

Mixed-use

Diversity creates vibrancy and a mixed-use approach provides housing and retail to suit many people and services.



Port Road

Key features:

- ▼ 5m landscape setback
- ▼ Preferred 8-storey street wall
- ▼ Prioritise living room aspect towards Port Road
- ▼ Solid balustrade to improve privacy and acoustics



Walsh Street

Key features:

- ▼ Ensure adequate building separation
- ▼ Ground floor residential with consideration for privacy and safety



Winwood Street

Key features:

- ▼ Mixed-use, ground floor, including residential use
- ▼ Key east-west pedestrian and movement corridor
- ▼ Primary aspect towards street to ensure passive surveillance
- ▼ Active edges to Winwood Street with smaller tenancies and/or narrow residential



River Torrens

Key features:

- ▼ Ground floor residential uses and walk up two-storey dwellings to be encouraged



Walkerville Brewhouse Tower Commercial Node

Key features:

- ▼ Hospitality and retail uses on ground floor
- ▼ Variety of tenancy types and sizes to encourage day and night activity

Residential

Residential relates to the mix of apartments that are envisaged for this development.

The Thebarton Master Plan is being prepared to deliver a range of apartments. A variety of sizes, layouts and amenity will provide housing choice for people throughout their life within the same precinct.

Taking advantage of the convenient near-city location, access to public transport, services and connection to natural elements, 1,000 apartments are being planned with consideration to:

- ▼ offer 20% affordable housing
- ▼ take in views, be they city, river, natural corridors or courtyards
- ▼ flexible offerings for retail ground-floor, mix of residential and commercial and private residential-only
- ▼ designs provide variety of amenity including courtyards, balconies, or light and ventilation-court access for all bedrooms
- ▼ access to retail and hospitality on site or nearby.

Apartments will range from studio to three bedroom configurations and buildings are likely to range from four to eight-storey.

A landmark apartment building will be on the corner of Port Road and Adam Street, providing expansive views across the city and to the hills.



Transport, mobility and parking

Residents, workers and visitors who travel to the site, and move through the development, are presented with a full variety of transport and parking options.

Parking options are being explored and tested. Initial studies explore the option of a proposed multi-storey mobility hub as a shared facility between residents, staff and visitor parking.

Initiatives

Transport and parking initiatives include:

- ▼ Adding new walking, cycling and accessible shared paths with connections to Linear Park
- ▼ Improving connections to tram, bus and train stops
- ▼ Proposed new mobility hub providing shared parking for residents, staff and visitors
- ▼ Basement or under-building parks allocated to major buildings
- ▼ Shared cars, electric vehicle (EV) charging, bike and scooter storage provided
- ▼ Options for apartment owners to purchase car parks separate to their dwelling, to fit their circumstances and reduce costs
- ▼ Parcel lockers provided centrally, reducing delivery van movement
- ▼ Proposed mobility hub designed for possible future repurposing.



10 minutes cycle to North Adelaide and 15 minutes to city centre



12 minutes tram ride to city centre



Bus every 30 minutes to Henley Square and every 15 minutes to Central Markets



10 minutes walk to Bowden train station and Bowden IGA, 15 minutes walk to Brickworks Marketplace



15 minutes car ride to Adelaide Airport



- Off road bike path
- On road bike path
- Public transport
- Bus stops
- Primary road
- Secondary road
- Tertiary
- Building access for vehicles
- Pedestrian connection

