

Thebarton Masterplan— Executive Summary

With the river, in the city, as a neighbourhood, for everyone, embedding sustainability.

7 April 2025



Prepared by

Renewal SA
Arup
Aboriginal Urban Design
Breathe
JLL
T.C.L
WGA

Renewal SA
Level 16, 11 Waymouth Street
Adelaide 5000 SA
renewalsa.sa.gov.au

Disclaimer
This document has been prepared by Arup for its client, Urban Renewal Authority trading as Renewal SA and takes into account particular client instructions and requirements. This document was not intended for, and should not be relied upon by, any third party and no responsibility is undertaken to any third party in relation to it. Arup does not accept any responsibility to any third party for the contents or any loss or damage which might occur as a result of following or using any opinion, data or other information in this document.
To the maximum extent permitted by applicable law, Arup disclaims all liability of whatever nature (including in negligence) to any third party, and disclaims all representations or warranties – express, implied, statutory or otherwise – including (but not limited to) implied warranties of fitness for a particular purpose, accuracy or validity or completeness of information, merchantability, title, quality, and non-infringement. The reader will assume full responsibility for any loss resulting from use of or inability to use the information, data or opinion in this document.
In preparing this document, Arup has relied upon information and documents supplied by its client. Arup has relied, in particular, on the accuracy and completeness of such information and documents. Without limiting the above, Arup also accepts no liability for any error or omission in this document to the extent that the same results from error or omission in the information or documents relied upon.
Any use of this document (in whole or in part) whatsoever should be accompanied by or incorporate this notice at all times.

Issue	Date	Description	Format
For Feedback	10 Jan 2025	Executive Summary for Market Sounding - For Feedback	A3 Spreads
Draft	7 April 2025	Revised Execuitve Summary	A3 Spreads

Foreword

The State Government's purchase of the Thebarton site directly responds to the Government's pursuit of increased housing supply along key corridors and in close proximity to established infrastructure.

The landmark site represents a significant infill opportunity that will build on the urban regeneration in the city's northwest corner and set a catalytic benchmark for further redevelopment in the area and along Port Road.

The site will be developed into a world-class, mixed-use precinct that targets industry-leading levels of affordability, liveability, and sustainability.

Renewal South Australia (RSA) will act as master developer and partner with the private sector to deliver the site.

Vision

The Project at a glance

Between 1000 and 1300
new homes, 20% affordable
in a mix of apartments and
townhouses

4 new public open spaces

A new relationship with the
Karrawirra Parri (River Torrens)

Working with the
Kurna Community

Urban frontage to Port Road

Integrated street, cycle,
walking, and public transport
network

Sustainable buildings in a
biodiverse ecological setting

Revitalised heritage
Walkerville Brewhouse
Tower, Transformer Building,
and Thebarton Cottage
foundations

Target 30% tree canopy
coverage

Potential for an adaptable
community mobility hub

Integrating 5 Star Green Star
(Buildings) rating for built
form and targeting 6 Star
Communities rating



