



**Government
of South Australia**

Department of Planning,
Transport and Infrastructure

ADELAIDE (CITY) DEVELOPMENT PLAN

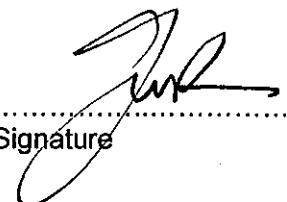
RIVERBANK HEALTH AND ENTERTAINMENT AREAS DEVELOPMENT PLAN AMENDMENT

Approval Development Plan Amendment

THE AMENDMENT

By the Minister

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


.....
Signature

11 OCT 2013

.....
Date of Gazette

C

Approval DPA

Background

The Riverbank Health and Entertainment Areas Development Plan Amendment (DPA) by the Minister amends the City of Adelaide's Development Plan:

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

- An Initiation Document agreed on 21 June 2103.
- A DPA released for concurrent agency, council and public consultation from 17 July 2103 and concluded on 10 September 2013.
- Direct notification to identified stakeholders in accordance with the Act on 17 July 2013.
- Public Meeting(s) conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on Tuesday 17 September 2013.

Consultation

A total of fifteen (15) public submissions, including one (1) council submission and nine (9) agency submissions were received in relation to the DPA during the consultation period. Seven (7) verbal submissions were made at the Public Meeting.

Approval Stage

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

- That 'consulting room, car parking and serviced apartments' be added to the list of envisaged uses for the Zone and that the Desired Character Statement be reviewed accordingly.
- That 'educational establishment' is added to the list of envisaged uses for the Health Policy Area.
- That a Principle of Development Control be added to the Entertainment Policy Area so that residential development should only occur where the impacts of the expected mixed uses (e.g. noise) can be addressed and the presence of dwellings will not threaten the function of the Entertainment Policy Area.

- That the DPA should include the application of the Noise and Air Emissions Overlay from the SA Planning Policy Library to the area affected.
- Insert an additional provision in the Principle of Development Control 21 (non-complying development) to confirm that minor demolition of portion of a heritage place may be treated on merit by the relevant planning authority.
- Amend the Principles of Development Control for the Health Policy Area relating to maximum buildings heights to the following:

Buildings taller than 15 storeys may be contemplated to the south of the central pathway where design excellence can be demonstrated and the Commonwealth Airports (Protection of Airspace) Regulations can be met.

Buildings north of the central pathway should be designed to provide an active edge to the River Torrens and should be of a low scale commensurate with the landscape setting.

- Amend the Principles of Development Control for the Entertainment Policy Area relating to maximum buildings heights to the following:

Buildings taller than 20 storeys may be contemplated to the south of the central pathway where design excellence can be demonstrated and the Commonwealth Airports (Protection of Airspace) Regulations can be met.

Buildings north of the central pathway should be designed to provide an active edge to the River Torrens and should be of a low scale commensurate with the landscape setting.

- Revise the Development Plan Amendment to make the following technical changes:
 1. The Desired Character Statement for the Riverbank Zone should be amended to include wording to reflect:
 - Parts of the Zone are known to be contaminated and may require further assessment as part of future development proposals.
 - The Zone is important for stormwater management and water sensitive urban design approaches to protect the River Torrens from water quality impacts.
 2. Mapping changes:
 - Figure Rb/3 should be amended to remove the rectangle area defining the extent of the Southern Plaza. The label referring to the Southern Plaza to be retained in the same area.

- Amend Figure Rb/2 to alter the route of the Central Path so that it better aligns with the Gray Street connection where it crosses the rail corridor.
- Make a minor adjustment to the alignment of the Riverbank Zone where it crosses Montefiore Road so as to align with updated cadastral boundaries and ensure that Festival Drive is located within one Zone only.

