


NORTH

Engagement Report

Thebarton draft Master Plan
Community Engagement

Prepared for: Renewal SA
Date: 18 October 2024



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Glossary of Terms

Term / Acronym	Description
ARUP	Master Plan design lead
Bowden	Some respondents refer to “Bowden”, meaning the development at the former Clipsal and Gasworks sites at Bowden
TCL	Landscape Architects
Theberton	The name of Colonel William Light’s cottage on the site
Thebarton draft Master Plan	The scope for the Master Plan is explained in Section 2, the plan is not inclusive of the whole suburb of Thebarton.
North Projects (North)	Engagement coordinators for the draft Master Plan stage of the development. Duties included engagement design, online engagement, Drop-in Sessions and engagement report.
Project team	General team referencing both the Renewal SA project manager and team, and the design consultants

1. Executive Summary

This Engagement Report has been prepared as a comprehensive record of:

- The activities undertaken to raise awareness about the engagement opportunity
- The information provided to the community and the number of people who engaged via the various mechanisms – in-person, online, via email and phone
- A summary of the key themes and commentary
- Recommendations based on the feedback
- Appendices with verbatim responses and documentation on the engagement.

The project team and design consultants, ARUP, provided the Thebarton Masterplan Draft Framework (24 May 2024) and Executive Briefing Pack (12 July 2024) as the core source for information that was summarised and presented in plain English for the community engagement. Additional expertise on sustainable development provided by Renewal SA’s in-house Sustainability Lead resource.

North Projects was engaged to review the Communications and Engagement Plan and provide engagement services for the duration of the Thebarton draft Master Plan engagement. This included establishing the online engagement, monitoring community and stakeholder feedback during the engagement, designing and delivering the Drop-In Sessions, collating and analysis stakeholder feedback and authoring the report. North Project’s engagement team worked in collaboration with Renewal SA’s engagement team to ensure continuity of delivery methodology and maintain the experience that the community has across Renewal SA’s suite of projects.

1.1. Engagement Feedback

Feedback revealed strong support for the design principles and an appreciation from the participants for the considerations that were used to create the draft Master Plan.

In addition to direct key stakeholder management, Renewal SA have a standardised approach to communication and engagement activations for their developments, which can be customised based on the project, the engagement parameters and physical constrains (eg of the community drop-in venue).

Activations include:

- Social media and government media releases to media outlets
- Hardcopy invitations distributed to community local to the site and to key public venues
- Electronic Direct Mail (EDM) to people who previously registered to be informed of project updates
- Renewal SA website and specific Social Pinpoint engagement page
- Community and Stakeholder Drop-in Sessions.

The Drop-in Sessions were well attended, with 45 people for the Saturday session, and 45 for the Thursday night. The display was made up of nearly 30 display panels with information on the site, history, design principles, master planning process, the housing mix, sustainability, open space and carparking proposal. There were specific panels where people were asked to provide their feedback, being on the five design principles, open space, the rejuvenation of the riverbank and ideas for a reimagined Christmas celebration or other activities, as well as any other ideas they wanted to contribute. Many people stayed for up to 45 minutes reading the information, talking with the project team, ARUP and TCL and providing their feedback.

Two hundred and forty-five people visited the Social Pinpoint online engagement site for an average of around 5 minutes. Twenty-six people provided 48 survey responses on the online engagement platform, with the themes being very consistent with those from the Drop-in Session responses.

Design considerations based on feedback from respondents:

Supportive - respondents were very favourable to the design principles and noted support for the following:

- Carparking hub and decoupling house and carpark purchase
- Riverbank rejuvenation
- Celebration of the site's heritage – both First Nations and built heritage
- WSUD and Sustainability principles, permeable pavements, water reuse, native trees/plantings, open spaces
- Site design principles, mixed-use buildings and affordable housing inclusion

Feedback suggested **more focus** on:

- Active transport / infrastructure
- Public transport service review
- Site design to remain flexible for future uses, ambition for higher buildings
- Personal safety on and to/from the site – incorporating CPTED principles

Consideration or additional information required for the Master Plan:

- Apartment configurations
- Carparking – electric vehicles, appropriate capacity and access for resident's visitors
- Connections to/from site
- Housing policy – priority for key workers, Indigenous peoples, quality of build, affordability/purchase models, prioritisation of owner-occupiers
- Open space facility suggestions – strong reflection of people's desire to create community
- Child care/schools – there is a perception of a lack of capacity of these services for potential residents
- Services on site – the mix and affordability of services on the site was a common theme
- Road network – already considered to be at capacity

Several participants expressed their appreciation for the opportunity to input to the Master Plan at this formative stage.

As we asked people where they lived when they visited the Drop-in Session, and in some instances they identified themselves as residents, we were aware that some of the comments are a reflection of people's experiences of living in the nearby Renewal SA Bowden development. It is worth noting that those residents were generally very positive about living in Bowden but had a unique perspective to be able to identify issues they see with the development that could still be resolved, or at least not repeated in Thebarton. These include the mix of retail and services on the site and carparking.

