

# Appendix 1

## Engagement invitation and distribution

## 9.1. Engagement invitation

Distributed electronically and via hard-copy letterbox distribution



**THEBARTON**

A COMMUNITY BY  
**Renewal SA**  
Government of South Australia

**INVITATION**

# HAVE YOUR SAY

Renewal SA is committed to ensuring that key stakeholders and the local community are engaged as part of the master-planning process for the development of the former West End Brewery site at 107 Port Road Thebarton.

The site will be transformed into a dynamic, world-class mixed-use precinct that welcomes and provides for a business, hospitality and residential community whilst retaining and enhancing the historical structures, connection to the Karrawirra Parri/River Torrens and First Nations culture.

Following on from the Code Amendment community engagement in mid-2023 which highlighted people's ideas and aspirations for the site, a draft master plan has been developed.

Renewal SA invites you to share your views in person at our Thebarton project community drop-in sessions where you can:

- ▼ view and provide feedback to help guide the finalisation of the draft master plan
- ▼ meet and talk with the planners and project team
- ▼ view and learn how you can also provide your feedback online anytime between 31 August and 22 September 2024.

Your feedback will help refine the Thebarton Master Plan.

### DROP-IN SESSIONS

You are invited to share your feedback at the community drop-in sessions on:

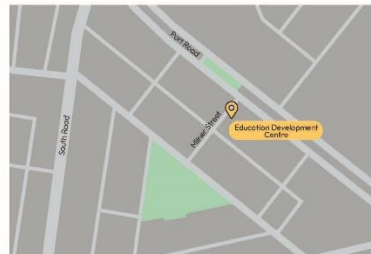
- ▼ Saturday 31 August, 11am – 2pm, or
- ▼ Thursday 5 September, 4 – 7pm

**Venue:** Education Development Centre, Hindmarsh

**Address:** Corner Port Road and Milner Street



Prior registration would be appreciated. Use this QR code or visit [events.humanitix.com/thebarton-masterplan](https://events.humanitix.com/thebarton-masterplan)



Should you require further information, including alternative ways to provide feedback, or to be kept informed on the progress of the planning for the development of the Thebarton site:

- ▼ visit [renewalsa.sa.gov.au/projects/thebarton](https://renewalsa.sa.gov.au/projects/thebarton)
- ▼ phone **1300 336 678** during business hours

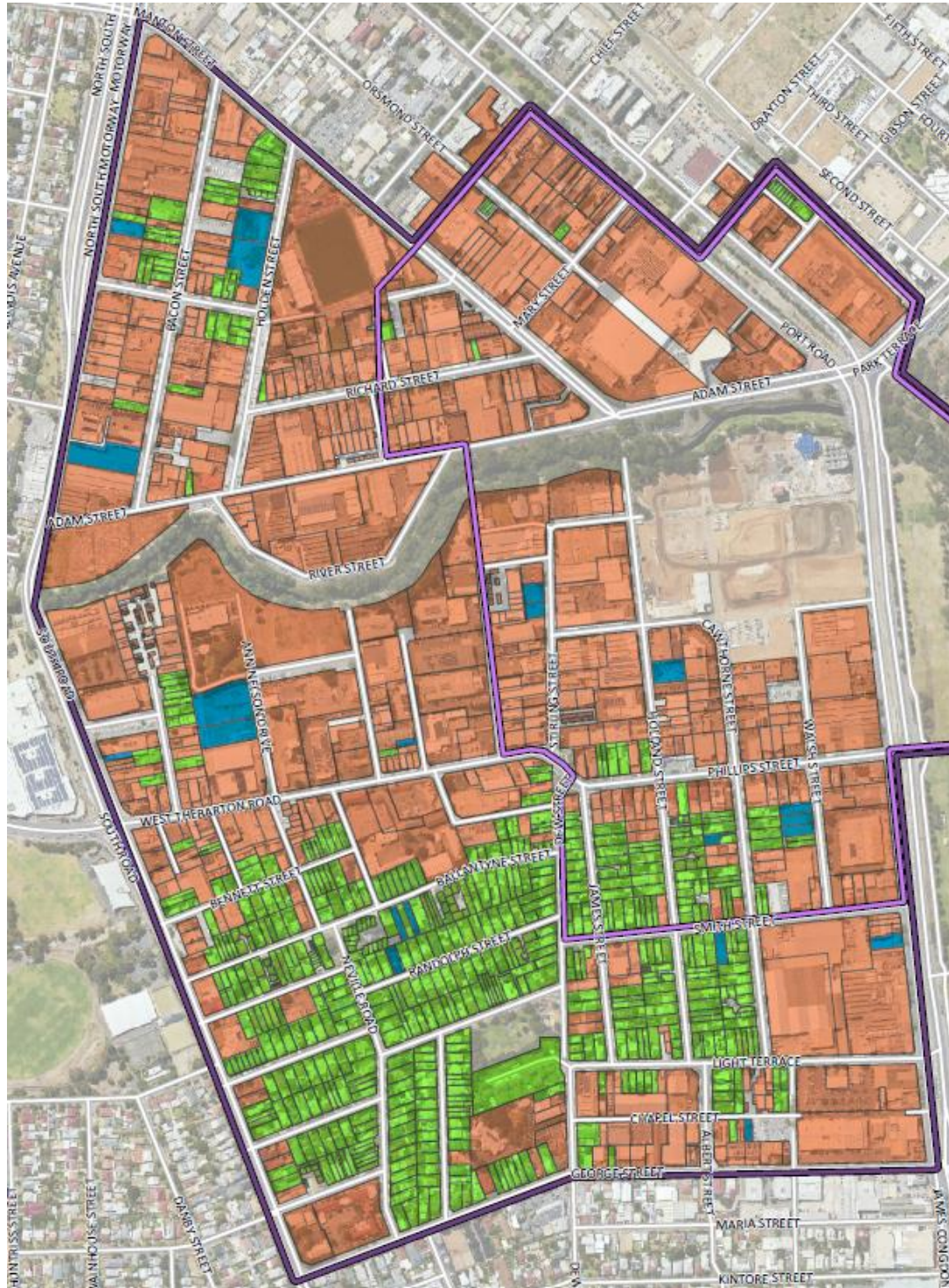
### ALTERNATIVELY

You can provide your feedback online anytime between **31 August and 22 September 2024** by visiting [renewalsa.mysocialpinpoint.com/thebarton](https://renewalsa.mysocialpinpoint.com/thebarton)

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## 9.2. Distribution map

Map of the surrounding properties that were letterboxed with a hard-copy invitation early in the week of 19 August 2024.



- Primary engagement area – light purple
- Secondary engagement area – dark purple

*(Note: both areas were letterboxed with invitations to both businesses and residences).*



Appendix 2  
Project web page  
(Renewal SA website)

## Thebarton (former West End Brewery)

[← BACK TO PROJECTS](#)



LOCATION

2km

from Adelaide CBD



SCALE

8.4

hectares



DWELLINGS

1,000

new homes proposed



AFFORDABLE HOUSING

>20%

Affordable housing proposed



### On this page

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- > [Heritage and culture](#)
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Renewal SA is set to transform the historic former West End Brewery site at Thebarton into a thriving mixed-use community, setting a new standard for inner-city living.

