



City of Adelaide Reconciliation Committee

Special Meeting to be held on Thursday, 21 October 2021, at 11.00 am
in the Colonel Light Room, Town Hall, Adelaide.

Committee Members:

Dual Chairpersons:

City of Adelaide Council Member:

The Right Honourable the Lord Mayor, Sandy Verschoor (Ex-Officio) and
Aboriginal and/or Torres Strait Islander Community Representative:

Ms Yvonne Agius

City of Adelaide Council Members:

Councillor Helen Donovan, Councillor Franz Knoll and Councillor Mary Couros (Deputy Lord Mayor)

Strategic Agency Representatives:

Mr Ian Liddy and Ms Shona Reid

Kaurna Nation Cultural Heritage Association Committee Representative:

Mr Jeffrey Newchurch

Aboriginal and/or Torres Strait Islander Community Representatives:

Mr Ivan-Tiwu Copley (Deputy Chair) and Mr Eddie Peters

Proxies:

Ms Lynette Crocker and Ms Deanne Hanchant-Nichols



City of Adelaide Reconciliation Committee Meeting

Special Meeting to be held on Thursday, 21 October 2021, at 11.00 am
in the Colonel Light Room, Town Hall, Adelaide.

Agenda

1. Welcome and Apologies

Apologies –

Ms Yvonne Agius (Dual Chair - Aboriginal and/or Torres Strait Islander Community Representative)

Mr Ivan-Tiwu Copley (Deputy Chair - Aboriginal and/or Torres Strait Islander Community Representative)

Mr Ian Liddy (Strategic Agency Representative)

2. Acknowledgement of Country

'The City of Adelaide Reconciliation Committee acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

3. Moment Silence in Remembrance of Departed Community Members

4. Presentation

4.1. Riverbank Precinct Code Amendment [Page 3]

Presenters: From the Attorney-General's Department:

Anita Allen, Director, Planning and Development

Brett Steiner, Manager Planning Operations

Purpose: To provide an overview of the Riverbank Precinct Code Amendment that has been released for consultation by the Chief Executive, Attorney General's Department

5. Report

5.1. Riverbank Precinct Code Amendment [2021/01631] [Page 17]

Presenters: From the City of Adelaide

Rick Hutchins, Manager City Planning & Heritage

Nicole Gollan, Reconciliation Officer, City Planning & Heritage

Purpose: To seek advice from the Reconciliation Committee to inform the Council response on the proposed policy changes to the Planning and Design Code initiated through the Riverbank Precinct Code Amendment