1.2. Next Steps

All feedback collected from this Community Engagement on the Thebarton draft Master Plan will be reviewed by the project team and design consultants to ensure key feedback and sentiment from the community is taken into consideration in the finalisation of the Thebarton Master Plan ahead of it being released.

2. Project Background

2.1. Project Site

- The site is a 8.4 hectare site in the South Australian suburb of Thebarton, bounded by Port Road, Anderson Street (with an additional section on the south of Anderson Street for proposed carpark), Holland Street and Karrawirra Parri/River Torrens.
- During 2023/24 the site was cleared except for some paved roadway, the area of the footings of Colonel William Light’s Thebarton Cottage and the heritage 4-storey Walkerville Brewhouse Tower.



Figure 1 Site Map



Figure 2 The site at 107 Port Road, Thebarton – facing north-east with majority of the block cleared, with some sealed roads and the heritage Walkerville Brewhouse Tower remaining

2.2. Context

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.

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 Theberton¹ Cottage foundations, as well as recognition and celebration of First Nations culture
- Neighbourhood rejuvenation and investment in the broad precinct and surrounds.

The development is situated within the local government area of the City of West Torrens, however it is directly adjacent two other councils, being the City of Charles Sturt and the City of Adelaide.

¹ Theberton Cottage (and the Suburb) were named by Colonel William Light in reference to his home in Suffolk, England. The variant spelling is now accredited to a typographic error.

2.3. Previous engagement --- the code amendment

As the South Australian Government’s leading urban development agency, Renewal SA coordinates, develops and delivers projects and initiatives through its people and collaborative partnerships for the benefit of all South Australians.

Prior to Renewal SA acquiring the site, stakeholder and community engagement occurred as part of the Code Amendment process. Engagement activities included consulting with stakeholders and the community, with the purpose of raising awareness of the proposed Code Amendment, gaining a comprehensive understanding of how the community felt about the proposed changes and providing opportunities for direct feedback that would be used to inform the final form of the Code Amendment.

Feedback received from the Code Amendment engagement in mid-2023 revealed overall, nearly 75% expressed support for the Code Amendment with key interests and concerns being²:

- Increasing open space
- Improving connections – for active travel
- Traffic management
- Density and built form.

The Code Amendment Engagement Report was published in July 2023. This feedback helped the development of the Thebarton draft Master Plan.

▪ ² Source: Code Amendment Engagement Report.

3. Report Purpose

This Engagement Report by Renewal SA outlines the process and results of Community Engagement for the development at 107 Port Road, Thebarton (former West End Brewery site).

The main purpose of this report is to analyse the key findings and themes identified from community feedback regarding the Thebarton draft Master Plan.

In preparing this engagement report the following methodology was adopted:

- Collation of voting, comments and feedback received at the Community Drop-in Sessions
- Collation of survey responses received online via Social Pinpoint
- Collation of written submissions
- Identification and analysis of key findings and feedback themes, indicative support for the Thebarton draft Master Plan
- Summary of the outcomes of the engagement and recommendations for the next steps
- Analysis of how the engagement process met the engagement objectives.

4. Project Timeline

Stakeholders were advised in advance of the project milestones for them to understand where this engagement opportunity inputted into the master planning process.

TABLE 1: PROJECT MILESTONES

ACTIVITY	DATES
Code amendment engagement	2023
Community engagement on the Thebarton draft Master Plan	August / September 2024
Community engagement report published	October 2024
Home sales start	2025
Construction starts	2025

5. Engagement

Renewal SA are committed to ensuring that key stakeholders, and the local community are engaged as part of the planning, design and delivery process for projects.

5.1. Engagement background

Nearly 400 people had registered interest in the project via Renewal SA's page for the project. These formed the database for invitations to the online and drop-in engagement opportunities. Two emails were sent to the database at the engagement's commencement and mid-way point.

Most properties directly adjacent to the site are businesses, with residential properties several streets away from the site. Whilst some of the people who attended the Drop-in Session identified themselves as near neighbours (Thebarton) to the site, it was also noted that a cohort reside in the Bowden Brompton development area. Anecdotally, at least a third of the Drop-in Session attendees expressed an interest in when and how they would be able to purchase in the development.

As noted in section 2.3, residents and business owner/operators in this area had been invited to the previous engagement undertaken by the former landowner, Lion, early in 2023 to propose re-zoning of the area to allow a mix of medium to high density residential development and non-residential uses to be developed on the site. This was the Code Amendment process.

See Appendix 1 for the Engagement Area Map (distribution of hardcopy invitations), Appendix 4 for the Media Release, Appendices 2 and 3 for the project webpage and the online engagement opportunity.

5.2. Building engagement awareness

Renewal SA have a precedent of using proven, and cost-effective methods to invite people to find out more about the project and invite them to provide comments online or in person.

For the Thebarton draft Master Plan these included:

1. Renewal SA Electronic Direct Mail (EDM)s:
 - a. To the people who had registered for project-specific updates (22 August 2024):
 - b. To the Renewal SA projects database (29 August 2024):
2. Social Media (LinkedIn) video + post
3. Renewal SA Media Release
4. Approximately 2,000 postcard invitations distributed to:
 - a. Residents local to the site (approx. 1km radius)
 - b. Stock of invitations were made available to be viewed/taken at:
 - i. 5 x cafes local to the site
 - ii. City of Charles Sturt: Hindmarsh Library, 19 on Green Community Centre, Civic Centre
 - iii. City of West Torrens: Library, Civic Centre, community centre
 - iv. City of Adelaide: Civic Centre, Library
 - c. Included in the Renewal SA IMPACT eNews (9/9/24) – to registered subscribers.
 - d. Articles in In Daily and The Advertiser.

