Semaphore

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Sandy

Lepore

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Rosi

Reschke

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Miles

Reschke

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Marisa

Andreucci

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Jillian

Ellgar

Glandore

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Adam

Reynolds

North Plympton

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

BradAmosBlack Forest

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

SereynaJollyForestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

KateStarrEverard Park

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

ElizabethCahalanGoodwood

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

MarkAitchisonForestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

PaulSharmanForestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

SueMarchantForestville



I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Prudence

Flowers

Forestville

I'd like a public park or reserve incorporated into plans for the old Le Cornu site please

Tanya

Parr

Adelaide

(7 pages)

## Attachment 2

Things I like about the Locale development are:	Things I don't like or I'm concerned about are:	I have some questions about the Locale development. My question/s are:	I have some ideas for the site ...	On a scale of 1 - 5, how happy are you with the proposed Locale development?	First Name	Last Name	Suburb
Market "local" feel. Great consortium of developers.	Not enough greening. Would like to make sure most of the plantings are indigenous. Concern it could end up "over developed" and lose the 'market feel'. Increased local traffic and street parking.		Would be great to leave a section within the shopping area "green open space" for spring/summer/autumn entertainment/market bazaars community meetings/hospitality etc. would be great to have plenty of indigenous trees/shrubs to attract birds. (Was disappointing at castle plaza when they removed the bottle brush trees, rainbow lorikeets displaced). Bring bird life back to the area .	5	Kathleen	Morris	Black Forest
Market square concept sounds good, better than expected. I'd love to see green space and trees. Housing is needed in the area.	Traffic, parking (!), access for locals to exit and enter our suburb. Concerned about building noise / length of build time, quality of buildings	What form will the green spaces take. How much green space will be made?	Please include plenty of parking. A dry cleaner could be good, the local one retired.	4	Amanda	Hassett	Forestville
Excited	Traffic flow down Leah Street, maple is wider and needs to take more of the Anzac highway traffic in and out if the new development		I am hoping it's affordable enough to buy in to	4	Sarah	Pearl	Forestville
Commitment to community. High quality design aesthetic.	Cheap architecture, whilst it might look good the days it's finished. We need to vision 50 years down the track.	How many people are expected to live here? Where will your street access points be ?	We need to create more natural flora corridors. Not just big blue gum trees, understorey and mid storey plantings are integral, the forestculle reserve is a great example.	4	Gerard	Bain	Forestville



Open space,restaurants,wine bars	Not enough parking , if they are saying it will employ 500 people there are only 500 parking spaces being provided,hospital visitors will park there.Then you have shoppers/ visitors,restaurant patrons.This will spill out into the local area.		4	Sharyn	Burnside	Forestville
The mix is good, especially the school idea! Brilliant!	Many of these developments do not provide enough room for a family that would like to access apartment living. Hopefully there are three bedroom apartments available for those people.	Many of these developments do not provide enough room for a family that would like to access apartment living. Hopefully there are three bedroom apartments available for those people.	5	Jenni	Wright	Broadview
Market plaza	Way too many new apartments and no ‘true’ green space.  The traffic down Leader St is already compromised by having the train crossing cause build ups, what do you think is going to happen when you add 200-300 new cars daily!?!?  When you read the actual proposal it is only 30% “open” space, not green space. Developers have absolutely hoodwinked you. Plus only half of that “open” space is accessible to the public. I am very concerned that the developers will be counting pathways between buildings as “open” space and the real footprint of open space will be minimal,	Why isn’t there genuine green spaces (parks, trails, large trees, large open areas of grass)?  How is the increase in traffic going to be dealt with?	1	Sam	Wilson	Black Forest
		Nature playground				

