DELIVERING AN
INSPIRING
URBAN FUTURE
MINISTER’S MESSAGE

With a population of 1.2 million people, South Australia’s capital city, Adelaide, has all the benefits but none of the stresses of a big city.

It is a city with a vision that is encapsulated by the Government of South Australia’s The 30-Year Plan for Greater Adelaide and has aspirational targets for urban renewal, economic development and place making priorities.

Renewal SA is the state government agency in South Australia charged with delivering urban renewal and it is actively doing so across the Greater Adelaide area.

In August 2014, the Premier of South Australia announced 10 economic priorities for our state under the theme: South Australia. The Place Where People and Business Thrive.

As the Minister for Housing and Urban Development, an integral part of my role is to ensure that, through Renewal SA, we help meet these targets and deliver on our State’s priorities.

By developing more opportunities for people to live within 10 kilometres of the central business district and by increasing the percentage of new housing to be built in established areas, we will push beyond the targets of the existing 30-Year Plan. Through this determination and delivering on a vast array of activities and projects, Renewal SA will help build the state’s economy and create jobs, encourage and attract more businesses and people to live, work, visit and invest in South Australia.

We are receiving admiration on a national and global level for the innovative ways that we are revitalising the heart of our city and activating our significant landmarks, such as the sporting and cultural elements of the Riverbank Precinct.

As a government we are committed and keen to see this Precinct reach its full potential and become a destination that is uniquely Adelaide.

There is also a recognised increase in the confidence of entrepreneurs to start up and carry out business in the city. South Australia’s tradition of innovation has been critical to business success. South Australian businesses are often regarded as the most innovative in the nation, investing strongly in research and development.

Adelaide is ranked as one of the world’s best business destinations and offers a quality of life that is second-to-none, with independent surveys consistently ranking Adelaide as one of the world’s most preferred cities in which to live.

We invite you to open the door to South Australia.
RENEWAL SA IS DEDICATED TO DEVELOPING ACCESSIBLE, CONNECTED PLACES WHERE PEOPLE WANT TO LIVE, WORK AND ENJOY. PARTNERSHIPS AND CONSULTATION WITH COMMUNITY, INDUSTRY AND ORGANISATIONS DRIVE THE FUTURE WE ARE BUILDING, TOGETHER. 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 EXPERTISE AND INFLUENCE ENCOMPASS INFRASTRUCTURE, TRANSPORT, ECONOMIC AND ENVIRONMENTAL VIABILITY. WITH A STREAMLINED AND COORDINATED APPROACH, WE CREATE ENERGISING OPPORTUNITIES AND LIVING PROGRESS.

INTRODUCING RENEWAL SA

The Urban Renewal Authority was formed on 1 March 2012 and began trading as Renewal SA on 30 August 2012.
Renewal SA operates within a commercial framework and is a statutory corporation by regulations under the Urban Renewal Act 1995.
Based in Adelaide, Renewal SA is an outcomes-oriented organisation of approximately 320 professional technical and administrative staff.

OUR BOARD & MANAGEMENT

Renewal SA is governed by a Board of Management comprising five members under the leadership of the Honourable Bronwyn Pike, as the Presiding Member. The Board reports to the Minister for Housing and Urban Development, the Honourable John Rau, MP.
Members of the Board of Management responsible for Renewal SA are selected for their individual and combined expertise to provide strategic governance and direction to its operations.

OUR CHIEF EXECUTIVE

Our Chief Executive John Hanlon has a wealth of experience in the public service, specifically in the area of planning and he is widely known and respected in the industry. John has implemented significant planning reforms over the last two years, and these reforms have led to major urban renewal projects occurring around the state.

With John’s skills-set, Renewal SA is delivering on its promise to be a driver of economic activity in South Australia.
OUR GUIDING PRINCIPLES ARE:

LIVE
Encouraging more people to live in the city, by creating more housing opportunities within 10 kilometres of the CBD;

WORK
Encouraging more people to work in the city, by driving the economy and creating jobs;

VISIT
Encouraging more people to visit and spend time in the CBD and regional South Australia;

INVEST
Encouraging more investment in South Australia, through the delivery of joint venture opportunities.

These principles mean that our focus is predominantly on urban infill development in preference to bigger greenfield land divisions. It also means we channel our efforts into fostering a culture in our communities where business feels supported in order to establish, grow and succeed.

