

18 March 2013

Port Adelaide Precinct Plan

Theme based analysis – community feedback from Open Day

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## **Business District**

There were a range of suggestions for revitalising and boosting the Business District's economy. Feedback centred on attracting businesses, residents and tourists to the Business District through making it a more pleasant, vibrant place to be.

- **Revitalising under-used buildings** – Many attendees expressed concern about the empty, poorly maintained state of some shops and other buildings in the Business District – “eyesores” in the area. Several suggestions put forward to overcoming this, including lower rents, lease incentives and using local buildings to house art displays. Restoring historically significant buildings was a priority, in particular Customs House.
- **Attracting tourism** – Tourism in the Business District was seen as critical to boosting local business and showcasing Port Adelaide's maritime history. Suggestions included providing additional tourist accommodation, refurbishing existing hotels and introducing low-cost options such as a caravan park and backpackers hostel. However, a couple of attendees said they did not support a caravan park in the area, while others said maintaining the heritage value of hotels should be a priority.

*“Business needs consumers! Get people back in to Port by attracting them!”*

- **Promoting business** – A large number of attendees saw the need to attract more businesses to the area, particularly small businesses. In addition, many supported the idea of moving key government departments to the Business District, along with encouraging national companies to relocate their head offices there.

*“The idea to move some government agencies is a great idea and the surest way to bring workers into the Port and activate the area, both during daytime and after-work.”*

- **Providing parking** – Parking was a key issue raised at the Open Day. Many attendees said **more** parking was needed around the Business District and some specifically suggested angled parking was the best option.

## **Cruickshank's Corner**

Most attendees at the Open Day were excited about renewing the river front at Cruickshank's Corner and creating a space for local residents and visitors to enjoy. The idea of establishing a rowing club was very popular and there was also significant support for creating a beach along the river.

- **Rowing club, regattas and boats** – Attendees showed strong support for a Rowing Club at Cruickshank's Corner. A couple of attendees noted the need for adequate parking if this went ahead. In addition, some also suggested Cruickshank's Corner would be an ideal location to launch dragon boats and kayaks. They also wanted to see more regattas take place in the area.

*“Great to see historic regattas back in the Inner Harbour!”*

- **Beach by the river** – Most attendees supported creating a beach at Cruickshank's Corner, one commenting, *“great idea somewhere to bring my kids”*. However, some said they were concerned about the quality of the water for swimming. A few attendees noted the need for ongoing maintenance and measures mitigate tides.

*“Love the notion of an accessible beach and rowing. Just keep it available to all!”*

## Dock 1

Plans to transform Dock 1 into a community space – featuring a temporary park – attracted the community’s attention at the Open Day. Many suggested new ideas to create fun family activities, attract tourists and reflect the area’s history.

- **Sitting on the dock of the bay** – Many attendees were in favour of the idea of a temporary park at Dock 1. Suggestions for the park included a community garden with plants and trees native to the area, along with a café, playground or water fountain. Some attendees wanted to see cafés established at other key locations as well, such as at the Customs Clearing House.

*“A Botanic garden of native plants to the district.”*

*“Greening this area is great however maybe Port Centre could do with attention first. The old Customs Clearing Office (Radio Shack) would be a great little kiosk / cafe.”*

- **Celebrating history** – The idea of establishing a museum was popular, with suggestions ranging from a motor museum to a maritime museum. Some attendees wanted to see historic buildings preserved and used for modern purposes, such as a hotel or other accommodation.
- **Places to stay** – Many attendees commented on the idea of a caravan park at Dock 1, with the views evenly split for and against the idea.

## Fletcher's Slip

Craftsmanship and creativity were central to the community's feedback on Fletcher's Slip. Bringing back boat building was seen as key to reactivating the area, along with implementing heritage-style building designs and other activities for celebrating heritage in this area.

- **A small-scale working port** – There was overwhelming support for reinstating boat-builders at Fletcher's Slip, with many attendees noting their historical significance to the area. Some attendees said that a mix of restaurants, cafés, businesses and new houses would complement renewed activity at the port. Ways to attract tourists and visitors were put forward, including a maritime heritage park, audio tour or targeting school groups to see boat-building in action.

*"Great to get the boat builders back where they belong."*

*"Love the concept of the return of boat building – [it's] what the Port is about!"*

- **Building design** – Several attendees suggested new buildings should be designed in heritage-style to complement existing buildings, with building heights in-keeping with the location's current scale.

*"The plans for Fletcher's Slip are fantastic! Like the idea of mixing residential in with maritime, completely possible to co-exist as seen in many parts of Sydney Harbour."*

*"Must be built in heritage style. No 'modern' appearance buildings".*

- **Highlighting history** – A few attendees said they wanted to ensure historical buildings in the area were preserved, with the Port Adelaide Sailing Club specifically mentioned.

*"Sounds so sophisticated and attractive. We must endeavour to keep the historic buildings preserved. A coffee at the slip after a ride around the Port River sounds fab!"*

## Hart's Mill

Hart's Mill is historically significant to Port Adelaide, and attendees at the Open Day said renewing and revitalising this area should establish a vibrant community hub with markets and plenty of open space and, importantly, preserve its heritage look and feel.

