

Welcome to today's Thebarton community drop-in session.

A COMMUNITY BY

Renewal SA



Government of South Australia

We encourage you to:

- ▼ view the information panels and provide your feedback on the draft master plan for the Thebarton project
- ▼ meet and talk with Renewal SA project team members
- ▼ view and learn how you can also provide feedback online anytime from now until 22 September 2024.

Your feedback today will help refine the Thebarton Master Plan.



Artist impression

DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

The vision

The overarching vision for the Thebarton project is to create a welcoming destination with a diverse community, which invites people to celebrate the site's unique heritage and riverbank location, and drives neighbourhood rejuvenation and investment in the broader precinct.



Artist impression

Project objectives

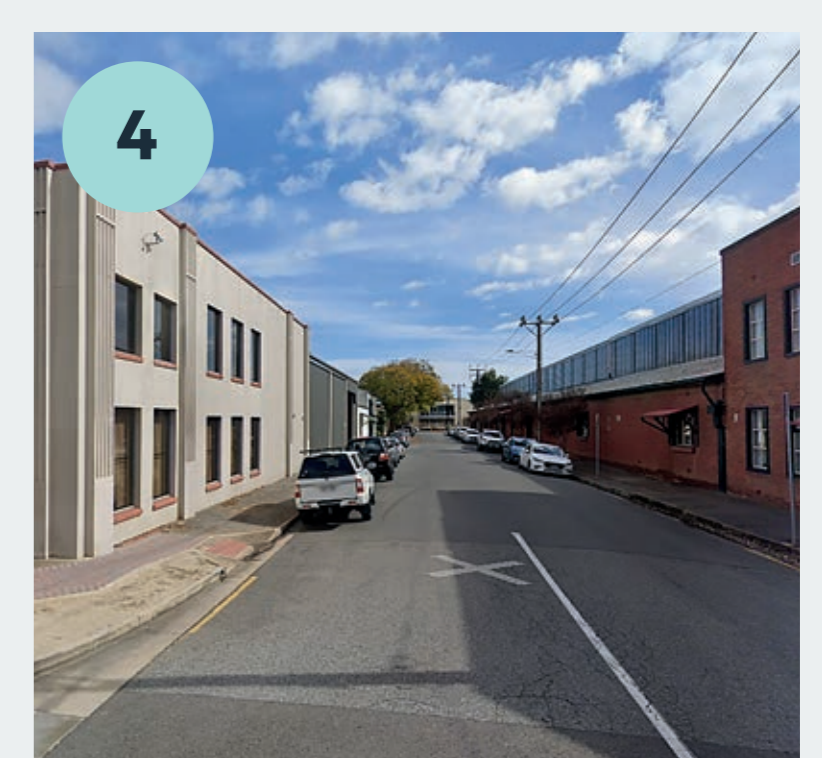
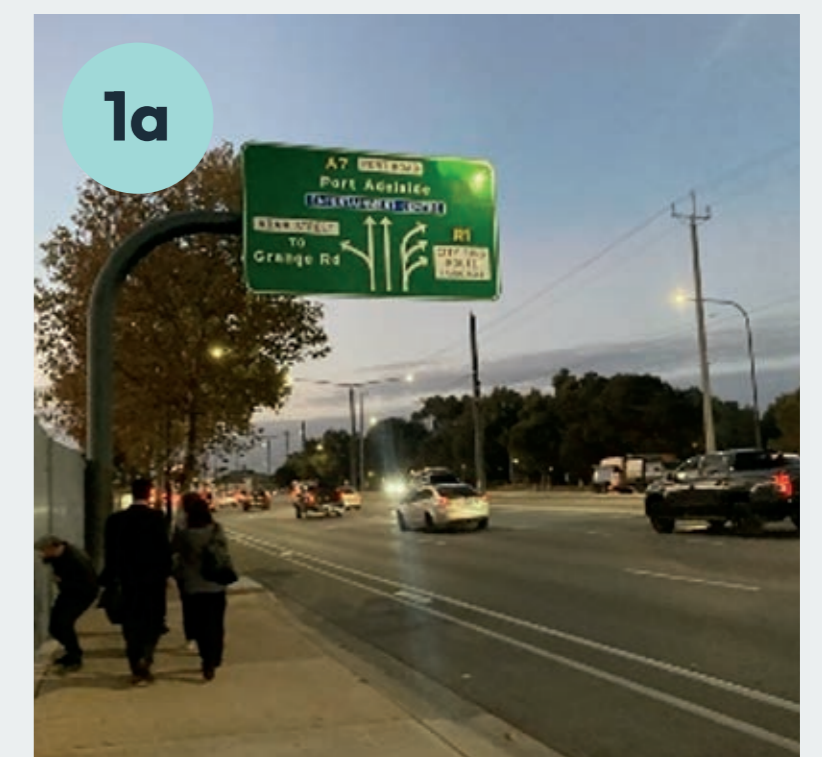
- ▼ Create a diverse residential and mixed-use community
- ▼ Establish a welcoming and inviting place which draws people in
- ▼ Provide a reason for people to stay
- ▼ Provide a catalyst which encourages development in the broader area
- ▼ Create a sustainable future for all
- ▼ Celebrate the site's heritage and unique riverbank location