As the lead government agency in urban renewal for South Australia, we facilitate unique development opportunities for the private sector through access to government land holdings. We achieve accelerated urban renewal through our ongoing partnerships with the private sector through access to government land holdings.

We focus on progress because we are committed to providing a city that is vibrant and exciting and attracts and engages people. This is who we are.

We work with the highest standards of design and planning to ensure that we create communities that are inclusive, connected and sustainable.

People, Partnerships, Progress. These are the three words that help to describe what we are all about.

People
It’s about the places we create for people to call home; places where people really want to live; places where people have opportunities to grow and develop; where they can be entertained; and where they feel they have been engaged in making their community come alive.

Partnerships
Without partnerships with developers and communities, we can’t accomplish our goals; we must work with — and share the journey with — others to enable the communities we aspire to develop to become a liveable reality.

Progress
We focus on progress because we are committed to providing a city that is vibrant and exciting and attracts and engages people.

LIVE
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INVEST
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OUR ROLE
WE WORK WITHIN A SET OF GUIDING PRINCIPLES CENTERED ON CREATING JOBS AND OPPORTUNITIES FOR PEOPLE TO LIVE AND RECREATE WHERE THEY WORK.

OUR FUNCTIONS
Renewal SA is structured to be a dynamic, nimble and responsive organisation. It is made up of four divisions, each led by strong, visionary leaders who are values-driven and highly innovative.

Commercial and Corporate
Driving the strategic, financial and operational frameworks and planning for Renewal SA with a host of service delivery teams ranging from traditional back of office support to specialised expertise in property and asset management.

People and Place Management
Driving the vision for people and place making by working closely with communities to engage and involve them in planning for their future urban form and actively participating in the delivery of urban renewal and place making projects.

Project Delivery
Managing all of the residential, industrial and mixed-use projects and ensuring that project resources can seamlessly move between priority activities to maximise outcomes and benefits for the state.

Strategy and Innovation
Planning and facilitating urban renewal opportunities to deliver a sustainable, affordable supply of housing to meet the needs of the community in partnership with industry, the not for profit sector and other government bodies.

PEOPLE
It’s about the places we create for people to call home; places where people really want to live; places where people have opportunities to grow and develop; where they can be entertained; and where they feel they have been engaged in making their community come alive.

PARTNERSHIPS
Without partnerships with developers and communities, we can’t accomplish our goals; we must work with — and share the journey with — others to enable the communities we aspire to develop to become a liveable reality.

PROGRESS
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INVEST
Encouraging more investment in South Australia, through the delivery of joint venture opportunities.
OPEN THE DOOR TO SOUTH AUSTRALIA

About Adelaide

South Australia’s capital city, Adelaide, is consistently rated as one of the world’s most liveable cities. It is recognised internationally for its arts festivals, fine foods and wine. It has an advanced economy, world-class universities and a flourishing multicultural heritage. It is within easy reach of scenic landscapes, beaches and hills.

Adelaide is the heart of our state’s civic, cultural and commercial life, and has many of the qualities that mark our great cities. Adelaide is at the cusp of a transformation. We want to use our city to project our voice: South Australia is the place where people and business thrive.

Adelaide, South Australia – a key location for sustainable business

- A robust, resilient, knowledge-based economy – with capacity to grow.
- A growing population of 1.6 million people with Adelaide comprising 1.2 million residents.
- World leading minerals and energy assets – ranked as Australia’s top destination for resource investment.
- A leading agriculture region producing quality food and wine for global export markets.
- A strong manufacturing base, including defence and high-value advanced manufacturing.
- Home to Australia’s wind and solar power industries.
- Access to a world-class education system, leaders in research and development and a flexible and skilled workforce.

From an economic perspective, South Australia has enjoyed over two decades of uninterrupted economic growth. Through extensive trade and export networks, the state is linked to fast-growing Chinese, Indian and other Asian economies.

For investors and business, South Australia offers an economy benefiting from major developments exceeding $100 billion in growth sectors such as urban development, infrastructure, defence, agriculture, aquaculture, health, biotechnology, mining and water management. This project pipeline is fuelling continued growth in the state’s economy.

The urban development sector directly benefits from the state’s diverse and expanding economy. The Adelaide metropolitan area is being transformed by significant new investment in high quality urban developments to support the state’s growing number of residents.

