

# Development Plan Amendment

By the Minister

## Adelaide (City) Development Plan

### Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment

*For Approval*

Declared by the Minister for Planning to be an approved  
amendment under Section 26 (8), of the *Development Act*  
1993

.....  
Signature

.....  
Date of Gazette



Government of South Australia

Department of Planning,  
Transport and Infrastructure



## **Approval DPA**

### **Background**

The Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment (DPA) by the Minister amends the Adelaide (City) Development Plan.

This DPA was undertaken as a DPA process B, which included:

- An Initiation Document agreed on 26 May 2019
- A DPA released for concurrent agency, council and public consultation from 3 October 2019 to 27 November 2019
- Public Meeting(s) conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on 11 December 2019.

### **Consultation**

A total of eleven public submissions, one council submission and eight agency submissions were received in relation to the DPA during the consultation period. Eight verbal submissions were made at the Public Meeting.

### **Approval Stage**

Based on a review of all submissions and the recommendations of DPAC, the following key changes have been made to the Amendment:

- **Building heights**

Policy has been amended to provide improved clarity regarding proposed building heights and the transition to adjacent precincts. Policy has also been introduced to strengthen the quality of development where over-height, in line with over-height policy recently introduced in the City of Adelaide Capital City Zone.

- **Interface with the Adelaide Botanic Garden**

Policy has been introduced that seeks development to mitigate impacts upon the sensitive plant collections of the adjacent Adelaide Botanic Garden, including overshadowing, stormwater runoff, heat, light and wind direction.

- **Open Space and the Adelaide Park Lands Trail**

Policy was introduced to provide improved guidance in relation to the provision and design of open space, as well as provide for the final link in the Adelaide Park Lands Trail between the Park Lands and North Terrace.

- **Introduction of a Concept Plan**

Introduction of a Concept Plan to provide improved spatial understanding of the site layout, identification of key development sites (State heritage, the Innovation Centre, Cultural Precinct), certainty regarding provision of open space and the preferred location of the Adelaide Park Lands Trail.

<b>Amendment Instructions Table</b>								
<b>Name of Local Government Area: City of Adelaide</b>								
<b>Name of Development Plan: Adelaide (City) Development Plan</b>								
<b>Name of DPA: Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment</b>								
<p><i>The following amendment instructions (at the time of drafting) relate to the Adelaide (City) Development Plan consolidated on 16 January 2020.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>								
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.				
<b>COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)</b>								
Amendments required (Yes/No): <b>No</b>								
<b>ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)</b>								
Amendments required (Yes/No): <b>Yes</b>								
<b>I3 Institutional (University / Hospital) Zone</b>								
1.	Replace	Replace all the contents, (including Figure I/3) of the existing I3 Institutional (University / Hospital) Zone with <b>Attachment A</b>	N	N				
<b>Innovation Zone</b>								
2.	Insert	Following the conclusion of the Capital City Zone, insert the new 'Mixed Use (Innovation) Zone' policies as contained in <b>Attachment B.</b>	Y	N				
<b>TABLES</b>								
Amendments required (Yes/No): <b>Yes</b>								
<b>Table</b>								
3.	Delete	In Table Adel/4 - Local Heritage Places (City Significance) – the following row: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="padding: 2px;">Corner North Terrace and Frome Road ADELAIDE</td> <td style="padding: 2px;">* Nursing School, Royal Adelaide Hospital</td> <td style="padding: 2px;">CT 5832/785</td> <td style="padding: 2px;">1549</td> </tr> </table>	Corner North Terrace and Frome Road ADELAIDE	* Nursing School, Royal Adelaide Hospital	CT 5832/785	1549	N	N
Corner North Terrace and Frome Road ADELAIDE	* Nursing School, Royal Adelaide Hospital	CT 5832/785	1549					
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area &amp; Precinct Maps)</b>								
Amendments required (Yes/No): <b>Yes</b>								

**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA**  
**by the Minister**  
***Amendment Instructions Table***

<b>Map Reference Table:</b> Not Applicable for the Adelaide (City) Development Plan				
<b>Map(s)</b>				
4.	Replace	The following maps with those provided in <b>Attachment C:</b> 1. Adelaide (City) Pedestrian Network Map Adel/1 (Overlay 2) 2. Adelaide (City) Primary Pedestrian Area Map Ade/1 (Overlay 2A) 3. Adelaide (City) Bicycle Network Map Adel/1 (Overlay 3) 4. Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 16)	N	N
5.	Insert	Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 17) as provided in <b>Attachment D.</b>	Y	?
6.	Replace	The following maps with those provided in <b>Attachment E:</b> 5. Adelaide (City) Zones Map Adel/13 6. Adelaide (City) Zones Map Adel/14 7. Adelaide (City) Zones Map Adel/18 8. Adelaide (City) Zones Map Adel/19 9. Adelaide (City) Zones Map Adel/20	N	N
7.	Replace	The following maps with those provided in <b>Attachment F:</b> 10. Adelaide (City) Policy Areas Map Adel/50	N	N

**ATTACHMENT A**

**I3 INSTITUTIONAL (UNIVERSITY) ZONE**

## **I3 INSTITUTIONAL (UNIVERSITY) ZONE**

The desired character, objective and principles of development control that follow apply to the Institutional (University/Hospital) Zone shown on Maps Adel/14 and 19 and Figure I/3. They are additional to those expressed for the whole of Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the desired character for the Zone.

### **DESIRED CHARACTER**

The Zone will be maintained and enhanced as the cultural and institutional heart of the City. It is South Australia's primary centre for tertiary education, research, medical and cultural institutions and also provides significant leisure and tourism opportunities. Expansion of existing activities will be accommodated by means of sensitive infill development with the construction of new buildings within present sites or on vacant land currently used for car parking, in accordance with coordinated master plans of the major institutions.

The built form and environment of the Zone will maintain a transition between the intense urban form of the Central Business Area and the open landscape of the Torrens Valley. The succession of both landscaped and paved open spaces around and between buildings, the largely pedestrian orientation of the area, the askew siting of buildings as well as their low scale, and consistent style and materials corresponding to major periods of development, has produced a townscape character and quality unlike anything existing or ever likely to be developed within the Town Acres.

The North Terrace frontage is a prime section of the City's 'cultural boulevard' in which the improvement of pedestrian amenity and ease of pedestrian movement across North Terrace will be a priority. Improvements to the northern footpaths will be integrated with redevelopments of the Museum, State Library and university forecourts to provide greater levels of visibility and access to these buildings. A high level of accessibility will be maintained by public transport and from public car parks off North Terrace.

### **OBJECTIVE**

**Objective 1:** Development that strengthens, achieves and is consistent with the desired character for the Zone.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

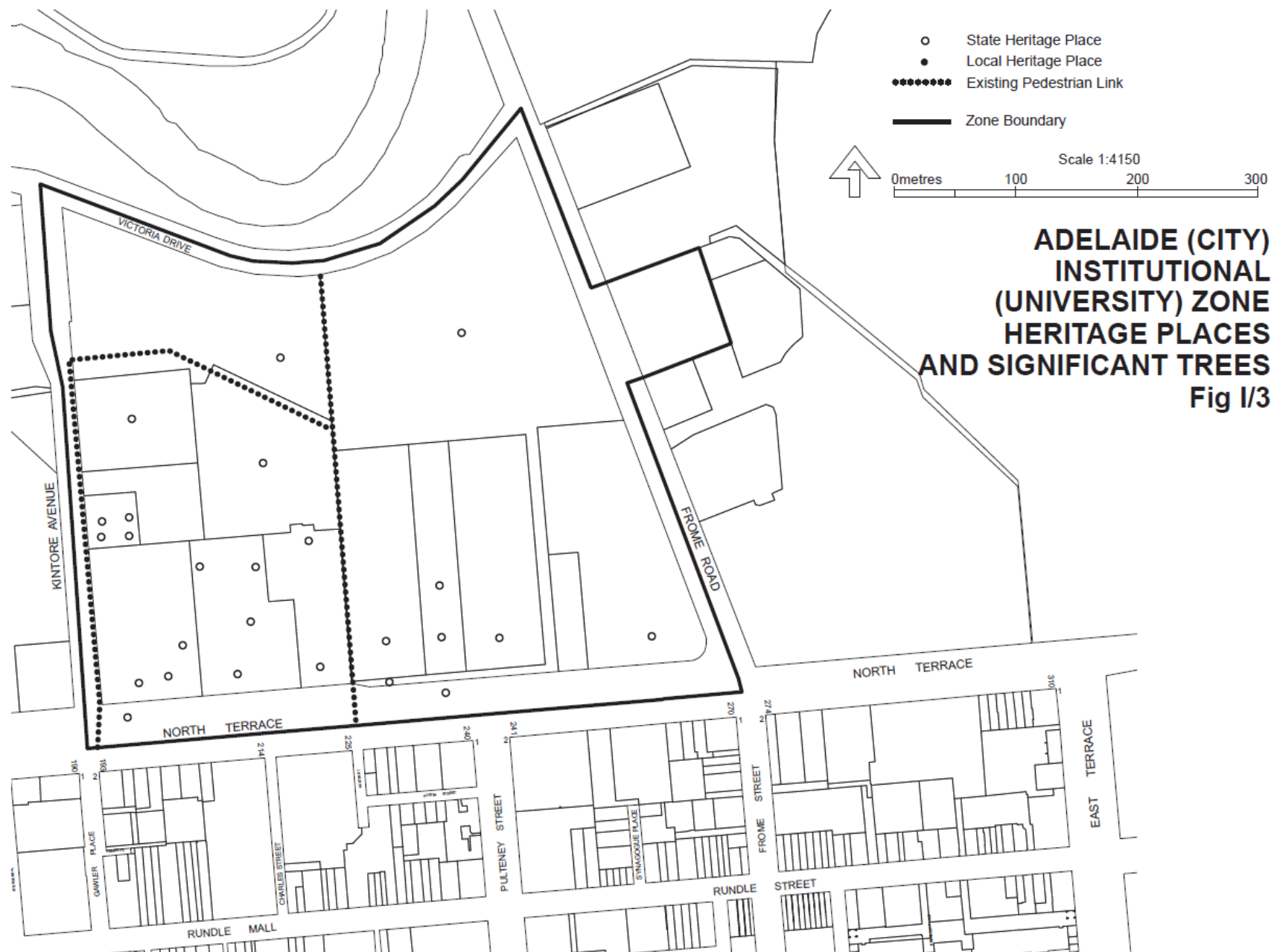
#### **Form of Development**

- 1** Development should strengthen, achieve and be consistent with the desired character for the Zone.
- 2** Desirable uses include art galleries, community centres, conference centres, educational establishments, museums, pre-schools, public libraries, and research laboratories.

#### **Built Form and Public Environment**

- 3** Development should be compatible in design with existing buildings and their siting, and should not be detrimental to the amenity of the Zone frontages. Development should maintain the established set-back pattern of alternating buildings and landscaped spaces along North Terrace.
- 4** Buildings should be dignified and emphasise the horizontal grouping of building elements, although within the design of facades the use of vertical proportions in projections and in the disposition of openings is appropriate.
- 5** Buildings should have modelled and textured facades and a predominantly masonry appearance similar to the early university buildings which give the campus its established historical character.





- 6 Building materials should be red brick or masonry for walls and slate, shingles, terra cotta tiles or copper for exposed roofs. The use of ornament and decoration in building facades and roof forms is desirable to ensure that additions are compatible with nearby buildings in form and appearance.
- 7 Along the North Terrace frontage there should be no diminution of existing landscaped open space between the buildings and the street boundary, unless greater pavement area is required for pedestrians.
- 8 External additions and infill development between or in front of existing buildings along the frontages of North Terrace, Frome Road (western side), Kintore Avenue and Victoria Drive are generally inappropriate.
- 9 A high level of pedestrian amenity should be maintained in the Zone and night time safety should be improved by additional lighting to pedestrian thoroughfares and major buildings.
- 10 Pedestrian dominance and priority should be maintained west of Frome Road.
- 11 Pedestrian shelter should utilise a combination of planting, through-building links and canopies integrated with buildings. Free-standing pedestrian shelter is undesirable.
- 12 A variety of pleasant and interesting landscaped spaces - both lawned and paved - should be created, ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation. Such spaces, the pedestrian links between them, and internal access roads within the Zone, should be landscaped with trees and other plantings.
- 13 The landscaped edge of the Zone, created by North Terrace west of Frome Road should provide shade for pedestrians while enhancing northward views from North Terrace. North of this, landscape design should become less formal and incorporate large, high-crowned trees which allow views through to the forecourt spaces of the many significant cultural and institutional buildings.
- 14 On the Victoria Drive frontage the plantings between the boundary fence and the University buildings should be conserved.
- 15 The avenues of street trees on the North Terrace, Kintore Avenue, Frome Road and Victoria Drive frontages form important landscaped edges to the Zone's built form, and should be maintained as part of the essential character of the Zone.

## **Height**

- 16 To minimise further visual impact on the Park Lands, the height of new buildings should scale down from that established by the existing buildings fronting onto North Terrace to buildings at the boundaries of the Zone that:
  - (a) do not exceed 3 building levels; or
  - (b) locate a ceiling more than 10.5 metres above the median natural or finished ground level at any point or any part of a building.
- 17 Away from the frontages to roads or frontages to the Park Lands Zone, the height of new buildings should not:
  - (a) exceed 6 building levels; or
  - (b) locate a ceiling more than 21 metres above the median natural or finished ground level at any point or any part of a building.

Development up to 6 building levels should be designed to minimise the visual and environmental impact of such larger development by sensitive design and siting.

## **Car Parking and Access**

- 18 Pedestrian links in north-south and east-west directions should be maintained and further developed, as indicated on [Map Adel/1 \(Overlay 2A\)](#), [Maps Adel/45 and 50](#) and [Figure I/3](#).

## Advertising

- 19 Advertisements should mainly provide information and direction in relation to the cultural, educational and medical functions of the Zone.
- 20 Advertisements should be sober in design and simple in use of colour, and should seek to achieve a consistent image for the Zone while ensuring clear advice to visitors.
- 21 The discreet illumination of advertisements is generally appropriate.
- 22 Temporary banners may be appropriate based on their individual merits. The number of banners should be limited on each site to ensure the buildings remain dominant.

## Complying Development

- 23 The following kind of development is complying:

Temporary depot for Council for a period of no more than 3 months provided appropriate provision is made for:

- (a) dust control;
- (b) screening, including landscaping;
- (c) containment of litter and water; and
- (d) securing the site.

## Non-complying Development

- 24 The following kinds of development are **non-complying**:

- (a) A change of use to any of the following:

Adult entertainment premises  
Adult products and services premises  
Amusement machine centre  
Backpackers hostel  
Car park except:  
    (i) where ancillary to an approved or existing use.  
    (ii) a multi-level car park.  
Day centre (other than a child care centre) west of Frome Road  
Emergency shelter west of Frome Road  
Hospital west of Frome Road  
Hotel  
Industry  
Motel  
Nursing home west of Frome Road  
Passenger terminal  
Road transport terminal  
Service Trade Premises  
Serviced apartment  
Transport depot

- (b) Total demolition of a State Heritage Place (as identified in Table Adel/1).
- (c) Total demolition of a Local Heritage Place (City Significance).
- (d) Advertisements involving any of the following:
- (i) Animation
  - (ii) Third party advertising

- (iii) Advertisements at roof level where the sky or another building forms the background when viewed from ground level.

## **Public Notification**

**25** For the purposes of public notification in accordance with the procedures and rights established by the Development Act 1993, development is assigned to the specified categories as follows:

(a) Category 1, public notification is not required:

- (i) all development, except that classified as non-complying;
- (ii) non-complying development which, in the opinion of the relevant planning authority, is of a minor nature only and is unlikely to be the subject of reasonable objection from the owners or occupiers of land in the locality of the site of the development.

*Note: For Category 3 Development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2*

**ATTACHMENT B**

MIXED USE (INNOVATION) ZONE



## **MIXED USE (INNOVATION) ZONE**

### **Introduction**

The desired character, objectives and principles of development control that follow apply in the whole of the Mixed Use (Innovation) Zone shown on [Maps Adel/14, 19, 45 and 50 and Figure MU\(I\)/4](#). They are additional to those expressed for the whole of the Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desired Character for the Zone.

### **DESIRED CHARACTER**

The Zone will develop as a mixed use precinct that demonstrates innovation, high quality contemporary buildings and public spaces and that provide significant social, environmental and economic benefits to the State. It will primarily accommodate a range of commercial, educational and research activities and cultural activities, together with small scale retail, entertainment and hospitality activities to support workers and visitors in an environment that is safe, attractive and accessible throughout the day and night.

The Zone will extend and strengthen the cultural boulevard of North Terrace and be respectful of the heritage buildings and park land setting in accordance with [Concept Plan Fig MU\(I\)/1](#). The built form will transition from the tallest buildings in the innovation centre and along Frome Road, and scale downwards to the Adelaide Park Lands and the Adelaide Botanic Garden, where smaller building footprints integrate with increased open space.

Buildings, open space and infrastructure will be integrated to deliver high standards of sustainability and management of natural resources. The zone will be pedestrian focused with strong connections throughout the site and to adjacent destinations.

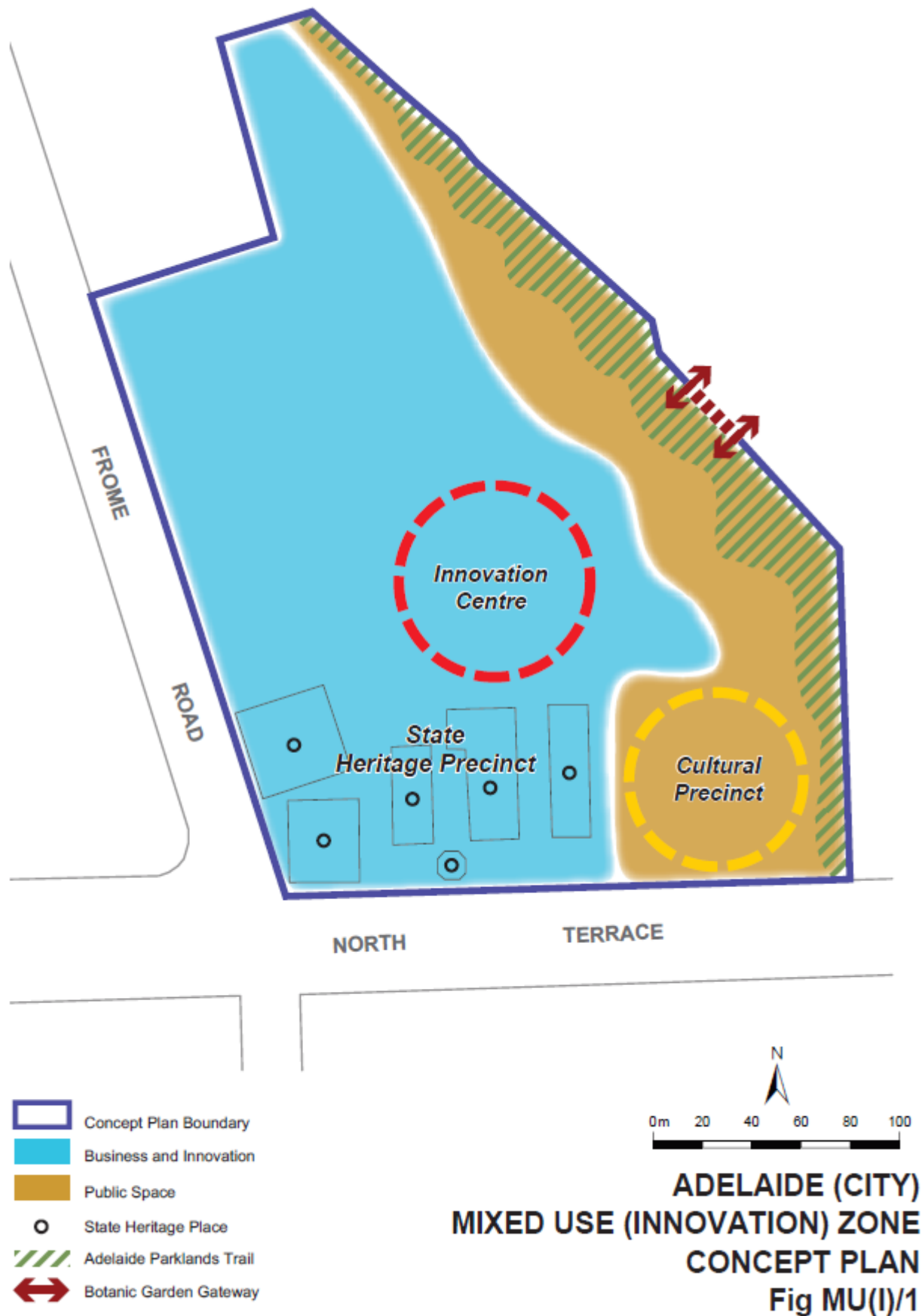
### **OBJECTIVE**

- Objective 1:** A mixed use precinct that demonstrates innovation, high quality contemporary buildings and public spaces and that provide significant social, environmental and economic benefits to the State.
- Objective 2:** A synergistic mix of innovative commercial, educational and research supported by compatible employment generating land uses.
- Objective 3:** A Zone that is characterised by extensive, high quality landscaping and large, diverse areas of publicly accessible open space that is complementary to the Adelaide Botanic Garden and setting of North Terrace
- Objective 4:** A Zone permeated by a network of pedestrian and cycleways that link to adjoining precincts and destinations.
- Objective 5:** Development that contributes to the Desired Character of the Zone.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Form of Development**

- 1 The following types of development, of combinations thereof, are envisaged:
  - Child care
  - Community centre
  - Convention facilities
  - Cultural facility, including museum and art gallery
  - Educational establishment
  - Hotel
  - Indoor recreation centre





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Attachment B**

Licensed entertainment premises  
Library  
Office  
Personal service establishment  
Restaurant  
Shop or group of shops  
Tourist accommodation.

- 2** Development listed as non-complying is generally inappropriate.

**Form and Character**

- 3** Development should be consistent with the Desired Character for the Zone.
- 4** Development should be undertaken in accordance with [Concept Plan Fig MU\(I\)/1](#) to ensure the delivery of desired outcomes in a coordinated and optimal format.

**Development Intensity**

- 5** Development of innovative commercial, education and research activities supported by a mix of compatible employment generating land uses.
- 6** Small scale retail development to meet the day to day needs of workers and visitors to the precinct.
- 7** Shops not exceed 250sqm total gross leasable floor area, except where ancillary to a primary land use.
- 8** A range of small to medium scale services and facilities serving the area such as child care facilities, personal service establishment, tourist accommodation and the like.
- 9** Child care facilities, hotels, licensed entertainment premises, personal services establishments and tourism accommodation may be established as secondary uses on the site that of a lesser scale and prominence.

**Development Intensity**

- 10** Development should reinforce the grand boulevard character of North Terrace by reflecting the patterns of landscaped spaces and built form, building proportions and scale.
- 11** Development should be of a high standard of architectural design and provide an innovative response to the unique context of the site.
- 12** The layout and design of public open space should support a range of active and passive uses and incorporate deep-soil plantings and soft landscaping to provide significant areas of natural shade and permeable ground surfaces.
- 13** Development should contribute to the comfort of pedestrians through the incorporation of verandahs, balconies, awnings and/or canopies that provide pedestrian shelter.
- 14** Development should:
- (a) contribute to the activation of the public realm by presenting an attractive pedestrian-oriented frontage at ground level that adds interest and vibrancy;
  - (b) balance open space, built form and design to ensure access to sunlight in the public realm, particularly plaza areas during spring and autumn; and
  - (c) provide a clear sense of address to each building.

- 15 Outdoor eating and drinking facilities associated with cafés and restaurants are appropriate ground floor uses and should contribute to the vitality of the Zone.
- 16 Buildings in proximity to the Adelaide Botanic Garden or Park Lands should seek to create view corridors to and from the Botanic Garden.
- 17 Buildings in proximity to the Adelaide Botanic Garden or Park Lands should seek to minimise impacts on plant collections as a result of overshadowing, stormwater runoff, heat, light or wind direction.
- 18 The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street level activation.
- 19 Development should provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.

### **Building Height**

- 20 Building heights should provide an orderly transition scaling down towards the Adelaide Botanic Garden and Park Lands and scaling up to reference buildings facing North Terrace and Frome Road.
- 21 Buildings should not exceed 15 buildings levels or 53m in height above natural ground level (excluding rooftop gardens and infrastructure services), except for a building located in the Innovation Centre (as identified on [Concept Plan Fig MU\(I\)/1](#)).
- 22 Buildings located in the Innovation Centre (as identified on [Concept Plan Fig MU\(I\)/1](#)) may exceed 15 building levels or 53m above natural ground level in height, only where:
  - (a) exemplary standards of architectural merit and environmental sustainability are met;
  - (b) the building positively contributes to the quality and function of the urban fabric of the precinct overall;
  - (c) overshadowing impacts on the Adelaide Botanic Garden are minimised;
  - (d) and at least four of the following are provided:
    - (i) high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
    - (ii) high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network
    - (iii) no on-site car parking;
    - (iv) active frontages are located on at least 75 percent of the ground floor street fronts of the building; or
    - (v) the building is designed to provide measures that provides for a substantial additional gain in sustainability.

### **Movement**

- 23 Movement patterns should be focused on the provision of high quality and high amenity pedestrian and cycling infrastructure over vehicular accessibility
- 24 Pedestrian and cycle movement should be based on a network of pathways linking the surrounding zones and giving a variety of north-south and east-west links as shown in [Concept Plan Fig MU\(I\)/1](#).
- 25 Development should incorporate the connection of the Adelaide Park Lands Trail between the Park Lands and North Terrace within the area identified as Public Space and Park Lands Trail on [Concept Plan Fig MU\(I\)/1](#) and should:

- (a) provide a safe, welcoming, connected and convenient experience for people walking and cycling;
- (b) support interaction with the variety of Park Lands landscapes and activities, including a high amenity interface with the Adelaide Botanic Gardens and buildings within the cultural precinct;
- (c) creates a natural Park Lands experience that blends the edge between the site and Botanic Garden; and
- (d) minimise the length of the trail adjacent to a public road.

**26** Any free-standing form of pedestrian shelter should be designed as an integral part of open space and landscaping.

### **Parking**

**27** Bicycle parking should be provided in accordance with Table Adel/6 and be conveniently located for users.

**28** Where parking for multiple cars is provided, it should meet all the following criteria:

- (a) not be located at ground floor street frontages or detract from the provision of active street frontages;
- (b) minimise the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions;
- (c) incorporate façade treatments where located along major street frontages or interfacing with the Park Lands or Botanic Garden, with the built form sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings; and
- (d) be comprehensively integrated with high quality landscaping that includes large trees.

### **Open Space**

**29** Open space provision should:

- (a) be coordinated to provide a variety of pleasant, cohesive, hard and soft, high quality landscaped spaces among and adjacent to buildings;
- (b) provide a range of spaces suitable for group meetings and social activities and also for quiet retreat and relaxation;
- (c) incorporate planting themes defined by a mix of exotic and Australian native plantings, lawns and garden beds;
- (d) incorporate extensive deep soil zones for medium to large trees;
- (e) incorporate extensive landscaped spaces with pedestrian / cycle links between them, with trees and other plantings to create pleasant environments and soften the built form;
- (f) provide landscaping and pedestrian links to the Adelaide Botanic Garden, North Terrace, Frome Road and the northern Park Lands Zone;
- (g) ensure public art, canopies, verandahs, lighting, signage, street furniture and infrastructure are incorporated and designed in a cohesive manner.