5.3. Key stakeholder engagement

The Department of Infrastructure and Transport (DIT), Department of Environment and Heritage, The Office for Design and Architecture SA and Green Adelaide have provided input into the development of the Master Plan. Discussions with various other state government agencies are ongoing regarding the possible government use element of the area allocated government/commercial. SA Water and SA Power Networks have been consulted in relation to critical infrastructure.

The draft Master Plan has also been presented to and discussed with the Minister for Housing and Urban Development, the Minister for Infrastructure and Planning, the City of West Torrens executive and elected members, and relevant staff at the City of Adelaide and City of Charles Sturt.

The Kurna community has been engaged in the preparation of the Master Plan and the Yerta Aboriginal Corporation (KYAC) has been engaged in relation to the Aboriginal Cultural Heritage Survey and draft Cultural Heritage Management Plan. Renewal SA has also lodged an application for Minister's Authorisations under the Aboriginal Heritage Act 1988 (SA) in relation to the Thebarton project.

We acknowledge the support from The City of West Torrens and adjacent councils, City of Charles Sturt and City of Adelaide, who made information about the engagement available to their constituents via their communications channels and having invitations available for viewing/collecting at key community facilities (community centres, libraries, civic centre offices).

5.4. Community engagement methodology

The design of this engagement program aligns with the established Renewal SA methodology, which is based on the South Australian Government's Better Together 'Principles of Engagement' and the 'Public Participation Spectrum' from the International Association for Public Participation (IAP2).

Foundational to the engagement was providing relevant and balanced information to the stakeholders on the project and the opportunity they would have to provide their feedback.

As is best practice with engagement design, consultation and feedback techniques were chosen to be convenient and accessible to the people interested in, and impacted by, this project. The opportunities selected were online engagement and Drop-in Sessions. These were further supplemented by the 1300 project information line and opportunity to communicate via email.

All the feedback that stakeholders provided in the form of ideas, suggestions and questions, was synthesised by:

- Collating the feedback from the various engagement opportunities:
 - Community Drop-in Sessions – information gathered via comments on Post-it-notes and in conversations and comments to the project team
 - Online engagement (Social Pinpoint) – responses to the survey questions and free-form comment fields
 - Written submissions and telephone conversations – noted by team
- Review and analysis of feedback:
 - All feedback was reviewed to understand the sentiment of respondents to the various questions and topics, to theme the responses to identify the key themes

- Documenting the Outcomes:
 - Key themes compared for common elements, areas for further exploration and trends emerging from the data
- Recommendations and Next Steps:
 - Recommendations are included in this report, based on the feedback analysis
 - The information presented in this report informs the ongoing work of the project and design team as they finalise the Master Plan and future engagement opportunities.

5.5. Engagement participation

The community engagement attracted:

- Over 90 community members and stakeholders to the Drop-in Sessions, the majority of attendees lingered in the engagement, with many staying up to 45 minutes
- Approximately 200 Post-it notes comments and more than 99 voting dots used during the Drop-in Sessions for Open Space options and 26 for Cultural Heritage features (*see photo below*)
- A small number of calls were made to the 1300 information line
- 1 written submission which was out of scope for this engagement, so not included
- 393 visits to the engagement page from 245 unique users and people spending an average of 5 minutes on the site
- 26 people provided a total of 48 responses across the 1 or more of the 3 surveys

An existing Renewal SA engagement **1300 telephone number** was repurposed for this project, as it was anticipated that a higher volume of calls may be received due to the earlier interest registered to be part of the mailing list for updates. The phone was monitored during business hours, with a voicemail service offering for people to leave a message after hours. The service operated from 30 August until 30 October 2024.

Email feedback and submissions were able to be made to the renewalsa.engagement@sa.gov.au address. This enabled the engagement team to monitor correspondence and direct it to the project team and/or engagement consultant if required.

5.6. Online engagement

Social Pinpoint – Saturday 31 August to 22 September 2024

Link <https://renewalsa.sa.gov.au/projects/thebarton>

Breakdown of online interactions:

- 393 visits
- 245 people stayed on the site an average of 5 minutes
- 26 people did one or more of the surveys, resulting in 28 survey responses
- Themes and comments were generally consistent with the Drop-in Session feedback

See Appendix 5, section 2 for a list of the verbatim responses.

Several people noted that they found it difficult to navigate the Social Pinpoint site and/or find the information that they were looking for. The team acknowledge that there was a large volume of information to be shared with the stakeholders, and that the way information is displayed on Social Pinpoint requires a

user to move through the site methodically, and having online competency is certainly advantageous. To counteract this, and assist users, a dedicated team member is stationed with the live site at the Drop-in Session to demonstrate and assist community to use the site, additionally the 1300 information line was staffed during business hours (and voicemail access for after hours follow up) if people had called for assistance.

