

Welcome to today's Tapangka on Franklin community drop-in session.

Renewal SA



Government of South Australia

We encourage you to:

- ▼ view the information panels and provide your feedback on the former Adelaide Bus Station site on Franklin Street
- ▼ meet and talk with Renewal SA project team members
- ▼ view and learn how you can provide your feedback online anytime from now until 15 September 2024.

Your feedback will help refine the Tapangka Master Plan.

Artist impression



DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

Reconciliation and cultural heritage

Tapangka on Franklin sits on Kurna Yarta (Kurna Country) in Tarndanya (place of the Red Kangaroo), which is the Kurna name for the site of Adelaide. This link to Kurna heritage will be celebrated in Tapangka's development, from its planning and design to its on-going cultural life.

Renewal SA will incorporate and celebrate First Nations culture as part of its delivery approach for the site and will engage the Kurna community as part of its commitment to reconciliation and to ensure Culture and Country are appropriately interwoven into the project.



DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

Tapangka project vision

Renewal SA is transforming the former bus station site at 111-129 Franklin Street in partnership with private industry, the not-for-profit sector, state and local government and the local Kurna community.

The site will be redeveloped into an iconic inner-city destination and sought-after mixed-use residential community that elevates Adelaide's reputation as a lifestyle capital and generates a new office and retail experience in the CBD.

Our vision is inspired by the experience of going on a journey, in Kurna language this experience is known as Tapangka.

Tapangka on Franklin will be an exceptional multi-level, mixed-use neighbourhood, including 35% affordable housing, and will generate more opportunities for people to live, work and spend time in Adelaide.

The precinct will leverage Adelaide's new confidence and international outlook by being bold in design, clear in purpose and focussed on making people's lives sustainable, easier and more connected.

Tapangka will strive to create a new normal - championing climate resilience, sustainable transport, reduced carbon emissions, the circular economy* and sustainability education opportunities.

