



# THE COMMITTEE AGENDA & REPORTS

for the Special meeting

Tuesday 28 September 2021  
at 5:30 pm

in the Colonel Light Room  
Adelaide Town Hall



Members - The Right Honourable the Lord Mayor, Sandy Verschoor  
Deputy Lord Mayor, Councillor Couros (Chair)  
Councillors Abrahamzadeh, Donovan, Hou, Hyde, Khera, Knoll,  
Mackie, Martin, Moran and Snape.

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## 1. Acknowledgement of Country

At the opening of The Committee meeting, the Chair will state:

'Council 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.'

## 2. Apologies and Leave of Absence

Apologies -

Councillor Martin

## 3. Discussion Forum Item

Workshop

Strategic Alignment – Enabling Priorities

3.1. Riverbank Precinct Code Amendment [2021/01631] [Page 2]

## 4. Closure

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# Enabling Priorities

## Riverbank Precinct Code Amendment

To seek Council Members' views on the Riverbank Precinct Code Amendment

Park Lands, Policy & Sustainability

Lara Daddow



# Riverbank Precinct Code Amendment

## Key Questions

### KEY QUESTION

What are Council Members views on:

- the Health and Biomedical Precinct?
- Entertainment Precinct?
- Active Waterfront Precinct?
- Innovation Precinct?

Noting each precinct involves different policy proposals and potential outcomes.

### KEY QUESTION

Are there any other matters Council Members would like us to consider in our response?



# Riverbank Precinct Code Amendment Implications

Implication	Comment
City of Adelaide 2020-2024 Strategic Plan	<p><b>Strategic Alignment – Enabling Priorities</b></p> <p>Outcome 1: Thriving Communities - 1.1 Leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences.</p> <p>Outcome 3: Dynamic City Culture - 3.2 Pursue world and state heritage listing for the Adelaide Park Lands and City Layout.</p> <p>Outcome 4: Environmental Leadership - 4.5 Enhance biodiversity in the Park Lands and connect our community to nature</p> <p>Outcome 4: Environmental leadership - 4.8 Protect and conserve the heritage listed Adelaide Park Lands</p> <p>Enabling Priorities: Encourage and support new ideas and concepts.</p>
Policy	The proposed Transit Hub associated with the new Women’s and Children’s Hospital is not contemplated by either the Adelaide Park Lands Management Strategy or the Community Land Management Plan.
Consultation	Not as a result of this presentation
Resource	Not as a result of this presentation
Risk / Legal / Legislative	This report sets out the legislative provisions relevant under various pieces of legislation including under the <i>Environment Protection, Biodiversity and Conservation Act 1999</i> , <i>Adelaide Park Lands Act 2005</i> and the <i>Planning, Development and Infrastructure Act 2016</i> .
Opportunities	Council has the opportunity to leverage this significant financial investment within the City of Adelaide to achieve a long-term, nature-based, well-being and community legacy in this location which is consistent with the objects of the <i>Adelaide Park Lands Act 2005</i> .

# Riverbank Precinct Code Amendment

## Budget/Financial Implications

Implication	Comment
21/22 Budget Allocation	Not as a result of this workshop
21/22 Budget Reconsideration (if applicable)	Not as a result of this workshop
Proposed 22/23 Budget Allocation	Not as a result of this workshop
Ongoing Costs (eg maintenance cost)	Not as a result of this workshop
Other Funding Sources	Not as a result of this workshop

# Principles from Park Lands policy context

The following principles guide the operation of the **Adelaide Park Lands Act 2005** and therefore guide the management of Park Lands. The use of the land in the Park Lands should:

- Correspond with the general intention of Colonel William Light's first Plan of Adelaide in 1837
- Be held for the public benefit of the people of South Australia, and be available for their use and enjoyment
- Reflect and support a diverse range of environmental, cultural, recreational and social values and activities
- Provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City
- Contribute to the natural heritage and improve the biodiversity and sustainability of the Adelaide Plains
- Be managed cooperatively and collaboratively for protection and enhancement by the City of Adelaide and State Government
- Reflect the interests of the South Australian community in maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.

# Principles from Park Lands policy context

The **Adelaide Park Lands Management Strategy 2015-2025** does not contemplate the following:

- Large scale permanent multi-storey built form, residential development or tourist accommodation
- A large indoor Riverbank Arena in Helen Mayo Park or a multi-storey car park in Kate Cocks Park (Park 27)
- A second hospital at the western end of the Royal Adelaide Hospital site

Note that car parking on the Park Lands is only contemplated when associated with use of the Park Lands and no reasonable alternative is available.

**In addition, the relevant Community Land Management Plans do not envisage significant built form on the Park Lands.**

\* Council and the Adelaide Park Lands Authority have consistently, when assessing built form in the Park Lands, looked to minimise the built form footprint, either by reducing the base floor plate or by seeking a net offset in another part of the Park Lands.



