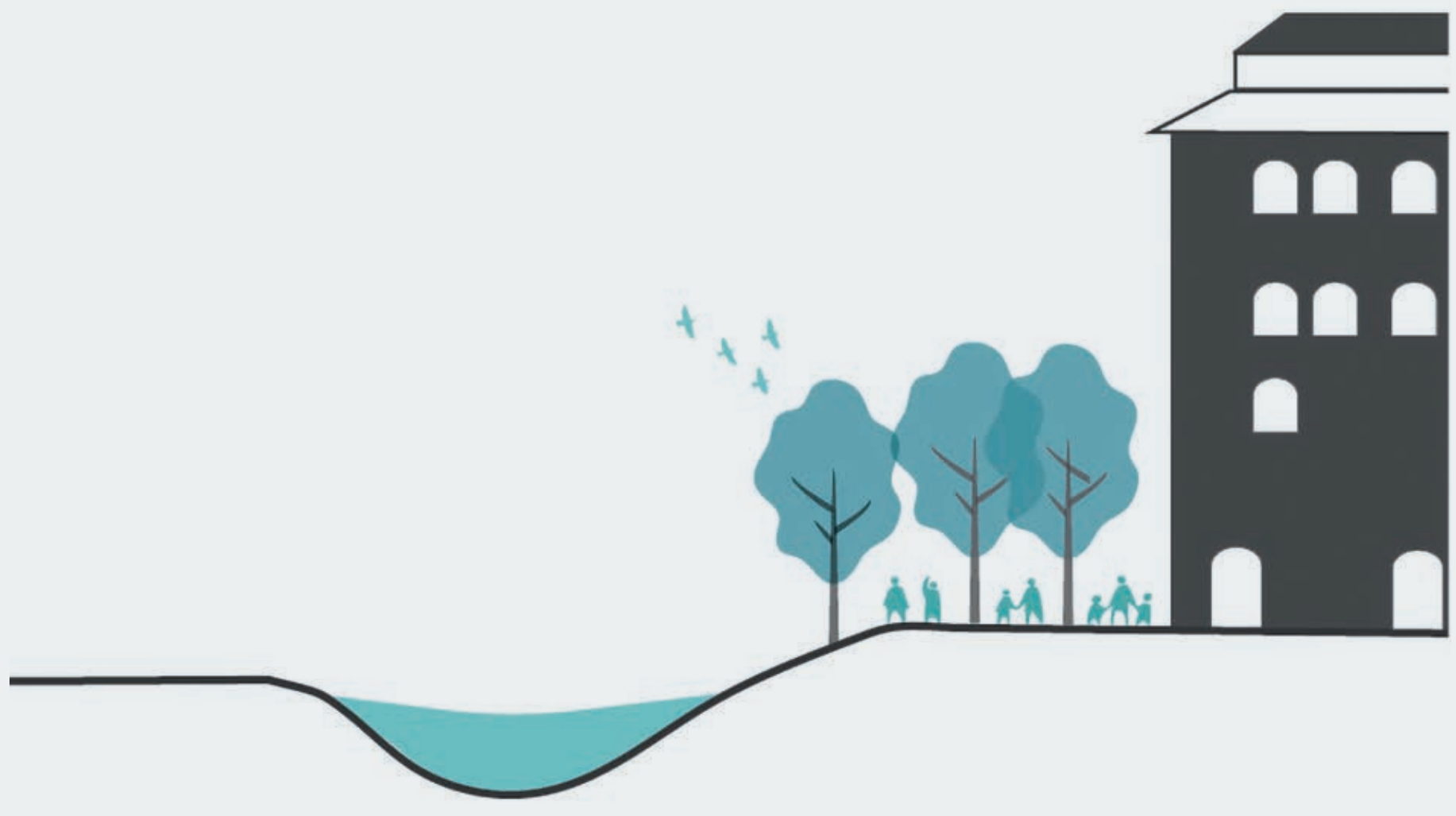