Innovation

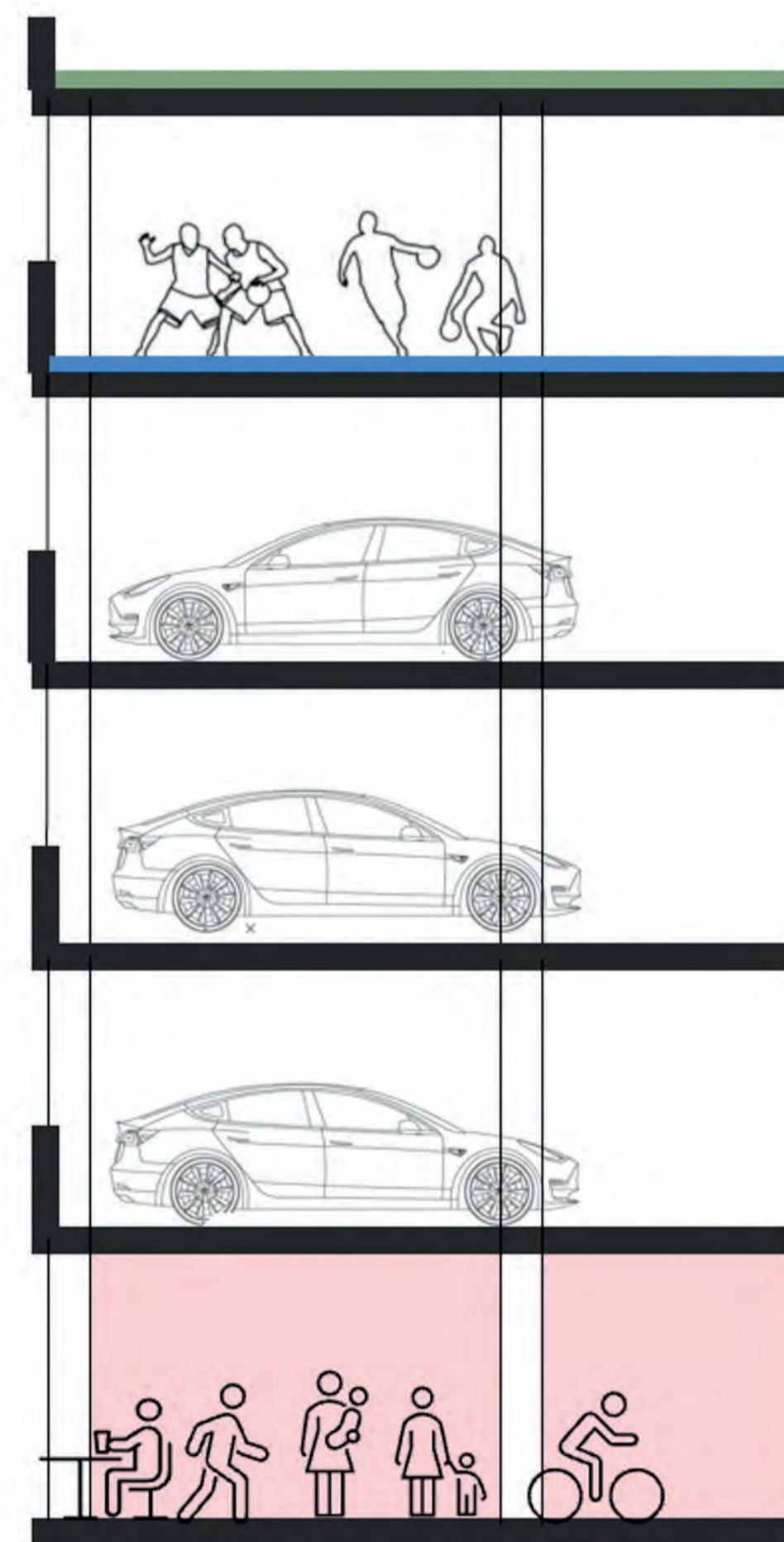
The Thebarton Master Plan raises the bar for flexible and future-focused design. Three areas of innovation are:

Transport choices

A mobility hub is proposed for locals who need a car while also offering other services like share cars, scooters and parcel lockers.

This is also a transit-orientated development where people can use fast, convenient options including two tram stops, new and safe cycle path connections, and slow streets.

Depending on the role of cars over time, car parking supply can be adapted to other uses through thoughtful design.



A cool, green future

Sustainability focuses on two elements: the ecology and climate resilience.

Designed with nature

- ▼ Increase plantings using local, indigenous plants
- ▼ Provide corridors of green through the site, to enable movement of local birds and pollinators
- ▼ Street and open space planting to incorporate grasses, small shrubs, large shrubs, small and large trees
- ▼ Provide habitat for vulnerable or rare animal or plant species.

Climate resilient

- ▼ Open space 20% across the site
- ▼ Tree canopy target of 30%
- ▼ Permeable surfaces for cooling and tree watering
- ▼ Designed for reduced heat island effect.

Energy and carbon

Precinct-wide sustainability approaches will ensure Thebarton's sustainability with environmental, social and economic benefits for all.

Buildings that perform

- ▼ Design requirements for efficient buildings will mean more comfortable indoor spaces and lower bills for life
- ▼ Considering performance at building design helps ensure buildings are cosy and warm in winter and cool in summer
- ▼ An all-electric development with modern appliances will help manage the cost of living.

Towards net zero carbon

- ▼ Low-carbon apartments with smart, modern appliances cut the carbon emissions from day-to-day living
- ▼ Powered by South Australia's green electricity grid
- ▼ The development will seek to reduce carbon emissions generated during construction.

Riverbank rejuvenation

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

Comment here



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.


It is expected that the rejuvenation of the riverbank and the development of the project area may impact the Christmas lights display during the construction period.

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

Comment here

Open space – please tell us what you would like to see

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

Trees and shade	Lawn, picnic area/kick-about space	Public shelters and seating	Event and gathering spaces
Nature play	BBQ	Indigenous plantings	Anything else? 

What cultural heritage focus would you like to see featured in the design of the public open space? Please tell us your preference.

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