**Refer to Sustainability at Tapangka panel for defined terminology*

Artist impression



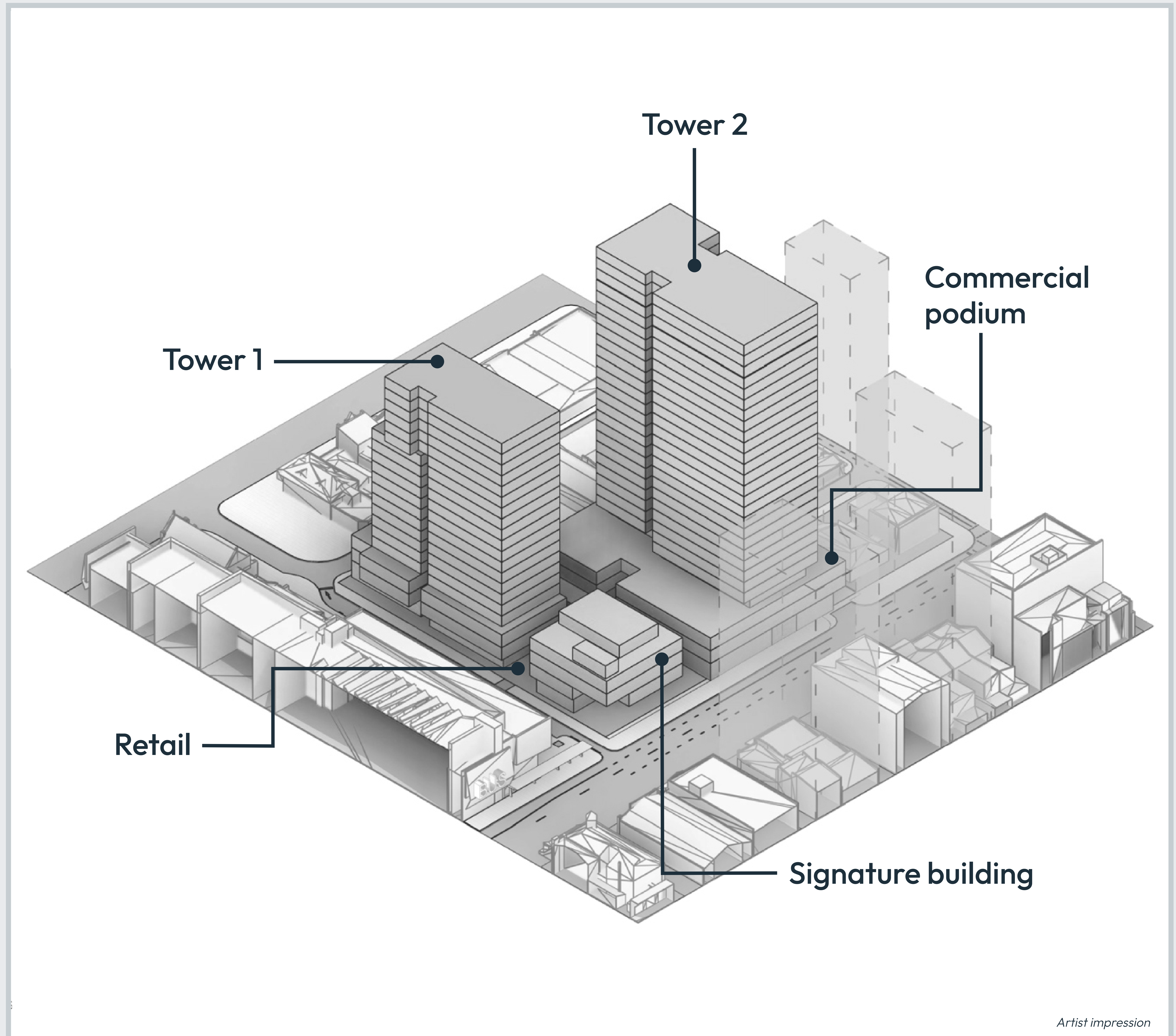
Draft master plan

The Tapangka Master Plan is targeting:

- ▼ two mixed-use towers offering 392 apartments
- ▼ homes for 1000 plus new residents
- ▼ a minimum of 35% affordable housing, including affordable sale apartments and affordable rental apartments
- ▼ 200+ key hotel to increase visitation to the CBD and support tourism in Adelaide
- ▼ a carbon-neutral signature building that will showcase the best of sustainable construction
- ▼ carbon neutrality precinct wide
- ▼ 6 Star Green Star Buildings rating for the signature building and a minimum of 5 Star Green Star Buildings ratings for the two residential towers, or equivalent.

The development will deliver:

- ▼ commercial and retail tenancies to support new food and shopping experiences that will complement the market district
- ▼ public open space within the site and located on Grote and Bowen Streets providing a new platform for curated activities and contributing to the precinct's cultural life and social infrastructure
- ▼ an immersive street culture that extends the market district experience and interfaces with the Adelaide Central Bus Station.



Proposed mix of uses and final configuration will be subject to approvals and developer feedback.