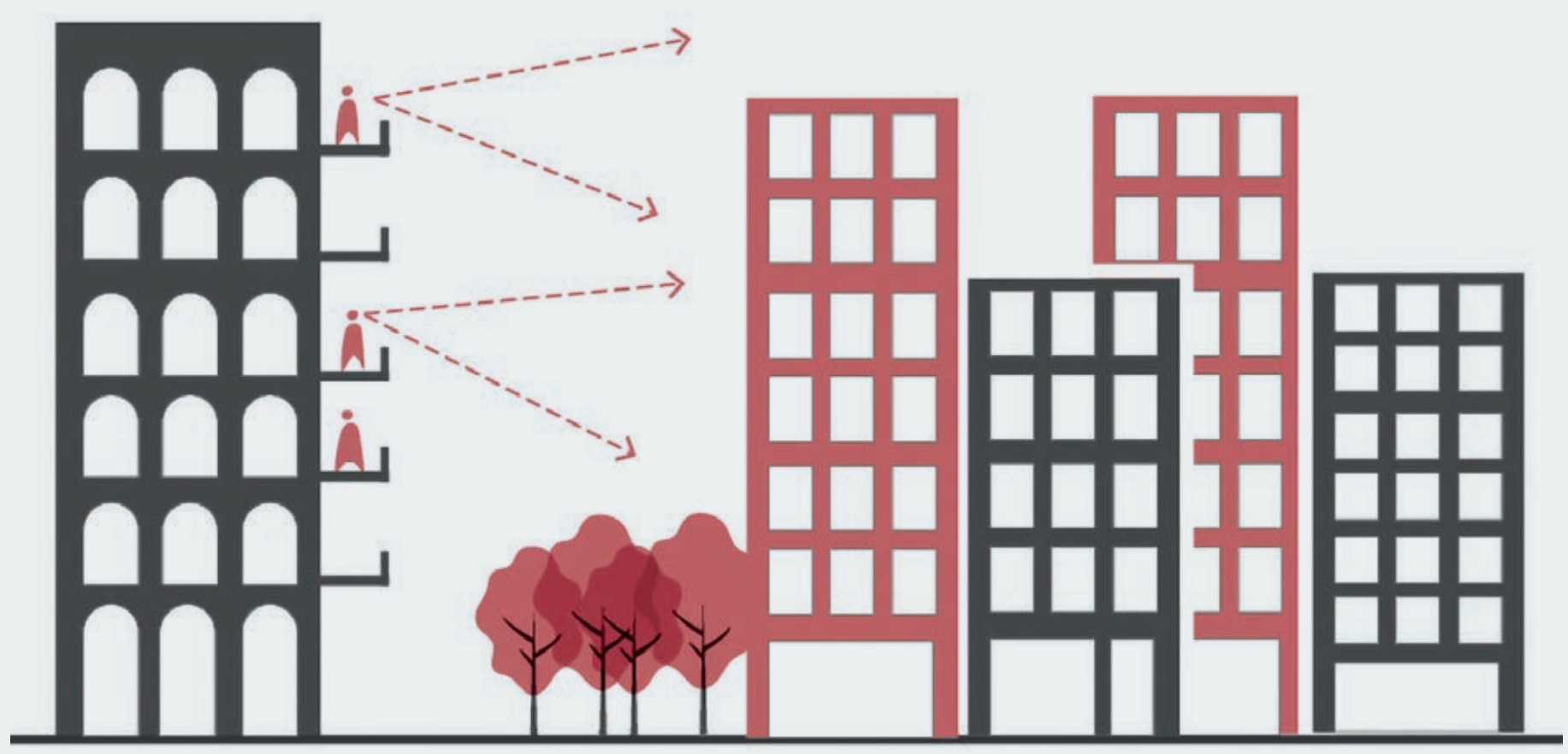


