DELIVERING AN
INSPIRING
URBAN FUTURE AT
PORT ADELAIDE
MINISTER’S MESSAGE

Port Adelaide has a special place in the hearts of South Australians. The Port is significant to the first people of our country and is one of the oldest colonial settlements in South Australia. It is the gateway where many of our parents and grandparents arrived from distant shores by ship to start a new life in South Australia.

Many families moved in and never left. Many more from across the city and state can trace their roots to the Port.

One of our state’s two AFL teams is based here – a national team that remains of and for the Port of Adelaide.

But most of all, the Port is the living history of South Australia. Much of its heritage remains intact. South Australia’s colonial and post-colonial history is obvious at every turn. There are buildings with a history that stretches back to the earliest years of ship arrivals.

The Port has a spirit, a history and a sense of place that is unique. For so long, our state has talked about the potential of the Port to be full of activity again. That is why the plan for the revitalisation of Port Adelaide which is now being implemented is so important to this community.

The plan has been shaped by the people who live in and love the Port – a strong community that makes the Port so special. We’ve taken some significant steps forward over the past two years and I acknowledge the contribution of community members who formed the Port Adelaide Renewal Steering Committee.

Some of the plan has already been delivered with upgrades to several iconic sites and a series of exciting events that the Port community – and people from all over the state – are able to enjoy. Through our partnership with Renew Adelaide the economic stability of the area has been improved as once-empty retail spaces have been filled with prosperous new businesses and the retail core has come to life again.

There is more to do to support the Port to reach its full potential but, working together, our Port will remain an important part of our state’s history and become an important part of our future.

We invite you to open the door to South Australia.
RENEWAL SA IS DEDICATED TO DEVELOPING ACCESSIBLE, CONNECTED PLACES WHERE PEOPLE WANT TO LIVE, WORK AND ENJOY. PARTNERSHIPS AND CONSULTATION WITH COMMUNITY, INDUSTRY AND ORGANISATIONS DRIVE THE FUTURE WE ARE BUILDING, TOGETHER. WE ARE UNLOCKING THE GREATER POTENTIAL OF EXISTING URBAN AREAS, ENHANCING THE DISTINCTIVE SOUTH AUSTRALIAN LIFESTYLE WITH EXCELLENCE IN PLANNING AND LASTING QUALITY IN EXECUTION. OUR EXPERTISE AND INFLUENCE ENCOMPASS INFRASTRUCTURE, TRANSPORT, ECONOMIC AND ENVIRONMENTAL VIABILITY. WITH A STREAMLINED AND COORDINATED APPROACH, WE CREATE ENERGISING OPPORTUNITIES AND LIVING PROGRESS.

INTRODUCING RENEWAL SA

The Urban Renewal Authority was formed on 1 March 2012 and began trading as Renewal SA on 30 August 2012.

Renewal SA operates within a commercial framework and is a statutory corporation by regulations under the Urban Renewal Act 1995.

Based in Adelaide, Renewal SA is an outcomes-oriented organisation of approximately 320 professional technical and administrative staff.

OUR BOARD & MANAGEMENT

Renewal SA is governed by a Board of Management comprising five members under the leadership of the Honourable Bronwyn Pike, as the Presiding Member. The Board reports to the Minister for Housing and Urban Development, the Honourable John Rau, MP.

Members of the Board of Management responsible for Renewal SA are selected for their individual and combined expertise to provide strategic governance and direction to its operations.
THE LAST MAJOR UNDEVELOPED PORT WATERFRONT IN AUSTRALIA.

PORT ADELAIDE IS A WATERFRONT PRECINCT WITH UNRIVALLED REDEVELOPMENT POTENTIAL.

LOCATED 14 KILOMETRES NORTH WEST OF ADELAIDE’S CBD, PORT ADELAIDE IS EVOLVING INTO AN AREA WHERE CREATIVITY, COMMERCE, ENTERTAINMENT AND EDUCATION FUSE INTO ONE ENERGETIC AND REWARDING DESTINATION.

OUR PORT VISION

Our aim is to have more people living, working, investing and spending time in the Port. Port Adelaide will be a living port that celebrates its maritime past as well as a future that embraces new ideas, innovation and development – a melting pot of historic quality and newfound confidence.

Urban renewal will be achieved in the various precincts in ways that don't dilute the Port’s character, but rather builds on it, reinterprets it and reinforces it.