6. Closure

Riverbank Precinct

Code Amendment

**Briefing to the City of Adelaide
Reconciliation Committee 21 October 2021**





Riverbank Precinct Code Amendment

Current Status

Designated Entity: Chief Executive Officer of the Attorney-General’s Department

Initiation: 16 July 2021

Consultation: 15 September to 27 October 2021

Information sessions: Held on 12 and 13 October

Individual briefings: On request



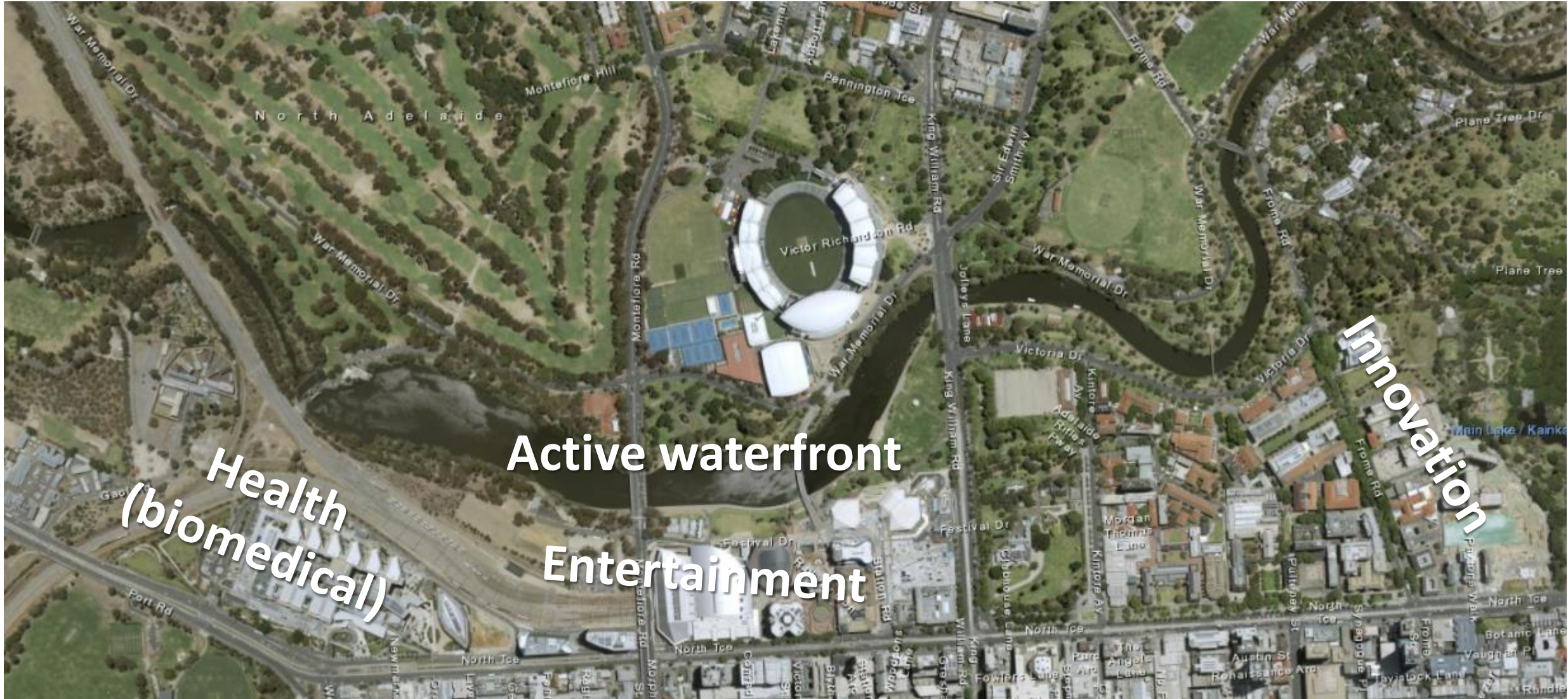
Purpose

“A world-class health, sporting and biomedical precinct with strong connections to the city centre, and reinforcing North Terrace as a premier cultural boulevard.”





Riverbank Precincts





Health (Biomedical) Precinct⁷

The former railyards to the west of Morphett Street Bridge have been transformed to become Adelaide Biomed City, one of the most significant biomedical precincts in the southern hemisphere



Health (Biomedical) Precinct⁸

- Expand Health Subzone to the west
- New policies seek to:
 - improve connections to park lands
 - improve pedestrian connectivity and interface with the park lands
- No change to heritage listings
- More scope for adaptive reuse of Gaol and Police Barracks



Entertainment Precinct

The Entertainment Precinct attracts millions of interstate and international visitors to the State, many of which will spend extensive time within this small part of the City





Entertainment Precinct

- Expand Entertainment Subzone to the north of railway line
- Also provide for health, education or research type land uses in the subzone
- New policy seeks:
 - An active edge to the river
 - A pedestrian and cycle path along the river
 - Development of high amenity, with a transition down in scale to the river
 - Improved east-west connections through the RAH and over Montefiore Road
 - Provide connections between North Terrace and the Riverbank in the InterContinental forecourt





Active waterfront precinct

11

A focus on activities that support activation of the waterfront while ensuring the Park Lands setting and open character is protected and enhanced



Active waterfront precinct

12

- New Riverbank Subzone in the Adelaide Park Lands Zone to activate the waterfront
- Opportunities for small, low-scale shops, cafes, community, cultural and tourism activities
- Protect pedestrian and bicycle movement along the riverbank
- High quality design that complements the landscaped setting
- Includes policy to protect cultural sites within Adelaide Park Lands