Context

Site Analysis












Opportunities

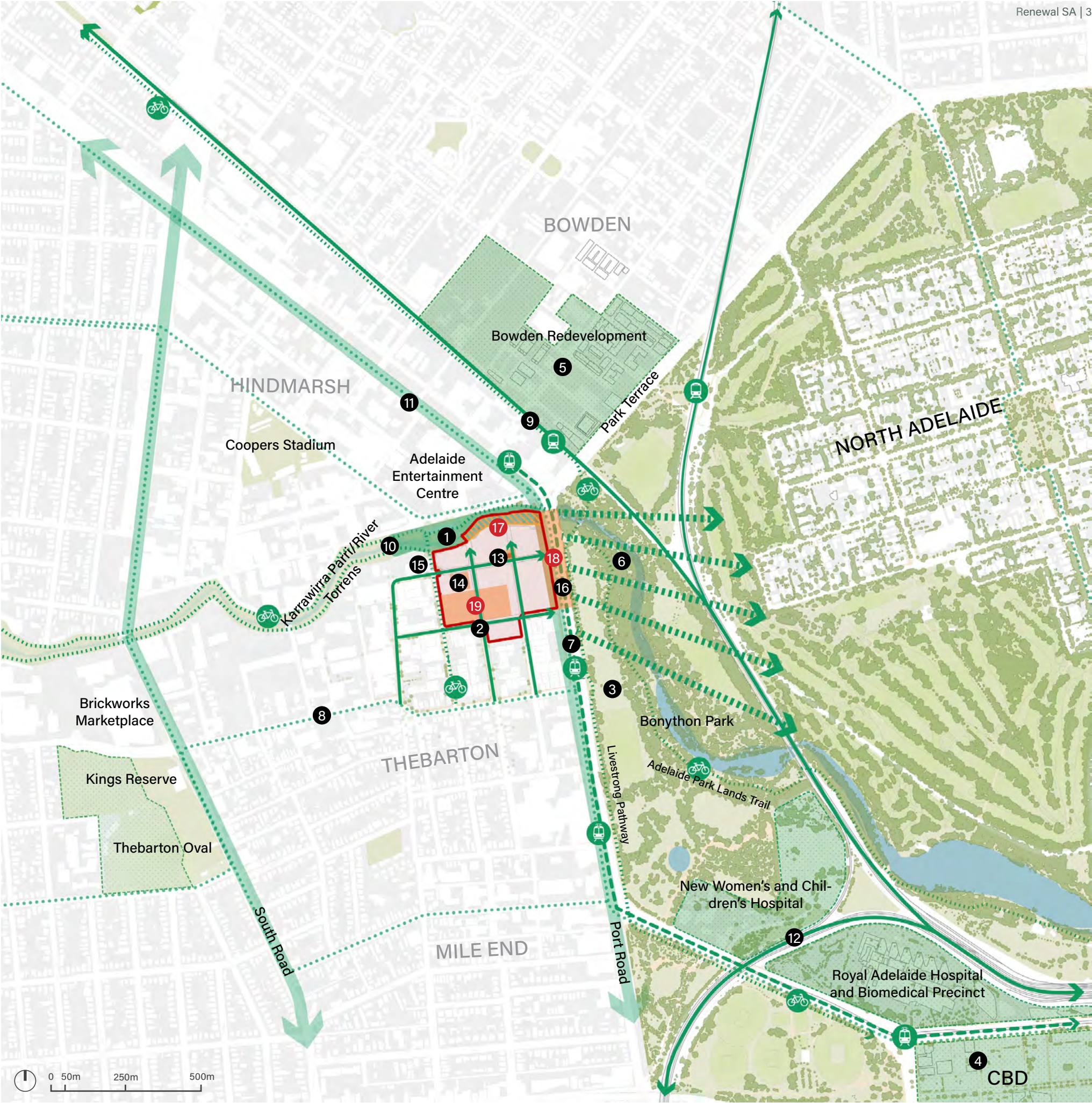
- 1 Riverfront restoration, ecology in precinct public realm
- 2 Extending existing street grid
- 3 Connection to Adelaide Park Lands
- 4 Proximity to CBD
- 5 Bowden as a benchmark for density
- 6 Views to CBD, North Adelaide and Park Lands
- 7 Connection to tram network
- 8 Proximity to bus infrastructure
- 9 Proximity to Bowden and North Adelaide Train Stations
- 10 Access to east-west and CBD active transport links
- 11 Access to arterial roads
- 12 Proximity to health and innovation precincts
- 13 Walkerville Brewhouse Tower and heritage inform a unique amenity offer and place experience
- 14 Thebarton Cottage Heritage Zone
- 15 Local Pubs, Restaurants/Cafes
- 16 Creation of an urban green boulevard along Port Road

Constraints

- 17 Riverfront grade and heritage
- 18 Port Road noise and emissions
- 19 PAN OPS height restriction

Key

- | | | |
|---|--|--|
|  Site |  Existing open Space |  Existing Tree Canopy |
|  Train Line |  Light Rail |  Bus Route |
|  Shared Path |  Arterial Roads |  Waterbody |
|  Development/Innovation Zones |  Views and aspect to the city | |



Masterplan Concept

Masterplan Principles

The masterplan focuses on creating a sustainable, inclusive, and vibrant community, balancing environmental protection, cultural heritage, and social equity. Rooted in nature, history, and community, it offers a robust and welcoming place for the future.

