

# FACT SHEET

## Draft Code Amendment for 107 Port Road, Thebarton (Thebarton Brewery Precinct)

### What land is impacted by the proposed changes to the Planning and Design Code?

The land affected is the former brewery that began as the Torrenside Brewery in 1886 and ultimately became the West End Brewery. It consists of 8.4 hectares of land located in Thebarton and fronting Port Road, Anderson Street, Walsh Street, Cawthorne Street, Holland Street, and the Karrawirra Parri/River Torrens. The site is currently occupied by decommissioned brewery buildings, plant, equipment, and car parking. The land also includes State and Local Heritage Places associated with the former brewery, gardens along the river, and the site of Colonel William Light's residence *Thebarton Cottage*.

### What is the current zoning of the land?

The land is mostly located in the Strategic Employment Zone, reflecting its former use as a brewery and is intended for a range of industry, logistical, warehousing, storage, research and training land uses. Two southernmost parcels of land are located within the Urban Corridor (Business) Zone and the northern tip of the area near the river is located within the Open Space Zone.

### The Affected Area - 107 port Road, Thebarton



### What is the purpose of the Code Amendment?

With the closure of the former Thebarton Brewery, the Code Amendment proposes to change the current zoning to allow for a mix of medium to high density residential development and non-residential uses to be developed on the site. The intention is to create a unique, world-class lifestyle precinct that will unlock riverfront open space, provide connectivity to the Adelaide Parklands, celebrate heritage assets, and create a dynamic and vibrant precinct for the community.

# Draft Code Amendment for the Thebarton Brewery Precinct

The Code Amendment proposes to change the planning policies that provide high-level direction and guidelines for future development of the site. All future proposed development of the site will be subject to a future detailed design and Development Application process.

## What zone is proposed for the site?

The current zone is mostly within the Strategic Employment Zone, which reflects its former use as a brewery and is intended for a range of industry, logistical, warehousing, storage, research and training land uses. To allow for a mix of medium to high density residential development and supporting retail and commercial land uses, it is proposed to change the zone to an Urban Corridor (Boulevard) Zone, which is the current zoning for land immediately to the south east of the site. It is also proposed to expand the current Open Space Zone to include the southern bank of the river.

A Concept Plan is also proposed that will help guide the future development of the site in relation to key access points, vehicle and pedestrian networks, and open spaces. The current and proposed zoning and the Concept Plan is shown on the following maps.

## How will the River Torrens/Karrawirra Parri be protected?

The Code Amendment will expand the existing Open Space Zone to include the southern bank of the river, which is currently located in the Strategic Employment Zone. A concept plan is also proposed to help guide how the land is developed, ensuring that the gardens are protected. Public access to the top of the bank is proposed to be investigated to allow access to the Adelaide Park Lands to the east for existing and future residents. This future access will be subject to safety improvements.

## How will state and local heritage items on the site be protected?

The site includes state and local heritage items protected under the *Planning, Development and Infrastructure Act 2016* and the *Heritage Act 1993*. The Code Amendment does not change any planning policies relating to heritage places and any future development of the site will need to ensure that these places are protected.