# Riverbank Precinct Code Amendment

## Status, Scope and Timing

### To date:

- **15 September until 27 October 2021** - Code Amendment released for public consultation
- **21 September** - Briefing to Council by State Government
- **23 September** - Workshop with APLA

### Next steps:

- **28 September** - Committee Workshop (this meeting), feedback from this workshop will be used to guide preparation of report and draft submission for Council
- **30 September** - A Special Meeting of APLA scheduled to finalise comments
- **15 Sep – 20 Oct** – Internal consultation and investigations to assist with drafting submission, including: economic impacts and opportunities, sustainability impacts and opportunities, Kaurua/First Nation considerations, movement and transport considerations, heritage impacts and opportunities
- **26 October** – Special Council meeting for Riverbank draft submission

*Also note the request from State Government for CoA to relinquish care and control of part of Kate Cocks Park (Park 27) which is the proposed site of the new Women's and Children's Hospital transit hub will be covered in a separate report to Council on 26 October (with a preceding Committee discussion TBD).*

# Riverbank Precinct Code Amendment

## Key Messages

### **Purpose of Riverbank Precinct Code Amendment**

Intended to support a world-class health, sporting, education and biomedical precinct covering four main areas:

- Health and Biomedical Precinct
- Entertainment Precinct
- Active Waterfront Precinct
- Innovation Precinct

# Riverbank Precinct Code Amendment

## Zoning Change

### Current Adelaide Park Lands Zone – Desired Outcomes

- A unique publicly accessible and well connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide.
  - A range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.
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### Proposed City Riverbank Zone – Desired Outcomes

- Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality.
- A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.
- Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

# Riverbank Precinct Code Amendment

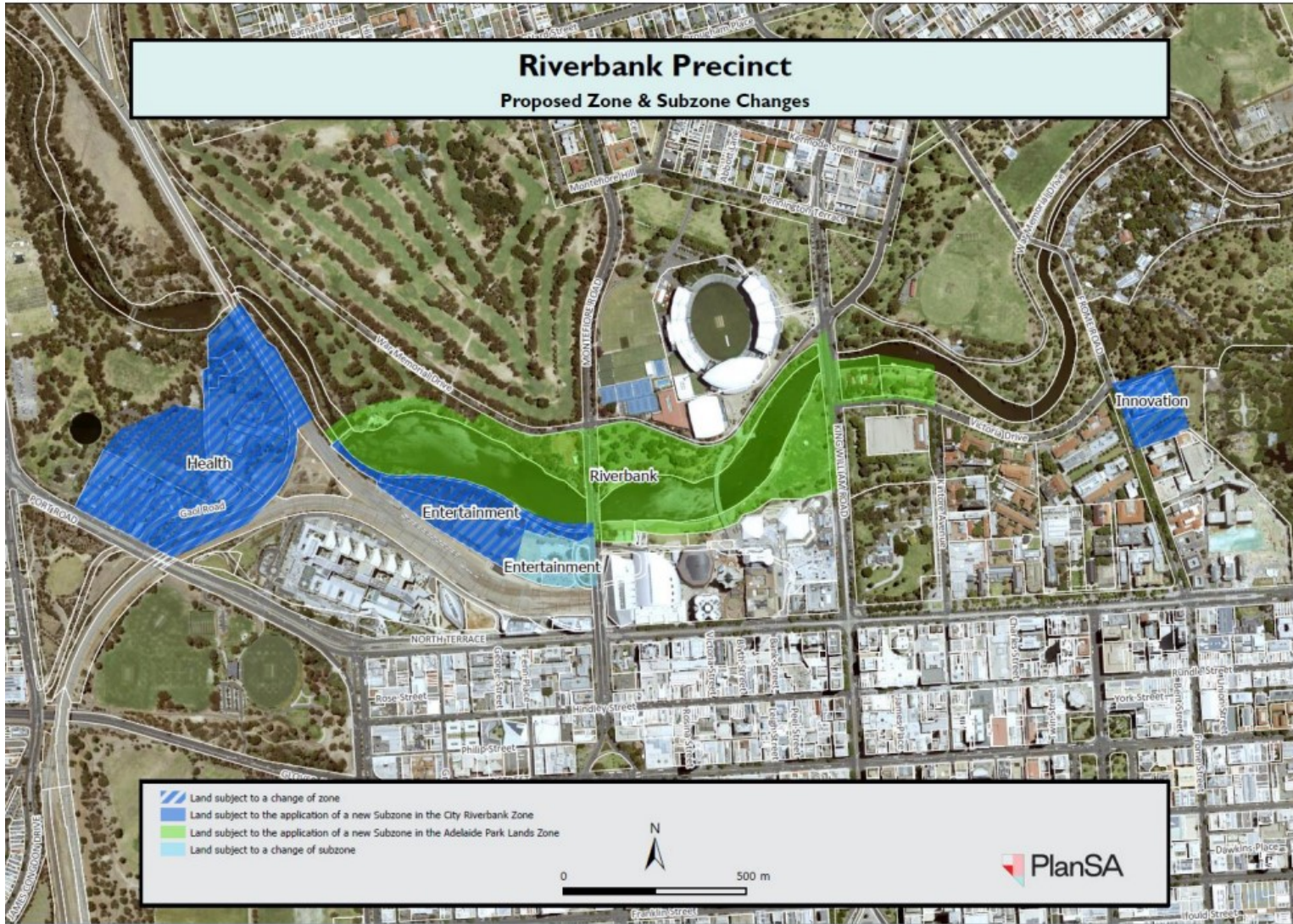
## Missing Information

- Assessment tables have not been provided for any of the proposed development types
- Procedural table has not been provided for the Adelaide Park Lands Zone
  - Public notification unlikely to be required for development application process in any of the proposed precincts
- Background information and/or research of area and vision for area not provided
- Legislative requirement that Code Amendment meet State Planning Policies. No information provided on impacts to biodiversity as result of Code Amendment.