A central principle is the river's reinstatement, integrating it into the public realm. Equitable access, pathways, and spaces ensure inclusivity, while interpretive elements and native plantings honour the Kurna people's cultural connection to the land and water.

The plan reflects the site's rich history—Indigenous, colonial, and contemporary—through thoughtfully designed public spaces that blend heritage with urban surroundings. Preserved heritage elements ensure the city's history remains active in the community experience.

Community building and connectivity are prioritised, with pedestrian-friendly streets fostering social interaction. Active edges integrate homes, parks, retail, and community spaces, ensuring vibrancy day and night. Housing diversity supports various ages, incomes, and needs, reinforcing inclusivity.

Sustainability underpins the plan, focusing on biodiversity, climate resilience, and energy efficiency. Green spaces, renewable energy, and sustainable transport promote ecological and economic balance, creating a framework for a resilient, responsible future.

The final Masterplan will be refined through detailed design in consultation with key stakeholders including development partners, Councils and authorities.



With the river

Reinstating the health of the river as an enhanced biodiversity corridor, 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

Inviting connections, streets to live, homes for all, places to play, a local centre, affordable housing and workspaces, a local catalyst for urban renewal.



For Everyone

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



Embedding Sustainability

Moving towards climate resilience, fostering sustainable transport and economic viability through Greenstar Certification or equivalent.

Embedding Sustainability

Eight embedded Sustainability Strategies will ensure Thebarton is environmentally, socially, culturally, and economically fit for today's expectations and tomorrow's aspirations.

Targets and Sustainability Strategies are provided for feedback from development partners as part of this market sounding.



Designed With Nature

Target: Net Biodiversity Gain

Nestled on a bend in Karrawirra Parri (River Torrens), Thebarton will be threaded through with green corridors and space to breathe. Biodiversity-informed planting will make this a special place to live, with views across tree-tops, minutes from the city. Regenerative landscape design means local birds, butterflies and maybe the shy, river-dwelling Rakali can live in harmony with locals.



More Transport Choices

This is a transit oriented development where people can use fast, convenient options including:

- two tram stops, bus stops, and a train station.
- new safe cycle and pedestrian connections.
- slow 30km/ hr streets within the development.
- Potential to explore a new Mobility Hub providing for locals who need a car, while offering other services like share cars, scooters, and e-bike charging.



Sustainability Assurance

Design choices for Thebarton will be third-party certified so that buyers know their sustainability values are being met, using locally trusted benchmarks:

- 6 Star Green Star Communities rating
- Average 7.5 Star NatHERS star rating for apartment buildings
- 5 Star Green Star Buildings rating
- Design review process



Buildings That Perform

Target: Sustainability certification 5-Star Green Star or equivalent

Design requirements for efficient buildings, with great daylight access will mean more comfortable indoor spaces and lower bills for life. Developers will be required to deliver buildings that are cosy and warm in winter and cool in summer. Being an all-electric development, modern appliances will help manage cost of living.



A Cool, Green Future

Target: Site-wide targeting 30% tree canopy at maturity

Climate warming changes are anticipated for Adelaide. The project is being designed to be comfortable on hot days by creating a shady tree canopy, reducing urban heat island through urban design, and ensuring quality buildings for life. The use of water throughout the site will help to keep spaces cool and healthy for people.

Key Moves

These six key moves summarise the masterplan concept and the actions needed to deliver the vision for the precinct. They outline the core design strategies that underpin the masterplan.