PROJECT TYPE

Residential

PROJECT STATUS

Planning

TIMELINE

2024 - 2035

ZONING

Urban Corridor  
(Boulevard) Zone

## About the project

Renewal SA bought the former 8.4-hectare West End Brewery at Thebarton from Lion Beer Wine & Spirits Pty Ltd (Lion) in 2023 and will now act as master developer to create a mixed-use community, targeting 1,000 new homes and incorporating at least 20 per cent affordable housing.

This landmark parcel on Port Road will be reactivated into a \$1 billion modern community, catering for new homes, hospitality, retail and government tenancies. Situated just two kilometres from the CBD and on key transport links and corridors, our vision will include abundant areas of public open space, incorporating the state heritage-listed Riverbank Garden as part of an enhanced Karrawirra Parri (River Torrens) linear park. This project will set new benchmarks for urban development, while also revitalising the city's west end.

Further benefits from the high-level vision for the former brewery site include:

- creation of an estimated 4,000 FTE jobs during construction, plus about more than 150 new, ongoing retail and hospitality jobs
- investment of around \$1 billion in public and private construction, and development value, over the life of the project
- significant areas of public open space as part of an enhanced River Torrens linear park, incorporating the State Heritage-listed Riverbank Garden
- continuous celebration of the site's history and heritage with the possible adaptive reuse of high-profile heritage buildings such as the Walkerville Brewhouse, and activation of the area around Colonel William Light's first Adelaide home, as well as deep recognition of Kaurna culture.

Adoption of a government-led model will unlock widespread opportunities for private sector participation at various stages, including throughout planning, design, civil works and building and construction activities.

## Indicative program

Please note: this program is indicative only, and subject to change.



## Project progress and status

Global design firm Arup, creative force behind many of the world's most sustainable and innovative precincts including Battersea Power Station in London and Mixity in Amsterdam has been selected as the principal urban design consultant to master plan Thebarton.

The award-winning consultancy will lead the transformation of the Port Road parcel, with an expert team of Australian and South Australian-based companies including Breathe Architects - responsible for the highly successful Nightingale project at Bowden, as well as Australia's most awarded landscape architects TCL.





## Stakeholders and community

Renewal SA is committed to ensuring that key stakeholders and the local community are engaged as part of the master planning process for the development of the former West End Brewery site.

Following on from the Code Amendment community engagement in mid-2023 which highlighted the community's ideas and aspirations for the site, a draft master plan was developed. Renewal SA invited the local community to provide their feedback on the draft master plan in September 2024. The information provided to the community can be found in the Resources section below.

Consistent and meaningful engagement with stakeholders and the local community will continue to support the development of the former West End Brewery site. Renewal SA will incorporate and celebrate First Nations culture on the site and will continue to engage the Kaurna community as part of its commitment to reconciliation, and to ensure Culture and Country are appropriately interwoven into the project.

## Heritage and culture

The West End Brewery closed in June 2021, marking the end of 135 years of brewing operations on the famed site. Beer was first brewed there in 1886 by what was then known as the Torrenside Brewery.

There are areas of heritage significance on the site and there will be thorough consideration given to preserve and highlight historic structures, which include:

- Walkerville Brewhouse (including Copper Kettle, currently in storage)
- footings of Colonel William Light's cottage
- Riverbank Garden.

The remnants of Colonel William Light's homestead were discovered during demolition works at the old West End Brewery following its closure in 2020. The footings have been preserved in line with advice provided by conservation specialists, International Conservation Services, which has worked in consultation with archaeologists and Heritage SA.

The master plan will feature the brewery's former Electricity Transformer building and the plaque depicting the site of Colonel Light's cottage (currently in storage), which are Local Heritage Places.

## Resources

FREQUENTLY ASKED QUESTIONS (106KB PDF)



ABOUT THE PROJECT (7.0MB PDF)



THEBARTON DESIGN PRINCIPLES (9.3MB PDF)



THEBARTON USES AND FEATURES (3.7MB PDF)



THEBARTON ENGAGEMENT (180KB PDF)



ABOUT RENEWAL SA (8.3MB PDF)



## Stay up-to-date

[SUBSCRIBE TO EMAIL UPDATES ON THEBARTON](#)



## Appendix 3

# Online engagement – Social Pinpoint

## Online Engagement

The content, text and images for the Social Pinpoint online engagement opportunity were electronic representations of all the materials included in the downloadable/viewable engagement panels (which appear in Appendix 7).

The online engagement was hosted at:

The welcome screen and map are included below for reference.



## Thebarton (former West End Brewery) Master Plan

### Welcome to the former West End Brewery draft Master Plan online Community Engagement

*Renewal SA is committed to ensuring that key stakeholders, and the local community are engaged as part of the planning process for the development at 107 Port Road Thebarton.*



Renewal SA is seeking your feedback on draft Master Plan for the development at 107 Port Road Thebarton

Your feedback will help **guide** the finalisation of the draft Master Plan for the former West End Brewery development.

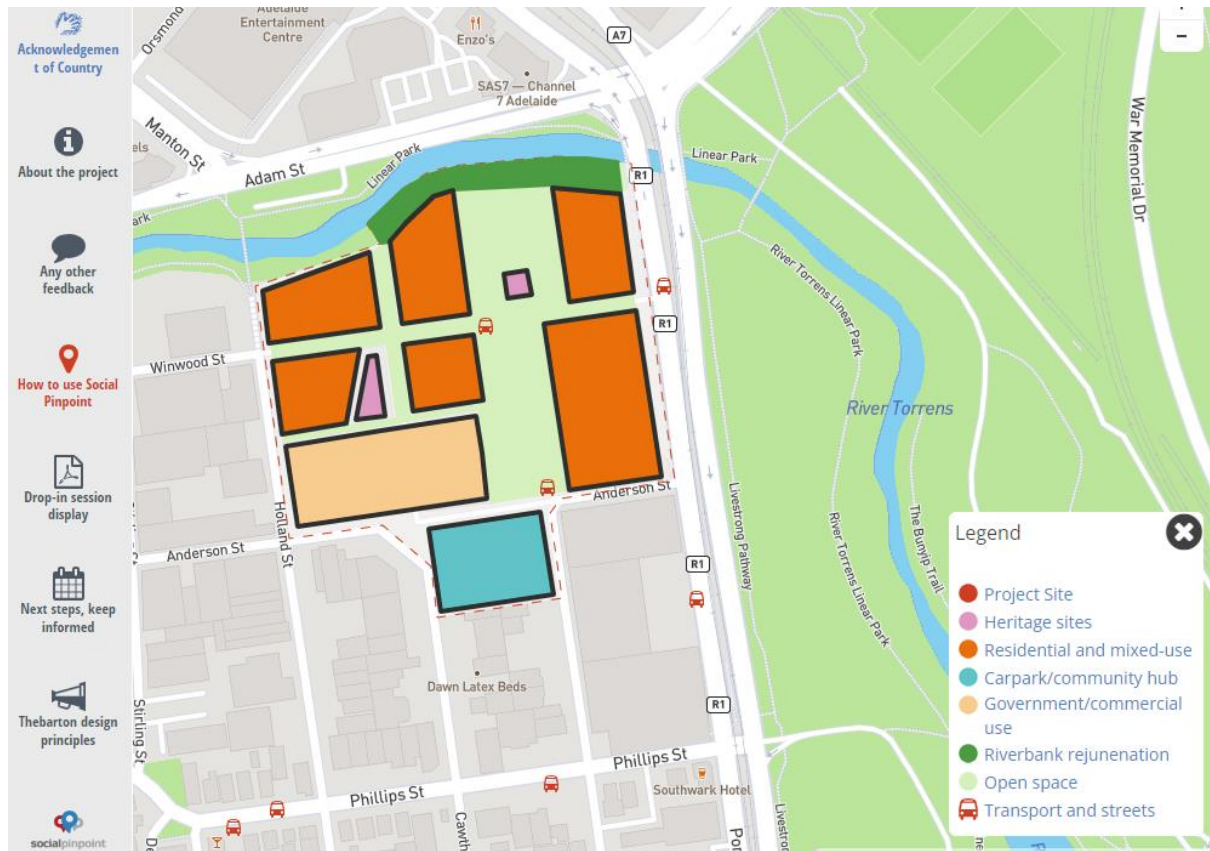
We encourage to:

1. Explore the project information provided on the former West End Brewery home page and in the sidebar menu (left)
2. View and learn about the draft Master Plan by selecting areas that interest you from the legend or just click on the map. Project information, images or illustrations will be displayed
3. Surveys for The design principles, Riverbank rejuvenation and Open space will enable you to provide your feedback.

**Feedback can be provided online anytime until 5pm, 22 September 2024.**

If you require further information or assistance, including alternative ways to provide feedback please contact the Renewal SA Engagement Team on 1300 336 678 during business hours.





Sidebar tabs (full text available by referencing the 'Drop-in display materials' at Appendix 6):

- e. Acknowledgement of Country
- f. About the project
- g. Any other feedback
- h. How to use Social Pinpoint
- i. Drop-in Session display materials
- j. Next steps, keep informed
- k. Thebarton design principles

# Appendix 4

## Media Release

# Have your say on Thebarton project



[Homepage](#) > [News](#)

CATEGORY

News

DATE POSTED

30 August 2024

The Thebarton community will be consulted on the next stage of a groundbreaking, billion-dollar project that will set a new benchmark for inner city living.

The Thebarton project will target a world-class, vibrant, climate-resilient, mixed-use community on 8.4 hectares of land bound by Port Rd to the east, the Karrawirra Parri (River Torrens) to the north and Holland Street to the west.

The project, on the site of the former West End Brewery, will celebrate the site's extraordinary heritage and riverbank location, while driving both the ongoing transformation of the suburb and investment in the area. It will attract about \$1 billion in construction and development value.

A consortium including global firm Arup, Breathe Architecture and landscape designers TCL was selected in April to prepare the master plan for Renewal SA's significant urban infill project at Thebarton.

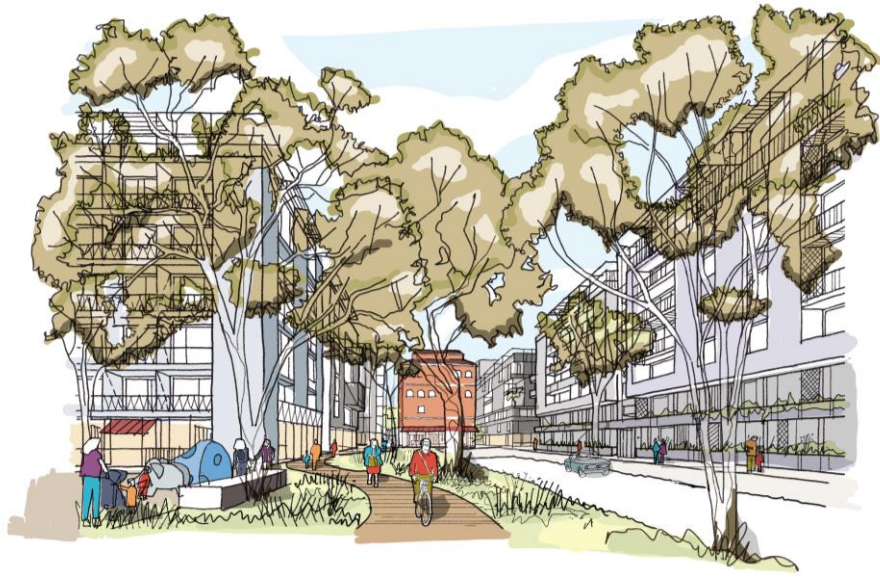
The draft master plan will now be shown to the community for feedback, which will help refine and guide the final plan. This process follows on from the Code Amendment community engagement in mid-2023, which highlighted the community's aspirations for the site.

The Thebarton project is targeting:

- 1,000 homes and 20% affordable housing
- Significant areas of public space as part of an enhanced Karrawirra Parri (River Torrens) linear park
- An integrated street, cycle, walking and public transport network
- A diverse range of medium-to-high density properties boasting parklands, river or city views
- Sustainable buildings in a biodiverse ecological setting
- 30 per cent tree canopy coverage
- 6 Star Green Star Communities rating
- Mixed uses that will include retail, commercial, government services and hospitality
- More than 4000 jobs during construction, with upwards of 300 people working in the precinct on an ongoing basis
- Continuous celebration of the site's history and heritage with the adaptive reuse of the Walkerville Brewhouse, 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.

The site will also propose an innovative Mobility Hub, which will provide for locals who use their own car while also offering services such as share cars, scooters and e-bike charging.





Chris Menz, Chief Executive Renewal SA, said the project was a significant opportunity and the agency was “looking to bring a rich mix of housing, complimented by places to work, visit and enjoy that will redefine this site, and the suburb, for future generations”.

“We want to create a genuine sense of place, with close connections to the Karrawirra Parri (River Torrens), the nearby Parklands and city and the long, enduring history of the area, with a particular focus on recognition of the sites immediate history and historical as being key to the Kaurna peoples,” Mr Menz said.

“We want to take the community along for this journey, which is why this next stage of consultation is so significant.”

Engagement drop-in sessions will be held on Saturday, 31 August and Thursday, 5 September. Community members can also share their views anytime from 31 August to 22 September online at <https://renewalsa.mysocialpinpoint.com>

Following consultation, work will begin on finalising the master plan, which is expected to be released later this year. Construction is expected to start in mid-2025, with the first residents anticipated to move in 2027.

The West End Brewery closed in June 2021, marking the end of 135 years of brewing operations on the famed site. Beer was first brewed there in 1886 as the Torrenside Brewery.

The state government reached an agreement to purchase the 8.4-hectare Thebarton site from Lion Beer Wine & Spirits Pty Ltd (Lion) for \$61.5 million in September 2023.