# Riverbank Precinct Code Amendment

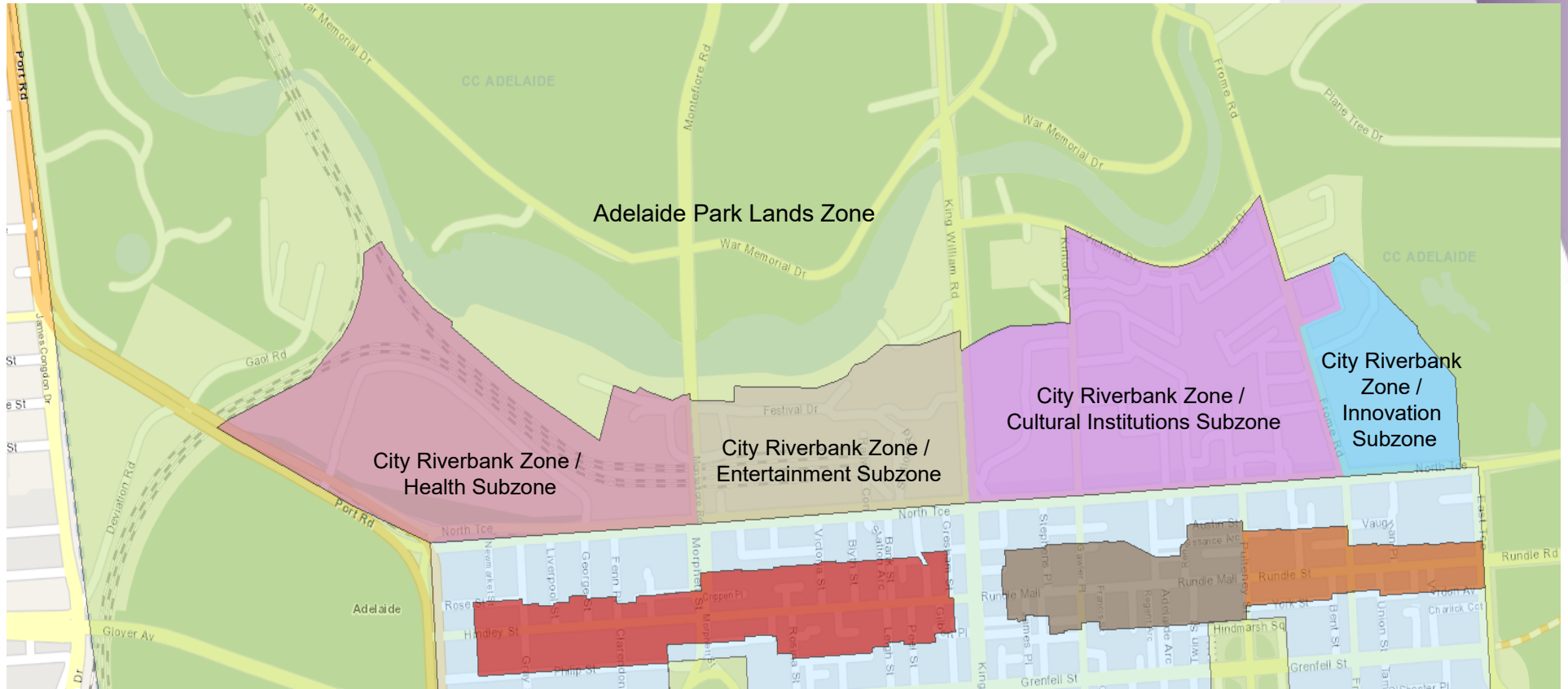
## Spatial Extent



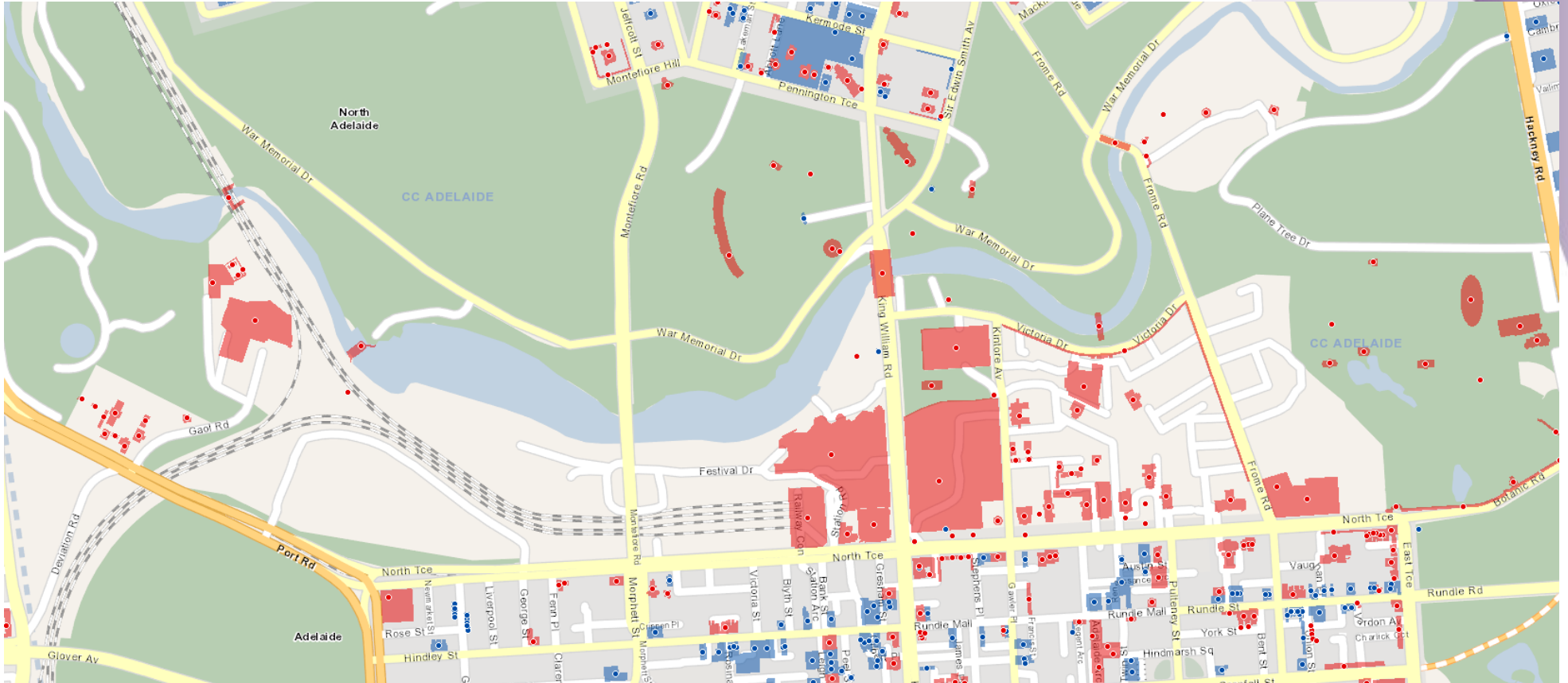