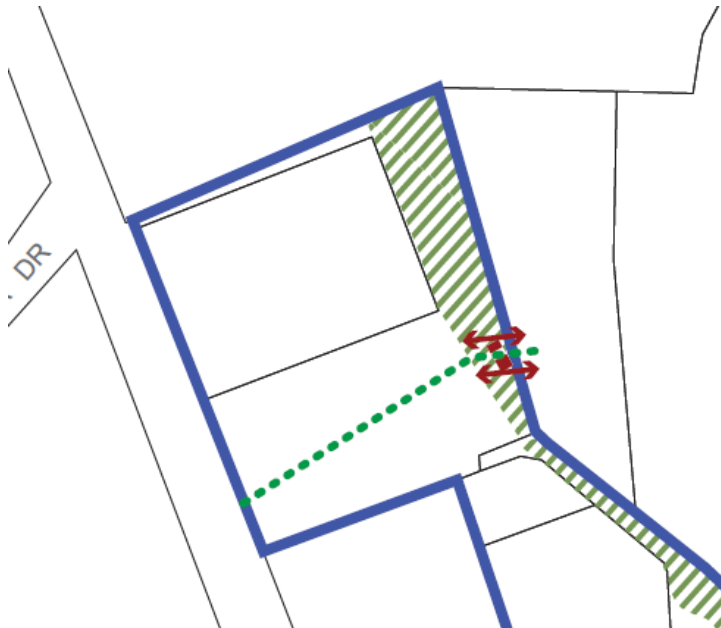
Innovation precinct




A focus on innovation, entrepreneurship, research, education, culture, and tourism - to grow jobs and the South Australian economy



Innovation precinct

- Expand Innovation Subzone to the north
- Amend concept plan and insert new policy to protect open space link from Frome Road to Botanic Gardens



-  Adelaide Parklands Trail
-  Botanic Garden Gateway
-  Frome Road - Adelaide Botanic Gardens Open Space Link



Cultural Heritage

- Specific policy within the Adelaide Park Lands Zone protect areas and items of cultural significance or special landscape character
- *Aboriginal Heritage Act 1988* to provides protection of Aboriginal sites, objects or remains whether previously recorded or not.

Questions



Riverbank Precinct Code Amendment

ITEM 5.1 21/10/2021
Reconciliation Committee

Strategic Alignment - Dynamic City Culture

2021/01631
Public

Program Contact:
Lara Daddow, Acting Associate
Director, Park Lands, Policy &
Sustainability 8203 7884

Approving Officer:
Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

On Wednesday 15 September 2021, the State Government released a proposal (called the 'Riverbank Precinct Code Amendment') to amend the planning controls in the Planning and Design Code across the Riverbank Precinct in the Adelaide Park Lands. The Planning and Design Code is the document used to assess development applications and sets out policies on matters such as the appropriate location land uses, scale, intensity, environmental performance and the appearance of development.

Feedback is being invited from the community on the Riverbank Precinct Code Amendment until 27 October 2021.

The Reconciliation Committee can provide advice to Council in its role of providing input to policy development on proposals that are likely to impact on Aboriginal and Torres Strait Islander people.

The purpose of this report is to provide background information and enable the Committee to consider its advice to Council.

RECOMMENDATION

THAT THE RECONCILIATION COMMITTEE:

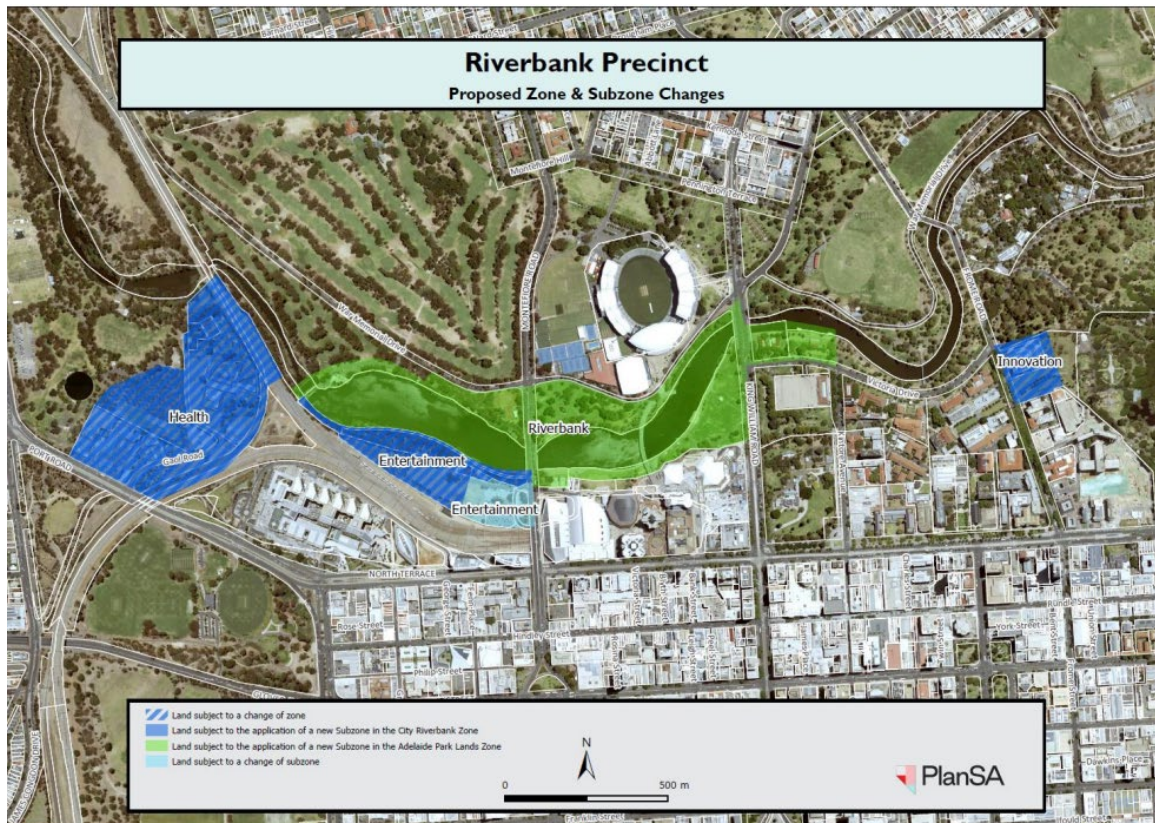
1. Notes Attachment A to Item 5.1 on the Agenda for the Special meeting of the City of Adelaide Reconciliation Committee held on 21 October 2021 that provides a summary of the key policy changes proposed in the Riverbank Precinct Code Amendment.
 2. Receives the report and considers the information provided.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Dynamic City Culture 3.1 Support, promote and share Aboriginal and Torres Strait Islander cultures and pay homage to the Kaurna people as traditional owners
Policy	The Reconciliation Committee feedback to Council will inform Council's response to a proposal by the State Government to amend the planning rules (Planning and Design Code) which are used for the assessment of development applications.
Consultation	Public feedback is being invited until 27 October 2021
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	To suggest ways to meaningfully engage with Aboriginal and Torres Strait Islander peoples in forming new planning policies.
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. The State Government is proposing an amendment to the Planning and Design Code that determines the type and scale of development around the Riverbank Precinct.
2. The Draft Code Amendment was released for public consultation on Wednesday 15 September 2021. Submissions are invited on the Code Amendment until 27 October 2021.
3. The full consultation materials can be found at [Code Amendments | PlanSA](#).
4. A summary of the key changes proposed as outlined in the State Government consultation materials is included in **Attachment A**.
5. The map below shows the area within the Adelaide Park Lands that is affected by this proposal:



6. Representatives of the Attorney General's Department are attending this meeting to provide an overview of the proposal and to answer questions.
7. The Terms of Reference of the Reconciliation Committee set out that one of the roles of the Committee is to "provide input to policy development and strategic advice to Council across areas likely to impact on Aboriginal and Torres Strait Islander peoples as requested by Council or resolved by the Committee".
8. The advice of the Reconciliation Committee from this meeting will be provided to inform the City of Adelaide response to be considered at a meeting of Council to be held on 26 October 2021.
9. The Kaurna people are recognised as the primary traditional owners of the land that this project is being undertaken on, with the area known to be highly significant to Kaurna people.
10. It is proposed to workshop the Committee's feedback at the meeting that might include commentary on:
 - 10.1. The process of initiation, investigation and consultation undertaken with this project that is informing the creation of new planning policy.
 - 10.2. The changes to planning policies proposed in this project.