5.7. Drop-in Session engagements

2 x 3 hour Drop-in Sessions held at Education Development Centre, Milner Street, Hindmarsh. Saturday 31 August, 11.00 am – 2.00 pm and Thursday 5 September 2024, 4.00 – 7.00 pm.

Attendees were given the opportunity to indicate where they currently live. For those who did provide that information we note that:

- 31% were Thebarton residents/business owners/landlords

- 34% live nearby (eg Bowden)

- 34% were from further than the local area

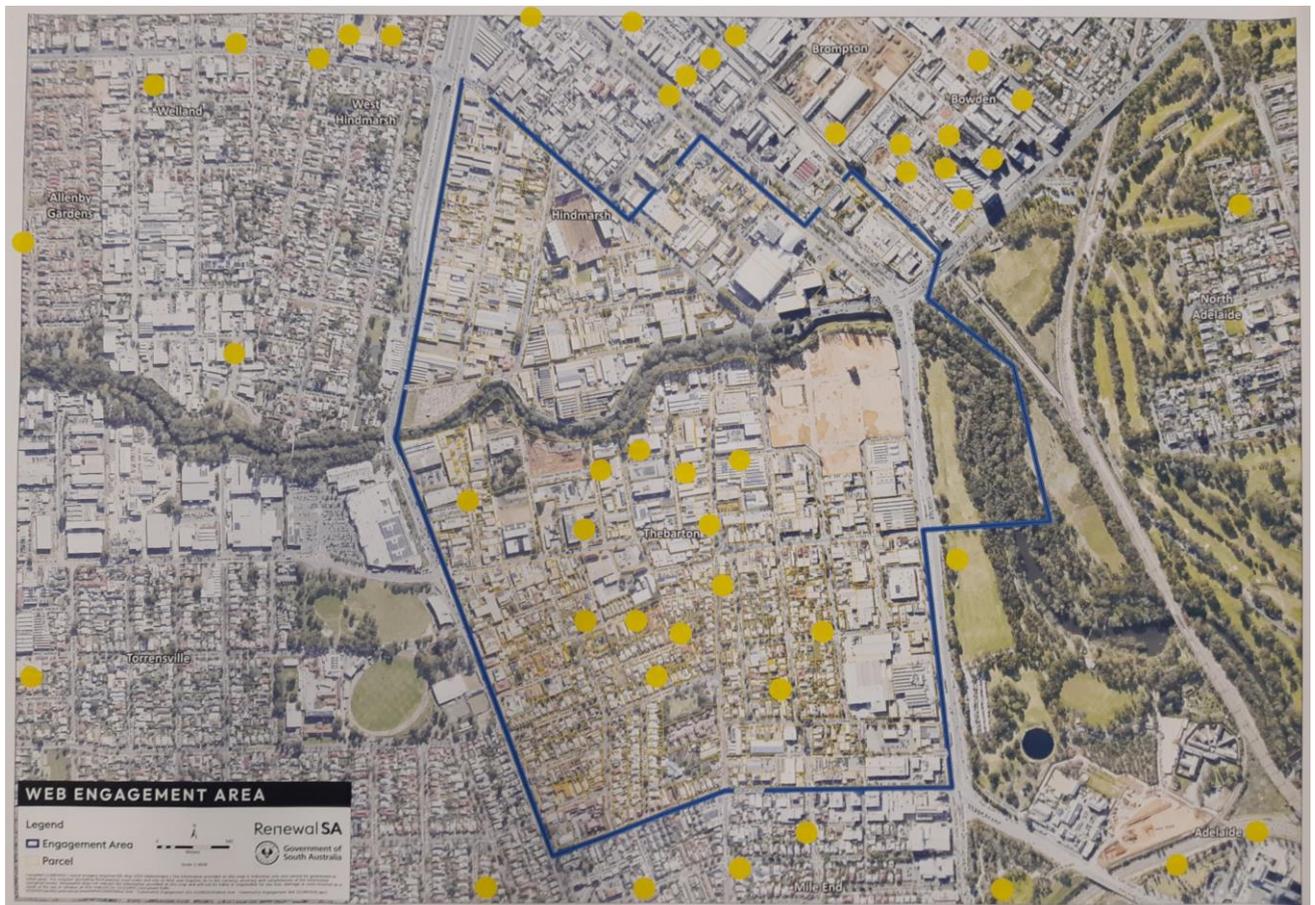


Figure 3 Photograph of Area map indicating where Drop-in Sessions attendees live; note that yellow dots on the outer boundaries of the map are a general indication of the direction that people live, not a specific point of their actual residence.

The Drop-in Session in Pictures

The following are a series of photographs and explanations that summarise the Drop-in Session experience from the room setup, to visitors being welcomed, having time to view the displays and ask questions of the team, and providing their feedback.

Note that photos were taken, and are included with the permission of the attendees.



Visitors greeted by Renewal SA team members and asked how they found out about the session and where they currently live.



It was encouraging to see families attending – with the age profile of attendees ranging from young teenagers through to people in their 70s.