AMENDMENT INSTRUCTIONS TABLE					
Name of Local Government Area: Adelaide City Council					
Name of Development Plan: Adelaide (City) Development Plan					
Name of DPA: Riverbank Health and Entertainment Areas					
<p><i>The following amendment instructions (at the time of drafting) relate to the Adelaide (City) Development Plan consolidated on 26 September 2013. 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 is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
OVERLAYS					
1.	Insert	New Overlay 2 - Noise and Air Emissions	Insert the contents of Attachment A immediately after Overlay 1 – Affordable Housing	N	N
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
I1 INSTITUTIONAL (RIVERBANK) ZONE					
2.	Delete	I1 Institutional (Riverbank) Zone including Fig I1	Delete in its entirety the Institutional (Riverbank) Zone including Fig I1	N	N
I4 INSTITUTIONAL (METROPOLITAN HOSPITAL) ZONE					
3.	Delete	I4 Institutional (Metropolitan Hospital) Zone	Delete in its entirety the Institutional (Metropolitan Hospital) Zone	N	N
PARK LANDS ZONE					
4.	Insert	PDC 16 (Non complying Development)	<p>In respect to provision relating to 'Special Events', replace the words</p> <p>“(iv) Adelaide Oval Policy Area within the areas marked A as shown in Maps Adel/53 and 54.”</p> <p>With the words</p> <p>(iv) Adelaide Oval Policy Area within the areas marked A and I as shown in Maps Adel/49, 53 and 54.</p>		

5.	Insert	PDC 16 (Non complying Development)	<p>Replace the words</p> <p>'Bridge and associated structures providing pedestrian and bicycle access over Park Terrace to the River Torrens West Policy Area 24, and over Torrens Lake between the Adelaide Festival Centre and Adelaide Oval Policy Area 25.'</p> <p>With the words</p> <p>'Bridge and associated structures providing pedestrian and bicycle access over Park Terrace to the River Torrens West Policy Area 24, from North Terrace to the River Torrens West Policy Area 24 (in the area marked F as shown on Map Adel/48) and over Torrens Lake between the Adelaide Festival Centre and Adelaide Oval Policy Area 25.'</p>	N	N
6.	Insert	PDC 16 (Non complying Development)	<p>After the words 'Cafes: (i) that do not increase... Western Park Lands Policy Areas' insert the following words:</p> <p><i>'Cafe, Restaurant, Licensed Premises, Community, Cultural and Tourism uses located in the:</i></p> <p>(i) <i>River Torrens West Policy Area in the area marked F as shown on Map Adel/48':</i></p> <p>(ii) <i>Adelaide Oval Policy Area I as shown on Map Adel/49':</i></p>	N	N
7.	Insert	PDC 16 (Non complying Development)	<p>After the words 'Formal and informal boating facilities, activities and events in the Adelaide Oval Policy Area', insert the following words:</p> <p><i>'and the River Torrens West Policy Area within the area marked F as shown on Map Adel/48'</i></p>	N	N

River Torrens West Policy Area 24					
8.	Insert	Desired Character	<p>After the text in (a), insert the following words:</p> <p><i>(b) an area marked F as shown on Map Adel/48 developed for a range of informal and formal outdoor recreation activities and cafe, restaurant, licensed premises, cultural and retail related facilities in appropriate locations, expanding on the present role of the riverbank precinct to the east and providing links between the River Torrens and the Riverbank Zone to the south;</i></p>	Y	N
9.	Insert	PDC 2	<p>After the text in PDC 2 (d), insert the following words:</p> <p><i>(e) Community, Cultural, Tourism, Café, Restaurant or Retail uses where located in area marked F as shown on Map Adel/48;</i></p>	Y	N
10.	Insert	PDC 2	<p>After the words 'Special Events, within the area marked B as shown on Map Adel/42;' insert the following words:</p> <p><i>'and marked H on Map Adel/48;'</i></p>	Y	N
11.	Delete	PDC 2	Delete PDC 2 (g)	Y	N
12.	Delete	PDC 5	Delete PDC 5	Y	N
13.	Delete	PDC 6	Delete PDC 6	Y	N
14.	Delete	PDC 9	Delete PDC 9	Y	N
15.	Delete	PDC 10	Delete PDC 10	Y	N
16.	Delete	PDC 19	Delete PDC 19	Y	N
Adelaide Oval Policy Area 25					
17.	Insert	Desired Character	<p>After the text in (g), insert the following words:</p> <p><i>(i) an area marked I as shown on Map Adel/49 developed for a range of informal and formal outdoor recreation activities and cafe, restaurant, licensed premises and cultural related facilities in appropriate locations.</i></p>	Y	N