DATA AND SUPPORTING INFORMATION

The full consultation materials can be found at [Code Amendments | PlanSA](#).

ATTACHMENTS

Attachment A – Summary of key policy changes proposed in the Riverbank Precinct Code Amendment

- END OF REPORT -

PLANNING FOR ADELAIDE'S RIVERBANK PRECINCT

Supporting a
world-class
health, sporting,
educational
and biomedical
precinct



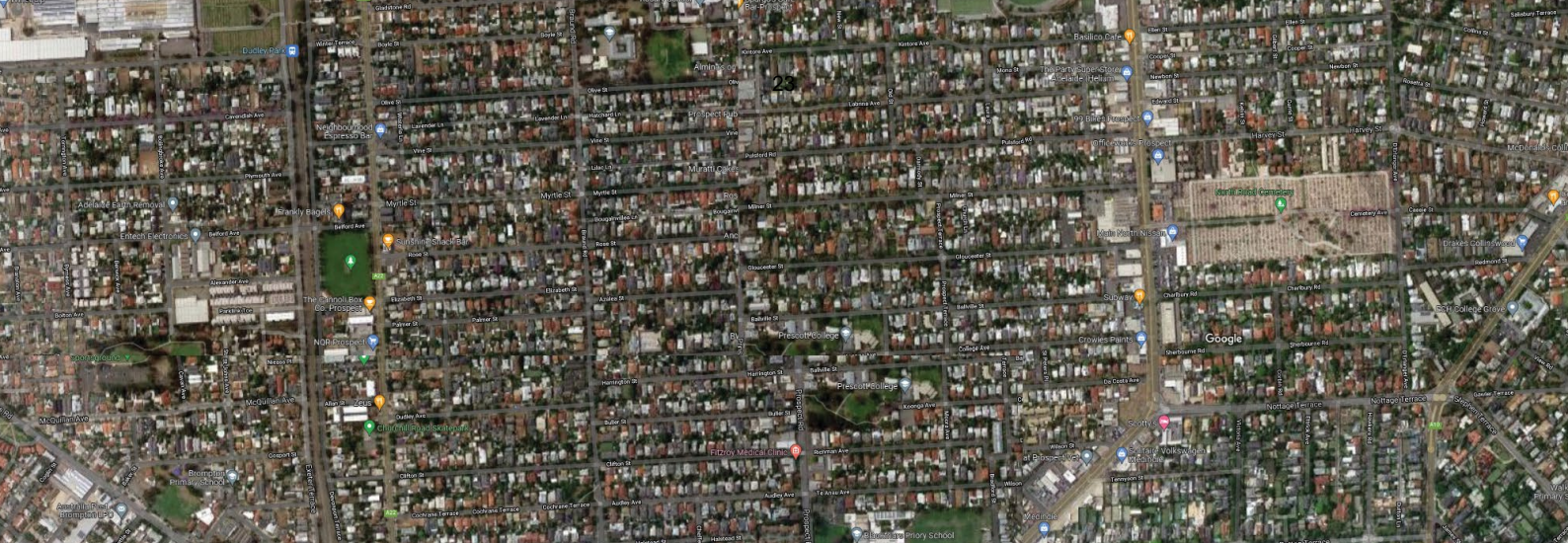
Image credit: Sam Noonan

Planning for Adelaide's Riverbank Precinct

Supporting a world-class health, sporting, educational and biomedical precinct

The Riverbank Precinct is an integral part of the city's identity and a major contributor to its overall vibrancy. The State Government is transforming the riverbank into a world-class health, sporting, educational and biomedical precinct that has strong connections to the city centre and is a drawcard for local, interstate and international visitors, with North Terrace as a premiere cultural boulevard.

