



# URBAN DESIGN GUIDELINES

A COMMUNITY BY

Renewal SA



Government  
of South Australia

P.03 Purpose

P.06 Illustrative Master Plan

P.15 Project Ambitions

P.19 Design Brief

P.25 Urban Design Principles

P.36 Appendix

SECTION 01

# PURPOSE



# INTRODUCTION

## ABOUT THE URBAN DESIGN GUIDELINES

The Southwark Grounds Urban Design Guidelines (UDG) have been developed to guide good design outcomes at Southwark Grounds, ensuring the creation of a distinctive, high-quality and sought-after neighbourhood that reflects the unique character of the area.

The UDG include:

- an outline of the Design Review Panel process
- the Southwark Grounds Vision and Illustrative Master Plan, which establish the project's spatial vision
- project ambitions and guiding principles
- the Design Brief, inviting developers to explore unique design characteristics
- Urban Design Requirements that provide specific design guidance.

Architects and developers will use the UDG as a reference when preparing proposals and progressing through the Design Review Panel process. The content is intended to provide a robust guiding and assessment framework, while encouraging architecture diversity and creativity.

The UDG should be read in conjunction with the Allotment Control Plans and Building Control Plans (for the Master Precinct), which set out site-specific requirements based on unique site conditions.

All relevant building and planning guidelines, codes, rules, and regulations—such as the Building Code of Australia and Planning and Design Code—should be read in conjunction with the UDG.



Vision and Illustrative Master Plan



Urban Design Guidelines (design guidance)



Lot Control Plans (site specific guidance/requirements)



Artist impression of Brewery Crossing looking east



# INTRODUCTION

## DESIGN REVIEW PANEL

Good urban design is critical to the success of the Southwark Grounds project and the broader benefits it aims to deliver for South Australia. In recognition of this, Renewal SA has developed Urban Design Guidelines to support high-quality design outcomes. These guidelines provide a consistent framework for evaluating proposals and are supported by the establishment of an independent Design Review Panel.

The Southwark Grounds Design Review Panel has been established in collaboration between Renewal SA and the Office for Design and Architecture South Australia (ODASA) to provide independent expert advice and review each proposal, in the context of the Urban Design Guidelines, Allotment Control Plans and Building Control Plans (for the Master Precinct).

The panel’s role is to promote high-quality design outcomes, guided by the South Australian Government’s Principles of Good Design: Context, Inclusive, Durable, Value, Performance, Sustainable.

As outlined in the Contract of Sale and Detailed Concept Plan Requirements (Appendix A), proponents will be required to:

- Participate in pre-lodgement panel meetings: collaborative sessions between proponents and statutory agencies designed to achieve the best possible design, planning and development outcome.
- Present their proposals to the Design Review Panel for review

These sessions take place prior to submitting applications for statutory approval. The panel will comprise:

- Government Architect as Chair
- Up to four panel members sourced from the State Design Review Panel

Representatives from Renewal SA and City of West Torrens will be invited to attend as observers. Early engagement with the panel is highly encouraged to:

- Affect positive change during design development and to avoid costly reworking or regression
- Provide progressive certainty

The flowchart provides an overview of the Design Review Panel process. Full details will be provided in the land sales contract.

## DESIGN REVIEW PANEL PROCESS OVERVIEW



SECTION 02

# ILLUSTRATIVE MASTER PLAN



# PROJECT VISION

In partnership with Renewal SA, development partners will have the opportunity to create a new benchmark for mixed-use neighbourhoods in Adelaide.

Southwark Grounds has a major role to play in building on what has been achieved at Bowden in realising the full potential of Adelaide's inner-west corridor and gateway to the city. Strategically designed for social connection, sustainability, active mobility and innovative housing, Southwark Grounds will demonstrate how intelligent infill development can deliver lasting commercial, social and environmental value for generations to come.



**SOUTHWARK  
GROUNDS**  
A CATALYST  
NEIGHBOURHOOD  
FOR THE FUTURE  
OF ADELAIDE

# ILLUSTRATIVE MASTER PLAN

The Southwark Grounds Illustrative Master Plan reflects a vision for a dynamic development delivering a mix of destinations, residential typologies—including apartments and townhouses—and experiences designed to captivate Adelaide locals and visitors alike.

With a guiding plan supporting residential, retail and hospitality delivery, future development partners will have the freedom to innovate and respond to market needs to maximise the site’s potential and its community outcomes.

**Address**  
107 Port Road, Thebarton SA 5031

**Total Site Area**  
8.4-hectares

**Zoning**  
Urban Corridor (Boulevard)

**Frontages**  
300m frontage to the  
Karrawirra Parri / River Torrens.

250m frontage to Port Road  
(a major arterial road for Adelaide  
with direct views to the CBD over the  
world-renowned Adelaide Park Lands).





Southwark Grounds will unite people in a landscape shaped by the Karrawirra Parri / River Torrens and Adelaide Park Lands. This richly green public realm will invite people to spend time in nature while offering a profound connection to the area's rich cultural heritage.

## RIVERSIDE GARDENS

A biodiverse riverside landscape weaving together native flora, heritage elements and community spaces along the Karrawirra Parri / River Torrens. Designed for connection, wellbeing and cultural storytelling, it offers places to gather, reflect and learn — all superbly linked to new river trails and pathways into the neighbourhood. Riverside Gardens will be a central feature of the community's connection to the environment.

## COLONEL LIGHT'S PLAZA

Colonel Light's Plaza will be a space that honours the area's past while celebrating Adelaide's origins. It will preserve the foundations of Colonel Light's 'Theberton' Cottage and serve as a public plaza, where stories are shared for generations to come.





Fine-grain retail, hospitality and events will activate Southwark Grounds — creating a connected neighbourhood of local dining, riverside gathering and easy, everyday lifestyles at the centre of the Master Precinct.



## WALKERVILLE BREW TOWER

The precinct's vibrant civic heart will feature a mix of hospitality, retail and commercial spaces. Restoration, expansion and industrial design will bring 135 years of SA brewing history to life, offering a unique experience for visitors and residents.



## BREWERY GREEN

Overlooking the riverside gardens, this shared green space will serve as a welcoming public destination, where people can gather for events and social occasions framed by boutique retail and culinary experiences of the Brew Tower.



## BREWERY CROSSING TO WINWOOD

With the Brew Tower as a historic backdrop, this pedestrian-focused space will accentuate activity and community as part of daily life at Southwark Grounds, anchoring Winwood Street as the retail high street of the precinct.



## WALSH STREET LINEAR PARK

As the Southwark Grounds' outdoor green living room, the Walsh Street Linear Park will offer a tranquil, tree-lined space for residents and visitors to relax. This green spine will connect ecological systems, integrate planting, and draw the Karrawirra Parri / River Torrens into the heart of the precinct and its community.



# HISTORY



**1836:**

**Historic settlement.**

European arrival and settlement selection occurs.

Adelaide is chosen as a settlement site due to the fresh water supply from Karrawirra Parri / River Torrens.



**GARDEN CITY VISION:**

**Colonel Light’s choice.**

Colonel William Light, British military officer, surveyor and town planner best known for designing the layout of Adelaide, highlights the “better connection to the river” as essential to Adelaide’s location.

This choice underscores his vision of a city with greenery and a central river as defining features. Influenced by the garden city movement, Light’s objective was to create a “beautiful and healthy city”.

Surveyed as town-acre section 1, Southwark was first named Thebarton after the cottage where Colonel Light spent his life following his work surveying and planning Adelaide.



**1903:**

Members of the Hone family outside Colonel Light’s Cottage, 1903. The family was prominent in civic and church life. Mrs Hone was active in the Woman’s Christian Temperance Movement.

**30,000+ YEARS AGO:**

**Kaurna cultural stewardship.**

Karrawirra Parri / River Torrens becomes central to Kaurna life, holding profound ecological and cultural significance for the community. The river’s surrounding dense vegetation provides shelter to diverse wildlife.

The Kaurna people shape the region into open grassy plains with scattered trees, creating an ideal environment for sustainable living, camping and hunting.

**WALKING SUBURB:**

**Convenient urban living.**

As one of Adelaide’s first suburbs, Southwark develops early transport links, with tram and railway lines providing residents easy access to the city centre.

Emerging in the late 19th and early 20th centuries, this transit access, combined with affordable housing, makes it a convenient location for working families.

**1881:**

The area now called Southwark was laid out by James Phillips and George Crooks Shierlaw on Section 1, Hundred Adelaide as part of a private subdivision. During that period, further subdivisions adopted ‘Thebarton’ as the suburb name.

**1886:**

Torrenside Brewery was founded in 1886 by the Ware Brothers who, produced Southwark brand beer. In 1898, Torrenside amalgamated with Walkerville Brewery, forming Nathan Brewery, which was later named the West End Brewery in 1980.

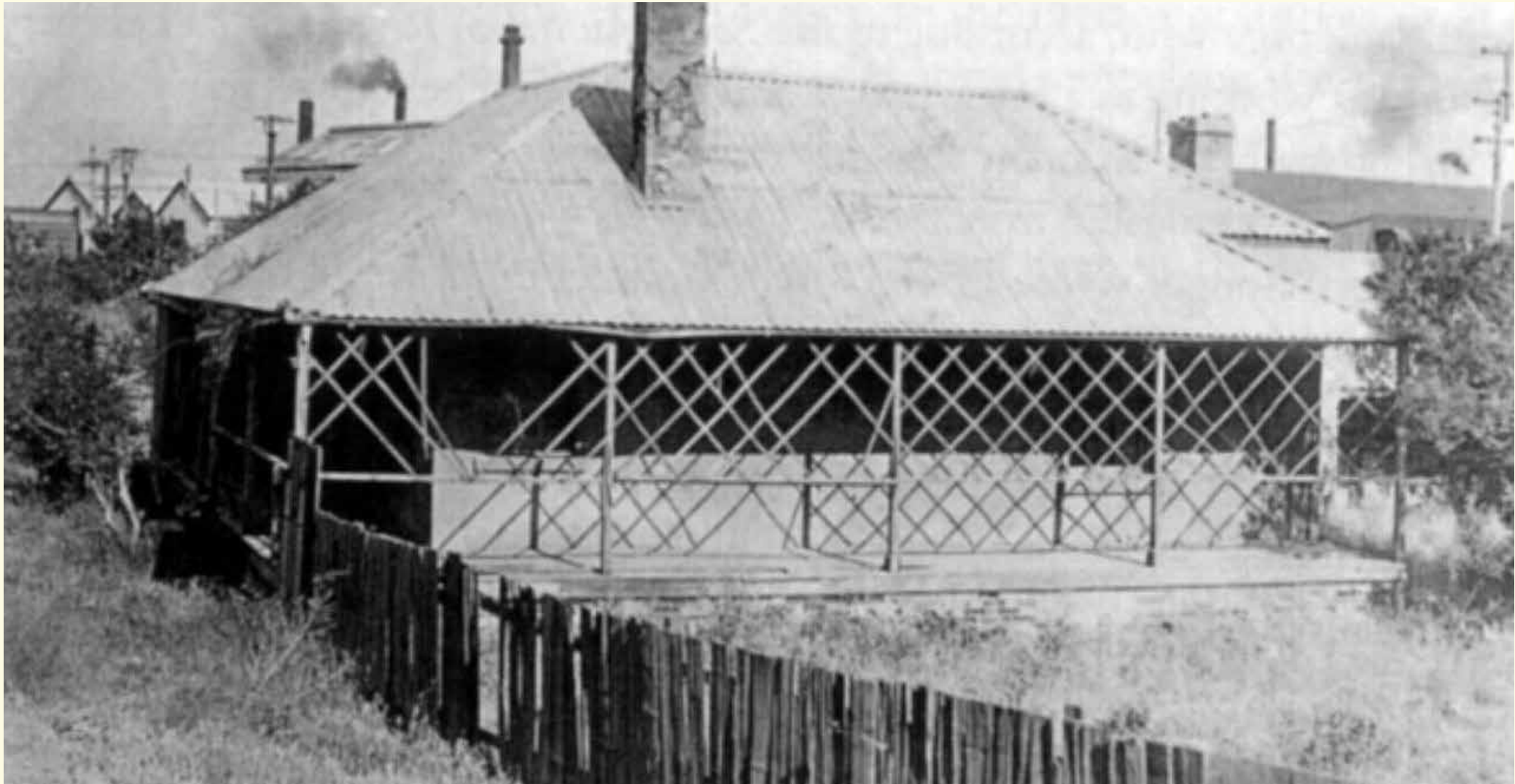


# HISTORY

1926:

Colonel Light’s House

It was described in 1841 as ‘a substantial brick built house’ with ‘four large and lofty rooms’. There was a kitchen at the back and a stable and saddle room at that time. The house was demolished in 1926.



“Although it has strong links with the past, it has new important developments... the population composition of Thebarton also reflects ‘the old and the new’.”

THEBARTON OLD AND NEW  
BY PAULINE PAYNE 1996.



MID 1900S:

An industrious address: The beginning of the 20th century.

By the 19th century emerges as a district with significant industrial and manufacturing elements, a place where working people live.