# Riverbank Precinct Code Amendment

## Current Planning and Design Code Zoning



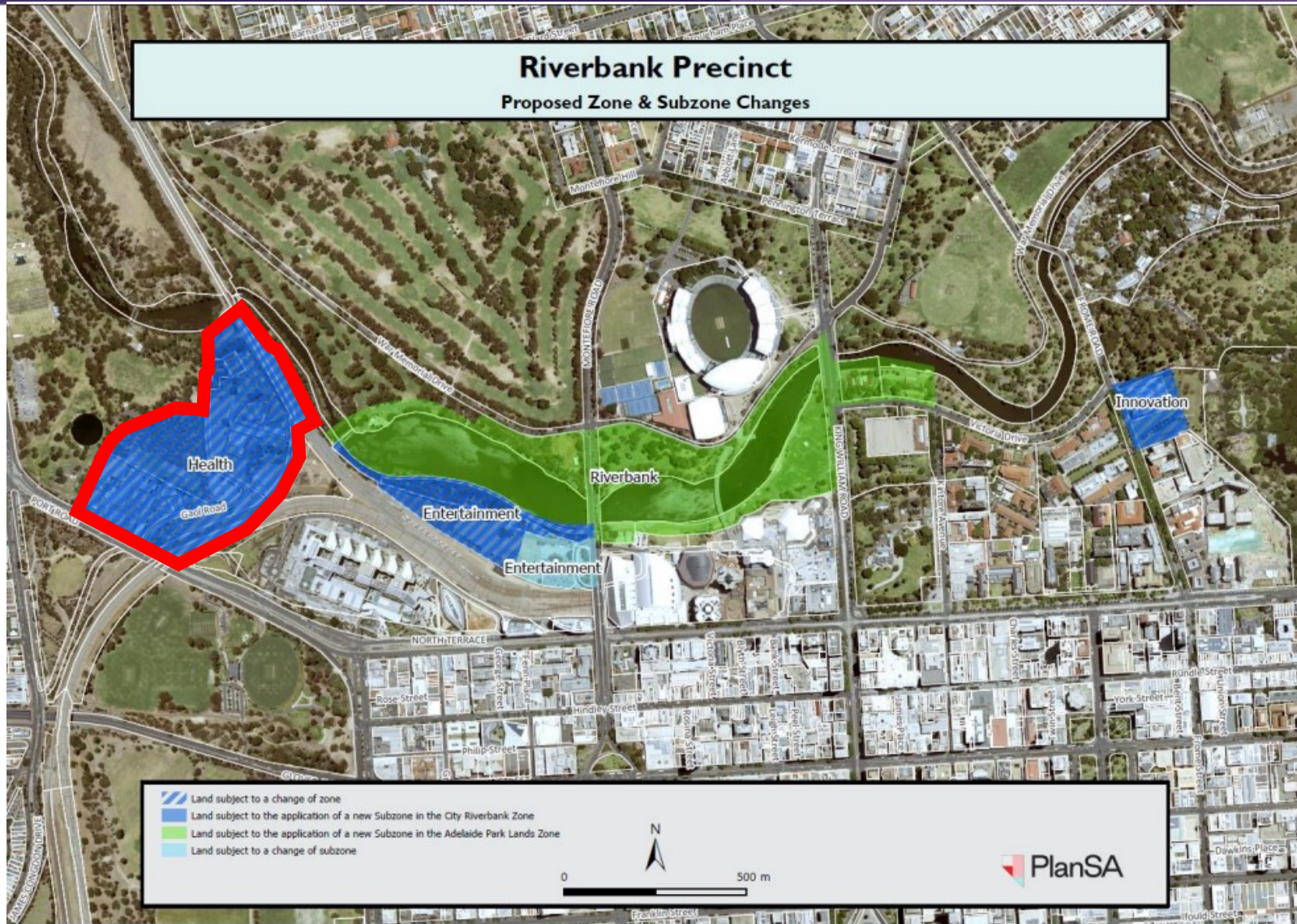
# Riverbank Precinct Code Amendment Heritage Place