GROWTH SECTORS

- MINERALS & ENERGY
- DEFENCE
- INFRASTRUCTURE
- HEALTH, EDUCATION & OTHER SERVICES
- WATER MANAGEMENT
- MANUFACTURING & INDUSTRIAL DEVELOPMENT

Number of projects per sector

- TOTAL EXCEEDS $100 BILLION
- 76
- MINERS & ENERGY
- 18
- DEFENCE
- 17
- INFRASTRUCTURE
- 62
- HEALTH, EDUCATION & OTHER SERVICES
- 49
- WATER MANAGEMENT
- 9
- MANUFACTURING & INDUSTRIAL DEVELOPMENT

Urban development activity more than $17.5 billion in value.

THINGS TO KNOW ABOUT ADELAIDE

In 2014, KPMG placed Adelaide as the third most competitive city in the Asia Pacific region.

The lowest commercial rent in mainland Australia.

Featured in National Geographic’s 2013 17 Global Smart Cities.

Ranked number nine in Lonely Planet’s 2014 Top 10 Cities to visit.

Number five for three years in the Economist Intelligence Unit’s Global Liveability Index from 2012-2014.

Visitors to the city per year:
- Rundle Mall - 23 million
- Central Market - 8.5 million
- Spending an average of $103
- 230,000 daily visitors
- to the city:
- 41% for leisure
- 52% to shop

By 2038:
- 27,000 new city residents
- 50,000 more city workers
- 37,100 new inner suburbs
- 25,000 new homes
- $1 billion in growth sectors such as marine and coastal industries
- Competitive advantage in the Asia Pacific region.

Public realm infrastructure upgrades to the city’s small streets and laneways through ‘demonstration projects’ such as Peel, Bank and Leigh streets, have resulted in more people of all ages enjoying public art, live music and an exciting choice of dining venues.

City-wide free Wi-Fi.

Six universities in the city.

Tourism activity contributed $5 billion to SA economy (year to September 2013)
and employed 32,000 people.

50 city hotels and 7,000 hotel rooms.

Adelaide Airport has been the fastest growing capital city airport of any state in Australia for the last three years running and has just unveiled a vision for growth that will see it triple the size of its operations over the next 30 years.

In 2015, 116 international flights leave each week from Adelaide Airport.

Since launching in April 2013, small venue liquor licences have rejuvenated a number of city laneways and a new small bar scene is emerging in the CBD resulting in approximately $12.5 million in potential private investment and more than 350 new jobs.

Adelaide’s night time economy is worth $927 million.

90,000 students
30,000 international students
International education contributing $863 million to the economy.

Information correct as of November 2013.
OVER $4.7 BILLION INVESTMENT IN THE RIVERBANK PRECINCT

- Adelaide Oval Redevelopment - $535 million (completed in 2014)
- Riverbank Footbridge – $40 million (completed in 2014)
- Adelaide Convention Centre expansion – $350 million (Stage 1 completed in late 2014) – will generate an estimated $4.3 billion in tourism and related economic activity over the next 20 years
- New Royal Adelaide Hospital (RAH) – $1.85 billion (completion in 2016 and with 1,800 jobs on site at peak of construction)
- A new Women’s and Children’s Hospital will be built at the new RAH site to be opened by 2023 with an estimated investment of $600 million.
- South Australian Health & Medical Research Institute Building (SAHMRI) – $200 million (completed in 2014)
- University of Adelaide Medical, Dental and Nursing School – $206 million (will support more than 1,550 students and 1,000 clinicians; to be completed and ready for first semester of 2017)
- University of South Australia Centre for Cancer Biology – $100 million (proposed $20 million funding still besought before commencement; $80 million available ($40 million each) funding from the University and Commonwealth)
- Adelaide Casino upgrade – $40 million (completed in late 2014)
- Adelaide Casino expansion – $305 million (expected completion by 2018)
- Adelaide Festival Plaza redevelopment – $610 million in partnership with Walker Corporation.

RENEWAL SA CURRENTLY HAS
8 SURPLUS GOVERNMENT SITES
ON THE MARKET WITH A TOTAL AREA OF 50 HECTARES,
WHICH WHEN DEVELOPED WILL PRODUCE APPROXIMATELY 1900 DWELLINGS
WITH A CONSTRUCTION VALUE OF APPROXIMATELY $650 MILLION.
DEVELOPMENT OF THIS LAND OVER AN ESTIMATED 10 YEARS WILL SUPPORT APPROXIMATELY 900 JOBS PER ANNUM.