- 30 Temporary stands and facilities are appropriate in association with special events where they will not result in permanent damage to the surfaces or character of the Open Space areas.
- 31 Restriction of access to the Adelaide Botanic Garden should primarily be achieved by use of design elements or landscaping treatments that integrate with the open space setting such as water features and variation of natural ground level.
- 32 Use of permanent fencing should be avoided unless it is visually transparent / open style and custom designed to a high architectural standard fitting for its context, ensuring high visibility to and through the Area.
- 33 Development to the east of the State Heritage Precinct, as shown on [Concept Plan Fig MU\(I\)/1](#), should:
- (a) result in an open park like setting complementary to the Adelaide Botanic Garden;
  - (b) be carefully managed to sensitively balance the interaction between the built, natural and landscaped environment, recognising its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands;
  - (c) minimise uses or activities which would alienate the area from public usage;
  - (d) provide opportunities for tourism, education, research, informal recreation and cultural enjoyment;
  - (e) improve pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands; and
  - (f) provide greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.

## Advertising

- 34 Advertisements should use simple graphics and be restrained in their size, design and colour.
- 35 In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians.
- 36 There should be an overall consistency achieved by advertisements along individual street frontages.

## Complying Development

- 37 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are assigned as complying:

- (a) Other than in relation to a State heritage place, Local heritage place (City Significance), or Local heritage place, work undertaken within a building which does not involve a change of use or affect the external appearance of the building;
- (b) Temporary depot for Council for a period of no more than 3 months where it can be demonstrated that appropriate provision has been made for:
  - (i) dust control;
  - (ii) screening, including landscaping;
  - (iii) containment of litter and water; and
  - (iv) securing of the site.

- (c) Change in the use of land from a non-residential use to an office, shop or consulting room (excluding any retail showroom, adult entertainment premises, adult products and services premises or licensed premises).

### **Non-complying Development**

**38** The following kinds of development are non-complying:

A change in use of land to any of the following:

Amusement machine centre

Advertisements involving any of the following:

- (a) Third party advertising except or temporary advertisements on construction sites;
- (b) Advertisements located at roof level where the sky or another building forms the background when viewed from ground level;

Dwelling or group of dwellings

Residential Flat Building

Total demolition of a State Heritage Place (as identified in [Table Adel/1](#)).

Vehicle parking except where it is ancillary to an approved or existing use

### **Public Notification**

**39** Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination of (except where the development is non-complying), are assigned:

**Category 1**, public notification not required:

All forms of development other than where it is assigned Category 2.

**Category 2**, public notification required. Third parties do not have any appeal rights.

*Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.*



**ATTACHMENT C**

**Adelaide (City) Pedestrian Network Map Adel/1 (Overlay 2)**

**Adelaide (City) Primary Pedestrian Area Map Ade/1 (Overlay 2A)**

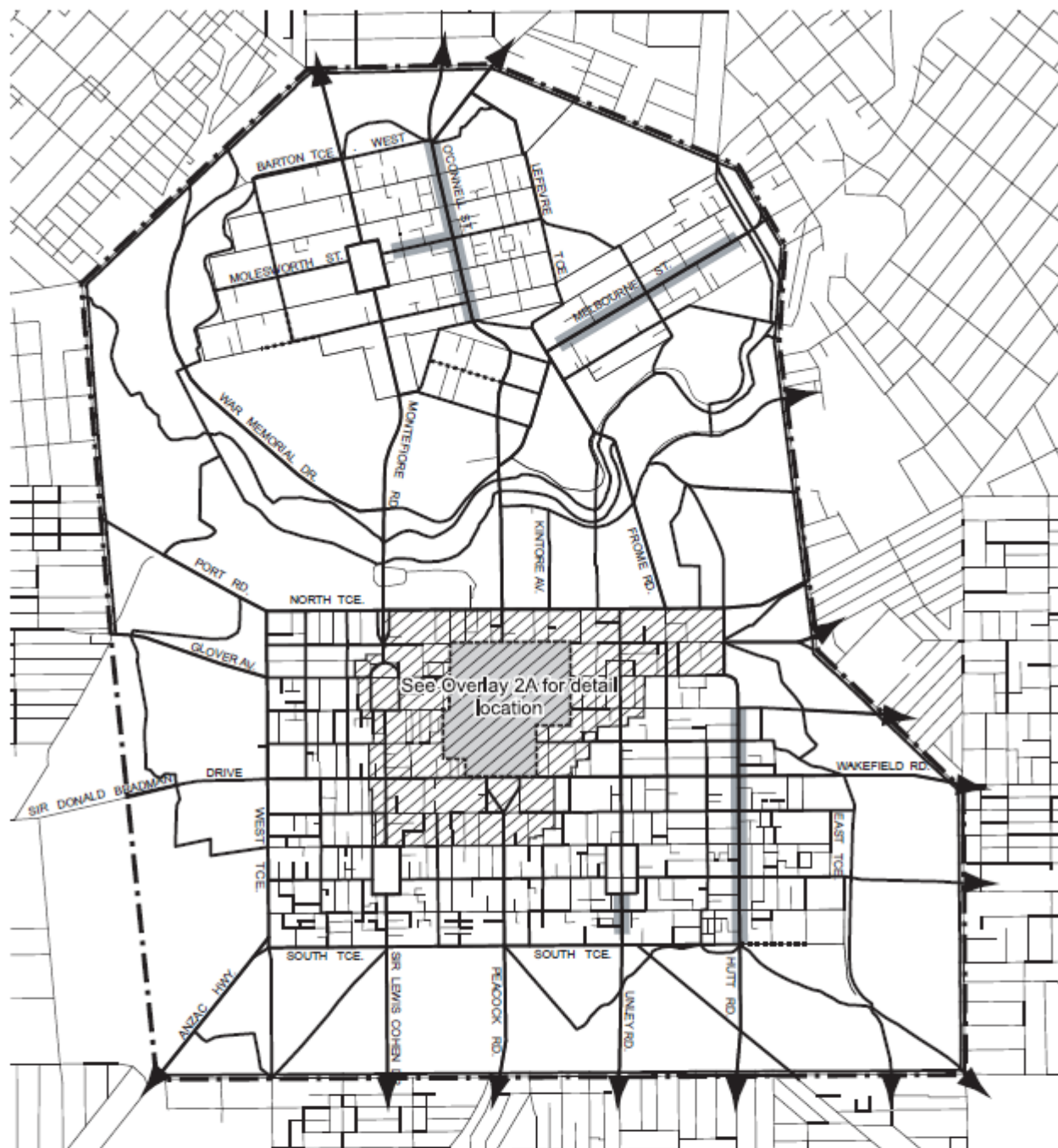
**Adelaide (City) Bicycle Network Map Adel/1 (Overlay 3)**







**Adelaide (City) Proposed Pedestrian / Cycle Routes Map Adel/1 (Overlay 8)**

**Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 16)**





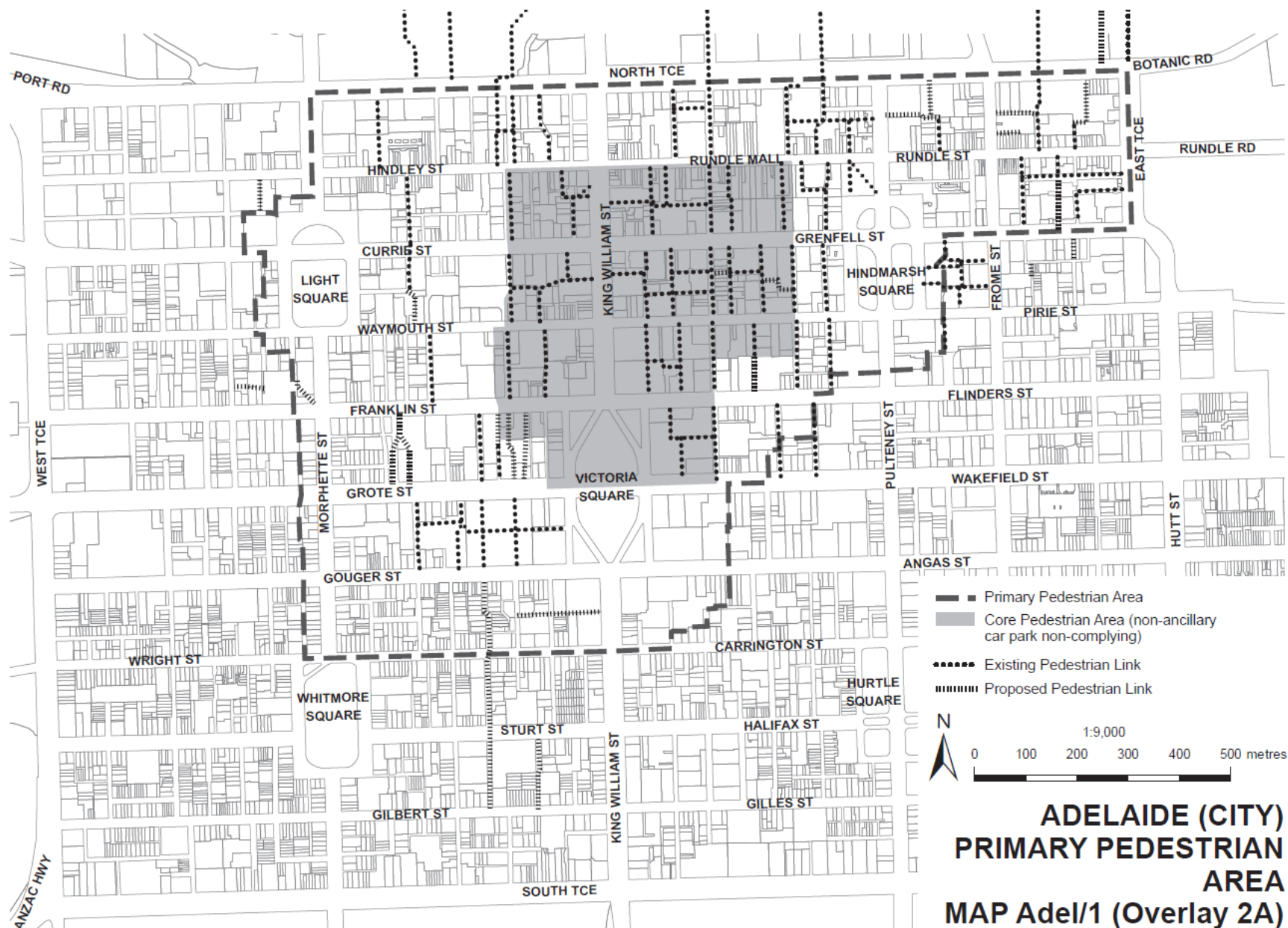


-  Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
-  Core Pedestrian Area (non-ancillary car park non-complying)
-  Secondary Pedestrian Area
-  Localised Walking Route
-  Major Walking Route
-  Development Plan Boundary



Scale 1:26,000  
0metres 500 1000

## ADELAIDE (CITY) PEDESTRIAN NETWORK MAP Adel/1 (Overlay 2)





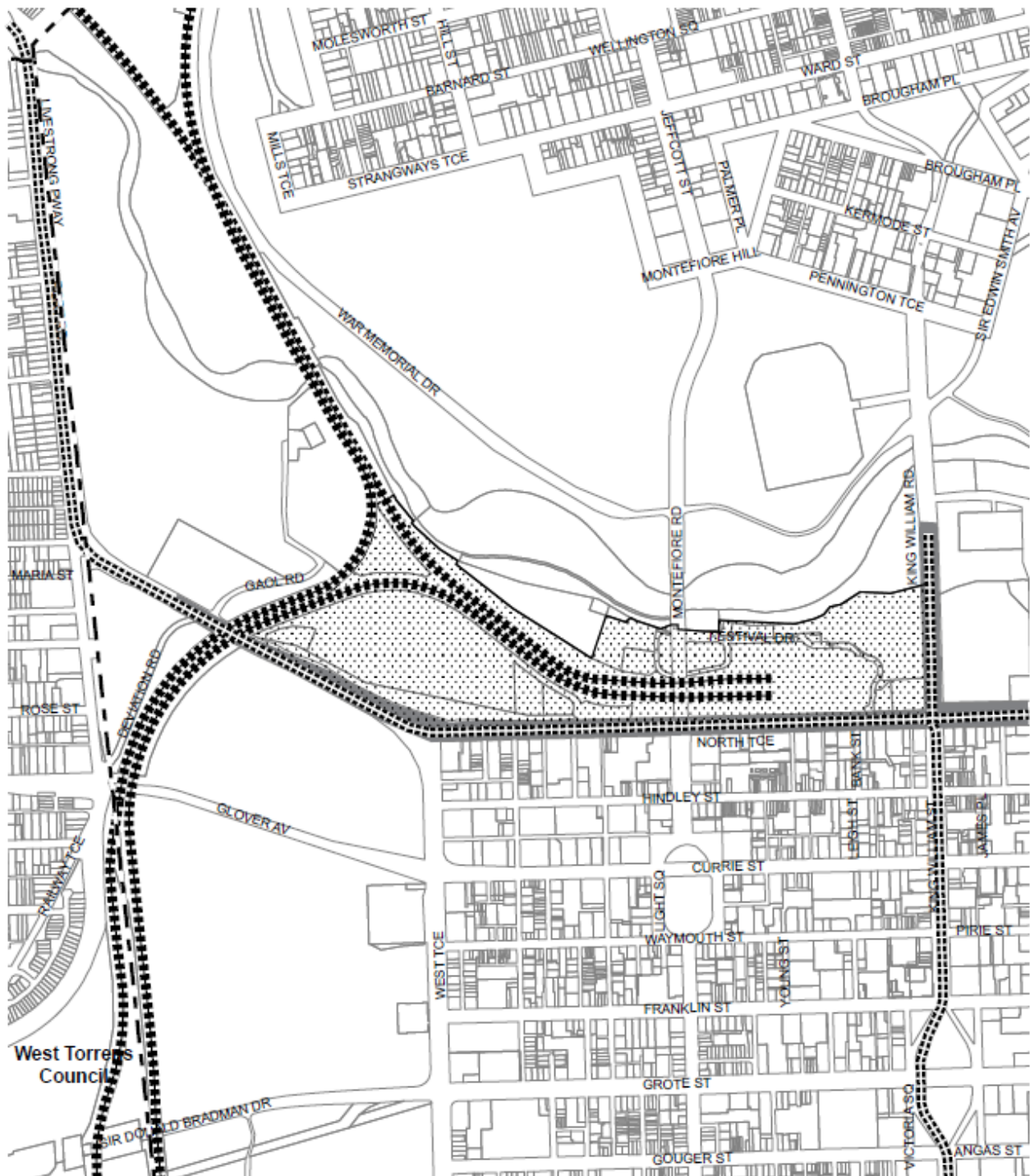
- Primary Bicycle Network
- - - Important Secondary Road
- ..... Important Secondary Route
- - - Recreational Route
- ▨ Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
- ..... Core Pedestrian Area (non-ancillary car park non-complying)
- - - Development Plan Boundary



Scale 1:26,000  
0metres 500 1000

## ADELAIDE (CITY) BICYCLE NETWORK MAP Adel/1 (Overlay 3)





1:12,000



0 200 400 600 800 1000 m

- Train Corridor
- Tram Corridor
- Designated Road: Type B road
- Designated Area
- Development Plan Boundary

# **ADELAIDE (CITY)** **NOISE AND AIR EMISSIONS** **MAP Adel/1 (Overlay 16)**

**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
*Attachment C***



**ATTACHMENT D**





**Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 17)**





**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
*Attachment D***



-  Tram Corridor
-  Designated Road: Type B road
-  Designated Area
-  Development Plan Boundary

**ADELAIDE (CITY)**  
**NOISE AND AIR EMISSIONS**  
**MAP Adel/1 (Overlay 17)**

**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
*Attachment D***



**ATTACHMENT E**

**Adelaide (City) Zones Map Adel/13**

**Adelaide (City) Zones Map Adel/14**

**Adelaide (City) Zones Map Adel/18**

**Adelaide (City) Zones Map Adel/19**

**Adelaide (City) Zones Map Adel/20**



**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
*Attachment E***

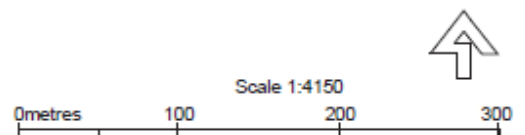






NOTE : For Policy Areas See MAP Adel/44

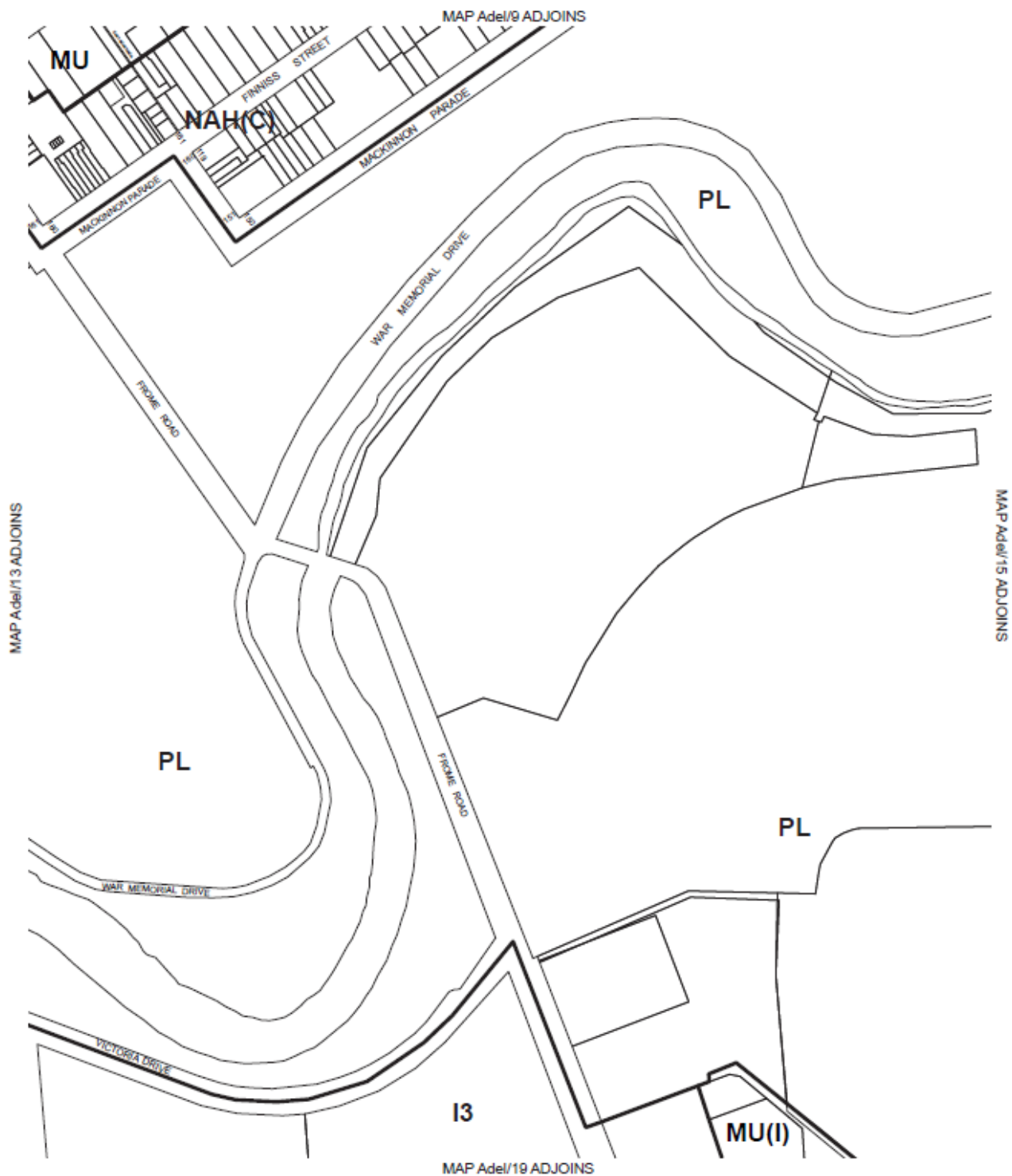
I3 Institutional (University) Zone  
MU Mixed Use (Melbourne West) Zone  
NAH(C) North Adelaide Historic (Conservation) Zone  
PL Park Lands Zone



**ADELAIDE (CITY)  
ZONES  
MAP Adel/13**

— Zone Boundary  
- - - Development Plan Boundary

Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
Attachment E



NOTE : For Policy Areas See MAP Adel/45

I3	Institutional (University) Zone
MU	Mixed Use (Melbourne West) Zone
MU(I)	Mixed Use (Innovation) Zone
NAH(C)	North Adelaide Historic (Conservation) Zone
PL	Park Lands Zone

	Zone Boundary
	Development Plan Boundary

**ADELAIDE (CITY)**  
**ZONES**  
**MAP Adel/14**



NOTE : For Policy Areas See MAP Adel/49

CC	Capital City Zone
I2	Institutional (Government House) Zone
I3	Institutional (University) Zone
PL	Park Lands Zone
Rb	Riverbank Zone



**ADELAIDE (CITY)  
ZONES  
MAP Adel/18**

	Zone Boundary
	Development Plan Boundary

**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
Attachment E**

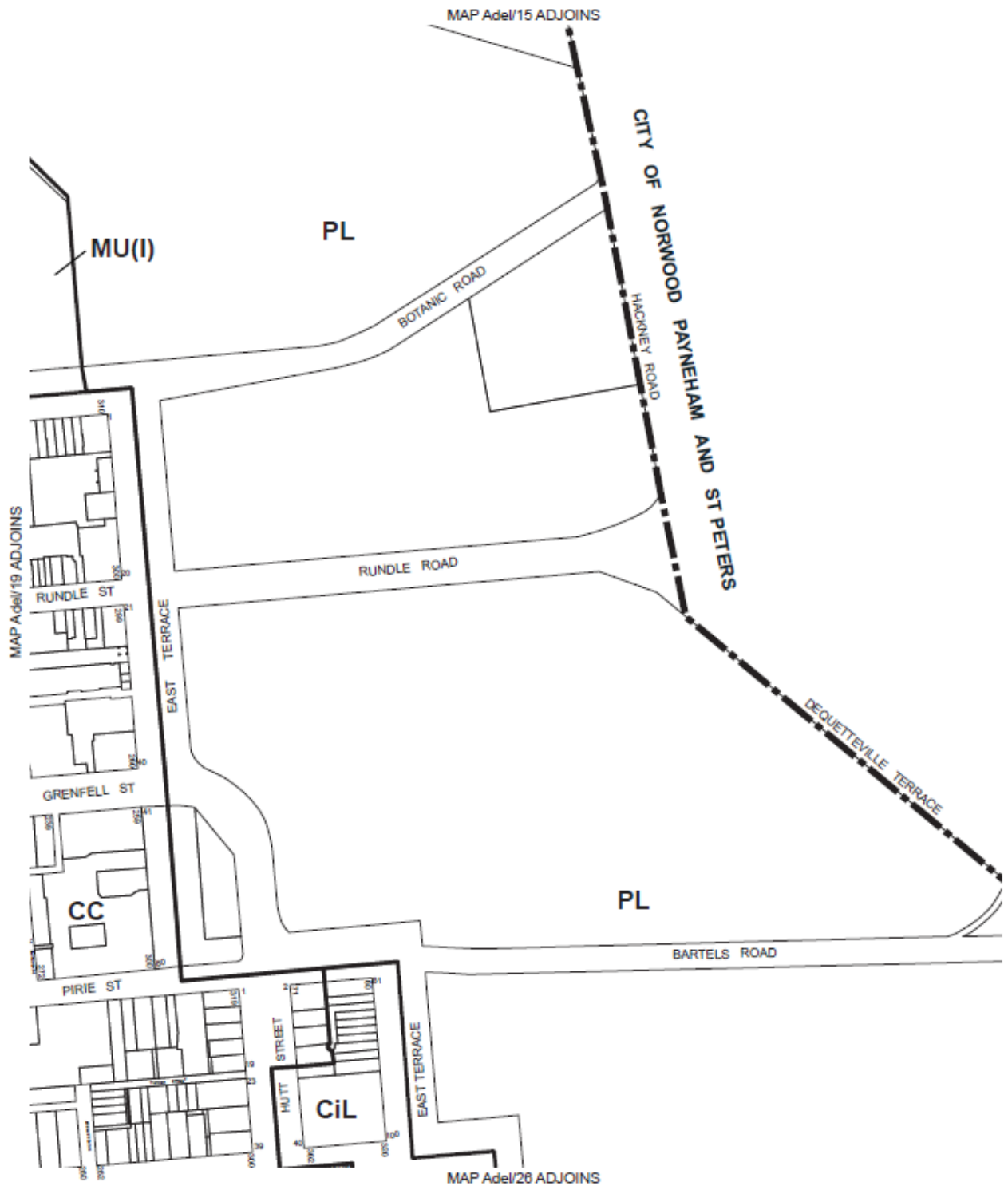


**NOTE : For Policy Areas See MAP Adel/50**

CC	Capital City Zone
I2	Institutional (Government House) Zone
I3	Institutional (University) Zone
MU(I)	Mixed Use (Innovation) Zone
PL	Park Lands Zone

	Zone Boundary
	Development Plan Boundary

**ADELAIDE (CITY)  
ZONES  
MAP Adel/19**



NOTE : For Policy Areas See MAP Adel/51

CC Capital City Zone  
CiL City Living Zone  
MU(I) Mixed Use (Institutional) Zone  
PL Park Lands Zone



**ADELAIDE (CITY)  
ZONES  
MAP Adel/20**

— Zone Boundary  
- - - Development Plan Boundary



**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
*Attachment E***





**ATTACHMENT F**

Adelaide (City) Policy Areas Map Adel/50



**Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
*Attachment F***

Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA  
by the Minister  
Attachment F



- 13 Central Business Policy Area
- 14 Main Street Policy Area
- 19 Botanic Park Policy Area
- 25 Adelaide Oval Policy Area
- State Heritage Place
- Local Heritage Place
- ▲ Significant Tree

- Existing Pedestrian Link
- Proposed Pedestrian Link
- Policy Area Boundary



**ADELAIDE (CITY)**  
**POLICY AREAS**  
**MAP Adel/50**

# **Adelaide (City) Development Plan**

## **Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment**

### **Executive Summary and Analysis for Consultation from 3 October 2019 to 27 November 2019**



**Government of South Australia**

Department of Planning,  
Transport and Infrastructure

# Development Plan Amendment

By the Minister

# Development Plan Amendment

By the Minister

**Adelaide City Council**

**Lot Fourteen (Old Royal Adelaide  
Hospital) Innovation Area  
Development Plan Amendment**

*For Consultation*



Government of South Australia

Department of Planning,  
Transport and Infrastructure





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	THE AMENDMENT	

## Development Plan Amendment Summary

### 1 Introduction

The Minister for Planning has released the Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment (DPA) for consultation.

The Lot Fourteen site presents an important strategic opportunity for an intensive, mixed use development that can build upon the vibrant and diverse range of land uses in the area and maximise opportunity for an integrated commercial and lifestyle precinct.