18.	Insert	PDC 2	After the text in (i), insert the following words: <i>(j) Community, Cultural, Tourism, Café, Restaurant or licensed premises where located in area marked I as shown on Map Adel/49.</i>	Y	N
RIVERBANK ZONE					
19.	Insert	Insert new Zone (the Riverbank Zone) including Figures Rb/1, 2 and 3, Health Policy Area 27 and Entertainment Policy Area 28 within the Zone section	Insert the contents of Attachment B after the Park Lands Zone		
TABLES					
Amendments required (Yes/No): No					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)					
Amendments required (Yes/No): Yes					
20.	Replace	Overlay Maps Adel/1 (Overlay 9), (Overlay 10) and (Overlay 13)	With the corresponding maps from Attachment C		
21.	Insert	Overlay Maps Adel/1 (Overlay 16)	With the corresponding maps from Attachment D		
22.	Replace	Zone Maps Adel/12,16,17 and 18	With the corresponding maps from Attachment E		
23.	Replace	Policy Area Maps Adel/ 43, 47, 48 and 49	With the corresponding maps from Attachment F		

ATTACHMENT A

NEW OVERLAY 2 – NOISE AND AIR EMISSIONS

OVERLAYS

Overlay 2 – Noise and Air Emissions

The following Objectives and principles of Development Control apply to the 'designated area' marked on [Map Adel/1 \(Overlay 16\)](#). They are additional to those expressed for the whole of the Council area and those expressed for the relevant Zone and, if applicable, Policy Area.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Overlay are in conflict with the relevant Council wide, Zone or Policy Area Objectives and/or Principles of Development Control in the Development Plan, the Overlay will prevail.

OBJECTIVES

- 1 Protect community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
 - (a) shield sensitive uses and areas through one or more of the following measures:
 - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
 - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
 - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
 - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
 - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

ATTACHMENT B

RIVERBANK ZONE

RIVERBANK ZONE

Introduction

The Desired Character, Objectives and Principles of Development Control that follow apply in the whole of the Riverbank Zone shown on [Maps Adel/12, 16, 17 and 18](#) and [Figures Rb/1, 2 and 3](#). 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

This Zone is part of Adelaide's great park. The Zone punctuates the change from the high intensity and defined edge of the City Centre, to the natural environment of the Torrens Valley. The Zone connects the City to the Park Lands and provides an active edge to the River Torrens that enhances its use for recreation and leisure activities.

The Zone will accommodate a range of land uses including parliamentary and administrative activities, cultural facilities, entertainment venues, conference facilities, offices, shops, hotels, serviced apartments, tourist accommodation, consulting rooms, public transport hubs, public open spaces, reserves and pedestrian and cycling networks.

Buildings in the Zone will be exemplary in their design quality and will enhance their setting among landscaped public spaces, heritage buildings and culturally significant activities and not diminish their contribution and character. Buildings will contribute significantly and positively to the City skyline through contemporary and innovative design. Buildings will be significant in their own right but also complement existing development and allow the significance of the heritage buildings to continue to be appreciated from public areas. Development in this Zone will have an emphasis on sustainable design principles including energy efficiency and water sensitive urban design.

There will be a general transition in height through the Zone with taller buildings closer to North Terrace and along Montefiore Road (between North Terrace and the central pathway shown in [Figures Rb/2](#) and [Rb/3](#)) and lower buildings at the interface with the River Torrens.

The ground floors of buildings will be visually interesting, active, allow views into and out of the buildings, well lit, of human scale and provide opportunities for passive surveillance.

Well defined and accessible public spaces will provide civic entries to the Zone and include active and visually permeable frontages to create a sense of address, destination and identity at the pedestrian level. Key physical and visual connections through the Zone and views of heritage buildings including those depicted in [Figures Rb/2](#) and [Rb/3](#) will be maintained and respected.

