

Guiding Principles

Strategy

Development must be smart, green, liveable and creative, exemplifying and helping to achieve the City of Adelaide 2016-2020 Strategic Plan.

Attractor

Create a destination and attract people to support the vitality of the O'Connell Street precinct. Provide sufficient intensity of activity and various reasons for people to visit, stay and spend time during the day and night.

Community Needs

Provide a mix of complementary uses to meet the needs of an evolving residential and business community. Innovative approaches to providing community services and facilities, as well as emerging technologies are encouraged.

Place

Create a great place for people, defined by exceptional architecture, urban design, landscape, public art, and engaging place-making.

Amenity

Provide excellent amenity for new residents and maintain and improve the amenity of neighbouring properties. Potential impacts such as traffic, noise, overshadowing, must be addressed through site configuration and appropriate built form

Built form + context

Respond sensitively to the urban context, respecting and matching the scale and qualities of adjacent heritage places and the predominantly 2-storey O'Connell Street streetscape. A mid-rise development with a variety of buildings of up to nominally 8 storeys is preferred, with any high rise elements set back at least 12 metres from the street frontages.

Activation

Create activity and interest in the public realm, with high-quality street frontages and active ground level uses. Multiple small-format retail tenancies and other public uses should enliven primary street frontages and new public spaces, while predominantly residential frontages should address Centenary Street.

Housing diversity

Provide a significant amount of well-designed housing for a diverse range of people. Innovative housing models and a variety of housing types and tenures are encouraged.

Identity

Create an interesting and distinctive place with multiple owners, partners and / or operators providing a variety of high-quality, cultural, artisanal, and boutique offerings.



Public realm

Enhance the O'Connell Street public realm and provide additional generous high-quality open space for the enjoyment of the community. The public realm should be integrated and provide safe and attractive pedestrian connections.

Parking

Incorporate predominantly underground car-parking to support local business, residents and events, in a way that does not dominate the site or detract from street frontages.

Sustainable mobility

Promote sustainable mobility through integration with public transport, and incorporation of measures such as car-share and cycling facilities.

Sustainability

Exemplify environmental sustainability, including high-performing buildings, smart technology, and incorporation of extensive planting and green infrastructure.

Delivery

Provide a well-planned and timely outcome with early delivery of public amenity.