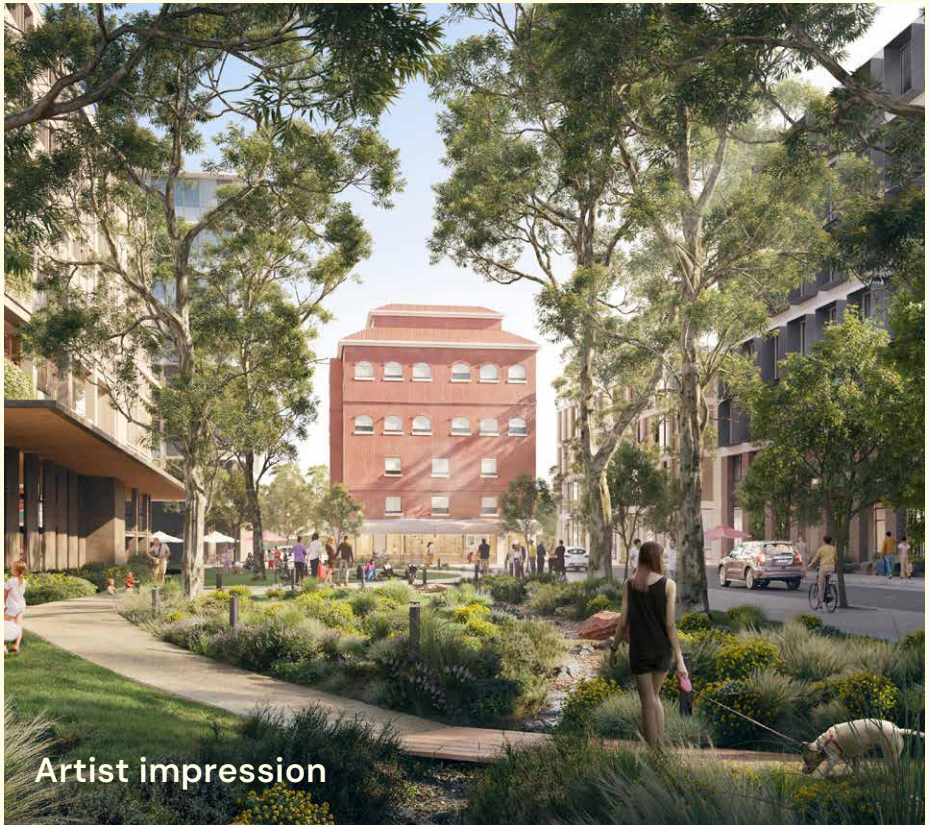
As the 20th century progresses, some of the area’s housing stock, regarded as ‘old and dilapidated’, is purchased by firms seeking accessible, low-cost land for commercial and industrial development.

Home to the West End Brewery, marking 135 years of brewing operations on the site. The brewery had an active role in the South Australian community, involved in community sponsorships and the establishment of the Riverbank Gardens Christmas Lights.

2025:

Present-day renewal: Revitalisation commences and a suburb is restored.

Once an industrial hub, the former West End Brewery begins its transition into a benchmark mixed-use precinct set to catalyse further growth in Adelaide's inner-west. As of 2025, the name Southwark is being reinstated across the project site to reflect and honour its heritage, marking the return of a thriving residential community.





# LOCATION





SECTION 03

# PROJECT AMBITIONS



# PROJECT AMBITIONS

The following project ambitions and supporting guiding principles have been defined to guide the design, functionality and delivery of Southwark Grounds. Proponents will be required to provide a detailed statement as to how their proposal for Stream One (Individual Development Sites) or Stream Two (Master Precinct) will reflect and support these ambitions.





## FAST-TRACKED DELIVERY

Accelerating market realisation to pave the way for expedited development.

- Multiple development site opportunities supporting the commencement of sales and construction of developer sites for apartments and townhouses in 2026.
- Committed early direct delivery of approximately 17 townhouse sites by Renewal SA, targeted to commence by late-2025, with first residents targeted to move into the precinct in late-2026.

# 01



## MARKET-READY MIXED-USE

Delivering a dynamic mix of uses to create a thriving, mixed-use neighbourhood tailored to market demand.

- Targeting up to 1,300 new dwellings in Southwark Grounds, including a minimum of 20% affordable housing.
- Flexibly positioned residential, retail and hospitality spaces to meet diverse needs.
- A master plan that provides baseline yield and massing, with opportunities for further height increases and innovative housing models, subject to a performance-based planning assessment.

# 02



## DESIGNED FOR LIVEABILITY

Delivering diverse housing options that meet the evolving needs of Adelaide's urban population.

- High quality design coordinated through the Southwark Grounds Urban Design Guidelines. Overseen by the Southwark Grounds Design Review Panel, led by the Office of Design and Architecture South Australia, to expedite the planning approval process, providing design and quality consistency and investment protection.
- New public spaces made up of Brewery Green, Walsh Street Linear Reserve, Colonel Light's Plaza, Riverside Gardens and the Karrawirra Parri / River Torrens with more than 15% of the site dedicated to public accessible open space, secured via agreement such that no further open space contribution will be required outside the open space designated on the master plan.

# 03



## COMMUNITY AT THE CORE

Fostering a sense of belonging through shared spaces and neighbourhood integration with the established surrounding community.

- Seamless integration with the wider Thebarton/Southwark neighbourhood and surrounding road networks.
- Coordination and design consistency across the various development sites and precincts that make up the Southwark Grounds project, while providing individual flexibility.
- Ongoing engagement with the local community and stakeholders through the planning, design and delivery of key components of the project.

# 04





## CELEBRATING HERITAGE

Reconnecting with the cultural and historical significance of Southwark's past.

- Honouring Kaurna culture and community.
- Re-establishing the historic Southwark road grid pattern.
- The sensitive and high-quality adaptive reuse of the retained heritage assets including the state heritage-listed Walkerville Brew Tower, Colonel Light's 'Theberton' Cottage foundations, Riverside Gardens and the local heritage protected former Electricity Transformer building.

05



## A PRECINCT OF INNOVATION

Exploring new opportunities to lead Adelaide's urban renewal and respond to market demand and opportunities.

- Flexible illustrative master plan to support developer aspirations and innovations.
- Wide range of housing typologies and design opportunities to address market and demographic demand and fast-tracked delivery.
- Provision of training and employment outcomes for South Australians through Renewal SA's Works Program.

06

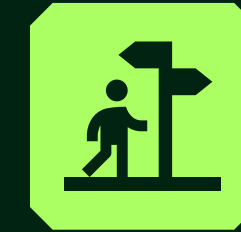


## EMBEDDED WITH SUSTAINABILITY

Ensuring environmental stewardship through sustainable design and ecological integration.

- 6 Star Green Star Communities rating for Southwark Grounds.
- All buildings will be required to achieve 5 Star Green Star Buildings certification.
- Targeting 30% tree canopy coverage across the site, supported by water sensitive design solutions.

07



## MODERN MOBILITY AND MOVEMENT

Creating an active community that moves with ease, linking people to Adelaide life and opportunity.

- Pedestrian-focused streetscape design, including the creation of Winwood Street as the Southwark Grounds high street, centred around Brewery Crossing.
- Exploration of innovative shared models for precinct carparking, active transport and micromobility provisions.
- Integrated street, cycle, walking and public transport networks connecting Adelaide Park Lands and Karrawirra Parri / River Torrens Linear Trail.

08

SECTION 04

# DESIGN BRIEF



# Southwark Grounds is envisioned as Adelaide's next great neighbourhood—a place defined by liveability, and a strong connection between quality architecture, street environment and community.

The Southwark Grounds Design Brief has been prepared for architects and developers to guide the architectural interpretation of the key design themes to support a high quality and distinct built form character to stand the test of time.

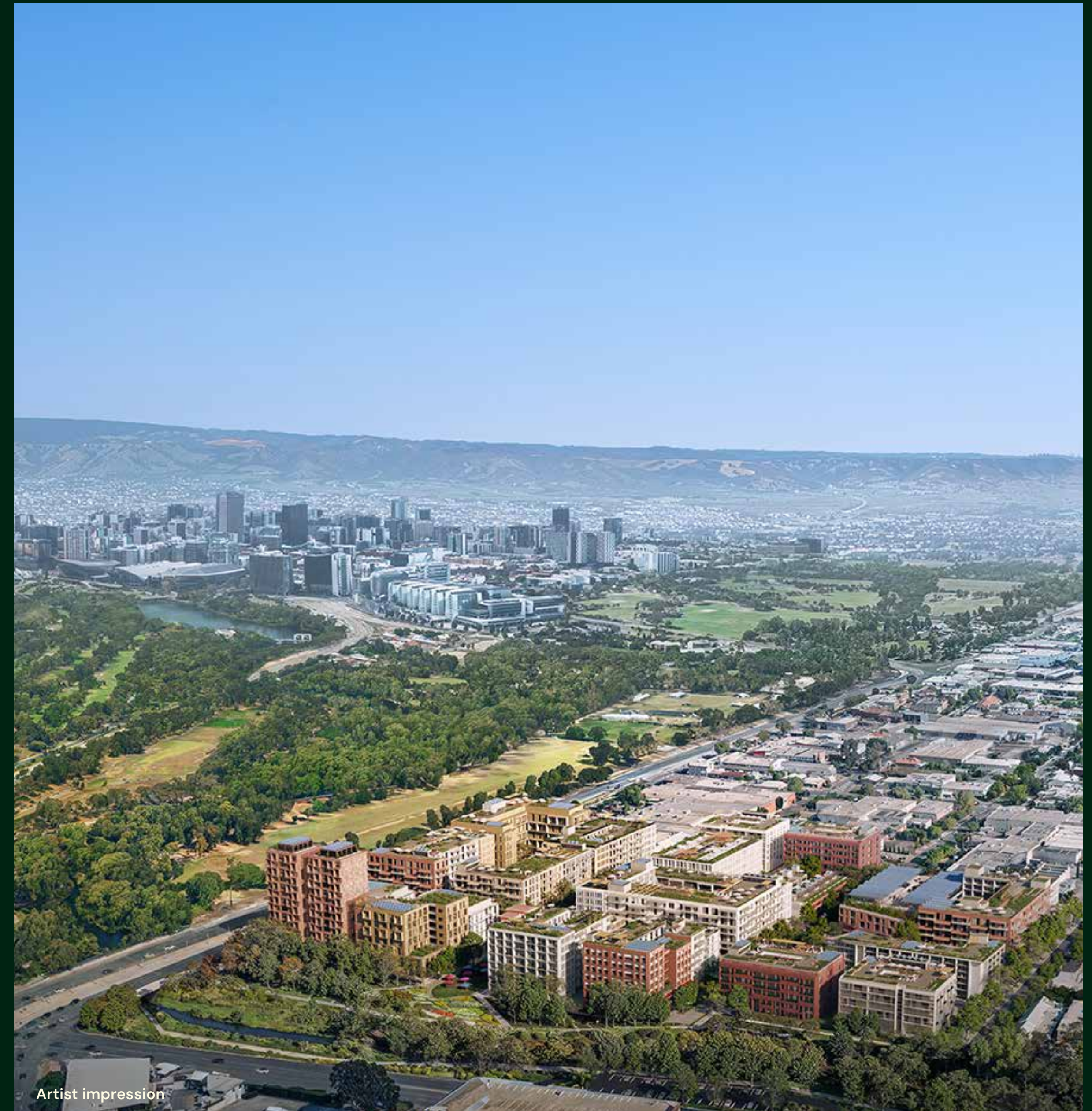
The design brief sets out the design and character context underpinning three key design themes for Southwark Grounds:

- Building Individuality
- Authenticity and Robustness
- Urban Greening.

The design brief is not intended to be prescriptive. The interpretation and application of the themes is open to individual architectural expression and architects are encouraged to engage with these creatively. References to heritage should be integrated thoughtfully and contribute to a contemporary yet contextually sensitive built form environment that is uniquely Southwark Grounds.

Design teams will be required to share the story behind their design against these themes as part of the first Design Review Panel presentation for feedback.

The design brief will form part of the detailed Southwark Grounds Urban Design Guidelines. Together, these documents will help deliver a uniquely Southwark character and Adelaide's next great neighbourhood.



Artist impression



# DESIGN CONTEXT

## HERITAGE AND NOSTALGIA

- Southwark Grounds is a place rich in both history and nostalgia, from Adelaide’s early colonial origins to the nostalgic local memories. Interpreting this sense of history and nostalgic memory will be an integral part of defining the precinct's identity.
- The state heritage-listed Walkerville Brew Tower stands proud at the heart of Southwark Grounds, serving as a key architectural landmark. The tower’s defining features include repeating patterns of arched windows, which contribute to the area's industrial character.
- The local heritage-listed former Electricity Transformer building is small in stature but large in context, representing the industrial heritage of Adelaide’s inner-west, and the design aesthetic of symmetry, gabled roofs, brick and prominent building naming and origin identification.
- Adelaide’s early colonial origins are central to Southwark Grounds containing the foundations of Colonel Light’s ‘Thebarton’ Cottage. The foundations will be reinterpreted in Colonel Light’s Plaza, including the design of the original ‘English Garden’. The plaza will be a place where stories are shared across generations.

## URBAN GRID AND CHARACTER

- Southwark Grounds reintroduces the original Southwark road grid, reinforcing a network of strong corner blocks and defined intersections. Architectural responses should respect and enhance this grid structure and the street network that it creates. Southwark Grounds will require a focus on the prominent corners, exploring chamfered corner angle construction, corner entrances and canopies, prominent corner windows, wrap around balconies and street interaction opportunities, especially on retail corners.
- Adelaide’s inner-western suburbs are known for their solid, enduring buildings that reflect the area's industrial and worker heritage. These structures are generally characterised by authentic textural materials, such as brick, timber, feature concrete and stone, which contribute to the area's distinctive character and architectural identity and sense of lasting quality.

## OPEN SPACE AND LANDSCAPING

- Southwark Grounds benefits from a unique natural setting, with direct frontage to Karrawirra Parri / River Torrens and expansive views across the Adelaide Park Lands. This landscape context is a defining attribute of the precinct. Central to the master plan is the vision of bringing nature into the heart of the development, primarily through Walsh Street Linear Park and a series of secondary green connections. Architectural responses should support and extend this green vision to building edges and private open spaces.