Ideas are great on paper and are exciting for the area	Concerned about Parking - the area already has serious issues around residential streets (Ashford workers/ visitors), Hungry Jacks, KFC and the influx of people with the new townhouses between Third Ave/ Anzac Hwy Traffic management - Leader Street/ Maple Ave & surrounding streets will not cope with the additional traffic brought to the area, it already struggled without the new development	3	Darren	Loffler	Forestville		
The green school.	Increased cars on the road. We need to ensure there is ample off street parking per house or apartment, ideally accomodation for 2 cars per dwelling. What will be the main route in and out? Can the new area be a easily accessible from Anzac Highway rather through an already busy Leah/leader street.	Parks and green space. 3	Ella	Huisman	Forestville		
Diversity in use of site for commercial and residential purposes. Focus on food as a draw card for visitors and education.	Concerned about how the flyover for North South Corridor will interact with Leader Street in terms of traffic congestion. The flyover will diminish the amenity of the area even if closer to commercial over residential buildings.	Where is the bike parking facilities? Given how close it is the the tram line bike path it would be a shame not to connect it to the site to maximise patronage and reduce car parking issues.	It would be nice to include a playground that could be used by families that visit as well as residents on site. It doesn't need to be big or complex, just something to keep them entertained while the adults enjoy a lunch from one of the businesses.	4	Krystil	Ellis	Glandore



Looks great. Will give the area some vibrancy.	If the flyover from south road goes ahead it will cause huge traffic chaos at the leader st intersection. Flyovers don't make sense when they merge into a road with traffic lights. I predict there will be a lot of cars banking up over the flyover. Need to scrap the flyover. It's a stupid idea.	Can't we ditch the flyover? Not sure who did the data/research on this being the best option, but non stop traffic going over it is going to cause huge problems around this area. There will be massive bottle necks everywhere.	Accessible public transport.	4	Jason	Chigwidden	Glandore
Public Open space but would prefer more	Too much housing ...Car Parking. Shops great but bringing way more traffic. Great there is open space but Not enough open space. Accessible open space to a Community garden not on a roof closed off to the public	Will there be underground carparking enough for 2 car families? Please only email your response	More open space. Lots of trees COMMUNITY garden for ALL.	3	Janita	Kilbane	Forestville
visually appealling, rooftop garden	doesnt help meet whats needed in the community. with unley, kurralta park, hilton, torrensville and already established retailers even closer. within a short distance the retail space isnt needed. the accomodation sounds questionable	the short stay accomodation, is that air bnb, or emergency accomodation for vulnerable citizens?		1	stuart	bright	marleston

mixed use with housing, shops and school	the lack of publically accessible green space. The total accessible green space for the local community is only 15%, well below the 30% that is the target in state and council documents for canopy cover. There will be no tree cover provided from rooftop gardens, any idea that 15% from roof tops counts as green space is just greenwashing. This development in the current form will be high density concrete without adequate green spaces, in a council area with already the least green spaces available for residents. It should 30% green space on the ground with roof green space extra on top of this.	how will they get the accessible to the public, on the ground green space to 30% what percentage of the new build housing will be public housing? (this development should include a reasonable percentage of such properties)	a local park with green spaces, nature play ground, and a microforest.  incorporation of public housing into the build both permanent and some student type accomodation for some of the students attending the Youth Inc run Urban Green School providing them with stable accomodation close to their school while studying.	2	Andrea	Baas	Black Forest
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Mixed use, esp. another Mr Nick's Foodland, diff. accommodation options and green school and rooftop garden - seems like there's something for everyone.	I don't have the details, but unit block heights, green spaces and car parking are always a concern.	As above - what will be the actual height of the completed unit blocks? Too often the public is 'sold a pup' only to find the finished buildings are much higher than indicated. PLEASE!! No black/grey anything ... they do not fit the Australian landscape & light. Colour scheme shd complement the land, age of suburb and older homes/businesses (earthy reds, beiges, greens). No flammable cladding!	1. A carousel (vintage or artists' commission) for kiddies & young at heart oldies would add life & colour! 2. Performance space. 3. Flowering and fruiting trees & vines.	4	Deb	Milsom	South Plympton
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Looks fantastic! Love the idea of the town square, cafes & residential areas			Any space for a GP clinic?!	4	Clare	Frawley	Marleston
A nice place for community to go for eating, retail, and it also contain residential.			Not enough green space. The Bowden Plant 4 should be a model to stripe towards. People love to visit the Bowden food oriented retail area because there's such a great outdoor green grass area right next door. Similarly, people love eating in Glenelg because there's so much outdoor right there. If someone wants an indoor eating area near Forestville, they are going to go to Chinatown or Goodwood or Unley Road in my opinion. If you make a lovely food orientated retail area with a large outdoor area in Forestville, you will be able to differentiate it from all the nearby area for people to take their families and have a nice place to relax and eat and play.	4	Tom	Anderson	Kurralta Park
Village square feel, Accessible for everyone. Young and older.	Open space, green space, park for family use, picnics, teen retreat		Please include a public park space, basketball ring and bike access. The space should allow for community gatherings and complement the surrounds.	3	Trigona	Lohmann	Forestville
community centre. library, shopping centre (only takaway in area now) and a park/reserve	all buildings will look like shit in 10 years gentrification harming local community	will there be a dog park for all the rich hipster dogs	be nice to have a wetland catchment like some local streets but bigger for wildlife	3	Christopher	Tamm	black forest