# Riverbank Precinct Code Amendment

## New Health and Biomedical Precinct





# Riverbank Precinct Code Amendment

## New Health and Biomedical Precinct

### Proposed Zone Changes

- Rezone from “Adelaide Park Lands Zone” to “City Riverbank Zone / Health Subzone”

### Observations

- Enables construction of transit hub and bridge connection to new Women’s and Children’s Hospital development
- A land area of around 22 hectares
- Removal of key policies of relevance to Park Lands
- Possible height of 15 building levels / 53m in building height, transitioning down in height towards park lands and with reference to heritage listed places
- Promotes adaptive reuse of Adelaide Gaol and Police Barracks
- Create new policies to support walking and cycling connections to the park lands, but does not address connections back to City.



# New Health and Biomedical Precinct – Land Use

## **Current** Land Uses in Park Lands Zone

A diverse range of open space, recreation and sporting activities, including:

- Advertisement
- Conservation work
- Outbuilding associated with open space maintenance
- Recreation area
- Shop
- Special events
- Sporting field or club facility
- Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet.

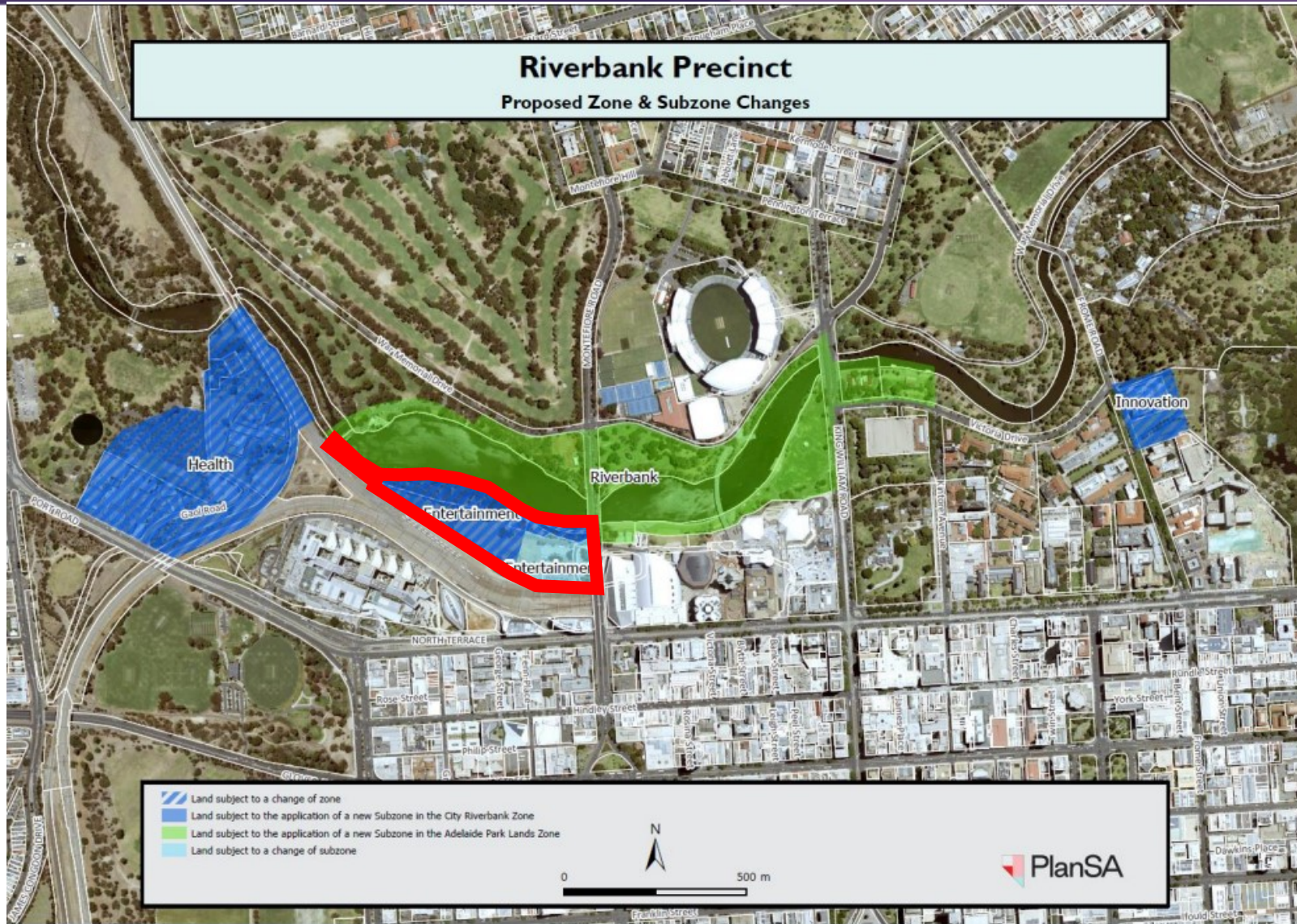
## **Proposed** Land Uses in Riverbank Zone (Health subzone) allows the following **NEW** land uses:

- Arena
- Community centre
- Consulting room
- Convention centre
- Educational establishment
- Entertainment venue
- Helicopter landing facility
- Hospital
- Hotel
- Licensed premises
- Land division
- Light industry
- Office
- Pre-school
- Shop
- Serviced apartments
- Tourist accommodation

**None of the current Park Lands Zone land uses are envisaged**, other than shop and advertisement.



# Riverbank Precinct Code Amendment Proposed Entertainment Precinct



# Riverbank Precinct Code Amendment

## Entertainment Precinct

### Proposed Zone Changes

- Most of this land changes from “Adelaide Park Lands Zone” to “City Riverbank Zone – Entertainment Subzone”
- The eastern portion of this land will change from “City Riverbank Zone (Health Subzone)” to “City Riverbank Zone (Entertainment Subzone)”

### Observations

- Enables Riverbank Arena in this location, biomedical uses, and seeks such development(s) provides an active frontage to the river while maintaining a pedestrian and cycle path
- A land area of around 9 hectares
- Removal of key policies of relevance to Park Lands
- Introduces policies to improve pedestrian and cycle access from eastern and western sides of Montefiore road but doesn't update concept Plan 79 – Primary Pedestrian Access
- Possible height of 20 building levels / 71m in building height across subzone, provides a transition in scale down to river.
- Allows for health related development and residential where residential amenity can be adequately addressed.
- Seeks development in InterContinental forecourt west of Adelaide Railway Station to connect between North Terrace and Riverbank





# Riverbank Precinct Code Amendment

## Entertainment Precinct – Land Use

### **Current** Land Uses in Health Sub Zone

A range of significant health, education and research facilities that support the establishment of a significant health and biomedical precinct.

### **Current** Land Uses in Park Lands Zone

A diverse range of open space, recreation and sporting activities, including:

- Advertisement
- Conservation work
- Outbuilding associated with open space maintenance
- Recreation area
- Shop
- Special events
- Sporting field or club facility
- Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet.