Thorough consideration will also be given to preserve and highlight the site’s historic structures including the Walkerville Brewhouse and the plaque depicting the site of Colonel Light’s cottage (currently in storage), which are Local Heritage Places.

The master plan will build on the preliminary vision outlined by Renewal SA following its purchase from Lion last year. The former ‘West End Brewery Christmas Lights’, in collaboration with the City of West Torrens and the SA Government, will continue the Riverbank Christmas Display tradition in 2024.

## Have your say

Provide your feedback online or attend the engagement sessions to have your say on the Thebarton Draft Master Plan.

[PROVIDE FEEDBACK ONLINE](#)



[REGISTER TO ATTEND](#)



## Appendix 5

### Community feedback

(Verbatim responses from drop-in sessions and online engagement)

## 1. Drop-in Session Feedback

There were 8 display panels specifically giving people the opportunity to provide feedback specific to the topic, and a general one to comment with any other ideas and how they found the engagement experience.

Attendees to the drop-in sessions were provided coloured dots (3 for open space, 1 for cultural heritage) for them to indicate their preference/priority for suggested inclusions.

**Open Space** – 3 votes per attendee to indicate preferences:

	Trees & Shade	Lawn, picnic area/kick-about space	Public shelters and seating	Event and gathering spaces	Nature play	BBQ	Indigenous plantings
Drop-in	28	16	8	16	15	1	16

**Cultural heritage focus** – what features would you like to see in the design of the public open space:

	Naming of space	Wayfinding/ education about the space/ significance	Indigenous plantings and vegetation
Drop-in	2	12	12

Theme	Verbatim Comment
About the engagement	Great work! Very inspiring!
About the engagement	I'm excited! Really great opportunity for input. Thankyou!
About the engagement	Well presented info using visuals. Thanks for working on the weekend!
Active transport/infrastructure	Active transport pathways along river to city need widening to be safe for both cyclists and pedestrians
Active transport/infrastructure	Also need secure and convenient cycle parking adjacent to each dwelling/business so cycling is obvious choice/most convenient.
Active transport/infrastructure	Bicycle paths and more pedestrian crossings
Active transport/infrastructure	Bowden streets are good (better than usual) but need zebra (or better: wombat) crossing to make walking/wheeling safer and prioritised and easier especially for children, older adults and people with a disability
Active transport/infrastructure	For walking to be feasible you need plenty of shade, green cover - otherwise no one wants to walk anywhere
Active transport/infrastructure	Good street lighting along pedestrian paths for safety at night
Active transport/infrastructure	Support connection under Port Road - positive for active transport
Active transport/infrastructure	Supportive of increased connectivity for cyclists and walkers
Active transport/infrastructure	Walkway/bike under bridge on southern side of river - yes!
Affordable housing	Affordable housing should be scattered through the site
Affordable housing	Housing policy issue: affordable housing is only affordable for first buyer. After that, it is on the open property market (unless policies in place to maintain pool of affordable properties over time)
Affordable housing	Need other schemes, eg rent to buy
Apartment configurations	Agree - more 3 bedroom. Design buildings with orientation to sun, etc. Also agree different styles not 'cookie cutter'
Apartment configurations	Apartments need high ceilings and good natural light access



Apartment configurations	Consider including more 3 bedroom apartment son one level for people downsizing who want to age in place in a vibrant community
Apartment configurations	In apartment options, give consideration to encourage families to stay (Bowden experience in young couples move when they start a family)
Apartment configurations	Include more 3 bedroom, single level apartments for families and people who are downsizing and want to age in place. Consider specifying wider doorways and bathroom designs which support this
Apartment configurations	Inclusion for disabled
Apartment configurations	Mix of apartments and townhouses, as built in Bowden. Creates a more interesting area. Don't want all the buildings to look identical
Apartment configurations	Thinking about needs of people with disability who need live-in carers
Apartment configurations	Will the housing be suitable for people with a disability and their carers? Wheelchair access? All on one floor?
Apartment configurations	Would be good to have some 2 storey dwelling options
Carparking	Any scope for a roof-top garden over the carparking area?
Carparking	Bowden car parking garages/lanes are barren and a waste of space. Car/garage with dwelling should be only for DDA accessible dwellings, and majority decoupled car parks
Carparking	Centralised parking station rather than street parking
Carparking	Decoupled carparking is fantastic to see.
Carparking	Don't overestimate people's willingness to give up their cars - learn from Bowden!
Carparking	EV chargers and fire risk
Carparking	EV charging in apartments and car parks - built in from the start, solar
Carparking	EV charging will be more in demand in future. Building insurance is gradually catching up with fire risk issues re lithium battery storage/charging. Can charging places and multiple car parking be separate to reduce risk of fire?
Carparking	Great idea to offer residents the option to purchase car parks separate to dwellings (or not)
Carparking	Great to see design that embraces shared cars.
Carparking	How can you ensure the site doesn't become car-centric like Bowden?
Carparking	Inclusion of car share is very welcome to reduce levels of car ownership and use - but have an option for when people need to drive (that is real, freedom, choice, not be burdened by car ownership)
Carparking	Insufficient parking
Carparking	Multi storey parking available for visitors and will there be a parking fee?
Carparking	Need to give a lot of consideration to parking for visitors to the apartments, etc
Carparking	No/limited 2-car abodes - one or less car park per dwelling, price accordingly
Carparking	Parking should be by ring road to minimise driving through development and 'best use' not impacted by bad air quality from emissions from vehicles on ring road
Carparking	Part of the parking issue at Bowden is the retail mix. 100% hospitality makes it a destination, or swing in traffic. It benefits locals less. Local services create less car demand
Carparking	Presenting the true cost/value of parking by decoupling sales is excellent. Far far better than enforced parking minimums
Carparking	Really like the de-coupling of carparks
Carparking	Support de-coupling dwelling purchase from parking space purchase. Save development costs and minimise car dependence
Christmas lights/display	Christmas elements do not need to be permanently in place
Christmas lights/display	Christmas light competition in neighbourhood
Christmas lights/display	Elevate the weird 'Christmas' elements so landscaping and riverscaping can be less hindered
Christmas lights/display	Get rid of 'unnatural' Christmas display permanently!
Christmas lights/display	I think the Christmas lights are very dated and with new technology there may be a better or alternate display
Christmas lights/display	I'd prefer to have a biodiversity corridor along the river
Christmas lights/display	No Christmas display or lights
Christmas lights/display	Non-anglicised, inclusive celebration of family. Celebrate multicultural diversity of SA
Christmas lights/display	Please remove tired, dilapidated Christmas display, return to public open space