THE RIVERBANK AUTHORITY WILL COORDINATE FUTURE DEVELOPMENT AND EVENTS AS WELL AS PROMOTE THE RIVERBANK PRECINCT THAT CURRENTLY HAS ATTRACTED $4.7 BILLION IN INVESTMENT.

THE AUTHORITY WILL ALSO OVERSEE THE IMPLEMENTATION AND PLANNING OF ITS LONG TERM VISION.

RENEWAL SA SUPPORTS THE OPERATIONS AND DELIVERY OF THE AUTHORITY’S WORK PROGRAM
FUTURE DEVELOPMENT OPPORTUNITIES

Renewal SA is currently working on preliminary investigations and planning activities on a range of key sites earmarked for potential urban renewal.

Some of the land within these key sites has been declared surplus to government requirements. These sites provide opportunities for private sector development and fulfill the urban infill objectives of The 30-Year Plan for Greater Adelaide.

Part of Renewal SA’s role is to enable attractive investment options for the private sector. We do this by creating planning certainty and addressing any significant infrastructure and site remediation risks that allow integrated and master planned developments to proceed.

Sites being considered which present opportunities for private sector investment include 44 hectares at Oakden, seven hectares of sea-side residential land at Fort Largs and the eight hectare former Enfield High School. These sites represent some of the last remaining stable government-owned infill opportunities within the inner metropolitan areas north of the CBD.

We’re also working closely with Housing SA in the management of neighbourhood scale urban renewal projects. Over the next five years, we will carry out a major rejuvenation of the social housing portfolio with the renewal of 4,500 Housing Trust Homes.

PLANNED DEVELOPMENT PROGRAM:

In addition to the current eight surplus government sites on the market, Renewal SA has a planned development program which can achieve the release of land across Adelaide capable of yielding approximately 2,000 dwellings per annum over the following five years, most of which would be located within a 10 kilometer radius of the city.

This development program includes a range of projects which are categorised from small scale housing renewal, medium to large scale urban renewal and the development of infill sites mostly within the inner suburban area of the city.

Added to Renewal SA’s existing flagship projects producing 450 to 500 dwellings per annum, this program would represent an approximate five-fold increase in annual dwelling construction directly facilitated by Renewal SA and is estimated to generate approximately $2 billion in additional government and private sector investment over the next five years, supporting an average increase of 2,400 jobs per annum in the construction sector and broader economy over this period.

<table>
<thead>
<tr>
<th>SITE</th>
<th>AREA IN HECTARES</th>
<th>INDICATIVE DWELLING YIELD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Five medium to high density sites on corridors with 20 to 50 existing dwellings</td>
<td>Ranging from 1900 m² to 8300 m²</td>
<td>Redevelopment sites of varying scale producing 30 to 90 new dwellings</td>
</tr>
<tr>
<td>Dispersed and small clusters (approximately 200 existing dwellings)</td>
<td>Replacement of double unit and detached dwellings on assorted allotments sizes.</td>
<td>Individual sites or clusters of sites producing 2 to 20 new dwellings</td>
</tr>
<tr>
<td>Three small scale urban renewal sites typically with 15 to 50 existing dwellings</td>
<td>Approximately 10,000 m² – 20,000 m²</td>
<td>A range of allotment outcomes for individual dwellings and development sites typically for up to 20 dwellings</td>
</tr>
<tr>
<td>Three medium scale urban renewal sites typically with 50 to 150 dwellings</td>
<td>Approximately 20,000 m² – 100,000 m²</td>
<td>A range of allotment outcomes for individual dwellings and development sites typically for up to 50 dwellings</td>
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</tbody>
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<tr>
<th>SITES</th>
<th>AREA IN HECTARES</th>
<th>APPROXIMATE DWELLINGS</th>
<th>SITES</th>
<th>AREA IN HECTARES</th>
<th>APPROXIMATE DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davoren Park Primary School</td>
<td>3.9</td>
<td>80</td>
<td>Old Coach Road, Aldinga</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>Kensington Centre</td>
<td>0.37</td>
<td>n/a</td>
<td>Old Royal Adelaide Hospital Site</td>
<td>7</td>
<td>Mixed-use</td>
</tr>
<tr>
<td>Smithfield Plans Primary</td>
<td>3.7</td>
<td>80</td>
<td>Port Adelaide</td>
<td>40</td>
<td>Mixed-use</td>
</tr>
<tr>
<td>Christie Downs</td>
<td>2</td>
<td>60</td>
<td>Carina Site, Norwood</td>
<td>2</td>
<td>300</td>
</tr>
<tr>
<td>Oakden</td>
<td>44</td>
<td>900</td>
<td>Enfield High School</td>
<td>8</td>
<td>130</td>
</tr>
<tr>
<td>Seaford Meadows</td>
<td>43</td>
<td>750</td>
<td>Parks Community Centre</td>
<td>6.5</td>
<td>200</td>
</tr>
<tr>
<td>Fort Largs Police Academy</td>
<td>7.5</td>
<td>200</td>
<td>Sub-Total</td>
<td>169.97</td>
<td>2,720</td>
</tr>
</tbody>
</table>
INFILL DEVELOPMENT SITES