$1 - $2 BILLION OF INVESTMENT

4,000 TO 8,000 ADDITIONAL PEOPLE

40 HECTARES OF LAND

PORT ADELAIDE

14 km from CBD
THE POTENTIAL OF WATERFRONT INVESTMENT

OPPORTUNITIES EXIST FOR INVESTMENT IN ONE OF AUSTRALIA’S MOST EXTENSIVE AND TRANSFORMATIVE WATERFRONT PROJECTS.

The inner harbour and water’s edge will be regenerated with new buildings and energised public spaces.

Renewal SA’s focus will be on supporting development through reactivation of the historic precincts and maintaining the heritage of Port Adelaide through the revitalisation of main streets.

We will realise the Port’s potential for pedestrian-friendly and inspirational spaces to explore, savour and enjoy, that will allow locals and visitors alike to soak up the unique atmosphere.

∧ Malmo, Sweden
Boston Waterfront, America (inset)

◆ The Boat Builders Yard, Australia
Malmo, Sweden
St Katherines Docks, London
Our Port covers an area of populated urban landscape 14 kilometres north west of the Adelaide CBD and is generally bound by Semaphore Road and Dock Two to the north, the Outer Harbour railway line to the south, Causeway Road to the west and Perkins Drive to the east.

Our Port comprises ten separate but connected precincts; each with a distinctive character and recognised potential to contribute to the Port’s revitalisation.

The project area comprises the Port Adelaide town centre, the waterfront, commercial / industrial areas in the eastern portion (including the historic wool stores), and residential areas adjacent to the town centre incorporating a mix of public and private housing.
RENEWAL SA
LAND HOLDINGS

RENEWAL SA OWNS OVER 40 HECTARES OF LAND AND WILL RELEASE OR DEVELOP THE LAND TO DELIVER THE PORT VISION.

1 Dock One 4 ha Vacant – zoned primarily for residential – due for release 2015.
2 Cruickshank's Corner 3 ha Opportunity to develop hospitality and commercial.
4 North West 7.7 ha Vacant – future residential development site.
5 Fletcher's Slip 7.5 ha Vacant – future residential development site.
6 Hart's Mill South 6,000 sqm Vacant – opportunity to develop tourism/accommodation/education/commercial.
Dock One is a four hectare waterfront development site to be released in 2015. It will become primarily a residential precinct with some potential for activated ground floor spaces facing the waterfront and public promenade.

Dock One holds the unique potential for limited over water development over the eastern end of the dock.
Dock One will become a primarily residential precinct with some potential for activated ground floor spaces facing the waterfront and public promenade.

Dock One holds the unique potential for limited over water development at the eastern end of the dock.

Waterfront development will be centred around a public park with a playground that will form a hub for local and tourist activities. Fronting St Vincent Street, new development will include a variety of uses, all designed in keeping with St Vincent Street’s main street character.

Dock One will be easily accessible to pedestrians by the waterside public promenade and along landscaped footpaths on St Vincent Street.

Building heights in Dock One will generally range from three to five storeys.

Development fronting St Vincent Street will incorporate mixed-uses and will be influenced by and reflective of the surrounding main street character.

Development adjacent the heritage areas will be influenced in design by the character of its surrounds.

Dock One will be innovatively developed in the remainder of the precinct and along the waterfront will be innovative and contemporary in design.

Dock One will be easily accessible to pedestrians by the waterside public promenade and along landscaped footpaths on St Vincent Street.

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CRUICKSHANK’S CORNER

At Cruickshank’s Corner, a destination precinct for hospitality and commercial development with significant public open space, will incorporate the recently redeveloped Cruickshank’s Beach. The southern portion of the precinct will be used for a range of commercial harbour, marine and tourism purposes.
CRUICKSHANK’S CORNER SNAPSHOT

SITE SIZE
3 hectares

LAND USE
Hospitality and commercial use

INVESTMENT
Project value $35 million

NUMBER OF DWELLINGS
Non residential uses

DESIZED CHARACTER

At Cruickshank’s Corner, a destination precinct for hospitality and commercial development, a planned Esplanade Park with significant public open space will incorporate the recently redeveloped Cruickshank’s Beach and Birkenhead small-vessel launching facility. With soft landscaping and on-street angled parking, this will create easily accessible and enjoyable spaces for picnicking and socialising with open access to the river.