State heritage-listed Walkerville Brew Tower, 2025



West End Brewery, Thebarton



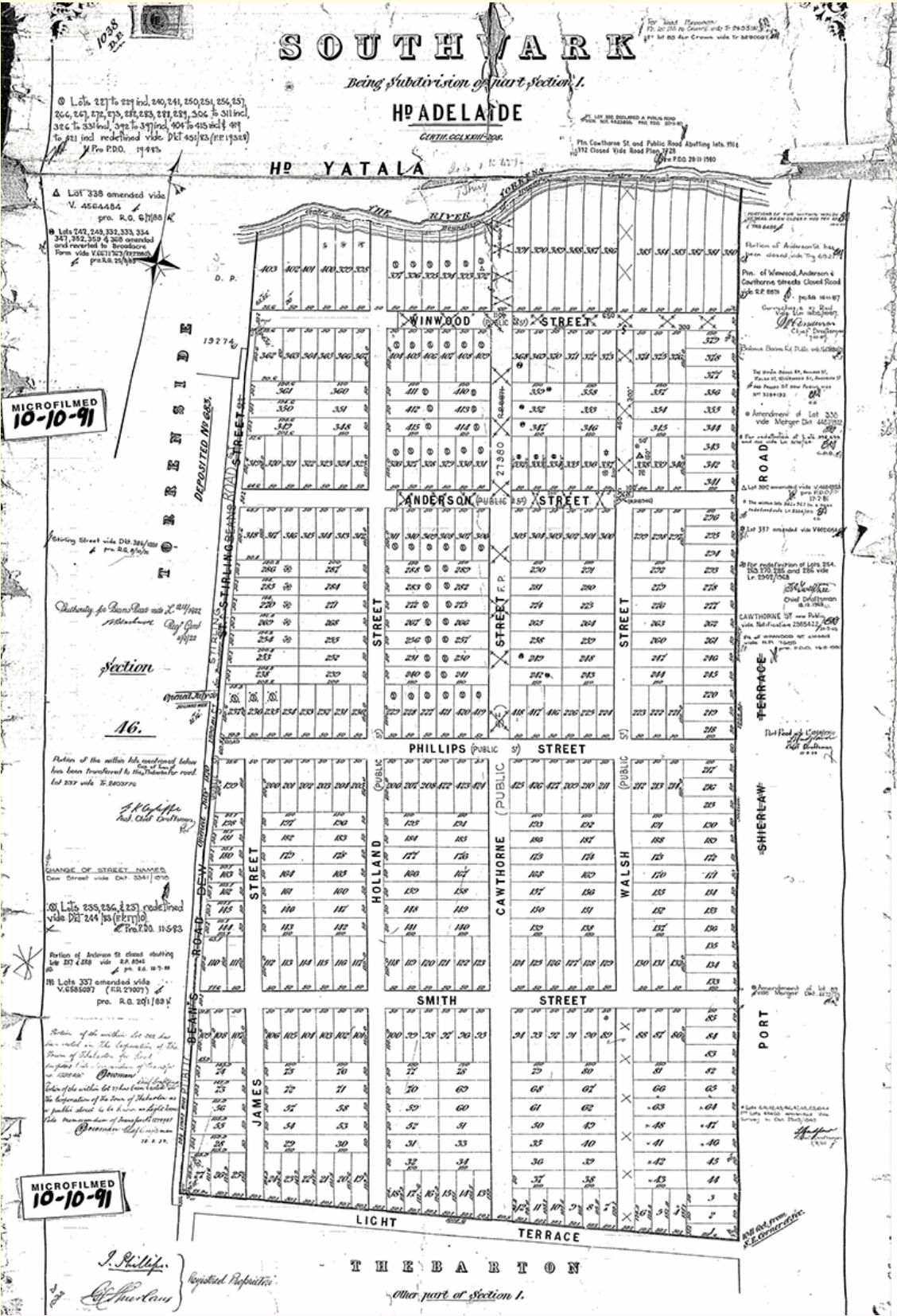
Image: The Advertiser

Local heritage-listed former Electricity Transformer building, Holland Street



Image: Dash Architects

Southwark, the first section of land surveyed outside of the City of Adelaide



West End Brewery, Hindley Street

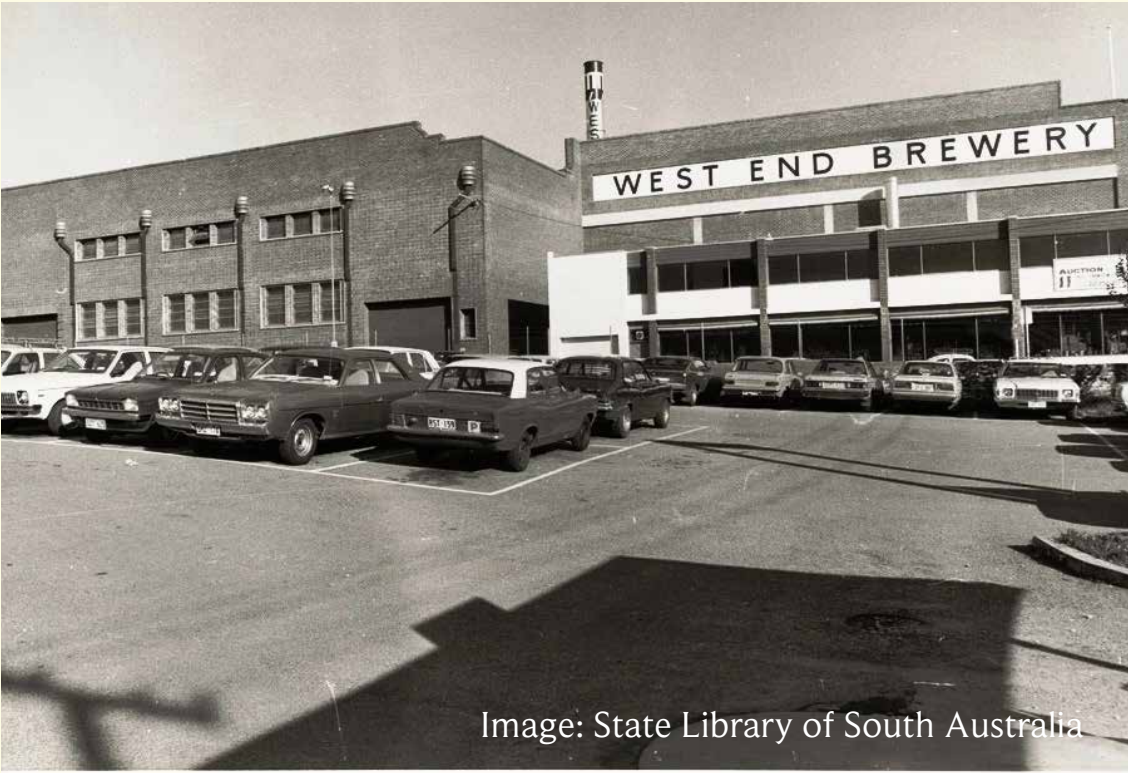


Image: State Library of South Australia



# DESIGN THEMES

## 1. Building Individuality

### PROMINENT BUILDING ENTRIES

- Primary building entries should be memorable and architecturally distinctive, aiding in wayfinding while also contributing to the overall identity of the neighbourhood.
- A permanent display of the building name and/or number should be incorporated to enhance both visibility and clarity, ensuring ease of navigation.

### FRAMED WINDOWS AND MATERIALITY

- Window design, prominence and rhythm play a key role at Southwark Grounds, with an intent to enhance external façades, support natural light and ventilation, and create clear visual interaction between buildings out towards the high-quality public realm.
- Openings should be deliberately framed, using materials such as timber, contrasting coloured frames, or other architecturally expressive treatments with a focus on the external road frontages.

### EXPLORE THE ARCH

- Buildings within Southwark Grounds are encouraged to incorporate arch details in a way that respects the heritage of the Walkerville Brew Tower.
- These details may be applied selectively in window openings, entries, façade treatments or other architectural design interpretation.

### HOLD THE CORNER

- Each development site within the Allotment or Precinct Plan will nominate a primary corner, which should be treated as a key design feature.
- Feature corners will require a distinct and high-quality architectural treatment that reinforces the corner's prominence in the urban fabric, especially at street level across all built form typologies including mixed use, apartment and townhouses.



Image: Brook James

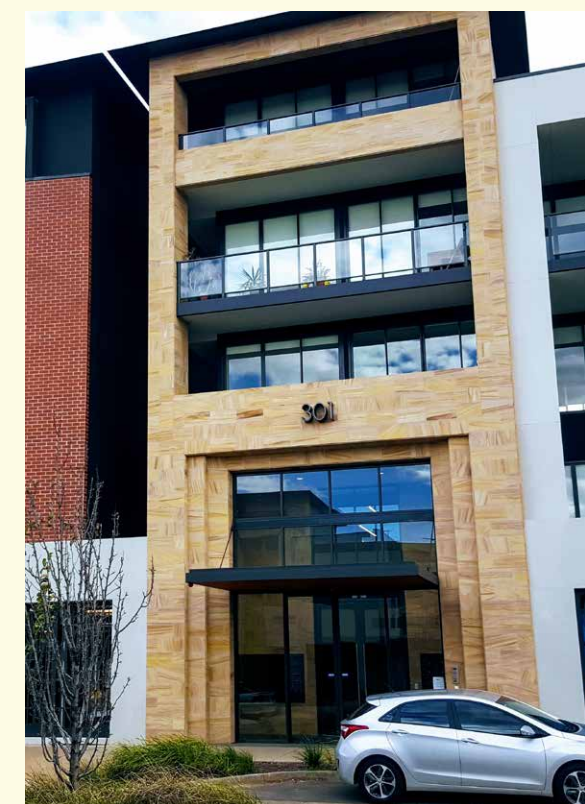


Image: The Vintage

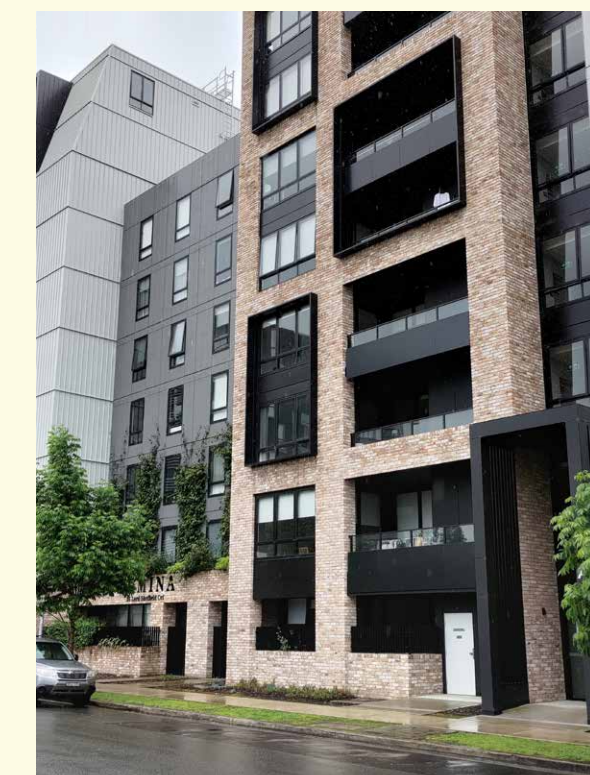


Image: Realestate.com.au

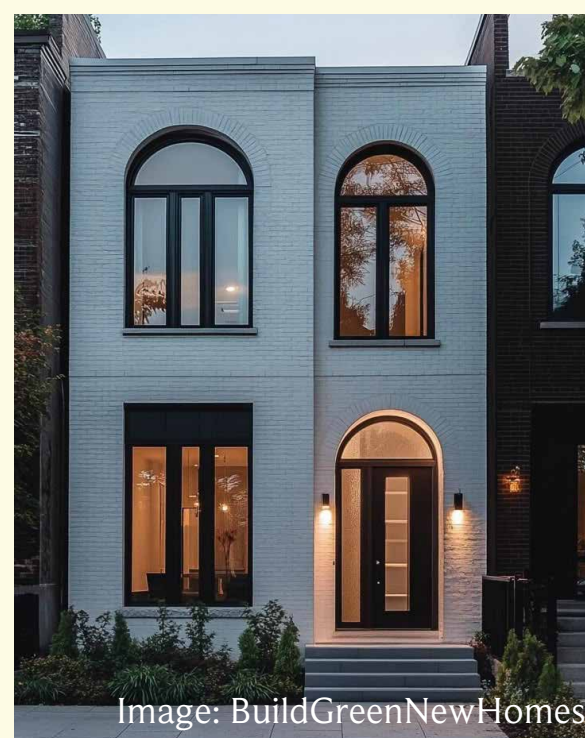


Image: BuildGreenNewHomes



Image: Derek Swailwell



Image: Louise Kennedy



# DESIGN THEMES

## 2. Authenticity and Robustness

### AUTHENTIC MATERIALS

- Southwark Grounds should draw inspiration from the local context by integrating authentic textural materials through a contemporary interpretation of the area’s industrial past.
  - Materials such as timber, brick, stone, feature concrete and other tactile finishes (or prefinished materials) are encouraged to establish a strong, enduring connection.
  - The use of materials should contribute to the overall quality and longevity of the built form.
  - Quality materials and authentic texture should be focused on the street interface and building entrances, where the community interact with the built form and this architectural investment has its highest value.

### NOSTALGIC INTERPRETATION

- Southwark Grounds will challenge developers and architects to interpret a slice of Southwark’s history into the design of each building. Each of these interpretations will work together to create a character unique to the precinct.
- These interpretations are intended to be small and embedded in architectural features, public art or open spaces, designed to encourage storytelling and placemaking for both residents and visitors alike.
  - As just one example, the reimagination of a green beer bottle into a terrazzo building entry step reflects the past into a uniquely Southwark story.





# DESIGN THEMES

## 3. Urban Greening

- Architects should integrate greening into building façades, prioritising zones where landscaping will thrive and/or where it will enhance the streetscape or resident experience.
  - Ground-level greening and low-level vertical planting are preferred, particularly where they create meaningful resident and visitor interaction.
  - Irrigated planter boxes on balconies, particularly those facing primary frontages, are strongly encouraged.
- Southwark Grounds has a 30% tree canopy cover target. Building designs should demonstrate how they will contribute to this target, considering treatments that include:
  - rooftop gardens or decks
  - ground floor green communal spaces with deep root areas for tree planting
  - landscaping laneways with small to medium size street trees
  - irrigation infrastructure provided to planting areas
  - the use of species appropriate to the climate and maintenance regime.