INFill development provides opportunities for private sector investment and benefits for the broader community.

Renewal SA is committed to reducing South Australia’s urban sprawl by facilitating infill development opportunities and building within well-serviced locations. Infill development means communities are more pedestrian and bike friendly, less reliant on motor vehicles, help bring together employment and housing opportunities to minimise travel and have shops within walking distance, all of which help reduce costs for home owners.

OAKDEN

The State Government owns approximately 44 hectares of land at Oakden that is expected to be surplus to requirements and released to the market in 2015.

The area is located less than 10 kilometres north east of Adelaide’s CBD and is well serviced by buses connecting to the O-Bahn busway.

This land release presents an opportunity to develop a master planned community of 900 new homes accommodating 2,000 residents.

FORT LARGS

Seven hectares of residentially zoned land with potential for up to 200 new dwellings overlooking the Gulf St Vincent will be offered for sale by expression of interest.

The former Fort Largs Police Academy became vacant following completion of a new academy on the balance of the site. The site includes a heritage listed fort dating from the 1880s, and surrounding lands amounting to more than six hectares.

The heritage structures include underground tunnels, gun emplacements and storage areas in mostly original condition, all listed as significant in the Register of National Estate.

In recognition of the fort’s significance, Renewal SA has engaged a heritage architect to prepare a report identifying opportunities for the adaptive re-use of the structures consistent with their heritage status.

The Fort Largs land release represents a unique chance for the development of high quality, innovative housing which retains the historical value of the existing buildings and open space.

PORT ADELAIDE

Port Adelaide is a waterfront precinct with unrivalled redevelopment potential.

Located 14 kilometres north west of Adelaide’s CBD, Port Adelaide is evolving into an area where creativity, commerce, entertainment and education fuse into one energetic and rewarding destination.

Renewal SA will release key development sites in the second half of the year. Sites will become available for a range of land uses including residential, commercial and light industrial in alignment with the priorities identified in the 2013 Precinct Plan.

The land at Dock One (4 ha), Cruckshank’s Corner (1 ha), Fletcher’s Slip (7.5 ha), Port Approach (19 ha) and North West (7.7 ha) are earmarked as future releases to align with the redevelopment of the Port.
Renewal SA delivers on a number of ongoing urban renewal projects; urban activation programs; employment land programs; and other land and people based projects and activities. It also plans the delivery of significant new redevelopment and public realm projects on key sites.

We also provide opportunities for industrial and commercial development on designated employment lands to support jobs growth and influence productivity and economic development.

Renewal SA holds around 1,300 individual land parcels totalling around 850 hectares of industrial land within the established industrial projects of Edinburgh Parks, Seaford Industry Park, Wingfield Cast Metals, East Grand Trunkway, Techport and Port Direct, to support employment creation across the Adelaide Metropolitan Area.

In addition to land available within our established industrial precincts, our extensive long-term holdings provide us with the flexibility to deliver additional employment lands to facilitate economic prosperity and to further the government’s strategic objectives.

Working alongside the Case Management Framework of the Department of State Development and other government agencies, we have the ability to release other land from our portfolio to endorsed companies with specific land requirements not met within the existing market supply.
As work progresses, Bowden will become an exciting integration of contemporary building and design innovation within an already established community that is rich in culture and heritage.

The precinct’s earthy and gritty character will be reflected through the use of unfinished and recycled materials complemented by a natural colour palette for buildings and streetscapes.

