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Director

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Attention: Thebarton (Brewery Precinct) Code Amendment

Dear Stephanie

**Response to Consultation on Thebarton Brewery Precinct, 107 Port Road
Thebarton, Code Amendment**

Thank you for the opportunity to provide input to the Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment (the Code Amendment).

It is understood the proposed Code Amendment is intended to enable redevelopment of the site for mixed use and residential purposes up to eight storeys, as well as the expansion of the Open Space Zone to include the Southwark Brewery Gardens.

Council notes that the Code Amendment does not change the zoning of land or planning policies as they apply to the City of Adelaide, however the Code Amendment will enable a significant population increase adjacent to the City of Adelaide and the Park Lands.

Access to quality public open space continues to be increasingly important to ensure South Australia remains liveable, healthy and sustainable, particularly in the context of increasing residential infill in existing neighbourhoods.

The proposed Concept Plan identifies additional open space along the northern side of the site adjacent to Karrawirra Parri / River Torrens. This is primarily to create the opportunity for a shared use path to provide walking and cycling linkages to the Park Lands. No other local open space is identified for the site. With the exception of the existing path this area is very steep and cannot be used for other forms of recreation.

Within the investigations for the Code Amendment the proximity to the Adelaide Park Lands is cited as the rationale for limited open space provision on the site. However

these investigations acknowledge that without a new shared use path beneath the heritage listed Caissons Bridge (under Port Road) access to the Adelaide Park Lands is limited due to the breadth and volume of traffic on Port Road and the tramline.

Council notes the inclusion in the proposed Concept Plan of an indicative new pedestrian and cycling linkage from the southern riverbank to Tulya Wodi / Bonython Park (Park 27) on the eastern side of Port Road. The details of a possible linkage under Port Road have not been included, noting that it would be subject to a future development proposal. To ensure that this linkage can be provided the City of Adelaide recommends that an infrastructure deed (or similar) is agreed prior to the finalisation of the Code Amendment.

The Adelaide Park Lands are considered to provide 'regional level' open space to metropolitan Adelaide but should not be seen as an offset for any potential shortfall of useable local open space within development sites.

Tulya Wodi/ Bonython Park (Park 27) currently operates as an event space for large music festivals, visiting circuses and many smaller community events, Bonython Park is a key family recreation destination offering a diverse cluster of attractions, including a model boat pond, playspaces, picnic grounds, kiosk and learn to ride facility within an attractive physical environment.

Whilst these may be attractive to future residents, they are not considered a suitable replacement for local open space on the site which would provide opportunities for placemaking, increased urban tree canopy and an opportunity to showcase and preserve heritage places.

In addition to the above, the City of Adelaide considers that Port Road in this location provides an opportunity for improved street tree planting to enhance walkability, contribute to the urban tree canopy and reduce the impacts of the urban heat island.

It is acknowledged that a Technical and Numeric Variation has been applied of 0m setback along Port Road as a requirement for the initiation of the Code Amendment, to avoid at grade parking along this frontage.

Notwithstanding this requirement of the Minister for Planning, the City of Adelaide requests that this requirement is reviewed given the opportunity presented in this location to establish a tree lined boulevard along Port Road as an entrance to the city.

In light of the above comments Council's response to the proposed Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment are as below:

- The City of Adelaide is supportive of significant uplift and re-zoning in the inner metropolitan Council areas adjoining the City of Adelaide on the outer boundaries of the Park Lands where the re-zoning leads to developments positively contributing to the ongoing protection and enhancement of the Park Lands.
- Development sites on the boundary of the Park Lands should not negatively impact the usage of the Park Lands or its natural environment.
- Development sites on the boundary of the Park Lands should not rely solely on the Park Lands for local open space provision.

- The City of Adelaide requests changes to the Code Amendment summarised as follows:
 - Require the provision of useable local open space in the affected area
 - Require tree planting along the Port Road frontage
 - Require safe pedestrian and cycling connections to the western Park Lands across Port Road formalised through an infrastructure deed or similar.

In recognition of the infill potential along Port Road and the linkage to the Adelaide Park Lands, the City of Adelaide requests that the State Government lead an infrastructure analysis with the City of Adelaide and the City of West Torrens to ensure appropriate open space and infrastructure outcomes in this general location.

Please contact Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability on 8203 7033 or s.gilmour@cityofadelaide.com.au to arrange a meeting to discuss further.

Kind regards

Clare Mockler

Chief Executive Officer

CC: Planning and Land Use Services

