

URBAN RENEWAL
PROSPECTUS
SOUTH AUSTRALIA 2016



PEOPLE PLACES PROGRESS

FOCUSING ON MORE
MIXED-USE URBAN
INFILL AND **BETTER**
CONNECTIONS
BETWEEN PEOPLE
AND PLACES,
BUSINESS AND
MARKETS

MINISTER'S MESSAGE



STEPHEN MULLIGHAN
Minister for Housing
and Urban Development

We are working closely with the private and community sector to deliver an ambitious program of housing and urban renewal.

It's another exciting year for development in Greater Adelaide and you'll see the continuation of our key strategic themes:

- ▼ creating developments that preserve and showcase State heritage where appropriate
- ▼ stimulating economic growth and jobs through initiatives such as our 1000 homes in 1000 days program
- ▼ creating inspiring places where people want to spend time, and in which investors want to invest.

We are creating opportunities for developers, investors and builders and business growth for smaller builders, tradespeople, and our broader community.

The Government of South Australia is delivering a range of transformative projects for our city and our State. All of which will need the skills and expertise of local building and construction firms and I recommend you read further and contact Renewal SA to see what opportunities there are for you.

RENEWAL SA

Renewal SA is leading the urban renewal of Adelaide on behalf of the Government of South Australia.

Our role is to attract more people to live, work, visit and invest in South Australia.

By encouraging good design and quality home building, Renewal SA facilitates the renewal of neighbourhoods where people want to live, that meet the future needs of its communities.

We aim to reduce South Australia's urban sprawl by facilitating infill development opportunities and building within well-served locations.

Infill development benefits communities by:

- ▼ making them more pedestrian and bike friendly and less reliant on cars
- ▼ bringing housing and employment opportunities closer together to minimise travel time
- ▼ having established retail and other services within walking distance.

These benefits thus reduce costs for homeowners.

Part of Renewal SA's role is to stimulate urban renewal by facilitating attractive investment options for the private sector. This is supported by creating planning certainty and identifying any significant infrastructure and site remediation risks to allow integrated and master planned developments to proceed.

DEVELOPMENT OPPORTUNITIES

Register to the Renewal SA Developer Gateway and discover your opportunity:

renewalsa.sa.gov.au/developer-gateway

A SNAPSHOT OF DEVELOPMENT OPPORTUNITIES EXPECTED TO BE RELEASED WITHIN THE NEXT YEAR

FUTURE PROJECT PIPELINE

We are working on preliminary investigations and planning activities for a range of key sites earmarked for urban renewal.

These sites provide opportunities for private sector development and support the urban infill objectives of *The 30-Year Plan for Greater Adelaide*. Some of the land within these key sites has been declared surplus to government needs and preparations are underway for their release to the market.

Renewal SA has a planned development program that can achieve the release of land across Adelaide capable of yielding approximately 1000 dwellings per annum over the following five years, most of which would be located within a 10km radius of the city.

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

The following pages list opportunities that are scheduled for release within the next 12 months.

RENEWING OUR STREETS AND SUBURBS

We are also delivering neighbourhood scale urban renewal projects on behalf of the South Australian Housing Trust.

The Renewing Our Streets and Suburbs initiative is renewing ageing Housing Trust homes in areas with traditionally high concentrations of public housing with new homes in sought-after suburbs, to create better quality social housing and increase housing choice and affordability. Some of the new homes will become social housing, some will be affordable housing and others will be sold privately to help fund the program.

Over the next five years, a major rejuvenation of the social housing portfolio will be delivered through the renewal of 4500 pre-1968 Housing Trust homes within 10km of the city by 2020, delivery of 1000 new Housing Trust homes in 1000 days, and transfer of 5000 Housing Trust homes to be managed by Community Housing Providers.

The renewal program will provide the opportunity to buy and develop land or to contract to build new Housing Trust homes.