1. Reinstate the city grid as a lively street network.

The street grid seamlessly blends into the existing city, offering a hierarchy of connections. New links create a simple, nuanced, and diverse network of streets and lanes.

2. Revitalise the river and establish the river corridors

Improved access to Karrawirra Parri (River Torrens) by extending green spaces, tree canopies, and public areas. The north-south green corridors along Holland Street, Coronel Light Square, Walsh Street, and Port Road integrate native habitats and Water Sensitive Urban Design (WSUD) strategies, connecting the river through the precinct improving overall biodiversity and habitat connectivity.

3. Anchor civic places with heritage

The heritage Walkerville Brewhouse Tower and Theberton Cottage foundations anchor two major public spaces: Colonel Light Square and Brewery Green, lined with retail, serves as the precinct's heart, designed for community

and family gatherings.

4. Concentrate and connect retail activities

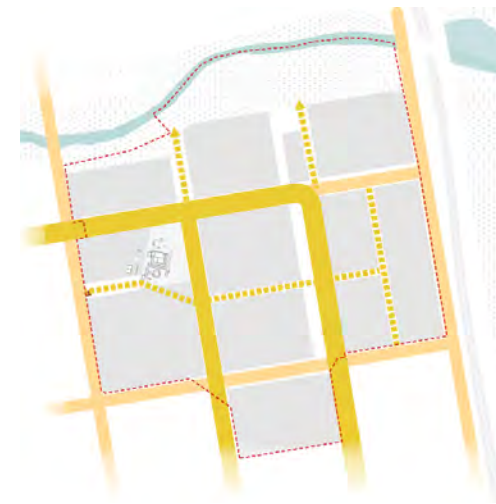
Retail and vehicle movement is focused around Winwood and Walsh Streets, forming a clear spine. A mini high street between Winwood Street and Brewery Green concentrates retail activity to create critical mass, increasing footfall for a vibrant street.

5. Optimise massing for context, vibrancy, and microclimate

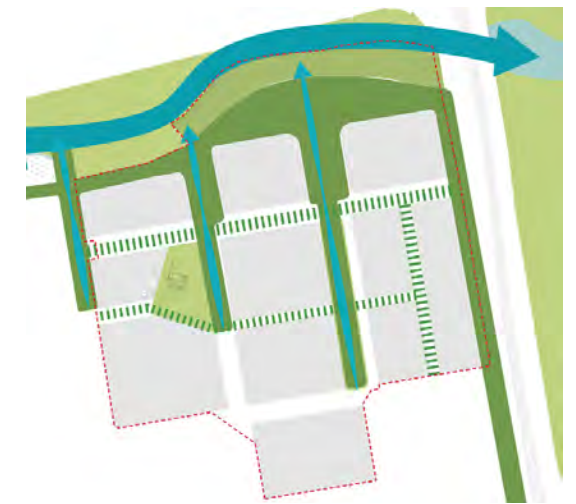
The tallest buildings are placed along Port Road, offering city views and acoustic protection from traffic noise for the rest of the precinct. Building heights taper to the west, integrating with the surrounding neighbourhood. Strong street walls throughout create a cohesive and vibrant urban experience.

6. Reduce car speeds and flow to create a people-first public realm

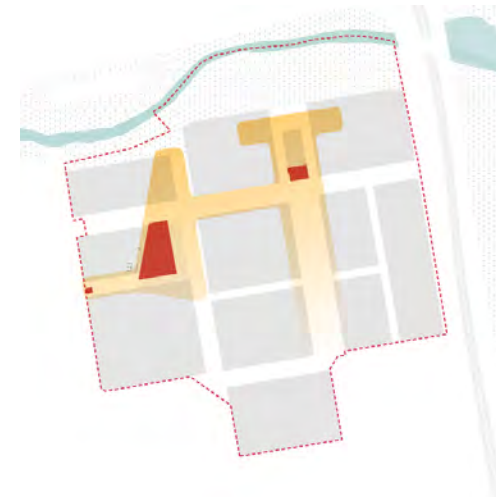
Vehicle access is limited to Winwood, Walsh, Anderson, and Cawthorne Streets, while the rest of the public realm is designed for pedestrians and cyclists. Traffic speeds are designed for 30 km/hour, and building loading and access points are carefully planned to minimise disruption. Streets feature shared surfaces that prioritise active transport.