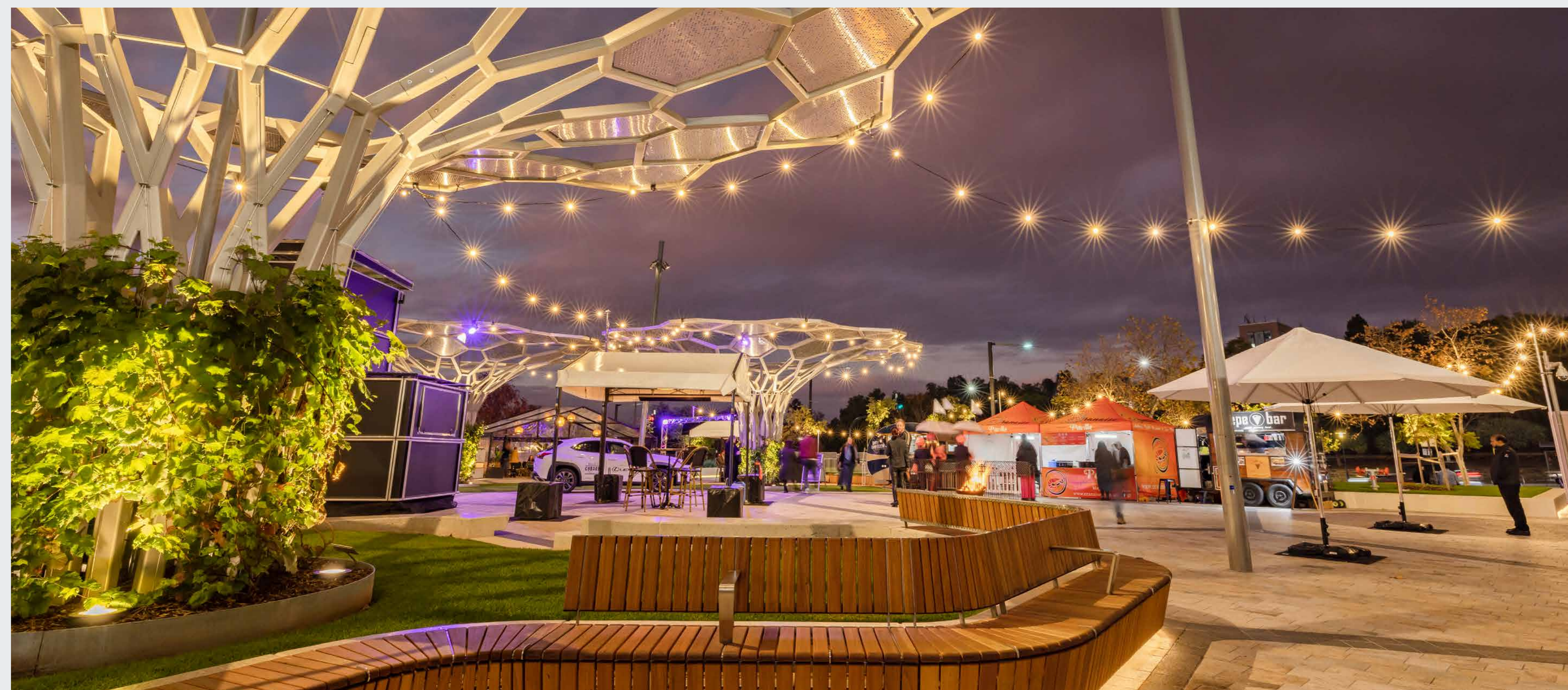
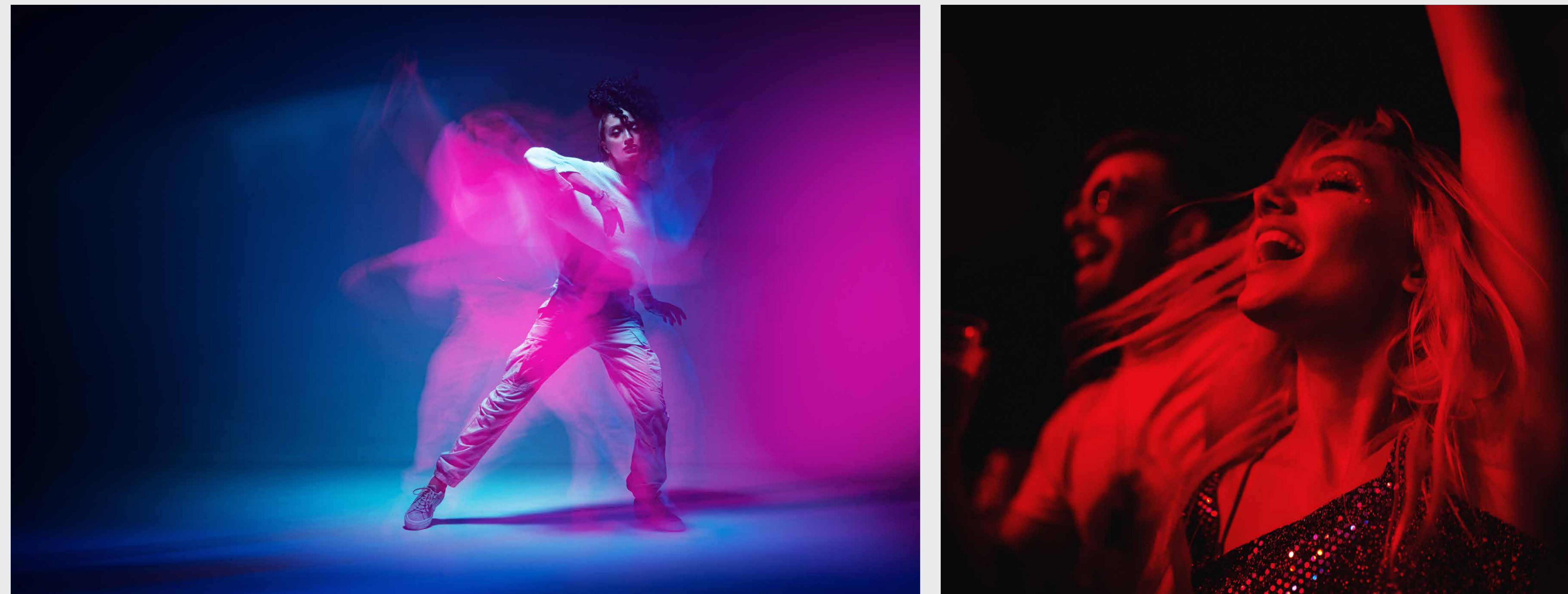
Place