Design principles



With the river

- ▼ Reinstating the health of the river as an enhanced biodiversity corridor, encouraging equitable access to the rivers' edge, both visual and physical and recognition of its cultural heritage.



In the city

- ▼ A recognised place of many stories over time, from historic origins to its contemporary inner city context, a gateway site with city frontage, views to the park lands, integrating heritage into the public realm.



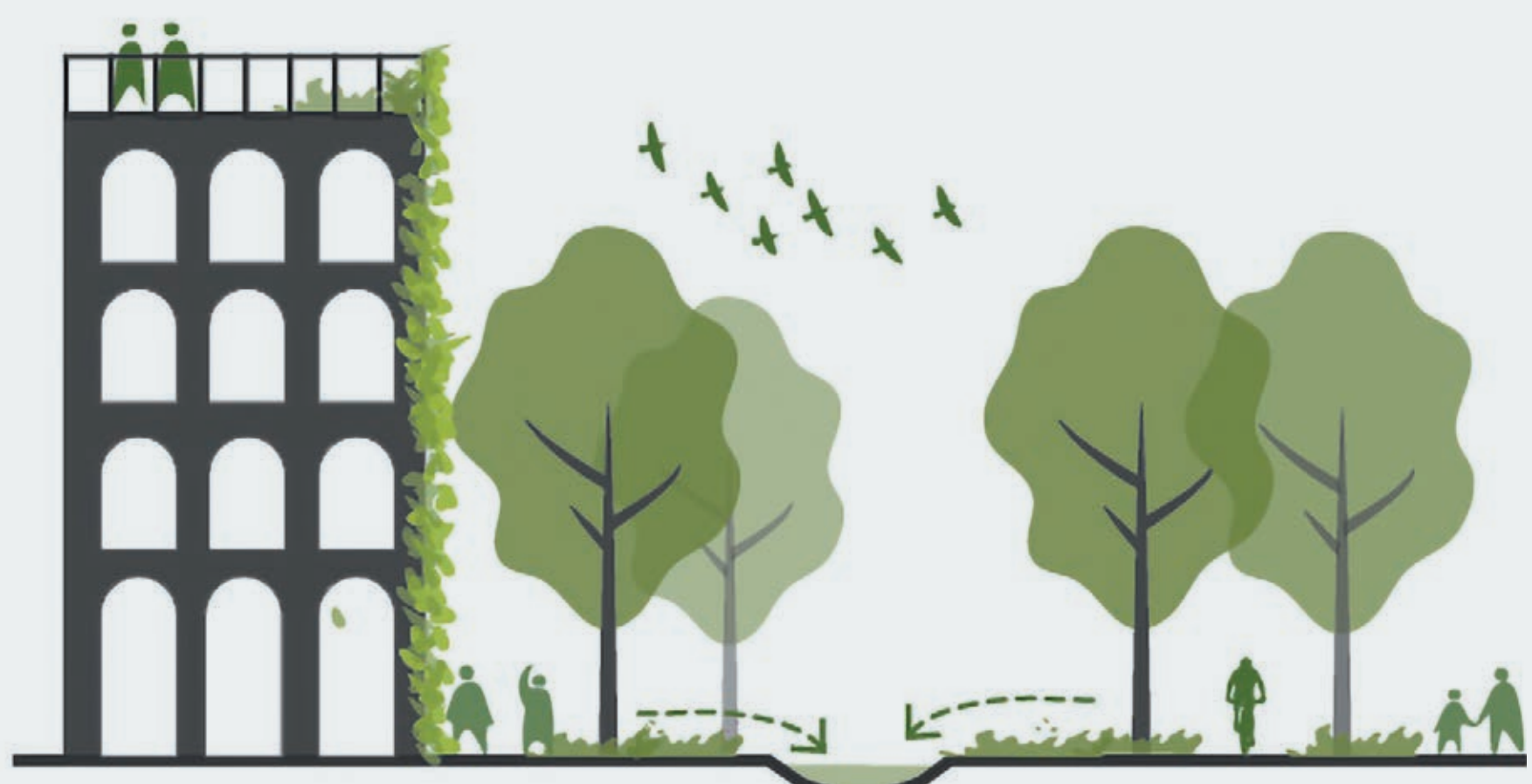
As a neighbourhood

- ▼ Creating community, inviting connections, streets to live, homes for all, places to play, a community hub, a local centre, affordable housing and workspace, local catalyst for urban renewal.



For everyone

- ▼ Delivering community benefits through quality homes and affordable housing, a community hub, an accessible and inclusive public realm where all people are made to feel welcome.