Market square and urban garden	Too high density, the roads in Forestville are small one lane roads that can not handle an extra 1000 or more cars living and commuting to the area for work. Traffic in the mornings and evenings gets banked up along leader street already without adding so many extra cars into the mix. Let alone the traffic along Leah street which also was never designed to have so many cars travelling along it. No where near enough green Space for a development that large and then if you add in more high density living at the bakery development you are just adding in so many humans and cars without the infrastructure to support it.	What has been done to address traffic flows and issues? Where will cars enter and exit from?	Cut it down to low density housing that is actually in keeping with an older neighbourhood, add in a reserve and lots of green space	1	Michelle	Pugatschew	Forestville
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# Attachment 3 (7 pages)

## Badcoe EO

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**From:** Glenys Verrall <glenysev@gmail.com>  
**Sent:** Monday, 12 December 2022 12:10 PM  
**To:** Badcoe EO  
**Subject:** LeCornu site

Dear Jayne  
Here are our thoughts on the LeCornu site plan.  
Many thanks

LeCornu site  
Our concerns

Our main concern is that the high density housing will put a huge strain on our suburb and its inadequate infrastructure. We would prefer the number of apartments to be greatly reduced.

### INCREASED TRAFFIC IN THE AREA

Obviously there will be many more cars using the housing and shops and moving through surrounding areas. Most local streets are narrow and already busy

#### Solutions

- Speed cameras permanently in Leah Street, Leader St etc
- No trucks allowed in residential streets - access only from Anzac Hwy
- Entry and exit for cars and trucks only from Anzac Hwy
- Increase of local only signs
- Less residential blocks in the area allowed to have 2+ new residences built on them

### PARKING

We are concerned that the parking allowed is inadequate.

The apartments apparently are provided with one car parking space each. It is usual for most 2-3 bedroom apartments to have at least 2 cars whether used as a shared or a family residence. Many people and staff, from the nearby bakery and Ashford hospital and medical centres, park in local streets causing congestion.

#### Solutions

- apartments all be provided with 2 car parks
- People buying an apartment should not be allowed to use the car park provided for any other purpose than parking a car
- Residents from housing units should not be granted permit parking for local streets
- Adequate visitor parking should be supplied for the proposed new housing, for the hospital etc
- Less housing should be built on the site as the area cannot support high density housing
- The shopping centre needs more car parks to cope with peak times - underground or rooftop???
- Ashford hospital need to support their staff with free/cheap parking for staff in their car park

### GREENSPACE

We were initially led to believe that there would be generous provision of greenspace. The plans show a rooftop community garden (who has access to this??)

There appears to be very little in the way of park space, playground, trees etc.

This is a great opportunity to provide some park areas for the neighbourhood as well as for the residents of the new housing on the site. In our opinion it looks inadequate. Once this opportunity is lost it will never be regained.

#### Solution

- allow less housing on this site eg 2 blocks instead of 3

- Limit the size of the shopping centre
- Allow multi storey and underground car parking on site to reduce footprint needed and to increase greenspace

Thank you  
Glenys Verrall

Sean Allen

## Badcoe EO

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**From:** Bridget Curri [REDACTED]  
**Sent:** Saturday, 27 August 2022 6:53 AM  
**To:** Badcoe EO  
**Subject:** Forestville le cornu development Green space

Hi Jayne

My name is Bridget and I live on Leah st in Forestville with my husband and two young children.

I have heard from a neighbour that the publicised 30% greenspace at the le cornu site development is in fact 15% rooftop space and the 15% open green space - is only street trees!