1. Reinstate the City Grid as a lively street network.



2. Revitalise the river and establish the river corridors



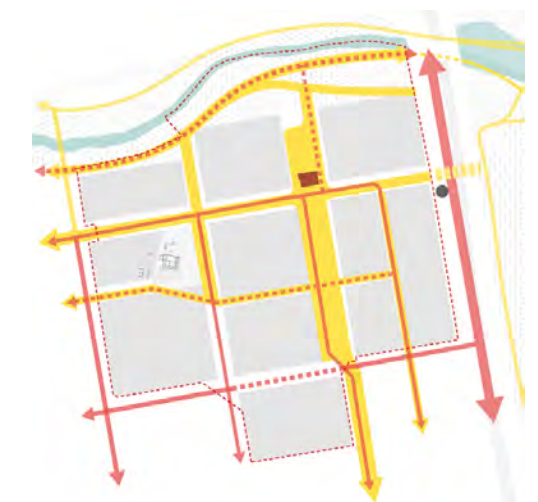
3. Anchor civic places with heritage



4. Concentrate and connect retail activities



5. Optimise massing for context, vibrancy, and microclimate



6. Reduce car speeds and flow to create a people-first public realm

Masterplan Concept

Masterplan



Open Space

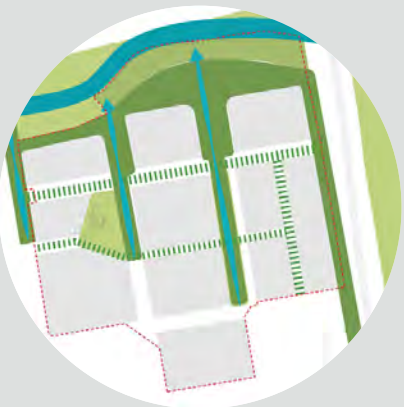
The landscape strategy enhances both environmental quality and public amenities. The river will be revitalised, while also improving access for the community. The shared user path will be extended along the southern riverbank, connecting under the Port Road bridge into the Park Lands. Open spaces will be developed to provide inviting areas for public recreation.

The centerpiece of the precinct will be the revitalised Walkerville Brewhouse Tower , anchoring a plaza and flexible open space designed for outdoor dining and community activities, complemented by food and beverage retail.

To the south of the Walkerville Brewhouse Tower , a generous linear park will line the extension of Walsh Street. This park will accommodate an off-street bike path and offer spaces for recreational activities such as play, picnicking, and relaxation. It will also incorporate water-sensitive urban design elements.

The foundations of Theberton Cottage will be protected and transformed into a feature within a public square. This space will include areas for cultural interpretation— telling the site’s story and contributing to the precinct’s identity.

Streets will be planted with canopy trees to provide shade and enhance the streetscape, targeting 30% canopy cover for the development as a whole.



Key Move: Revitalise the river and establish the North-South River Corridors



Plan : Proposed Landscape and Open Space Concept Plan



Key

- | | | | | |
|--------------------|------------------------|--------------------|-----------------|-----------------------|
| --- Site | 1 Riverfront | 2 Native Garden | 3 Brewery Green | 4 Walsh Street Park |
| ■ Karrawirra Parri | 5 Colonel Light Square | 6 Winwood Street | 7 Laneway | 8 Port Road Interface |
| | | 9 Nature Playspace | | |

Open Space

Approach to Heritage Restoration and Activation

The River

The river holds both high ecological value and cultural significance for the Kurna People. Plans include its protection and revitalisation to benefit the site and broader river system, while honouring its cultural connections to the Kurna Meyurra. River banks will feature restored River Red Gums and native understorey plants. A new shared user path will connect the site to the Park Lands, the city, hills, and coast. The riverfront also hosts the Brewery's traditional Christmas Lights Display in a landscaped garden, some elements of which are state heritage listed. Future plans will engage with community and stakeholders in creatively re-imagining these elements.

