



# NEWPORT QUAYS IS FULL STEAM AHEAD

Welcome to the inaugural issue of 'Compass' – a publication designed to keep you up-to-date with the exciting transformation of Port Adelaide into a unique, 21st century waterfront address known as Newport Quays.

The \$1.2 billion waterfront redevelopment is being driven by the Newport Quays Consortium – made up of the pre-eminant developers Urban Construct and Multiplex.

Newport Quays will transform this area, rich in the locational attributes demanded by property investors, into a world-class precinct for people to live, work and play. The mixed-use development will offer residential, commercial and retail accommodation, with residential

areas designed to comprise a mixture of luxury harbour-front and park-facing properties, and inlet residences with wharf access and marina berths.

Port Adelaide's inner harbour will become home to 4,000 new residents in what will be South Australia's largest and most exciting waterfront redevelopment project. Newport Quays promises to be an exciting journey and one that will deliver a premier lifestyle and visitor destination for the whole of South Australia and beyond.

The first stage of Newport Quays, named Edgewater, is now open for registrations of interest. Be amongst the first to be part of Newport Quays. Details back page.

## S.A.'s ultimate harbour address of the future

Newport Quays – South Australia's largest and most exciting waterfront redevelopment project will offer a combination of innovative housing, marina and berthing facilities and a choice of quality restaurants, cafes and retail outlets.

Adding to and enhancing Port Adelaide's existing recreational opportunities, civic and commercial buildings and tourism-focused businesses, the project is creating the ultimate harbour address of the future.

The colourful history of Port Adelaide will be enhanced by the development, with a complementary mix of old and new, delivering a vibrancy and lifestyle that will help unlock the full potential of the area.

Located just a few minutes from the beach, 20 minutes from the city and within minutes of some of Adelaide's premier leisure, sporting, entertainment and retail facilities, Newport Quays offers the ultimate in waterfront living.

Newport Quays aims to create exclusive living opportunities for the discerning buyer, while offering living options to meet the diverse needs of the community, focusing on sustainable, secure living, in a comfortable, convenient and attractive environment.

Add to that, the energy of an active inner harbour framed by marina berths for both private and public use, and Newport Quays will be the ultimate in harbour-side living.



An artist's impression of Newport Quays from historic Harts Mill. The development combines the best of waterfront residential design and urban planning to provide a world class living environment for residents.

### INSIDE

- \$2 million Sales & Information Centre to open
- Marina berths key to a waterfront lifestyle
- Release of Edgewater, the excitement begins
- Message from the Premier of SA

# “Time to celebrate Port Adelaide’s potential.”

## MESSAGE FROM THE PREMIER

The State Government congratulates Newport Quays for helping to bring the \$1.2 billion Port Adelaide Waterfront Redevelopment project to life.

Since our announcement of the project late last year, we can already see positive signs of rejuvenation at the Port.

The Redevelopment involves rebuilding, restoring and regenerating Adelaide’s historic Port and transforming it back to the strong, lively, economic powerhouse it once was.

Port Adelaide is Australia’s last major port to be redeveloped, and the project will bring thousands of jobs and residents to the area.



*Mike Rann  
Premier of South Australia*

The Government is committed to rejuvenating Port Adelaide, and it is looking forward to working with Newport Quays to deliver the waterfront redevelopment. We are confident the project will achieve a range of economic, tourism, business and environmental benefits for the region, as well as creating a safe and attractive place for South Australians to visit and enjoy. It’s time to celebrate Port Adelaide’s potential as a world-class tourist destination, a fantastic place to live and a treasured part of South Australia’s heritage.

