

Frequently asked questions

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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 300 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 Karrawirra Parri (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 First Nations 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.

What is the current zoning for the site?

In April 2022 Lion Beer Wine & Spirits Pty Ltd (Lion) successfully lodged an application for a Code Amendment to change the zoning to Urban Corridor Zone (Boulevard) together with Open Space (Riverbank Garden). This 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 is building on the consultation undertaken during the current Code Amendment process and is currently undertaking community and stakeholder engagement on the draft master plan.

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

Following consultation, work will begin on finalising the master plan, which is expected to be released late 2024. Construction is expected to start in 2025, with the first residents anticipated to move in from 2027.

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?

Civil construction is expected to start in mid-2025, with the first residents anticipated to move in from 2027.

When will the first homes be available for purchase?

A complete sales and marketing campaign will be launched in due course, following the release of the finalised Thebarton Master Plan.

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. Registration of Interest opportunities will be announced in due course, visit the [Thebarton project webpage](#) and subscribe to receive email updates.

Will there be affordable housing?

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.

The final number of affordable housing options is yet to be determined but it will be more than 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 [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 [Forward Procurement Plan](#) and search for Renewal SA.

What about the Brewery Christmas Lights?

The former 'West End Brewery Christmas Lights', in collaboration with the City of West Torrens and the SA Government, will continue the Riverbank Christmas Display tradition in 2024. It is expected that the rejuvenation of the riverbank and the development of the project area may impact the Christmas lights display during the construction period.

How much did Renewal SA buy the site for?

The State Government have reached an agreement to purchase the 8.4-hectare Thebarton site from Lion Beer Wine & Spirits Pty Ltd (Lion) for \$61.5 million.

The bid was determined following detailed viability and feasibility studies to ensure prudent use of public funds and with consideration as to not inflate the market. It is not anticipated that developers and builders will need to pay over valuation for future development sites to ensure they financially stack up.

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 through storytelling and education, public realm design, built form design and dual naming.

We will ensure that all developers, contractors, sub-contractors and future residents participate in a Kurna induction to the site through our Yarning Series, which seeks to embed awareness of the site's

pre-development history and its enduring importance to the Kaurna community in the hearts and minds of all project stakeholders.

We will continually seek opportunities for Kaurna peoples to be engaged and participate in the project's development through periodic updates, site visits and reconciliation events.

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 geo-textile 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 Tower 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?

The previous owner (Lion) undertook extensive decommissioning, demolition and remediation works. The site is now suitable for mixed use development including residential.

How will parking be managed?

The draft master plan features a proposed innovative Mobility Hub which would provide parking for locals who use their own car while also offering services such as share cars, scooters and e-bike charging.

How can I be kept informed of progress?

Visit the [Thebarton project webpage](#) and subscribe to receive email updates.