Walkerville Brewhouse Tower

The Walkerville Brewhouse Tower will be adaptively reused as the retail centrepiece within the central civic public space of the project, the Brewery Green. Brewery machinery and equipment inside the tower will be maintained, restored and showcased as part of its adaptive reuse.

Theberton Cottage (Colonel Light Square)

Theberton Cottage's historical foundations will be carefully preserved and prominently featured as the focal point of Theberton (Colonel Light) Square. The restoration will include reinterpreting the cottage's original garden beds, honouring its past charm and character. Additionally, sensitive archaeological elements will be safeguarded, ensuring that the site's historical integrity is respected and maintained.

Transformer Building

The Transformer Building will be restored and showcased, forming a threshold into the pedestrian laneway. This structure could be maintained as an artefact or could potentially be adaptively reused as a small retail space.

River (Ecology)



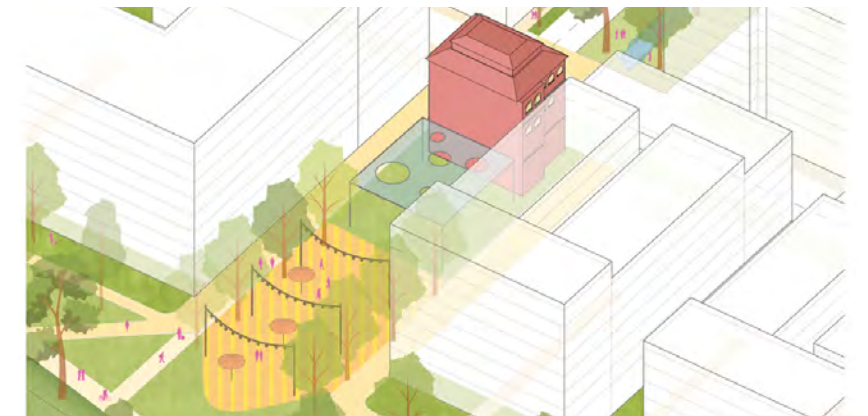
Image: Arup



Walkerville Brewhouse Tower



Image: Sweet Lime



Theberton Cottage (Colonel Light Square)



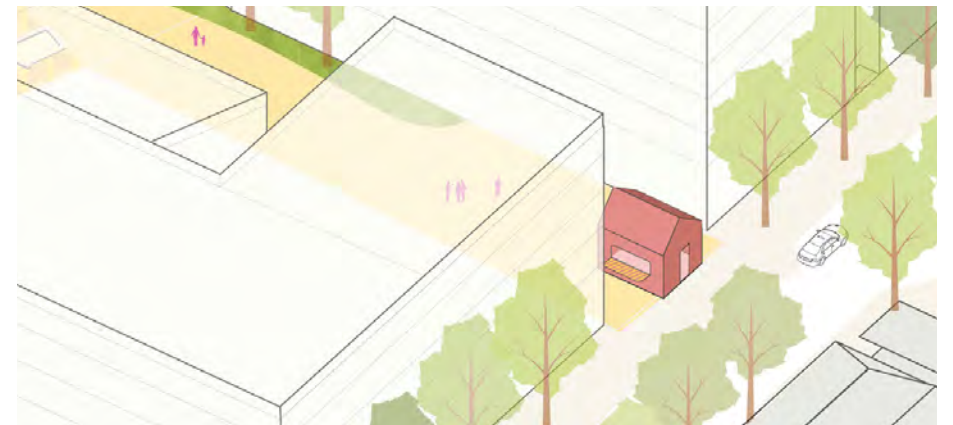
Image: State Library of South Australia



Transformer Building



Image: Dash Architects



Movement Network

The Thebarton Masterplan precinct is well connected to the wider transport network across all modes. This includes significant metropolitan routes such as:

- The Adelaide Park Lands trails, River Torrens Linear park and the Outer Harbour and Gawler Greenways for active travel use
- The Outer Harbour railway corridor, City-Glenelg tram route, and numerous bus 'GO Zones', providing good public transport accessibility; and
- The North-South Corridor, Port Road and the Inner Ring Route as key traffic routes connecting across the metropolitan area and beyond.