Future renewal projects will continue to be listed on the Renewal SA website:

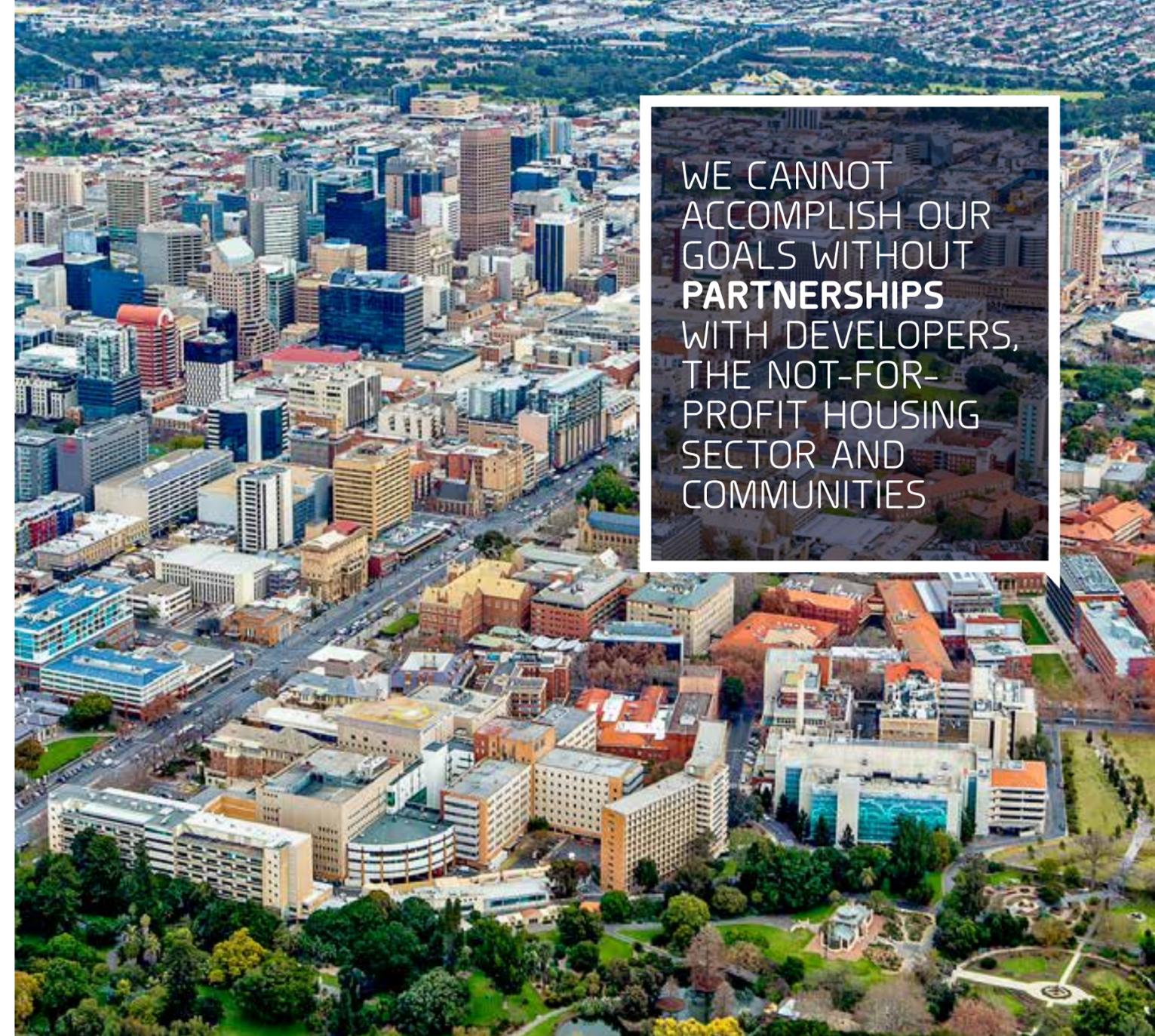
renewalsa.sa.gov.au/developer-gateway

RESIDENTIAL

SITE	TOTAL AREA (HA)	INDICATIVE DWELLING YIELD
JOSLIN Former SA Health facility with two street frontages, zoned Residential for sale by expression of interest	0.6	6
MAWSON LAKES Residential opportunity including heritage homestead	1.5	30
OAKDEN Part of a total of 70 hectares of surplus Residential zoned land representing one of the last opportunities for a major infill development within 10km of the CBD	54	1200
SEAFORD MEADOWS A significant parcel located close to the beach and regional centre that abuts Onkaparinga River Park and Commercial Road	43	750
PARA WEST ADULT CAMPUS Former adult education campus, zoned Residential Regeneration	10	150
ENFIELD HIGH SCHOOL A great residentially zoned infill opportunity within 10km of the CBD	8	130
PARKS COMMUNITY CENTRE Residential development to complement the adjoining Westwood Regeneration project and the recently developed community and recreation centre	6.5	200
MAWSON LAKES Residential opportunity	11	270
CAROMA SITE, NORWOOD Requires rezoning to yield a high quality residential/mixed-use development close to the CBD	2	300