Embedding sustainability

- ▼ An environmentally sustainable place and climate-ready community. Biodiversity sensitive and water sensitive urban design, targeting zero carbon, climate resilient, sustainable transport and economic viability.

With the river

Enhancing the river as a biodiversity corridor, encouraging equitable access and stretching the river's influence will be achieved by:

River restoration

- ▼ Reinstating ecologies to regenerate and flourish
- ▼ Restoring habitat
- ▼ Riverbank extension.

Making it inclusive to First Nations peoples

- ▼ Connecting to country
- ▼ Reinstating cultural history.

Introducing new living environments

- ▼ Bring the natural environment into the design
- ▼ Optimise northerly aspect
- ▼ Sunlight, views and ventilation.

Enabling human and ecological systems to coexist

- ▼ Complex and layered threshold
- ▼ Balancing public access, viewing and living within
- ▼ Fragile edge condition.

Creating river corridors

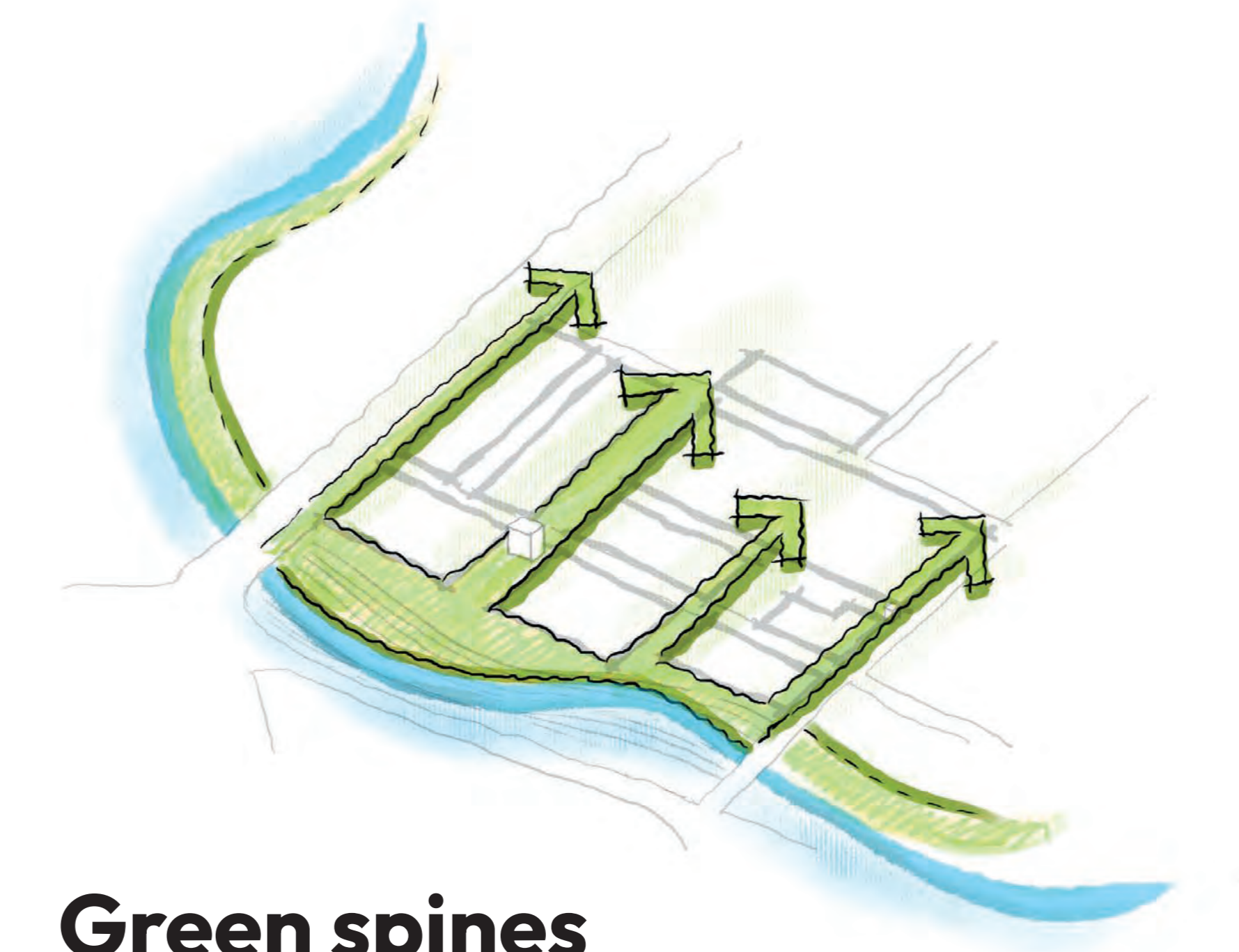
- ▼ Generous street and open space provision, connecting the river, and drawing riverbank ecology through the site
- ▼ Integrates water sensitive urban design (WSUD) through biofiltration tree pits and raingardens.

