Renewal SA is dedicated to developing accessible, connected places where people want to live, work and play. Partnerships and consultation with community, industry and organisations drive the future we are building, together.

At Lightsview, Renewal SA has extended the concept of an industry partnership to what has become a highly successful joint venture with publicly-listed company CIC Australia. Through partnerships such as this, we are unlocking the greater potential of existing urban areas, enhancing the distinctive South Australian lifestyle with excellence in planning and lasting quality in execution.

Our joint venture with CIC Australia has delivered significant innovation at Lightsview, particularly around small-lot, medium density development that provides the widest choice of housing and land options of any Adelaide suburb.

Renewal SA is able to contribute expertise and influence across infrastructure, transport, economic and environmental viability while our private sector partners bring impressive skills in construction, design, project management, sales and marketing. With a streamlined and coordinated approach, together we create energising opportunities and living progress.
The Lightsview development is an innovative inner-city infill land development located at Northgate, 8 kilometres from Adelaide’s central business district. It is being developed through a land development joint venture between the state government’s urban development authority Renewal SA and publicly-listed land development company CIC Australia.

The site comprises approximately 100 hectares and will ultimately yield over 2,200 allotments accommodating approximately 2,700 dwellings and be home to over 5,000 residents.

One of the last significant infill development sites close to the city, development commenced in 2008 and is expected to be completed in 2020.
A vision for design excellence, the delivery of meaningful social and environmental sustainability initiatives and creative branding and positioning have established this 100 hectare development as a benchmark for the future.

In addition to this vision for excellence, Lightsview contributes to the following state government strategic priorities:

- An affordable place to live
- Safe communities, healthy neighbourhoods
- Every chance for every child
- Creating a vibrant city.

The project adopted the name 'Lightsview' which was inspired by both Adelaide’s founding planner, Colonel William Light, as much as it was by the city skyline visible from elevated sections of the site.

Lightsview’s branding and positioning were developed to establish the development as a credible alternative to traditional prestige suburbs in Adelaide. A key element of the brand – which has become Lightsview’s unique selling point – is the wide diversity of quality housing options for varying market segments, ranging from affordable student accommodation to million-dollar-plus mansions with waterfront views.

Lightsview is characterised by high quality, custom-designed housing within the context of a modern suburb developed closely to “New Urbanism” principles. These principles provide for walkable neighbourhoods containing a range of housing and job types as well as high quality public spaces.

In 2011, Lightsview won the Urban Development Institute of Australia’s National Award for Affordable Housing.

Lightsview is also the 2014 winner of UDIA’s Best Master Planned Development in Australia and the highly coveted President’s Award for excellence.
Innovation in Small Lot Housing in a High Quality Setting

Lightsview provides the widest range of housing and land options of any Adelaide suburb with choices to suit most ages, budgets and family configurations: from affordable one-bedroom dwellings on compact allotments of 75 square metres to large family homes on large allotments with 18 metre frontages.

A key innovation at Lightsview has been the state government’s introduction of zoning to allow small-lot, higher-density residential development. Land prices start from $62,000 for a 68 square metre allotment which has a 10.5 metre frontage.

High quality public realm is vital in a residential development such as Lightsview where the allotments are smaller than within traditional Adelaide suburbs. Providing a good amount of quality and varied public open space and having wide streets with footpaths creates a sense of space for residents to enjoy outside of their own homes.

Every dwelling is located within 200 metres of a high quality landscaped park in an integrated design to ensure ready access for all residents to open space. Bus routes are being integrated into the development to encourage residents’ use of public transport.

Modern, fresh architectural design has established an appealing and diverse streetscape. This is further enhanced through the use of rear-access car parking at many of the homes to further lift the visual appearance of street frontages.

Currently, Lightsview is exceeding the state government’s 15 per cent affordable housing requirement with a range of well-planned and appealing dwelling types available in house-and-land packages priced from around $300,000.

As part of Lightsview’s ‘aging in place’ philosophy, specialist seniors’ living and residential care facilities are available within the overall Lightsview development.

Green Credentials

Environmental sustainability is integral to the design of Lightsview. Homes have gas-boosted solar hot water and recycled water – which is also used to irrigate parks and reserves within Lightsview. As a way of improving energy efficiency for dwellings, Lightsview has a guiding design principle requiring homes to have the correct solar orientation to maximise winter warmth and provide passive shading in summer.

Lightsview has secured a recycled water supply from the City of Salisbury’s aquifer storage and re-use scheme. The supply is run by a private operator - a first for metropolitan Adelaide. Water is reticulated throughout the development and will be used to irrigate parks and reserves as well as supply homes with recycled water for the flushing of toilets and irrigating home gardens.

Lightsview is capturing and treating 75 per cent of its stormwater, ensuring that the cleansed water is suitable for re-use or will have minimal environmental impact when discharged into the sea.
Since construction began five years ago, Lightsview has proven to be a highly successful and innovative residential development that is home to about 1,000 residents, a number that will grow to over 5,000 within a decade.

As at 30 June 2014, over 1,160 allotments have been sold with Lightsview and sales remain strong, highlighting the development’s continued popularity among Adelaide home buyers.