This is being supported through a range of new initiatives in the Riverbank Precinct, such as the new Women's and Children's Hospital. A number of changes to the Planning and Design Code are being proposed to ensure the Government's vision is realised. These changes focus on four areas -

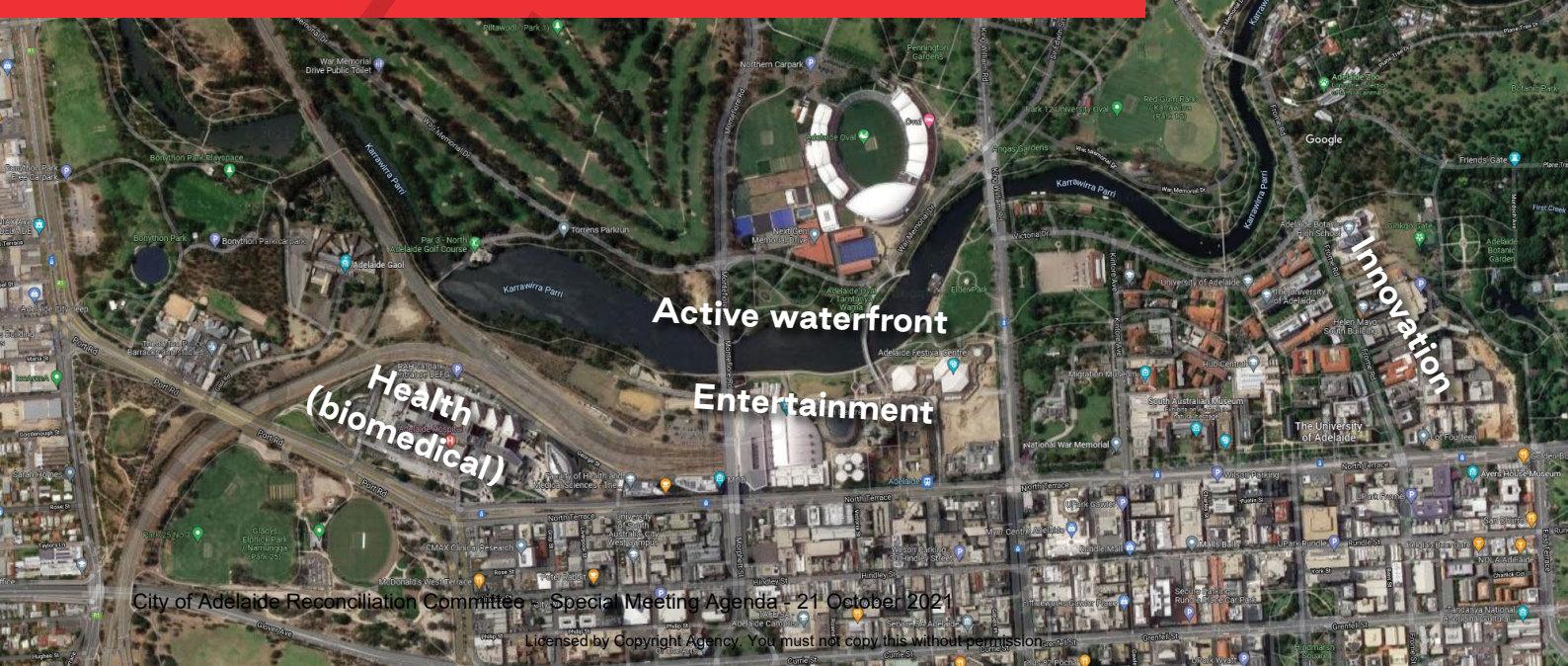


1 A world class **Health and Biomedical** Precinct

2 An **Entertainment** Precinct that attracts interstate and international visitors

3 An **Innovation** Precinct that grows jobs and the South Australian economy

4 An **Active Waterfront** Precinct that builds on the cultural value and character of the park lands.



Background

In 2011 the vision for the riverbank was updated through the release of the 2011 Riverbank Master Plan which focused on the revitalisation of Adelaide's core Riverbank Precinct.

This was followed in 2013 by key zoning changes (through a Development Plan Amendment process) to allow for the construction and renewal of health, research and entertainment facilities and infrastructure along the Torrens Riverbank.

Over the past eight years, key projects have occurred in the Riverbank Precinct including the Royal Adelaide Hospital, SAHMRI building, Adelaide Festival Plaza redevelopment and Lot Fourteen.