The six design considerations for the master plan for interactions with the river:



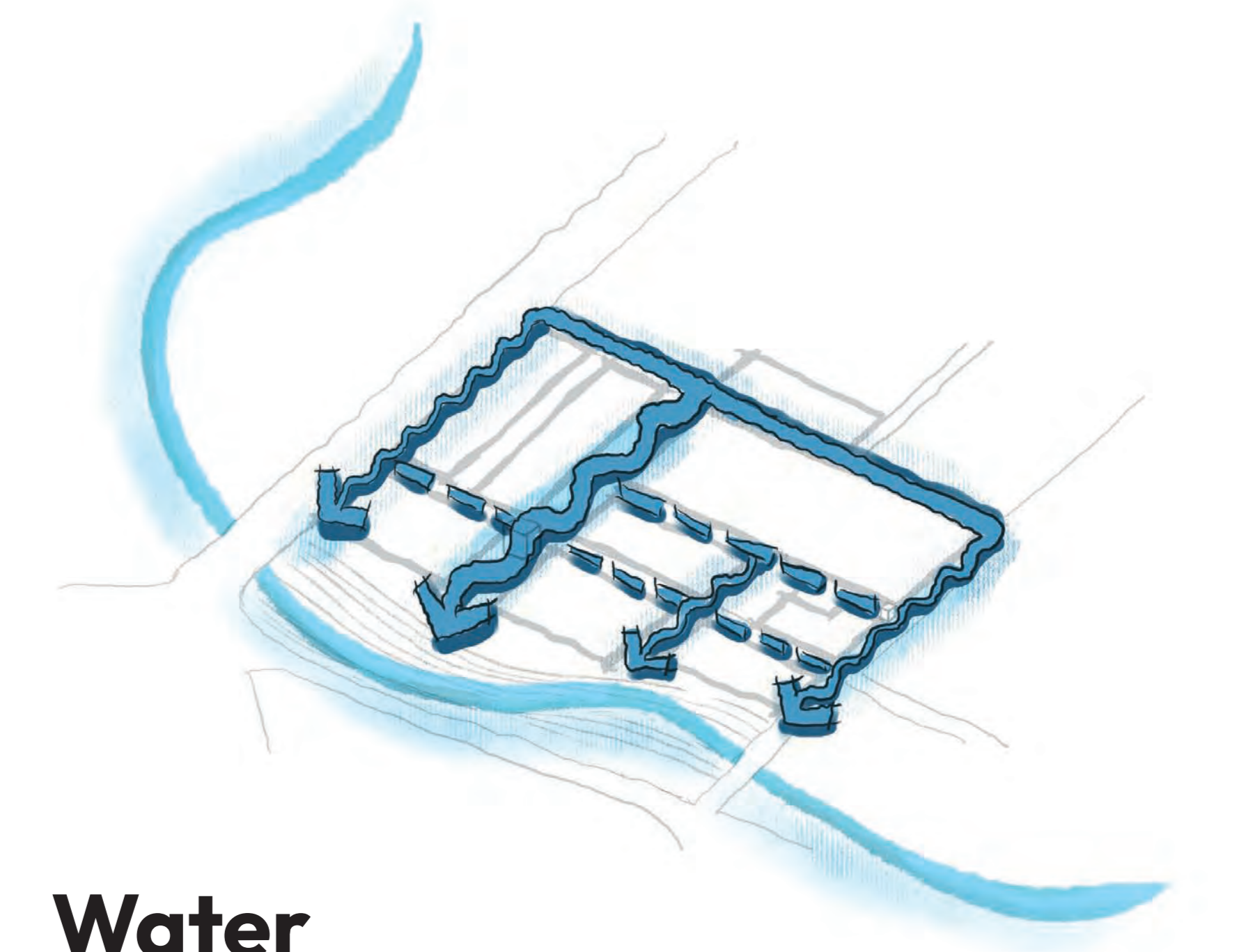
Living river

Revitalising Karrawirra Parri / River Torrens' ecological health