

FORESTVILLE – FREQUENTLY ASKED QUESTIONS

GENERAL PROJECT INFORMATION

Renewal SA is leading the urban renewal of Adelaide on behalf of the Government of South Australia by creating inspiring places where people want to live, work, invest and spend time.

On behalf of the state government Renewal SA purchased the former Le Cornu site in November 2020. The site is located at 10 Anzac Highway Forestville, approximately 3.5km south west of the Adelaide CBD on the corner of Leader Street and Anzac Highway, Forestville.

The development of the Forestville site will be undertaken by Renewal SA in partnership with a private developer, to deliver a high-quality master-planned mixed-use development. Innovation will be one of the key criteria in the planning and design of the site, to meet the needs of the South Australian community now and into the future.

VISION AND PLANNING

Q: Why is the SA Government undertaking this project?

A: The Forestville site is one of the last remaining vacant city fringe sites, representing one of the most significant mixed-use redevelopment opportunities (retail/commercial/residential) for the inner suburbs of Adelaide.

Government's vision for the Forestville site is the creation of an innovative, sustainable and connected residential mixed-use development, comprising:

- medium to high density dwellings
- retail/commercial opportunities
- affordable housing
- high quality integrated public open space(s)
- connectivity with adjacent commercial and residential areas.

The project highlights the importance of urban renewal and the significant impact it has on the community socially, economically and environmentally.

Q: What type of housing is proposed for the development?

A: It is envisaged that the Forestville Development will offer a diverse range of townhouses and apartments and will include a minimum of 15% affordable housing.

Q: What type of retail/commercial tenancies are proposed for the development?

A: There are opportunities for a broad range of tenancies such as: Retail, Hospitality, Commercial and Professional Services.

Q: How will the project benefit Forestville and the broader Adelaide community?

A: The Forestville development will greatly revitalise this area with an innovate design for a sustainable and connected, residential and mixed-use development. This will have a significant impact on the local and broader Adelaide community socially, economically and environmentally.

Q: How will a private developer be chosen for this project?

A: Renewal SA released an Expression of Interest (EOI) from 30 March 2021 which closes on 25 May 2021. <https://renewalsa.sa.gov.au/news/iconic-forestville-site-offered-to-development-market/>

All submissions will be reviewed by an evaluation panel. The selected developer must meet the required criteria and have proven expertise with projects of this calibre.

Q: When will Renewal SA announce the selected developer

A: The successful developer will be announced in the second half of this year, 2021.

Q: Will the site need to be re-zoned for mixed-use development?

A: No. The site is suitable for mixed-use development being in the *Urban Corridor (Living) Zone* and *Urban Corridor Living Retail Subzone*.

Q: Will the development include more greening and open spaces to balance the density of the development?

A: Renewal SA has stipulated that the development must include a minimum of 12.5% high-quality integrated public open space(s). Detailed information regarding public space will be available when the draft master-plan is released for public engagement later in 2021.

CONSTRUCTION ACTIVITY

Q: Is the site cleared for construction?

A: Yes, the site has been cleared, with demolition of all former structures complete.

Q: When will actual construction of the site commence?

A: On-site construction is anticipated to commence by mid-2022.

Q: How will the development be managed to minimally impact neighbouring residents and businesses?

A: All works will be undertaken in accordance with Environmental Protection Authority (EPA) guidelines and managed to ensure that dust, noise impacts and disruption to local residents and businesses is minimised.

Q: As some businesses are on the boundary of the construction area, how will this impact day-to-day operational activities?

A: The developer will liaise with businesses and residents in the local area ahead of construction commencing, to discuss management of the works, particularly during peak times.

COMMUNITY ENGAGEMENT

Q: Will the community have input into the planning/design process for the proposed development?

A: Yes, the community will be able to provide input for the proposed development, at two stages, by various means, including: Community Drop-in and chat sessions online – using the Social Pinpoint (SPP) online engagement platform. Renewal SA will be engaging before the developer is appointed – to learn about and understand the community's connection to and interest in the area and to address any concerns regarding the Forestville development. Once the developer has been appointed, it will present and seek feedback on its draft master-plan. Dates and times for the engagement will be advised nearer to the time.

Q: Will there be any engagement with the Kurna community?

A: As part of the early master-planning process a Cultural Heritage Management Plan is required to be completed and funded jointly by the developer with Renewal SA – involving Kurna Yerta Aboriginal Corporation (KYAC), and the broader Kurna community in the planning, design and development of the project.

ECONOMIC AND COMMUNITY DEVELOPMENT

Q: What training and employment opportunities are planned for the site?

A: Renewal SA has a training and employment strategy marketed as the Works Program which enables opportunities to the local community in training and employment.

Commitment to the provision of work experience placements, apprenticeship or traineeship positions, along with educational meetings and sites visits during the development of the Land are mandatory criteria of the EOI.

NEXT STEPS

Q: What are the next steps?

A: The below timeline is indicative only and may be subject to change.

- Forestville Community Letter to neighbouring business and residential properties
- Expression of Interest (EOI) released 30 March 2021 and closing 25 May 2021
- Initial engagement of key stakeholders and local community of neighbouring properties by Renewal SA – dates and times TBA
- EOI evaluation process 25 May 2021 – July 2021
- Appointment of preferred developer second half of 2021
- Stakeholder and community engagement on the draft master-plan – late 2021
- Start of construction – anticipated mid-2022.

FURTHER INFORMATION

Q: Is more detailed information available on the development of 10 Anzac Highway, Forestville?

A: If you have any queries regarding this development, please contact:

- Renewal SA website <https://renewalsa.sa.gov.au/news/iconic-forestville-site-offered-to-development-market/>
- Renewal SA Engagement Team **P:** 8207 1300 **E:** RenewalSA.Engagement@sa.gov.au

To be kept informed on the progress of the planning for the redevelopment of the Forestville site, please register your interest at <https://renewalsa.sa.gov.au/projects/forestville/>