The key objective of this DPA is to introduce a policy framework that enables the transformation of Lot Fourteen into an innovation precinct, supporting business, education, science, technology and research activities, together with a focus on the public realm including tourism, hospitality and cultural land uses that are carefully interfaced and integrated with the surrounding land uses and precincts. Limited retail activities will also be explored.

A key focus of the DPA will be its connectivity with adjacent precincts, built form and design and integration of valued heritage items.

*Note: This Summary is for information only and does not form part of the formal Amendment to the Development Plan.*

#### HAVE YOUR SAY

The Development Plan Amendment (DPA) is on consultation for eight weeks.

**Submissions are due by close of business Wednesday, 27 November 2019.**

Submissions should be addressed to The Chair, State Planning Commission, c/- Department of Planning, Transport and Infrastructure:

- by post: GPO Box 1815, Adelaide SA 5001, or
- by website: [www.saplanningportal.sa.gov.au/en/consultation](http://www.saplanningportal.sa.gov.au/en/consultation)

The State Planning Commission has been established to act as the state's principal planning advisory body. The Commission will provide advice to the Minister on the DPA.

**The Commission will hold a public meeting on Wednesday 11 December 2019, where a submission indicates that a person wishes to be heard.**

**If you would like more information, two public information sessions will be held:**

**Where:** Old Royal Adelaide Hospital Chapel (*enter from Frome Road, between the Eleanor Harrauld Building and SA Pathology*)

**When:** Tuesday 29 October 2019 4.30pm to 7.00pm  
and Saturday 2 November 2019 11.30 to 2.30pm

Or you can contact the Department for Planning, Transport and Infrastructure on 7109 7007.

Public submissions will be made available to view on the above website from 28 November 2019, following the consultation period until the close of the public meeting.

Following receipt of the Commission's advice, the Minister will decide whether to approve, amend or refuse the DPA.

## 2 The area affected by policy change

The affected area covers approximately seven hectares of land in the Adelaide central business district and includes land bordered by North Terrace, Frome Road, and the Adelaide Park Lands (including the Adelaide Botanic Garden), but excludes two Adelaide University buildings and the new Adelaide Botanic High School at the northern end of the complex.




The affected area is shown below.

Figure 1 – Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA affected area



### Royal Adelaide Hospital Redevelopment Proposed Affected Area



-  Proposed Area Affected
-  State Heritage Items
-  Parcel Cadastre

0 25 50 75 100 125 m

### 3 Why we are changing planning policy

The key objective of this DPA is to introduce a policy framework that enables the transformation of Lot Fourteen into an exemplar innovation precinct, supporting business entrepreneurship, education, science, technology and creative industries, together with a focus on the public realm including tourism, hospitality and cultural land uses that are carefully interfaced and integrated with the surrounding land uses and precincts. Opportunity for limited retail activities will also be explored to support on-site activities.

Lot Fourteen presents a rare opportunity for the master planned redevelopment of a large site in single ownership (by the State Government -Renewal SA and Minister for Health and Ageing) in the heart of the city. Reporting to the Premier of South Australia, Renewal SA is responsible for the project delivery alongside other government agencies who are responsible for scoping and coordinating strategic projects to be delivered at Lot Fourteen including the Department for Industry and Skills, the Office of the Chief Entrepreneur, Defence SA and the Department for the Premier and Cabinet (including Arts SA).

In regard to Development Plan policy, Lot Fourteen is part of a larger area that is currently zoned *Institutional (University / Hospital) Zone*. Whilst the broader zone policy promotes cultural, educational and medical activities, the policy framework for Lot Fourteen is limited to medical and associated activities to protect the previous use of the site. The current policy falls short of the potential range of activities that could be supported in this prominent central business district location.

Based on site and market demand analysis and the resultant master plan, the DPA will provide policy to enable high quality design with consideration of access and connectivity, open space and the public realm and design that promotes a safe, vibrant and amenable destination. Built form will be closely examined, with a focus on increased building height to enable greater provision of open space and the public realm. Maximum heights are proposed to be the equivalent of the existing tallest building on the site (approximately 53 metres) and follow the gradient of the land, however exception will be provided for a landmark building of greater height to provide an iconic identity and marker for this important site. Refer to the Renewal SA website.

Lot Fourteen falls within the both the Riverbank Precinct and the Adelaide Park Lands.

The DPA supports the urban regeneration and renewal goals of *The 30-Year Plan for Greater Adelaide 2017* to reinforce and enhance the Adelaide city centre as a vibrant and innovative place to work, study, stay and play. In particular, the DPA will seek to support the policies that:

- *Strengthen the primacy of the Adelaide City centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide.*
- *Strengthen the overall built form of the city, including a taller buildings within the centre and additional height along the terraces*
- *Develop the Riverbank Precinct as a world-renowned health, sporting, educational and biomedical precinct with strong connections to the city centre while reinforcing North Terrace as a premier cultural boulevard that will be the heart of entertainment and cultural events.*
- *Sustain the heritage, character and scale of valued precincts with contextually appropriate development*
- *Reinforce the role of the Park Lands as a major recreational, sporting, tourism, natural and open-space asset destination for the city and metropolitan Adelaide*

- *Enhance the city's street network to support the intensity and complexity of people movement, business and community activity, to provide great 'people places' befitting Adelaide's heart.*

The DPA seeks to deliver on these policies by restructuring the focus of Lot Fourteen from health and medicine to intensive and innovative business, education, research and technology and significant cultural attractors. The intent of the DPA is for the site to maximise opportunity as a major investment in the heart of the city that is able to take advantage of the surrounding precincts and provide long term guidance for future growth and development of the site. This includes the adjacent tertiary education and research university precinct; the cultural boulevard of North Terrace; the hospitality and entertainment activities of the East End precinct; and links to the open space of the Park Lands, including the Adelaide Botanic Garden.

## **4 Summary of the Zone changes**

The DPA seeks to update the Adelaide (City) Council Development Plan (consolidated on 25 July 2019) as follows:

- rezone Lot Fourteen from Institutional (University / Hospital) Zone to Mixed Use (Innovation) Zone
- amend the Institutional (University / Hospital) Zone by deleting obsolete references to the hospital.

## **5 Legislative requirements**

The DPA has been prepared in accordance with requirements of the *Development Act, 1993* (Act) and the *Development Regulations 2008*. The Act provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Planning to amend a Development Plan.

In this case, the Minister is undertaking the amendment because he is of the opinion that the matter is of significant social, economic or environmental importance (Section 24(1)(g) of the Act).

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to section 26(3) of the *Development Act 1993*.

## **6 The Planning and Design Code**

At present, a new Planning and Design Code (Code) is also on consultation. The Code is being introduced through the *Planning, Development and Infrastructure Act 2016* and will replace the Development Plan in the middle of 2020. From this time a development application lodged within the City of Adelaide will be assessed against the Planning and Design Code with the new assessment pathways prescribed by the new Act.

The draft Code and consultation information can be found at [\[website address\]](#). The draft Code contains the proposed Code policy for Lot Fourteen. The site will be contained within the Innovation Sub-zone of the Riverbank Zone. A comparison of the proposed development plan policy and the Code policy can be found at Appendix A of this document.



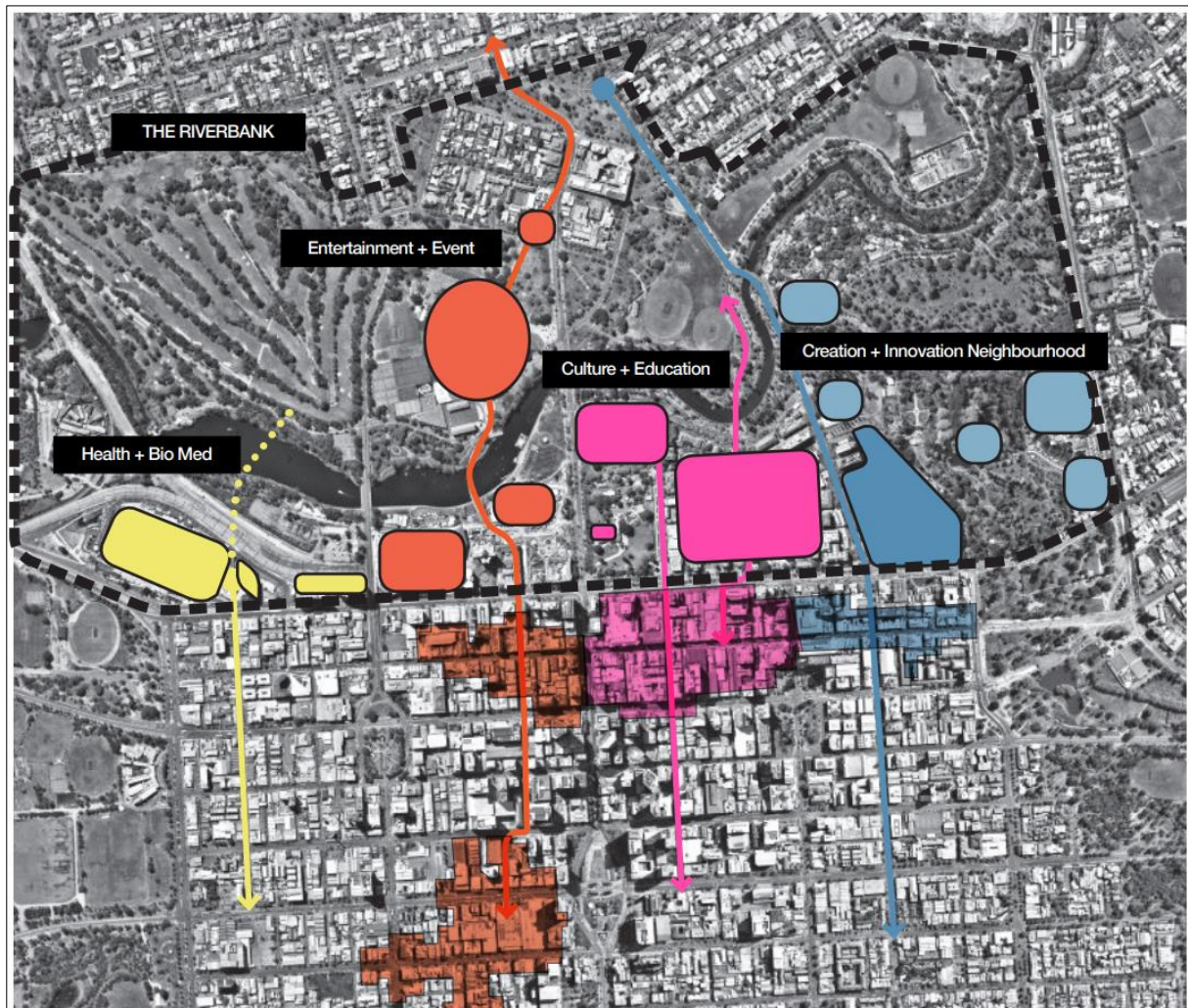
## Analysis

### 1 Background

In September 2017, the State Government opened the new Royal Adelaide Hospital at the western end of North Terrace - a state of the art medical, teaching and research precinct to meet the health care needs of the South Australian community for the long term. Work began on the redevelopment of the former hospital site (Lot Fourteen) in November 2017, commencing with a significant demolition program as well as refurbishment of the listed State Heritage buildings being retained. Concurrent with this, a master planning process has been undertaken to consider the future of the site and how it can best be utilised.

Per Figure 1 below, Lot Fourteen is located at the nexus of culture, education, recreation, commerce, creativity, innovation and entertainment precincts in the City of Adelaide and thereby represents an ideal opportunity for a development that combines and reimagines these sectors as an innovation and cultural hub.

Figure 1: Specialist precincts on North Terrace, Adelaide



Source: Renewal SA

As a reflection of its importance and potential influence on the future directions of the state, the Lot Fourteen redevelopment has been approached as a whole-of-Government project. In addition, the Australian Federal Government has contributed \$150 million for the site's development as an innovation, culture and arts precinct.

Renewal SA is leading the process of determining the site's future, on behalf of the State Government, by:

- undertaking a master planning process to guide development of the site
- investigating infrastructure requirements to support anticipated business, education and hospitality activities
- considering urban design protocols, heritage requirements and reuse, public realm aspirations, connectivity and movement, built form and interface with adjacent precincts
- engaging with the community and stakeholders
- examining market demand for development and lease options.

The long term shift in Adelaide's economy from traditional manufacturing to service based industries has resulted in demand for new industry and commercial environments that provide for innovative technologies, research, creative industries, niche manufacturing and research activities that grow through collaboration and synergistic connections with the adjacent education and commercial precincts. Hand in hand with this, South Australia has a recognised competitive advantage at the global level in digital technology, creative industries and the defence industry sector, as well as international education and tourism.

Lot Fourteen's presence on Adelaide's 'cultural boulevard' of North Terrace provides opportunity to expand with related activities such as a major cultural facility and / or other complementary activities such as an International Centre for Hospitality, Food Studies and Tourism, together with supporting activities such as tourist accommodation, small scale shops and entertainment facilities to meet the needs of visitors. The conservation and adaptation of the state-listed heritage buildings will provide an important link to the history of the site for the community.

Importantly, as Lot Fourteen is located in the Adelaide Park Lands, it is critical that the site retains a role as a public destination in its own right, with provision of extensive public realm and open spaces that provide for a broad range of activities and experiences, greenspace and linkages to adjacent destinations such as the adjacent Park Lands and Adelaide Botanic Garden.

Overall, Lot Fourteen provides an incredibly rare opportunity to provide for a large, world-class hub of innovation and culture in the centre of the city that would maintain the valued characteristics of the city's framework (including the Park Lands) as well as provide opportunity for dynamic and innovative growth and development.

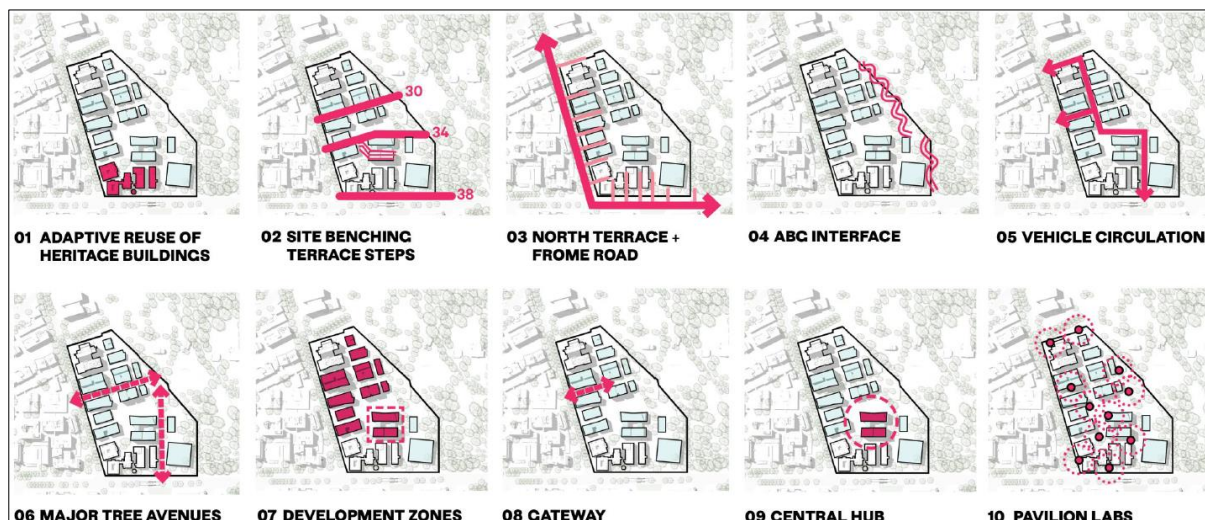
Development applications for the site will be independently assessed by the State Planning Commission.

## **1.1 Renewal SA Master Plan**

Building on prior stakeholder engagement and ideas generated through the Open Ideas Competition and earlier master planning exercises, the 2019 Lot Fourteen Master Plan prepared by Oxigen has been founded on a number of key design principles to guide the ensuing development. These are set out in Figure 2 below.



Figure 2: 10 key moves (design principles) from Renewal SA master plan



Source: Lot Fourteen Master Plan

The Lot Fourteen innovation neighbourhood was designed from the outset to bring together start-ups, mentors, corporations, researchers and investors with creatives to share spaces, experiences and most of all, talent. To support this, the project has targeted the following sustainability and health ratings:

- 6 Star Green Star Communities Rating
- 6 Star Green Star Design
- As-Built Buildings Rating
- WELL Community Platinum Rating.

This will provide a comprehensive framework to create a neighbourhood which is both designed to improve the sustainability of the site as well as particularly improve the health and well-being of the occupants.

The Lot Fourteen precinct has committed to a WELL Community Platinum rating - the highest level for a development that demonstrates sustainability and improved health and well-being of occupants. It will be one of the first projects to achieve this rating worldwide and the first in Australia.

The Lot Fourteen project will be delivered over a period of 8-10 years with the first stage nearing completion with the refurbishment of the State Heritage listed buildings providing approximately 23,000 square metres of space for foundation tenants including the Government's FIXE (Future Industries Exchange for Entrepreneurship) start-up hub.

The second stage of the project is anticipated to be developed over a four year period and see the introduction of new elements including an Aboriginal Art and Cultures Centre, an International Centre for Hospitality, Tourism and Food Studies and new commercial space for research and industry including an Innovation Centre which will become the heart of the precinct. This stage will also include the majority of the site's new public realm with the creation of a new central park and the surrounds of the cultural facility linking the site to the Adelaide Botanic Garden to the east.

The third and final stage will provide the opportunity for either, additional research and commercial space, or for demand dependent, short term accommodation to support the new uses on site and complete the neighbourhood.

## 2 Governance and Legislative Context

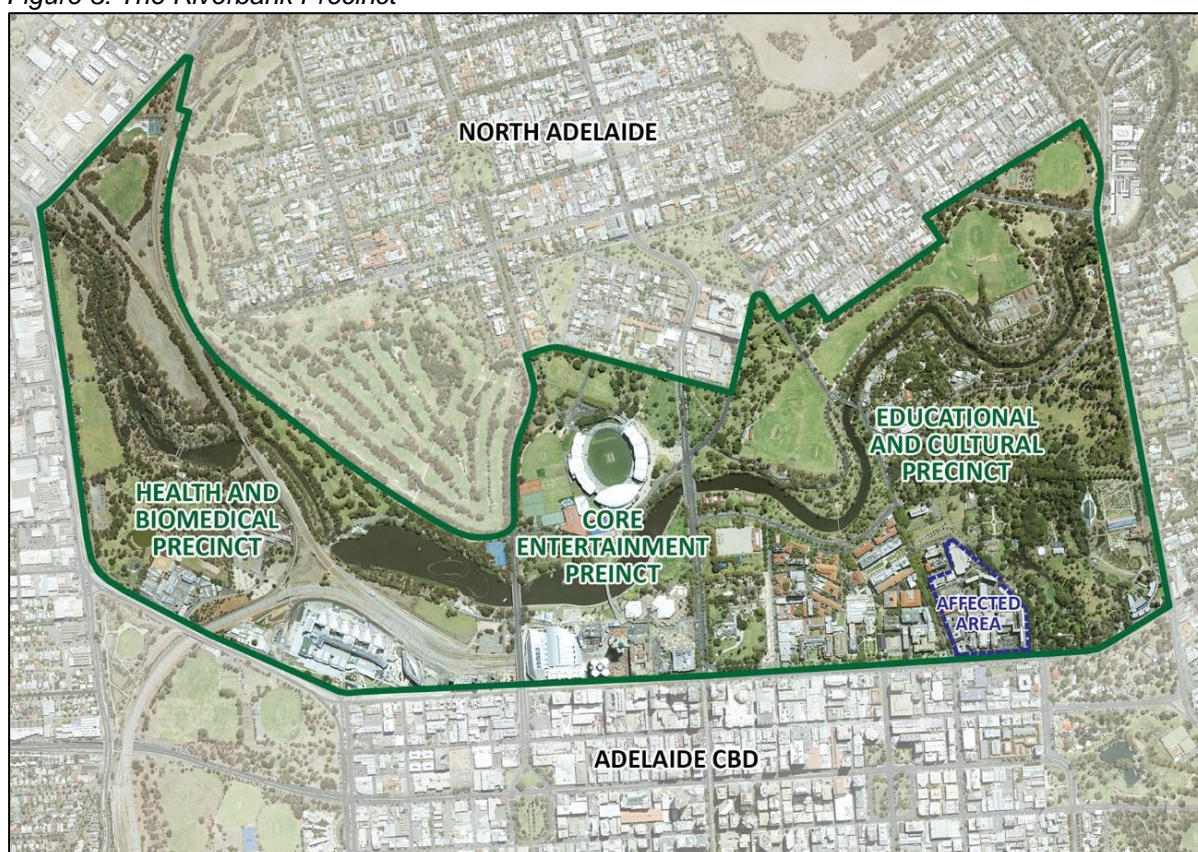
### 2.1 The Role of Renewal SA

The redevelopment of Lot Fourteen is a whole of Government project with Renewal SA responsible for overall project delivery as the owner of the majority of the site. SA Pathology buildings remain in the ownership of the Minister for Health and Ageing.

Renewal SA is guided by *The 30-Year Plan for Greater Adelaide* to facilitate unique development opportunities for the private sector through access to government land holdings. It works within a set of transparent guiding principles centred around creating jobs and opportunities for people to live within ten kilometres of the city with the aim of having more people living, working, visiting and investing in South Australia.

The site falls within the 'Educational and Cultural Precinct' of the Riverbank Precinct within the Adelaide Park Lands - a larger 380 hectare area of land bounded by the River Torrens on one side and North Terrace on the other (Refer Figure 3 below).

Figure 3: The Riverbank Precinct



Source: Renewal SA

Lot Fourteen will continue to be owned by the State Government (through various Ministers and instrumentalities) – there is no intent to dispose of any part of the affected area land as part of this DPA or development process. Within the constraints of policy changes proposed in this DPA and existing relevant Adelaide (City) Development Plan policies, the State

Government has extensive control of what can and cannot be constructed on the site. The State Government will provide long term leases to developers and occupiers to enable redevelopment and activation of this unique site as envisaged by Development Plan policies.

## **2.2 The role of the Adelaide Park Lands Authority and the Adelaide Park Lands Act 2005**

The site also falls within the Adelaide Park Lands as defined in the *Adelaide Park Lands Act 2005*.

The Adelaide Park Lands Authority (established under the *Adelaide Park Lands Act 2005*), while not a “relevant authority” in terms of the *Development Act 1993*, can have a role in providing advice to the Adelaide City Council or the Minister for Planning (the Minister) on development issues affecting the Adelaide Park Lands.

On behalf of the Department of Planning, Transport and Infrastructure and the Minister for the City of Adelaide, Renewal SA has managed the processes required under *Adelaide Park Lands Act 2005* in relation to the change of use of the land.

This Act requires that when land within the Adelaide Park Lands that is occupied by the Crown or a State authority that is no longer required for any of its existing uses - such as the Lot Fourteen site – the Minister for the City of Adelaide must ensure that a report concerning the State Government’s position on the future use and status of the land is tabled in Parliament within 18 months of the site being vacated, and engage with Adelaide City Council regarding the changes. This Report - *Future Use of the Former Royal Adelaide Hospital Site Report* - was accordingly tabled on 28 February 2019.

In addition, the Minister has undertaken consultation with the City of Adelaide regarding the proposed redevelopment directions of Lot Fourteen, as well as liaising with the Premier of South Australia, as a reflection of the significance of this project.

## **2.3 The Role of the Environment Protection and Biodiversity Conservation Act**

The *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) provides a legal framework to assess, protect and manage nationally and internationally important flora, fauna, ecological communities and national/world heritage places. The EPBC Act comes into play when a proposal has the potential to have a significant impact on a matter of national environmental significance.

The “Adelaide Park Lands and City Layout” was included in the National Heritage List on 7 November 2008 and, therefore, falls under the ambit of the EPBC Act. However, Lot Fourteen is excluded from this List and therefore, the EPBC Act does not have any material role in respect to the DPA.

Nonetheless, the National Heritage Values, which underpin the National Heritage List, do seek for development adjacent listed places to be cognisant of their impacts on the value of those listed places. This includes consideration of building heights and preservation of views, as will be proposed for the Lot Fourteen site.

## **2.4 The Role of the Minister for Planning**

The Minister for Planning, via the Department of Planning, Transport and Infrastructure is preparing this DPA, as required under the *Development Act 1993*.



## 2.5 The Role of the State Planning Commission

Schedule 10 of the *Development Regulations 2008* identifies the relevant authority for development within the Adelaide Park Lands. As the majority of development will be undertaken by State Agencies or will be over \$10 million in value, development approval will need to be sought through the State Commission Assessment Panel (SCAP). The SCAP's decisions must be based on the policies contained within this DPA and other relevant Adelaide (City) Council Development Plan policies. The SCAP is a sub-committee of the State Planning Commission and is independent of the Planning Minister.

The Minister does not have any decision making responsibilities with respect to the assessment of any development application within the Adelaide Park Lands, including the Lot Fourteen site.

The role of the SCAP will not change under the *Planning, Development and Infrastructure Act 2016*.

## 3 The Strategic Context and Policy Directions

### 3.1 State Strategies, Objectives and Priorities

Rezoning Lot Fourteen to permit commercial, research, education, hospitality, tourist accommodation and some retail development, as outlined by this DPA, reflects the policy directions of the South Australian Government.

#### 3.1.1 Consistency with The 30-Year Plan for Greater Adelaide 2017

The Planning Strategy is the principal strategic document for land use planning in South Australia. *The 30 Year Plan for Greater Adelaide 2017* is the relevant volume of the Planning Strategy that is applicable to this DPA.

Overall, the Plan's objectives are to grow Adelaide's residential population and workforce, whilst maintaining and improving liveability, increasing competitiveness and addressing sustainability and climate change. It has a primary drive to support economic development and unlock investment through innovation, high-technology and knowledge-intensive activities (including education), particularly in the city. Increasingly, these activities require the support of flexible policy guidance and a location in proximity to other complementary activities including residential, entertainment and transportation.

The Plan has a series of targets, principles, policy themes, policies and actions to work towards achieving the objectives of the Plan.

Adelaide City is a specific policy theme of the Plan and it includes an action to:

*'Introduce appropriate zoning for the old Royal Adelaide Hospital site that stimulates investment in the east end of Adelaide, grows the city population and ensures an appropriate interface with the Adelaide Botanic Garden'.*

Table 1 outlines how this DPA supports delivery of the Plan's targets. Alignment of this DPA to the Plan's principles and policies is provided in Appendix B.

