

Frequently asked questions

Last updated: April 2025

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 up to 1,300 new homes – including both apartments and townhouses – and incorporating at least 20 per cent affordable housing through HomeSeeker SA.

The market-leading precinct will also present opportunities for commercial, hospitality, retail and community uses.

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

- creation of an estimated 3,150 FTE jobs during construction
- investment of around \$1 billion in public and private construction and development value over the life of the project
- integrated street, cycle, walking and public transport network including new shared use path connecting with the Park Lands under Port Road
- significant areas of public open space including Brewery Green, Walsh Street Linear Reserve, Colonel Light's Plaza, Riverside Gardens and the revitalised Karrawirra Parri / River Torrens.
- sustainable buildings within a certified 6 Star Green Star Community with a target of 30 per cent tree canopy
- revitalisation of the site's history and heritage with the possible adaptive reuse of high-profile heritage buildings such as the Walkerville Brew Tower, and activation of the area around Colonel Light's cottage (Colonel William Light's first Adelaide home, known as 'Theberton' Cottage), as well as recognition of First Nations culture.

What is the current zoning for the site?

In April 2022, Lion Beer Wine & Spirits Pty Ltd (Lion) undertook a code amendment to change the zoning to Urban Corridor Zone (Boulevard) together with the Open Space Zone.

Southwark Grounds sits at the centre of the inner west state significance infill area identified in the Greater Adelaide Regional Plan (GARP).

The inner west code amendment to enable further development and increased height is already underway.

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

Renewal SA undertook extensive community and stakeholder engagement on the draft master plan in 2024. All the feedback from the consultation has now been published in an Engagement Summary Report on the Renewal SA website.

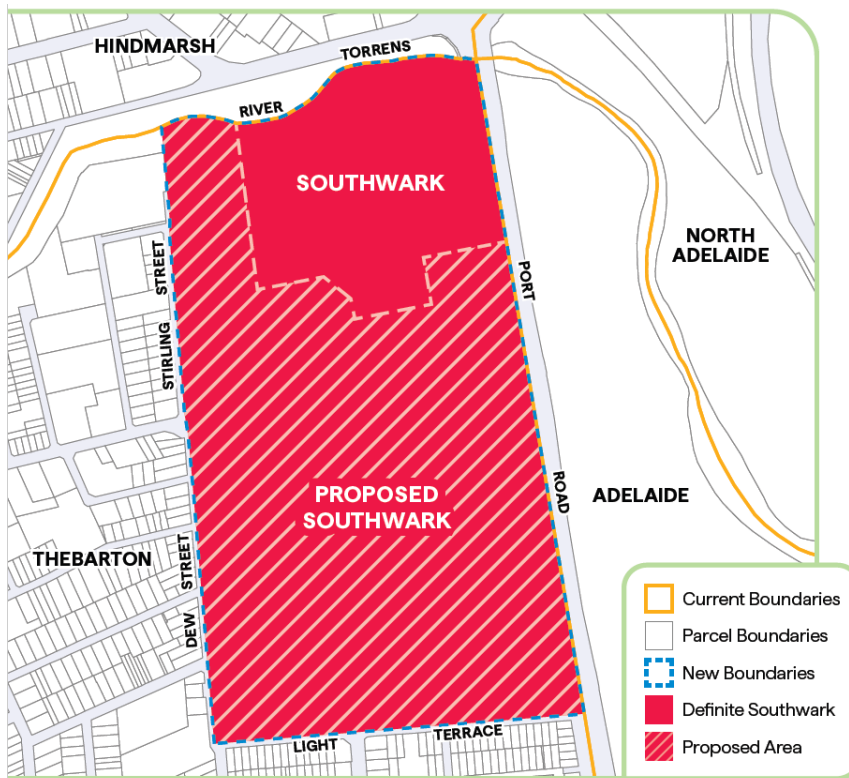
The final refinements of the master plan are in the process of being completed.

Is the name of the suburb changing?

In January 2025, the state government announced that the former West End Brewery site (currently Thebarton) will be renamed the suburb of Southwark. The state government via the Department of Housing and Urban Development is now seeking community feedback on whether the name should extend beyond the site to the surrounding streets of Thebarton.

What other area is proposed to change to Southwark?

The state government proposes that the suburb name change to Southwark may include the surrounding streets of Thebarton which were part of the original Southwark subdivision in 1881, bounded by the River Torrens to the north, Port Road to the east, Light Terrace to the south and Dew and Stirling Streets to the west as shown below.



How can I have my say on the name change?

The state government will be holding consultation for all affected property owners and businesses to provide feedback. More information can be found at dhud.sa.gov.au/southwark

Why is the name being changed?

The area was formerly known as the suburb of Southwark and the state government is keen to restore the name. Southwark was first laid out in 1881, and featured streets lined with cottages on the edge of the Park Lands. Some of these cottages then made way for the former brewery, which was rebadged as Southwark brewery in 1949. Due to the rapid expansion of the brewery and further subdivisions in the area, Southwark became known as Thebarton.

What is a Request for Proposal and when does it finish?

Renewal SA is releasing development opportunities for Southwark Grounds to market through a Request for Proposal (RFP) process, starting at the end of April 2025 for a period of eight weeks.

Market opportunities are available across two streams ranging from a master precinct with the potential to deliver approximately 1,000 new homes, to individual sites for the immediate development of both apartments and townhouses.

How soon will development works start? When will the first homes be built?

Early works are expected to start by the middle of this year (2025) with first townhouses to begin construction by the end of 2025. First residents anticipated to move into the project in late 2026.