Christmas lights/display	Removal of 'permanent' riverbank Christmas displays (weird elements, eg volcano), needs to be restored to natural veg
Christmas lights/display	Remove a permanent Christmas display - this can be a 'pop up'
Christmas lights/display	Remove brewery gardens and permanent Christmas displays (eg volcano), renaturalise the area
Christmas lights/display	Return the Christmas lights section to native riparian environment
Christmas lights/display	Southern side of the riverbank does not have public access where Christmas display is housed. Would prefer to see continuous bike/walking path on south side (city to sea) may be different type of Christmas lighting display to accommodate?
Connections	Better (wider/safer) links under Port Road along both side of the river
Connections	Better pedestrian access (put cars underground) to park lands
Connections	Connect the River Torrens/Linear Park all along the brewery side of the river - creates access for shopping, etc
Connections	Ensure that proposed path on southern riverbank has connection with path further to the west
Connections	Important to be able to connect to the river and park lands - presently very narrow path under bridge - create access for site over Park Terrace
Connections	Improved access to the river essential to project's success
Connections	Lots of arrows (on the map) indicating access to park lands, but reality the ring road is a massive barrier. Existing shared path underpass narrow and scary at night
Connections	Overpass recommended to be included to improve access to the parklands - Port Road and tram barriers to connectivity
Connections	Overpass required to improve direct access to Park Lands
Connections	Please explore an option for a separated path bridge over the ring road, to provide a more centralised, direct option. Personal safety at night on route under road by River is a concern. I use the existing shared-path and it feels sketchy at night. Homeless people increasingly in this area
Connections	Road and tram create a barrier to accessing Park Lands
Construction impacts	Dust and noise during construction for first residents experience in past (Mawson Lakes). Would prefer to move in once construction complete.
Construction impacts	Minimising dust and noise during construction
Heritage	How are the artefacts going to be shown? Will they be blocked by cold concrete and brick architecture? Where will archaeology be displayed? Will tenants be able to walk through halls and view like a museum?
Heritage	Include Aboriginal employment in the construction
Heritage	Include education opportunities to learn about Kaurna heritage during/after construction
Heritage	Kaurna name and history + colonial history
Heritage	Keen for dual naming (with Kaurna/English names)
Heritage	Little sculptures or art scattered around the area that give the area a stronger theme that is tangible and ties in to the cultural heritage
Heritage	Statues, art, artifacts that are archaeological displayed, photography of indigenous peoples together with other Australians
Heritage	Thebarton is multi-cultural. Love first nations involvement. Consider extending to other cultures (Greek)
Heritage	Unsure where the Cottage and Brewhouse are being included - two most prominent artefacts on this site and they're not shown on the plan images
Housing policy	Affordability after the first owners
Housing policy	Can you eliminate the expectation of car ownership at Thebarton?
Housing policy	Design review panel that incorporates feedback loop as development occurs, eg learnings from experience building next door
Housing policy	Ensure a good mix, ie integration of accessible, affordable 'standard' housing so it is an inclusive an integrated community (not grouped in separated areas)
Housing policy	Housing for key workers
Housing policy	Long-term rental housing developments would be great
Housing policy	Look at build to rent models
Housing policy	Protection for residents against poor construction

Housing policy	The area is becoming more premium as the years go on. How do we ensure that those moving into affordable housing can continue to afford to live in the area?
Housing policy	Will there be opportunities/guaranteed housing allocated for indigenous community?
Housing policy	Will there be restrictions on investment? How do we ensure locals get the housing and not overseas citizens (eg international students)?
Infrastructure	Resilient energy network. Safety during storms and statewide power blackouts.
Innovation	Car/vehicle sharing options - so people don't need to own car/van/Ute
More info required	Flight path noise
Open Space	Adequate/high level of light to safe walkability
Open Space	Big established trees
Open Space	Comfortable, quiet nooks in nature
Open Space	Community garden
Open Space	Community Garden
Open Space	Create fun/cooling - bring people together, ie Glenelg and the Mediterranean Garden feature in the Adelaide Botanic Gardens
Open Space	Diverse types of public space not just a place to kick a footy
Open Space	Encourage biodiverse wild-life by collecting and using water
Open Space	In the south of France they use a lot of very coarse sand in their public spaces - seems sensible
Open Space	Include a dog park
Open Space	Incorporate the sound of running water
Open Space	Indigenous plantings could be part of nature play
Open Space	Make sure there are lots of trees
Open Space	Make sure there is permeable pavement
Open Space	Native plants and big trees
Open Space	Nature play playground
Open Space	Performance space/amphitheatre
Open Space	Permeable surface treatments
Open Space	Place to escape to nature (eg family gatherings)
Open Space	Plan for the long-term, give space for some tree specimens to grow big (think in terms of 70+ years)
Open Space	Please call out children and providing child-friendly community (safe streets), inclusive public spaces, etc
Open Space	Rain from lawn to Torrens river - how to prevent this?
Open Space	Rain garden
Open Space	Room for tall trees, mix of habitat
Open Space	Small spaces linked and connected. Shared use spaces
Open Space	Variety of public space, does not need to duplicate the spaces available in Bonython Park (if Bonython Park is well connected and accessible)
Open Space	Water features for children to play in and adults to bathe their feet would be a good inclusion
Open Space	Where are the natural elements? Would love more wood, stone, rock, etc. Brick and concrete, whilst modern, look cold, uninviting and industrialised.
Open Space	Would love more images with natural elements and photos of native plants
Open Space	Would love to see Arts and Performance Arts spaces in the community centre
Public Transport	[someone disagreed with the statement]: Require more frequent trams, already at capacity
Public Transport	Current tram services would be sufficient to service increased residents
Public Transport	Increased frequency of trams. I get on at Thebarton (in morning) which is full from the Entertainment Centre
Public Transport	Move tram stop closer
Public Transport	Need trams to stop for people waiting for cars
Public Transport	Require more frequent trams, already at capacity
Public Transport	Thoughts on a new tram stop (mid block)? Great opportunity for this site
Public Transport	Tram frequency is important - needs to be high
Public Transport	Tram stops seem too far away or at least the stops too hard and unpleasant to reach - crossings of Park-Park-Adam is narrow and feels very unsafe