- **Vibrant markets** – Most attendees said they supported the idea of markets at Hart's Mill. A farmers' market offering local produce and art was the most popular suggestion, with others including fish markets and night markets. One person suggested expanding the current one rather than creating two markets.

*"A good market with produce, local SA Artists selling giftware would work well."*

- **The great outdoors** – There was a general consensus the area surrounding Hart's Mill should feature open and green spaces for the community, including a park, playground, coffee shop, barbecue facilities and shaded areas. Some attendees also suggested including a small-scale water park for kids. A large number of attendees also wanted to see Hart's Mill preserved and used as an arts or community and cultural centre, such as a maritime museum or an art gallery.

*"Keep the open space around Hart's Mill – don't strangle it with housing and high rise."*

*"A forward thinking, inclusive community centre for Hart's Mill - not just more housing."*

- **A place to call home** – There were a range of views about the type of housing that should be included at Hart's Mill, with ideas ranging from apartments on top of shops to affordable housing. Housing design was a key focus, with attendees saying new homes should complement the historical nature of the area.

## Hike and Bike Loop

Open Day attendees were excited at the inclusion of a green, active, family-friendly open area featuring new hike and bike paths in Port Adelaide. There were several suggestions on how to ensure everyone could safely enjoy the bike paths. People were also keen to see other amenities included in open areas around the new bike paths.

- **Connected bike paths** – Everyone who commented on bike paths was in favour of them, with most people praising bike paths as family friendly and environmentally beneficial. Attendees said they wanted more well-connected bike paths, and put forward several suggested routes. Some attendees said paths should be accessible to cyclists, walkers and runners, dog-walkers, the elderly and people in wheelchairs. One attendee said bike paths should be separated from traffic to make them safer, while others said upgrading Birkenhead Bridge was essential to ensure cyclist safety.

*“Good to see the cycle / pedestrian path will reconnect all parts of the community with the river.”*

- **Bike hire** – Introducing a bike hire scheme for residents and visitors, requiring a small fee or deposit, was suggested as a way to encourage cycling and to attract tourists to the area.

*“Hire bikes from Port to Semaphore and areas around. Great way for tourists to see the area.”*

- **Community spaces** – Some attendees said they wanted to see barbecues, public toilets and other amenities in open spaces around the Hike and Bike Loop. Ideas included creating a history trail with signs, facts and significant places marked out. Attendees said shady areas were a must, while a couple of attendees suggested installing exercise equipment for residents and visitors. There was an emphasis on including a playground for kids of all ages to enjoy, with some also suggesting creating tennis courts and a skate park.

## McLaren Wharf

There was support for plans to make McLaren Wharf a 'people place' through renewing public spaces and celebrating heritage items in the area. While a number of different views were put forward on how high buildings should be in this area, attendees generally agreed any new development must complement the area's existing character and strong sense of history.

- **Building heights and design** – There was a wide-ranging mix of views on building heights at McLaren Wharf. Several attendees said two storeys should be the maximum height, while others supported the inclusion of taller apartment blocks and high density housing in this area. Many attendees said new buildings should be designed to match the character of the area – saying more modern buildings could look out of place and change McLaren Wharf.

*“Any new construction should reflect heritage values of the area.”*

- **Heritage highlights** – There were several suggestions to restore historical buildings, including Customs House, and open it up to the community.

*“We must have redevelopment of the beautiful heritage buildings such as Customs House to make this space work. It saddens me to see this building sitting unused when there is such potential for it as a hotel, restaurant.”*

- **Public spaces** – Some attendees said McLaren Wharf should include open spaces for the community and visitors to enjoy. Some specifically said they wanted plenty of trees, two attendees suggested a playground while others said more street-level and waterside cafés should be provided.

## North Western Arm

Attendees said the North Western Arm of Port Adelaide needs to provide benefits for the local community. Open, green spaces were most commonly mentioned, followed by suggestions on integrating new houses into the existing area, with a focus on building height.

- **Open spaces** – Attendees welcomed the inclusion of open spaces for the North Western Arm and said the area needed more community-oriented spaces, including green spaces of different sizes, with trees and plants and a garden. Three attendees said a playground should be included in the area, with a couple of attendees suggesting a water park or a water slide.

*“Beautiful gardens, not just open green spaces.”*

*“Green areas throughout the Port. Small pockets as well as larger areas.”*

- **Building heights** – A range of different views were expressed about building heights in the North Western Arm of Port Adelaide. Most attendees said new residential buildings should be low-density, with general agreement that the current 12 storey allowance was too high. However, opinions varied on the maximum height, ranging from two to four storeys.
- **Activating the Port** – Two attendees specifically mentioned cafés, restaurants and shops should be included to activate the North Western Arm of the port. Two attendees thought a theme park would be a great attraction in the area, two supported a skate park for local kids and one attendee also suggested an aquarium to showcase local aquatic life.