Over 26 panels provided information on the project, the Master Plan and Renewal SA. 8 panels specifically asked for feedback and ideas. People were observed lingering at the panels, taking in the information, providing comments. It was common for visitors to stay for up to 45 minutes at the session.



Design team members provided additional information and answered questions from visitors. Our team (of up to 12 people) were stationed around the room – being sensitive to the balance of allowing people time to digest information, but also prompting for feedback and answering questions.



Display panels used maps and information to explain the design principles and invite people to leave their comments and suggestions.



Visitors were given the opportunity to provide their comments on 7 information panels – and others if they wished. Over 200 comments were posted on Post-it notes during the two Drop-in Sessions.



The Renewal SA project team and consultant designers shared their insights on their areas of expertise and answered questions.



Attendees (and an online equivalent for those accessing Social Pinpoint) were given opportunity to indicate their preferences for Open Space elements and what cultural heritage focus they would like to see featured in the design of the public open space.

The sessions were staffed by a mix of project team members, design and landscape consultants, engagement consultants and other Renewal SA staff. Renewal SA Chief Executive and several executive team members visited during the Drop-in Sessions to view the engagement and talk to visitors.

6. Engagement outcomes

6.1. Other suggestions

The majority of the comments that participants made were attributable to the themes, however the following are specific and provided for consideration:

- Ensure that individual buildings embrace the Master Plan, eg: have bicycle parking facilities that are adequate for larger bikes (ebikes and cargo bikes).
- Celebrate both the Kurna history and the brewing history with a boutique brewery.
- Consider reasonable bed and breakfast type of housing.
- Due to its vicinity to the Royal Adelaide Hospital and future new Women’s and Children’s Hospital, provide short-term accommodation for country (family who’s loved ones are in hospital).
- Could also include a public statement clock (silent or quiet one) or similar atop the tallest building? Maybe even something inspired by the history?

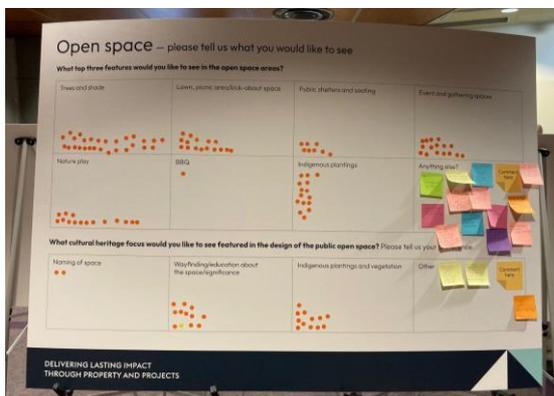
6.2. Out of scope submissions

Two submissions were received as direct approaches by businesses/organisations seeking space for their operations on the site. Renewal SA is following up with these organisations, noting that this could involve ongoing discussions as the project is delivered.

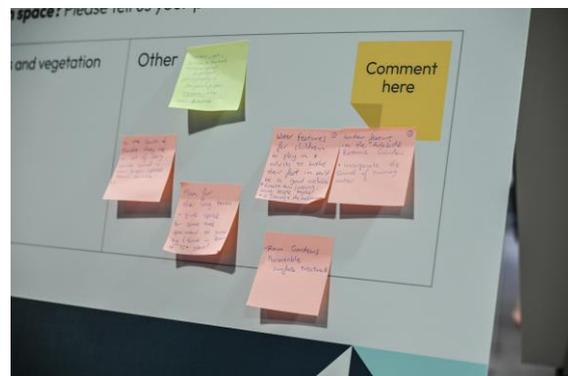
6.3. Indicating preferences and providing ideas for Open Space and Cultural Heritage

Prioritisation and preferences for features which could be included in Open Space and expressing Cultural Heritage was possible in both the online engagement and at the Drop-in Sessions.

The online experience was to select the top 3 preferences for Open Space, and 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 on the relevant display panel.



Open Space and Cultural Heritage element prioritisation opportunity panel (as at the end of the second Drop-in Session, ie: final).



Post-it Notes with suggestions and feedback on Cultural Heritage considerations.

Open Space – 3 votes per attendee to indicate preferences:

“What top three features would you like to see in the open space areas?”

	Trees & Shade	Lawn, picnic area/kick-about space	Public shelters and seating	Event and gathering spaces	Nature play	BBQ	Indigenous plantings	Sports facilities
Online	10	7	2	4	5	0	5	1
Drop-in	28	16	8	16	15	1	16	N/A
Total	38	23	10	20	20	1	21	1

Suggestions provided by participants:

- Adequate/high level of light to safe walkability
- Community Garden
- Create fun/cooling - bring people together, ie Glenelg and the Mediterranean Garden feature in the Adelaide Botanic Gardens
- Include a dog park
- Make sure there is permeable pavement
- Native plants and big trees, nature play playground
- Performance space/amphitheatre
- Variety of public space, does not need to duplicate the spaces available in Bonython Park (if Bonython Park is well connected and accessible)
- Water features for children to play in and adults to bathe their feet would be a good inclusion
- Where are the natural elements? Would love more wood, stone, rock, etc. Brick and concrete, whilst modern, look cold, uninviting and industrialised.