Bowden builds on the heritage of a once-thriving mixed-use community which, after being used for light and heavy industrial activity, is now re-emerging as a place that’s full of life and action. Its new streets are designed for pedestrians and bikes, with green open spaces and parks and easy access to public transport and other amenities.

Bowden is the state government’s first higher density urban infill project. Located 2.5 kilometres from Adelaide’s CBD on 16 hectares of land bordered by parklands, the project sets new standards in urban renewal.

Bowden will, without doubt, serve as a model for urban renewal and inner city living for South Australia and beyond for years to come.

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The Bowden precinct is designed to be a safe, walkable urban neighbourhood a stone’s throw from the city. It provides energy efficient and affordable housing, and fosters a strong, diverse community.

BOWDEN

OUR FLAGSHIP INFILL DEVELOPMENT AT BOWDEN STRONGLY REFLECTS OUR COMMITMENT TO CREATING A NEW URBAN FORM. IT SHOWS HOW PUTTING HUMANS AT THE CENTRE OF DESIGN CAN CREATE PLACES WHERE PEOPLE ARE DRAWN TO LIVE, WORK AND RECREATE.

SNAPSHOT

PROJECT SIZE
16 hectares

DISTANCE FROM CITY
2.5 kilometres

RENEWAL SA INVESTMENT
$264 million

PROJECT COMMENCED
2008

FORECAST COMPLETION
2026

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A key innovation at Lightsview is the introduction of zoning to allow small-lot, higher-density residential development. Because of this, Lightsview provides the widest range of housing and land options of any Adelaide suburb. Lightsview is characterised by fresh architectural design and an appealing and diverse streetscape.

The guiding design principles at Lightsview also require homes to be oriented for maximum winter warmth and summer shade. High quality and varied public open spaces and wide streets with footpaths create a sense of space for residents to enjoy outside of their own homes. Every dwelling is located within 300 metres of a high quality landscaped park.

Bus routes are being integrated into the development to encourage residents’ use of public transport. Lightsview exceeds the state government’s 15% affordable housing requirement with a range of well-planned and appealing homes.

Lightsview has received the highest honours awarded to residential developments in the nation. This is a testament to Renewal SA’s ability to innovate and deliver on our vision, and proof that through our partnerships with industry we can achieve outstanding results.
Re-development of the area includes construction of up to 425 new dwellings and three retail premises, reconfiguration of roads and creation of new public spaces. The project master plan was finalised in 2010, supporting a broad mix of housing types to appeal to a broad range of households and budgets.

The master plan proposes the delivery of 35% affordable housing (both for sale and rent) for low to moderate income households and a further 15% earmarked for social housing.

The Square is being established over six stages to include reconfiguration of roads and new public open spaces. It will also provide housing choices to suit a range of budgets.

Environmental sustainability has been factored into the planning and design of The Square at Woodville West. Homes enjoy a minimum 6-star energy rating and access to recycled water irrigation.

The ambition for The Square is to create a close and connected community by delivering a diverse mix of housing options including villas, townhouses, apartments and lofts.
The mixed-use precinct will support the transformation of South Australia’s manufacturing industry by providing a high quality, people-focused and knowledge-driven environment.

High-value manufacturing industries have been specifically considered in the planning of Tonsley.

These include:
- resources and mining
- clean technologies and renewable energy
- health and medical technologies and assistive devices
- sustainable building products and services.

Tonsley is an economic development project led by the Department Of State Development with Renewal SA acting as the master developer.

Renewal SA is managing the physical delivery of the project, including infrastructure works such as roads, services, public realm and the creation of high-value manufacturing and commercial allotments for sale to the private market.

The Tonsley redevelopment is purposely designed to attract investment and create a thriving jobs precinct that includes residential and community living.
Playford Alive is a partnership between Renewal SA, the Department for Communities and Social Inclusion, the City of Playford and the local community. It involves the renewal of the Peachey Belt suburbs of Davoren Park and Smithfield Plains and more than 500 hectares of greenfield development in Andrews Farm, Munno Para, Munno Para Downs and Penfield.

By the time the project is finished, there will be more than 40,000 people living in the project area. Located throughout this new community are a host of new facilities such as schools, a GP super clinic, railway station, wetlands and parklands, with a planned new $245 million town centre soon to be built, including a $70 million retail development by Woolworths.

Playford Alive is one of Adelaide’s most connected communities, situated between Main North Road and the Northern Expressway. The area is supported by train and bus services, including a new train station at Munno Para.