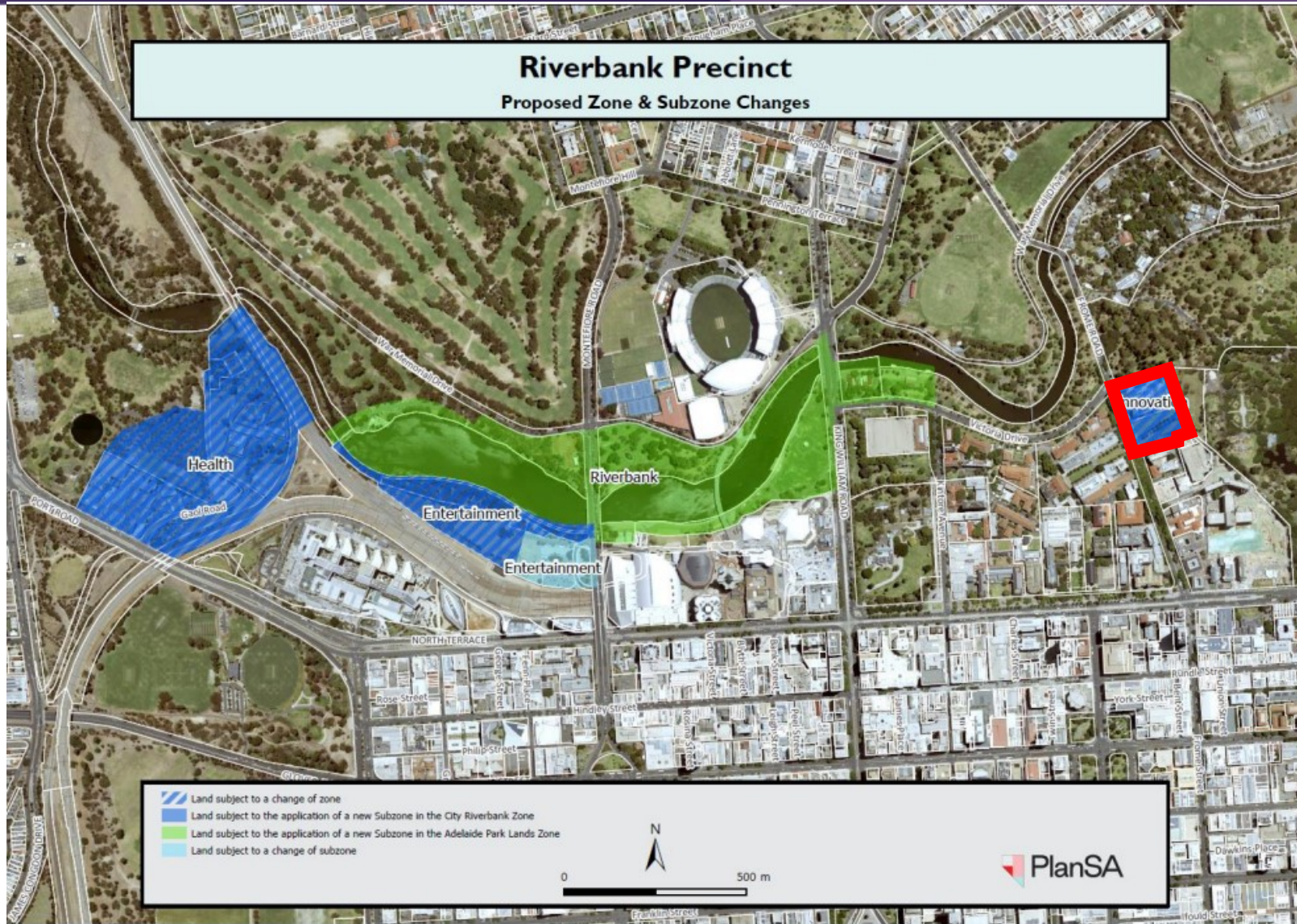
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- Hospital
- Hotel
- Licensed premises
- Land division
- Light industry
- Office
- Pre-school
- Residential (where demonstrated that impacts on residential amenity can be addressed)
- Serviced apartments
- Shop
- Tourist accommodation
- Also provides for a range of health, education and research facilities west of Montefiore Road.

**None of the current Park Lands Zone land uses are envisaged**, other than shop and advertisement.

# Riverbank Precinct Code Amendment

## Innovation Precinct (Botanic High School and surrounds)





# Innovation Precinct (Botanic High School and surrounds)

## Proposed Zone Changes

- Botanic High Land would be taken out of Park Lands Zone and the City Riverbank Zone (Innovation Subzone) policies would apply

## Observations

- A zone change is not needed to enable continuation of Botanic High School.
- An area of 2-3 hectares
- Removal of key policies of relevance to Park Lands
- Seeks to protect the existing open space link 'Frome Park' south of the school.
- The Concept Plan 85 update (reinforces linkages via Adelaide Park Lands Trail) should still occur, but linked to the Adelaide Park Lands Zone, which would preserve open space and connections as intended





# Innovation Precinct (Botanic High School and surrounds)

## **Current** Land Uses in Park Lands Zone

A diverse range of open space, recreation and sporting activities, including:

- Advertisement
- Conservation work
- Outbuilding associated with open space maintenance
- Recreation area
- Shop
- Special events
- Sporting field or club facility
- Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet.