### State Heritage Places:

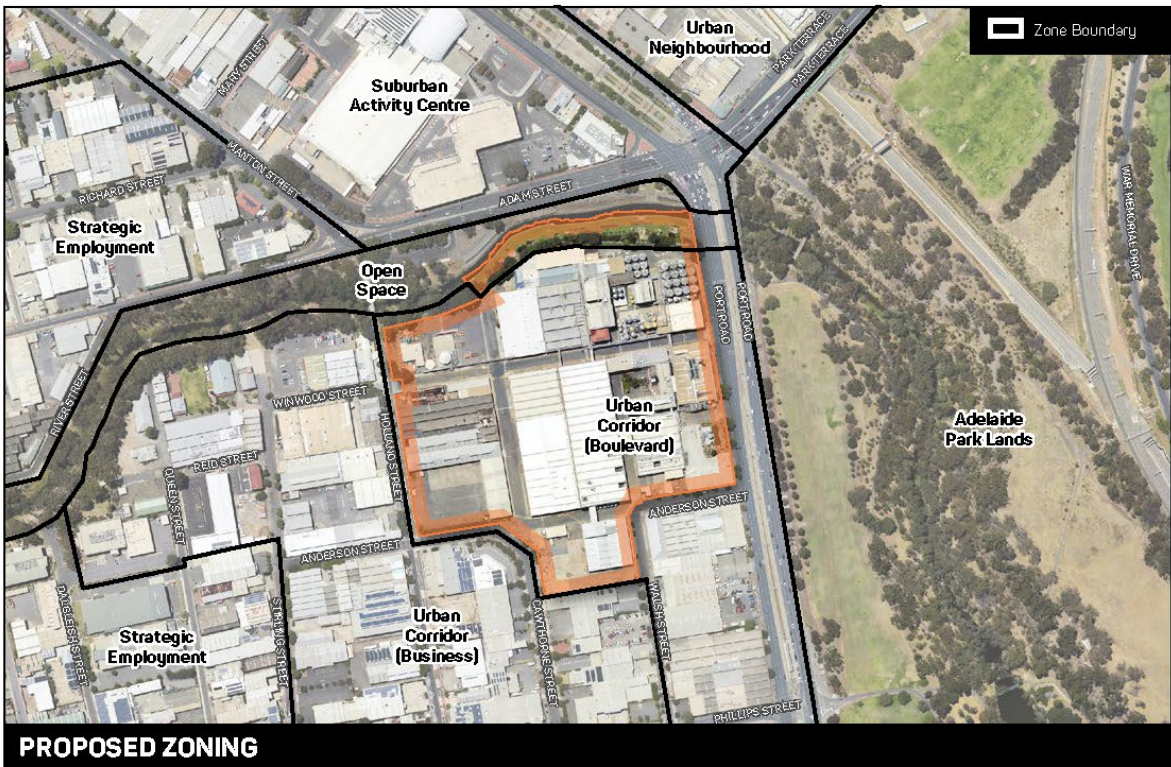
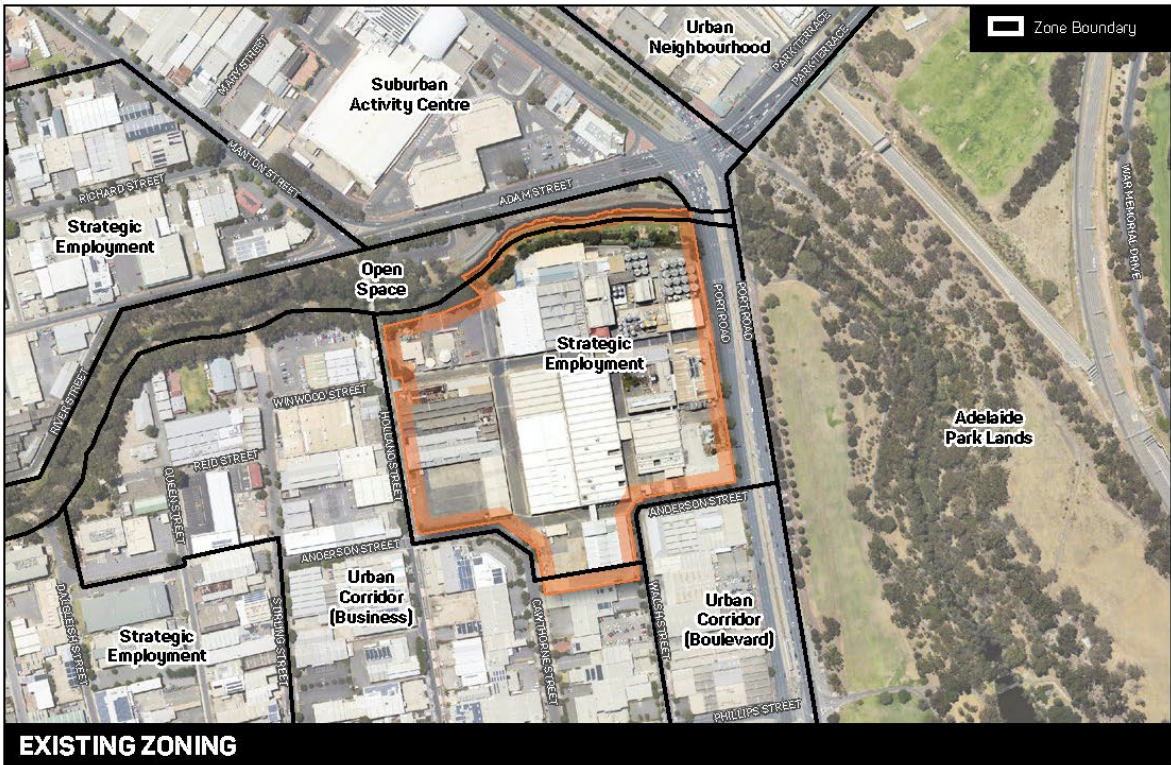
- Walkerville Brewhouse Tower
- Former West End Brewery Garden
- Remains of Thebarton Hall, Colonel William Light’s House
- Plaque: Site of Colonel Light’s Cottage