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
Online	7	11	11
Drop-in	2	12	12
Total	9	23	23

Suggestions provided by participants:

- Include Aboriginal employment in the construction
- Include education opportunities to learn about Kurna heritage during/after construction
- Kurna name and history + colonial history
- Keen for dual naming (with Kurna/English names)
- Little sculptures or art scattered around the area that give the area a stronger theme that is tangible and ties into the cultural heritage
- Statues, art, artifacts that are archaeological displayed, photography of indigenous peoples together with other Australians

6.4. Feedback by theme/topic:

While participants were asked to select their preferences from options, additional thoughts and ideas were encouraged, so some other themes emerged. These options and additional themes are presented below with a summary of comments which capture the sentiments and ideas expressed by participants.

1. Design Principle: FOR EVERYONE

Very positive responses to this principle. Some verbatim comments follow capturing more nuanced responses for consideration:

- Support this design principle - I would like to see some focus on dwellings for families of 4+ people. 3-bedroom apartments are well suited to this, but often come as penthouses with much higher price.
- 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.

2. Design principle: AS A NEIGHBOURHOOD

Good support for this principle. Some participant's responses were very detailed and insightful about their desire for a socially inclusive community focus for the development:

- 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.
- As above, a community cannot be built when renters must shuffle around so often. Prioritise home buyers and a community will thrive here.
- 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.

3. Design principle: WITH THE RIVER

Overwhelming support for this principle, both from the commentary regarding reviving the river and it's surrounds, and the connection to the housing development. Some verbatim comments below capture this sentiment:

- Karrawirra Parri is so important to Kurna 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.
- 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.

4. Design principle: IN THE CITY

Comments on this principle related generally to transport and how this development could set the tone for future developments in Thebarton as industrial businesses are relocated over time. Some verbatim comments follow:

- 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?
- 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".

5. Design principle: EMBEDDING SUSTAINABILITY

The participants had an elevated level of interest in this topic and in many cases, well formed views around the priority of sustainability as a design principle. This resulted in appreciation of, and support for, this principle. Verbatim comments which express this and expand on some ideas:

- 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.
- Strongly 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 emissions 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.
- 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.
- Solar and community battery infrastructure, electric charging stations - yes!
- Support WSUD initiatives.

6. 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 separate uses as car dependency changes over time is great.
- Any scope for a roof-top garden over the carparking area?
- 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?
- 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).

7. Riverbank Rejuvenation

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

- 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.
- 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.
- 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.

8. 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.
- Christmas elements do not need to be permanently in place.
- I think the Christmas lights are very dated and with new technology there may be a better or alternate display.
- Non-anglicised, inclusive celebration of family. Celebrate multicultural diversity of SA.

9. Any suggestions to improve the engagement experience:

- Couldn't find the link to affordable housing (*Editor: presumed to be an issue for the respondent regarding navigating information on Social Pinpoint*).
- Not sure a map is the best way to provide feedback. Perhaps the design principles would've been a better starting point for feedback.
- Great work! Very inspiring!
- I'm excited! Really great opportunity for input. Thankyou!
- Well presented info using visuals. Thanks for working on the weekend!

The following themes emerged from the feedback and are presented alphabetically for reference:

10. Active transport/infrastructure

- Active transport pathways along river to city need widening to be safe for both cyclists and pedestrians.
- Also need secure and convenient cycle parking adjacent to each dwelling/business so cycling is obvious choice/most convenient.
- For walking to be feasible you need plenty of shade, green cover - otherwise no one wants to walk anywhere.
- Good street lighting along pedestrian paths for safety at night.

11. Affordable housing

- Affordable housing should be scattered through the site.
- 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).
- Need other schemes, eg rent to buy.

12. Apartment configurations

- Apartments need high ceilings and good natural light access.
- Consider including more 3 bedroom apartment son one level for people downsizing who want to age in place in a vibrant community.
- In apartment options, give consideration to encourage families to stay (Bowden experience in young couples move when they start a family).
- Thinking about needs of people with disability who need live-in carers.

13. 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.
- 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.
- Road and tram create a barrier to accessing Park Lands.

14. Construction Impacts

- Dust and noise during construction for first residents experience in past (Mawson Lakes). Would prefer to move in once construction complete.
- Minimising dust and noise during construction.

15. Heritage (note Cultural Heritage is reflected separately)

- How are the artefacts going to be shown? Will they be blocked by cold concrete and brick architecture? Where will archaeology be displayed?
- Little sculptures or art scattered around the area that give the area a stronger theme that is tangible and ties into the cultural heritage.
- Statues, art, artifacts that are archaeological displayed, photography of indigenous peoples together with other Australians.
- Thebarton is multi-cultural. Love first nations involvement. Consider extending to other cultures (Greek)
- 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.

16. Housing policy

- Design review panel that incorporates feedback loop as development occurs, eg learnings from experience building next door.
- 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 for key workers, indigenous people.
- Long-term rental housing developments would be great.
- Look at build to rent models.
- Protection for residents against poor construction.
- 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?
- Will there be restrictions on investment? How do we ensure locals get the housing and not overseas citizens (eg international students)?