**SNAPSHOT**

**PROJECT SIZE**
1,000 hectares

**DISTANCE FROM CITY**
30 kilometres

**RENEWAL SA INVESTMENT**
$315 million

**TOTAL PROJECT VALUE**
$1 billion

**PROJECT COMMENCED**
2008

**FORECAST COMPLETION**
2025

Playford Alive is one of Adelaide’s largest projects of its kind in Australia, it aims to improve the supply of affordable housing and community amenities in Adelaide’s north, boost access to quality health care and education and support skills training and economic growth.

playfordalive.com.au
WE PROVIDE OPPORTUNITIES FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT ON DESIGNATED EMPLOYMENT LANDS TO SUPPORT JOBS GROWTH AND INFLUENCE PRODUCTIVITY AND ECONOMIC DEVELOPMENT.

**EDINBURGH PARKS**

**SNAPSHOT**
- Total approved investment: $96.4 million
- Project size: 600 hectares
- Project commencement: 2004
- Forecast completion: 2025

**DISTANCES**
- City: 25 kilometres
- Airport: 30.5 kilometres
- Port: 21.5 kilometres
- Freeway northbound: 6 kilometres
- Access options: Main rail line, B double

**OPPORTUNITY**
- Prepared land
- 3,000 square metres to 4 hectares

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**SEAFORD INDUSTRIAL PARK**

**SNAPSHOT**
- Total approved investment: $8 million
- Project size: 30 hectares
- Project commencement: 2004
- Forecast completion: 2025

**DISTANCES**
- City: 35 kilometres
- Airport: 38 kilometres
- Port: 61 kilometres
- Southern Expressway: 2 kilometres
- Access options: B double

**OPPORTUNITY**
- Land allotments
- 1,800 to 7,399 square metres

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**TECHPORT AUSTRALIA**

**SNAPSHOT**
- Renewal SA investment: $28.53 million
- Project size: 14 hectares
- Project commencement: 2008
- Forecast completion: Complete – land available

**DISTANCES**
- City: 25 kilometres
- Airport: 20 kilometres
- Outer Harbor: 2 kilometres
- Expressway: 16 kilometres
- Access options: B double, B triple

**OPPORTUNITY**
- Fully serviced and geotechnically prepared sites
- 4,700 to 9,300 square metres

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**EAST GRAND TRUNKWAY**

**SNAPSHOT**
- Renewal SA investment: $18.6 million
- Project size: 15 hectares
- Project commencement: 2013
- Forecast completion: 2017

**DISTANCES**
- City: 18.5 kilometres
- Airport: 16.5 kilometres
- Port: 4 kilometres
- Expressway: 3 kilometres
- Access options: B double

**OPPORTUNITY**
- Prepared land allotments
- 8,700 square metres to 1.47 hectares

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**PORT DIRECT**

**SNAPSHOT**
- Renewal SA investment: $38.3 million
- Project size: 27 hectares
- Project commencement: 2010
- Forecast completion: 2025

**DISTANCES**
- City: 24 kilometres
- Airport: 22 kilometres
- Port: 2 kilometres
- Expressway: 11 kilometres
- Access options: Main rail line, B double

**OPPORTUNITY**
- Prepared land allotments
- 5,990 square metres to 1.67 hectares
Renewal SA demonstrates its support to the development industry and private sector by establishing successful, strategic and meaningful partnerships. These partnerships can be in the form of in-kind or monetary sponsorship and principle partner alliances.

These opportunities are an integral part to building long term and mutually beneficial working relationships with key organisations in the property sector and within government. They are also a powerful communication channel to enable Renewal SA to deliver its key messages that help the community and industry to better understand the role and achievements of our organisation.

At a community level, Renewal SA is involved with events and activities that are adding vibrancy to the city and the suburbs.

At an industry level, these partnerships provide Renewal SA with the opportunity to lead debate and discussion on achieving the vision set out in the state government’s 30-Year Plan.

DELIVERING IN PARTNERSHIP

To successfully deliver our vision and mission, we rely on our community, industry, not-for-profit and government partners.

We recognise that the private sector is critical in delivering the ultimate end product of well-planned renewal projects – the housing, streets, infrastructure, recreational areas and public amenities.

Renewal SA is committed to an ongoing partnership with the private sector that enables the expertise and innovation to deliver investment, growth and jobs.

