glenside
development opportunity
The Glenside development is a 16 Ha parcel of land located on the corner of Greenhill and Fullarton Roads, 2.6km south-east of the Adelaide GPO. Glenside’s location offers a unique opportunity to deliver a quality urban infill project which is consistent with The 30 Year Plan for Greater Adelaide and the Integrated Transport and Land Use Plan.

This development opportunity has been shaped by the site’s characteristics including heritage buildings, open space and mature trees as well as the Glenside community’s own ideas about the project. The development will be delivered by the private sector under a Development Agreement managed by Renewal SA.

**the process to date**

- Renewal SA held community consultations in February 2015.
- The community’s feedback was captured in a report titled “Glenside Development – Share Your Ideas” dated March 2015.
- The main themes from this community consultation were referenced in Renewal SA’s call for expressions of interest for the development of the site.
- Renewal SA has recently selected Cedar Woods Properties Limited as preferred proponent to prepare the master plan for the site.

**about renewal sa**

Renewal SA is an agency of the South Australian Government with a mission to provide an integrated approach to urban development. Through new ways of delivering urban revitalisation, Renewal SA helps to create innovative places where people want to live, work and play.
Cedar Woods has a strong commitment to innovation, quality, affordability, sustainability and community and has won numerous industry awards for its developments. Cedar Woods’ proven skills in delivering high quality urban renewal is the primary reason why it was selected as the preferred proponent for the development.

Cedar Woods Properties Limited is a public property development company listed on the Australian Stock Exchange. Cedar Woods has been creating exceptional residential communities for over 25 years with many successful projects in Western Australia, Victoria and Queensland.

Cedar Woods has identified a strategic opportunity for investment in Adelaide and will open an Adelaide office to deliver the Glenside project, employing local staff, consultants and contractors.

Cedar Woods’ preliminary master plan has responded to the key messages from previous community consultations and is outlined on the panels to follow.
community feedback summary

from a total of 917 responses, the major themes arising from the “share your ideas” community consultation February 2015, are at the core of the initial Cedar Woods’ master plan response.

1. Large areas of open space and significant trees should be retained.
2. New and existing recreation areas should form part of the development.
3. Heritage buildings should be preserved and incorporated into the future development.
4. A variety of housing options should be provided. Development adjoining existing residential areas should be at a lower scale.
5. Traffic impacts on existing residential neighbourhoods should be managed.

cedar woods’ preliminary response to these themes is contained on the following 5 panels
APPROXIMATELY 5 HECTARES, OR 30% OF THE TOTAL AREA, WILL BE DESIGNATED AS OPEN SPACE DISTRIBUTED ACROSS THE SITE, OFFERING A RANGE OF EXPERIENCES WHILE REMAINING ACCESSIBLE TO BOTH RESIDENTS OF GLENSIDE AND THE WIDER COMMUNITY.

THE NUMEROUS SIGNIFICANT AND REGULATED TREES ARE A LANDMARK FEATURE OF THE SITE, AS WELL AS PROVIDING AMENITY.

PROPOSED BUILDING AREAS AND ROAD RESERVES HAVE BEEN CAREFULLY LOCATED TO ENSURE ALMOST ALL OF THE SIGNIFICANT AND REGULATED TREES ARE PRESERVED.

HUNDREDS OF NEW TREES WILL BE PLANTED AS PART OF THE DEVELOPMENT.
The Glenside site will preserve high quality open spaces and landscaped trails for the wider community to enjoy.

The existing north-south path, parallel to Fullarton Road will be enhanced and additional linkages and view lines created to connect to public streets and activity nodes within the development.

The stormwater basin at the north-west corner of the site will be landscaped and enhanced to create an attractive space with recreation, exercise and sporting amenities.

The Elms Building forecourt will become a focal point for the development, providing a high amenity passive recreation area for the public to relax and enjoy the grandeur of the heritage buildings.
The development will respect, retain, enhance and protect all of the existing heritage buildings including the Elms Building, former laundry and the Cottage Wards in accordance with existing conservation plans and the Heritage Places Act.

The masterplan will integrate the heritage buildings as focal points with suggested compatible uses for each of the buildings. Uses will include residential conversions and active uses such as a cafe, gym and/or childcare facility.

The curtilage around the heritage buildings will be retained and integrated within a town square.

Street and building interfaces will be dealt with sensitively.
THE DEVELOPMENT WILL INCORPORATE A MIX OF HOUSING DENSITIES AND TYPES INCLUDING DETACHED HOUSES, TOWNHOUSES, APARTMENTS AND AGED CARE/RETIREMENT USES TO ENSURE ALL AGES AND LIFE-STAGES ARE ACCOMMODATED.

HOUSING TYPES AND HEIGHTS TAKE INTO ACCOUNT NEIGHBOURING PROPERTIES. APARTMENTS ARE GENERALLY LOCATED CLOSER TO FULLARTON ROAD, SUPPORTING HIGHER DENSITY LIVING ON URBAN CORRIDORS.

THE DEVELOPMENT WILL INCLUDE 15% AFFORDABLE HOUSING WHICH WILL BE SUITABLE FOR A RANGE OF PEOPLE INCLUDING FIRST HOME BUYERS AND FAMILIES WITH LOW TO MODERATE INCOMES.
The development will manage the traffic impact on existing neighbourhoods by proposing a new signalised access at the existing intersection of Fullarton Road and Mulberry Drive, subject to DPTI approval, as well as new left turns out onto Greenhill Road and Fullarton Road.

This new signalised intersection, together with internal road network treatments will help to minimise traffic load on Amber Woods Drive. Through the master planning process Cedar Woods will investigate the potential to provide a new bus stop on Mulberry Drive.

The development will also provide better cycling and pedestrian infrastructure to encourage residents and surrounding community to walk or ride for short trips.
glenside masterplan

2-3 Storey detached Houses and Townhouses
2 Storey maximum around edge of development
Apartments varying in height upto 8 storeys

Legend
- Boulevard (Collector Street Tree)
- Deciduous Street Tree
- Small-Medium Evergreen Tree
- Local Access Street Tree
- Feature Deciduous Tree
- Entry Tree
- Existing Tree
- Rain Garden
- Existing Building
- Existing Heritage Building

Apartment Building Key

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Legend
- 2 Storey maximum around edge of development
- 2-3 Storey detached Houses and Townhouses
- Apartments varying in height upto 8 storeys
next steps

Over the next five months, Renewal SA and Cedar Woods will shape and refine the development’s master plan based on the previous consultation and further community feedback.

The master plan will form the basis of a Ministerial Development Plan Amendment to make provision for the development.

Following the preparation of the master plan, the DPA and obtaining Cabinet approval, Renewal SA and Cedar Woods intend to enter into an agreement that will govern the delivery of the project.

renewal sa and cedar woods are seeking your feedback on the preliminary master plan.

- Please provide written feedback on the forms provided; or
- Your feedback is sought by the 20th of December 2015 to be considered in the next revision of the master plan.
- Formal consultation on the Development Plan Amendment is due to commence in April 2016.
- The development is due to commence in late 2016 and be delivered over an 8 to 10 year period.