Reviewing the policies that guide development in the precinct will ensure they align with the strategic vision for the area.



01 The Health and Biomedical Precinct

The former railyards to the west of Morphett Street Bridge have been transformed to become Adelaide Biomed City, one of the most significant biomedical precincts in the southern hemisphere.

Since construction began on the SAHMRI building in 2011, there has been significant public and private investment in the precinct.

Further development is underway, including the Australian Bragg Centre for Proton Therapy and Research, incorporating the nation's first proton therapy centre for cancer treatment.

The South Australian Government recently announced the precinct as the location for the new Women's and Children's Hospital (nWCH). The co-location of the nWCH with the new Royal Adelaide Hospital (nRAH) and the broader precinct will provide a range of benefits including improved access to clinical services, training education and research facilities and helipad to provide direct medical retrieval.

There is also potential to investigate the adaptive re-use of the state heritage listed Old Adelaide Gaol and Police Barracks for complementary biomedical and ancillary health services.

Objectives

- Co-locate world class health and biomedical facilities
- Facilitate co-location of the nWCH with the nRAH
- Allow for adaptive reuse of heritage items on the SAPOL Barracks and Old Adelaide Gaol site
- Improve east/west connection between the Riverbank Precinct and Adelaide Park Lands over the railway corridor
- Enable improvements to public realm / interface with the park lands.

Proposed changes to the Planning and Design Code

- Expand the City Riverbank Zone to the west and apply the Health Subzone to support the delivery of the nWCH and other medical related uses
- Create new policies to support walking and cycling connections to the park lands.

While this change impacts park lands, it will facilitate an important public facility in a manner which provides unique advantages from co-location with the RAH (including access to clinical services, training, education, research facilities and helipad to provide direct medical retrieval) and direct connections to the park lands and river to benefit patients and visitors.



Image credit: Sam Noonan

The Code Amendment will not alter the state heritage listings and/or protections provided for key features in this area but will provide more scope for future use consistent with the area's heritage values.

Shaded area: Area proposed to be rezoned City Riverbank Zone, Health Subzone.



02 The Entertainment Precinct

The Entertainment Precinct attracts millions of interstate and international visitors to the State, many of which will spend extensive time within this small part of the city.

Many places in this precinct have recently (or are currently) being improved through new development, such as Sky City, the Riverbank Footbridge, Adelaide Convention Centre and the upgrade of Festival Plaza.

This precinct provides an opportunity to expand entertainment uses and improve the public realm. Well-designed development that takes advantage of the river frontage and attracts more visitors will be supported through this Code Amendment. The recently announced Riverbank Arena is envisaged in this precinct and would be assessed against these new policies.



Objectives

- Expand entertainment uses west of Morphet Street Bridge to further activate the riverbank
- Improve east-west connection between development on either side of Morphet Street bridge
- Guide appropriate development south of the Intercontinental Hotel.

Proposed changes to the Planning and Design Code

- Apply City Riverbank, Entertainment Subzone to the area north of RAH, west of Morphet Street bridge
- New policy in the Entertainment Subzone to support entertainment and biomedical uses, ensuring such development provides an active frontage to the river while maintaining a pedestrian and cycle path
- New policy in the Entertainment Subzone to provide connections between North Terrace and the Riverbank in the InterContinental forecourt.

Shaded area: Area proposed to be rezoned City Riverbank Zone, Entertainment Subzone.



Attachment A

03 The Innovation Precinct

The Innovation Precinct has a focus on innovation, entrepreneurship, research, education, culture, and tourism – to grow jobs and the South Australian economy.

Land east of Frome Road is an emerging innovation precinct. The precinct features 'Lot Fourteen' on the site of the former Royal Adelaide Hospital.

New development on Lot Fourteen demonstrates the potential of the innovation hub, with a new Entrepreneur and Innovation Centre and the Aboriginal Art and Cultures Centre. The precinct also features public spaces linking to the neighbouring Adelaide Botanic Gardens and cultural institutions along North Terrace and through to the East End district.