How long will it take to complete the development?

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

What will be the first thing developed on the site?

Approximately 17 townhouses are earmarked for the opening stage. There will be a mixture of premium and affordable offerings.

When will the sales start?

Renewal SA will be acting in the role of master developer on the project, completing the master planning and seeking to partner with a builders/developers to deliver the housing across the project.

A formal sales campaign to identify developers and builders starts 29 April 2025.

The market will be presented with a two-stream mix of development opportunities, from boutique development-ready sites to a master precinct.

The mix will prioritise speed to market by targeting smaller developers for individual sites while retaining a master precinct area for a large partner to collaborate with Renewal SA as the master developer.

In the first stream, five parcels of land are available for individual purchase, suitable for a range of apartment or townhouse developments. This allows for a fast-tracked construction start while the balance of roads and open space networks are being built.

The second stream offers a rare opportunity for a single developer to deliver at least 1,000 homes across multiple fronts on a stretch of land representing about two-thirds of the 8.4-hectare site.

It is anticipated that sales will commence later this year, with first residents targeted to be moving into the precinct in late 2026.

How much will it cost to buy or rent an apartment or townhouse at the former brewery site?

It is too early to determine purchase prices and rental amounts.

Visit the Southwark Grounds website (southwarkgrounds.com.au) and subscribe to receive email updates to ensure that you will be the first to hear about future purchase opportunities on the project.

First home buyers can register for all projects at HomeSeeker SA.

Why is Renewal SA doing this project and not a private developer?

Renewal SA has a proven track record of successful partnerships on market leading strategic projects, and our involvement provides an opportunity for multiple development partners and builders to be part of the project, guided by the overarching master plan.

Renewal SA's involvement in this project allows multiple development partners of different scales to have an opportunity to be a part of this city defining development.

What will happen with regards to access to the River Torrens?

The development will expand the River Torrens Linear Park Trail and see a rejuvenated Riverside Gardens precinct, with the potential to return more than 6,000 square metres of upgraded green space into public ownership

What about carparking and traffic?

All apartments and townhouses built on the project will be required to meet the parking requirements set out in the Planning and Design Code providing the required number of resident and visitor parking in the project.

Traffic studies have been completed and confirmed that the volume of traffic generated from this development onto the adjacent existing roads is less than when the site was in operation as a brewery.

Renewal SA is exploring a potential mobility hub within the precinct subject to developer feedback, business case and funding. The concept of the mobility hub would see some parking for residents and visitors moved to a shared central carparking station, that could also include parking for share cars, e-charging, bikes and scooters.

Private parking would still be delivered for each apartment building should the mobility hub be incorporated in the project.

What's happening to the Christmas lights on the riverbank?

The state government expects the Christmas Lights to continue as normal this year. As work begins to revitalise the river corridor, the form and scale of the display may change.

Further clarification on any changes to the Christmas light display will be informed by the future design and stakeholder consultation.

Will there be affordable housing?

As part of the project delivery, a minimum of 20% of the total number of dwellings will be delivered as affordable housing through HomeSeeker SA.

The final mix of housing types is not yet known and will be informed by the master planning process and developer feedback in conjunction with relevant government agencies and stakeholders. We can confirm there is a strong intent in providing a wide variety of housing options to create a diverse community and provide access to a range of housing for individuals, families and groups of different ages, aspirations and incomes.

How can my business get involved?

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

We encourage any developer/investor or builder interested in participating in a future sale process to contact JLL.

To access Renewal SA tender opportunities for design and construction consultancy and construction contracts, register your details at [South Australian Tenders & Contracts](#).

If you would like to know about what opportunities are coming up and the type of work in the pipeline for Renewal SA, visit the SA Government [Forward Procurement Plan](#) and search for Renewal SA.

How will you recognise Kurna heritage?

Renewal SA is committed to incorporating and celebrating First Nations culture as part of the delivery approach for the site.

This will be done through engagement with Kurna peoples to incorporate Kurna culture, stories and histories in the planning and design. This could include incorporation of elements including storytelling and education, public realm design, built form design, dual naming and reconciliation events.

All developers, contractors and sub-contractors will participate in a Kurna induction to the site, which seeks to embed awareness of the site's pre-development history and its enduring importance to the Kurna community in the hearts and minds of all project stakeholders.

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 (Colonel William Light's homestead, known as 'Theberton' Cottage) footings and other sites of heritage significance including the Walkerville Brew Tower are protected heritage and will all be maintained in accordance with requirements under the various State and Local Heritage Acts.

We are proposing to not just protect the heritage items on the site but adaptively reuse the structures to bring new life to these buildings celebrating both the sites history and heritage and future.

What's being done to preserve the footings of Colonel Light's cottage during construction?

The remnants of Colonel Light's Cottage (Colonel William Light's homestead, known as 'Theberton' Cottage), were discovered during demolition works at the former 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). External site 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 Walkerville Brew Tower be used for?

The Walkerville Brew Tower stands as a landmark 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 linked to a new community open space park that will be connected to the River.

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

The previous owner (Lion) undertook extensive decommissioning, demolition and remediation works. An independently overseen environmental audit is complete, and the site has been confirmed as suitable for mixed use development including residential.

Will government services be on site?

No. The original plans for the site to host government services have been adjusted to relocate these services to an alternate site, in order to accommodate additional housing at Southwark Grounds.

How can I be kept informed of progress?

Visit the Southwark Grounds website (southwarkgrounds.com.au) and subscribe to receive email updates.