What would make Tapangka on Franklin a unique and vibrant precinct that you would want to visit and spend time in?

Activation

Tapangka will include places that are inviting for people to use and that support a range of different activities in attractive, event-ready spaces.

Activities might include live music, street theatre, roving performers, public art installations and outdoor events.



Comment
here

Tell us what kind of activities would attract you to Tapangka?

Who would you take with you?

What time of day or night would you visit?

Place

Retail

Tapangka on Franklin's tree-lined laneways with creative and cultural elements and boutique shops will be full of immersive experiences and surprising retail spaces. The precinct will complement the retail offering and streetscape character of the market district and include opportunities for local services.



Comment
here

What are some of the retail or local services you would like to see in this part of the city?

What ideas do you have from other places you've visited that could inspire the retail and cultural experience of Tapangka?

Public space

What would an inviting and active urban space look like for you?

Tapangka on Franklin's open space concept is centred around connections with open air laneways and spaces that link together through to the Central Markets.

There will be places for everyone – young and old, visitors and residents. A mix of paved areas with green plantings will provide opportunities to create quiet contemplative spaces as well as busy, active spaces with the flexibility to host curated activities.





Existing public space by the Tapangka site.

Think about some of your favourite urban public spaces – what three words would you use to describe them?

Comment here

When you use urban public spaces, what do you like to do? (pick your top three)

	Relax and unwind alone (e.g. sitting on benches, people watching, eating lunch)	
	Socialise with friends and family (e.g. eating together, hanging out)	
	Exercise (e.g. jogging, yoga)	
	Enjoy cultural or entertainment events (e.g. concerts, festivals, or street performances)	
	Shop or dine (e.g. outdoor eating areas, shopfronts that spill into the space)	
	Participate in community activities (e.g. attending workshops, volunteer events)	
	Engage in recreational hobbies (e.g. reading, sketching, chess)	

Dot here

Connections

How would we make Tapangka on Franklin accessible for you?