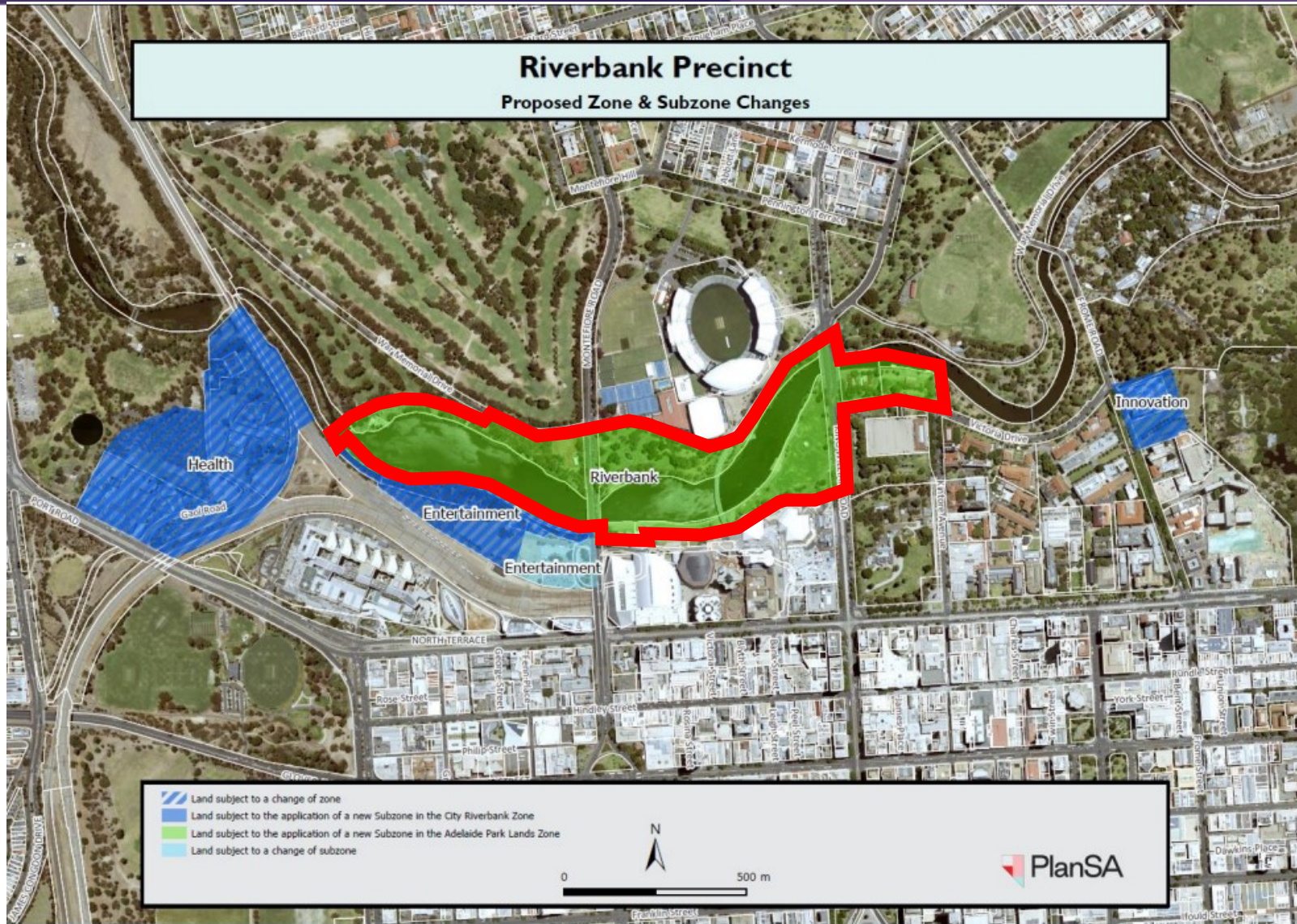
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**None of the current Park Lands Zone land uses are envisaged**, other than shop and advertisement.

# Riverbank Precinct Code Amendment

## Proposed Active Waterfront Precinct (Torrens Lake and surrounds)





# Proposed Active Waterfront Precinct (Torrens Lake and surrounds)

## Proposed Zone Changes

- Retain “Adelaide Park Lands Zone”
- Introduce new subzone “Riverbank Subzone”

## Observations

- Key policies of the Adelaide Park Lands Zone remain applicable.
- Subzone would encourage both on-water and off-water development
  - Clarification is needed regarding anticipated on-water development
- An area of around 37 hectares
- Retain Elder Park as open landscaped public event space
- Up to 200m<sup>2</sup> gross leasable area deemed-to-satisfy provision for community, cultural, tourism, shop or licenced premises that complement role and function of the riverbank and Park Lands setting
  - The Zone seeks to minimise building footprint
  - Low rise buildings compatible with natural topography and landscape setting





# Proposed Active Waterfront Precinct (Torrens Lake and surrounds)

## **Current** Land Uses in Park Lands Zone

A diverse range of open space, recreation and sporting activities, including:

- Advertisement
- Conservation work
- Outbuilding associated with open space maintenance
- Recreation area
- Shop
- Special events
- Sporting field or club facility
- Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet.

These existing anticipated land uses in the Park Lands would be kept in the proposed policy.

## **Proposed** Riverbank Sub-Zone to the Park Lands Zone allows the following **NEW** land uses):

- A diverse range of community, cultural, tourism, shops and licensed premises located adjacent to the River Torrens
- Small scale development compatible with existing buildings along the Torrens riverbank and complements the area's open space setting (gross leasable area up to 200m<sup>2</sup> each)

# UPDATE – new Women’s and Children’s hospital

- Master Plan released mid 2021 – [Master Plan](#)
- On 17 August 2021, Council Members received a briefing on the proposal from SA Health.
- A request has been received from SA Health to relinquish land west of the rail corridor for the proposed transit hub/car park and associated access roads from the City of Adelaide to the Minister for Health and Wellbeing.
- A separate report will be presented to Council on this request on 26 October Special Council meeting (with a preceding Committee discussion TBD).

# Riverbank Precinct Code Amendment

## Key Questions

### KEY QUESTION

What are Council Members views on:

- the Health and Biomedical Precinct?
- Entertainment Precinct?
- Active Waterfront Precinct?
- Innovation Precinct?

Noting each precinct involves different policy proposals and potential outcomes

### KEY QUESTION

Are there any other matters Council Members would like us to consider in our response?