*Table 1 – How this DPA supports the policy directions of the 30 Year Plan for Greater Adelaide*

<b>Policy</b>	<b>How this DPA supports</b>
<p><b>Adelaide City centre</b></p> <p>P13. Strengthen the primacy of the Adelaide City centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide. Enhance its role as the centre for peak legal, financial and banking services, specialty health and medical services, higher education, the arts, and high-quality specialty retailers.</p> <p>P14. Strengthen the overall built form of the city, which is characterised by a grid pattern of streets and squares, contrasting with the open space of the Park Lands.</p> <p>P15. Deliver an overall city form that expresses taller buildings within the centre, lower buildings towards the southern residential precincts and some additional height along the terraces and around the four city squares.</p> <p>P18. Create vibrant and distinctive laneways, each with their own individual character, with small bars, restaurants, shops and cafes that contribute to city vibrancy.</p> <p>P20. Continue to develop the Riverbank Precinct as a world-renowned health, sporting, educational and biomedical precinct with strong connections to the city centre while reinforcing North Terrace as a premier cultural boulevard with a new vibrant public plaza that will be the heart of entertainment and cultural events.</p> <p>P23. Reinforce the role of the Park Lands as a major recreational, sporting, tourism, natural and open-space asset destination for the city and metropolitan Adelaide that connects the city to the suburbs.</p> <p>P24. Enhance the city's street network to support the intensity and complexity of people movement, business and community activity, to provide great 'people places' befitting Adelaide's heart.</p>	<p>Future development on Lot Fourteen provides the opportunity to add to cultural, entertainment, educational and economic primacy of Adelaide City.</p> <p>The creation of laneways through new development could support small businesses, as well as venues and shops adding to the vibrancy of the precinct.</p> <p>Incorporating high-density mixed use development on the site will contrast with the organic form of the adjacent Adelaide Park Lands.</p> <p>The inclusion of cultural facilities at the site provides the opportunity to continue to develop the Riverbank Precinct and North Terrace as a premier cultural destination consistent with North Terrace's status as the State's premier cultural boulevard.</p> <p>As part of future redevelopment, a large portion of Lot Fourteen will be used for open space, supporting and complementing the important role that the Park Lands play to greater Adelaide.</p>

### **3.1.2 Integrated Transport and Land Use Plan for South Australia (2015)**

The *Integrated Transport and Land Use Plan* (ITLUP) provides comprehensive actions and directions for land use, infrastructure and transport over the next 30 years. The focus is on connecting people to places and business to markets through three goals of:

- Healthy, safe, affordable, connected communities
- A strong, diverse and growing economy
- Thriving natural and built environments.

Strategic transport planning is closely integrated with strategic land use planning and recognises the economic and social primacy of the City of Adelaide. As the city continues to increase densities and diversify the mix of uses, ITLUP highlights the need to move large numbers of people to and from the central city by a range of reliable transport modes with a minimum impact on the environment. This includes:

- enabling cycling and walking as more sustainable and healthy travel choices

- continued improvements to the passenger train network
- a redesigned and modernised bus network.

Key directions in ITLUP include:

- a sharper focus on inner Adelaide to boost the central city as a creative, lively and energetic area where more people want to live and businesses want to locate.
- refocusing our transport system to support and actively encourage mixed-use medium density, vibrant communities and business growth in inner and middle urban areas.

The DPA places significant emphasis on movement within the site via pedestrian and bicycle and limited vehicular movement. Besides developing as a destination in its own right for the purposes of both work and pleasure, it seeks to ensure that there are strong linkages with adjacent destinations, and this is supported by direct links to the public transport network (eg bus, tram).

### 3.1.3 Related Development Plan Amendments

Consideration has been given to the following Development Plan Amendments that are currently also being undertaken. This includes consideration of Council led DPAs and other DPAs being conducted by the Minister for Planning.

- *City of Adelaide Minor Amendments DPA by the Minister for Planning* – this DPA seeks to review a specific policy (Principle of Development Control 21) that guides over-height provisions in the Capital City Zone.

The amendment will have no material effect on the Lot Fourteen (old Royal Adelaide Hospital) Innovation Area DPA, unless the subject provision is included in this DPA.

### 3.1.4 The State's Planning Policy Library

The South Australian Planning Policy Library (SAPPL) provides the current 'benchmark' for amending land use policy and zoning in South Australia and has been used as a basis to frame proposed amendments contained in the majority of development plans. The SAPPL is made up of a General Section, Overlays, Zones, Policy Areas and Precincts.

The Adelaide (City) Development Plan has not been converted to SAPPL format and its framework is therefore somewhat bespoke to reflect the unique circumstances of Adelaide as the state capital and primary economic, cultural and population centre of the State. Nonetheless, the principles underlining the policy are required to align with the South Australian Planning Strategy and other State Strategic Plans as appropriate.

### 3.1.6 Riverbank Precinct – Our Strategic Vision (2015)

The Riverbank Precinct is comprised of three distinct but overlapping precincts which are powerful epicentres of life in the city, in a way that facilitates *'our collective health and wellbeing, enhance our passion for entertainment, and encourage our natural curiosity and respect for education and culture'*.

Lot Fourteen is located within the Education and Cultural Precinct of the Riverbank Precinct. The Strategic Vision identifies the transformation of Lot Fourteen as a significant project and a *'once in a generation opportunity to transform Adelaide's Central Business District through the creation of an internationally acclaimed mixed-use precinct. It will become symbolic of the new Adelaide- a city that embraces and champions the development of dynamic precincts that stimulate social and economic activity in the city.'*

The Strategic Vision envisages the site will *'offer substantial employment opportunities, a residential community, a range of educational facilities, local and regional retail and entertainment as well as specialist cultural facilities. Visitors, workers and residents will enjoy the open landscaped spaces, public artwork and new streets, laneways and plazas that enhance the redeveloped site'*.

The Strategic Vision outlines specific actions to facilitate the redevelopment, including overseeing the development of the master plan and implementation of redevelopment proposals (via Renewal SA).

Since the publication of this document, the strategic directions for Lot Fourteen have changed substantially and no longer include residential development. The focus, instead being on business, education, science, technology and research activities, supported by tourism, hospitality and cultural land uses that are carefully interfaced and integrated with the surrounding precincts. Tourist accommodation will support the uses on the site.

### **3.2. Council Strategies, Objectives and Priorities**

#### **3.2.1 Adelaide Park Lands Management Strategy 2015-25**

Lot Fourteen falls within the Adelaide Park Lands as defined by the *Adelaide Park Lands Act 2005*.

The *Adelaide Park Lands Management Strategy 2015-25* seeks to ensure that the Park Lands are responsive, iconic, inclusive, accessible, enriching, diverse and resilient.

The Strategy has a specific high priority 'key move' for Lot Fourteen which is supported by this DPA. That 'key move' is to:

*Optimise the open space, community and cultural benefits generated from re-use of [Lot Fourteen] as foreshadowed in the Minister's report, dated 28 November 2008, and updated on 28 February 2019, pursuant to S.23 of the Adelaide Park Lands Act 2005 and through:*

- *creating community and cultural attractions that complement the broader North Terrace and East End precincts*
- *maximising the land returned to flexible community open space*
- *enhancing the connections through the site linking the Adelaide Botanic Garden and Botanic Park and Adelaide Zoo to the City's East End*
- *ensuring innovative adaptive reuse of heritage buildings to maximise their contribution to the economic viability of the site and the East End as a whole.*

#### **3.2.2 City of Adelaide Strategic Plan 2016-2020**

The primary goal of the *City of Adelaide Strategic Plan 2016-2020* is to *'Strengthen the City economy by growing the number of people living, working, playing, visiting and studying in the City every day'*.

The redevelopment of Lot Fourteen into a world class development with business, innovation, research, cultural, entertainment, tourist accommodation and open space uses will directly contribute to the Strategic Plan's primary goal.

Additionally, a specific action of the Strategic Plan supported by this DPA is to *'Pursue a definitive outcome for the future of the former Royal Adelaide Hospital site [Lot Fourteen] as a*

*world class precinct that complements the Park Lands, North Terrace cultural precinct and the East End commercial precinct’.*

### **3.2.3 Adelaide Park Lands Event Management Plan 2016 - 2020**

The Adelaide Park Lands Event Management Plan 2016-2020 seeks to manage and strike a balance between growing events in the Park Lands and recognising the unique environmental needs of the event sites, the nature of the local community around events and local resident needs.

The Plan does not identify Lot Fourteen for any such events as, at the time of the Plan’s endorsement, the site was proposed to continue as medical / health services. However, it does identify the following for adjacent land uses:

- North Terrace as a ‘Premium Event Site’ with good event infrastructure supporting the central and eastern central business district (CBD)
- Botanic Garden / Frome Park / Nellie Raminyemmerin / Botanic Park / Adelaide Zoo areas as ‘State Government Managed Event Spaces’ which may host events of State, National and International significance.

Any such activities, will be considered on individual merit, as well as needing to align with relevant State Government and Council requirements to ensure the safety and amenity of visitors, the local population and the sustainability of the local environment alike.

### **3.2.4 Carbon Neutral Adelaide**

Adelaide City Council and the Government of South Australia have made a joint commitment to work towards the City of Adelaide becoming the world’s first carbon neutral city.

The joint action plan sets directions to increase the uptake of renewable energy generation and storage, drive investment that improves the energy efficiency of city buildings and infrastructure, support sustainable transport choices, build on our state’s leadership in waste management and recycling, and build broad business and community commitment to carbon neutrality.

The environmental pathway for Lot Fourteen describes several opportunities for delivering a sustainable and resilient site and supporting infrastructure, including:

- on-site renewable energy generation
- smart grids (load management)
- embedded high voltage networks with load management
- embedded battery storage
- recycled water network.

The Lot Fourteen project is seeking a 6-star Green Star Communities rating and 6-star Green Star buildings (per the Green Building Council of Australia) which involves introducing sustainable design, construction and operation of buildings, fitouts and communities and which contribute towards carbon neutrality for Adelaide. Green Star assesses the sustainable design, construction and operation of buildings, fitouts and communities.



### 3.2.5 Demographics and Market Analysis

The increasing trend to locate business, technology and education in proximity to residential and supportive lifestyle activities, warrants an examination of local demographics.

2016 Census data indicates that, the East End<sup>1</sup> is home to approximately 1,261 residents living in approximately 838 predominantly higher density dwellings. The community predominantly includes residents that are adults, slightly older than the Greater Adelaide average, well-educated and with above average (combined) income. They have below average car ownership and a high proportion commute to work by active or public transport. The East End has an above average number of university students and a below average unemployment rate.

At the time of drafting this DPA, there were 1673 additional units subject to development assessment processes or approved and not yet built, which has the potential to grow the existing CBD residential supply by almost 7%.

Approximately 5,429 workers are employed in a range of businesses such as retail, offices, restaurants and cafes along the main and surrounding streets and laneways.

The overnight visitor population, when supply meets demand, is almost equal to the residential population with the area having a hotel guest capacity of approximately 1,052.

The intended land uses and nature of the redevelopment of Lot Fourteen needs to be sensitive of Adelaide's growing population and changing demographic.

Future development on Lot Fourteen will support *The 30-Year Plan for Greater Adelaide's* aim of providing a concentrated business, education, science technology and research precinct in proximity to residents and connected to the vibrancy of the Adelaide central business district.

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<sup>1</sup> Statistical Area 1-4100136/4100140/4100143

## 4 Investigations and Issues

### 4.1 State and Regional Context

The redevelopment of Lot Fourteen will be one of the largest of its type in the State's history, creating thousands of jobs and generating significant economic activity, contributing to the State's Growth Agenda. It represents an opportunity to connect with and leverage off other place-making investments, integrate destinations and maximise social and economic benefits within the CBD. The redevelopment is expected to boost jobs, bring new life and economic activity to the East End and help to cement Adelaide's reputation as an urban innovator, creative hub and technology-oriented city.

The total investment in the development of Lot Fourteen is expected to be over \$1 billion. The project will result in 6000 jobs on site when finished.

### 4.2 Anticipated Land Uses

Lot Fourteen is proposed to be developed as a globally-recognised precinct of social and technological innovation with its own identity. It will attract and connect people from across the world, celebrating ideas in business innovation, education, science, research and technology, sustainability, arts, culture and hospitality within a vibrant mixed use site that engages all South Australians and visitors. The proposed Mixed Use (Innovation) Zone will be a catalyst for a rejuvenated City East, integrated with adjacent education and commercial precincts, and provide for greater frontage to and prominence of the Adelaide Botanic Garden.

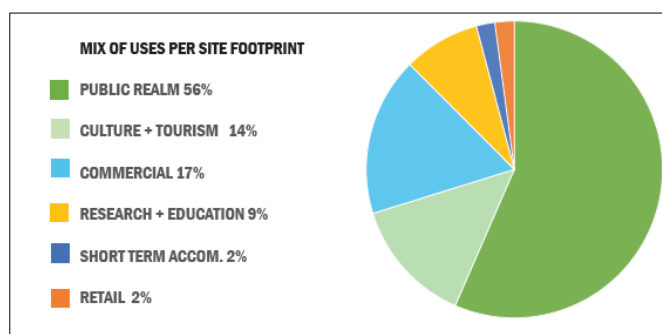
The site is intended to accommodate a wide range of integrated and highly connected land uses including:

- Commercial, educational, research, science and technology activities
- Arts and cultural activities
- Tourist accommodation, hospitality and entertainment services and limited retail land uses
- Publicly accessible open space and activities with links that will filter through the Zone to connect land uses within and adjacent to the Zone.

Residential flat buildings (apartments) are not envisaged as part of this rezoning process.

Figure 4 below demonstrates the relative proportions of land uses proposed for the Lot Fourteen site at ground level. The chart highlights the emphasis to be placed on provision of public realm / open space in the development.

Figure 4: Distribution of proposed land uses for Lot Fourteen



Source: Lot Fourteen Master Plan - Development Summary

State Heritage buildings on site are highly valued by the community and are being retained and adapted for reuse to form a start-up hub and incubation accelerator. The Sheridan Building on North Terrace may also provide opportunity for a small retail activity.

Extending the cultural boulevard of North Terrace, land to the east of the State Heritage listed Bice Building is proposed for an Aboriginal Art and Cultures Centre which will be sited amongst open space and encourage movement between Lot Fourteen and the Adelaide Botanic Garden.

Throughout the remainder of the site, opportunity is identified for the establishment of a combination of mixed offices, university activities and research facilities, potentially associated with business incubators and start-ups as well as a proposed international standard culinary school. These could be provided within a campus / modern-office space on the site to underpin potential knowledge and employment generating activities. These core activities will be supported by limited hospitality and retail land uses, which are not considered a core component of the site.

The existing multi-level car park is expected to remain in the short to medium term and will be the primary location for any carparking associated with new development.

#### **DPA Policy Response / Implications**

The DPA proposes to introduce a specific Mixed Use (Innovation) Zone, associated Objectives, Desired Character statements and Principles of Development Control to guide the type and location of land uses into the Adelaide (City) Development Plan.

The Zone policies will be supported by existing 'Economic Growth and Land Use' Council Wide policies already contained in that Plan.

### **4.3 Economic Assessment**

An Economic Assessment for Lot Fourteen by MacroPlanDimasi (2019) considered the current population demographics, employment and a market analysis (by land use for the city area) that examined the potential of future uses for the affected area.

In summary, the report noted significant potential for large-format commercial / office floor space. Tourist accommodation has potential also, based on expected demand and general growth of both these sectors and the broader economy. In addition, the report noted potential for retail, in the form of convenience shopping or food / beverage shops although demand is likely to be relatively localised to support local workers and students.

Nonetheless, given the number of major tourist, cultural and entertainment attractions in the vicinity, as well as that proposed, the report also concluded that the site has the potential to become a key tourism destination that attracts a significant number of visitors.

#### **DPA Policy Response / Implications**

The DPA includes policy to provide for a range of land uses including commercial / office, tourist accommodation and limited retail activities, together with education, cultural facilities and entertainment establishments to support the key directions for an innovation precinct and cultural hub.

The Adelaide (City) Development Plan also contains a range of existing council-wide policies that guide potential land uses (refer Economic Growth and Land Use module).

#### 4.4 Topography

As demonstrated in Figure 1, Lot Fourteen falls about 9 to 10 metres from North Terrace frontage to the northern end of the site. The fall provides significant opportunities to develop attractive public places and associated buildings that utilise the varying ground levels to create visual interest.

Built form will seek to follow the topography as well as providing a frame to the city and the Park Lands. Open space will be designed to take advantage of views, changes in level and areas of focus through the changes in slope and direction.

##### **DPA Policy Response / Implications**

The Adelaide (City) Development Plan does not currently contain any relevant council-wide policies that guide development in relation to substantial gradients.

The DPA introduces new policy guidance targeted to building and landscape design that ensures development and design responds to its topography.

#### 4.5 Adjoining Land Uses and Interfaces

Lot Fourteen is bounded by the Adelaide Park Lands and Adelaide Botanic High School to the north, the Adelaide Botanic Garden to the east, North Terrace to the south and Frome Road to the west. Various dining, office and commercial uses are located opposite the site on the southern side of North Terrace, while buildings associated with the University of Adelaide and the University of South Australia are located on the western side of Frome Road.

Planning policy will seek to provide a framework that encourages integration and connectivity with the adjoining complementary precincts, including education, commercial, retail and hospitality / entertainment. The framework will also seek to ensure that the built form interface with the adjoining Adelaide Botanic Garden is complementary, with living landscapes not significantly impacted by overshadowing, and Lot Fourteen able to provide access and views of the Garden.

##### **DPA Policy Response / Implications**

Additional Objectives and Principles of Development Control are proposed to be introduced by this DPA which address management of interface issues, particularly with the Park Lands / Adelaide Botanic Garden.

In addition, there are a range of existing council-wide policies in the Adelaide (City) Development Plan that guide how interface issues should be addressed, including under the following Council Wide headings:

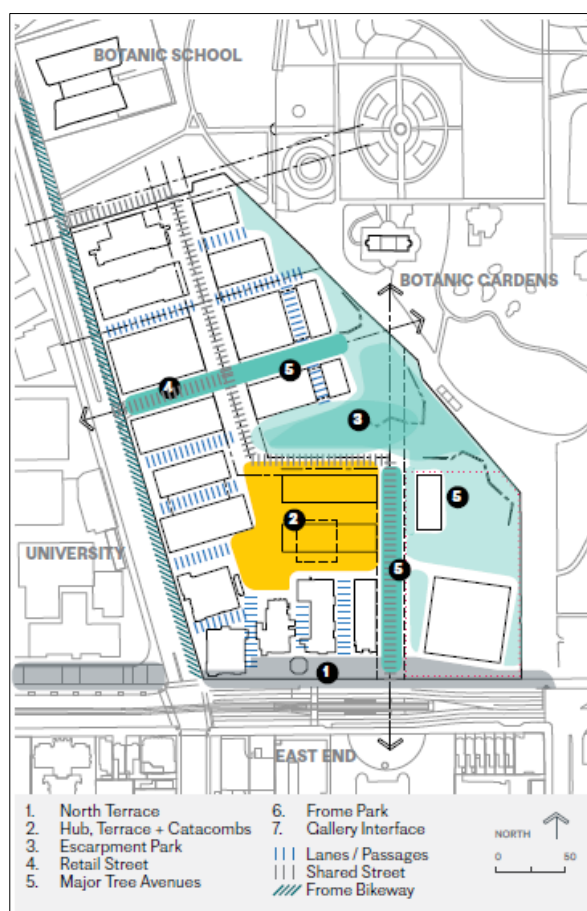
- Environmental (Crime Prevention Through Urban Design, Noise Emissions, Waste Management)
- Built Form and Townscape (Height, Bulk and Scale, Building Set-backs, Composition and Proportion)
- Park Lands.

## 4.6 Public Realm and Open Space

The size of Lot Fourteen allows for a significant proportion of the site to be developed as public realm and open space and this is reflected in both the Master Plan for the site as well as the proposed planning policy framework.

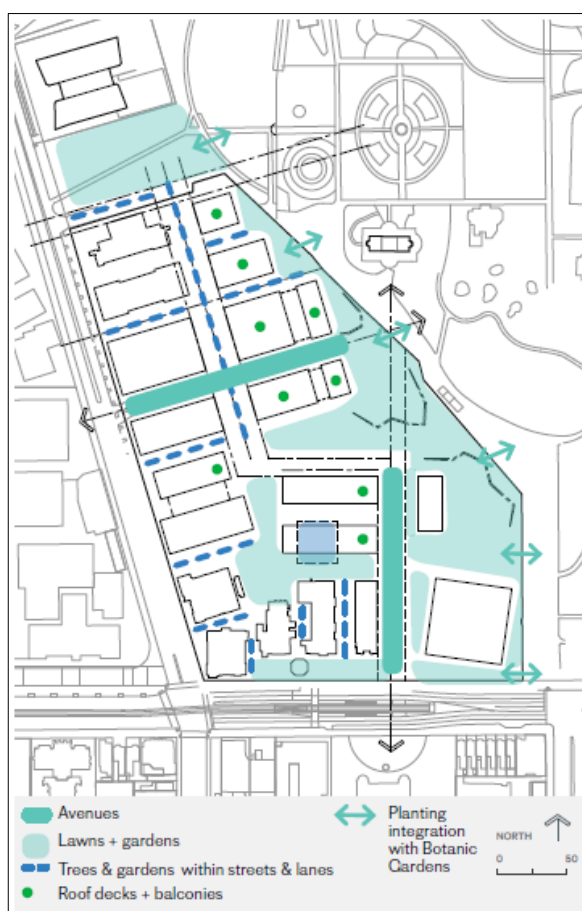
In particular, the Master Plan includes a diverse range of public spaces, plazas, landscaped forecourts, laneways, and circulation routes, integrated with the anticipated mix of educational, commercial, cultural and institutional activities. Without being restricted by the existing network of streets and open space, the policy will seek to encourage mobility and active recreation based around an integrated network of landscaped open spaces and pedestrianised spaces that are safe, attractive, encourage walking, cycling and social interaction, and support a variety of formal and informal uses and events.

Figure 5: Proposed public realm



Source: Lot Fourteen Site Strategies

Figure 6: Proposed plantings



Source: Lot Fourteen Site Strategies

The public realm and open spaces will provide opportunities to host small and medium sized events (subject to approvals following consideration on individual merit), as well as needing to align with relevant State Government and Council requirements to ensure the safety and amenity of visitors, the local population and the sustainability of the local environment alike.

Much of the open space will be located adjacent to the Adelaide Botanic Garden, including providing the setting for the proposed cultural facility on North Terrace - this will allow the proposed development to transition from an intensive built form to open space and green space. The site will also include a larger centrally located park that will support a range of

formal and informal activities to meeting the needs of workers and visitors. This has been reflected in the proposed Desired Character Statement.

#### **DPA Policy Response / Implications**

Additional Desired Character statements, Objectives and Principles of Development Control are introduced by this DPA that refer to high quality Public Realm and Open Space outcomes.

In addition, there are a range of existing council-wide policies in the Adelaide (City) Development Plan that guide these matters, including:

- Environmental (Crime Prevention Through Urban Design)
- Built Form and Townscape (Landscaped Open Space, Active Street Frontages, Outdoor Dining, Landscaping)
- Squares and Public Places
- Park Lands.

#### **4.7 Vegetation (Including significant/regulated trees)**

Vegetation within Lot Fourteen is currently limited to a number of small garden beds and several trees, including four regulated trees, which provide amenity to existing courtyards.

On North Terrace, one significant tree and nine regulated trees are being considered for removal as they present an impediment to the master plan directions.

Future development on the site will integrate a significant amount of new vegetation in streetscapes, laneways, plazas, forecourts and parks. In addition, the landscaping of North Terrace (west of the site) will be extended past the Lot Fourteen development providing a vegetated, public realm area that leads into the site.

#### **DPA Policy Response / Implications**

The proposed policy places significant emphasis on the provision of landscaping, integrated with the open space, pathways and the built environment within Lot Fourteen, as well as providing transition to adjacent areas such as the Adelaide Botanic Garden and Adelaide Park Lands.

In addition, the Adelaide (City) Development Plan contains a range of existing council-wide policies that guide Regulated and Significant Trees.

#### **4.8 Heritage (Indigenous and other)**

There is potential for new development at Lot Fourteen to uncover items or areas of heritage significance previously not identified including, aboriginal burials and artefacts, non-aboriginal burials, early settlement artefacts, early hospital built form and artefacts.

Cultural Heritage Management Plans and processes have been developed by Independent Heritage Consultants (2018) to document procedures in the event that any items of heritage significance are uncovered.

Significantly, the area around the River Torrens is a known site for Aboriginal burials with burial sites having been uncovered in past developments of the Adelaide Zoo and Adelaide Botanic Garden. The Adelaide (City) Development Plan indicates a major camping area of Indigenous Cultural Significance located to the east in the Botanic Garden; and the Department of State Development - Aboriginal Affairs and Reconciliation has advised of a reported Aboriginal burial site to the north of Lot Fourteen.

Existing Development Plan policies relating to Aboriginal heritage provide the necessary triggers for the planning authority to request developers to comprehensively research and plan for impacts on Aboriginal heritage. Regardless, all Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* whether they are listed in the Act's Register or not.

As shown in Figure 7 below, the site also accommodates six State heritage buildings. Not shown in the figure are sections of a fence along North Terrace and Frome Road.

These are listed collectively across two State Heritage Places (#13093 and #26413) as set out in 'Table Adel/1 – State Heritage Places' of the Development Plan.

However, an error in 'Table Adel/4 – Local Heritage Places' and on Policy Areas Map Adel/50 of the current Adelaide (City) Development Plan identifies a Local Heritage place – this is incorrect and should identify all heritage items on Lot Fourteen as State Heritage places only – a listing type that has increased protection considerations. Both the table and the map will be updated to reflect the removal of this item from the Local Heritage listing.

The Development Plan for the City of Adelaide contains up-to-date heritage planning policies under the section titled 'Heritage and Conservation' which provides guidance for the assessment of proposals directly relating to a heritage place. There are also requirements throughout the Council Wide section that seek to ensure development proposed on or near heritage places maintains the heritage values of such places and therefore provide a suitable basis to assess development proposals that may impact a heritage place and its values.

Figure 7: Heritage buildings



Source: Lot Fourteen Site Strategies

It is noted that total demolition of a State Heritage place is a non-complying form of development in the Adelaide (City) Development Plan and this is not proposed to be changed under the DPA process.

All but one of the six State Heritage buildings has a development approval for refurbishment works, with a development application under consideration for the Sheridan Building, and planning and design underway for the Bice Building as the final adaptive reuse project.

Renewal SA has consulted with Heritage SA and further consultation will be undertaken during the completion of master plan details. Furthermore, all future development applications which materially impact on a State Heritage place must be referred to Heritage SA for review under Schedule 8 of the Development Regulations 2008.

#### **DPA Policy Response / Implications**

If a State Heritage Place is proposed for removal, any development application will need to be assessed against the provisions contained in the Adelaide (City) Council Development Plan (including the consolidated DPA). The DPA seeks to retain the existing Adelaide (City) Council Development Plan approach of classifying the demolition of a State Heritage Place as non-complying development. This DPA adopts the States Better Development Plan Policy Module text of noting *“Development listed as non-complying is generally inappropriate.”*

Further, Schedule 8 of the Development Regulations 2008 states that *“any development application that directly affects a State heritage place, or development which in the opinion of the relevant authority materially affects the context within which the State heritage place is situated”* must be referred to Minister administering the *Heritage Places Act 1993* (ie via Heritage SA) for their comments.

The Adelaide (City) Development Plan also contains existing policies that guide developments of or near Indigenous sites and heritage places. These policies are generally contained under the Council Wide heading of “Heritage and Conservation”.

Irrespective of Development Act / Development Plan objectives, all Aboriginal sites and objects are protected to a significant degree, under the *Aboriginal Heritage Act 1988* whether they are listed in the Act’s Register or not.

#### **4.9 Urban Design (including building heights and connectivity)**

A key objective of the Lot Fourteen redevelopment is to ensure a commercially viable and sustainable mixed use precinct that demonstrates innovation, high quality contemporary building design and unique public spaces that provide significant social, environmental and economic benefits to the State. This objective is underpinned by the need for internationally recognised urban design outcomes.