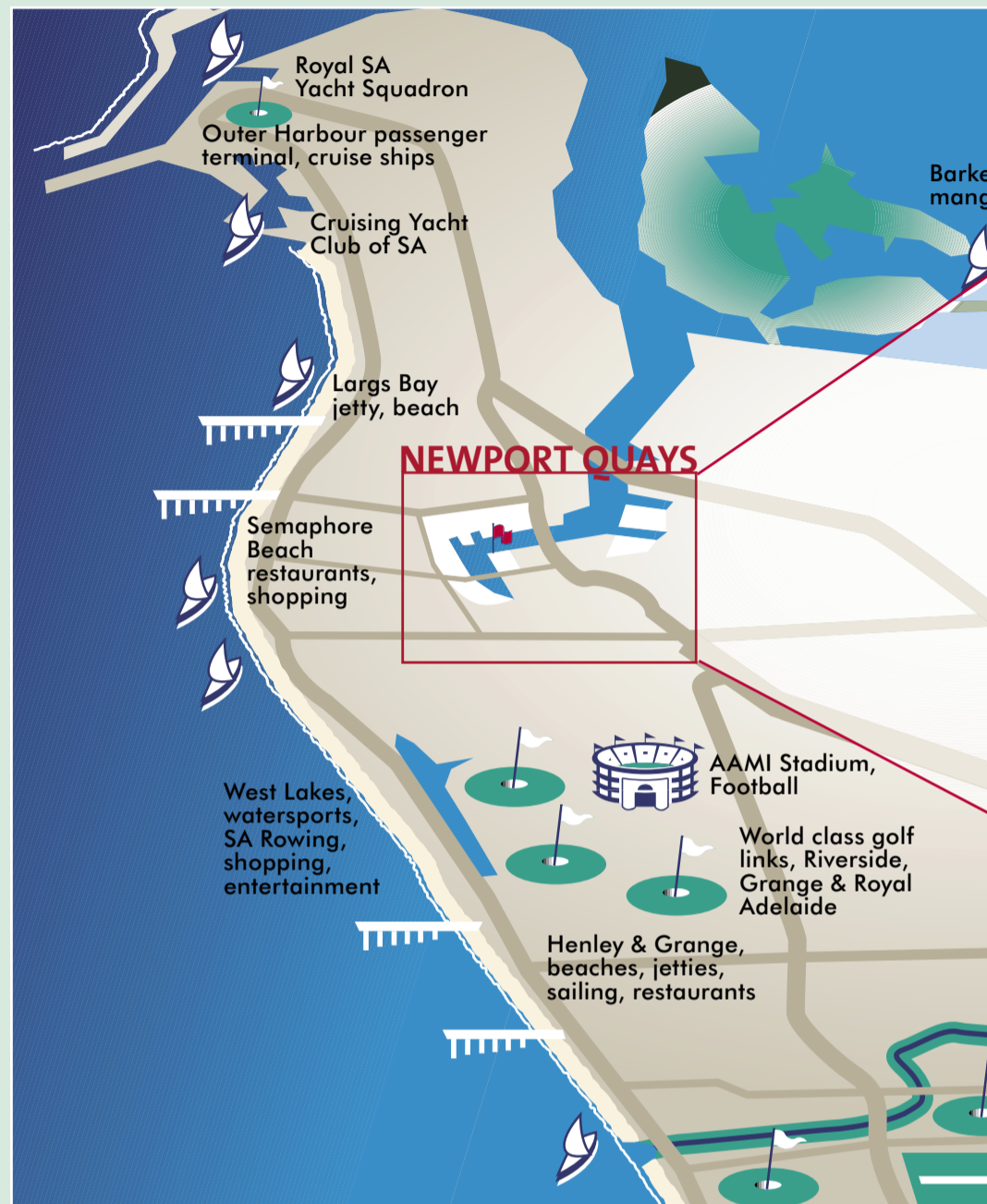
# Development team has a wealth of experience

Leading South Australian developer Urban Construct and world renowned property group Multiplex, have joined forces as Newport Quays, to deliver the Port Adelaide Waterfront Redevelopment.

Urban Construct has completed a broad range of projects in South Australia from low-rise, medium density townhouse developments to major apartment and hotel developments. It has been decorated with national awards for excellence in design, development and operation.

Multiplex is an internationally recognised integrated property development company with expertise in areas such as master planned communities and mixed-use development. The company has an outstanding track record for delivering the highest quality development projects to the Australian and international community. With a combined portfolio boasting more than \$9 billion worth of completed works, the partners are leaders in delivering world standards in design, development and construction projects.

# A new community offering incomparable living



**Located less than 5 minutes from the beach, 20 minutes from the city and within arms length of a diverse range of sporting, recreational, community and social facilities, Newport Quays offers more than just a waterfront address.**

From established road and rail links and award-winning tourism attractions, to remarkable natural surroundings and wildlife, the Port offers it all.