Public spaces will be responsive to the local climate and include features that provide both shade and solar access at appropriate times. Public art, landscaping, surfaces and materials will be exemplary in quality and appearance and inviting for the public to visit and remain comfortable for extended periods of time.

The formal avenue planting along North Terrace and King William Road will be maintained and reinforced, while elsewhere in the Zone the informal planting character on the edge of the Torrens Valley along Festival Drive will be further developed and extended.

Pedestrian and cycling access and permeability are paramount to the successful activation and vibrancy of the Zone and will be separated from vehicle movement. Existing pedestrian and cycling connections, including the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail, should not be compromised particularly those connections shown on [Figures Rb/2](#) and [Rb/3](#). These connections will link the Zone with the city and the River Torrens. A central pathway will allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways. The central pathway will be a single plane surface designed primarily for pedestrians and will link key buildings and public areas within the Zone.

A footbridge over the Torrens Lake between the Adelaide Festival Centre and Adelaide Oval, including pedestrian and cycling access paths, stairs and ramps and associated landscaping, as shown on [Figure Rb/1](#) will provide pedestrian linkages to the north and south of the zone. Importantly it will provide connections from the Adelaide Oval through to North Terrace and beyond to the Adelaide Markets capitalising on existing laneways such as Gray, Leigh and Bank streets.

Service roads, loading areas vehicle entry points to car parking areas will give priority to and not obstruct the movement of pedestrian and cyclists throughout the Zone.

Parts of the Zone are known to be contaminated and may require further assessment as part of development proposals particularly where it involves sensitive uses.

OBJECTIVES

- Objective 1:** High quality design with contemporary and innovative architecture that is respectful of the heritage buildings, parklands character and civic functions of the locality.
- Objective 2:** A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.
- Objective 3:** Strong visual and physical connections between important buildings, public spaces and the River Torrens and Park Lands.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1** The following types of development, or combination thereof, are envisaged in the Zone:

- Accommodation including temporary accommodation
- Child care facility
- Cafe
- Consulting room
- Hotel
- Motel
- Office
- Open space
- Restaurant
- Passenger rail facility
- Passenger tram facility
- Serviced apartments
- Shop
- Stormwater and rainwater capture, storage, treatment and re-use
- Tourist accommodation

- 2** Development at ground level should include active uses such as cafes, restaurants and shops that contribute to the vibrancy of the public realm.

Form and character

- 3** Development should be consistent with the desired character for the Zone.
- 4** Development should be designed to respect the landscape setting and biodiversity provided by the Torrens Valley and Adelaide Park Lands.
- 5** Development should be compatible with the topography of the site and change in character from a strong city edge on the southern side of North Terrace to the landscaped setting provided by the River Torrens and Adelaide Park Lands.

- 6 Development should reinforce the grand boulevard character of North Terrace and King William Road.

Design and appearance

- 7 Buildings should be of a high design quality and provide contemporary architectural responses to their setting.
- 8 Development should:
 - (a) contribute to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy;
 - (b) contribute to pedestrian comfort by minimising micro climatic impacts
 - (c) maintain 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
 - (d) provide a clear sense of address to each building.
- 9 Development should be coordinated within the precinct to include a variety of pleasant and interesting landscaped spaces among and adjacent to buildings, ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation. These spaces, the pedestrian links between them, and internal access roads should be landscaped with trees and other plantings to create pleasant environments and soften the built form.
- 10 Pedestrian shelter should be achieved through a combination of trees and canopies attached to buildings. Any free-standing form of pedestrian shelter should be designed as an integral part of open space and landscaping.
- 11 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.