and cultural connections to the Kurna Miyurna



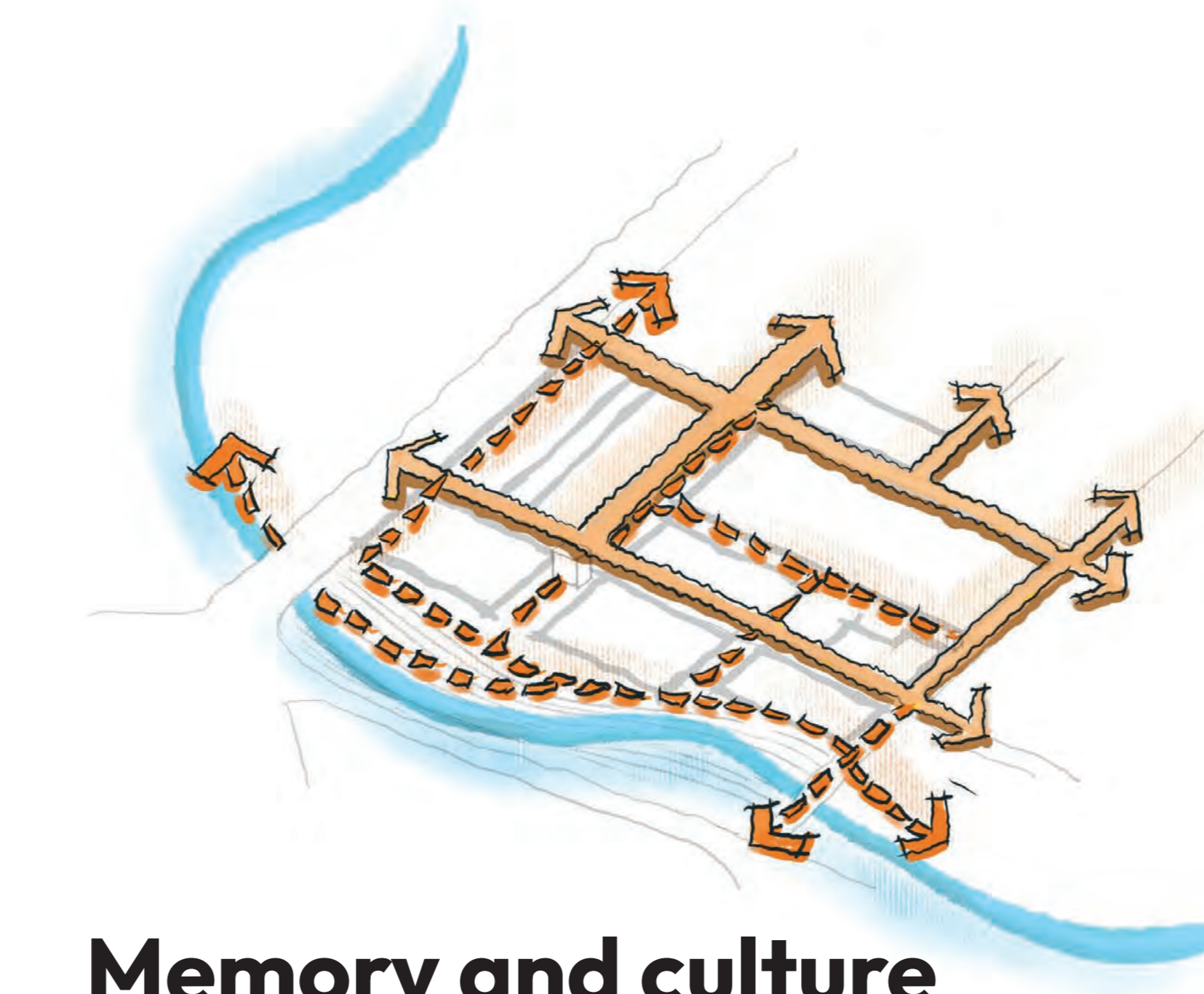
Green spines

Creating a series of generous, treed corridors, enhancing biodiversity, human comfort and well-being