The movement strategy seeks to capitalise on proximity to significant transport routes and infrastructure, enhancing connectivity between these and the precinct. A new shared user path on south side of the Karrawirra Parri (River Torrens) enables unimpeded access for residents and visitors travelling via active modes to the City, the Adelaide Parklands and Bowden Station, removing the need for any major arterial road crossings.

Vehicle through movements within the site are limited by controls to the existing access and connections to the arterial road network. This supports the development of a high quality walking environment, prioritising public realm, slowed local traffic over through-traffic movements. The reinstated grid-based street network connects seamlessly into the surrounding urban fabric, stitching neighbourhoods together and enhancing permeability across a once-closed site.

Holland Street and Walsh Street will provide north/south access to site, with Cawthorne Street functioning as a one-way street, balancing vehicle access with the needs of all road users. Winwood Street is the key access route for entry and exits of residential buildings and retail space.



Improved movement network
New and enhanced walking, cycling, and public transport connections.

Key

Arterial Road

In-Building Parking Access

Pedestrian Street

Local Street

Activity Anchors

Secondary Local Street

One-Way

Tertiary Street

Off-street Shared Paths

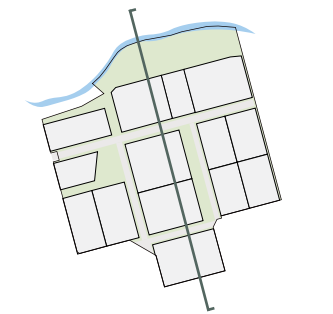
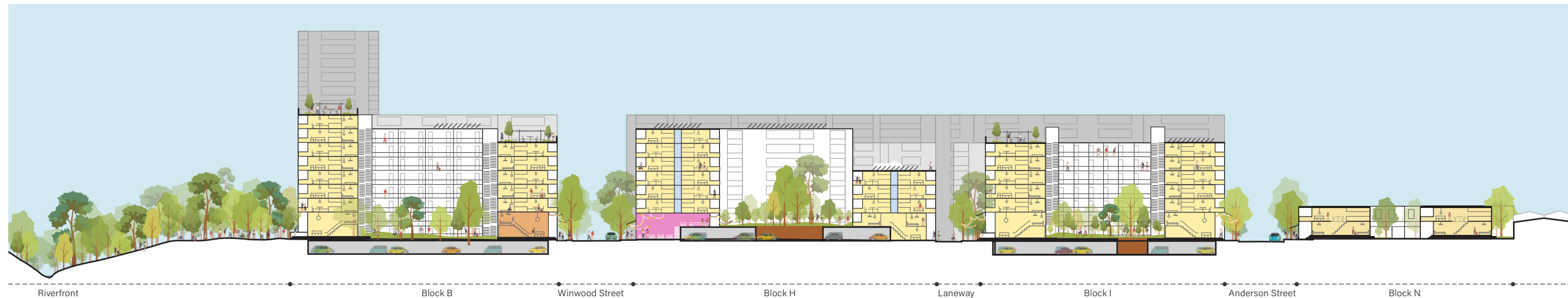


Land Use and Activation

Key Interfaces



Site Section AA



Site Section BB

River Edge:

- Envisioned as a residential interface
- North facing dwellings on the ground floor.

Cawthorne Street:

- Envisioned as a residential interface further south towards Anderson Street with dwellings on the ground floor
- Mix of apartments and townhouses

Port Road:

- Level 1 and above will have wide ranging views over Park Lands and city skyline

- Ground floor will be directly adjacent to a linear shared user path and landscape buffer, however will not be residential given its proximity to Port Road. Ground floor uses to be considered for this location include amenity, communal, and screened above ground car parking.