Image: Derek Swalwell

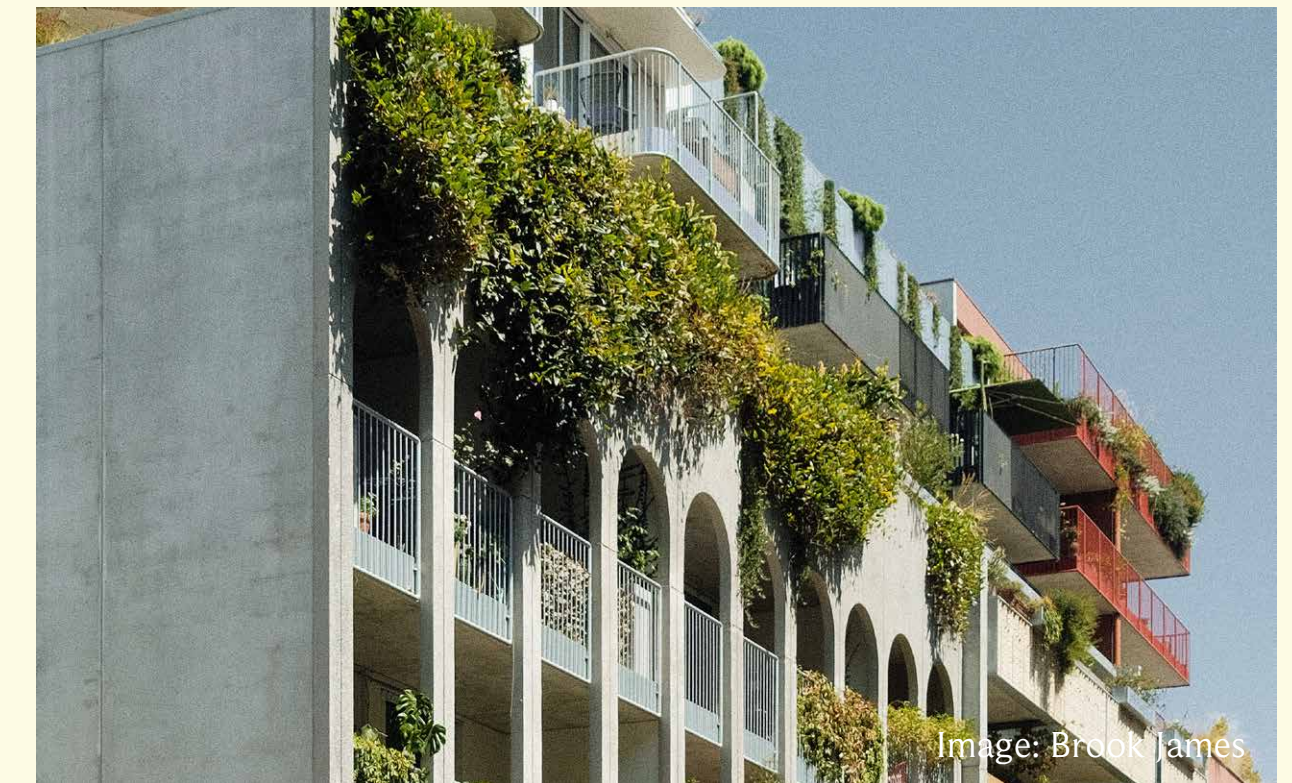


Image: Brook James

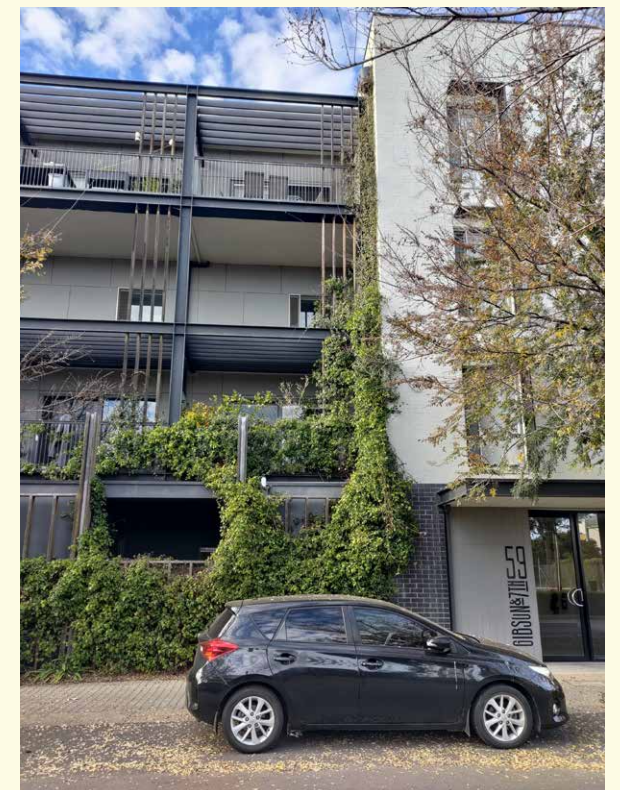
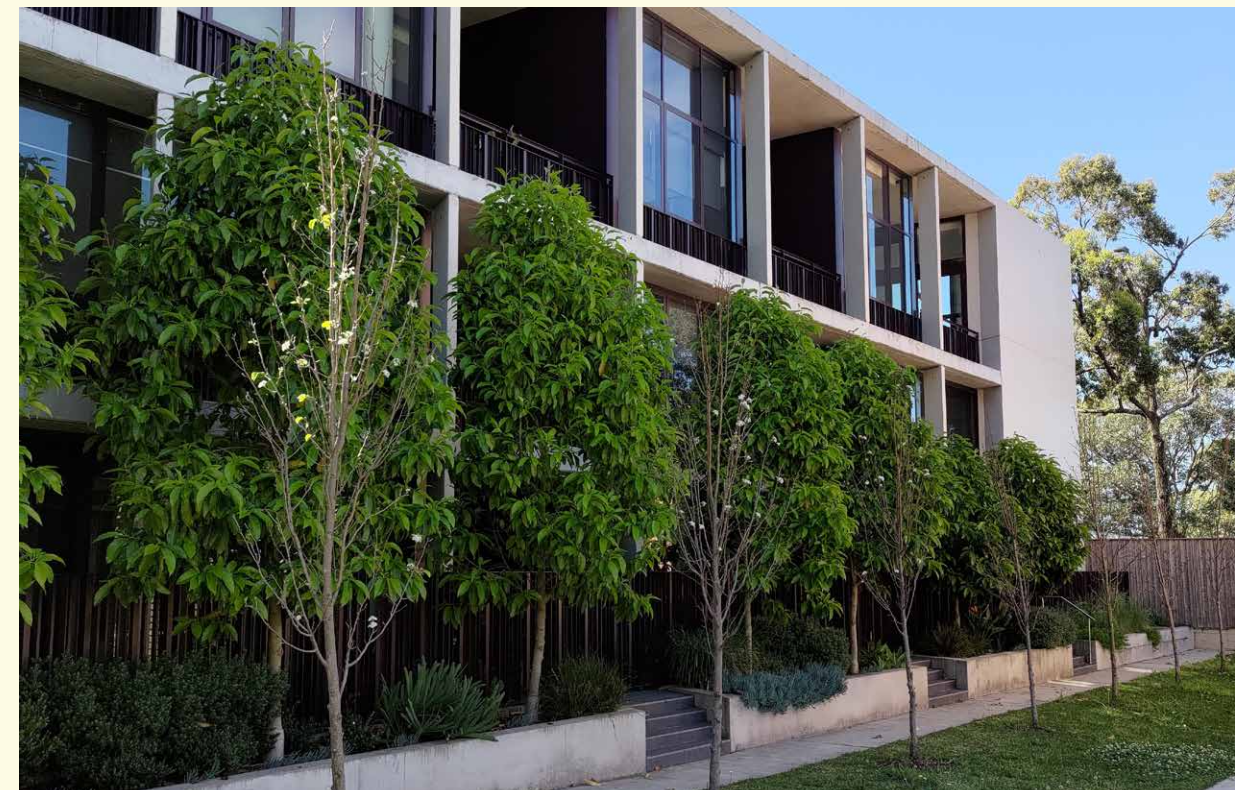


Image: Nightingale



Image: JL arquitectos

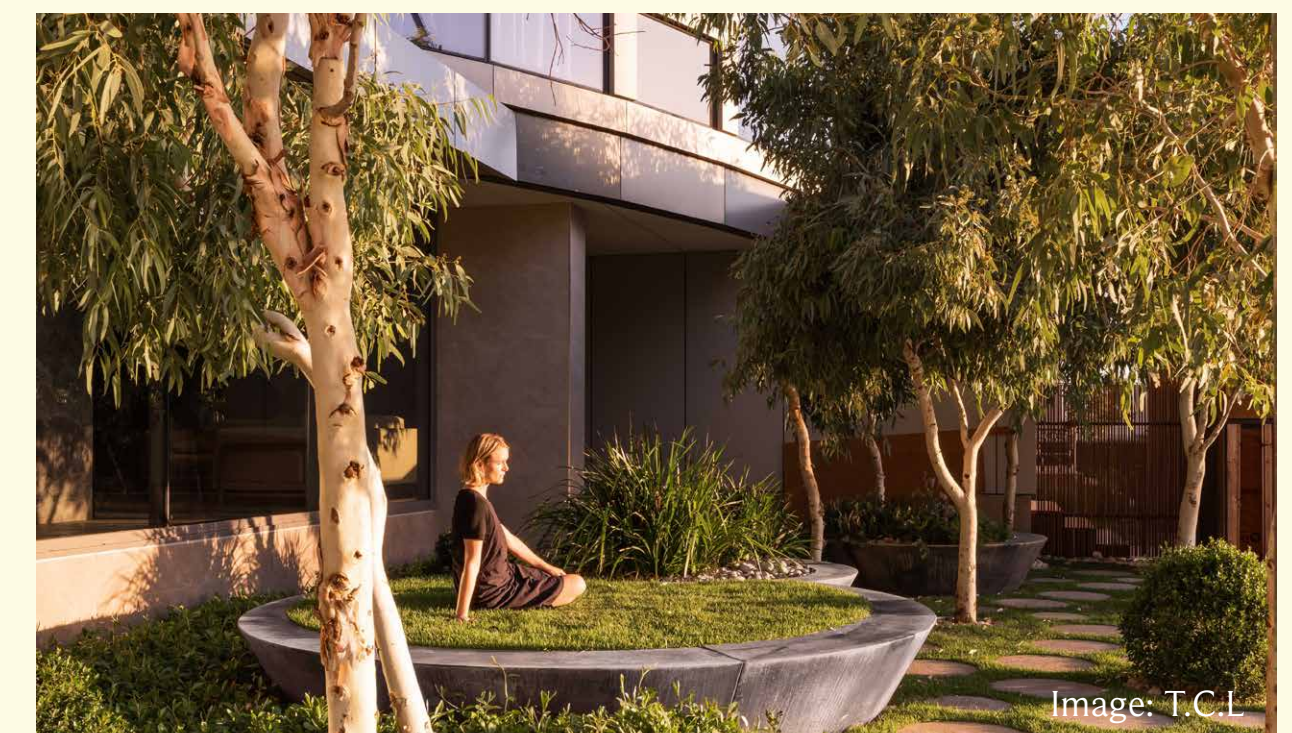


Image: T.C.I



SECTION 05

# URBAN DESIGN PRINCIPLES

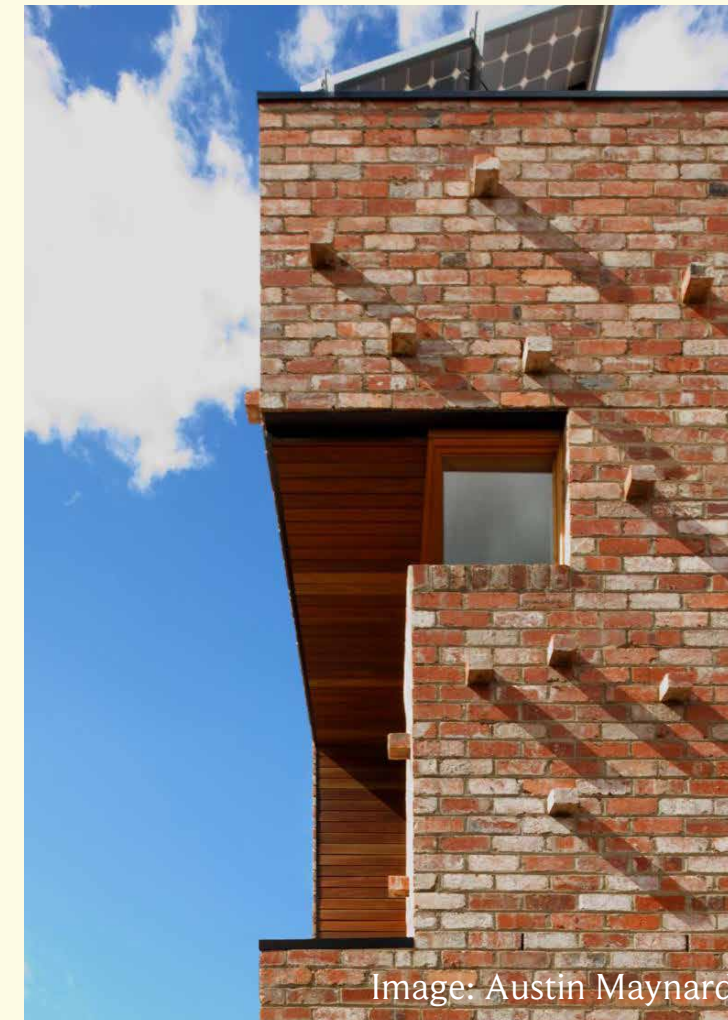


# BUILDING DESIGN

## BUILDING MATERIALS

To achieve a cohesive architectural landscape and public realm outcome throughout the precinct, building materials should follow these principles and align with the Authenticity and Robustness themes (page 23):

- use consistent materials that reference the context
- select ground floor materials that introduce finer-grain detailing and reinforce the human scale
- choose materials that deliver a high-quality, robust and well-articulated response, creating facades with depth, texture, shadow and warmth
- natural and pre-finished materials are encouraged
- the use of primary colour, vivid or highly reflective surfaces is discouraged
- individuality should be sought through composition and detailing, rather than bold gestures
- balustrades should manage visual permeability; they should be simply detailed, low-maintenance and avoid the use of all-glass solutions
- integrate planters within balconies and terraces to enhance visual and environmental quality; refer also to Landscape Design (page 31)
- use of building exterior feature lighting to highlight materials and key architectural features in the design
- light coloured roofing is encouraged for all dwellings.