Movement

- 12 Pedestrian movement should be based on a network of pedestrian access ways or thoroughfares, linking the surrounding Zones and giving a variety of north-south and east-west links, as indicated on [Map Adel/1 \(Overlay 2A\)](#), [Map Adel/49](#) and [Figures Rb/1, Rb/2 and Rb/3](#).
- 13 Development should be designed to encourage pedestrian/bicycle circulation at the North Terrace level and create connections between North Terrace and the River Torrens linear park at key pedestrian focal points.
- 14 Pedestrian movement should be a priority within the Zone and designed to be free from vehicle conflict.
- 15 Development should provide the vast majority of car parking spaces in undercroft/basement areas.
- 16 Where vehicle parking is provided at ground level or above, it should be designed to:
 - (a) 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;
 - (b) not be located at ground floor street frontages or detract from the provision of active street frontages; and

- (c) incorporate façade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings.

Stormwater

- 17** Development should incorporate a range of water sensitive urban design measures that minimise water quality impacts on the River Torrens, such as stormwater treatment, harvesting and reuse.

Advertising

- 18** Advertisements should be designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone.
- 19** Temporary banners and illuminated advertisings are appropriate in the Zone.

PROCEDURAL MATTERS

Complying Development

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

- (a) Temporary depot for Council for a period of no more than 3 months provided appropriate provision is made for:
 - (i) dust control;
 - (ii) screening, including landscaping;
 - (iii) containment of litter and water; and
 - (iv) securing the site.
- (b) Other than for State Heritage Buildings, work undertaken within a building which does not involve a change of use or affect the external appearance of the building.
- (c) Within the Health Policy Area
 - a. advertisements, including associated structures:
 - (i) relating to a use located or proposed to be located in the Policy Area
 - (ii) relating to the development of a hospital
 - (iii) displaying public service messages
 - (iv) promoting events in the Adelaide Park Lands
 - (v) providing interpretive or directional information relating to features and facilities within the Adelaide Park Lands.
 - b. Advertising hoarding.

Non-complying Development

- 21** 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
Industry (except where ancillary to medical research and development)
Road transport terminal
Service Trade Premises
Warehouse

- (b) Building work involving the demolition of a State Heritage Place other than in relation to:
- (i) In relation to the establishment of a pedestrian footbridge between the north and south banks of the Torrens Lake, including:
 - a. construction and associated infrastructure works (plant and equipment facilities);
 - b. integrated plaza areas and landscaping;
 - c. bistro and office facilities integrated with the pedestrian footbridge and Adelaide Festival Centre, within the area represented on [Figure Rb/1.](#)
 - (ii) the following components of the Adelaide Festival Centre
 - a. Southern Plaza (as indicated on [Figure Rb/3](#));
 - b. car parking (as located below the Southern Plaza);
 - c. art work, sculptures and landscaping on the Southern Plaza.
 - (iii) development which, in the opinion of the relevant planning authority, is of a minor nature.

Public Notification

22 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 for:
- (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 will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.

Health Policy Area 27

Introduction

The Objectives and Principles of Development Control that follow apply to the Policy Area as shown on [Maps Adel/43, 47, 48 and 49](#). They are additional to those expressed for the Zone and, in cases of apparent conflict, take precedence over the Zone provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desire Character for the Policy Area.

Desired character

The Health Policy Area will accommodate a range of medical and health facilities including a hospital, medical research, training and education as well as a range of ancillary land uses that provide services for staff, students, researchers, patients and visitors; including temporary accommodation.

Buildings along North Terrace will be designed to be viewed from all sides, promoting open spaces between adjacent buildings in contrast to the strong built form edge in the Capital City Zone.

Buildings along Montefiore Road (between North Terrace and the central pathway shown in [Figures Rb/2 and Rb/3](#)) will contain a range of uses that are complementary to both the Health Policy Area and the adjoining Entertainment Policy Area and will include temporary accommodation, tourist

accommodation, conference facilities, hotels and serviced apartments and be designed to integrate and activate the street frontage and provide direct pedestrian access from Montefiore Road, Festival Drive and North Terrace.