The existing site contains a building of approximately 53 metres in height (excluding plant and equipment) - the former Outpatients’ Building. It is proposed that this maximum height limit be retained for the majority of the new development as it will provide a built form frame to the city (in line with the 30-Year Plan for Greater Adelaide), as well as provide a built form relationship with the adjacent Capital City Zone – which also has a height limit of 53 metres. It is noted that nearby policy areas within the Capital City Zone encourage tall developments with no height restrictions. The 53 metre height restriction will also provide a development intensity linkage with the remaining part of the I3 Institution (University / Hospital Zone).



However, the scale of the site, its prominent location and its importance in the minds of South Australians, lends itself to the development of a centrally located, singular iconic building that furnishes a contemporary landmark for the locality and a focal point in the new development. To limit impacts on the surrounding areas, particularly overshadowing of the Adelaide Botanic Garden, the building will need to have a slim-line design and smaller footprint, with surrounding buildings (limited to a maximum of 53 metres) transitioning down towards the zone boundaries.

This approach to building design will be applied across the site and where appropriate, emphasis will be placed on development of taller buildings with smaller footprints / block size to enable increased opportunity for open space and landscaping. This also ensures that individual building projects can be viable by permitting buildings of a scale that are commensurate with the level of investment.

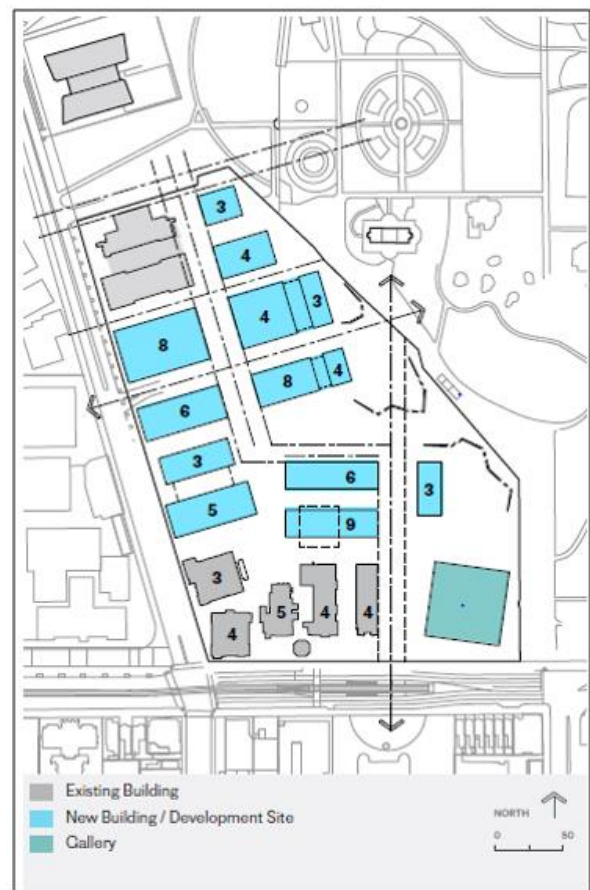
As the topography of the site varies with a 9 to 10 metre drop from south to north, this policy will also require that the maximum building height follow the natural contour of the ground (rather than follow a horizontal line from the highest point of the land).

To mitigate built form impacts on adjacent areas, policy will guide the location of the tallest buildings towards the centre of the development, in approximately the same location as the existing Outpatients' Building. From there, development scale (height and mass) will transition downwards to the north (Park Lands) and east (Adelaide Botanic Garden) to be sensitive to the reduced development intensity and to limit detrimental environmental impacts such as shading on the adjacent living landscapes. It will also enable buildings to be largely concealed from short distance views from within the Adelaide Botanic Garden by existing vegetation.

Policy will seek to encourage a range of additional urban design features, including:

- provision of adequate north-south and east-west connections to and through adjoining precincts, services (such as public transport) and destinations to maximise accessibility
- fine grain development pattern to create an attractive and interesting space
- contextually sensitive development
- access to sunlight
- public art and amenities
- human scale and amenity.

Figure 8: potential development layout



Source: Lot Fourteen Site Strategies

### DPA Policy Response / Implications

The DPA will introduce Zone specific Desired Character statements, Objectives and Principles of Development Control that address the abovementioned objectives.

These new policies will support a range of existing City of Adelaide (City) Development Policies included under the headings of:

- Living Culture
- Community Facilities
- Environmental (Crime Prevention Through Urban Design, Heritage and Conservation)
- Built Form and Townscape (Height, Bulk and Scale, Landscaped Open Space, Composition and Proportion, Articulation and Modelling, Materials, Colours and Finishes, Corner Sites, Sky and Roof Lines, Active Frontages, Outdoor Dining, Active Street Frontages, Outdoor Dining and Landscaping)
- Squares and Public Places
- Park Lands.

In addition, the Adelaide (City) Development Plan contains a range of existing policies that guide urban design elements of a project (refer Council-Wide section: Built Form and Townscape module).

## 4.10 Transport and Access

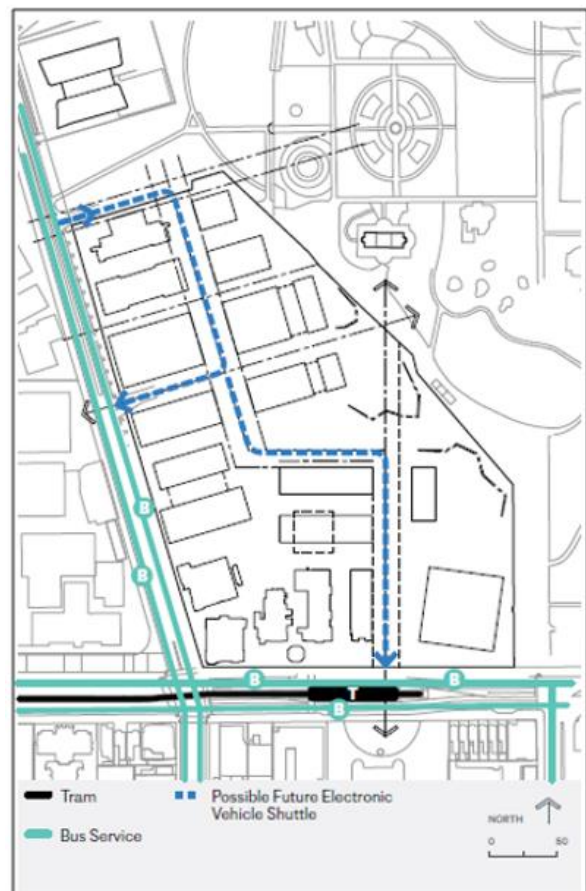
### 4.10.1 Public Transport, Pedestrian and Cycling Links

The nature of mixed-use development supports sustainable transport choices such as public transport, walking and cycling and improves neighbourhood amenity. A study of the demographic and transport context of Lot Fourteen shows that the adjacent population of the high density, mixed-use East End is far less dependent on motor vehicles than the metropolitan average. 230 dwellings (or 45% of dwellings) do not own a motor vehicle and over 50 per cent of people who live in the precinct walk to work (Infraplan, 2016).

The flow-on benefits of transport choices that are not private-vehicle-dominated include:

- increased capacity in the transport network and reduced local traffic congestion
- improved public health and community wellbeing
- reduced environmental impacts

Figure 9: Adjacent public transport links



Source: Lot Fourteen Site Strategies

- reduced household costs on transport.

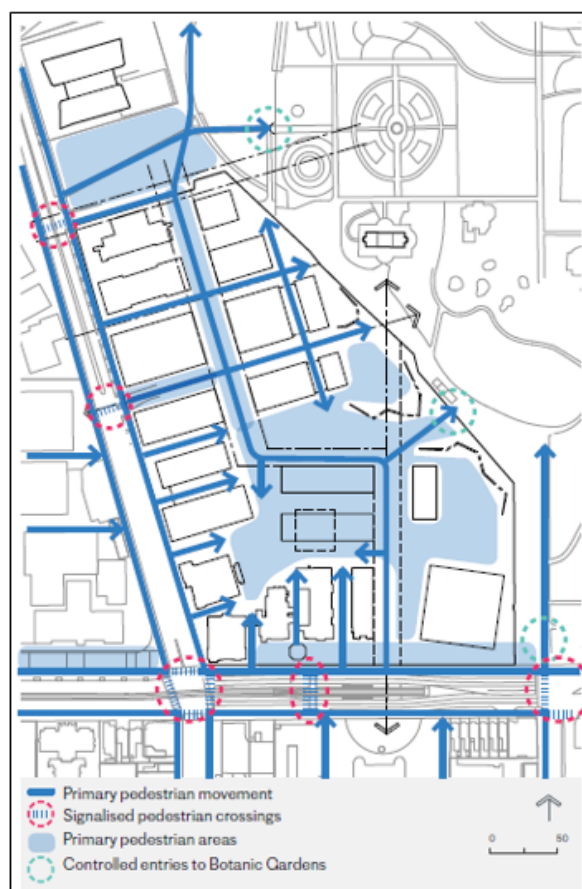
Being in the CBD and immediately adjacent to major roads and public transport links, Lot Fourteen is highly accessible, providing easy access for potential future workers, students, and visitors to other transport modes; city cultural and educational destinations; services; and locations outside the CBD.

Located on North Terrace and Frome Road, the site is adjacent a tram stop and connects with major bus routes and free bus services. It is also within walking distance of the Adelaide Railway Station, giving it greater connectivity to metropolitan Adelaide.

Vehicular access to the site will be from the existing signalised intersections on Frome Road with vehicles exiting via North Terrace. Egress via North Terrace will be limited to left-in, left out only. Frome Road access is already provided via two controlled intersections and development will be required to utilise these or an approved variation thereof.

The DPA proposes to facilitate a permeable pedestrian and cycle friendly environment through engaging, pleasant and safe shared use streets and paths that network access and circulation routes within the site and to destinations and city-wide networks beyond the boundary of the affected area. Potential exists for east–west links that connect the Adelaide Botanic Garden and National Wine Centre to the universities and Riverbank; and north–south links to potentially connect the East End to the historic Palm House, Adelaide Botanic High School, the Adelaide Zoo and the Park Lands / Riverbank north of Lot Fourteen.

Figure 10: Proposed Pedestrian Movement



Source: Lot Fourteen Site Strategies

Figure 11: Proposed Cycle Movement



Source: Lot Fourteen Site Strategies



Cycling is anticipated to play a role, along with other low or no carbon transport choices. The DPA proposes that high quality shared path and dedicated cycling facilities be provided that link with city cycle routes, such as the north-south bikeway along Frome Street and Frome Road.

The scale of any proposed development on Lot Fourteen has the potential to showcase new transport technology or community initiatives, such as vehicle charging stations; telecommunications walking tools to provide workers and visitors on site with personalised information about their physical activity; and shared use car and bike schemes.

#### 4.10.2 Car Parking

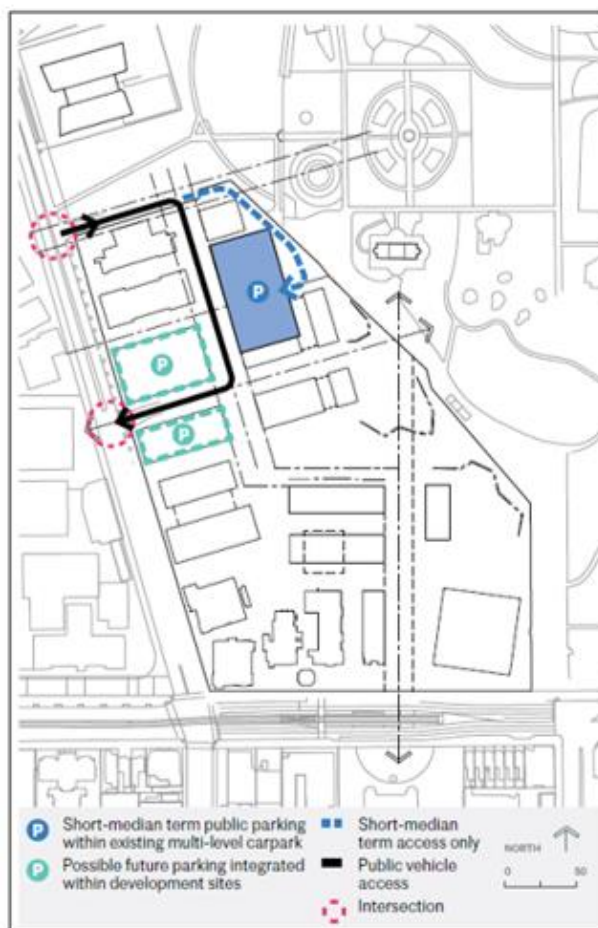
Lot Fourteen is intended as a pedestrian-focused public realm that limits public vehicle access and on-site parking. The subject land contains an existing multi-storey car park (approximately 1400 car spaces) which is to be retained, at least for the short to medium term. There is also an extensive network of on-street parking spaces in the vicinity.

As noted above, the site is directly accessible to a range of mass transit services (tram and bus) and is a short distance from the Adelaide Railway Station. Further, there are a range of walking paths / footpaths and bike tracks to support active transport modes.

Development Plans can apply discounts to the standard number of car parks required to be supplied in a development where it can be determined that many users of the development will utilise nearby public transport, walking and cycling modes rather than a private vehicle. Given the accessible location of Lot Fourteen to public transport, pedestrian connectivity and off-site parking, it is considered that no minimum on-site parking provisions are warranted.

The policies of this DPA acknowledge that a lower number of parking spaces may be provided in future developments given the site's location and access to public transport and the availability of parking off street, on site and in the precinct.

Figure 12: Existing and potential car parking for Lot Fourteen



Source: Lot Fourteen Site Strategies by Oxygen/Pty Ltd

#### DPA Policy Response / Implications

Additional Objectives and Principles of Development Control are introduced by this DPA that refer to greater pedestrian and cycling connectivity through the site, in addition to specific design policies for car parking areas and requirements for bicycle parking.

Should it be determined by future developers to introduce new on-site car parking, there are a range of existing relevant Adelaide (City) Development Plan policies that guide how access and car parking areas should be designed, including under the following Council Wide heading of 'Transport and Access' (Access and Movement, Pedestrian Access, Bicycle Access, Public Transport, Traffic and Vehicle Access, and Car Parking).

#### 4.11 Infrastructure and Services

Similar to any significant development within the CBD, any development of Lot Fourteen will need to be provided with appropriate levels of supporting infrastructure such as electricity, water, sewer and communications, including phone / internet services. Gas infrastructure will be limited with the notable exception being the proposed cooking school.

The funding (and potential associated upgrades) of these services are typically the responsibility of the developer. Development Plan policies provide safeguards ensuring that development can only be approved if it can be appropriately serviced by infrastructure.

Development-ready parcels will be delivered in accordance with a 'Precinct Infrastructure Strategy' as part of the overall site redevelopment with developers responsible for infrastructure within the development lots.

##### **DPA Policy Response / Implications**

Additional policies relating to infrastructure services are not proposed by this DPA as there are appropriate existing Adelaide (City) Development Plan policies that guide the requirements and design of infrastructure services, including under the Council Wide heading of "Environmental" (Energy Efficiency; Infrastructure; Waste Management).

The Master Planning process by Renewal SA will ensure the provision and coordination of infrastructure will be undertaken to support the proposed development.

#### 4.12 Sustainable Design

The scale of future development of Lot Fourteen provides the opportunity to deliver a showcase of leading edge technology, renewable energy generation, waste management and water reuse/efficiency solutions to position the development as a world class sustainable development.

As previously described the Lot Fourteen project is targeting 6 Star Green Star Buildings Ratings, 6 Star Green Star Communities Rating and a WELL Communities Rating. Sustainability principles will therefore underpin all developments within the Zone. Sustainability can be demonstrated by a range of interwoven elements/concepts, including contributing to a low carbon economy, carbon neutrality, climate change resilience, exemplary building (i.e. solar orientation and ventilation) and landscape design, and promotion of walking, cycling and use of public transport.

Further, environmental benefits will be realised by providing green infrastructure (e.g. open space, green rooves/walls, streetscapes) that supports passive cooling/heating, is water efficient, treats stormwater and provides people with the benefits of connection with nature.

### DPA Policy Response / Implications

The DPA introduces specific zone Desired Character statements, Objectives, and Principles of Development Control policies that promote a high standard of sustainable outcomes.

In addition, developments will also be guided by existing Adelaide (City) Development Plan policies under the heading of 'Environment' (Waste Management, Renewable Energy, Energy Efficiency, Micro-climate and Sunlight, Stormwater Management).

## 4.13 Stormwater Management

The site falls from south to north and has infrastructure that delivers stormwater into Council stormwater drains at the north and west of the site. There is currently no infrastructure that treats stormwater on the site.

Any proposed development on the site provides the opportunity to include new stormwater infrastructure that allows for bioretention, storage and treatment prior to discharge. Thus ensuring improved quality with regards to pollutants.

### DPA Policy Response / Implications

Additional policies relating to stormwater management are not proposed by this DPA as there are appropriate existing Adelaide (City) Development Plan policies that guide stormwater management planning, including under the Council Wide heading of "Environmental (Stormwater Management).

Figure 13: Potential WSUD and stormwater system



Source: Lot Fourteen Site Strategies by Oxygen Pty Ltd

## 4.14 Soil Contamination

Phillips Pilkington (2015) summarised several reports that considered contamination at Lot Fourteen. A further understanding of soil contamination has been gained from investigations undertaken during the preliminary works at Lot Fourteen.

Soils and fill material are being tested by appropriately qualified environmental consultants, some of which have been found to have varying levels of contamination. Investigations are being undertaken to confirm their suitability for the proposed developments and remediation undertaken in accordance with industry standards as appropriate. Underlying natural soils have not shown any evidence of contamination. No asbestos or residual radioactive waste has been detected in soils or fill material to date.

Detailed soil contamination investigations for areas outside current building footprints will be undertaken and remediation (if required) be conducted in accordance with recognised guidelines and industry standards at the development application stage.

#### **DPA Policy Response / Implications**

Additional policies relating to land contamination are not proposed by this DPA as there are appropriate existing Adelaide (City) Development Plan policies that guide the planning assessment of contaminated sites, including under the Council Wide heading of “Environmental (Contaminated Sites)”.

In addition, any development on the site will need to comply with relevant Environment Protection Authority legislation / requirements.

### **5 Summary of recommended policy changes**

This section sets out a summary of the proposed key zoning and policy changes to the Adelaide (City) Development Plan to support the redevelopment of Lot Fourteen.

#### **5.1 General Section Amendments**

There are no proposed amendments to General Section policies in the Adelaide (City) Development Plan.

#### **5.2 Zoning**

Proposed zoning changes include:

- Amendment to existing I3 Institutional (University / Hospital) Zone which will no longer apply to the Lot Fourteen / old Royal Adelaide Hospital site and apply only to the university precinct. This includes removing all reference to the land east of Frome Road and associated land use policies.
- Introduction of a new zone – the Mixed Use (Innovation) Zone – to apply to Lot Fourteen / old Royal Adelaide Hospital site to primarily support education, research, technology and creative and innovative commercial activities, together with tourism, hospitality, entertainment, cultural and retail activities. Building heights will generally be limited to 53 metres (transitioning down to the zone boundaries) with allowance for a centrally located, iconic building.

#### **5.3 Tables**

Existing tables in the Adelaide (City) Development Plan are proposed to be amended as follows:

- Table Adel/1 – State Heritage Places – reflect changes to listings at Lot Fourteen / old Royal Adelaide Hospital site
- Table Adel/4 – Local Heritage Places – amend an error whereby a State Heritage Place at Lot Fourteen / old Royal Adelaide Hospital site was also listed as a Local Heritage item in error.

#### **5.4 Maps and overlays**

Updates to relevant maps in the Adelaide (City) Development Plan to reflect the changes in zoning regarding overlays, zones and policy areas.

## **6 Statement of statutory compliance**

Section 26 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Development Regulations 2008.

### **6.1 Accords with the Planning Strategy**

Relevant strategies from the Planning Strategy are summarised in Section 2 and Appendix B of this document.

It is the intent of the DPA to support the achievement of the Planning Strategy policies.

### **6.2 Accords with other parts of the Development Plan**

The policies proposed in this DPA are consistent with the format, content and structure of the Adelaide (City) Development Plan.

### **6.3 Complements the policies in the Development Plans for adjoining areas**

The policies proposed in this DPA will not affect the Development Plans for adjoining areas.

### **6.4 Satisfies the requirements prescribed by the Regulations**

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.



## References

- *Adelaide (City) Development Plan, Consolidated 24 September 2015* - Government of South Australia
- *Adelaide Park Lands Act (2005)* - Government of South Australia
- *Adelaide Park Lands Management Strategy 2015-25 (2016)* - City of Adelaide
- *Development Act (1993)* - Government of South Australia
- *Development Regulations (2008)* - Government of South Australia
- *Former Royal Adelaide Hospital Site Master Plan (2018)* – Renewal SA, Government of South Australia, Woods Bagot, Oculus, Right Angle Studios, MaroPlan
- *Integrated Transport and Land Use Plan (2014)* - Government of South Australia
- *Lot Fourteen Master Plan* - Oxigen Pty Ltd, Warren and Mahoney, Tridente, WGA, WSP, Design Flow, Guildhouse
- *Lot Fourteen Old Royal Adelaide Hospital Updated Economic Assessment (2019)* - MacroPlan Dimasi
- *Lot Fourteen Precinct Infrastructure Strategy* - WSP Australia Pty Ltd
- *Lot Fourteen Public Realm Schedules North Terrace (2018)* – Oxigen Pty Ltd
- *Lot Fourteen Site Strategies* - Oxigen Pty Ltd, Warren and Mahoney, Tridente, WGA, WSP, Design Flow, Guildhouse, D<sup>2</sup>
- *Lot Fourteen Urban Design Protocol* - Oxigen Pty Ltd, Warren and Mahoney, Tridente, WGA, WSP, Design Flow, Guildhouse
- *Market Demand Assessment – Lot Fourteen Development and Lease Options Analysis (2019)* – Knight Frank, Aurecon
- *Old Royal Adelaide Hospital Strategic Framework- Report Part 1A (2015)* - Phillips Pilkington
- *Old RAH Site – Demographic and Transport Context 2016* - InfraPlan (Aust) Pty Ltd
- *Parking Demand Strategy – The Old RAH Site development (2016)* - InfraPlan (Aust) Pty Ltd
- *Planning, Development and Infrastructure Act (2016)* - Government of South Australia
- *South Australia's Strategic Plan (2011)* - Government of South Australia
- *Strategic Plan 2016-2020 (2016)* – City of Adelaide
- *The 30-Year Plan for Greater Adelaide – 2017 Update* - Government of South Australia

## APPENDICES

### APPENDIX A - Summary of recommended policy changes- Planning and Design Code

A new planning system is currently being introduced into South Australia. The new *Planning, Development and Infrastructure Act 2016* is being introduced in stages. The Planning and Design Code is the cornerstone of the new planning system, it consolidates the planning rules contained in South Australia's 72 Development plans into one rulebook. In this regard Adelaide (City) Development Plans will be superseded by the new Planning and Design Code in the middle of 2020.

Where compatible, existing zones in the current development plan will be transitioned to the equivalent zone in the Planning and Design Code with policy differentiation (ie local additions) providing the basis for sub-zones. Zones that perform functions unique to the Adelaide City environment, however, will be transitioned to a Code format, retaining their core policy intent. The zone and policy changes proposed in this DPA fall into the latter category as unique zone and policy directions, however are being drafted in the format of the existing development plan for the purposes of continuity.