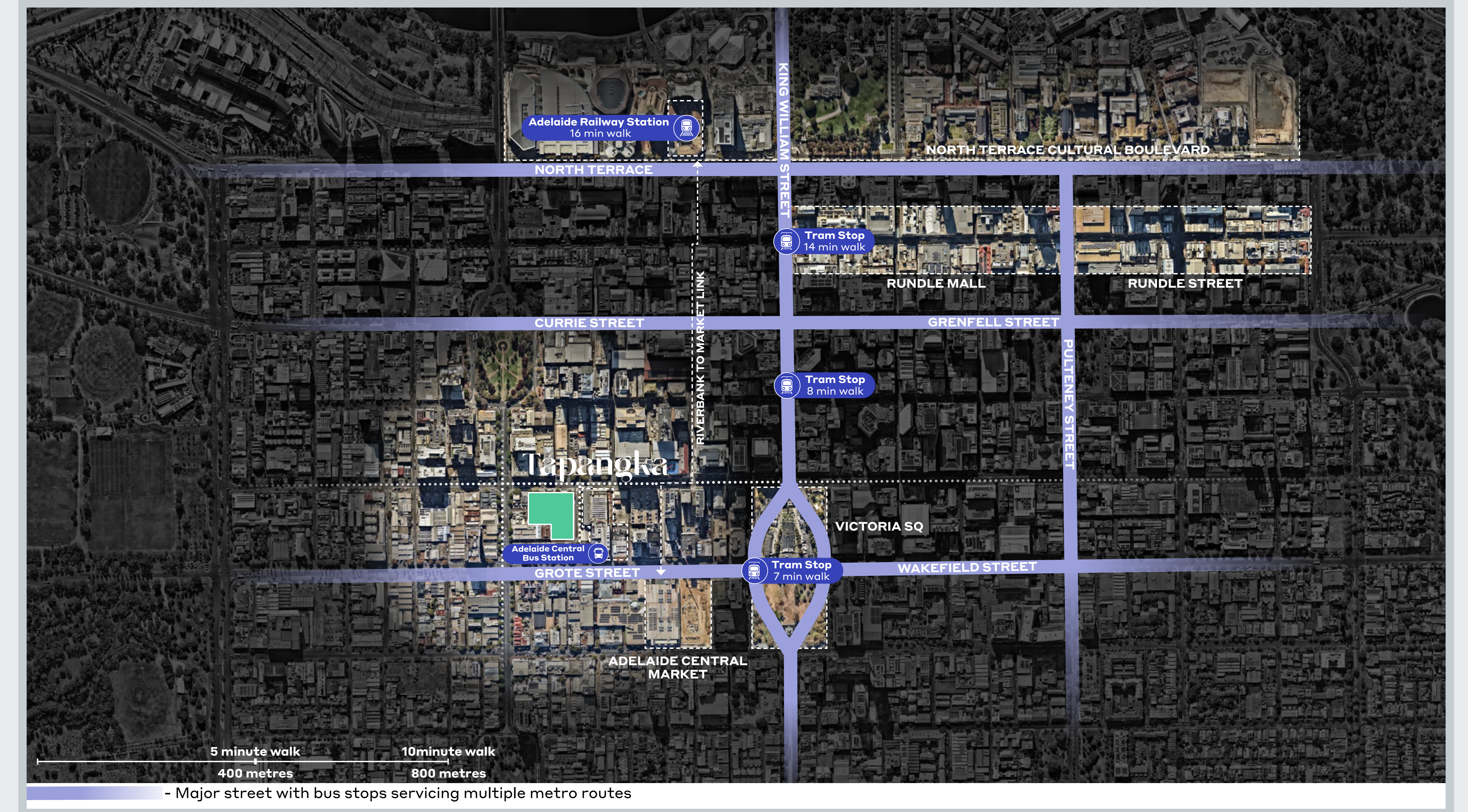
Tapangka's central location on Franklin Street means there are many options for getting to and from the site such as public transport, cycling, walking, scooting or wheeling. With adjacent bus stops on Morphett and Grote Streets, a tram stop less than 500m away and the train station only around a 1km walk, it's an easy location to access. Local facilities are also close at hand, such as the Central Markets, health facilities, schools and open space.

How are you most likely to get to and from Tapangka?

(use one dot sticker per person to vote)

Walk	
Use a mobility aid (e.g. wheelchair)	
Ride a bike or e-bike	
Ride other micromobility* (e.g. scooter)	
Catch the bus	
Catch the tram	
Catch the train	
Private vehicle (e.g. car, motorbike, etc.)	
Taxi or rideshare	

Dot here



What would improve your motivation to walk, cycle or use micromobility* or public transport to get to and from Tapangka?

I need more information about my options and how to access that type of transport	I need this type of transport to be cheaper	Comment here
I need good on-site facilities such as micromobility* hub/bike and scooter parking/bicycle lanes (tell us more)	I have another idea (tell us more)	

*Refer to Sustainability at Tapangka on Franklin panel for defined terminology