



Rebirth: An artist's impression of proposed changes to Sturt St looking east (above) and (below) looking west, and the former Mayfield site

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A BIKE path, wider footpaths for outdoor dining and even a tramline extension are among key street features of a \$240 million plan to transform the Sturt St area into a trendy, cosmopolitan precinct.

The developers behind a major multi-storey mixed-use development, including 427 apartments with ground-floor space for retailers and food outlets, are proposing the street improvements and are prepared to contribute millions.

The company, Sturt Land Pty Ltd – a joint venture between local developer Tagara and Melbourne-based developer Colvid – says it will spend \$4.3 million on the streetscaping, as long as the Adelaide City Council contributes \$1.5 million and the State Government kicks in an undisclosed amount.

Artist's impressions prepared by architecture firm Woods Bagot and landscape architects Oxigen show Sturt Land Pty Ltd has proposed narrowing Sturt St with parallel parking

instead of the current angle parking, installing a bike lane on the southern side between cars and the footpath (described as a Copenhagen-style bike path), overhead green canopies to provide shade, a row of trees and upgrading surrounding roads. The wishlist includes a tramline running down Sturt St, dependent on the Government's extending the tram loop.

Sturt Land Pty Ltd has lodged its plans with the state's peak planning body to redevelop the former Mayfield Engineering site – a 7500sq m

parcel between Sturt and Gilbert streets.

The developer's consultant Stuart Moseley wrote in a submission: "Our client has approached the project not solely from the perspective of what can be achieved within the site but also to maximise its contribution to the regeneration of the broader precinct."

A City Council spokeswoman said it would consider the request for \$1.5 million after the company presents its plans to the council this week.

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