Renewal SA delivers its projects through three key project delivery modes, with the appropriate mode selected to ensure optimal project delivery outcomes.

These delivery modes are:

- **Renewal SA as a service delivery agent;**
  - Renewal SA undertakes a project or activity on land or assets typically owned by another entity to deliver key whole-of-government policy objectives.
  - An example of this is evident in the Playford Alive precinct. Renewal SA has carried out works in the renewal areas of Smithfield Plains and Davoren Park, where a large number of properties owned by the South Australian Housing Trust have been improved.

- **Acting in our own right:**
  - Renewal SA undertakes a project or activity in its own right on Renewal SA owned land to deliver key whole-of-government policy objectives.
  - An example of this is at our flagship urban infill project at Bowden. Renewal SA has built a thriving urban village upon the site of a former light industrial precinct.

- **Facilitator/coordinator;**
  - Renewal SA undertakes a project or activity as a facilitator/coordinator or joint venturer over land/assets that can have many owners (including Renewal SA) to deliver key whole-of-government policy objectives.
  - An example of this is our joint venture project, Lightsview. Renewal SA partnered with CIC Australia to develop 91 hectares of land formerly used for social housing at Northgate.

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Lochiel Park is a 15 hectare site that has transformed a former education complex into a nation leading ‘green village’ incorporating a raft of best practice sustainable technologies. It was the first development in South Australia to meet all six sustainability criteria for accreditation as an ‘enviro-development’ by Urban Development Institute of Australia. The criteria are: water, energy, materials, ecosystems, waste and community.

Bowden was also previously recognised for its environmental excellence securing a 5 star Green Star rating earlier in 2014 for Australian Excellence in Environmentally Sustainable Design.

Lightsview was recognised by the Urban Development Institute of Australia (UDIA) as the best of the best at their 2014 National Awards for Excellence. Our joint venture with CG Australia won the coveted Presidents Award as well as the master planned Development category. In 2013, Lightsview won the UDIA South Australian Awards for excellence prize for master planned Development and in 2011 it won the national award for Affordable Housing with our Terrace 62 design.

The Renewal SA Works Program, our training and employment program initiated within the Playford Alive precinct and extended to five projects in 2014, was recently honoured with a national accolade for jobs generation. The National Growth Areas Alliance chose The Works program out of 19 national programs for its contribution to improving the quality of life for more than 2,270 people through training and work placement programs.

Bowden and Rivergum Homes were recognised at the Urban Development Institute of Australia’s South Australian 2014 Awards for Excellence with two category wins; ‘Medium Density Housing’ and ‘Environmental Excellence’.

RECognition

We cannot accomplish our goals without partnerships with developers, the not-for-profit housing sector and communities.
“PLANNING REFORMS INTRODUCED FOR ADELAIDE IN 2012 HAVE BEEN INSTRUMENTAL IN UNLOCKING 79 POTENTIAL PROJECTS TO THE VALUE OF $3.2 BILLION”

The Government of South Australia has a vision for the state to be The Place Where People and Business Thrive.

At the heart of our economic development strategy is a partnership between government, business, research and educational institutions and the community sector.

Government does not have all the ideas, and we want to work together with the private sector (businesses and not-for-profit bodies) to identify innovative approaches that will promote the economic development of the state, create jobs and deliver high quality services to the community.

In many cases traditional government procurement processes will support the best value for money solutions to meet our objectives. But we also wish to work in partnership with the private sector and encourage good ideas to be brought forward.

The Government of South Australia welcomes unsolicited proposals from the private and community sector and has established a framework for unsolicited proposals to achieve the certainty and transparency that both proponents and the community need.

Case Management
Doing business in South Australia is not only a smart approach but is made easier with established development application pathways.

The government’s approach to development application pathways include a successful and comprehensive Case Management Service made available to potential investors and proponents, to support and welcome investment and jobs growth.

The government’s Case Management Service is separated into three distinct proposal categories, with each category having its own set of lodgement and application requirements.

- Proposals over $10 million in value in the City of Adelaide.
- Proposals five storeys or more in an Urban Corridor Zone in an Inner Metropolitan Adelaide suburb.
- Proposals of economic significance $3 million or more across South Australia.

Proponents will need to demonstrate to government that they have a viable business case to deliver the projects and associated jobs in South Australia.

For assistance with investing in South Australia or to obtain an investment information pack, please contact Renewal SA:

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