Riverbank Rejuvenation	Agree, the river is such an asset. It does need to be more accessible though. Please explore separated path bridge over ring road; please improve 'at grade' crossings. Long delays and narrow waiting spaces for people are an issue
Riverbank Rejuvenation	Care for the River Torrens between Port Road and South as part of core for culture
Riverbank Rejuvenation	Community activity space, eg outdoor gym or BBQ
Riverbank Rejuvenation	For river - need clean and hopefully fresh water . Very hard to walk that area
Riverbank Rejuvenation	Glad to see the riverbank being restored, improved access looks good
Riverbank Rejuvenation	How is the river going to improve for 100m
Riverbank Rejuvenation	I believe the retention of the formal garden will inhibit this development reaching its full potential. The highlight of this development should be the interface of the river and a high density/mixed-use core next to the river. Trying to keep the formal garden will make it difficult to rewild and connect these areas
Riverbank Rejuvenation	Let's make the river safe to swim/paddle
Riverbank Rejuvenation	Return the lights part of the river to public park
Riverbank Rejuvenation	Supportive of re-naturalisation of the river
Riverbank Rejuvenation	The river is one of our strongest assets, but we (physically) turn our back on it
Riverbank Rejuvenation	There should be a 'soft' natural edge between the river and the bank instead of concrete, which would require less step backs and setting the development back
Riverbank Rejuvenation	Yes, happy to see the river will be restored and habitat improved
Services in the area	Where are the nearest schools? Identify and consider how to make it easy for kids to use active travel to school
Services in the area	With more families potentially moving into the area, has there been any consideration of how we are going to support more childrens in schools? Is another school potentially being considered?
Services on site	A library and education, study space
Services on site	Aldi or other affordable supermarket
Services on site	Area for pets - dog park, more grassed areas, as half the rental crisis has resulted in a mass amount of animals being dumped and surrendered
Services on site	Bowden doesn't have access to pharmacy, GP, post office, large supermarket, green grocer. How can you make sure this development does?
Services on site	Can you secure community facilities early on site (eg post office)
Services on site	Chemist and post office for walkable communities
Services on site	Delivery models and governance structures that ensure community services are available on-site
Services on site	Ensure there is a good greengrocer (for it to be affordable, people need to be able to buy fruit and veg). A whole lot of gin bars wont be enough!
Services on site	Experience elsewhere of lots of gyms and laundromats - but not another community facilities - can this site have a good mix?
Services on site	Focus on services people need (eg post office, parcel delivery and pharmacy) not on just hospitality
Services on site	Fruit, veg and local produce
Services on site	How are you going to make sure there are walkable access to community services
Services on site	Hub Centre for Studying, general catchups, shared kitchen, etc to promote residential socialisation and relationships
Services on site	Is there space to relocate the Thebarton Community Centre?
Services on site	Library
Services on site	Make sure high quality internet from the start
Services on site	Need to give space to facilities which people need (eg pharmacy, post office)
Services on site	Services need to be walkable, eg post office, or parcel lockers (minimum), chemist
Services on site	The development must be inclusive of supports to ensure that post office, parcel delivery, chemist occur. This will require radical action and policy and business plan.
Services on site	Thinking about what services will be provided within walking distance: supermarket, chemist, hairdresser, doctor, etc
Services on site	Would prefer a supermarket (IGA at Bowden too expensive, Woolworths at Brickworks a monopoly)
Site design	5-8 storey good; community facilities (laundry, common areas) great

Site design	Bowden residences (eg Blg 354) not enough zones/access cabs/designated parking, gatherings an issue, truck issues
Site design	Can you make the masterplan agile to evolving community needs whilst maintaining commitments and foundational principles?
Site design	Consider economic/commercial support of circular economy, transport and waste management in plan
Site design	Design guidelines and ensuring good outcomes
Site design	'False' strata development budgets must be wiped out. Realistic ones must be enforced at point of sale. Sinking funds must account for 5 year use.
Site design	hero' building on corner of Port Road should be subject to a design competition process
Site design	How will this precinct connect with the rest of Thebarton?
Site design	I'm a big fan of the proposal to predominantly build apartments. Hopefully this isn't watered down over time (ie change to build townhouses), because increased density is important
Site design	Insufficient housing, large chunk of commercial/government and retail use
Site design	Kerbs in Bowden damage cars - please make it more friendly!
Site design	More height on north-east corner could be explored at what is a key gateway to Thebarton
Site design	Need to ensure that space for future government use is integrated with other areas of the master plan
Site design	No mention of noise. Significant flight path
Site design	Port Road/ring road is an issue and careful consideration of air quality and noise is needed. Need to understand human health impacts and mitigation effectiveness. Residences fronting the road might not be a good health outcome
Site design	Present whole plan so building heights known in advance for all future development (not like Cedarwoods Glenside, where heights and density just keep going up, not envisaged by early adopters)
Site design	Residential adjacent to ring road = high level of exposure to omissions and noise with known, significant impacts to human health. If affordable housing is positioned in these locations it will enhance disadvantage
Site design	Stick to your guns. Thebarton does not need to be everything to everyone - so down water down the ambition
Site design	Strong masterplan focussing on important elements and future living requirements
Site design	Suggest greater height fronting river. Maximise views to public open space
Site design	Support building heights; suggest more if airport permits height fronting the river. Maximise view over public open space
Site design	Support mix of dwelling types; mixed use development; affordable housing provision
Site design	Tall buildings on Port Road to take advantage of views and reinforce the edge of parklands (urban framed park like Central Park)
Site design	There must be long-term controls to ensure building quality will be achieved. Great design, but poor building quality must be guaranteed and power to enforce reparation must be had.
Site design	There needs to be a strong effort to attract essential services (post office, pharmacy, bakery, etc) and not limited retail to boutique food/beverage. In Bowden this has been a challenge and is limiting the ability for people to rely on active transport
Site design	Torrens titled properties
Sustainability	Collect and re-use water
Sustainability	How is sustainability being maintained? Will there be: solar, wind turbines, water tanks? Will there be grassed areas for those with pets?
Sustainability	How will water be managed on site? Irrigated water management
Sustainability	No gas, induction cooktops, heat pump water, solar
Sustainability	Please incorporate water collection - stormwater from all buildings - ability to use it on site, watering gardens, etc
Sustainability	Solar and battery options to improve environmental credentials
Sustainability	Solar and community battery infrastructure, electric charging stations - yes!
Sustainability	Support WSUD initiatives
Sustainability	Support WSUD initiatives
Sustainability	Support 'all electric' development



Transport	Concern regarding increased traffic in surrounding streets especially to get onto West Thebarton Road
Transport	Concerned by increased level of traffic in residential areas of Thebarton
Transport	Main concern is the traffic exit and entry points on to Phillip Street and West Thebarton Road
Transport	Minimise need for cars in the development
Transport	Minimise traffic to local trees
Transport	Noise pollution from roads. Need to reduce speed limit to 50km/hr (also for safety of crossings and intersections)
Transport	Reduce car reliance and traffic
Transport	Traffic plan for local streets

## 2. Social Pinpoint (online engagement) verbatim responses

(Note that some people placed their comments under a question/heading which did not directly relate to the topic. If it was identifiable where the comment was more relevant, these have been moved, but appear in [blue text](#)).

### Topic: The Design Principles

#### FOR EVERYONE

*Note: People's responses seem to have been predominantly in relation to the residences.*

- I like the ideas. A couple of points I would like to be considered. Section 4 has walkup 2 storey dwellings. Are these town houses? If so main bed and all general living on the ground floor would be great, with extra bedrooms upstairs. Is any area intended for over 55s? Whilst providing as much accommodation as possible is a means priority I assume, please balance this with making it an appealing place to live with not huge blocks of apartments as are appearing at Glenside. Also careful thought to orientation and design to make them as light as possible but designed with low energy requirement
- What's a sidebar where is it??? Interested in criterion for affordable housing but when I click on the link it tells me I'm lost. I think it's lost - the information
- Very positive
- Love it.
- Support this. Recommend greater height towards the river.
- Support this design principle - I would like to see some focus on dwellings for families of 4+ people. Three bedroom apartments are well suited to this, but often come as penthouses with much higher price.
- A element of connection to the city could be useful. Using the development as a precedent for the future of the city in its connection to public transport, inclusivity etc.?
- I think having multiple size apartments are great. We need to remove the stigma that apartments are cramped and bad as they always are in australia. I hope these apartments are roomy and actually a viable option for a 'forever home'. Due to an increase in people renting people are more disconnected to their communities than ever as we are forced to move around more. I would hope that renewal SA would help to shape communities by selling to owner occupiers (or rent to buy for those on lower incomes. It will be a shame if investors stole this opportunity to profit off others.
- This is a good design principle. In this regard, there needs to be some SA Housing Trust public homes included within this social mix. High quality public housing should be something like a 10-20% mix or higher. This is now public land, and it's rare we get big parcels of land in the inner city. So in order to have inclusive and affordable housing options, let's build public housing too.