Water

Revealing and celebrating the journey and preciousness of water through the streets and open spaces



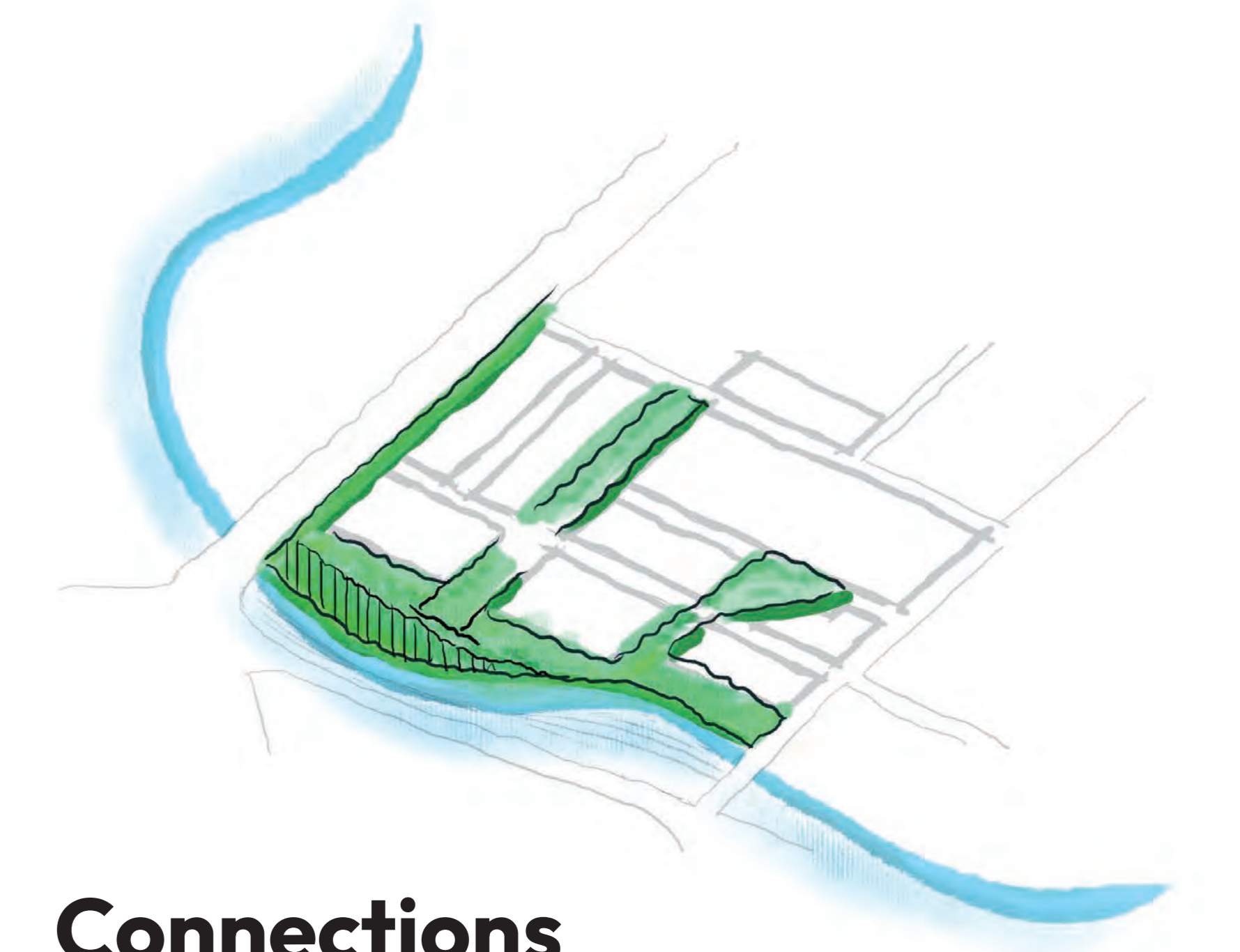
Memory and culture

Creating opportunities to engage with the diverse voices, artefacts and cultures of the site