# BUILDING DESIGN

## INTERNAL BUILDING DESIGN

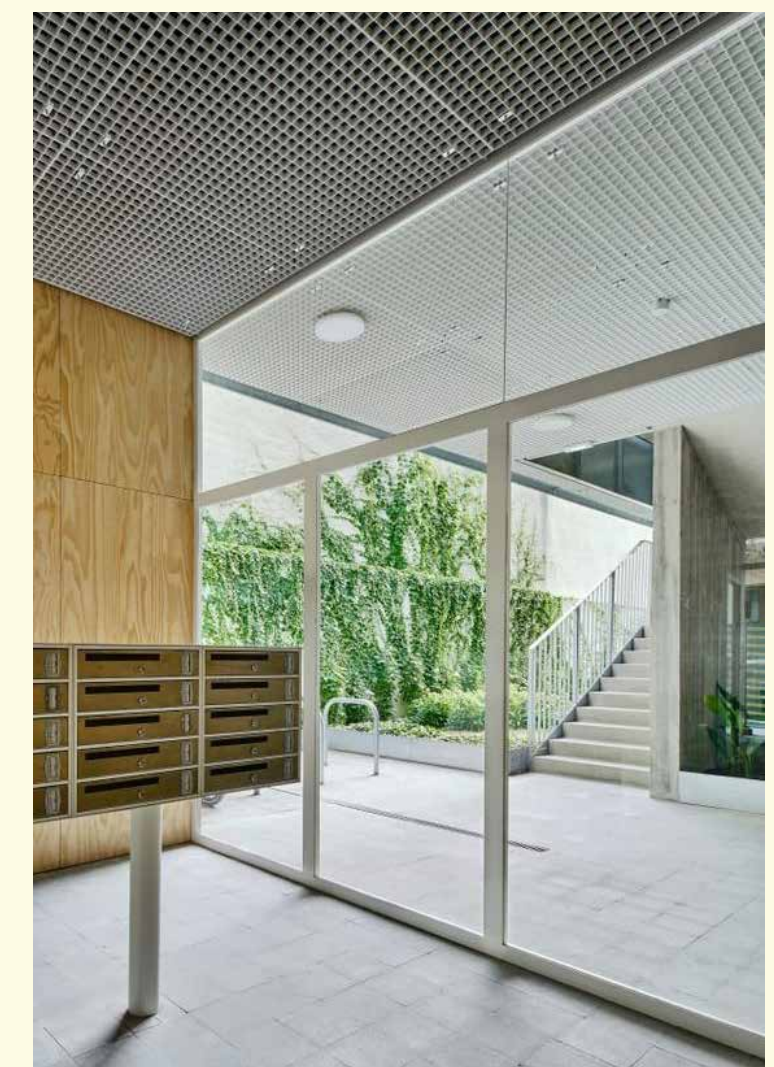
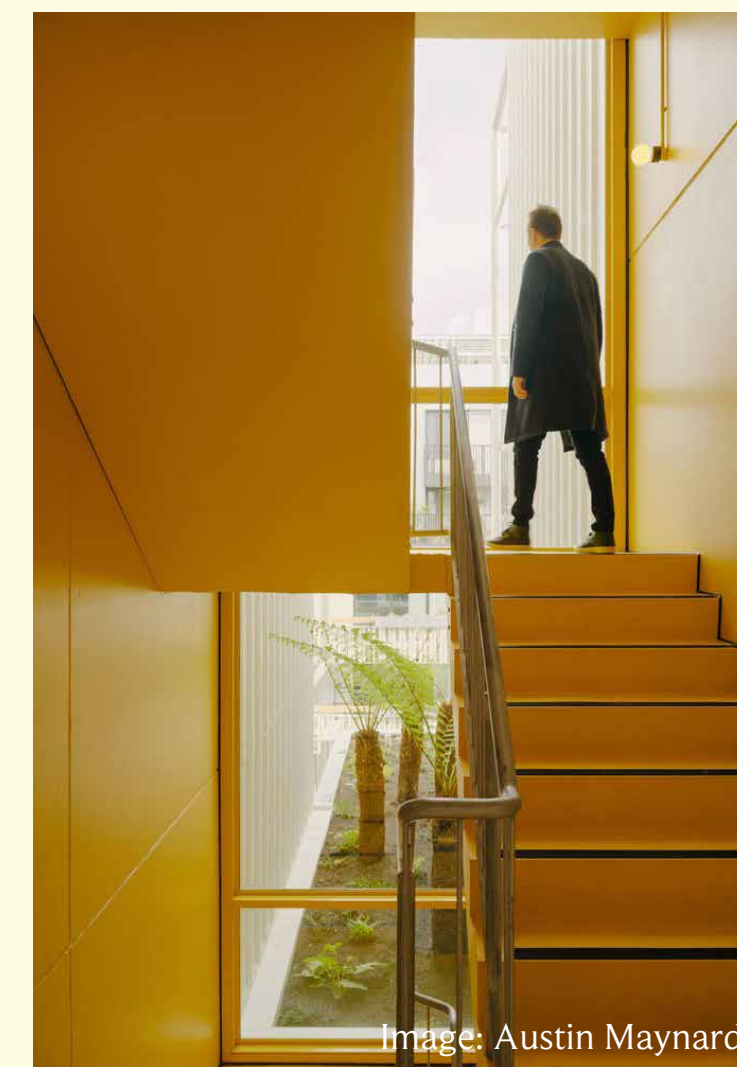
The following principles should be used for common areas at Southwark Grounds:

### Ground Floor

- locate pedestrian entrances away from vehicular access points
- ensure entrances are clearly visible from the road or adjoining footpath with feature lighting
- provide a clear visual link between the street and the building interior
- make entrances readily identifiable for residents and visitors with prominent building naming
- design lobbies to allow natural light and ventilation
- include suitable space and amenity for visitors waiting to be collected by residents
- place mailboxes and similar elements in discreet locations
- provide clear access to stairs to encourage their use over lifts
- ensure clear access to adjoining cycle and apartment storage areas.

### Upper Building Levels

- limit the number of dwellings accessed from shared internal circulation spaces
- provide daylight and natural ventilation to all common circulation spaces
- design circulation spaces with clear sight lines
- incorporate windows in common areas, such as near lifts or at corridor ends
- offset and indent entrance doors to individual dwellings to support privacy
- configure circulation spaces to maximise opportunities for dual-aspect apartments and cross-ventilation
- consider lift and lobby locations in relation to acoustic privacy and sound transmission
- provide generous landing zones at lift arrival points at each floor





# BUILDING DESIGN

## BUILDING AND PUBLIC REALM INTERFACE

The following principles apply to active frontages and corner treatments throughout Southwark Grounds:

- provide active frontages (for both residential and retail uses) at the ground and upper floors as a primary interface (minimum 50% of the building facade or as identified in the Allotment or Building Control Plans for the Master Precinct). For the purpose of the UDG, active frontages are considered to be:
  - design retail frontages with shopfronts, transparent facades, large windows, openings and goods on display and opportunities for outdoor dining/trading, external facade serveries and cafe windows (1)
  - design residential frontages with semi-private front yards or well-designed terraces with entry gates to encourage lively interaction (2)
- use primary transparent window treatments, especially at ground floor, except where privacy to wet areas is required
- make windows and window treatments a key feature of the building design
- design retail spaces to be, functional and accessible to support quality tenancy (3)
- ensure ground floor displays allow views into the building and avoid a "back of house" appearance
- provide strong and prominent building entries that reinforce the individuality and character of the building and offer weather protection (4); refer to Design Themes (page 22)
- key corners should be a feature of each development using building entries, chamfered or rounded corners or feature materials and landscaping (5); refer to Design Themes (page 22)
  - articulate and express corner locations volumetrically, addressing both streets and facades
  - treat splayed corners above ground level with indentations of the building, upper floor projections, setbacks or other architectural means
  - corner emphasis can incorporate street verandahs/awnings.

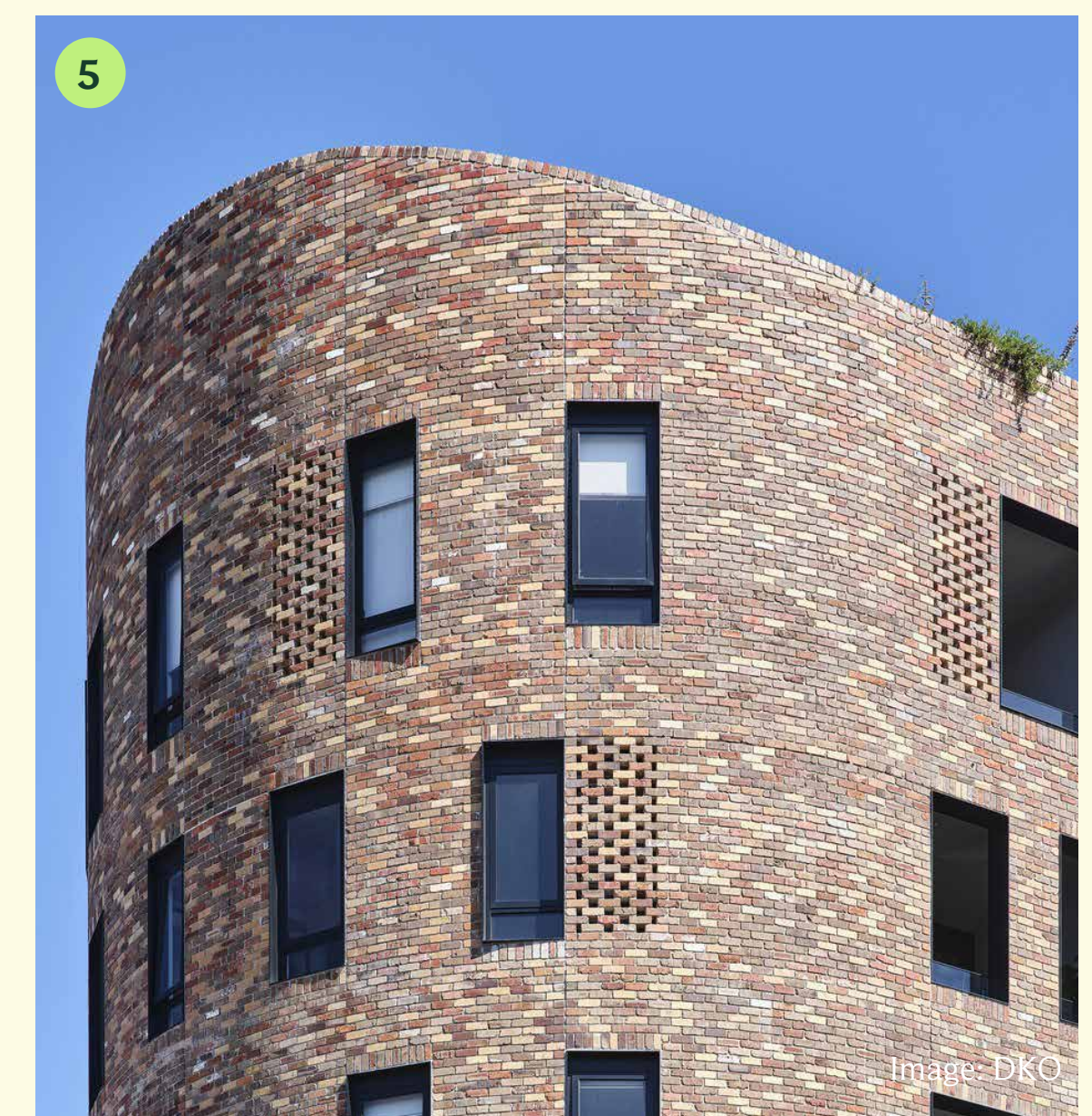
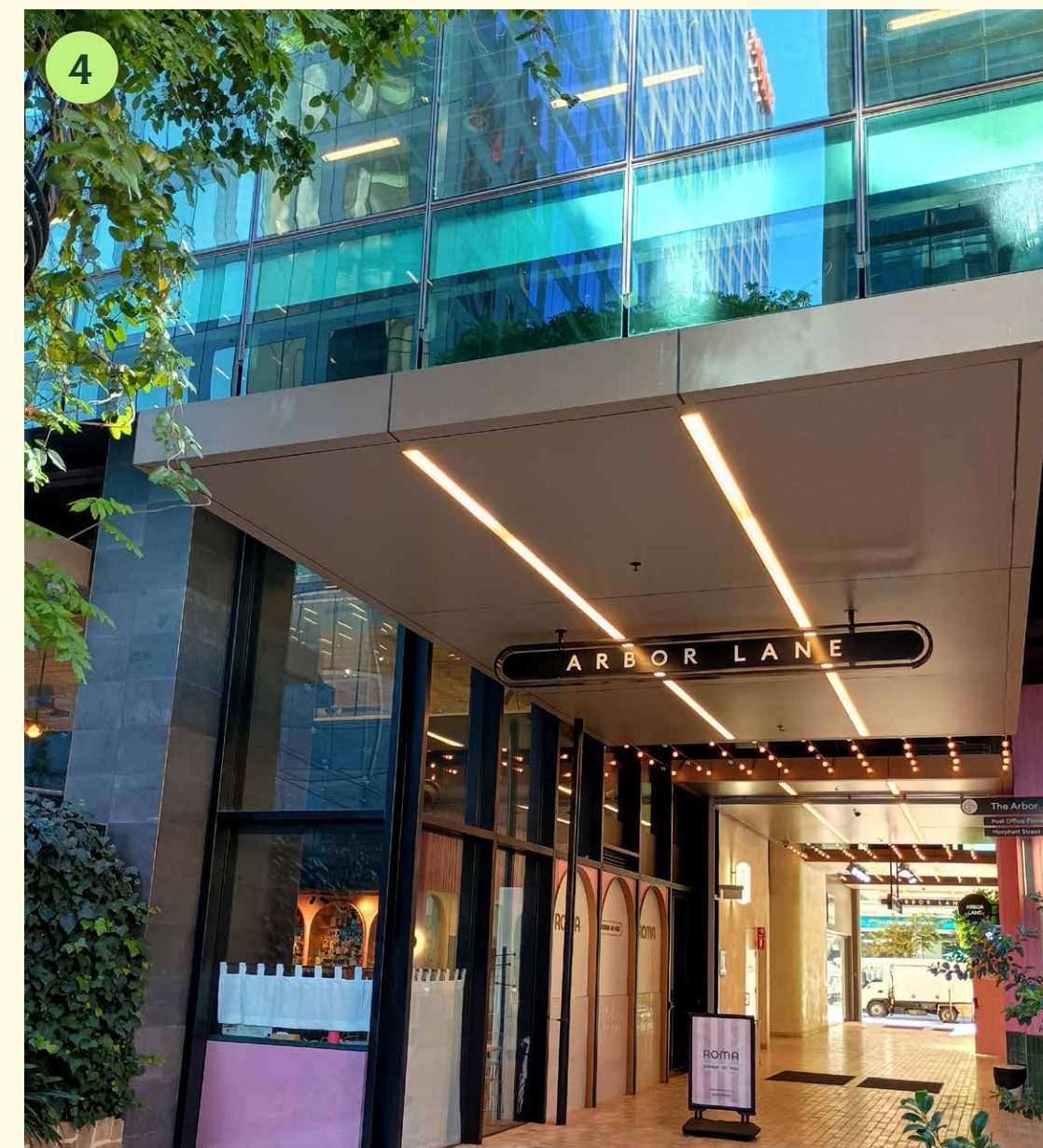
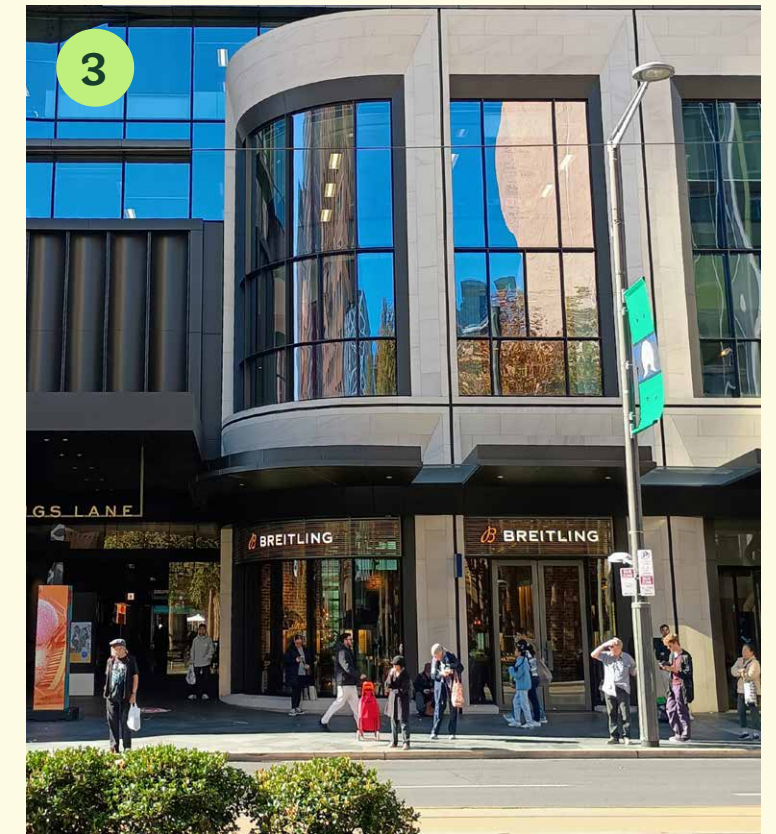