A comparison of the proposed Development Plan policy and the Code policy for the site are provided below:

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p>The proposed Mixed Use Zone has been prepared to fit into the structure and terminology of the existing development plan.</p> <p>It is intended that the policy would apply to development applications until the Code is implemented in the middle of 2020.</p>	<p>The proposed Riverbank Zone with the Innovation Subzone is the draft policy for the Planning and Design Code currently on consultation. This would replace the Development Plan in the middle of 2020.</p> <p>The Code provides a clear performance-based approach to planning, by incorporating policies that address the scale, form and design of buildings as well as their relationship to the public realm. The Planning and Design Code applies to a new set of development assessment pathways. For more information on the Planning and Design Code refer to <a href="#">[website address]</a>.</p>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>DESIRED CHARACTER</b></p> <p>The Zone will extend and strengthen the cultural boulevard of North Terrace. Development will be designed in a modern campus style accommodating a mix of education, research, innovation and technology activities together with commercial, creative and professional activities. In addition, activities that generate high levels of pedestrian activity, such as cultural and hospitality activities as well as some small shops (at ground floor level) will be developed to support workers and visitors in an environment that is safe, attractive and accessible throughout the day and night.</p> <p>Buildings and open space in the Zone will incorporate innovative and exemplary design to support optimal site development and the capital city location. The built form will transition from the tallest buildings in the vicinity of the former Outpatient's Building and along Frome Road, and scale downwards to the Park Lands and particularly the Adelaide Botanic Garden, where smaller building footprints will be combined with increased open space.</p> <p>Buildings, open space and infrastructure will be integrated to deliver high standards of sustainability and management of natural resources. There will be extensive and accessible open space with, a rich display of landscaping and public art that is contextually relevant.</p> <p>An extensive network of shared pedestrian and cycleways in the zone will connect and transition the City to the Park Lands and Adelaide Botanic Garden.</p> <p>The Zone will be a pedestrian focused environment with limited vehicular access and onsite carparking. Any new carparking that is provided will be sited below ground and not visible.</p> <p><b>Objective 1:</b> A mixed use precinct that demonstrates innovation, high quality contemporary buildings and public spaces and that provide significant social, environmental and economic benefits to the State.</p> <p><b>Objective 2:</b> A mix of innovative commercial, educational and research activities, alongside tourism, hospitality, cultural, entertainment and retail activities.</p>	<p><b>DESIRED OUTCOMES (DO)</b></p> <p><b>City Riverbank Zone</b></p> <p><b>DO 1</b> Exemplary design quality and architecture that is contemporary and innovative, respectful of the heritage buildings, Park Lands setting and civic functions of the locality.</p> <p><b>DO 2</b> A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.</p> <p><b>DO 3</b> Strong visual and physical connections between important buildings, public spaces, the Park Lands and other key destinations.</p> <p><b>Innovation Subzone</b></p> <p><b>DO 1</b> An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities.</p> <p><b>DO 3</b> A range of low to high rise buildings within a landscaped setting that respond to heritage buildings on the site and transition down in height and scale towards the Adelaide Park Lands and the Adelaide Botanic Garden.</p>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>Objective 3:</b> A Zone that is characterised by extensive, high quality landscaping and large, diverse areas of publicly accessible open space, located where it can complement North Terrace and integrate with the adjacent Adelaide Botanic Garden</p> <p><b>Objective 4:</b> A Zone that is permeated with a network of pedestrian and cycleways that link to adjoining precincts and destinations.</p> <p><b>Objective 5:</b> Development that contributes to the Desired Character of the Zone</p>	
<p><b>PRINCIPLES OF DEVELOPMENT CONTROL</b></p> <p><b>Land Use</b></p> <p><b>1</b> The following types of development, or combinations thereof, are envisaged:</p> <ul style="list-style-type: none"> <li>Community centre</li> <li>Child care</li> <li>Consulting room</li> <li>Convention facilities</li> <li>Cultural facility, including museum, art gallery</li> <li>Educational establishment</li> <li>Hotel</li> <li>Indoor recreation centre</li> <li>Licensed entertainment premises</li> <li>Library</li> <li>Temporary markets and/or festivals</li> <li>Motel</li> <li>Office</li> </ul>	<p><b>PERFORMANCE OUTCOME</b></p> <p><b>1.1</b> A diverse range of land uses that connect the city centre to the natural environment of the River Torrens and Park Lands with clusters of related activities, such as:</p> <ul style="list-style-type: none"> <li>(a) clinical health, training, education and research;</li> <li>(b) entertainment, tourism and accommodation;</li> <li>(c) education and administration;</li> <li>(d) innovative science and employment; and</li> <li>(e) Community and cultural institutions.</li> </ul> <p>The following types of development, or combinations thereof, are envisaged:</p> <ul style="list-style-type: none"> <li>(a) Advertisement</li> <li>(b) Community centre</li> <li>(c) Consulting room</li> <li>(d) Office</li> <li>(e) Convention centre</li> <li>(f) Educational establishment</li> <li>(g) Entertainment venue</li> </ul>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p>Pre-school</p> <p>Personal service establishment</p> <p>Place of worship</p> <p>Serviced apartment</p> <p>Restaurant</p> <p>Shop or group of shops up to 250 square metres (except where ancillary to a primary activity)</p> <p>Tourist accommodation</p>	<p>(h) Helicopter landing facility</p> <p>(i) Hospital</p> <p>(j) Hotel</p> <p>(k) Licensed premises in association with hotel, restaurant, shop or the like</p> <p>(l) Land division</p> <p>(m) Light industry (including high technology and research based activity)</p> <p>(n) Motel</p> <p>(o) Restaurant</p> <p>(p) Shop</p> <p>(q) Serviced apartments</p> <p>(r) Tourist accommodation.</p> <p><b>Innovation Subzone</b></p> <p><b>PO 1.1</b> Development of innovative commercial, educational and research activities supported by a mix of compatible employment generating land uses.</p> <p><b>PO 1.2</b> Small scale retail development to meet the day to day needs of workers and visitors to the precinct.</p> <p><b>DTS / DPF 1.3</b> Shops not exceeding 250sqm total gross leasable floor area.</p> <p><b>PO 1.3</b> A range of small to medium scale services and facilities serving the area such as child care facilities, personal services establishment and the like.</p> <p><b>PO 1.4</b> Higher impact land uses such commercial development (including high technology and research based activity) clustered in key nodes where compatible with adjoining uses.</p>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>Design and Appearance</b></p> <p><b>4</b> Development should reinforce the grand boulevard character of North Terrace.</p> <p><b>5</b> Development should be of a high standard of contemporary architectural design and incorporate vertical rhythms, proportions, composition, materials, parapet or balcony height, and use of solid and glass finishes to produce visual interest on all sides and an innovative response to the unique context of the site.</p> <p><b>6</b> Buildings, advertisements, site landscaping, street planting and paving should have a cohesive, coordinated appearance and should enhance the urban environment.</p> <p><b>7</b> Development should contribute to the comfort of pedestrians through the incorporation of verandahs, balconies, awnings and/or canopies that provide pedestrian shelter.</p> <p><b>8</b> Development should:</p> <ul style="list-style-type: none"> <li>(a) contribute to the activation of the public realm by presenting an attractive pedestrian-oriented frontage at ground level that adds interest and vibrancy;</li> <li>(b) balance open space, built form and design to ensure access to sunlight in the public realm, particularly plaza areas during spring and autumn; and</li> <li>(c) provide a clear sense of address to each building.</li> </ul> <p><b>9</b> Outdoor eating and drinking facilities associated with cafés and restaurants are appropriate ground floor uses and should contribute to the vitality of the Zone.</p> <p><b>10</b> Buildings in proximity to the Adelaide Botanic Garden or Park Lands should seek to create view corridors to and from the Botanic Garden.</p> <p><b>11</b> The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street level activation.</p>	<p><b>River Bank Zone</b></p> <p><b>PO 2.3</b> Development reinforces the grand boulevard character of North Terrace and King William Road, by reflecting the patterns of landscaped spaces and built form, building proportions and scale</p> <p><b>PO 2.2</b> Development:</p> <ul style="list-style-type: none"> <li>(a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy;</li> <li>(b) contributes to pedestrian comfort by minimising micro climatic impacts;</li> <li>(c) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm, particularly plaza areas during the Spring and Autumn; and</li> <li>(d) provides a clear sense of address to each building.</li> </ul> <p><b>PO 2.4</b> Coordinated development providing public spaces and landscaping, including deep plantings, that soften the dominance of buildings, provide a range of spaces that are suitable for group meetings and social activities and spaces for passive enjoyment.</p> <p><b>PO 2.5</b> Pedestrian shelter and public art designed as an integral part of built form, open space and landscaping.</p> <p><b>Innovation Sub Zone</b></p> <p><b>PO 2.1</b> A high standard of contemporary architectural design, which incorporates vertical rhythms, proportions, compositions, materials, parapet or balcony heights. A combination of solid and glass finishes used to produce visual interest on all sides.</p>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>12</b> Development should provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.</p>	<p><b>PO 2.2</b> Buildings adjacent to the Adelaide Botanic Garden or Park Lands sited and designed to create view corridors to and from the Adelaide Botanic Garden.</p>
<p><b>Building Height</b></p> <p><b>13</b> Building heights should provide an orderly transition in scale, with the lowest buildings located adjacent the Park Lands Zone and scaling up towards Frome Road and North Terrace, whilst recognising the design sensitivities of the State Heritage places.</p> <p><b>14</b> Buildings should not exceed a height of 53 metres (excluding roof top gardens and infrastructure services) with the exception of a slender, landmark building, centrally located in the zone.</p>	<p><b>River Bank Zone</b></p> <p><b>PO 2.1</b> Building heights within the zone providing an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace and other City Boulevards identified in City Riverbank Zone Table 5.1.</p> <p><b>Innovation Sub Zone</b></p> <p><b>PO 2.3</b> Buildings of a height and scale that minimise impacts on the Adelaide Botanic Garden and Park Lands as well as referencing the scale of buildings facing North Terrace and Frome Road.</p> <p><b>DTS 3.8</b> Buildings not exceeding 15 building levels and 53 metres in building height.</p> <p><b>PO 2.4</b> Where buildings exceed 15 building levels or 53 metres in building height they will be of exemplary design, located centrally within the site and meet the Commonwealth Airports (Protection of Airspace) Regulations.</p>
<p><b>Movement</b></p> <p><b>15</b> Movement patterns should be focused on the provision of high quality and high amenity pedestrian and cycling infrastructure over vehicular accessibility.</p> <p><b>16</b> Pedestrian and cycle movement should be based on a network of pathways linking the surrounding zones and giving a variety of north-south and east-west links.</p> <p><b>17</b> Any free-standing form of pedestrian shelter should be designed as an integral part of open space and landscaping.</p>	<p><b>River Bank Zone</b></p> <p><b>PO 4.1</b> Development designed to encourage pedestrian/bicycle circulation at the North Terrace level and create or maintain:</p> <ul style="list-style-type: none"> <li>(a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points;</li> <li>(b) east-west connections through the city; and</li> </ul>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>18</b> Development should provide a safe environment along streetscapes, pedestrian and cycle paths, open spaces and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.</p>	<p>(c) existing pedestrian and cycling connections, including the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail to be maintained.</p> <p><b>PO 4.2</b> A central pedestrian pathway designed as a single, plane surface and maintained to:</p> <p>(a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways; and</p> <p>(b) link key buildings and public areas within the Zone.</p> <p><b>PO 4.3</b> Pedestrian movement prioritised and designed to be free from vehicle conflict.</p> <p><b>PO 4.4</b> Development to provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.</p>
<p><b>Parking</b></p> <p><b>19</b> Bicycle parking should be provided in accordance with <a href="#">Table Adel/6</a> and be conveniently located for users.</p> <p><b>20</b> Where parking for multiple cars is provided, it should meet all the following criteria:</p> <ul style="list-style-type: none"> <li>(a) not be located at ground floor street frontages or detract from the provision of active street frontages;</li> <li>(b) minimise the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions;</li> <li>(c) incorporate façade treatments where located along major street frontages or interfacing with the Park Lands or Botanic Garden, with the built form sufficiently enclosed and detailed to complement</li> </ul>	<p>Parking is covered by the General Modules of the Planning and Design Code</p>



PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p>neighbouring buildings and screen vehicle parking from view from public areas and other buildings; and</p> <p>(d) be comprehensively integrated with high quality landscaping that includes large trees.</p>	
<p><b>Open Space</b></p> <p><b>21</b> Open space provision should:</p> <ul style="list-style-type: none"> <li>(a) be coordinated to provide a variety of pleasant, cohesive, hard and soft, high quality landscaped spaces among and adjacent to buildings;</li> <li>(b) provide a range of spaces suitable for group meetings and social activities and also for quiet retreat and relaxation;</li> <li>(c) incorporate planting themes defined by a mix of exotic and Australian native plantings, lawns and garden beds;</li> <li>(d) incorporate extensive deep soil zones for medium to large trees;</li> <li>(e) incorporate extensive landscaped spaces with pedestrian / cycle links between them, with trees and other plantings to create pleasant environments and soften the built form;</li> <li>(f) provide landscaping and pedestrian links to the Adelaide Botanic Garden, North Terrace, Frome Road and the northern Park Lands Zone;</li> <li>(g) ensure public art, canopies, verandahs, lighting, signage, street furniture and infrastructure are incorporated and designed in a cohesive manner.</li> </ul> <p><b>22</b> Temporary stands and facilities are appropriate in association with special events where they will not result in permanent damage to the surfaces or character of the Open Space areas.</p> <p><b>23</b> Restriction of access to the Adelaide Botanic Garden should primarily be achieved by use of design elements or landscaping treatments that integrate with the open space setting such as water features and variation of natural ground level.</p>	<p><b>Innovation Subzone</b></p> <p><b>PO 2.5</b> Development on the eastern portion of the site:</p> <ul style="list-style-type: none"> <li>(a) results in an open park like setting complementary to the Adelaide Botanic Garden;</li> <li>(b) carefully managed to sensitively balance its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands;</li> <li>(c) minimises uses or activities that would alienate the area from public usage;</li> <li>(d) provides opportunities for tourism, education, research, informal recreation and cultural enjoyment;</li> <li>(e) improves pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands; and</li> <li>(f) provides greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.</li> </ul> <p>Additional open space policy is provided in the general section of the Planning and Design Code.</p>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>24</b> Use of permanent fencing should be avoided unless it is visually transparent / open style and custom designed to a high architectural standard fitting for its context, ensuring high visibility to and through the Area.</p> <p><b>25</b> Development to the east of the Bice Building, should:</p> <ul style="list-style-type: none"> <li>(a) result in an open park like setting complementary to the Adelaide Botanic Garden</li> <li>(b) be carefully managed to sensitively balance the interaction between the built, natural and landscaped environment, recognising its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands</li> <li>(c) minimise uses or activities which would alienate the area from public usage</li> <li>(d) provide opportunities for tourism, education, research, informal recreation and cultural enjoyment</li> <li>(e) improve pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands</li> <li>(f) provide greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.</li> </ul>	

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
	<p><b>River Bank Zone</b></p> <p><b>PO 2.6</b> The contribution of heritage buildings enhanced by ensuring:</p> <ul style="list-style-type: none"> <li>(a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric</li> <li>(b) views and physical connections to heritage buildings and their important heritage features is maintained</li> <li>(c) the ground level interface with heritage buildings incorporates publicly accessible spaces and active land uses that support public access where appropriate.</li> </ul>
<p><b>Advertising</b></p> <p><b>26</b> Advertisements should use simple graphics and be restrained in their size, design and colour.</p> <p><b>27</b> In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians.</p> <p><b>28</b> There should be an overall consistency achieved by advertisements along individual street frontages.</p>	<p><b>River Bank Zone PO 3.1</b></p> <p>Advertisements designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone.</p> <p>Additional advertising policy is provided in the general section of the Planning and Design Code.</p>
<p><b>PROCEDURAL MATTERS</b></p> <p><b>Complying Development</b></p> <p><b>29</b> Complying developments are prescribed in Schedule 4 of the <i>Development Regulations 2008</i>.</p> <p>In addition, the following forms of development are assigned as complying:</p> <ul style="list-style-type: none"> <li>(a) Other than in relation to a State heritage place, Local heritage place (City Significance), or Local heritage place, work undertaken within a building which does not involve a change of use or affect the external appearance of the building;</li> </ul>	<p><b>Deemed-to-Satisfy Development Classification</b></p> <ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Excavation and filling</li> <li>• Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> <li>○ a shop to an office or consulting room</li> <li>○ an office or consulting room to a shop</li> </ul> </li> </ul>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p>(b) Temporary depot for Council for a period of no more than 3 months where it can be demonstrated that appropriate provision has been made for:</p> <ul style="list-style-type: none"> <li>(i) dust control;</li> <li>(ii) screening, including landscaping;</li> <li>(iii) containment of litter and water; and</li> <li>(iv) securing of the site.</li> </ul> <p>(c) Change in the use of land from a non-residential use to an office, shop or consulting room (excluding any retail showroom, adult entertainment premises, adult products and services premises or licensed premises).</p>	
<p><b>Non-complying Development</b></p> <p><b>30</b> The following kinds of development are non-complying:</p> <p>A change in use of land to any of the following:</p> <p>Amusement machine centre</p> <p>Advertisements involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) Third party advertising except or temporary advertisements on construction sites;</li> <li>(b) Advertisements located at roof level where the sky or another building forms the background when viewed from ground level;</li> </ul> <p>Dwelling or group of dwellings</p> <p>Residential Flat Building</p> <p>Total demolition of a State Heritage Place (as identified in <a href="#">Table Adel/1</a>).</p> <p>Vehicle parking except where it is ancillary to an approved or existing use.</p>	<p>There are no non-complying provisions however, if the relevant authority determines that the elements of performance assessed development are seriously at variance with the Planning and Design Code, planning consent must not be granted.</p>
<b>Public Notification</b>	<b>Public Notification</b>

PROPOSED MIXED USE (INNOVATION) ZONE FOR DEVELOPMENT PLAN	PROPOSED PLANNING AND DESIGN CODE CHANGES
<p><b>31</b> Categories of public notification are prescribed in Schedule 9 of the <i>Development Regulations 2008</i>.</p> <p>In addition, the following forms of development, or any combination of (except where the development is non-complying), are assigned:</p> <p><b>Category 1</b>, public notification not required:</p> <p>All forms of development other than where it is assigned Category 2.</p> <p><b>Category 2</b>, public notification required. Third parties do not have any appeal rights.</p> <p><i>Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2</i></p>	<p>All classes of development are excluded from notification except where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) the site of the development is adjacent land to land in a different zone</li> <li>(b) development identified as “all other code assessed development” in Riverbank Zone Table 3</li> </ul>

## APPENDIX B - How this DPA supports targets and policies within The 30 Year Plan for Greater Adelaide

Target	How this DPA supports
<b>Target 1: Containing our urban footprint and protecting our resources</b>	Lot Fourteen is a brownfield site in the central business district. The DPA reviews opportunity for the development of a range of activities at high densities in the heart of the city, thereby utilising existing urban landscapes.
<b>Target 2: More ways to get around</b>	Lot Fourteen is located in the heart of Adelaide and is adjacent a range of high frequency public transport options including train, tram and bus. The DPA will incorporate access networks to these services and provide for an extensive network of pedestrian and cycle pathways and limited vehicular access on site (refer section 4.10 Transport and Access).
<b>Target 3: Getting active</b>	Lot Fourteen also has direct access to a range of bike and pedestrian pathways that provide opportunity for recreational or commuter connectivity. The provision of an integrated pedestrian and bicycle network throughout the site linking internal and external destinations will be a core tenet of the design of Lot Fourteen (refer section 4.10 Transport and Access).
<b>Target 5: A green liveable city</b>	The DPA proposes that a large proportion of the site is developed as open space (refer 4.6 Public Realm and Open Space), which would include new landscaping and tree planting and interface with the adjacent Adelaide Park Lands and Botanic Garden.

Policy Themes	How this DPA supports
<p><b>Transit corridors, growth areas and activity centres</b></p> <p>P1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> <p>P2. Increase residential and mixed use development in the walking catchment of:</p> <ul style="list-style-type: none"> <li>• strategic activity centres</li> <li>• appropriate transit corridors</li> <li>• strategic railway stations.</li> </ul> <p>P6. Promote urban renewal opportunities and maximise the use of government-owned land to achieve higher densities along transit corridors.</p> <p>P7. Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.</p>	<p>Lot Fourteen is a brownfield site on government owned land in the capital city activity centre.</p> <p>The policy would provide for the establishment of a high intensity, education, science, research, technology and commercial development at the site, close to public transport (tram, train, bus and O'Bahn), that includes cultural uses and open space and tourist accommodation. This would support the delivery of a more vibrant and compact urban form that supports public transport use.</p> <p>The DPA proposes to introduce a specific Mixed Use (Innovation) Zone, associated Objectives, Desired Character statements and Principles of Development Control to guide the type and location of land uses into the Adelaide (City) Development Plan. The Zone policies will be supported by existing 'Economic Growth and Land Use' Council Wide policies already contained in that Plan.</p>
<b>Adelaide City centre</b>	Future development on Lot Fourteen provides the opportunity to add to cultural, entertainment,

Policy Themes	How this DPA supports
<p>P13. Strengthen the primacy of the Adelaide City centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide. Enhance its role as the centre for peak legal, financial and banking services, specialty health and medical services, higher education, the arts, and high-quality specialty retailers.</p> <p>P14. Strengthen the overall built form of the city, which is characterised by a grid pattern of streets and squares, contrasting with the open space of the Park Lands.</p> <p>P15. Deliver an overall city form that expresses taller buildings within the centre, lower buildings towards the southern residential precincts and some additional height along the terraces and around the four city squares.</p> <p>P18. Create vibrant and distinctive laneways, each with their own individual character, with small bars, restaurants, shops and cafes that contribute to city vibrancy.</p> <p>P20. Continue to develop the Riverbank Precinct as a world-renowned health, sporting, educational and biomedical precinct with strong connections to the city centre while reinforcing North Terrace as a premier cultural boulevard with a new vibrant public plaza that will be the heart of entertainment and cultural events.</p> <p>P23. Reinforce the role of the Park Lands as a major recreational, sporting, tourism, natural and open-space asset destination for the city and metropolitan Adelaide that connects the city to the suburbs.</p> <p>P24. Enhance the city's street network to support the intensity and complexity of people movement, business and community activity, to provide great 'people places' befitting Adelaide's heart.</p>	<p>educational and economic primacy of Adelaide City.</p> <p>The creation of laneways through new development could support small businesses, as well as venues and shops adding to the vibrancy of the precinct.</p> <p>Incorporating high-density mixed use development on the site will contrast with the organic form of the adjacent Adelaide Park Lands.</p> <p>The inclusion of cultural facilities at the site provides the opportunity to continue to develop the Riverbank Precinct and North Terrace as a premier cultural destination consistent with North Terrace's status as the State's premier cultural boulevard.</p> <p>As part of future redevelopment, a large portion of Lot Fourteen will be used for open space, supporting and complementing the important role that the Park Lands play to greater Adelaide.</p>
<p><b>Design Quality</b></p> <p>P25. Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.</p> <p>P28. Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.</p> <p>P29. Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</p>	<p>Future development on Lot Fourteen provides the rare opportunity to transform a large seven hectare parcel of government land into a world class, high intensity mixed-use development.</p> <p>The comprehensive design process for the site has included community engagement and a design competition to ensure the future use of the site is supportive of the community's aspirations.</p> <p>Future development provides the opportunity to look comprehensively and plan for a complete transformation that adopts new approaches in building, infrastructure, open space and streetscape design that delivers social, cultural, environmental and economic benefits – whilst</p>

<b>Policy Themes</b>	<b>How this DPA supports</b>
<p>P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p> <p>P31. Recognise the unique character of areas by identifying their valued physical attributes.</p>	<p>also recognising the intrinsic attributes of the surrounding areas.</p> <p>The DPA will introduce Zone specific Desired Character statements, Objectives and Principles of Development Control that address the abovementioned objective.</p>
<p><b>Heritage</b></p> <p>P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.</p> <p>P34. Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.</p> <p>P35. Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.</p>	<p>Future development provides the opportunity to sustainably incorporate heritage places through adaptive reuse.</p> <p>Items/places of Aboriginal heritage or state significance are protected through existing Development Plan triggers and Aboriginal Heritage Act, 1988.</p>
<p><b>Health, wellbeing and inclusion</b></p> <p>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> <li>• diverse housing options that support affordability</li> <li>• access to local shops, community services and facilities</li> <li>• access to fresh food and a range of food services</li> <li>• safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity</li> <li>• diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> <li>• sporting and recreation facilities</li> <li>• walkable connections to public transport and community infrastructure.</li> </ul> <p>P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p> <p>P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p>	<p>A mixed-use development on Lot Fourteen could add to the community wellbeing by providing ready access to education, commercial / employment activities, tourist accommodation, shops, services, open space, and cultural destinations, within the site itself and through easy access to adjacent areas such as the East End, the Riverbank Precinct and the CBD.</p> <p>Access could be made easy through creating a safe and attractive walkable/cycle-able development but also through linking with adjacent pedestrian, cycle and public transport routes.</p> <p>The public health benefits of green environments are well documented. The size of Lot Fourteen allows for significant areas to be used as open spaces, landscaped forecourts, laneways and circulation routes, whilst still being able to accommodate cultural, commercial and institutional land uses.</p> <p>By dedicating a significant proportion of the site to open space, the level of public accessibility and use of the site will be greatly increased.</p>



Policy Themes	How this DPA supports
<p>P52. Support a diverse range of cultural initiatives, such as public art, to stimulate the revitalisation of communities and social cohesion.</p> <p>P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.</p>	
<p><b>The economy and jobs</b></p> <p>P55. Promote certainty to undertake development while at the same time providing scope for innovation.</p> <p>P56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</p> <p><i>Tourism</i></p> <p>P63. Provide for sustainable tourism development across Greater Adelaide by:</p> <ul style="list-style-type: none"> <li>protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community</li> <li>providing appropriate support infrastructure for tourism</li> <li>facilitating sustainably designed tourism accommodation in suitable locations</li> <li>facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.</li> </ul> <p><i>Green Industries</i></p> <p>P70. Ensure planning controls for employment lands are flexible to allow new green technologies and industries to emerge and grow.</p>	<p>Rezoning of Lot Fourteen will support land supply for and provide certainty for future mixed-use development at the site.</p> <p>The site can also support the tourism industry by providing a site for new and significant cultural infrastructure and accommodation that bolsters Adelaide City as the cultural hub of the state.</p> <p>Re-zoning the site to mixed use provides the opportunity to establish new businesses at the site that will add value to the cultural facilities that are established, such as restaurants or a hotel.</p> <p>Additionally, the extension of the tram line past Lot Fourteen provides transport infrastructure to support visitors to any cultural facilities at the site.</p> <p>The DPA proposes to introduce a specific Mixed Use (Innovation) Zone, associated Objectives, Desired Character statements and Principles of Development Control to guide the type and location of land uses into the Adelaide (City) Development Plan. The Zone policies will be supported by existing 'Economic Growth and Land Use' Council Wide policies already contained in that Plan.</p>
<p><b>Transport</b></p> <p>P75. Ensure planning controls for employment lands are flexible to allow new green technologies and industries to emerge and grow.</p> <p>P78. Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport</p> <p>P79. Encourage car share schemes and public electric car charge points in transit corridors, activity centres and higher density neighbourhoods through incentives.</p> <p>P80. Reduce car parking requirements in mixed-use areas near high frequency public transit services to encourage the use of alternative transport modes.</p>	<p>The redevelopment of Lot Fourteen provides the opportunity to create a place that gives priority to the movement of people rather than cars.</p> <p>Future development at Lot Fourteen will provide for a series of connected pedestrian and cycle friendly access routes that encourage healthy transport choices and connect the site within but also to adjacent precincts and destinations.</p> <p>The site is also highly accessible to public transport, further reducing the need for a private vehicle.</p> <p>These factors, along with off-street car parking within walking distance of the site, will reduce the need for private car parking on the site.</p>

Policy Themes	How this DPA supports
<p><b>Infrastructure</b></p> <p>P86. Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> <li>walking and cycling paths and facilities</li> <li>local stormwater and flood management including water sensitive urban design</li> <li>public open space</li> <li>sports facilities</li> <li>street trees</li> <li>community facilities, such as child care centres, schools, community hubs and libraries.</li> </ul> <p>P88. Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p> <p>P89. Integrate and co-locate different community infrastructure and services in community hubs to maximise their use and enhance their economic feasibility.</p>	<p>Future development on Lot Fourteen will incorporate significant areas of open space and public realm. This along with connectivity to adjacent Park Lands, will provide green infrastructure, and appropriate access to walking and cycling, sports and open space facilities.</p> <p>Future development will be located nearby educational institutions (universities and new high school), the City and State Library, as well as having access to childcare facilities in the City.</p> <p>Development on the site provides the opportunity to utilise stormwater capture and treatment facilities prior to discharge to improve water quality outcomes.</p>
<p><b>Biodiversity</b></p> <p>P92. Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.</p> <p>P95. Support the enhancement of the urban biodiversity of metropolitan Adelaide through a connected and diverse network of green infrastructure.</p>	<p>The provision of extensive open space and public realm in future developments on Lot Fourteen provides the opportunity to incorporate local native species selections that contribute biodiversity conservation and connect with adjacent open space of the Park Lands, Botanic Garden and River Torrens.</p>
<p><b>Open space, sport and recreation</b></p> <p>P99. Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> <li>link, integrate and protect biodiversity assets and natural habitats</li> <li>provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres</li> <li>be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time</li> <li>incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity</li> </ul>	<p>Future development on Lot Fourteen will incorporate a significant proportion of public realm and open space including accessible spaces including gardens and plazas. This along with connectivity to adjacent Park Lands, will provide green infrastructure, and appropriate access to walking and cycling, sports and open space facilities.</p> <p>Open space and public realm will be designed using CPTED principles for safety and amenity.</p> <p>Future development provides the opportunity to establish significant green infrastructure that cools the site and incorporates local native species selections to contribute to biodiversity</p>