Open spaces

Establishing a hierarchy of vibrant open spaces, with a range of functions and experiences



Connections

Creating an accessible network of streets and paths that prioritise greening and social connectivity

Share your thoughts on this design principle

Comment here

In the city

The site will become a new city landmark by including:

Artefacts

- ▼ Colonel Light's Cottage (Theberton Cottage)
- ▼ Walkerville Brewhouse Tower
- ▼ Connecting site to the city grid
- ▼ Integrating archaeology into public realm
- ▼ History from the collective memory of communities related to the annual Christmas decorations.

Views to the Adelaide Park Lands

- ▼ Capturing exceptional views over the Adelaide Park Lands towards the city
- ▼ Landmark visible from the city.

Port Road being re-defined

- ▼ A new street elevation along Port Road will be a landmark for this site
- ▼ A robust, confident frontage to Port Road.

Creating a protective buffer

- ▼ A protective edge to nurture community within
- ▼ The ecological buffer will remove pollution from heavy traffic on Port Road and offer a layer of privacy and greenery.

Locating the tallest building on Port Road corner

- ▼ A city landmark.



Share your thoughts on this design principle

Comment
here

As a neighbourhood

Community outcomes and local investment will facilitate:

Creating a community

- ▾ Streets to live
- ▾ Homes for all
- ▾ Places to play
- ▾ A local centre
- ▾ Affordable workspace.

Being local and connected

- ▾ Connected community and pedestrian-friendly
- ▾ Inviting connections.

Activating the public realm

- ▾ Active street frontage between Bloom and Walkerville Brewhouse Tower
- ▾ Front doors onto streets.

Including community users

- ▾ Consideration for community spaces.

A housing continuum

- ▾ 20% affordable housing
- ▾ A range of apartment dwelling options
- ▾ Housing solutions for people at different stages of their housing journey.

Being a local catalyst

- ▾ Attract local investment
- ▾ Local success will drive further renewal.



Residential Retail Flexible Community or cultural use
Parking Primary interfaces Future government/commercial use

Share your thoughts on this design principle

Comment here

For everyone

Driving benefits for everyone through:

Incorporating First Nations culture

- ▼ First Nations peoples are made to feel welcome
- ▼ First Nations peoples feel safe visiting the site
- ▼ Authentically engage and respect First Nations culture and heritage, particularly Kaurna
- ▼ Continued engagement and collaboration.

Providing inclusive and affordable housing

- ▼ Delivering a range of housing
- ▼ Healthy, resilient and affordable living and working.

Enabling access to the river frontage

- ▼ Inclusive of all ages and mobility levels.

Creating diversity of open space types and functions

- ▼ Inclusive public realm and streetscapes.

Recognising the river as a stakeholder

- ▼ Considering the river's status.



Share your thoughts on this design principle

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Embedding sustainability

Environmentally sustainable outcomes and a climate-ready community focusing on:

Working to enhance the ecology

- ▼ Restore and naturalise the river
- ▼ Increase plant species diversity
- ▼ Create open space corridors and biodiversity.

Preparing to be climate resilient

- ▼ Biodiversity sensitive urban design
- ▼ Water sensitive urban design.

Working towards no or low carbon footprint

- ▼ Net zero carbon in operation
- ▼ Measure and reduce upfront carbon.

Environmentally responsible transport options

- ▼ Put walkability first
- ▼ Enable access to easy, frequent public transport
- ▼ Separate apartment purchase from car space purchase
- ▼ Provide electrical vehicle (EV) charging and quality bicycle storage.

Being economically viable

- ▼ Delivered in phases
- ▼ Drive neighbourhood rejuvenation and investment in the broader precinct.



Share your thoughts on this design principle

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