I would like to register my concern about the lack of public park and revegetation on the new development plans.

Obviously such a large number of new residents puts pressure on existing parks and open space. The development needs several green spaces, playgrounds and corridors of vegetation for animals and pollinators.

I am excited about the development in general as it will ad a lot of amenities to our community and I welcome new neighbours to our fantastic neighbourhood of trains trams and bikes. But we need proper parks and playground to be included. I'd also like to put in a vote for some public art.

I am happy to be contacted about this, my number is [REDACTED] did participate I the first stage of community consultation but have not heard further.

Warm regards  
Bridget

## Badcoe EO

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**From:** Sam Wilson <samuelwilsonau@gmail.com>  
**Sent:** Friday, 17 June 2022 10:26 PM  
**To:** Badcoe EO  
**Subject:** Forestville site

Hi Jayne

I read your quoted remarks re the Forestville site redevelopment (extracted below). I would love to chat about this with you.

I think the market square idea is great, but I think you've been hoodwinked by the developers when it comes to the residential footprint and the so called 'green spaces'.

When you read the proposal carefully it is for 30% "open" space, which doesn't necessarily mean green. And half of that is going to be rooftop which in reality means not accessible to the public. So your quote below that it is 15% "green" space is going to be horribly wrong.

Of the "open" space, my prediction is that the developers have counted walkways between apartment blocks as open and the 30% (or 15%) is not truly "open". It definitely won't be green!! I reckon they will use tiny strips of grass as counting towards their "green" quota and it will just be a big huge concrete jungle.

I think your comment that its not realistic to have a green space is close minded. Reality is what you make it. If you truly want a green area it could be done. It doesn't have to be the entire site, but at least have some vision.

Finally, adding 199 apartments and then townhouses on top of that is crazy. Leader St banks up in peak hour due to the East ave traffic and the train line. With over 200 more cars on the same street what do you think is going to happen? Where will all these new cars go? Where is the common sense foresight?

You can build apartments anywhere you want. Never again in our lifetime will you have a 3.6H space to create whatever you want. This is a once in generation opportunity to create a huge green space (backing on to the market plaza) and its going to waste and all we will get is dog box apartments, terrible traffic and no genuine green space.

Look forward to chatting with you soon about this.

Sam  
0410 292 764

JS spoke w Sam on 17/6/22 to provide full statement she gave to media. He was satisfied JS made additional

*As far as green space goes ... this project has about 15 per cent ground level green space and about 15 per cent elevated green space that has to be secured after hours," she said.*

*'I'm really interested to see what my community thinks about that. A lot of people in my community would like to see the whole site green space but I don't think that's very realistic.'*

comments that were not published providing further context.



## Badcoe EO

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**From:** Susan Fraser <susanfraser3@tpg.com.au>  
**Sent:** Friday, 24 June 2022 2:28 PM  
**To:** Badcoe EO  
**Subject:** Fwd: A car free neighborhood in car-centric Berlin: Möckernkiez - YouTube

Hi Jayne.

This is the link to the housing i mentioned that my friends son lives in

In Berlin. Re le cornu site. They live in an apartment created to house 2 families with own wing and shared communal living space.

I am really hoping we can get social housing in the mix. Have we lost some in redevelopments between Leah and Anzac hwy ?

Also donot like idea that community meeting spots are only within retail consumer settings. We know the mental health benefits of open green space. Accesible to all 24/7 with calming plants and a space for a child to throw a ball or turn a cartwheel!

Cheers

Susie fraser

Sent from my iPhone

Begin forwarded message:

**From:** Susan Fraser <susanfraser3@tpg.com.au>  
**Date:** 23 June 2022 at 4:14:59 pm ACST  
**To:** Karen Mutton <karen.mutton26@gmail.com>  
**Subject:** Re: A car free neighborhood in car-centric Berlin: Möckernkiez - YouTube

Thanks i forwarded it to jayne stinson

Sent from my iPhone

On 22 Jun 2022, at 4:24 pm, Karen Mutton <karen.mutton26@gmail.com> wrote:

Hi Susie - this is the link to the video about James' neighbourhood. Cheers Karen

<https://m.youtube.com/watch?v=v2GhxK3DUg0>

Karen