OBJECTIVES

- Objective 1:** A health precinct that creates an identifiable and unified city precinct with strong connections to the Torrens River, North Terrace, the Royal Adelaide Hospital and wider city.
- Objective 2:** A Policy Area accommodating a hospital, clinical and health training, research and educational facilities and associated uses such as accommodation, cafes, small-scale shops selling convenience goods and helicopter landing areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1 The following types of development or combination thereof, are envisaged in the Policy Area and are additional to those envisaged for the Zone:

Clinical and health training, research, manufacturing and educational facilities
Consulting room
Educational Establishment
Health centre
Helicopter landing areas, lighting for night operations and associated communication equipment
Hospital

Form and character

- 2 Buildings fronting North Terrace should generally be up to 15 storeys in height, subject to compliance with the Commonwealth Airports (Protection of Airspace) Regulations, to reinforce the boulevard character of North Terrace and to have a relationship, appropriate in scale with buildings in the Policy Area and along the North Terrace edge of the Capital City Zone.
- 3 Buildings taller than 15 storeys may be contemplated where design excellence can be demonstrated and the Commonwealth Airports (Protection of Airspace) Regulations can be met.
- 4 Buildings north of the central pathway should be designed to provide an active edge to the River Torrens and should be of a low scale commensurate with the landscape setting.
- 5 Development should incorporate landscaped forecourts and/or public meeting spaces as transition spaces between North Terrace and buildings within the Zone.
- 6 Development should be serviced by vehicular access points from North Terrace and Port Road that provide for convenient, safe and legible controlled access for ambulances, emergency drop-off for the public and general goods and services vehicles, as well as vehicle access for patient drop-off, and visitor and staff parking.
- 7 Development should provide for a satisfactory interface to roads and railways by addressing issues of access, safety, security, noise, air emissions and vibration so that:
- (a) the effective and efficient operation of the road system and rail service adjacent to the Zone is not detrimentally affected; and
 - (b) the potential for adverse impacts on hospital occupants and activities as a result of road traffic and the operation of rail services adjacent to the Zone is minimised.
- 8 Development should be sited and designed to enable the continued operation of rail and road services within and adjacent to the Zone.

Entertainment Policy Area 28

Introduction

The Objectives and Principles of Development Control that follow apply to the Policy Area as shown on [Maps Adel/49](#). They are additional to those expressed for the Zone and, in cases of apparent conflict, take precedence over the Zone provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desire Character for the Policy Area.

Desired Character

The Entertainment Policy Area, will showcase, respect and build on existing landmark and heritage buildings including the Festival Centre, Parliament Houses, Convention Centre, Adelaide Railway Station and Casino. A range of Parliamentary and civic activities, including tourist accommodation, auditoriums, conference centres, cultural facilities, licensed premises, cafes, restaurants, shops and offices are envisaged. Development will include a vibrant mix of land uses that support a continuing program of public arts and cultural activities, particularly around the Festival Plaza.

The civic nature of the precinct should be acknowledged and connect the public realm to the wider precinct both physically and visually. Strong visual permeability through the site will be important in maintaining the legibility of this place as part of the City and Riverbank. The architectural expression of the built form will respond to the rich character of the local setting with contemporary juxtapositions providing new settings for heritage places.

The regeneration of the existing Festival Plaza (Southern Plaza) and car park to address structural and functional deficiencies will help reinforce and enhance this area as the primary cultural and entertainment hub and provide high quality spaces for public use, including significant public events. This will include a principal public space that will be able to cater for large numbers of visitors and events but also be safe and convivial when lesser numbers of people may be present. It is anticipated that the public space and nearby land uses will be active during the day and night and will be a space that is adaptable for a range of purposes. The space should be built on a single plane.

King William Road will be reinforced as a principal boulevard flanked by high quality buildings that allow views and access through to the public plaza area and heritage buildings as shown on [Figure Rb/3](#) including Parliament House, the Adelaide Railway Station, the Festival Centre and the nearby Adelaide Oval.