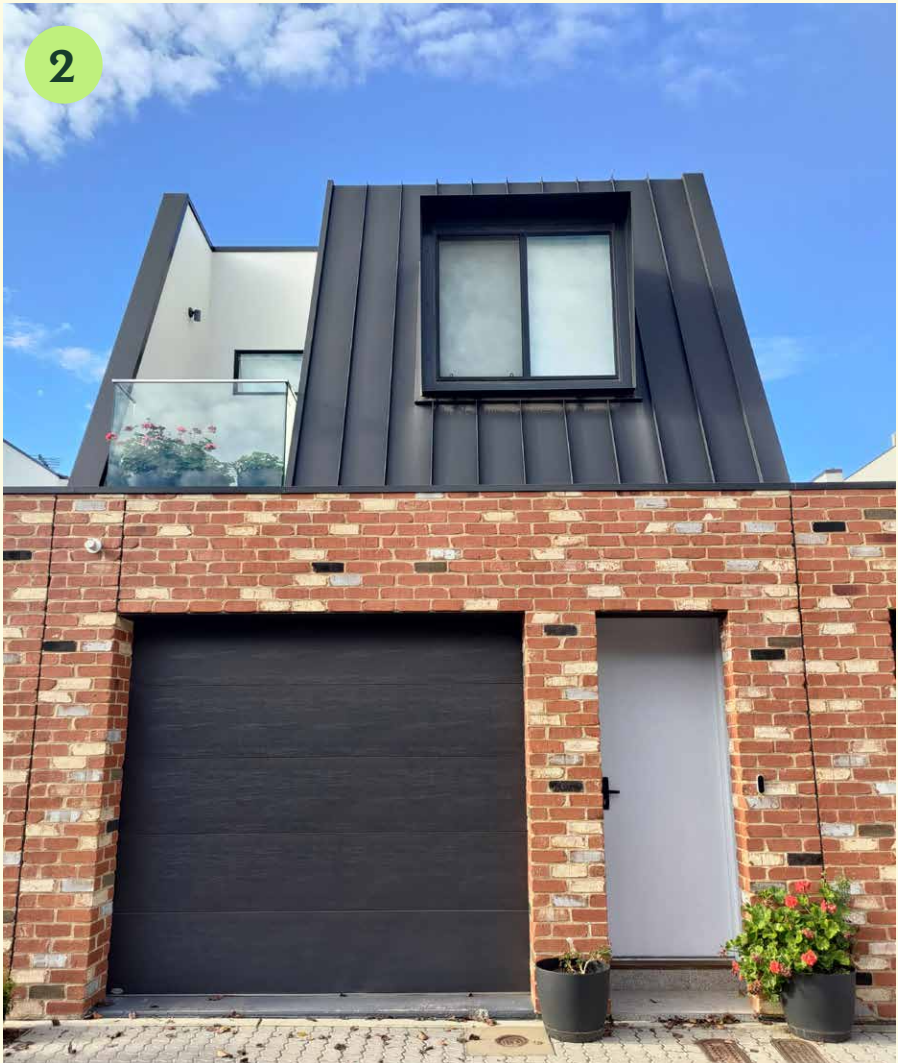
Image: DKO



## BUILDING AND PUBLIC REALM INTERFACE

The following principles apply to awnings, service areas and safety design considerations:

- provide verandahs/awnings to improve the amenity of footpaths and building entries by providing all-weather protection and contributing to building identity, especially in areas of high pedestrian activity and ground floor active uses (1)
- verandahs, awnings and upper floor balconies may require Council approval for encroachment onto public land
- minimise non-active frontages such as carpark edges, service areas and plant rooms, and treat them in ways that maintain a positive interface with the public realm, including:
  - integrating services and plant into the building to minimise visibility
  - consolidating and screening mechanical plant from view
  - using landscaping and high-quality materials to enhance presentation
- apply Crime Prevention Through Environmental Design (CPTED) principles to all development proposals, and include a CPTED statement that addresses the following:
  - clearly delineating the distinction between public and private space
  - maximising the legibility and safety of building entrances
  - optimising casual surveillance opportunities (3)
  - designing buildings to overlook laneways and provide passive surveillance opportunities where appropriate (2)
  - eliminating potential for concealment, such as in recesses or nooks in the ground floor building line (2)
  - appropriately restricting access to private areas
  - facilitating and encouraging pedestrian movement, through multiple building entrances from the street
  - avoiding or managing potential conflicts between pedestrians, cyclists and vehicles, especially near building entrances.





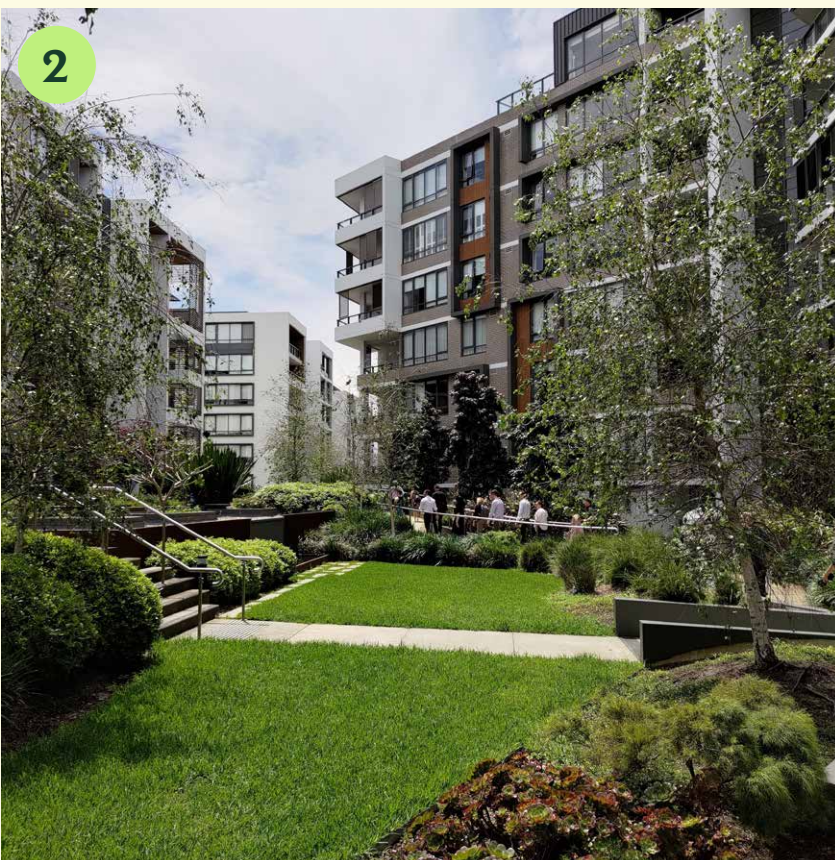
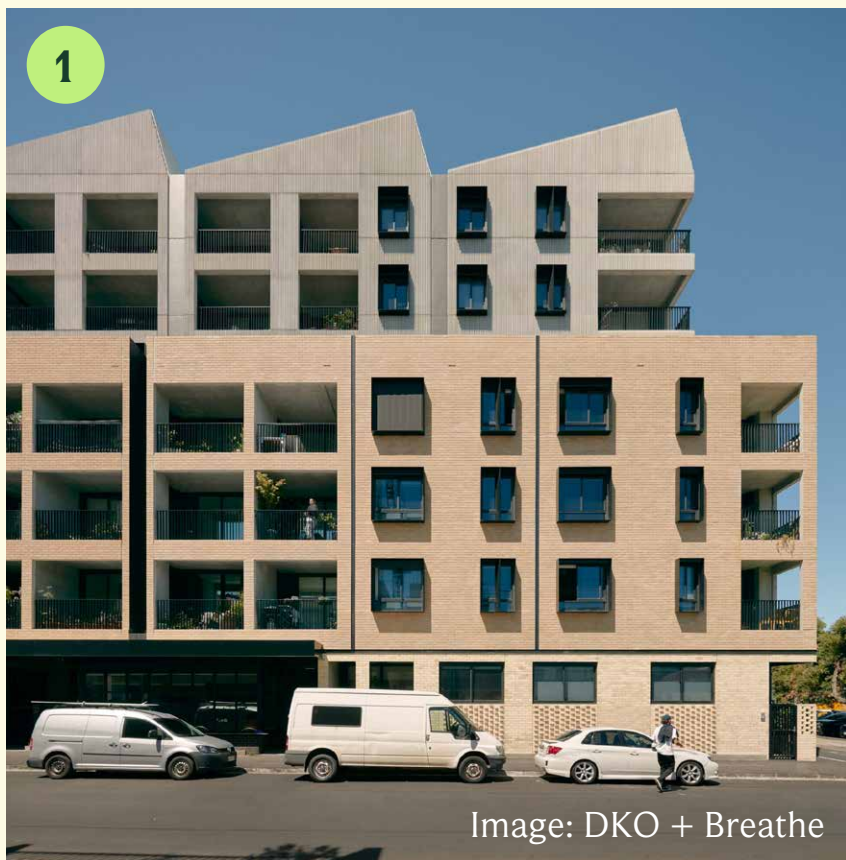
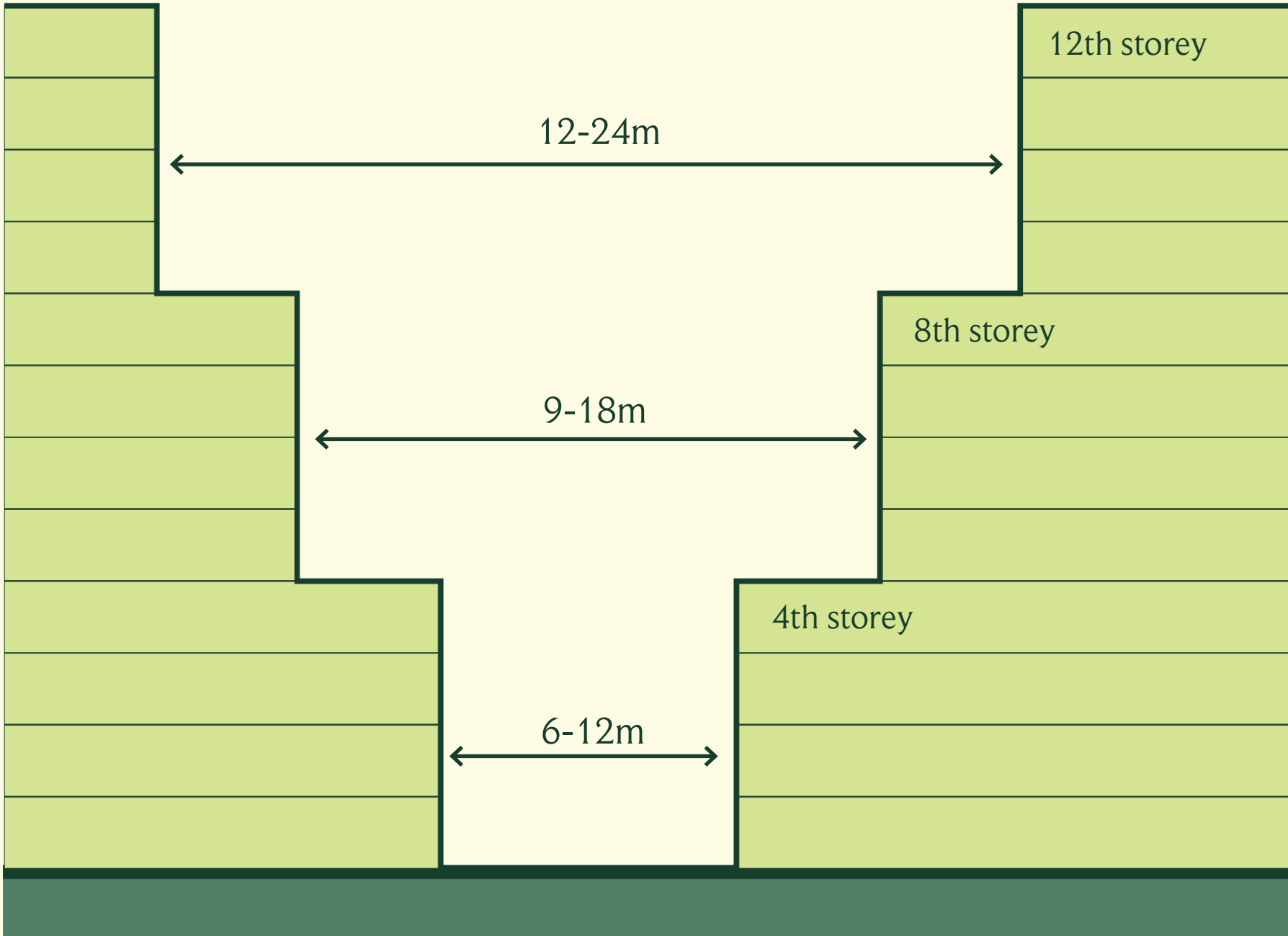
## BUILDING DIMENSIONS