The site today

The former West End Brewery site spans 8.4 hectares, bordered by Port Road to the east, the Karrawirra Parri River (River Torrens) to the north, and Holland Street to the west. Anderson Street forms the southern boundary, except for a small block that extends further south between Cawthorne and Walsh Streets.

Thebarton is transitioning from a historically industrial suburb to an emerging mixed-use area, with several new cafes joining the community. Bloom café marks the northern corner of Holland Street, where a shared pedestrian and cycling bridge crosses the river.

The site is near the Adelaide Entertainment Centre and Bowden Train Station to the north, and Tulya Wardli (Bonython Park) to the east, although large arterial roads with few crossing points hinder the journey.



Reconnecting with the past

Weaving together First Nations heritage, Colonel Light's legacy and the Walkerville Brewhouse Tower to create a future that:

- ▶ honours the past
- ▶ enhances the environment
- ▶ creates opportunity for learning and reconciliation.

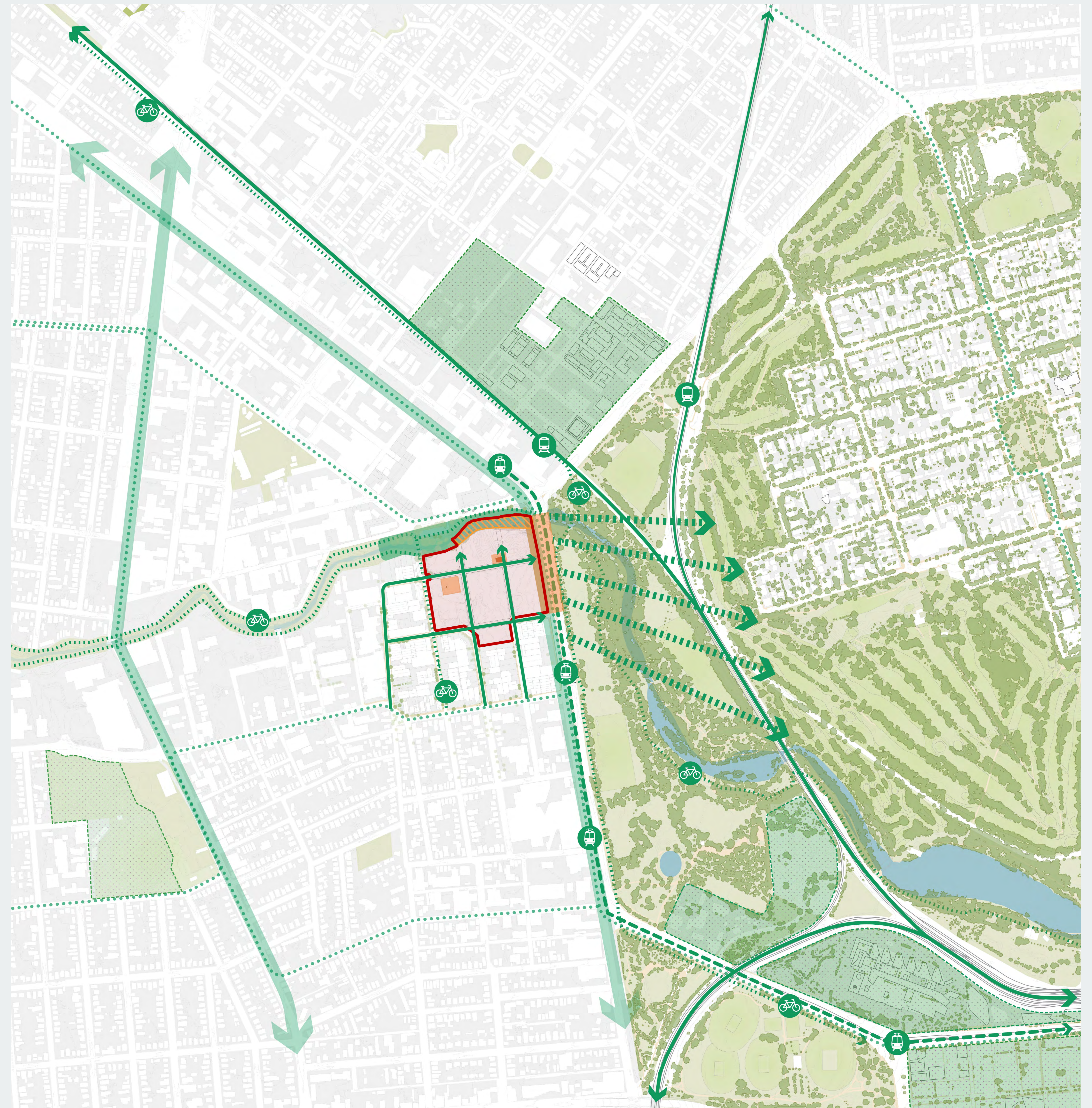


DELIVERING LASTING IMPACT
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The project

The Thebarton project is targeting:

- ▼ 1,000 homes with 20% affordable housing
- ▼ Significant areas of public open space as part of an enhanced Karrawirra Parri (River Torrens) linear park
- ▼ Integrated street, cycle, walking and public transport network
- ▼ Sustainable buildings in a biodiverse ecological setting
- ▼ 30% tree canopy coverage
- ▼ Green Star Communities rated
- ▼ Mixed uses that will include retail, commercial, government services and hospitality
- ▼ 4,000+ jobs during construction and hundreds of people will work in the precinct ongoing
- ▼ Continuous celebration of the site's history and heritage with the adaptive reuse of the Walkerville Brewhouse Tower, activation of the area around the Thebarton Cottage foundations, as well as recognition and celebration of First Nations culture
- ▼ Neighbourhood rejuvenation and investment in the broad precinct and surrounds.



Creating a master plan

Creating an iconic destination to work, live and play creates a lasting legacy for future generations. With stunning views and opportunities to interact with nature, the site offers a well-serviced and convenient central location.

Considerations include:

- ▼ What infrastructure and services are in place?
- ▼ How can the natural and cultural features be enhanced and celebrated?
- ▼ What codes and policies guide the development (e.g. setbacks, building heights, open space, sustainability)?
- ▼ Researching and modelling a mix of residential, recreational and developments that create a safe, enjoyable and sustainable community.

All the elements to build a vibrant future while honouring culture and history.