Policy Themes	How this DPA supports
<ul style="list-style-type: none"> <li>contain appropriate and low-maintenance species and locate trees to maximise shade</li> <li>encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment</li> <li>foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.</li> </ul> <p>P101. Protect and improve the amenity, accessibility and usability of the Adelaide Park Lands to ensure they function as a highly valued open space green belt for the city and as a focal point for community activity.</p> <p>P103. Ensure that public open space is adequately greened and irrigated (where appropriate) to act as a natural cooling system to reduce heat island effects in urban areas.</p>	<p>conservation and connect with the Park Lands, Botanic Gardens and River Torrens.</p> <p>Additional Desired Character Statements, Objectives and Principles of Development Control are introduced by this DPA that refer to high quality Public Realm and Open Space outcomes. The DPA also introduces specific policy and a concept plan that identifies the location and use of the land to be set aside for open space.</p>
<p><b>Climate change</b></p> <p>P104. Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> <li>protect valuable primary production land</li> <li>reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas</li> <li>conserve areas of nature protection areas</li> <li>safeguard the Mount Lofty Ranges Watershed</li> <li>reduce vehicle travel and associated greenhouse gas emissions.</li> </ul> <p>P108. Promote green infrastructure (including green roofs, vertical gardens and water sensitive design) in higher density and mixed-use developments to assist with urban cooling, reduce building energy use and improve biodiversity.</p> <p>P109. Support a zero waste culture by reducing the waste footprint of new development.</p> <p>P111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.</p> <p>P112. Provide the opportunity for neighbourhood-level alternative energy supplies, which may include embedded and distributed renewable energy, co-generation and smart grid/green grid technology.</p> <p>P113. Promote energy efficiency, the use of renewable energy sources and neighbourhood level alternative energy supplies and storage in new developments to reduce energy costs and carbon footprint.</p>	<p>Lot Fourteen is a brownfield in the capital city activity centre. Establishment of high intensity mixed-use development on the site will support a more compact urban form.</p> <p>Future development on the site provides the opportunity to showcase a range of energy, water, waste and design solutions that contribute to a low carbon and climate ready development.</p> <p>The DPA introduces specific zone Desired Character statements, Objectives, and Principles of Development Control policies that promote sustainable outcomes.</p> <p>In addition, developments will also be guided by existing Adelaide (City) Development Plan policies under the heading of 'Environment' (Waste Management, Energy Efficiency, Micro-climate and Sunlight, Stormwater Management).</p>

Policy Themes	How this DPA supports
P114. Encourage the provision of electric vehicle charging points in new higher-density developments, large public and private car parks, activity centres and employment lands.	
<b>Water</b>  P115. Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.  P117. Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of: <ul style="list-style-type: none"> <li>• run-off from infill development</li> <li>• urban flooding from increased short-duration intense rainfall events associated with climate change</li> <li>• pollution from roads and other developed areas.</li> </ul>	<p>Future development on Lot Fourteen provides the opportunity to showcase WSUD.</p> <p>The DPA introduces specific zone Desired Character statements, Objectives, and Principles of Development Control policies that promote sustainable outcomes.</p> <p>In addition, developments will also be guided by existing Adelaide (City) Development Plan policies under the heading of 'Environment' (Waste Management, Energy Efficiency, Micro-climate and Sunlight, Stormwater Management)</p>
<b>Emergency management and hazards</b>  P121. Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.  P122. Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.	<p>Detailed investigations of potential contamination will be required and remediation be conducted in accordance with recognised remediation practice</p> <p>Development on the site will incorporate extensive open space, providing green infrastructure to assist in reducing the urban heat island effect and provide passive cooling.</p> <p>The DPA introduces specific zone Desired Character statements, Objectives, and Principles of Development Control policies that promote sustainable outcomes.</p> <p>In addition, developments will also be guided by existing Adelaide (City) Development Plan policies under the heading of 'Environment' (Waste Management, Energy Efficiency, Micro-climate and Sunlight, Stormwater Management)</p>

# Development Plan Amendment

By the Minister

**Adelaide City Council**

**Lot Fourteen (Old Royal Adelaide  
Hospital) Innovation Area  
Development Plan Amendment**

**The Amendment**

***For Consultation***



**Government of South Australia**

Department of Planning,  
Transport and Infrastructure



## Amendment Instructions Table

**Name of Local Government Area:** City of Adelaide

**Name of Development Plan:** Adelaide (City) Development Plan

**Name of DPA:** Old Royal Adelaide Hospital DPA

*The following amendment instructions (at the time of drafting) relate to the Adelaide (City) Development Plan consolidated on 25 July 2019.*

*Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.*

Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.						
	<ul style="list-style-type: none"><li>• Amend</li><li>• Replace</li><li>• Delete</li><li>• Insert</li></ul>	If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.								
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)										
Amendments required (Yes/No): No										
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)										
Amendments required (Yes/No): Yes										
I3 Institutional (University / Hospital) Zone										
1.	Replace	Replace all the contents, (including Figure I/3) of the existing I3 Institutional (University / Hospital) Zone with Attachment A	N	N						
Innovation Zone										
2.	Insert	Following the conclusion of the Capital City Zone, insert the new 'Mixed Use (Innovation) Zone' policies as contained in Attachment B.	Y	N						
TABLES										
Amendments required (Yes/No): Yes										
3.	Delete / Amend	<div>In Table Adel/1 – State Heritage Places – the following row to:</div> <table><tr><td>North Terrace ADELAIDE</td><td>Royal Adelaide Hospital (SouthWest Precinct) [including Sheridan Building (former Kiosk), Bice Building, Women's Health Centre (former Outpatients' Department), Allied Health Services Building</td><td>A14</td><td>D51367</td><td>CT 6134/112</td><td>26413</td></tr></table>	North Terrace ADELAIDE	Royal Adelaide Hospital (SouthWest Precinct) [including Sheridan Building (former Kiosk), Bice Building, Women's Health Centre (former Outpatients' Department), Allied Health Services Building	A14	D51367	CT 6134/112	26413	N	N
North Terrace ADELAIDE	Royal Adelaide Hospital (SouthWest Precinct) [including Sheridan Building (former Kiosk), Bice Building, Women's Health Centre (former Outpatients' Department), Allied Health Services Building	A14	D51367	CT 6134/112	26413					

		(former Admissions and Casualty Department), McEwin Building, Former Margaret Graham Nurses' Home (State Heritage Place No 13093), remnant iron railing fence to North Terrace, and brick boundary wall to Frome Road]						
4	Delete	In Table Adel/4 - Local Heritage Places (City Significance) – the following row:					N	N
		Corner North Terrace and Frome Road ADELAIDE	* Nursing School, Royal Adelaide Hospital	CT 5832/785	1549			
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area &amp; Precinct Maps)</b>								
Amendments required (Yes/No): <b>Yes</b>								
<b>Map Reference Table:</b> Not Applicable for the Adelaide (City) Development Plan								
<b>Map(s)</b>								
	Replace	The following maps with those provided in <b>Attachment C</b> : <ul style="list-style-type: none"> <li>Adelaide (City) Pedestrian Network Map Adel/1 (Overlay 2)</li> <li>Adelaide (City) Primary Pedestrian Area Map Ade/1 (Overlay 2A)</li> <li>Adelaide (City) Bicycle Network Map Adel/1 (Overlay 3)</li> <li>Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 16)</li> </ul>					N	N
	Insert	Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 17) as provided in <b>Attachment D</b> .					Y	?
	Replace	The following maps with those provided in <b>Attachment E</b> : <ul style="list-style-type: none"> <li>Adelaide (City) Zones Map Adel/13</li> <li>Adelaide (City) Zones Map Adel/14</li> <li>Adelaide (City) Zones Map Adel/18</li> <li>Adelaide (City) Zones Map Adel/19</li> <li>Adelaide (City) Zones Map Adel/20</li> </ul>					N	N
	Replace	The following maps with those provided in <b>Attachment F</b> : <ul style="list-style-type: none"> <li>Adelaide (City) Policy Areas Map Adel/50</li> </ul>					N	N



## **ATTACHMENT A**

### **I3 Institutional (University) Zone**



### **I3 INSTITUTIONAL (UNIVERSITY) ZONE**

The desired character, objective and principles of development control that follow apply to the Institutional (University/Hospital) Zone shown on [Maps Adel/14 and 19](#) and [Figure I/3](#). They are additional to those expressed for the whole of Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the desired character for the Zone.

#### **DESIRED CHARACTER**

The Zone will be maintained and enhanced as the cultural and institutional heart of the City. It is South Australia's primary centre for tertiary education, research, medical and cultural institutions and also provides significant leisure and tourism opportunities. Expansion of existing activities will be accommodated by means of sensitive infill development with the construction of new buildings within present sites or on vacant land currently used for car parking, in accordance with coordinated master plans of the major institutions.

The built form and environment of the Zone will maintain a transition between the intense urban form of the Central Business Area and the open landscape of the Torrens Valley. The succession of both landscaped and paved open spaces around and between buildings, the largely pedestrian orientation of the area, the askew siting of buildings as well as their low scale, and consistent style and materials corresponding to major periods of development, has produced a townscape character and quality unlike anything existing or ever likely to be developed within the Town Acres.

The North Terrace frontage is a prime section of the City's 'cultural boulevard' in which the improvement of pedestrian amenity and ease of pedestrian movement across North Terrace will be a priority. Improvements to the northern footpaths will be integrated with redevelopments of the Museum, State Library and university forecourts to provide greater levels of visibility and access to these buildings. A high level of accessibility will be maintained by public transport and from public car parks off North Terrace.

#### **OBJECTIVE**

**Objective 1:** Development that strengthens, achieves and is consistent with the desired character for the Zone.

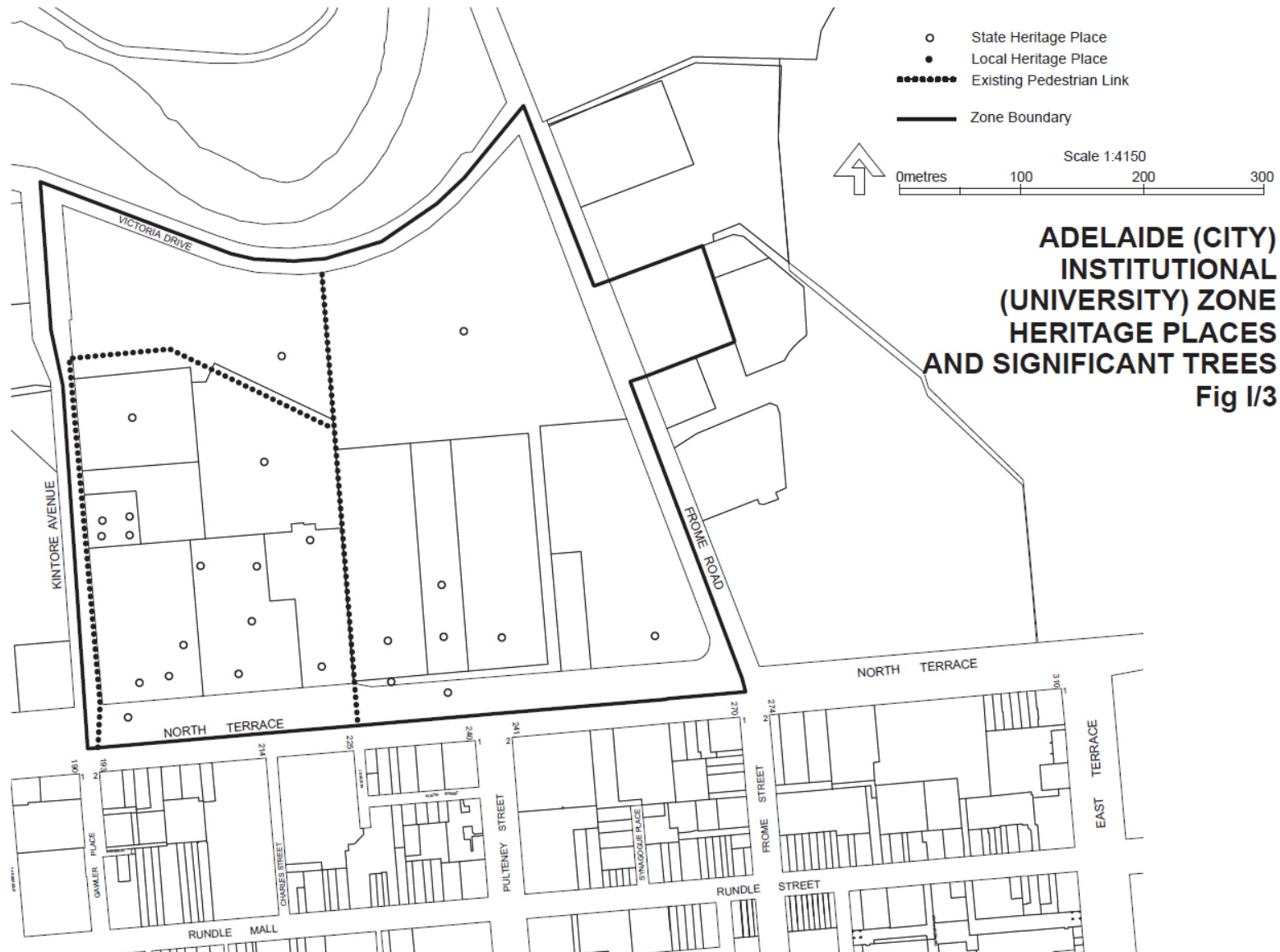
#### **PRINCIPLES OF DEVELOPMENT CONTROL**

##### **Form of Development**

- 1 Development should strengthen, achieve and be consistent with the desired character for the Zone.
- 2 Desirable uses include art galleries, community centres, conference centres, educational establishments, museums, pre-schools, public libraries, and research laboratories.

##### **Built Form and Public Environment**

- 3 Development should be compatible in design with existing buildings and their siting, and should not be detrimental to the amenity of the Zone frontages. Development should maintain the established set-back pattern of alternating buildings and landscaped spaces along North Terrace.
- 4 Buildings should be dignified and emphasise the horizontal grouping of building elements, although within the design of facades the use of vertical proportions in projections and in the disposition of openings is appropriate.
- 5 Buildings should have modelled and textured facades and a predominantly masonry appearance similar to the early university buildings which give the campus its established historical character.



- 6** Building materials should be red brick or masonry for walls and slate, shingles, terra cotta tiles or copper for exposed roofs. The use of ornament and decoration in building facades and roof forms is desirable to ensure that additions are compatible with nearby buildings in form and appearance.
- 7** Along the North Terrace frontage there should be no diminution of existing landscaped open space between the buildings and the street boundary, unless greater pavement area is required for pedestrians.
- 9** External additions and infill development between or in front of existing buildings along the frontages of North Terrace, Frome Road (western side), Kintore Avenue and Victoria Drive are generally inappropriate.
- 11** A high level of pedestrian amenity should be maintained in the Zone and night time safety should be improved by additional lighting to pedestrian thoroughfares and major buildings.
- 12** Pedestrian dominance and priority should be maintained west of Frome Road.
- 13** Pedestrian shelter should utilise a combination of planting, through-building links and canopies integrated with buildings. Free-standing pedestrian shelter is undesirable.
- 14** A variety of pleasant and interesting landscaped spaces - both lawned and paved - should be created, ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation. Such spaces, the pedestrian links between them, and internal access roads within the Zone, should be landscaped with trees and other plantings.
- 15** The landscaped edge of the Zone, created by North Terrace west of Frome Road should provide shade for pedestrians while enhancing northward views from North Terrace. North of this, landscape design should become less formal and incorporate large, high-crowned trees which allow views through to the forecourt spaces of the many significant cultural and institutional buildings.
- 17** On the Victoria Drive frontage the plantings between the boundary fence and the University buildings should be conserved.
- 18** The avenues of street trees on the North Terrace, Kintore Avenue, Frome Road and Victoria Drive frontages form important landscaped edges to the Zone's built form, and should be maintained as part of the essential character of the Zone.

## **Height**

- 19** To minimise further visual impact on the Park Lands, the height of new buildings should scale down from that established by the existing buildings fronting onto North Terrace to buildings at the boundaries of the Zone that:
  - (a) do not exceed 3 building levels; or
  - (b) locate a ceiling more than 10.5 metres above the median natural or finished ground level at any point or any part of a building.
- 20** Away from the frontages to roads or frontages to the Park Lands Zone, the height of new buildings should not:
  - (a) exceed 6 building levels; or
  - (b) locate a ceiling more than 21 metres above the median natural or finished ground level at any point or any part of a building.

Development up to 6 building levels should be designed to minimise the visual and environmental impact of such larger development by sensitive design and siting.

### Car Parking and Access

- 21 Pedestrian links in north-south and east-west directions should be maintained and further developed, as indicated on [Map Adel/1 \(Overlay 2A\)](#), [Maps Adel/45 and 50](#) and [Figure I/3](#).

### Advertising

- 22 Advertisements should mainly provide information and direction in relation to the cultural, educational and medical functions of the Zone.
- 23 Advertisements should be sober in design and simple in use of colour, and should seek to achieve a consistent image for the Zone while ensuring clear advice to visitors.
- 24 The discreet illumination of advertisements is generally appropriate.
- 25 Temporary banners may be appropriate based on their individual merits. The number of banners should be limited on each site to ensure the buildings remain dominant.

### Complying Development

- 26 The following kind of development is **complying**:

Temporary depot for Council for a period of no more than 3 months provided appropriate provision is made for:

- (a) dust control;
- (b) screening, including landscaping;
- (c) containment of litter and water; and
- (d) securing the site.

### Non-complying Development

- 27 The following kinds of development are **non-complying**:

- (a) A change of use to any of the following:

Adult entertainment premises  
Adult products and services premises  
Amusement machine centre  
Backpackers hostel  
Car park except:  
    (i) where ancillary to an approved or existing use.  
    (ii) a multi-level car park.  
Day centre (other than a child care centre) west of Frome Road  
Emergency shelter west of Frome Road  
Hospital west of Frome Road)  
Hotel  
Industry  
Motel  
Nursing home west of Frome Road  
Passenger terminal  
Road transport terminal  
Service Trade Premises  
Serviced apartment  
Transport depot

- (b) Total demolition of a State Heritage Place (as identified in [Table Adel/1](#)).
- (c) Total demolition of a Local Heritage Place (City Significance).

- (e) Advertisements involving any of the following:
  - (i) Animation
  - (ii) Third party advertising
  - (iii) Advertisements at roof level where the sky or another building forms the background when viewed from ground level.

### Public Notification

**28** For the purposes of public notification in accordance with the procedures and rights established by the *Development Act 1993*, development is assigned to the specified categories as follows:

- (a) **Category 1**, public notification is not required:
  - (i) all development, except that classified as non-complying;
  - (ii) non-complying development which, in the opinion of the relevant planning authority, is of a minor nature only and is unlikely to be the subject of reasonable objection from the owners or occupiers of land in the locality of the site of the development.

*Note: For Category 3 Development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.*





**ATTACHMENT B:**

**Mixed Use (Innovation) Zone**



## MIXED USE (INNOVATION) ZONE

### Introduction

The desired character, objectives and principles of development control that follow apply in the whole of the Mixed Use (Innovation) Zone shown on [Maps Adel/14, 19, 45 and 50 and Figure MU\(I\)/4](#). They are additional to those expressed for the whole of the Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desired Character for the Zone.

### DESIRED CHARACTER

The Zone will extend and strengthen the cultural boulevard of North Terrace. Development will be designed in a modern campus style accommodating a mix of education, research, innovation and technology activities together with commercial, creative and professional activities. In addition, activities that generate high levels of pedestrian activity, such as cultural and hospitality activities as well as some small shops (at ground floor level) will be developed to support workers and visitors in an environment that is safe, attractive and accessible throughout the day and night.

Buildings and open space in the Zone will incorporate innovative and exemplary design to support optimal site development and the capital city location. The built form will transition from the tallest buildings in the vicinity of the former Outpatient's Building and along Frome Road, and scale downwards to the Park Lands and particularly the Adelaide Botanic Garden, where smaller building footprints will be combined with increased open space.

Buildings, open space and infrastructure will be integrated to deliver high standards of sustainability and management of natural resources. There will be extensive and accessible open space with, a rich display of landscaping and public art that is contextually relevant.

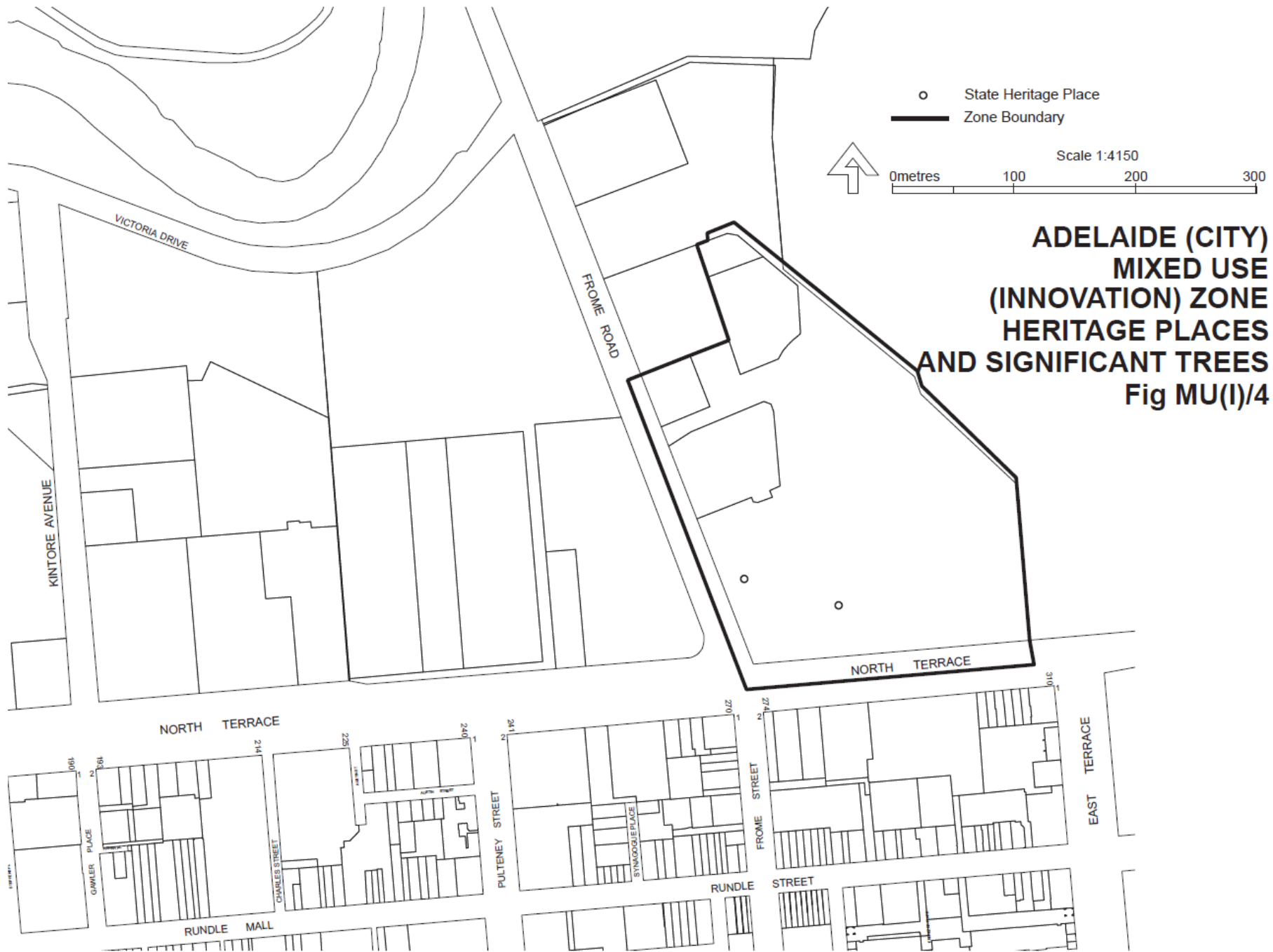
An extensive network of shared pedestrian and cycleways in the zone will connect and transition the City to the Park Lands and Adelaide Botanic Garden.

The Zone will be a pedestrian focused environment with limited vehicular access and onsite carparking. Any new carparking that is provided will be sited below ground and not visible.

### OBJECTIVES

#### General

- Objective 1:** A mixed use precinct that demonstrates innovation, high quality contemporary buildings and public spaces and that provide significant social, environmental and economic benefits to the State.
- Objective 2:** A mix of innovative commercial, educational and research activities, alongside tourism, hospitality, cultural, entertainment and retail activities.
- Objective 3:** A Zone that is characterised by extensive, high quality landscaping and large, diverse areas of publicly accessible open space, located where it can complement North Terrace and integrate with the adjacent Adelaide Botanic Garden.
- Objective 4:** A Zone that is permeated with a network of pedestrian and cycleways that link to adjoining precincts and destinations.
- Objective 5:** Development that contributes to the Desired Character of the Zone.



## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following types of development, or combinations thereof, are envisaged:
  - Community centre
  - Child care
  - Consulting room
  - Convention facilities
  - Cultural facility, including museum, art gallery
  - Educational establishment
  - Hotel
  - Indoor recreation centre
  - Licensed entertainment premises
  - Library
  - Temporary markets and/or festivals
  - Motel
  - Office
  - Pre-school
  - Personal service establishment
  - Place of worship
  - Serviced apartment
  - Restaurant
  - Shop or group of shops up to 250 square metres (except where ancillary to a primary activity)
  - Tourist accommodation
- 2 Development listed as non-complying is generally inappropriate.

### Form and Character

- 3 Development should be consistent with the Desired Character for the Zone.

### Design and Appearance

- 4 Development should reinforce the grand boulevard character of North Terrace.
- 5 Development should be of a high standard of contemporary architectural design and incorporate vertical rhythms, proportions, composition, materials, parapet or balcony height, and use of solid and glass finishes to produce visual interest on all sides and an innovative response to the unique context of the site.
- 6 Buildings, advertisements, site landscaping, street planting and paving should have a cohesive, coordinated appearance and should enhance the urban environment.
- 7 Development should contribute to the comfort of pedestrians through the incorporation of verandahs, balconies, awnings and/or canopies that provide pedestrian shelter.
- 8 Development should:
  - (a) contribute to the activation of the public realm by presenting an attractive pedestrian-oriented frontage at ground level that adds interest and vibrancy;
  - (b) balance open space, built form and design to ensure access to sunlight in the public realm, particularly plaza areas during spring and autumn; and
  - (c) provide a clear sense of address to each building.
- 9 Outdoor eating and drinking facilities associated with cafés and restaurants are appropriate ground floor uses and should contribute to the vitality of the Zone.

- 10 Buildings in proximity to the Adelaide Botanic Garden or Park Lands should seek to create view corridors to and from the Botanic Garden.
- 11 The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street level activation.
- 12 Development should provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.

### Building Height

- 13 Building heights should provide an orderly transition in scale, with the lowest buildings located adjacent the Park Lands Zone and scaling up towards Frome Road and North Terrace, whilst recognising the design sensitivities of the State Heritage places.
- 14 Buildings should not exceed a height of 53 metres (excluding roof top gardens and infrastructure services) with the exception of a slender, landmark building, centrally located in the zone.

### Movement

- 15 Movement patterns should be focused on the provision of high quality and high amenity pedestrian and cycling infrastructure over vehicular accessibility.
- 16 Pedestrian and cycle movement should be based on a network of pathways linking the surrounding zones and giving a variety of north-south and east-west links.
- 17 Any free-standing form of pedestrian shelter should be designed as an integral part of open space and landscaping.
- 18 Development should provide a safe environment along streetscapes, pedestrian and cycle paths, open spaces and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.

### Parking

- 19 Bicycle parking should be provided in accordance with [Table Adel/6](#) and be conveniently located for users.
- 20 Where parking for multiple cars is provided, it should meet all the following criteria:
  - (a) not be located at ground floor street frontages or detract from the provision of active street frontages;
  - (b) minimise the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions;
  - (c) incorporate façade treatments where located along major street frontages or interfacing with the Park Lands or Botanic Garden, with the built form sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings; and
  - (d) be comprehensively integrated with high quality landscaping that includes large trees.