OBJECTIVES

- Objective 1:** A Policy Area accommodating a range of cultural, parliamentary, office entertainment, retail and conference facility land uses with exemplary buildings and public spaces that generate activity during the day and night.
- Objective 2:** A prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1 The following types of development, or combination thereof, are envisaged in the Policy Area and are additional to those envisaged for the Zone:

Auditoriums
Casino
Carparking

Cinemas
Concert halls
Conference centres
Cultural facility
Licensed entertainment premises
Licensed premises
Motels
Public spaces
Theatres
Tourist accommodation

- 2 Land uses at ground level will activate public spaces during the day and evening such as through cafes, restaurants and small-scale specialty shops.
- 3 Residential development should only occur where it is demonstrated that noise, light spill and other impacts on residential amenity associated with the envisaged mix of uses and a vibrant public plaza can be adequately addressed.

Form and character

- 4 Development in the Policy Area should generally be up to 20 storeys in height to the south of the central pathway.
- 5 Buildings taller than 20 storeys may be contemplated to the south of the central pathway where design excellence can be demonstrated and the Commonwealth Airports (Protection of Airspace) Regulations can be met.
- 6 Buildings north of the central pathway should be designed to provide an active edge to the River Torrens and should be of a low scale commensurate with its landscape setting.
- 7 Buildings along King William Road should be designed to enable views through to important State Heritage buildings and the public plaza area.
- 8 A new public plaza should be developed on a single plane minimising grade changes across the site so as to maximise pedestrian connectivity.
- 9 Development should ensure the contribution of existing heritage buildings is not significantly diminished and can continue to be appreciated by the public by:
 - (a) ensuring the new development is designed and located to maintain views of important heritage buildings as shown on [Figure Rb/3](#).
 - (b) incorporating public areas, safe and convenient pedestrian paths and active land uses such as cafes, shops and entertainment facilities at the interface with the heritage buildings.
- 10 Development should not compromise the visual and physical connections to heritage buildings including views of the prominent heritage features shown on [Figure Rb/3](#).
- 11 Development will make provision for a footbridge over the Torrens Lake between the Adelaide Festival Centre and Adelaide Oval, including pedestrian and cycling access paths, stairs and ramps and associated landscaping, as shown on [Figure Rb/1](#).



- State Heritage Place
- Pedestrian Link
- - - - - Pedestrian and Cycling Link
- Zone Boundary

