

## Frequently Asked Questions

Last updated: October 2023

### What will be built on the site?

Renewal SA will act as master developer and partner with the private sector to deliver a mixed-use community, targeting 1,000 new homes and incorporating at least 20 per cent affordable housing.

The world-class precinct will also present significant opportunities for commercial, hospitality, retail and government tenancies.

Further benefits from the high-level vision for the former brewery site include:

- creation of an estimated 4,000 FTE jobs during construction peaking at 1,200 per year, plus approximately 187 new ongoing retail and hospitality jobs
- investment of around \$1 billion in public and private construction and development value over the life of the project
- significant areas of public open space as part of an enhanced River Torrens linear park, incorporating the State Heritage-listed Riverbank Garden
- continuous celebration of the site's history and heritage with the possible adaptive reuse of high-profile heritage buildings such as the Walkerville Brewhouse, and activation of the area around Colonel William Light's first Adelaide home, as well as recognition of Kaurna culture.

Detailed master planning will inform the final land use mix and configuration of the new community, along with feedback from stakeholder and community consultation. It will be people-focused in its intent and aim to exemplify the seven Elements of Great Places—equity, identity, greenery, urbanity, mobility, wellness and resilience—as defined by the United Nations.

### What is the current zoning for the site?

The site is currently predominantly zoned as Strategic Employment with small sections as Open Space and Urban Corridor (Business).

In April 2022 Lion Beer Wine & Spirits Pty Ltd (Lion) lodged an application for a Code Amendment to change the zoning to Urban Corridor Zone (Boulevard) together with Open Space (Riverbank Garden), which provides more flexibility, encouraging mixed-use medium and high density residential and compatible non-residential land uses in a range between three to eight storeys in height.

### Will the community have a say on what goes on the site?

Renewal SA will build on the consultation undertaken during the current Code Amendment process and commence further community and stakeholder engagement in 2024.

### How soon will works start? What is the program of works?

Much of the site has already been cleared and remediated by Lion, meaning development can occur quickly, if the Code Amendment is approved, and once operational requirements for government are known and detailed master-planning has been undertaken by Renewal SA.

A decision on the Code Amendment is expected in the next few months.

The program of works at the former brewery site will be determined as this new community is further defined. Consultation, community and stakeholder engagement and detailed master-planning will commence in 2024, followed by civil works.

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Indicative timelines have construction starting onsite in 2025, and the completion of the first government building(s) and the first residents moving in by 2027. Key civic spaces and public amenity will also be prioritised within the first stages of development.

## **How long will it take to complete the development?**

The development cycle for the project is anticipated to be around 10 years.

## **When will the first homes be built?**

The program of works at the former brewery site will be determined as this new community is further defined. Consultation, community and stakeholder engagement, and detailed master-planning will commence in 2024 followed by civil works.

Indicative timelines have construction starting onsite in 2025, and the first residents moving in by 2027. Works on the commercial and residential spaces are likely to occur concurrently. Key civic spaces and public amenity will be prioritised within the first stages of development.

## **When will the first homes be available for purchase?**

A complete sales and marketing campaign will be launched in due course, following detailed master-planning.

## **How much will it cost to buy an apartment at the old brewery site?**

It is too early to determine purchase prices and rental amounts but there will be a large cross section of housing stock available to cater for a wide range of home seekers. Registration of Interest opportunities will be announced in due course.

## **What about community and social housing and how many affordable rentals will there be?**

The final mix of housing will be determined during the master-planning phase in conjunction with relevant government agencies and partners. But we can confirm there is a strong intent to have a full suite of housing options available throughout this development to cater for all segments of the market – this includes community housing for key-and-low-income workers, social housing and affordable rentals.

The final number of affordable housing options is yet to be determined but it will be in excess of 20% of the total number of dwellings.

## **How do private developers get involved?**

Renewal SA will seek private-sector industry participation to deliver the final concept, subject to master-planning and confirmation of government requirements.

We will be seeking to work with development partners, investors, designers, consultants and builders to deliver our vision.

Industry will be notified of opportunities as planning progresses.

To access Renewal SA tender opportunities, register your details on the [South Australian Tenders & Contracts website](#).

If you would like to know about what opportunities are coming up and the type of work in the pipeline for Renewal SA, visit <https://www.procurement.sa.gov.au/forward-procurement-planning>, click to access the Forward Procurement Plan and search for Renewal SA.

## **What about the Brewery Christmas Lights?**

We can confirm that the much-loved Brewery Christmas lights, on the south bank of the River Torrens, will continue. The festive light display, which attracts about 300,000 visitors annually, sits on the heritage-listed Riverbank Garden and has been under the custodianship of the West Torrens Council since 2022. As part of the market process for the brewery site's sale, Lion stipulated that the new owner must work with City of

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West Torrens to facilitate the annual event - a commitment the government/Renewal SA, as relevant, will happily honour.

## **There are sites of heritage significance on the site including the footings to Colonel Light's Adelaide home. Will these be preserved/retained?**

Yes. Colonel Light's cottage footings and other sites of heritage significance will all be maintained in accordance with requirements under the various State and Local heritage acts. We are proposing to have a continued celebration of the site's history and heritage with the possible adaptive reuse of high-profile heritage buildings such as the Walkerville Brewhouse, and activation of the area around Colonel William Light's first home.

## **What's being done to preserve the footings of Colonel Light's cottage?**

The remnants of Colonel William Light's homestead were discovered during demolition works at the old West End Brewery following its closure in 2020. The footings have been preserved in line with advice provided by conservation specialists, International Conservation Services, which has worked in consultation with archaeologists and Heritage SA.

The bricks are highly fragile and have been protected from the elements with an isolating layer of a geotextile fabric followed by a deep layer of clean river sand (sand with no salts in it). Fencing has also been implemented around the site to prevent human intervention.

The site will remain subject to a Heritage SA S27 order, meaning that any future owners of the site must adhere to its conditions.

## **What will the old brewhouse be used for?**

The Walkerville Brewhouse stands as a wonderful legacy piece onsite and as such, will play an important role in the activation of civic space and wider placemaking. The heritage building is likely to be adaptively repurposed for a hospitality outcome.

## **Is the site contaminated? What, if any, remediation has occurred?**

Lion has undertaken extensive decommissioning, demolition, and remediation work on the site, and is finalising the appropriate documentation to confirm the site is fit for use as a residential mixed-use development.

## **How can I be kept informed of progress?**

Visit the West End Brewery project page at [renewalsa.sa.gov.au](https://renewalsa.sa.gov.au) and subscribe to receive email updates.