### Local Heritage Places:

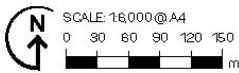
- Southwark Brewery Gardens
- Electricity Supply Company Transformer

# Draft Code Amendment for the Thebarton Brewery Precinct

Current and proposed zoning - 107 port Road, Thebarton



**CODE OVERLAY MAPS**  
Thebarton Code Amendment



**ekistics**

# Draft Code Amendment for the Thebarton Brewery Precinct

## Proposed Concept Plan - 107 port Road, Thebarton





-  Concept Plan boundary
-  Indicative local road
-  Indicative left in/left outvehicle access
-  Indicative vehicle access
-  Indicative pedestrian/cycle link
-  Existing pedestrian / cycling link extension of Holland Street to Sir William Goodman Bridge
-  Protect & retain historic Brewhouse building and incorporate into private development or local park
-  Restore & retain local heritage place and incorporate into streetscape
-  Protect & retain historic building remains

-  Appropriate interface treatment to activated street frontage to Holland Street
-  Retain existing heritage gardens
-  Retain garden beds
-  Green Corridor
-  Accessible open space buffer

1:2,500

90 120 150 m

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# Concept Plan X

## THEBARTON

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## What building heights are proposed for the site?

Due to the strategic importance of the site, the South Australian Government has required that buildings along the Port Road frontage be required to be a minimum height of four (4) building levels, and that a maximum building height be set as high as possible within the limitations of the Adelaide Airport's operations.

The Code Amendment therefore seeks to allow a mix of low-rise (1-2 storey), medium-rise (3-6 storey), and high-rise (over 7 storey), with a maximum height limit of 8 storeys. For comparison, maximum height limits within the Bowden-Brompton development is sixteen (16) building levels and the height of the original Walkerville Brewhouse Tower located on site is approximately six (6) storeys.

## How will future traffic be managed?

A traffic assessment has been undertaken including future traffic modelling, which indicates that the proposed rezoning of the site from a Strategic Employment Zone to an Urban Corridor (Boulevard) Zone has the potential to generate a marginal increase of 100 additional vehicles per day and removal of commercial vehicles when compared with the use of the land for industrial operations related to the former brewery. The full traffic assessment can be viewed on the Plan SA website.

The Concept Plan proposed as part of this Code Amendment includes indicative vehicle access points, and pedestrian/cycle links to guide the future development of the site.

## How do I find out more?

You can view the Code Amendment and supporting technical documents on the Plan SA website: [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments). Supporting documents include traffic, heritage, economic and retail, environmental, open space, Aboriginal sites, and acoustic assessments.

Hard copies are available to view at the Hamra Centre Library (1 Brooker Terrace, Hilton) and at the City of West Torrens Civic Centre (165 Sir Donald Bradman Drive, Hilton).

You can talk to members of the project team about the proposal at two drop-in information sessions to be held at the Thebarton Community Centre, Corner South Road and Aswin Parade, Torrensville on:

- Thursday 2<sup>nd</sup> March 2023 (5:30pm – 7:00pm), and
- Saturday 4<sup>th</sup> March 2023 (10:00 am – 11:30am).



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the Plan SA website**

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## How will I know my feedback has been used?

Planning Futures, on behalf of Lion, is an independent organisation that is committed to undertaking consultation in accordance with the principles of the South Australian Government's *Community Engagement Charter*.

All submissions on the Code Amendment will be reviewed, summarised, and considered. Each submission will be registered, and you will receive an email confirming receipt. Your responses will be made available on the PlanSA website. Personal addresses, email addresses, and telephone numbers will not be published, however business information will be.

Following the completion of the consultation period, an Engagement Report will be prepared, outlining what was heard during consultation and how the proposed Code Amendment was changed in response to submissions. This report will be made publicly available on the Plan SA website.

## What happens next?

Once an Engagement Report has been prepared and provided to the Minister, the Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed.

The Minister's decision will then be published on the PlanSA portal.

## How can I have my say about the proposal?

The Code Amendment will be available for public feedback **until 14 April 2023, 5.00pm**.

During this time, you can lodge a written submission about any of the proposals in the Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

Making an online submission ([www.plan.sa.gov.au](http://www.plan.sa.gov.au))

Emailing: [enquiries@planningfutures.com.au](mailto:enquiries@planningfutures.com.au)

Posting: PO Box 58, Daw Park 5041