### Building Depth and Separation

The following principles apply to building depth and separation to support sustainable design and internal amenity. Buildings at Southwark Grounds should typically seek to:

- ensure building depth contributes to sustainable design performance and internal amenity for occupants
- ensure buildings are of a depth that maximises solar access for internal amenity and contributes to sustainable design performance
- limit residential building envelopes to a maximum depth of 22 metres (with a glass line to glass line depth of no more than 18 metres) to support natural light and ventilation
- ground floor levels should be a minimum of 3.5 metres high
- ensure adequate spacing between residential buildings (or between residential floors and other buildings) to support visual and acoustic privacy and infiltration of daylight to interior and outdoor spaces; the appropriate separation of buildings is to be considered in relation to the storey height of a building
- use podiums, steps, or built form separation as techniques to avoid a uniform large vertical and horizontal mass across the site (1)
- incorporate block links and open spaces within development parcels to support solar access, neighbourhood connectivity and the definition of streets and public spaces (2)
- demonstrate how appropriate building separation, in combination with other design initiatives, achieves internal amenity, visual and acoustic privacy and appropriate daylight access
- refer to the separation distances shown in Figure 1 as a guide, while recognising that successful separation outcomes can be achieved through other methods, which can be proposed through the Urban Design Review Process for consideration.

Figure 1





# LANDSCAPE DESIGN

The following principles apply to the integration of landscaping within building and site design at Southwark Grounds:

- landscaping should be integrated into the building design to provide green edges and vertical planting where possible
- use of climbers or hanging plants is highly desirable (1)
- provide each balcony with access to irrigation and drainage, including planter boxes to verandah balconies
- integrate planting areas into the balcony design wherever possible
- rooftop community space and gardens are highly desirable (2)
- combined vertical and horizontal planting should achieve at least 30% coverage of the building.

Contribute to Southwark Grounds' 30% tree canopy cover target through on-site design responses. This can be achieved by:

- providing rooftop gardens or decks
- creating ground floor green communal spaces with deep root zones for tree planting (Figure 1)
- landscaping laneways with small- to medium-sized street trees
- designing terraced apartments to improve solar access and provide larger areas for balcony planting
- installing irrigation infrastructure to all planting areas
- selecting plant species appropriate to the climate and maintenance regime.



Figure 1

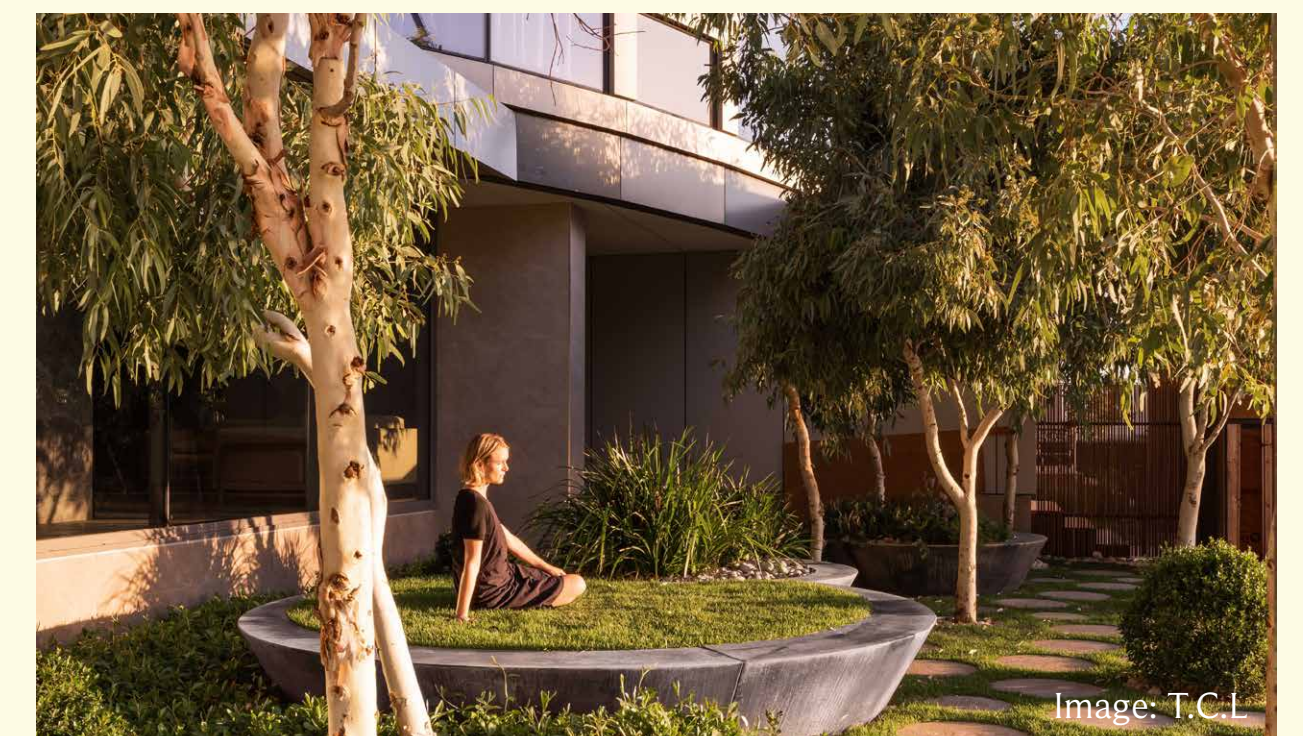
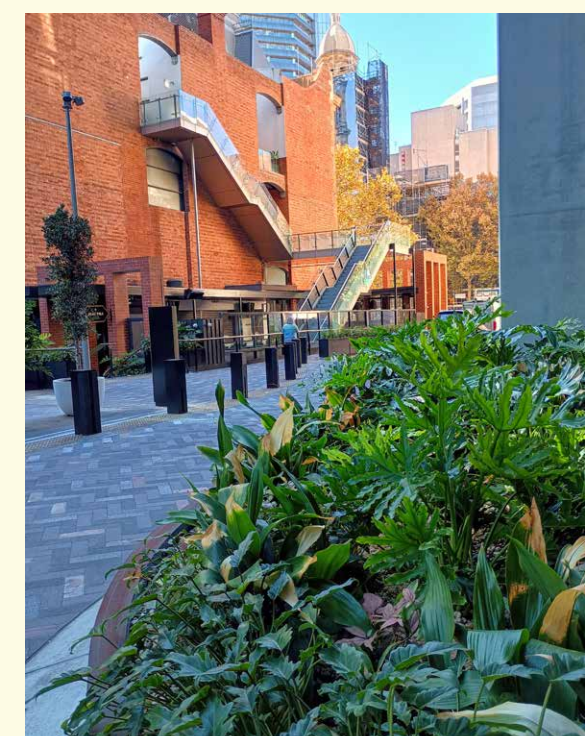
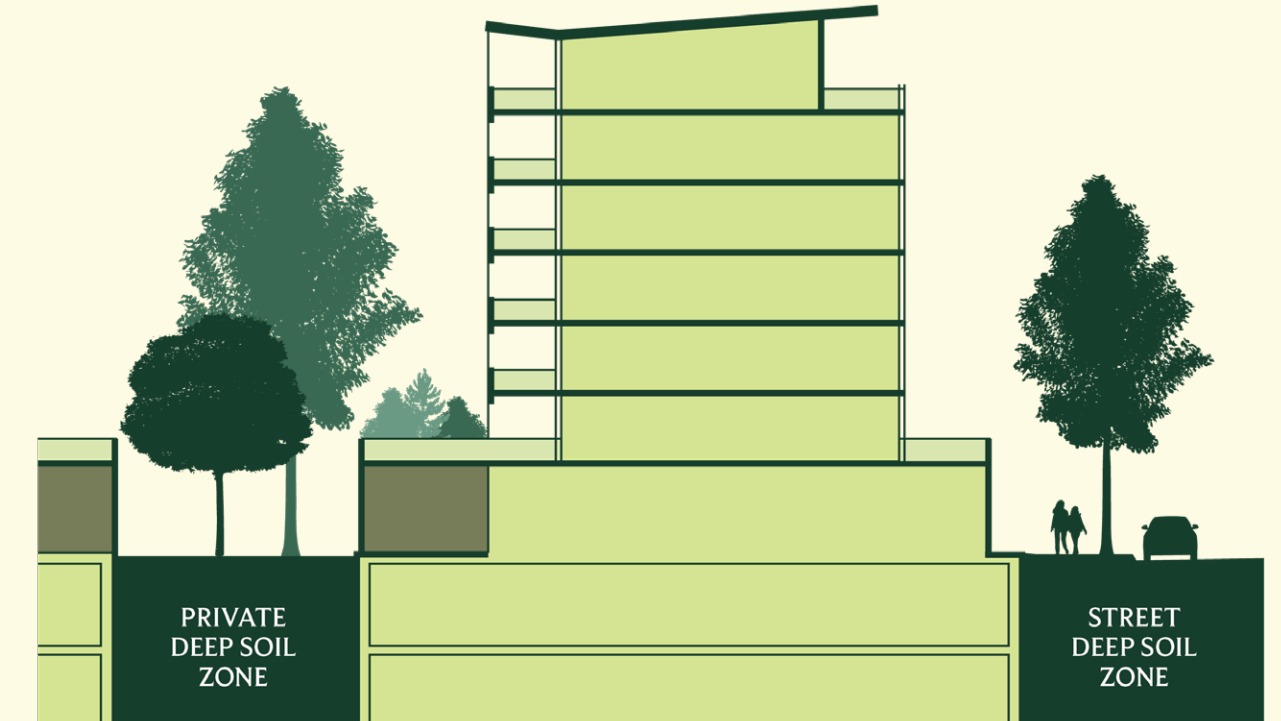


Image: T.C.L



# LANEWAYS AND PEDESTRIAN CONNECTIONS

It is anticipated that laneways and/or pedestrian connections may be required within larger sites to allow further subdivision of these sites into smaller developments/building parcels.

Rear laneways are encouraged where they can provide access, circulation, and minimise carparking and driveway interfaces with primary streets (and other public realm areas).

- Laneways should be designed to be more than utilitarian service areas and will require a design that considers the following:
  - use of quality materials and architectural design that provide a sufficient level of visual interest to the laneway, especially critical in areas with direct home frontages
  - Crime Prevention Through Environmental Design Principles (CPTED) should underpin designs especially lighting and limiting areas with poor passive surveillance
  - encouragement of building designs that support passive surveillance by locating habitable rooms, studios, rooftop terraces or balconies that overlook laneways (without compromising the privacy or amenity of the dwelling's occupants).

- Landscaping is a key feature of laneways and pedestrian connections at Southwark Grounds, to contribute to the project's 30% tree canopy and urban greening objectives. Laneways should be planned with a combination of street trees, vertical and ground level planting. Design concepts submitted as part of the Design Review Panel process should appropriately demonstrate how landscaping will be achieved by detailed consideration of the following:

- space for street trees and planting has been allocated that is not impacted by underground services
- bin collection can be achieved without impacting on street trees and ground floor planting
- planting does not unduly impact on vehicle circulation and sight lines
- balconies or building overhangs do not cause conflict with tree canopies and tree selections
- tree and planting selection maximised opportunity for tree canopy (and root growth) while not impacting on other constraints such as waste collection and building integrity
- typical planting details should be in accordance with Council's technical requirements and specifications.

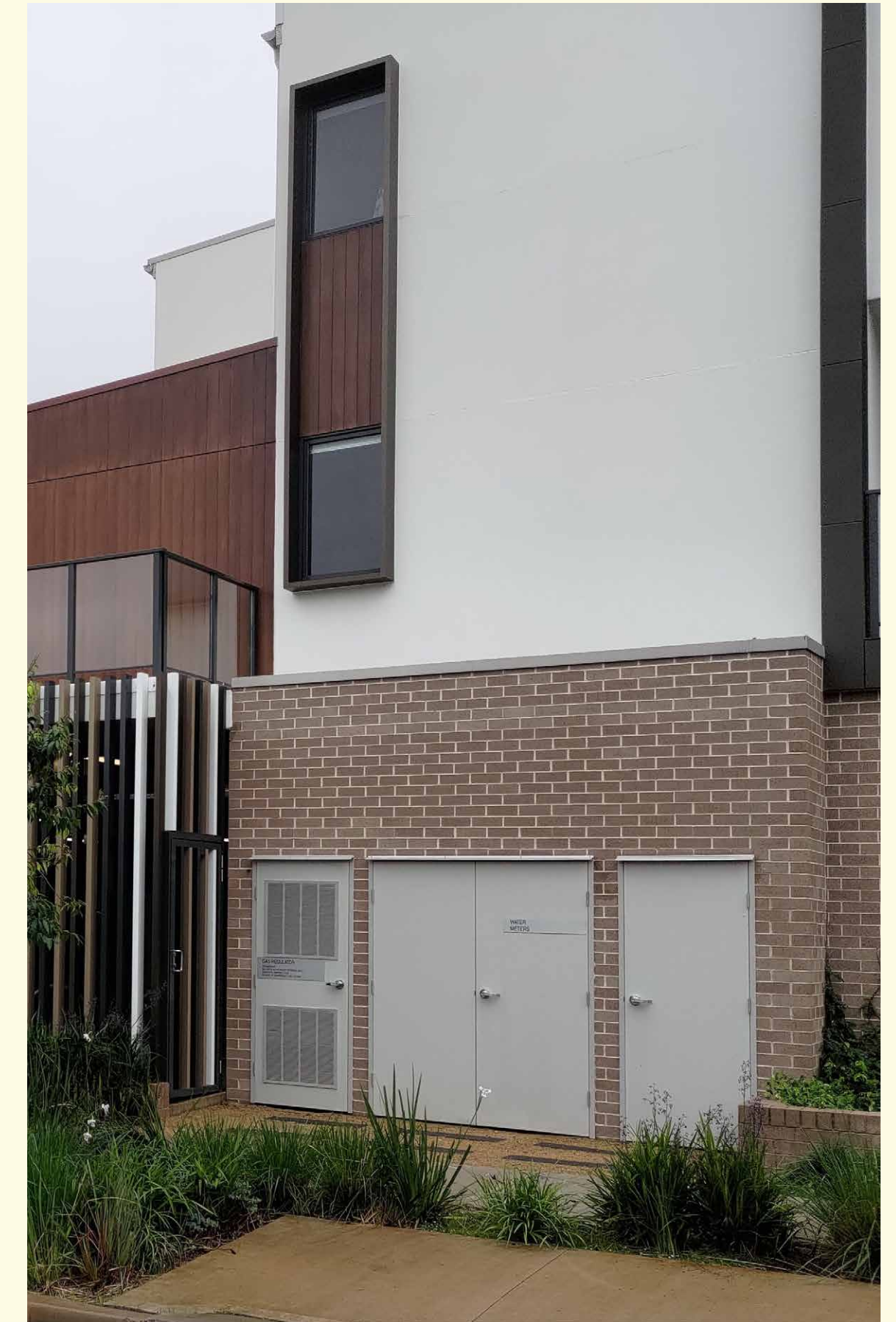
Renewal SA has developed a typical material and landscape palette for roadways within Southwark Grounds, including a mix of standard details to support consistency in delivery outcomes. It is encouraged that private laneway designs consider this existing palette for incorporation in designs. Site specific adjustments will be considered based on individual merit and justification through the design review process, with input from the City of West Torrens.