## Open Space

### 21 Open space provision should:

- (a) be coordinated to provide a variety of pleasant, cohesive, hard and soft, high quality landscaped spaces among and adjacent to buildings;
- (b) provide a range of spaces suitable for group meetings and social activities and also for quiet retreat and relaxation;
- (c) incorporate planting themes defined by a mix of exotic and Australian native plantings, lawns and garden beds;
- (d) incorporate extensive deep soil zones for medium to large trees;
- (e) incorporate extensive landscaped spaces with pedestrian / cycle links between them, with trees and other plantings to create pleasant environments and soften the built form;
- (f) provide landscaping and pedestrian links to the Adelaide Botanic Garden, North Terrace, Frome Road and the northern Park Lands Zone;
- (g) ensure public art, canopies, verandahs, lighting, signage, street furniture and infrastructure are incorporated and designed in a cohesive manner.

**22** Temporary stands and facilities are appropriate in association with special events where they will not result in permanent damage to the surfaces or character of the Open Space areas.

**23** Restriction of access to the Adelaide Botanic Garden should primarily be achieved by use of design elements or landscaping treatments that integrate with the open space setting such as water features and variation of natural ground level.

**24** Use of permanent fencing should be avoided unless it is visually transparent / open style and custom designed to a high architectural standard fitting for its context, ensuring high visibility to and through the Area.

### 25 Development to the east of the Bice Building, should:

- (a) result in an open park like setting complementary to the Adelaide Botanic Garden
- (b) be carefully managed to sensitively balance the interaction between the built, natural and landscaped environment, recognising its interaction-with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands
- (c) minimise uses or activities which would alienate the area from public usage
- (d) provide opportunities for tourism, education, research, informal recreation and cultural enjoyment
- (e) improve pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands
- (f) provide greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.

## Advertising

**26** Advertisements should use simple graphics and be restrained in their size, design and colour.

**27** In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians.

- 28** There should be an overall consistency achieved by advertisements along individual street frontages.

## PROCEDURAL MATTERS

### Complying Development

- 29** Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are assigned as complying:

- (a) Other than in relation to a State heritage place, Local heritage place (City Significance), or Local heritage place, work undertaken within a building which does not involve a change of use or affect the external appearance of the building;
- (b) Temporary depot for Council for a period of no more than 3 months where it can be demonstrated that appropriate provision has been made for:
  - (i) dust control;
  - (ii) screening, including landscaping;
  - (iii) containment of litter and water; and
  - (iv) securing of the site.
- (c) Change in the use of land from a non-residential use to an office, shop or consulting room (excluding any retail showroom, adult entertainment premises, adult products and services premises or licensed premises).

### Non-complying Development

- 30** The following kinds of development are non-complying:

A change in use of land to any of the following:

Amusement machine centre

Advertisements involving any of the following:

- (a) Third party advertising except or temporary advertisements on construction sites;
- (b) Advertisements located at roof level where the sky or another building forms the background when viewed from ground level;

Dwelling or group of dwellings

Residential Flat Building

Total demolition of a State Heritage Place (as identified in [Table Adel/1](#)).

Vehicle parking except where it is ancillary to an approved or existing use.

### Public Notification

- 31** Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination of (except where the development is non-complying), are assigned:

**Category 1**, public notification not required:

All forms of development other than where it is assigned Category 2.

**Category 2**, public notification required. Third parties do not have any appeal rights.

*Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.*



## **ATTACHMENT C**

**Adelaide (City) Pedestrian Network Map Adel/1 (Overlay 2)**

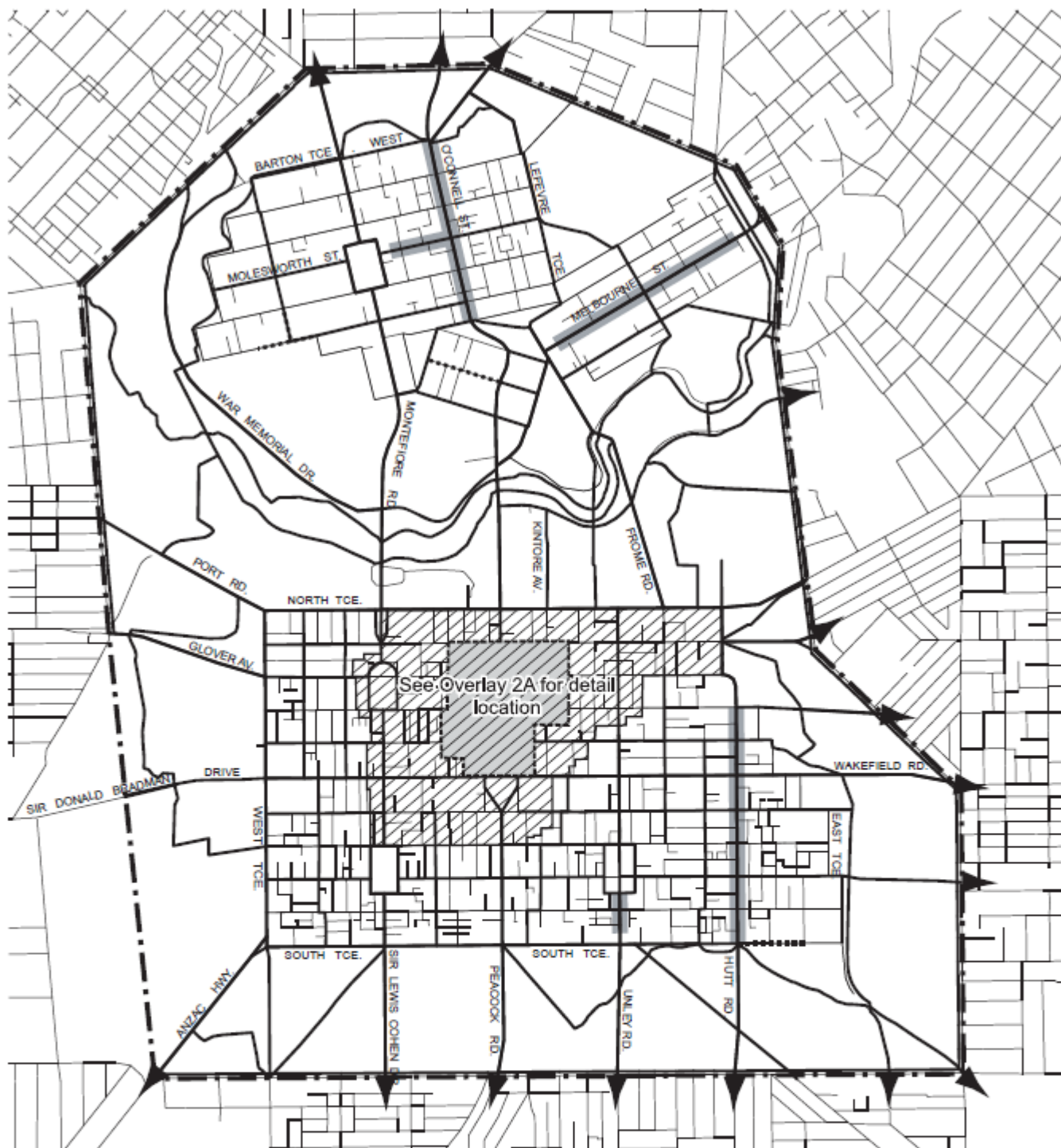
**Adelaide (City) Primary Pedestrian Area Map Ade/1 (Overlay 2A)**







**Adelaide (City) Bicycle Network Map Adel/1 (Overlay 3)**

**Adelaide (City) Proposed Pedestrian / Cycle Routes Map Adel/1  
(Overlay 8)**

**Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 16)**





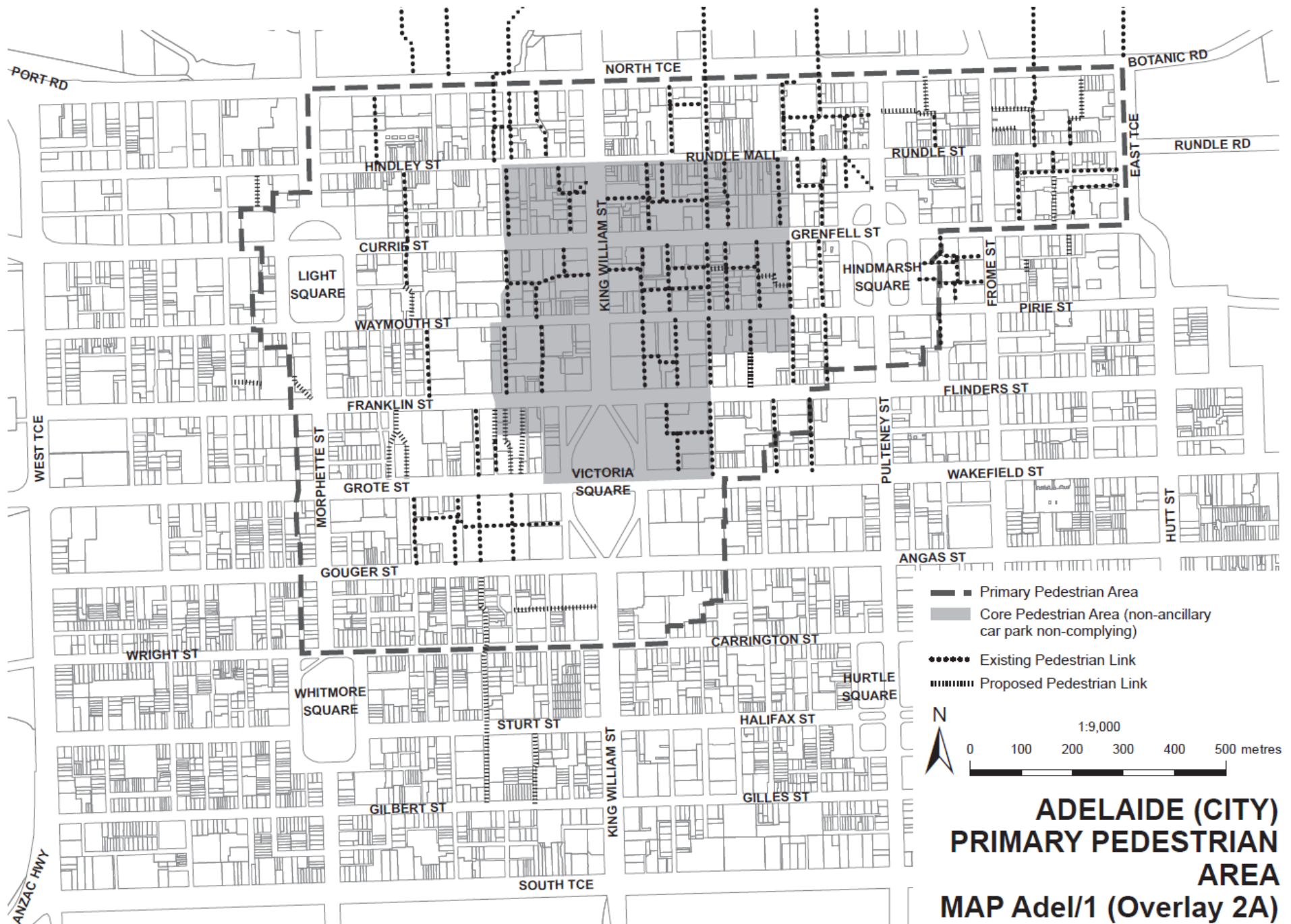
-  Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
-  Core Pedestrian Area (non-ancillary car park non-complying)
-  Secondary Pedestrian Area
-  Localised Walking Route
-  Major Walking Route
-  Development Plan Boundary



Scale 1:26,000  
0metres 500 1000

## ADELAIDE (CITY) PEDESTRIAN NETWORK MAP Adel/1 (Overlay 2)









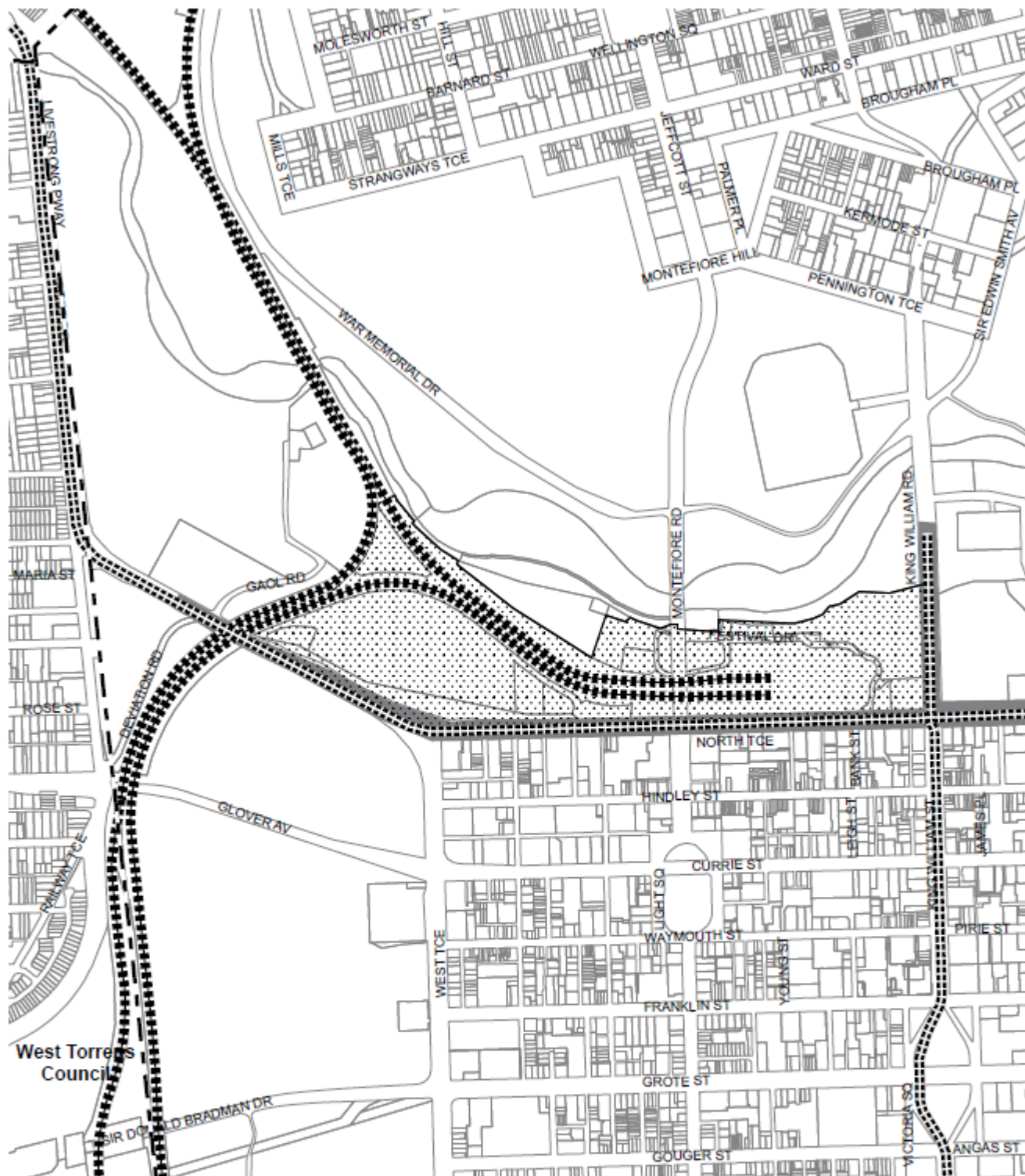
- Primary Bicycle Network
- Important Secondary Road
- Important Secondary Route
- Recreational Route
- Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
- Core Pedestrian Area (non-ancillary car park non-complying)
- Development Plan Boundary



Scale 1:26,000  
0metres 500 1000

## ADELAIDE (CITY) BICYCLE NETWORK MAP Adel/1 (Overlay 3)









1:12,000



0 200 400 600 800 1000 m

-  Train Corridor
-  Tram Corridor
-  Designated Road: Type B road
-  Designated Area
-  Development Plan Boundary

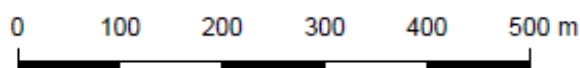
## **ADELAIDE (CITY)** **NOISE AND AIR EMISSIONS** **MAP Adel/1 (Overlay 16)**



## **ATTACHMENT D**

### **Adelaide (City) Noise and Air Emissions Map Adel/1 (Overlay 17)**





- Tram Corridor
- Designated Road: Type B road
- Designated Area
- Development Plan Boundary

# **ADELAIDE (CITY)** **NOISE AND AIR EMISSIONS** **MAP Adel/1 (Overlay 17)**



## **ATTACHMENT E**

**Adelaide (City) Zones Map Adel/13**

**Adelaide (City) Zones Map Adel/14**

**Adelaide (City) Zones Map Adel/18**

**Adelaide (City) Zones Map Adel/19**

**Adelaide (City) Zones Map Adel/20**





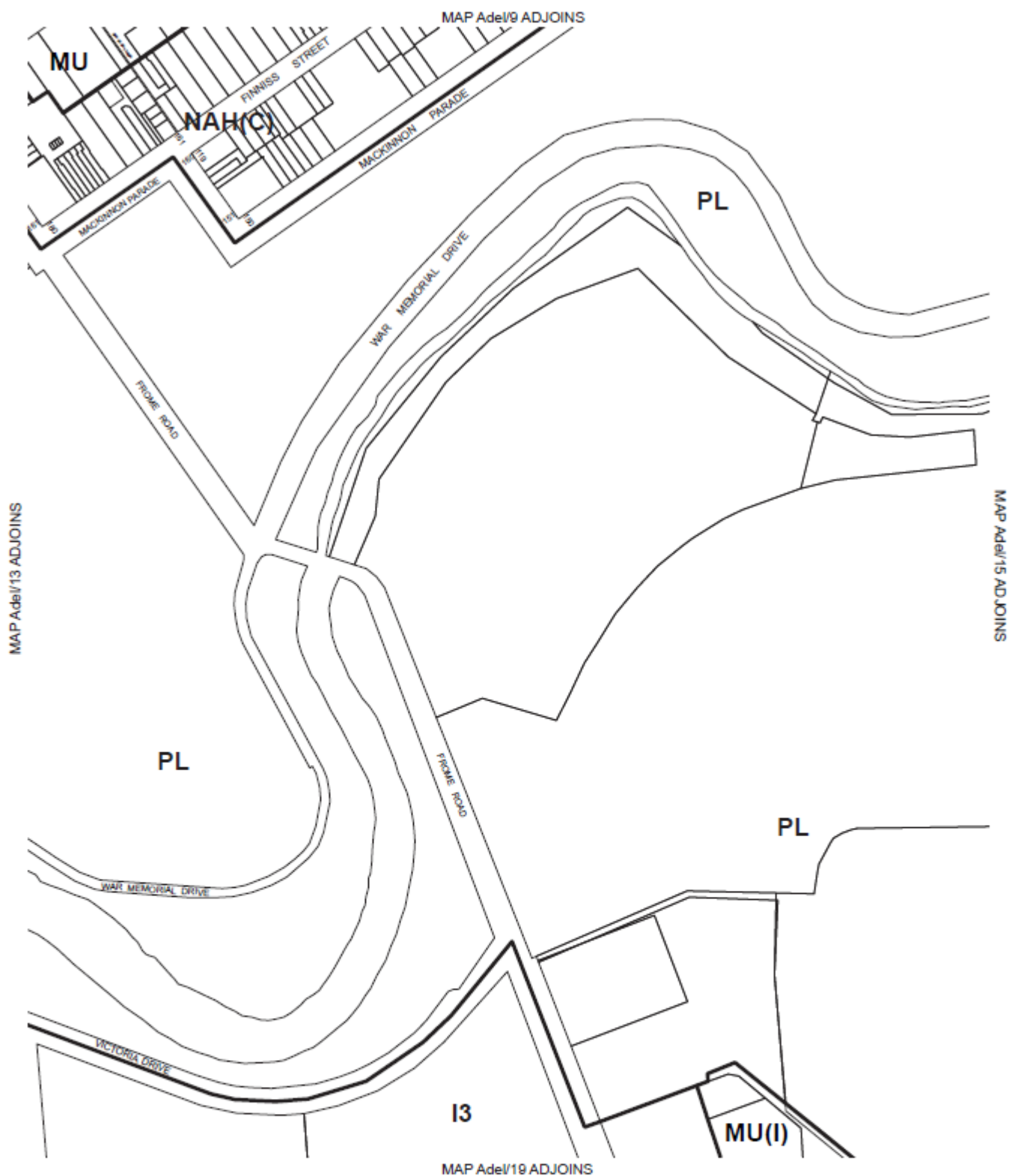
**NOTE : For Policy Areas See MAP Adel/44**

I3 Institutional (University) Zone  
 MU Mixed Use (Melbourne West) Zone  
 NAH(C) North Adelaide Historic (Conservation) Zone  
 PL Park Lands Zone

Scale 1:4150  
 0metres 100 200 300

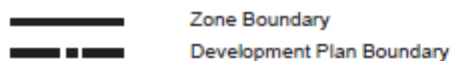
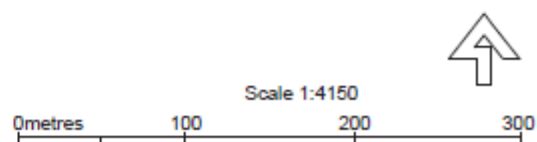
— Zone Boundary  
 - - - Development Plan Boundary

**ADELAIDE (CITY)  
 ZONES  
 MAP Adel/13**



**NOTE : For Policy Areas See MAP Adel/45**

I3	Institutional (University) Zone
MU	Mixed Use (Melbourne West) Zone
MU(I)	Mixed Use (Innovation) Zone
NAH(C)	North Adelaide Historic (Conservation) Zone
PL	Park Lands Zone



## ADELAIDE (CITY) ZONES MAP Adel/14



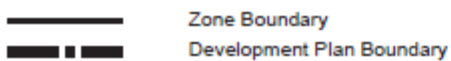


NOTE : For Policy Areas See MAP Adel/49

CC	Capital City Zone
I2	Institutional (Government House) Zone
I3	Institutional (University) Zone
PL	Park Lands Zone
Rb	Riverbank Zone



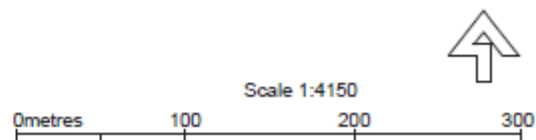
## ADELAIDE (CITY) ZONES MAP Adel/18





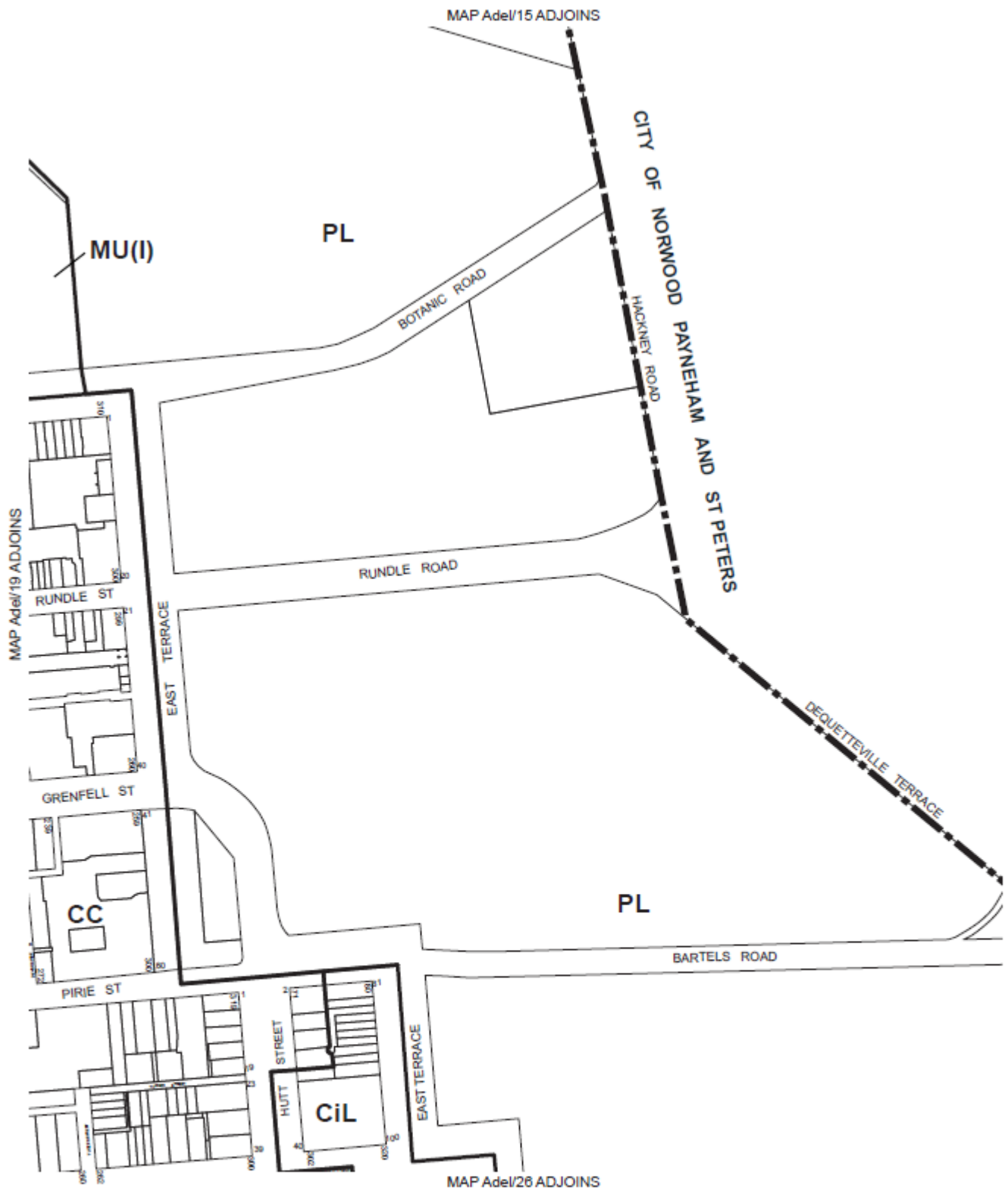
NOTE : For Policy Areas See MAP Adel/50

CC Capital City Zone  
 I2 Institutional (Government House) Zone  
 I3 Institutional (University) Zone  
 MU(I) Mixed Use (Innovation) Zone  
 PL Park Lands Zone



## ADELAIDE (CITY) ZONES MAP Adel/19

Zone Boundary  
 Development Plan Boundary



NOTE : For Policy Areas See MAP Adel/51

CC	Capital City Zone
CiL	City Living Zone
MU(I)	Mixed Use (Institutional) Zone
PL	Park Lands Zone

	Zone Boundary
	Development Plan Boundary



**ADELAIDE (CITY)**  
**ZONES**  
**MAP Adel/20**



## **ATTACHMENT F**

### **Adelaide (City) Policy Areas Map Adel/50**





- 13 Central Business Policy Area
- 14 Main Street Policy Area
- 19 Botanic Park Policy Area
- 25 Adelaide Oval Policy Area
- State Heritage Place
- Local Heritage Place
- ▲ Significant Tree

- Existing Pedestrian Link
- Proposed Pedestrian Link
- Policy Area Boundary



## ADELAIDE (CITY) POLICY AREAS MAP Adel/50