

# PLANNING FOR ADELAIDE'S RIVERBANK PRECINCT

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



Image credit: Sam Noonan

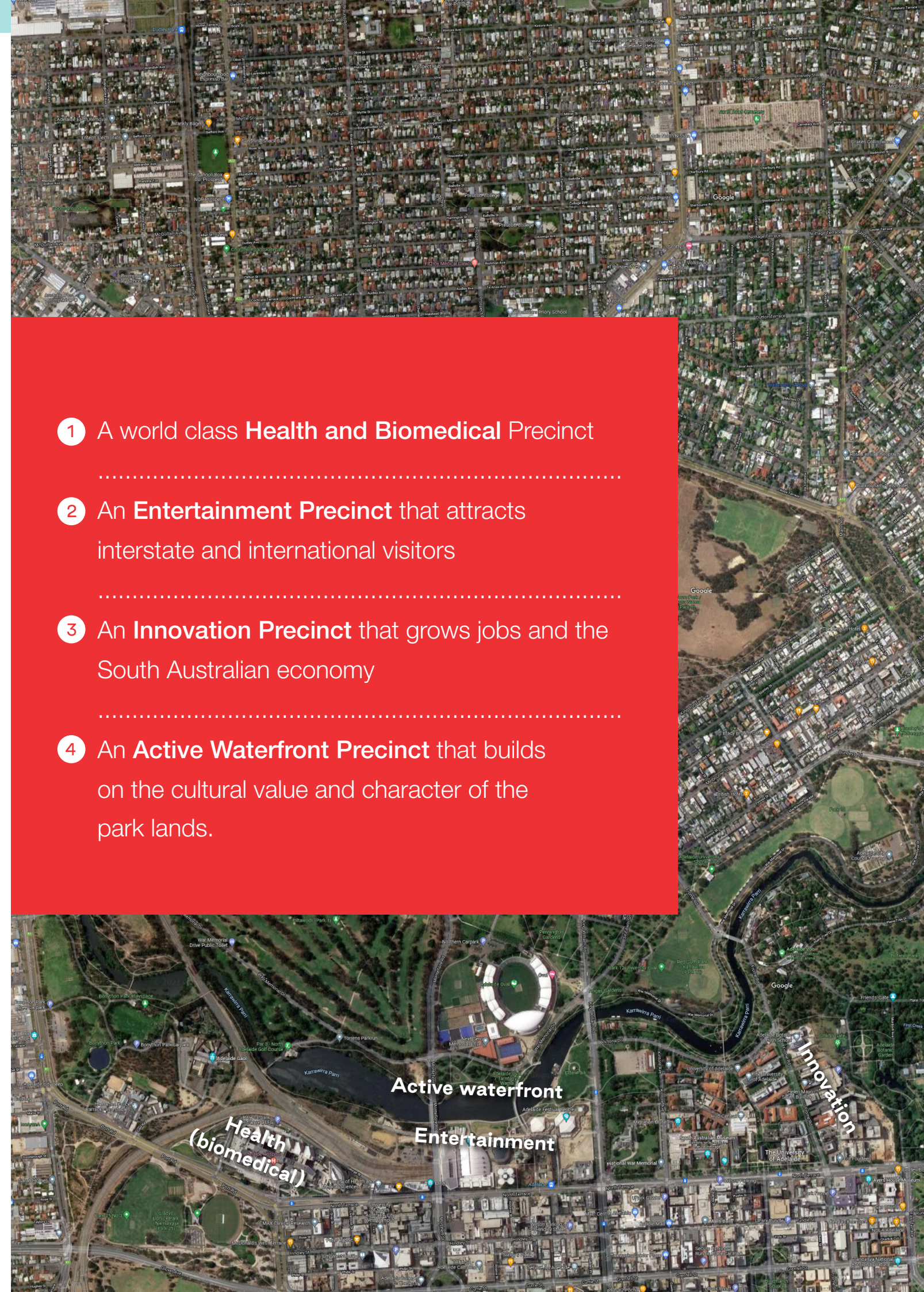
# Planning for Adelaide's Riverbank Precinct

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 Morphet 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 Morphett Street Bridge to further activate the riverbank
- Improve east-west connection between development on either side of Morphett 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 Morphett 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.



# 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.



# 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](https://plan.sa.gov.au/en/codeamendments))
- via email: [plansasubmissions@sa.gov.au](mailto: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.



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