## On the water’s edge

Few people around the world can claim to have an entire harbour as their front yard, but at Newport Quays, residents will have exactly that.

People can step outside their homes, or directly off public transport, to join an exclusively designed boardwalk taking pedestrians and cyclists to every corner of the buzzing harbour and Port Adelaide region. From waterfront cafes, shops and markets, to historic tall ships and the private and public marinas and mooring facilities, the Port will provide a myriad of activities to entertain residents and visitors both day and night.

## A short step from the 18th hole

Just minutes from the harbour are a host of leisure activities including some of Adelaide’s premier golf courses and sporting facilities. Easy access to AAMI Stadium is obviously a drawcard for many a football fans, but if AFL isn’t your

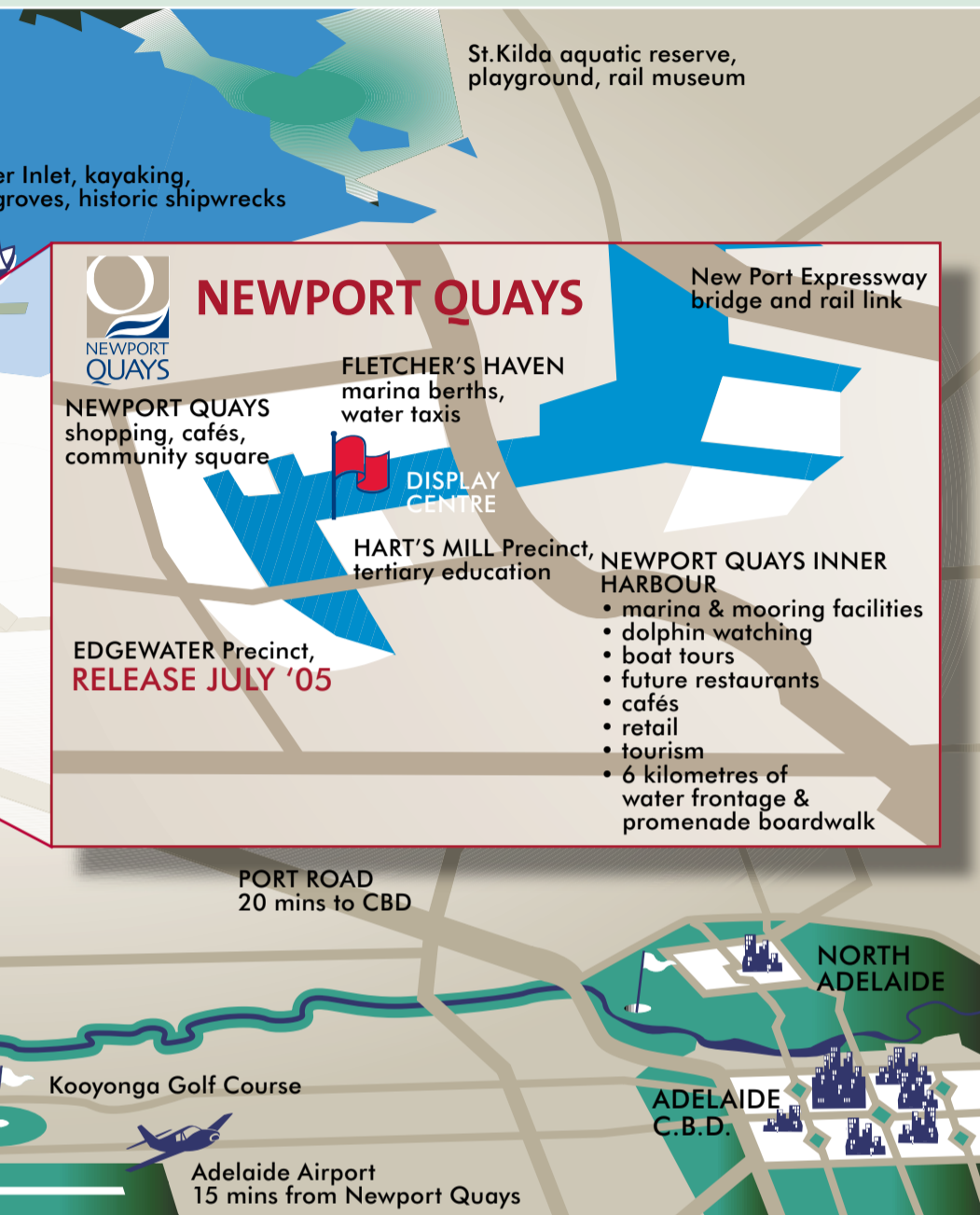


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PHONE

# Quality in a location Unparalleled lifestyle



preference, there's an abundance of health and fitness activities including community sporting teams and organisations.