Fronting the beach, new buildings will offer views of the water and park. The Esplanade will be flanked with avenue-style tree planting tailored for the local environment.

The Birkenhead Tavern will continue to be a landmark for the Port and provide riverfront hospitality for visitors. With views across the river, the hotel offers licensed indoor and outdoor spaces for dining and socialising.

The southern part of the precinct will be used for a range of commercial harbour, marine and tourism uses as the interface between the Fletcher’s Slip and Cruickshank’s Corner precincts.
Port Approach will become a new business park of light industrial uses on the northern side of the Port River Expressway with office, commercial and mixed-use development providing a buffer from industry and transitioning to residential buildings along the waterfront on the Southern side.
**PORT APPROACH SNAPSHOT**

**SITE SIZE**  
19 hectares

**LAND USE**  
Light industry, mixed-use commercial and residential

**INVESTMENT**  
Project value $50-$100 million

**NUMBER OF DWELLINGS**  
180-360 plus light industry, commercial and mixed-use

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The Port Approach will become a new business park of light industrial uses on the northern side of the Port River Expressway with office, commercial and mixed-use development providing a buffer from industry and transitioning to residential buildings along the waterfront on the Southern side.

Residential development of three to five storeys will take advantage of the waterfront and views of Dock One and McLaren’s Wharf and provide a significant landscaped public open space. The planned waterfront promenade will offer a continuous pedestrian and cycling pathway through to Dock One and McLaren’s Wharf.

Flanked by residential development, the Dock One/Port Approach marina provides opportunity for over water development at its eastern end, including cafés and restaurants.

Vehicle access to the site will be from Wauwa Street for residential development and small scale commercial development south of the Port River Expressway. Private and small commercial vehicle circulation will occur under the Port River Expressway and Railway Viaduct to provide multi-directional access and egress to and from the Port River Expressway. Heavy vehicle movement to the area north of the Port River Expressway will be via Ocean Steamer’s Road.

In the long term, the waterfront area north of the bridge will accommodate offices, storage, warehousing, bulky goods and light industrial uses.
North West is a 7.7 hectare site that will become a lively and diverse residential quarter and provide a gateway to the Port River Waterfront from the west. It will be developed to maximise the advantages of the expansive waterfront available for high quality residential use.
NORTH WEST SNAPSHOT

SITE SIZE
7.7 hectares

LAND USE
Residential

INVESTMENT
Project value $125-$260 million

NUMBER OF DWELLINGS
290–460

DESIRE CHARACTER

North West will become a lively and diverse residential quarter and provide a gateway to the Port River waterfront from the west.

A mix of housing types in bold and contemporary design will be developed around transit-oriented development principles of heights transitioning from three storeys to five storeys around the central core of the Glanville train station.

Buildings will also be positioned to take advantage of views across the waterfront, whilst maintaining a significant sightline of public open space from Semaphore and Causeway Roads through to the Port River and Hart’s Mill. This linear link will be designed as a shared space promoting safe and convenient pedestrian/cyclist circulation through the development site and will encourage interaction between public realm and residential buildings. The recently constructed shared use Loop Path will form part of this linkage.

The remaining ‘saw tooth’ building west of Fletcher’s Slip represents an ideal opportunity to seek design ideas for both its short and long-term use.

The Glanville train station is envisioned to be upgraded, with new built form on either side providing pedestrian crossings and links to station platforms. The adjacent bus interchange may also be upgraded and incorporated into a mixed-use development.

The promontory west of Fletcher’s Slip could include a café, restaurant, performance platform and soft landscaped spectator areas and will provide public amenity for both residents and local community.
FLETCHER’S SLIP

Fletcher’s Slip will emerge as a unique waterfront mixed-use precinct. Marina berths alongside attractive wharf-side apartments and terraces will offer the opportunity to live right on the water’s edge with access to the Port River.
FLETCHERS SLIP SNAPSHOT

SITE SIZE
7.5 hectares

LAND USE
Residential

INVESTMENT
Project value $120-$250 million

NUMBER OF DWELLINGS
450-900

DESIRED CHARACTER

Fletcher’s Slip will emerge as a unique waterfront mixed-use precinct. Marina berths alongside attractive wharf-side apartments and terraces will offer the opportunity to live right on the water’s edge with access to the Port River.