#### AS A NEIGHBOURHOOD

- I think perhaps from a development perspective, there could be a push to try and create some sort of LGA incentive to further promote transportation alternatives within this area—much like those of Holdfast Bay and the City of Adelaide offering financial reimbursement for those purchasing e-bikes or cargo bikes. This could also be seen as a local investment that would further facilitate being local and connected, creating community and activating the public realm through further shared transport spaces, instead of just favouring the car further.
- As above and strange language, too much jargon
- Very positive
- Love it.
- Support this principle
- This is important to foster a sense of identity in the new suburb. I believe this has been done well in Bowden/Brompton across the road.
- Great theme.
- As above, a community cannot be built when renters must shuffle around so often. Prioritise home buyers and a community will thrive here.
- This is good. Let's help foster co-operatives and social enterprises.

- A big problem with developments like this (think of Bowden) is that a large percentage of the homes are/were bought by investors who just rent them out. Developments like this should be for people who actually want to live there, not for investors to get richer. It also diminishes the community element, as a large percentage of the residents are short-term renters with no long-term housing security who aren't invested in the long-term future of the community. Please make it so that every apartment is either build-to-rent or only available to be bought by people who actually want to live there
- Inclusion of a not for profit early childhood education and care facility will be vital for the community.


#### WITH THE RIVER

- Karrawirra Pari is so important to Kaurna People. I think there needs to be some careful co-design considerations when it comes to enhancing the biodiversity corridor. I think a return to local providence is important, and letting that landscape caretaking be done by First Nations people is important too. Educating people on this connection within the area as well, so while they can see these processes unfolding around them, they can also learn and understand the importance of caring for Country from those who know it best.
- Yes, buildings need to have as little impact on the environment as possible. Passive homes, vegetable gardens, native veg, eco friendly.
- As above and Like this one
- Very positive
- Vital! Would love to see this section of the river set the example of how the Torrens should look throughout its journey through Adelaide's suburbs. Makes me sad to see pvc pipes sticking out of the riverbanks along the Torrens.
- Completely agree. Good outcome.
- Improving the shared path along this stretch of the river is critical, not just for the local community but for many western suburbs. Restoring the river will provide important natural space for leisure activities.
- Making the river as a park focal point for the northern resi buildings could facilitate a greater connection to the narrative. Park rejuvenation rather than making extra parks to serve the same purpose?
- i love recognising the river as a stakeholder.
- Very good. Keep on this track. Let's restore the river!
- Ngaparndla (Aunty) Lynette Crocker, Kaurna Elder, talks of Karrawirra Pari as a living being and advocates for its inclusion as such. Kauwanu (Uncle) Ivan-Tiwu Copley has completed a Kaurna mapping project (with Gowrie SA for WTCC), inclusive of Karrawirra Pari which might support thinking about rejuvenation.

#### IN THE CITY

- I think this all sounds good. I would however be interested in what the future holds for this corner of Thebarton, being quite industrial as it sits currently, how much longer will that remain? What will this development mean for how this part of Thebarton evolves in the years to come? How will the new development sit within the industrial fabric around it?
- Yes, ideally the central park of the site will be peaceful and away from the noise of port road.
- As above and looks good too
- Views of the parklands, city and hills with river frontage, what a location! This along with the existing connections of tram, train and road are gimmies for the project but shouldn't be taken for granted. I feel if done well this could become Adelaide's best "village".
- Supported
- BOWDEN
- Ensuring long slip lanes and proper transport planning would be a must.
- Norwood
- Very nice.

#### EMBEDDING SUSTAINABILITY

- Build it to the 2025 (or above by time of construction) NCC. Housing and Growth minister Nick Champion is  (editor: *negative sentiment expressed, word deliberately redacted*). If you really commit to 'embedding

sustainability,' there should be a push to ignore the 10 year freeze on the NCC, and the development should be constructed to the current NCC when construction commences.

- I don't think we need to waste space for a carpark, especially an above ground one. Can it be underground? There are so many public transport options around the area, I think carparking shouldn't be a priority.
- As above and like this if this refers to energy efficiency
- Very positive
- Would love to see nation-leading green building requirements in this project. Compulsory vertical food gardens? Solar power requirements.? Stormwater collected, filtered and redistributed on-site? This now barren allotment will need lots of mature planting, quickly.
- The master plan should focus on limiting cars in the site and encouraging other forms of transport. It is desirable that buildings should not have car parking.
- Support this principle. Recommend carshare provider/s are incorporated into the development to support a reduction in car parking.
- Stongly support dwelling purchases being separate from car parking space purchase. Will reduce development costs while making future purchasers really consider their need for a car in a walkable, mixed use development with strong public transport and active transport links to the city.
- Making this development walkable and bikeable is the most important part of sustainability to me. Reducing transport emmissions is a huge advantage of an inner-city suburb like this. Building sustainability must consider the lifespan of the building, and the quality of insulation and glazing. These aspects have been missed by some buildings in the Bowden development.
- I believe this is the opportunity to integrate advanced building technologies into affordable homes. Geothermal/passivehouse/etc. has the capacity to demonstrate a new era of construction that helps the whole city move away from old technologies.
- What will the waste system be like? Ensuring that the retailers have proper bin space for the three bin system is a must. Also education for residents on correctly disposing of waste would be great.
- Let's do minimum 7 star energy efficiency and incentivise 8+ stars. No dark rooves, make area colourful but also feel natural.
- I totally support prioritising sustainability/walkability. Unless the homes are walking distance to a proper supermarket (not like Bowden's small and expensive IGA), pharmacy and post office (at a minimum), cars will still be necessary for most people (that's one of the biggest problems with Bowden). If those things aren't ensured, separating apartments from resident parking for all apartments is a mistake. I wouldn't want to live in this site if I couldn't walk to a supermarket and had to walk to my parked car at the hub. Maybe 2-3 of the apartments could have an EV parking level
- Vital. People without cars should be encouraged as this area is very accessible by public transport and active transport options. Secure bike parking facilities should be prioritised, even for community members who access public transport options in the area.

**Topic specific responses:**

**CARPARK/COMMUNITY HUB (PROPOSED):**

- I think the idea of an 'adaptable carpark space' is great. South Australia is designed around the car, so any new development that looks at how they typology can be changed or adapted to benefit alternative modes of transportation is a great idea in my book. In an ideal world, those living in this area would not rely on cars whatsoever, with public transport being so close, as well as it being a 10 minute cycle into the city. Of course you can't remove cars entirely, so designing spaces that can be adapted for seperate uses as car dependancy changes over time is great.
- Yes I believe this is a priority for the design, reintroducing native vegetation also needs to be a focus.