## Nature's paradise

With more than 160 existing public reserves including walking trails, picnic reserves, playgrounds and bicycle paths, the Port's natural environment will only be enhanced by Newport Quays.

A promenade link will be created to enable access to existing coastal, wetland, park and reserve recreation options – each acting as a home for assorted wildlife.

## The hub

Walking down Commercial Road in Port Adelaide leads residents and visitors alike into a haven of museums, heritage pubs and cafes,

art galleries, antique shops, markets and shopping facilities.

Surrounded by reminders of the Port of yesteryear, the town centre is an eclectic mix of old and new, while providing the essentials of modern-day living.

And in years to come, this hub will only be enhanced as Newport Quays becomes South Australia's fashionable harbour address of the future.

## Our neighbours

Port Adelaide's long list of existing attractions and facilities continues just outside the boundaries of Newport Quays. Major shopping centres such as West Lakes, cinema complexes, beachside attractions including Semaphore and North Haven and leading restaurants add to the array of activities a Newport Quays lifestyle offers.



The new Newport Quays sales and information centre is located at the end of Mundy Street (turn off St. Vincent Street, Port Adelaide).

## \$2 million showcase of harbourfront

Newport Quays' state-of-the-art Sales and Information Centre will be officially opened in July this year giving an interactive experience of the entire Port Adelaide Waterfront Redevelopment. Equipped with interactive features and models, the centre will give an understanding and insight into each stage of the Port Adelaide Waterfront Redevelopment including the varying living options, boat mooring options, restaurants, cafes and other recreational facilities. The display facilities will convey

the vision for a rejuvenated and living port and will reflect the quality and vision for the area. Positioned adjacent to the town centre near Hart's Mill and built over the water, the centre draws inspiration from the palette and textures of Port Adelaide with features including timber screens, viewing decks and gangway crossings. The Newport Quays Sales and Information Centre will give insight into the quality, diversity and atmosphere of what will be a vibrant new waterfront community.



## Ready to set sail for boating enthusiasts

As with every successful harbourside development around the world, it is the energy and appeal of the water and its activities that create an atmosphere so sought-after by so many.

Newport Quays will be no different, with marina berths to moor all types of recreational vessels, incorporated into the development designs. There will be a mix of both

public and private berths, catering for casual users and day-trippers, to those who've always dreamed of having their boat in close proximity to their residence. With the design focus of Newport Quays on maximising views to the water, the marina berths are sure to create a veritable ocean of colourful sights and sounds. Berths, which will be sold with dwellings, will be available with the release of Edgewater.

## Early investors to reap the rewards

The old adage, the early bird gets the worm, could not be truer for a development as unique as Newport Quays. Set to create new standards in urban lifestyle, the first exciting precinct called Edgewater, has been four years

in the planning... benefitting experiences gained in designing the best harbourfront residential accommodation in the world. Astute investors should register now to secure this most desirable lifestyle on our famous inner harbour.

# FIRST RELEASE WILL CREATE A HARBOURSIDE LIFESTYLE TO ENVY

The release of Edgewater in July will offer the first opportunity to share in the vision of the world-class Newport Quays waterfront redevelopment.

With the establishment of up to 180 contemporary style dwellings initially bringing more than 350 residents to the area, Port Adelaide will begin the transformation from a working harbour, to an exclusive world-class harbour address.

As the catalyst for regenerating and enriching the greater Port Adelaide waterfront, Edgewater will offer an open, safe and accessible setting for residents and visitors, and the design concept goes beyond the basics to create a unique and robust environment. Edgewater will present a range of state-of-the-art harbour and park villas and apartment opportunities. Designed for sustainable living, many overlook resident's private marina berths.