17. Infrastructure

- Resilient energy network. Safety during storms and statewide power blackouts.
- Make sure high quality internet from the start.

18. Innovation

- Car/vehicle sharing options - so people don't need to own car/van/ute.

19. More Information Requested

- Flight path noise.

20. Public Transport:

- Require more frequent trams, already at capacity.
- Current tram services would be sufficient to service increased residents.
- Move tram stop closer.

21. 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.
- With more families potentially moving into the area, has there been any consideration of how we are going to support more children in schools? Is another school potentially being considered?

22. Services on the site

- A library and education, study space.
- Affordable supermarket.
- 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.
- Focus on services people need (eg post office, parcel delivery and pharmacy) not on just hospitality
- Hub Centre for Studying, general catchups, shared kitchen, etc to promote residential socialisation and relationships.
- Is there space to relocate the Thebarton Community Centre?
- Need to give space to facilities which people need (eg pharmacy, post office).

23. Site Design

- 5-8 storey good; community facilities (laundry, common areas) great.
- Bowden residences (eg Blg 354) not enough zones/access cabs/designated parking, gatherings an issue, truck issues.
- Can you make the masterplan agile to evolving community needs whilst maintaining commitments and foundational principles?
- Consider economic/commercial support of circular economy, transport and waste management in plan.
- '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.
- 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.
- Kerbs in Bowden damage cars - please make it more friendly!
- Need to ensure that space for future government use is integrated with other areas of the Master Plan
- 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).
- 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.

24. Transport

- Concern regarding increased traffic in surrounding streets especially to get onto West Thebarton Road.
- Infrastructure and load on local streets! 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.

6.5. Other comments/ideas

The final opportunity for comment in the room/online was to provide general comments or express ideas that weren't covered elsewhere in the engagement.

The majority of the comments that participants made were attributable to the themes, however the following are specific and provided for consideration:

- 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.
- 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 RAH.
- A boutique brewery with beers that honour 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.
- Ensure that individual buildings embrace the Master Plan, eg: have bicycle parking facilities that are adequate for larger bikes (ebikes and cargo bikes).
- Celebrate both the Kaurna history and the brewing history with a boutique brewery.
- Could also include a public statement clock (silent or quiet one) or similar atop the tallest building? Maybe even something inspired by the history?



A couple indicating their open space and cultural heritage preferences and providing further ideas



Community member discussion with design team representative

7. Engagement evaluation

Renewal SA have a standardised approach to evaluation of engagement for their master plans, asking the question “Did the outcomes from the engagement activities achieve the Objectives”?

The objectives and outcomes and a summary of how the objective was met follows:

ENGAGEMENT OBJECTIVES AND OUTCOMES	AS DEMONSTRATED BY
<p>Consult with local community members on the Thebarton draft Master Plan</p>	<p>Renewal SA and the engagement consultant have demonstrated an engagement opportunity consistent with Renewal SA’s engagement approach and targeted for the audience likely to be impacted and interested in the Thebarton draft Master Plan.</p> <p>The methodology provided various opportunities for feedback – in person, online and via phone and email.</p> <p>In addition to the key stakeholders which Renewal SA had identified, there was opportunity for interested parties to register for information, nearly 400 people did so in advance of the engagement.</p>
<p>Seek and capture community feedback on the design principles, open space elements, cultural heritage expression, other ideas and people’s experience with the engagement</p>	<p>Feedback from the engagement indicates that the overwhelming majority of people who engaged (nearly 400 online and over 90 in person) strongly supported the vision and design principles outlined in the draft Master Plan.</p> <p>Many participants took the opportunity to explore their ideas and have their questions answered with the team members in the room.</p> <p>Several people made a point of thanking the team for the information provided, the accessibility of the event and making themselves available outside of business hours.</p>
<p>Enable community members to meet the Project, Sustainability, Design and Engagement team</p>	<p>The Drop-in Sessions were scheduled at times when community were likely to be available – late in the day/early evening and around the middle of the day on a Saturday.</p> <p>The sessions were staffed by project management, subject matter experts and the design team to give the community access to the information that they were likely to want answers to, and for those key individuals to hear first-hand the reflections and questions from the attendees.</p>
<p>Manage queries and concerns</p>	<p>Each item of feedback – be it a written comment on Post-it note, a response to online survey or via conversations – was recorded. Where the team member was able to answer the question at the time, they did so. Direct approaches to the 1300 information line</p>

	<p>and via email were triaged by the Engagement team and handled accordingly.</p> <p>Where people’s comments were anonymous a recommendation of this report is that we should highlight the information or undertake further research to provide with the release of the final Master Plan.</p>
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Attendee interactions and discussions



Discussions about the building configurations and construction work opportunities

8. Conclusions and recommendations

As has already been expressed, the people who engaged in this opportunity were generally very supportive of the design principles, the overall ethos and vision for the project and especially its culturally and environmentally sensitive focus.

No contentious issues were identified during the engagement, however the following commentary and recommendations are offered for further consideration.

