

Questions and Answers

Q: What is the Playford North Urban Renewal Project?

A: The Playford North Renewal Project is a major urban regeneration and community renewal project that will transform Adelaide's outer northern suburbs through physical infrastructure improvements and social infrastructure improvements such as social services to create Playford North as a place to live, work and play.

The project area is located approximately 30 kilometres north of Adelaide and comprises a total area of approximately 780 hectares. The project will revitalise the residential environment in the existing suburbs of Smithfield Plains and Davoren Park as well as providing additional new housing in Munno Para West and Andrews Farm.

Central to the project will be the development of:

- A better mix of housing for existing and future residents
- A stronger voice for the local community
- Better education and job opportunities
- Better health and community facilities (including open space)
- Better public transport options.

The 15 year project will see significant numbers of public housing replaced or upgraded and more than 5,000 new houses constructed. In that time the area's population is expected to increase from 13,000 to more than 30,000. The aim is to create a new, integrated community with services to meet the needs of all residents.

Q: Who is responsible for the Playford North Urban Renewal Project?

A: This Project is being led by the Land Management Corporation (LMC) in partnership with the Department for Families and Communities (Housing SA) and the City of Playford. The Playford North community is also acknowledged as an important partner in this Project. In addition, there will be significant contributions from other State Government agencies and working relationships established with a range of non-Government, local and Commonwealth Government services and agencies.

Q: What is the role of LMC in the Playford North Project?

A: LMC is the Project Manager and will lead delivery of the project through the Project Steering Committee led by Independent Chair Person, Nick Bolkus. LMC will be working closely with the key project partners - Department of Families and Communities (DFC), Department of Education and Children's Services (DECS) and the City of Playford to deliver the project.

There are some areas of the project which LMC has key responsibility for delivering including construction, retail development, marketing and sales of new land, facilitate the improvement of other community services, public transport, local services (utilities), governance of the project and traffic management.

If you have any further questions about the role of LMC or the project in general, a member of their project team will be happy to speak to you. You can reach the project team by calling the information toll free line on 1800 768 616.

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Q: What is the role of the Department for Families and Communities in the Playford North project?

A: The Department for Families and Communities (DFC) Housing SA is one of the key stakeholders in the Playford North Project together with the City of Playford and the Land Management Corporation. There are two main aspects of the Project that the DFC Housing SA will be responsible for.

The first is to redevelop or renovate approximately 1100 Housing SA properties within the project area, and to contribute to the planning and implementation of the overall Playford North Development Master Plan.

The second aspect is to ensure human and community service planning and delivery happens alongside the physical and infrastructure renewal. DFC has appointed a Playford North Place Manager to undertake this important work. The Place Manager's role is to ensure that the Playford North Urban Renewal Project meets the needs of all of the community - both the existing and the new.

Q: When will 'on the ground' work start to occur?

A: Works to develop greenfields land at Andrews Farm commenced in June/July 2007 and development in Munno Para West will be underway mid to late 2008. Civil works are planned to commence at Smithfield Plains in mid 2008.

This is such a large-scale project that it is expected to take some 15 years to complete, so it may be some time before you actually start seeing some of the immediate improvements 'on the ground' in your local area.

Planning is underway for the two brand new schools to be built in the Smithfield Plains/Playford North areas, including a new birth to year 7 and a new birth to year 12 school. These will be opened for the 2010 school year.

Throughout the project, the community will be kept informed of any project development and 'on ground' works in their local area.

Q: Will a project office be established?

A: Yes, a project office will be established in the Playford area to provide locals with easy access to the project staff and project information. An exact location has not yet been determined, but the community will be kept up to date on this progress.

However, in the interim, the 'Imagine Peachey' information trailer will roam the Peachey Belt and be a point of contact for community members to locate information. The location of the trailer will be advertised in the local press.

Q: What is happening about the two new schools planned for the area?

A: Planning is underway for the two brand new schools to be built in the Smithfield Plains/Playford North areas, including a new birth to year 7 and a new birth to year 12 school. These will be opened for the 2010 school year.

We will continue to keep you updated on the project as work continues.

Q: Will the community have the chance to have input into the project along the way?

A: Yes, engaging the community and stakeholders that are affected by or interested in the Playford North Urban Renewal Project is a critical part of the project.

The project partners will also be holding a range of meetings, open days and forums to tell you about the project and ask for comments and ideas from the local community and other people or businesses involved.

A successful community engagement process around Playford Alive's master plan has concluded with over 1,100 members of the community and stakeholder groups getting involved. Engagement process findings have been summarized in a Community Engagement Report, which is available by www.playfordalive.com.au/downloads.html

Q: Is Playford Council running any programs as part of the project which I could get involved in?

A: Yes, the Playford Council is inviting the community to get involved in the Playford Project through a number of initiatives and programs including the Peachey Voice Radio Program, Imagine Peachey Up Your Art Projects, photography, story collections, Imagine Peachey Website, Imagine Peachey Information Trailer, the Friendly Visiting Program, Social Inclusion Programs, Peachey Connections and others.

If you would like more information about how you can get involved, please contact Silvana Cusack, neighbourhood Development Officer at the Playford Council on 08 8256 0155.

Q: What are some of the key project benefits for the community?

A: This project will benefit the local community through a number of ways including improved employment opportunities and economic development, education facilities and training programs, public transport options, safety and other services and programs.

Environmental sustainability is also a key part of the project and will improve the urban landscape of the project.

Q: Is planning underway for the new schools to be built in the Playford area?

A: Yes, through the Education Works Program, DECS has been working closely with local school communities across the State, including the Playford area, to help them improve the future of education for all students.

Education Works community forums began in late 2006 and local communities have been invited to look at what is best for their community and their children's futures.

Two new schools will be built in the Smithfield Plains/Playford North areas including a new birth to year 7 school and a new birth to year 12 school. These will be opened for the 2010 school year.

For more information, please log on to www.educationworks.sa.edu.au or call the Education Works information line on 1800 669 224.

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Q: How many Housing SA houses will be built as part of the project?

A: Housing SA is planning a substantial housing replacement program with approximately 520 new homes to be built and distributed throughout the entire project area.

Q: Will any houses be refurbished?

A: Yes – it is planned that approximately 600 houses will be refurbished.

Q: What will happen to the people living in those Housing SA houses that are going to be demolished or sold?

A: Housing SA has a well established and successful tenant relocation process that is working successfully in other urban renewal projects such as Westwood and Salisbury North, Kilburn, Windsor Gardens and Mitchell Park.

The relocation process involves consultation with individual tenants to discuss details of the relocation process and work with them to address their housing needs.

Q: I understand there is already a number of empty Housing SA houses in the area. What is Housing SA doing with the vacant houses in the area?

A: Vacancies within Housing SA houses are occurring as part of the normal turnover of customers. Targeted tenant relocations are also occurring as part of the urban renewal process. Housing SA assesses the condition of the home before re-locating it or demolishing it. Vacant land created from demolitions will be incorporated into the urban renewal process. Vacancies are addressed as quickly as possible, and action taken accordingly.

Q: How can I find out more about the project?

A: If you have any enquiries or need further information about the Playford North Urban Renewal Project works, please:

- phone the toll free project information line on **1800 768 616** and speak to a member of the project team
- email **alive.playford@lmc.sa.gov.au**.