The rich history and character of Port Adelaide is the inspiration behind the fresh and contemporary look of the new waterfront community.

New promenades, pathways, parklands and recreation facilities will open up the area, transforming the Port Adelaide waterfront into a landmark place to visit, live, work, meet, shop and relax.

Open space and views to the water are key factors in the design, with public and private marina berths and mooring facilities creating a wealth of activity on the water.

A traffic-free water's-edge promenade dedicated to pedestrians and cyclists will connect Edgewater to the greater port, mangrove



*Edgewater residents will be the first to experience the Newport Quays lifestyle on our natural inner harbour. As well as a myriad of water activities, residents will enjoy exclusive access to pool and gymnasium facilities.*

reserve, heritage reserve and public transport. Street furniture, lighting, signage and pathways will also reflect the surroundings through contemporary art features.

The development will set the standard for future precincts by exceeding guideline expectations for open space and parklands, public amenity and environmentally sustainable design requirements.

Edgewater is the first precinct within the redevelopment plan and is sure to be in high demand. Early registration is recommended.

**edgewater**  
NEWPORT QUAYS

## New resident invests in a special place



Port Adelaide resident Cindy Tolja moved to the Port purely because she loved the atmosphere.

And, three years on, Mrs Tolja now believes Port Adelaide has the potential to be one of the best residential and commercial addresses in Australia.

*“Port Adelaide is a really exciting and unique place to live. With picturesque views of the harbour lights, the sailing ships, the dolphins – it sometimes feels like I am living on a luxurious boat.”*

“It’s such a different lifestyle to anywhere else in Adelaide. It’s so relaxing but never dull - on weekends the Port really buzzes with life,” said Mrs Tolja.

Mrs Tolja currently lives in a modern waterfront townhouse and admires the historical buildings that surround the new development.

“The character of Port Adelaide really involves you as there is a great sense of the old and new, making the Port a special place to live.”

“Located only two minutes from the town centre, five minutes from the beach and twenty minutes from my city-based job at Next Generation Memorial Drive – I feel like I live a world away with the tranquility of the harbour”.

Mrs Tolja, also a waterfront investor at Platinum Apartments at Holdfast Shores, says investment opportunities at Port Adelaide will be great for South Australia.

“There’s a real sense of excitement in the Port about its future. I for one plan to be a part of the success down here, and look forward to watching the area grow.”



## FAST FACTS

- Port Adelaide is one of the last ports in Australia to be redeveloped
- \$1.2 billion Project
- The project aims to stimulate economic growth for the region by creating jobs, tourism, business and residential opportunities
- Private and public marina berths and mooring facilities incorporated
- More than \$10 million will be committed on public infrastructure such as promenade upgrades, public art and a pedestrian bridge
- Approximately 50 hectares of currently under-utilised government owned land will be rejuvenated
- 4,000 jobs to be created during construction with an additional 2,000 permanent jobs following its completion
- 4,000 new residents are expected to occupy over 2,000 new dwellings
- Commercial development opportunities for waterfront dining and retail outlets

## Environmentally responsible design

The Newport Quays development will incorporate Environmentally Sustainable Design (ESD) initiatives into all aspects of the precinct from broad Master Plan principles such as the siting of buildings right down to the selection of materials. Basic design principles within the buildings will include maximising northern light, shading of windows, rain water collection and maximising natural ventilation. The projects aim is to work towards a “Sustainable Community” rather than “Sustainable Buildings”.



PLEASE REGISTER MY INTEREST IN NEWPORT QUAYS

TITLE \_\_\_\_\_ NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 \_\_\_\_\_ POSTCODE \_\_\_\_\_  
 PHONE (W) \_\_\_\_\_ (H) \_\_\_\_\_ (M) \_\_\_\_\_  
 EMAIL \_\_\_\_\_

### PRICE RANGE

- UP TO \$300,000
- \$300,000 – \$500,000
- \$500,000 – \$750,000
- \$750,000 +

### PURCHASING REQUIREMENTS

- OWNER/OCCUPIER
- INVESTMENT
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- MARINA BERTH



RETURN THIS REGISTRATION BY FAX OR POST OR REGISTER ONLINE [www.newportquays.com.au](http://www.newportquays.com.au)  
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