- Inactive uses on this frontage can be supported provided adequate screening, landscaping and lighting is provided.

Winwood St:

- Winwood Street is the primary high street and will support a diverse range of uses including SOHO live / work, residential, and commercial

or retail uses.

- Focus around the Walkerville Brewhouse Tower as the main activated square
- Frontages to Winwood Street to consider the location and treatment of vehicle access points and services to maximise active frontages and passive surveillance.

Walsh St:

- South of Winwood Street, Walsh Street has a residential address to ground floor interfaces.
- Ground floor residential uses should have

appropriate consideration for privacy, sense of address, and amenity.

Holland + Anderson Streets:

- Taking advantage of the existing amenity and the potential for fast-tracked delivery of housing outcomes combined with a transition zone to the character of the new development as it emerges.
- Anderson Street through traffic will be reduced by the inclusion of a pedestrian-only link and road hierarchy change to reduce industrial through traffic.

Land Use and Activation

The land uses are envisaged to support a thriving mixed-use precinct with local retail and hospitality, a potential mobility hub with community uses on the ground level, and a diversity of housing at its heart.

A new local street (Winwood Street) is lined with mixed-use activity spanning from Bloom café to the re-purposed Walkerville Brewhouse Tower. Ground floor residential uses and walk-up two-storey dwellings will be encouraged here, in addition to a variety of tenancy types and sizes to encourage day and night activity.

A concentration of retail/food + beverage frontage either side of the re-purposed Walkerville Brewhouse Tower will host local retail and hospitality uses.

Housing with individual front doors at ground level will line the eastern edge of Walsh Street, activating the new River Corridor.



Concentrate and connect retail activities



Plan : Proposed Land Use Plan

Key

- | | | | |
|--------------|--------------------|--|--|
| Residential | Retail | Flexible Use - above grade parking must be sleeved | Flexible Use - unsleeved above grade parking permitted - appropriately screened to Port Road |
| Active Edges | Primary Interfaces | | |

Land Use and Activation

Housing Approach

Thebarton will see a holistic approach to housing that integrates affordability, sustainability, and diversity, in turn fostering a vibrant and resilient community, that provides opportunities for all demographics incomes and aspirations.

A village is a collection of people from all walks of life. This precinct will see the delivery of a mix of housing tenure options, including but not limited to rental housing, market housing, shared equity models, student housing, key worker housing, and co-housing.

Diverse housing sizes and typologies are encouraged to support the needs of a diverse community and provide access to safe and secure housing for a range of individuals, families and groups.

Located at the nexus of the Karrawirra Parri (River Torrens) and the Adelaide Park Lands, the project will be delivered with community at the forefront and sustainability effortlessly embedded into the DNA of the dwellings.

The outcomes of the project should:

- Provide developer feasible, market outcomes.
- Be flexible and capable of evolving with changing market and demographic conditions.
- Mix of both buyers and renters
- Create opportunity for community interaction, both at the scale of the building and at a neighbourhood scale.
- Encourage community at the neighbourhood scale.
- Encourage broader community back in.
- Give access to the river back to the broader community.

The blocks in Masterplan have been considered to maximise aspect and value from every corner of the site.

- Extension of the natural value of the river through the urban linear parks and green streets, drawing the amenity deep into the development.
- Leveraging the value of the Park Lands views and use of the Eastern blocks to provide acoustic separation to the development.
- Careful treatment and articulation of Winwood as a main street connection to encourage urban activity and street life.
- Leveraging of the heritage context for enhanced urban outcomes and community amenity.
- Use of the community facilities in the potential Mobility Hub to activate Colonel Light Square.
- Use of activated street interfaces to create vibrant communities.



Residential Interface - Artist Impression



Image: Daniel Nairn, CC 2.0.

Mews Typology (reference image)



Image: Breathe

Ground Floor Apartment Residential Entry (reference image)



Image: Derek Swawell for Breathe

Communal Residential Entry (reference image)

