

The Advertiser



SA NEWS

\$30m Trinity College campus, 800 homes and retail in \$2.4bn St Yves development at Roseworthy

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A new campus of the state's largest school, along with shopping and community centres, will anchor an ambitious \$2.4 billion development that will be as big as Mawson Lakes.

The Advertiser can reveal Land Vision Group's masterplan for its St Yves estate, north of Adelaide.

The residential and commercial development, off the Horrocks Highway, south of the Roseworthy township, will include 800 homes. St Yves will be at the heart of the broader development of up to 4400 homes between Roseworthy and Hewett, set to boost the local population by up to 12,000 people, which is around the same population of Mawson Lakes. Trinity College has committed to building a \$30 million R-10 campus for 650 students in the 68ha estate.

The school will form part of the estate's main hub, alongside 8000sq m of retail.

It includes a supermarket, plus a medical centre and community projects, potentially including a council library. St Yves will also feature lakes, wetlands, walking trails, an oval with sports clubs, and a bike trail connection to Gawler.



Artist impression of St Yves development at Roseworthy. Picture: WOODS BAGOT

"It's a new, premium quality centre emerging that will service not only Roseworthy but the region," Land Vision director Joe Oppeliano said.

"Land Vision will have ultimately the hub of the whole (Roseworthy) expansion, a combination of retail, commercial and civic. At the heart of that will be the new school, namely Trinity College.

"It's fairly rare you have a school committed to a site before you launch. It's a very highly respected school as well, so quite a coup for our development."

Mr Oppeliano said work on the major entrance intersection to St Yves would begin in the second half of the year, with the first lots going to market mid-year and home builds starting next year.

He said the \$855 million Northern Connector, set to be finished late this year, would be a "game changer" in cutting travel times by 15 minutes from the area to Adelaide.

The broader development around St Yves, allowed by the changes to Light Regional Council's development plan approved by the former Labor government in 2006, covers hundreds of hectares and sets aside a large portion of land east of Horrocks Highway for industry.



The new estate of St Yves would be at Roseworthy.

The value of the entire development is estimated at \$2.4 billion, generating an average of 1100 construction jobs a year over 20 years, and permanent employment across the site of 2400 jobs.

Light Regional Council Mayor Bill O'Brien said a decade-long planning saga, which began with a proposal for 30,000 homes and 100,000 residents over which he had held "grave reservations", had been worthwhile given the outcome.

While the final project was more modest, a build on the scale of Mawson Lakes "sounds pretty exciting when you look at it in that light", Mr O'Brien said.

"We are so, so happy that we have got to this level and that people stuck by this development for 10 years.

"The local landholders must have been pulling their hair out over this period. We are here and ready to go, and the cream on the cake is Trinity College's involvement. We are now at the pointy end, shovelling some dirt at last."

The school will be Trinity's fifth R-10 campus, feeding into its senior campus for Year 11 and 12 at Evanston South. Construction could start in 2022 for an opening of primary year levels as early as 2023.

Principal Nick Hately said the "spoke and hub" model meant the new school would be another "fully-functioning" campus with its own chapel, art, drama and sport facilities.

Students would also be only minutes away from the STARplex recreation centre Trinity owns and operates in Evanston South, with a four-court stadium, pools and theatre.

Mr Hately said that in most cases, the children of families who moved into St Yves would be found places at other Trinity campuses until the new school was ready.



Artist impressions of the new Trinity College campus to be built in the St Yves development at Roseworthy. Picture: WOODS BAGOT

Mr O'Brien said as the population grew, the council would provide community facilities such as a library at St Yves. He had confidence in the two residential developers involved, Land Vision and Hicksbotham, and said the council had engaged former Transport Department boss Rod Hook as an independent overseer of the whole development.

"I think that's a really good move to make sure what goes in there is of the highest possible quality standard," he said.

Mr O'Brien said the new school would complement nearby Xavier College, Kapunda High and Adelaide University's Roseworthy campus and made the area "a real education hub for families who want to come up this way".

He said the industry zone, in a strategically crucial position to service Adelaide, the Mid North and even the Riverland, "certainly lends itself to factories, distribution points, manufacturing, IT, offices, all kinds of things".

Residents of the historic Roseworthy township "don't seem too concerned" by the prospect of the expansion around them, he said, because they were looking forward to benefiting from the new infrastructure.

Ambitious plans for St Yves

- 800-home estate
- New \$30 million Trinity College R-10 campus for 650 students
- 8000sq m of retail
- Community hub
- Medical centre
- Oval with tennis courts, cricket nets and sport clubhouse
- 13.6ha open space including wetlands, two linear parks, 2.5km of walking trails
- Childcare
- Retirement living
- Bike trail connection to Gawler
- Lots available mid this year.

Details at styves.com.au

Broader Roseworthy expansion

- Residential (328ha) and commercial/industrial (83ha) expansion between Roseworthy and Hewett
- 3800-4400 homes
- Up to 11,900 new residents
- \$2.4 billion total project value
- 20-year time frame
- 1100 construction jobs a year on average
- 2400 permanent jobs post-construction
- \$250 million total state and federal taxes
- \$131 million expected in stamp duty on property transactions
- \$15 million a year in council rates