Lightsview is currently being developed with a gross density of 26 dwellings per hectare (including seniors’ living) in comparison with a typical Adelaide suburb that has a density of 12 to 15 dwellings per hectare.

Buyers have the choice of more than 20 allotment configurations (most Torrens Title), supported by the development’s innovative zoning that allows small lots:

- Terrace allotments from 3.8 metres wide with front and rear-loaded options
- City Terrace allotments accommodating double garages from 8.5 metres to 10 metres wide and 12 metres to 14 metres deep
- Detached home allotments from 10 metres to 18 metres wide.

Since the start of the project, all homes at Lightsview have achieved a minimum 6-star energy efficiency rating as measured by AccuRate. The project’s urban design guidelines assist home owners to exceed this rating, often substantially. For example, terrace homes regularly exceed 7.5-stars with some higher-specification homes surpassing 8.5-stars.

Since its commencement, Lightsview has been a fibre-connected community, delivering high-speed broadband, telephony (VOIP), free to air and pay-TV services.

In November 2010, the Government of South Australia granted CIC Australia development rights over a further 45 hectares of adjoining land at Northgate, effectively doubling the original Lightsview project site to 91 hectares. Precinct Two would deliver a further 900 allotments and around 1,150 dwellings.

In November 2013, the state government gave approval for a further extension of the Lightsview Joint Venture to encompass the majority of the adjacent former Ross Smith secondary school site on Hampstead Road.

The master plan for the expansion provides 6.6 hectares for urban development, 3.0 hectares for public infrastructure - including the recently-completed East Parkway road extension, stormwater management and future open space – as well as 1.6 hectares for future community facilities. The plan also includes provision for a proposed disability housing complex to provide transitional support accommodation. The master plan supports the continuing orderly development of Lightsview.

In March 2014, Lightsview was judged Australia’s best entry in the “Masterplanned Development” category in the Urban Development Institute of Australia national awards. Lightsview was then named “best of the best” from national award category winners to win the coveted UDIA President’s Award.
2004
State government established key objectives for its 91 hectare development site at Northgate including excellence in urban design, a wide diversity of housing, advanced sustainable development outcomes and a minimum target of 15 per cent affordable and high-needs housing.

2005
Completion of the site’s rezoning to support wide diversity in housing.

2006
Following a public tender process, state government appointed CIC Australia as the successful joint venture partner.

2007
Master planning completed for Precinct 1 (45 hectares)

2008
Completion of Stage 1 construction within Precinct 1.

2009
Project launched in August 2008 as ‘Lightsview’ followed by completion of planning, design and development approval for Stages 1 to 4.

2010
In February 2010, construction began on the 155-dwelling retirement village being built by the ACH/Masonic Homes Joint Venture. In the wider project, construction was completed for Stages 2, 3 and 4 as well as four public reserves.

2011
State government granted CIC Australia development rights over a further 45 hectares of adjoining land, doubling the original Lightsview project site to 91 hectares. ‘Precinct Two’ would deliver a further 900 allotments and around 1,150 dwellings.

2012
Completion of infrastructure within Stages 5 to 10 (Waterford release) including reserve, wetland and lake feature.

2013
Completion of 110-place aged care facility constructed by Helping Hand Aged Care Inc.

2014
State government grants approval for 11 hectare extension of Lightsview Joint Venture into majority of adjoining former Ross Smith secondary school site.

2020
Estimated completion of the 100 hectare Lightsview development comprising some 2,200 allotments and 2,700 dwelling sites.
WHAT WE PLAN TO DO NEXT

The Lightsview Joint Venture comprising Renewal SA and CIC Australia has set the following high-level project outcomes:

<table>
<thead>
<tr>
<th>Overall project outcomes</th>
<th>Cumulative progress by June 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale and settle 2,200 residential allotments</td>
<td>1,340</td>
</tr>
<tr>
<td>Construction of 2,700 dwellings</td>
<td>1,420</td>
</tr>
<tr>
<td>Achieve minimum density of 25 dwelling per hectare gross</td>
<td>25.7</td>
</tr>
<tr>
<td>Achieve 15 per cent affordable housing</td>
<td>19%</td>
</tr>
<tr>
<td>Maintain delivery of &gt;10 diverse housing products types</td>
<td>13</td>
</tr>
</tbody>
</table>

In 2014-15, Renewal SA as part of its contribution to the Lightsview Joint Venture aims to deliver the following specific outcomes:

- Sale of 234 allotments
- Launch of new display village to showcase a range of terrace and affordable housing
- Begin construction within the former Ross Smith high school site
- Construction of the first apartment building in the town centre precinct
- Completion of major infrastructure including East Parkway (creating a new bus route through the project) and the upgrade of Folland Avenue adjacent the town centre
- Commencement of Precinct 2 reserve
- Commencement of new Urban Garage 3-storey homes.

WHAT IS OUR ROLE?

Participate, and manage Renewal SA interests, in the joint venture with CIC Australia which, on behalf of the Lightsview JV:

- Engage with stakeholders and community
- Master plan and design
- Construct infrastructure and public realm
- Subdivide and sell housing allotments
- Monitor and oversee built form outcomes
- Facilitate place activation.

FIND OUT MORE

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