Apartment configurations

Most respondents understood that this would be a mixed-use, apartment precinct, with just a few asking about townhouse or individual dwellings. Comments reinforced the proposal for including 3 bedroom apartments, suggesting that families envisaged living in the precinct, which they felt was not possible in other developments. People seemed to have a long-range perspective, by suggesting a mix of apartment sizes which people could move into for their various stages of life.

Recommendation 1:

Ensure the Master Plan incorporates a variety of apartment configurations, sizes and up to 3 bedrooms in some cases. Reinforce that if people choose to, they could stay on the site through the various stages of their life and requirements.

Carpark proposal

There was strong support for the de-coupling of purchase of apartments from carparks, with people purchasing carparking only if they desire it. A centralised carpark for the majority of vehicles was seen to minimise the amount of traffic within the precinct which would promote active transport and improve the walkability and connection on the site. Considerations need to be made for availability parking for deliveries and service vehicles, of guest parking for residents (at no/reasonable cost) and volume of parking to accommodate people who are working at or visiting the site for recreational purposes.

Recommendation 2:

The final Master Plan could include more information on the capacity and functionality/accessibility of the carpark facility and how traffic will move about the site. A timeframe for the development of, and a commitment to provide the carpark will be fundamental to the minimising vehicle movements within the site. A key feature of the precinct is that it prioritises connection, natural elements and community.

Housing policy

People were supportive of the 20% affordable housing target, with comments that they wanted these to be dispersed throughout the site, rather than clustered. Other considerations which were raised which may need a policy response include: prioritisation or allocation of residents for essential workers and indigenous people. People were also wondering what safeguards would be in place to ensure high quality build for the development. People understood the vision for a site where people can live throughout their life, where they could move to apartments with configurations that are appropriate for their lifestyle. It was noted that previous developments had 'affordability' capped for the initial purchase only. It was suggested that the designation should remain with the unit for it to continue to remain affordable once the original owner sells the property.

Recommendation 3:

The Master Plan should provide detail on the distribution of affordable housing within the site.

Recommendation 4:

That there should be considerations for policy development relating to:

- *Designating affordable housing in perpetuity. This would ensure an ongoing social mix and facilitate people being able to remain in the precinct throughout their life.*
- *Prioritisation for cohorts such as essential workers (including emergency services and staff of the Royal Adelaide Hospital) and indigenous people.*
- *Build quality and compliance to high standards of construction and remedy if any issues arise.*

Services on site

A common theme amongst responders, and anecdotally we understand for these to be largely represented by community members who live in, or are familiar with the Bowden development, was for services such as: post office, pharmacy and an affordable supermarket to be provided on or near the site. Others, commented on the lack of child care and school placements in the local area and the impact that would have on residents, particularly for their choice to not have a vehicle or reduce the number of vehicles in the family.

Recommendation 5:

Include in the final Master Plan references the childcare and educational opportunities currently, and proposed, in the area. If possible, include details of vacancy rates.

Recommendation 6:

Consider if there are incentives or policy that can be established to ensure a good mix of essential services, and a mix of hospitality and retail which are attractive to the residents and visitors.

Christmas lights display

This community event is very well attended each year, and we anticipated strong support from families who have attended the free event for generations. However, from Drop-in Session attendees and online respondents, there was some support to re-imagine the event or introduce other activities. This suggests most people who attend the Christmas Lights display were either not aware of the engagement or did not associate the engagement of the draft Master Plan with the potential for changes to this event.

Recommendation 7:

Renewal SA, the City of West Torrens and the State Government should engage proactively to advise that the 2025 works program which will mean the Riverbank Christmas Display will not be held in 2025 and engage them on their ideas for 2026 and beyond.

Government/commercial facility

Several respondents asked questions about the area designated ‘government/commercial’ in the south-west corner of the site. At the time of engagement there was no information available publicly as the proposed development was still progressing through the decision process.

Recommendation 8:

Upon announcement of the government/commercial development at the site, the government agency responsible for the development of the building/s should provide pro-active information to the local community and provide opportunity for them to ask questions and provide their thoughts for the project.

Learnings from / opportunities for Bowden

We had 15 people identify themselves as residents of Bowden, and others who visit the development, who provided their insights on the considerations they would suggest for the site’s development based on their experiences at Bowden. These were not all negative, but highlighted an ongoing concern for: larger/family-appropriate apartments, deliveries to site, carpark access, mix of retail and services beyond the limited offering currently at Bowden and continuing to promote and facilitate the reduced need for vehicle ownership.

Recommendation 9:

Consider the feedback from this engagement with a lens on the Bowden development to see if any of the considerations would also be appropriate for the development team at that site.

Consultation on the release of the Master Plan

People who participated in this step of the planning and engagement process were very supportive, however North Projects believes it would be beneficial for Renewal SA to invite feedback upon release of the final Master Plan.

Recommendation 10:

Release the final Master Plan for public comment via the Social Pinpoint online engagement platform.

9. Next steps

The information provided in this report is provided to the project and design team for consideration as they finalise the Thebarton Master Plan and as they evaluate future opportunities to engage with the community.

Construction is scheduled to begin, and sales for apartments commence, during 2025, with first residents/businesses expected to move into the site during late 2026.



Community members reviewing information on the residential options and considerations proposed for the development.



Engagement team members reflecting on feedback from visitors.

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