Buildings will be mainly three storey, including over water development; however there will be an opportunity for five storey mixed-use buildings surrounding the two public plazas.

Connections to nearby precincts will be opened up with walkways through the area, encouraging activity along paths shared with bikes and vehicles and retaining sightlines from Semaphore Road through to the river and finger wharfs. The newly constructed, shared use Loop Path will form part of this linkage.

Housing will extend out over the piers and finger wharfs creating a focus on the marina.

Marine services, boat building and repairs, boat launching facilities and dry docks will front the Port River with opportunities for residential development above. Where possible, there will be re-use of heritage elements of existing buildings.
Hart’s Mill is an area of waterfront land north of St Vincent Street and west of the Birkenhead Bridge. It includes the land currently occupied by the Port Adelaide TAFE campus and the iconic Hart’s Mill heritage building complex. The surrounding areas to the north and west have been transformed into public lawns, a playground and local market space.
**HART’S MILL SNAPSHOT**

**SITE SIZE**  
0.6 hectares

**LAND USE**  
Tourism, accommodation, education and commercial

**INVESTMENT**  
Project value $25 million

**NUMBER OF DWELLINGS**  
Tourism uses

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<td>The Hart’s Mill Precinct is an area of waterfront land north of St Vincent Street and west of the Birkenhead Bridge. It includes the land currently occupied by the Port Adelaide TAFE campus and the iconic Hart’s Mill heritage building complex. The surrounding areas to the north and west have been transformed into public lawns, a playground and local market space. The Hart’s Mill Precinct has already undergone a significant transformation with use of the public spaces for the installation of a playground and lawns, weekly markets and events, heritage building restorations and support for small business through our partnership with Renew Adelaide. But this is just the beginning. With its open spaces and a continuous water frontage, the Hart’s Mill area is expected to attract a large number of pedestrians. The waterfront space will be a hive of activity with markets, entertainment and events to engage all visitors. There will be various opportunities for licensed indoor/outdoor venues as well as unique commercial spaces to complement the markets and existing users of the area. The area has been carefully landscaped to provide shade and activity while adding to the ambience. The combination of high quality built form elements and streetscape enhancements at St Vincent Street will mark a clear and attractive entry statement to Port Adelaide and may present an ideal location for a boutique hotel.</td>
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Renewal SA is committed to the progressive regeneration of the Port by implementing the clear horizon of initiatives identified within the Port Adelaide Precinct Plan. Significant progress has been accomplished over the past two years.

- Planning Policy amendments to support the Precinct Plan via a Development Plan Amendment - Complete
- Hart’s Mill public plaza with special events space to activate the area - Complete
- Building upgrades to improve external appearance of historic buildings - Stage 1 complete
- Completion of loop path around the inner harbour to provide a walking and cycling experience - Complete
- Upgrades to traffic and parking on St Vincent Street and Commercial Road - Stage 1 complete
- Relocation of 500 state government employees to boost the working population at Port Adelaide - Commenced

The priority of public works and ongoing streetscape improvements reflects a considered public realm strategy to create “places for people” that will support the development of these key sites and reflects the prioritisation of investment in establishing high quality public linkages, improved visual legibility, vehicle circulation, car parking and public transport.

Renewal SA will release key development sites in the second half of the year. Sites will become available for a range of land uses including residential, commercial and light industrial in alignment with the priorities identified in the 2013 Precinct Plan.

The land at Dock One (4 ha), Cruickshank’s Corner (3 ha), Fletcher’s Slip (7.5 ha), Port Approach (13 ha) and North West (7.7 ha) are earmarked as future releases to align with the redevelopment of the Port.

The Government of South Australia has a vision for the state to be The Place Where People and Business Thrive.

At the heart of our economic development strategy is a partnership between government, business, research and educational institutions and the community sector.

Government does not have all the ideas, and we want to work together with the private sector (businesses and not-for-profit bodies) to identify innovative approaches that will promote the economic development of the state, create jobs and deliver high quality services to the community.

In many cases traditional government procurement processes will support the best value for money solutions to meet our objectives. But we also wish to work in partnership with the private sector and encourage good ideas to be brought forward.

The Government of South Australia welcomes unsolicited proposals from the private and community sector and has established a framework for unsolicited proposals to achieve the certainty and transparency that both proponents and the community need.