Objectives

- Create a focal point of the east end with a focus on innovation, education, research and tourism
- Recognise the role of Adelaide Botanic High School in contributing to education in the precinct

Ensure key pedestrian and open space links are maintained between Frome Road and the Adelaide Botanic Gardens.

Proposed changes to the Planning and Design Code

- Extend the Innovation Subzone north of Lot Fourteen to include Adelaide Botanic High School
- Amend the Innovation Subzone (including concept plan) to protect the existing open space link 'Frome Park' south of the school.



Shaded area: Area proposed to be rezoned City Riverbank Zone, Innovation Subzone.

Attachment A



Lot Fourteen, North Terrace, Adelaide, South Australia. Precinct vision (indicative April 2021). Image courtesy Lot Fourteen.

04 The Active Waterfront Precinct

A focus on activities that support activation of the waterfront while ensuring the park lands setting and open character is protected and enhanced.

The Active Waterfront Precinct extends along the banks of the River Torrens, north of the City Riverbank Zone's Entertainment Precinct to the south. There is an opportunity to encourage more activity in this area with entertainment and recreation related uses, in an open landscaped setting. This would improve the use, safety and enjoyment of this section of the riverbank.

Elder Park is a key feature in the Riverbank Precinct, providing a landscaped venue for large events, such as Carols by Candlelight, Symphony under the Stars and the Adelaide Festival and will be preserved for public use.

Additional low scale entertainment, food and beverage development in front of the Adelaide Convention Centre could further activate the river frontage. More broadly, River Torrens could benefit from greater public activity through the provision of both on-water and off-water development sensitive to the park lands setting.

New development should seek to protect the open landscaped character and heritage values of Elder Park.

Objectives

- Create a waterfront precinct that builds on the cultural values of the park lands
- Enable low-scale recreational activities along the riverbank that maximise community benefit
- Provide for small-scale entertainment land uses that are unobtrusive and complement the open character and views of the River Torrens and key features.

Proposed changes to the Planning and Design Code

- A new subzone within the Adelaide Park Lands Zone that provides opportunities for small, low-scale shops, cafes, community, cultural and tourism activities, located adjacent to the River Torrens to provide for greater activation of the park lands
- Protect pedestrian and bicycle movement along the riverbank and ensure high quality design that complements the landscaped setting
- Protect Elder Park as open space and an events space
- Provide for small scale food and beverage facilities for visitors to the riverbank, ensuring buildings are of a similar scale to existing boat sheds and other structures currently along the river.



Image credit: Sam Noonan

Shaded area: Area proposed to apply Adelaide Park Lands Zone's new Riverbank Subzone.



The Code Amendment process

The Planning and Design Code (the Code) is the cornerstone of South Australia's planning system. The Code provides South Australians with planning policy that is consistent and clear, making the planning process quicker, simpler and more equitable.

From time to time, the Code is amended to improve the way it works in South Australia. By having your say on a Code Amendment, you can influence the way we plan and build in South Australia.

The Riverbank Precinct Code Amendment will be open for consultation until Wednesday, 27 October 2021. The Chief Executive of the Attorney-General's Department will consider the submissions and prepare an engagement report. This report will be provided to the Minister for Planning and Local Government and the Minister will determine whether to approve the Code Amendment. The Code Amendment will be referred to the Environment, Resources & Development Committee of State Parliament.

Have your say

You can provide comment on the Code Amendment any time before **5.00 pm, Wednesday 27 October 2021:**

- via the Plan SA website (plan.sa.gov.au/en/codeamendments)
- via email: plansasubmissions@sa.gov.au (subject: Submission – Riverbank Precinct Code Amendment)
- via [YourSAy](#) or
- by post: GPO Box 1815, Adelaide SA 5001.

Written comments should be marked Riverbank Precinct Code Amendment and sent to the Code Amendment Team, Planning and Land Use Services Division, Attorney-General's Department, GPO Box 1815, Adelaide SA 5001.

All comments received from the public are public documents and will be made available when the engagement report is released following the conclusion of the consultation period.

Item 5.1 - Attachment A



Item 5.1 - Attachment A

plan.sa.gov.au
PlanSA@sa.gov.au
PlanSA Service Desk on **1800 752 664**