INDUSTRIAL

SITE	TOTAL AREA (HA)	DISTANCE FROM CBD (KM)
EDINBURGH PARKS Thirty four developed industrial allotments of prepared land sized from 3000m ² to 40,000m ²	48	25
SEAFORD INDUSTRY ESTATE Featuring eleven industrial allotments, sized between 2422m ² and 7399m ² , for small industries	30	35
TECHPORT Eight industrial allotments marked for defence and approved marine industry	5.4	25
GRAND TRUNKWAY ESTATE Seven industrial allotments, some still subject to works	7.5	18
PORT DIRECT Twenty two industrial prepared allotments, including balance of land allotment with scope to extend or redesign	28	24
TECHNOLOGY PARK Six vacant allotments targeting technology related and commercial outcomes	2.7	12
PORT ADELAIDE Five industrial allotments on Ocean Steamers Road	53.5	12
WINGFIELD Four industrial allotments at the former Cast Metals Estate on Schumacher Road	9	9
CAVAN Vacant land with dual street access adjacent to Port Wakefield Road, zoned Industry for sale by expression of interest	2.7	11
THEBARTON BIOSCIENCE PRECINCT Several parcels of fully serviced vacant land zoned Industry suited for science and technology based development	3	2
OUTER HARBOR Coghlan Road allotment, adjacent container terminal	2.5	20
MARINA ADELAIDE A mix of eight freehold and leasehold allotments suited to the marine industry	1.5	15
LONSDALE A two-storey former office/optical manufacturing lab located at 19 Cooroora Crescent	1.3	27
SALISBURY Former MFS station on Frost Road for sale by expression of interest	0.3	16



WE CANNOT ACCOMPLISH OUR GOALS WITHOUT **PARTNERSHIPS** WITH DEVELOPERS, THE NOT-FOR-PROFIT HOUSING SECTOR AND COMMUNITIES

IN PROGRESS

OLD ROYAL ADELAIDE HOSPITAL

Four proponents have been shortlisted to transform this seven hectare site into an internationally acclaimed mixed-use precinct that is expected to generate opportunities for local builders and the development industry in due course.

PORT ADELAIDE WATERFRONT

As Australia's last undeveloped waterfront, there are some exciting opportunities to come out of the six Port Adelaide precincts, which are expected to build on the momentum and success of the Port Adelaide Renewal Project. Preferred proponent(s) are expected to be announced around mid-2016, and it is forecast that this redevelopment project will result in approximately 900 jobs annually over a 15-year construction period.

FORT LARGS

Fort Largs is a prime site with beach frontage that offers significant lifestyle advantages. Proposals have been sought that demonstrate innovation in balancing the area's heritage values with modern community needs. With a preferred proponent to be announced around mid-2016, it is anticipated that opportunities for the building and construction industry will follow.

INVEST IN SOUTH AUSTRALIA

Expression of Interest

The Renewal SA land release program will be conducted through a public tender process to ensure that the best value for money solution can be competitively identified. Renewal SA will progressively release development and partnership opportunities via a series of requests for Expression of Interest (EOI). Details of each EOI will be posted on our website.

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.

The government is committed to delivering on its economic, social and environmental priorities and maximising job creation opportunities for South Australians. It looks forward to receiving innovative ideas via the expression of interest process to meet our collective goals.

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:

John Hanlon
Chief Executive
+61 8 8207 1356
john.hanlon@sa.gov.au

FURTHER INFORMATION

Phone
+61 8 8207 1300

Email
info.renewalsa@sa.gov.au

Website
renewalsa.sa.gov.au

Address
Level 9, Riverside Centre
North Terrace, Adelaide
South Australia 5000
GPO Box 698
Adelaide 5001

Publication
March 2016, version 1