# SERVICES

The following principles apply to the treatment of building services:

- where possible and appropriate, locate building services facilities away from street frontages, preferably in basement carparks, unless regulations require direct street access with no alternative available
- service meters are to be integrated with building design. Any plant equipment, antennae/dishes, hot water storage tanks, water or vent pipes are to be concealed from street/public view
- no roof top mounted air conditioning is permitted, unless suitable treatments are proposed to ensure visual screening and not impacting the usability of adjacent spaces.
- rubbish bins and clothes drying areas should be screened from public view
- infrastructure for utilities must be provided as per the utility providers requirements.





# ACCESS AND PARKING

The following principles apply to vehicle access, carparking and bicycle facilities at Southwark Grounds:

- car and bike parking should be provided at the rates specified by the Planning and Design Code or Green Star Certification (whichever is greater)
- ensure the maximum width of any driveway crossover is 6 metres
- vehicle access points should be located to minimise impact on street trees and on-street carparking. A single parking space may be repurposed as a vehicle crossover, which could include the removal and reinstatement of one tree location (Figure 1), This is subject to early consultation with Renewal SA to ensure minimal disruption to the street design and should only occur where no alternative access point exists
- entry gates and vehicle doors should be designed to be integrated with the overall facade composition. The width and height of these entrances and loading bay areas should be kept to a minimum in the streetscape (1)
- driveway cross over materials must match the footpath materials (except on laneways) and be continuous to prioritise pedestrian movements
- parking at ground floor should be sleeved with active frontages as much as possible (Figure 2)
- carparking that cannot be sleeved needs to be landscaped and/or treated with high quality materials that provide an attractive interface with the street
- basement or semi-basement carparking is encouraged to mitigate the impacts of carpark on the street interface
- driveways to underground parking required to have a landing at grade to the vehicular entry/exit point and contain measures to prevent water inundation from the street
- convenient and secure bicycle parking and storage (internal and external) is to be provided for residents, workers and visitors
- EV charging must be provided within multistorey apartment developments.

Figure 1

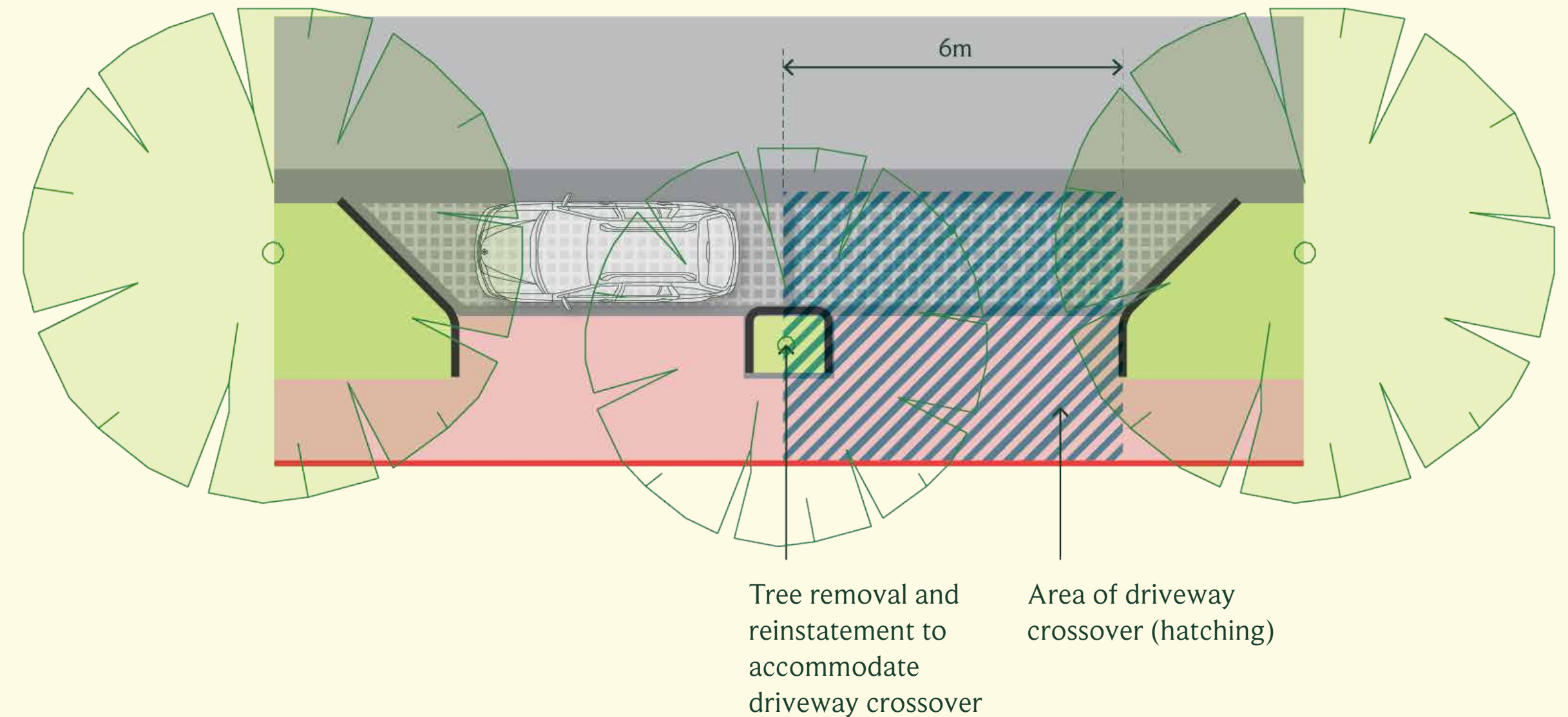


Figure 2

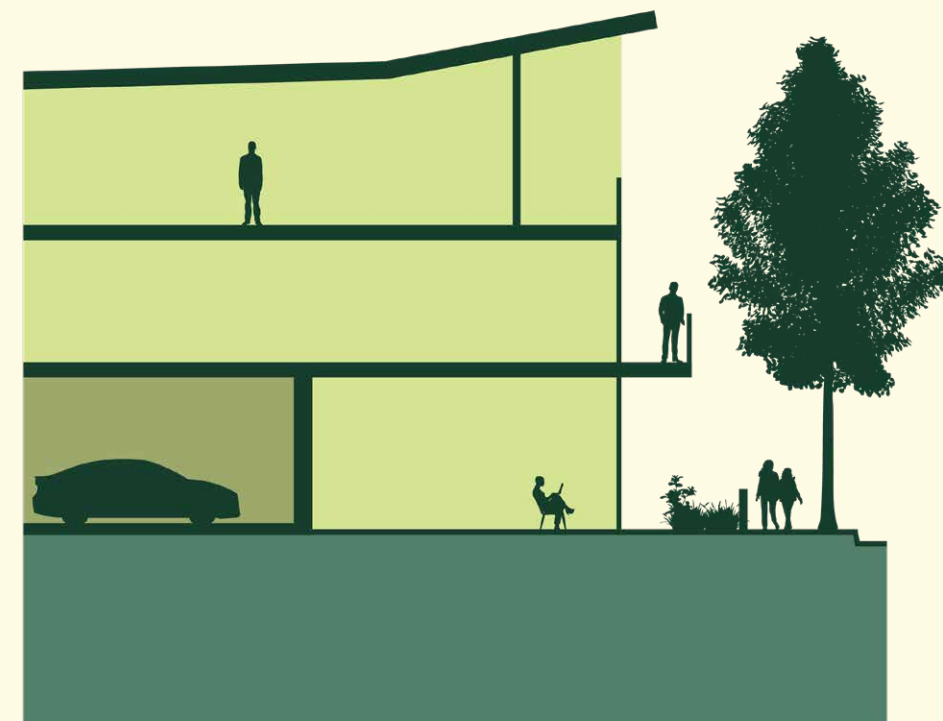


Image: FCB



# WASTE COLLECTION

**A detailed waste collection strategy is being developed in collaboration with the City of West Torrens.**

The waste collection strategy will be based on the following principles:

- townhouse development will have a three-bin system (organics, recycling and general waste) collected by Council from the street or laneway, unless an alternative arrangement—such as a two-bin system—is negotiated with Council
- provide recycling, waste and composting options
- collection from mixed use or multistorey apartment building will be from inside the building or a designated-on street collection point
- streets will be designed with bin collection areas identified in the design and minimise impact to the street
- on street collection points must be shared with on street parking and clearly sign posted with no parking and collection time details
- innovative collection systems and recycling hubs are encouraged and would be required to be developed in collaboration with the local Council.



# SUSTAINABILITY

Southwark Grounds seeks to support healthy, prosperous, sustainable lifestyles for all residents and to contribute positively to the city.

The design of the street network and public realm encourages walking, cycling, and public transport to be the predominant modes of travel to and from the precinct, supporting the health and wellbeing of residents.

Southwark Grounds has a 30% tree canopy target which will contribute to passive cooling in the streets and reducing heat island effects. Development sites will contribute to this target, as well as showing how they will contribute to urban greening.

Southwark Grounds will be a 6 Star Green Star community, and all buildings must demonstrate how they will achieve a minimum 5 Star Green Star Buildings rating, as certified by the Green Building Council of Australia.

A preliminary version of the Green Star Application Template—completed with as much information as is reasonably known or available to the Purchaser at the time—must be submitted alongside the Detailed Concept Plan. This submission should specifically highlight sustainability features that directly impact the building facade or internal design.



SECTION 06

# APPENDIX



**DETAILED CONCEPT PLAN REQUIREMENTS**

The Purchaser’s Detailed Concept Plans submitted by the Purchaser to the Vendor must:

- (a) be in a form sufficient for the Purchaser to lodge for provisional development plan consent and must include any information or plan reasonably required by the Vendor;
- (b) comply with the Allotment Control Plan; and
- (c) comply with the Urban Design Guidelines.
- (d) and must include the following:
  - (i) detailed floor plans at the scale of 1:100 at A1 and drawings of the proposed building(s) showing the internal building layout including furniture layout, and the external appearance, façade, style and character;
  - (ii) a Statement of Design Intent;
  - (iii) details of the external materials and finishes to be used on the proposed building(s);
  - (iv) dimensioned north, east, south and west elevations, and confirmation of locations of all external materials;
  - (v) cross sections plans which include dimensions, natural ground level, floor level, ceiling height and maximum height of the building;
  - (vi) a site plan drawn to scale which shows the location of the building(s) (and other improvements the Purchaser intends to construct) on the Land as well as the intended location of any common areas, the driveway cross over and any other access points to and from the Land;
  - (vii) a three dimensional (3D) physical model (with relevant surrounding context) at the scale of 1:200 of the proposed building(s) within the context the surrounding development;

- (viii) colour perspectives and elevation drawings (i.e. streetscape view) of the proposed building(s) façade in context of the existing and/or approved adjacent building(s).
- (ix) a “crime prevention through environmental design” statement (CPTED) outlining how the proposal responds to CPTED principles;
- (x) shadow diagrams indicating the extent of overshadowing of the proposed building(s) on adjoining properties on the winter solstice (21 June) at the times of 9.00 am, 12.00 noon and 3.00 pm.
- (xi) a plan of the proposed storm water drainage system;
- (xii) a plan of any proposed earthworks or grading;
- (xiii) a detailed landscaping plan;
- (xiv) a detailed statement outlining the Southwark Grounds Nostalgic Interpretation as referenced in Design Themes (page 23)
- (xv) all other necessary details to prove that the building(s) will be constructed (and the Land will be developed) in a manner which complies with the Urban Design Guidelines and Allotment Control Plan;
- (xvi) a site plan detailing all internal and external service connection points including gas, electricity and optical fibre; and
- (xvii) a preliminary version of the Green Star Application Template, completed with as much information as is reasonably known and/or available to the Purchaser at that time.
- (xviii) provision of digital massing and site layout plans for the purpose of referencing into a whole of Southwark project model to support design coordination (as required, at Renewal SA request).





**Disclaimer:** The information set out in this document, the website or the Data Room is not intended to be exhaustive and Proponents should make their own enquiries regarding the contents of this RFP process. Neither the Contact Person(s) nor any employee, agent or contractor of Renewal SA provides any warranty or makes any representation, expressed or implied, as to the completeness or accuracy of the information either contained in or in connection with this document, the website or the Data Room. Renewal SA reserves the right to change or alter its sales processes and sell land at its discretion in accordance with its rights and obligations. A Proponent must undertake its own enquiries and satisfy itself in respect of all matters contained in any information provided to it.