**Open Space – 3 votes per resposdee to indicate preferences:**

Trees & Shade	Lawn, picnic area/kick-about space	Public shelters and seating	Event and gathering spaces	Nature play	BBQ	Indigenous plantings	Sports facilities
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10	7	2	4	5	0	5	1
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**Cultural heritage focus** – what features would you like to see in the design of the public open space:

Naming of space	Wayfinding/ education about the space/ significance	Indigenous plantings and vegetation	Other
7	11	11	0

**Riverbank Rejuvenation** - Share your ideas on what we should consider for the riverbank rejuvenation and creating safer connections to the Adelaide Park Lands

- A permanent light show/projections long the riverbank telling Kurna stories would be cool. Returning as much of the riverbank to its natural pre-European state - eg less concrete, more flora.
- BIN THE LIGHTS. The narrative of connection to country is more important long-term than a token, dated display at christmas. Connection to country, native plantings, progressive landscape architecture could make this space a hub for adelaide and our connection to Kurna persons and Karrawirra parri.
- I believe this is a really important part of the project. Being able to create a link between the Karrawirra Parri and a big residential site like this is something we haven't really seen before in Adelaide. I think there needs to be an emphasis on connection the Country within this space, lots of native Indigenous plantings—as well as really rejuvenating the site from what it is today. I think it's sadly time for the Christmas lights to go, and this site needs to be utilised as a green corridor much like the extent of the Torrens beyond the Port Road corner.

**Reimagined Christmas celebration** - What ideas do you have for a reimagined Christmas celebration or other activities that we can share with the operators in the future?

- It is getting pretty tired. Needs a refresh. Particularly the path, streetscape and surrounding landscaping.
- BIN THE LIGHTS. The narrative of connection to country is more important long-term than a token, dated display at christmas. Connection to country, native plantings, progressive landscape architecture could make this space a hub for adelaide and our connection to Kurna persons and Karrawirra parri. Propose other event spaces.
- As mentioned above, I think the lights have to go. Perhaps there could be an alternative light decoration incorporated within the riverbank rejuvenation to come at a later date? Perhaps the lights are in need of a rejuvenation process as well? Perhaps they are relocated to the adjacent side of Port Road, somewhere within the Bunyip Trail space? More thought is needed for sure.

**Other comments/ideas**

- Good
- There needs to be a good supermarket within walking distance of houses
- Infrastructure and load on local streets! As a resident of the area, increased traffic on small streets is a big concern for us. Roads are already being used as thoroughfares to avoid south road and port road. In addition, please consider safe road crossings on west Thebarton road. It's a nightmare to cross at the moment without any pedestrian options! We had complained to the council about this and were told this would be considered as part of this project.
- I first became interested in the Thebarton development after reading an article in The Advertiser on December 19, 2023 which stated public servants will be directly targeted to buy into Thebarton. Is this still the case? If so are there financial plans available for public servants? Myself and other public service friends who live in Thebarton and nearby areas are keen to find out more. Everything I have seen so far looks great. I am currently at Wayville and would be willing to move if there was a good deal for public servants. The Thebarton Oval upgrade is also a drawcard to the area.



- I would like to see some sort of incentive for essential local businesses to occupy the retail spaces. Things such as a pharmacy, a post office and a greengrocer really need to be walkable distance from housing.
- Need lots of public and co-operative principles. Public housing and public and active transport focus, co-operatively owned enterprises, etc. This area should feel human, too.
- I would have liked to see some townhouses incorporated, with private open space. That way there's more diverse housing, allowing families to live in the development.
- The Women's and Children's Hospital project is also taking place. The new development will help in providing care to many women and children needing care and monitoring. This is going to be the next best WCH centre for infants with cardiac cases. Foreign patients can be visiting this hospital. Just like the Royal Children's Hospital in Melbourne. There will be many coming from remote or outback SA regions. We can provide reasonably priced apartments for which I am happy to invest in one unit if I can afford the build. I have seen many struggling parents who bring their children for visit to R
- Hoping that (like in Bowden) on-street parking is limited. Also hope that there are options to have apartments without parking.
- I like the proposed initiatives, especially separation of car parking from residential costs. This is such a well-placed neighbourhood that cars should not be the priority. My experience with the Bowden development is that individual buildings do not fully embrace the master plan, and have bicycle parking facilities that are too small, or poorly equipped for larger bikes (ebikes and cargo bikes).
- It would be great to use this opportunity to extend the train network. While Bowden is a 10 minute walk away, its across a highway and feels very disconnected to this site. We have seen how difficult it is to retroactively add public transport, so why not get on the front foot and prepare for the increased populatipon with a train station here? A bus every 15 minutes is quite abysmal. Increased bus services and tram services are a must for residents to use their cars less and not cause congestion.
- Unfortunately we are interstate atm, and unable to attend information sessions. And this is my intro to socialpinpoint, so there may be further information that I cannot find. My question relates to residential component - is it only apartments? Other options being considered eg townhouses, courtyard homes??
- The Lady Gowrie Child Centre had contacted Renewal SA some time ago, wanting to discuss the potential of incorporating a community based not for profit Child Centre in this design. We received a generic response with no further contact. We are located in Thebarton and have been there for 84 years. We currently have a waiting list with 450 families awaiting placement. We were very hopeful that discussions would happen to support the incorporation of a high quality early childhood provider in the initial design which would help this development stand out and attract families.
- I'm not sure why we're accepting anything less than many storey apartment buildings this close to the CBD. The idea of two storey housing at this distance is absurd. We're in a housing crisis and we need significant increases in density as well as publically owned housing. Also the notion of a half a million dollar home being ""affordable"" is absolutely absurd. I'd also like to see more work to deal with port road to make this and the Bowden developments more walkable and interconnected with the parklands.
- [A boutique brewery with beers that honor all the previous breweries on the site would be amazing as a watering hole for the new development. A celebration of the Kaurna history as well as the brewing history of the site would be terrific.](#)
- [Consider reasonable bed and breakfast type of housing. Something entertaining like Singapore...structured or manicured Zen garden.](#)
- [Could also include a public statement clock \(silent or quiet one\) or similar atop the tallest building? Maybe even something inspired by the history?](#)
- The inner west is lacking in some key infrastructure. Please invite an Aldi shopping center here - or nearby - as inner west is currently the only place that does not have one. Affordable everyday groceries are more than ever required in a cost of living crisis.

#### **Any suggestions to improve the engagement experience:**

- Confusing - link to affordable housing and couldn't find sidebar and not sure how I got to this survey
- Not sure a map is the best way to provide feedback. Perhaps the design principles would've been a better starting point for feedback.
- Website
- Access to this site needs to be more clearly marketed.



- Social pinpoint seems like a good system, but I would prefer to also have a survey link so that I can ensure I'm answering all the questions without having to click on each aspect.
- Like the look, but not easy to access info I'm after