ADELAIDE (CITY)
RIVERBANK ZONE
HERITAGE PLACES, SIGNIFICANT TREES
AND PEDESTRIAN LINKS
Figure Rb/1

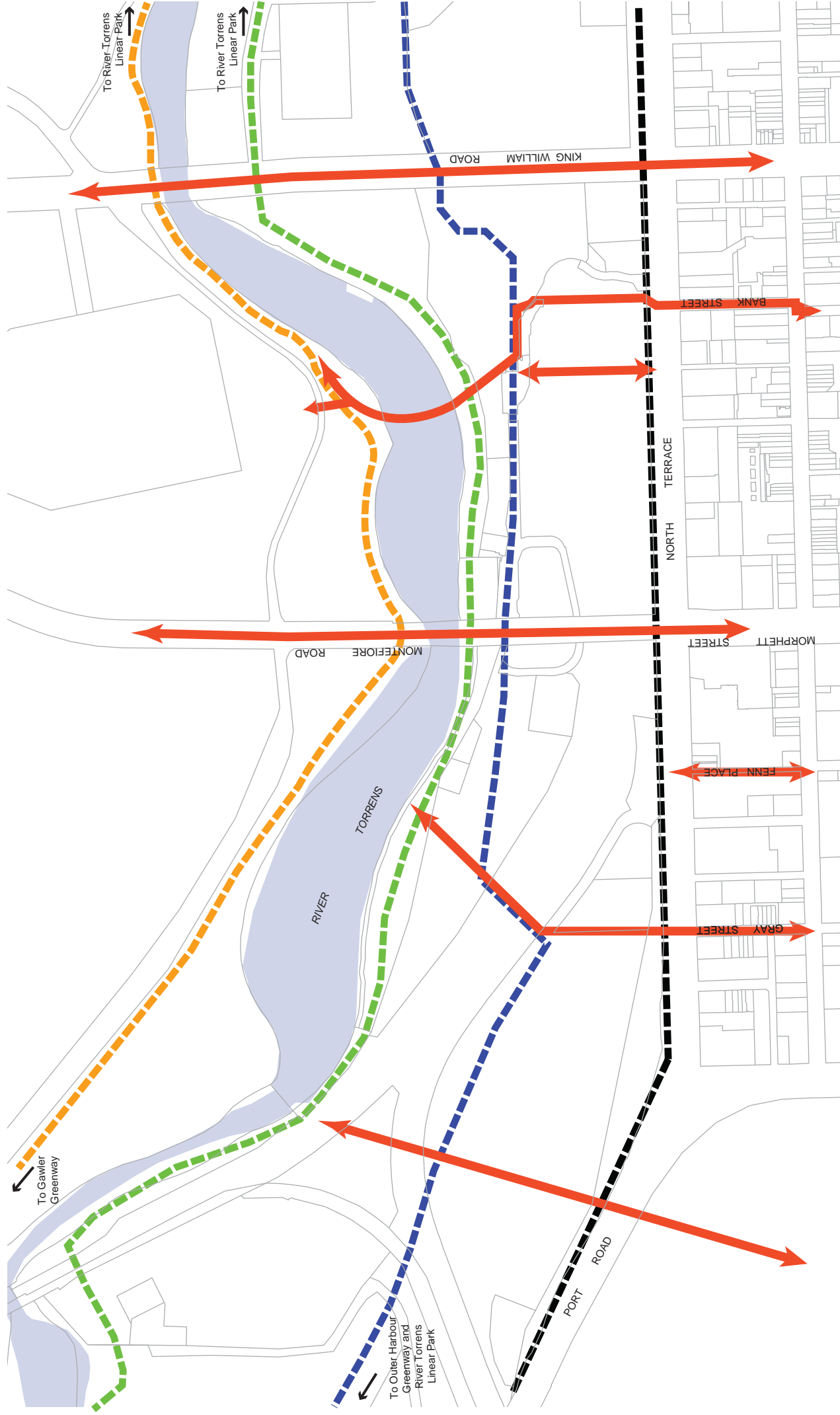


Figure Rb/2
Connections (Visual and Physical)

ADELAIDE (CITY)



- Connections - (pedestrians & cycling)
- - - River Path - (pedestrians & cycling)
- - - Central Path - (pedestrians & cycling)
- - - Northern Path - (pedestrians & cycling)
- - - North Terrace Path



- North/South Connections
- East/West Connections
- Visual Links
- Prominent Heritage Features

Figure Rb/3
Connections Riverbank Plaza
 ADELAIDE (CITY)

ATTACHMENT C

OVERLAY MAPS ADEL/1 (OVERLAY 9), (OVERLAY 10) AND (OVERLAY 13)



- Predominantly Natural Landscape
- Predominantly Cultural Landscape
- Predominantly Recreational Landscape

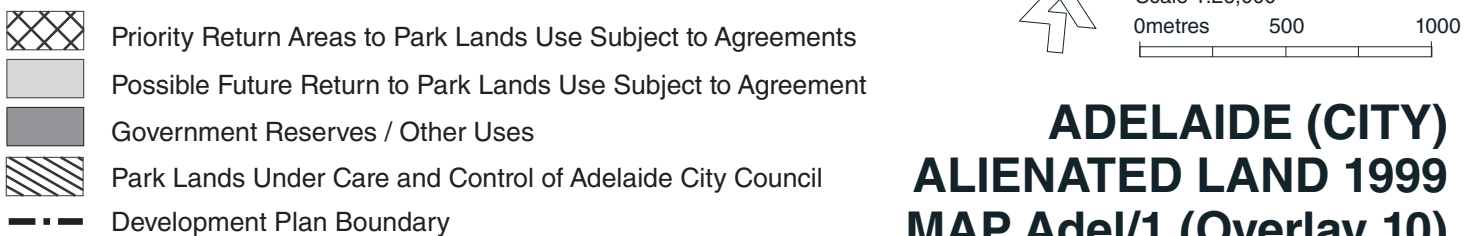


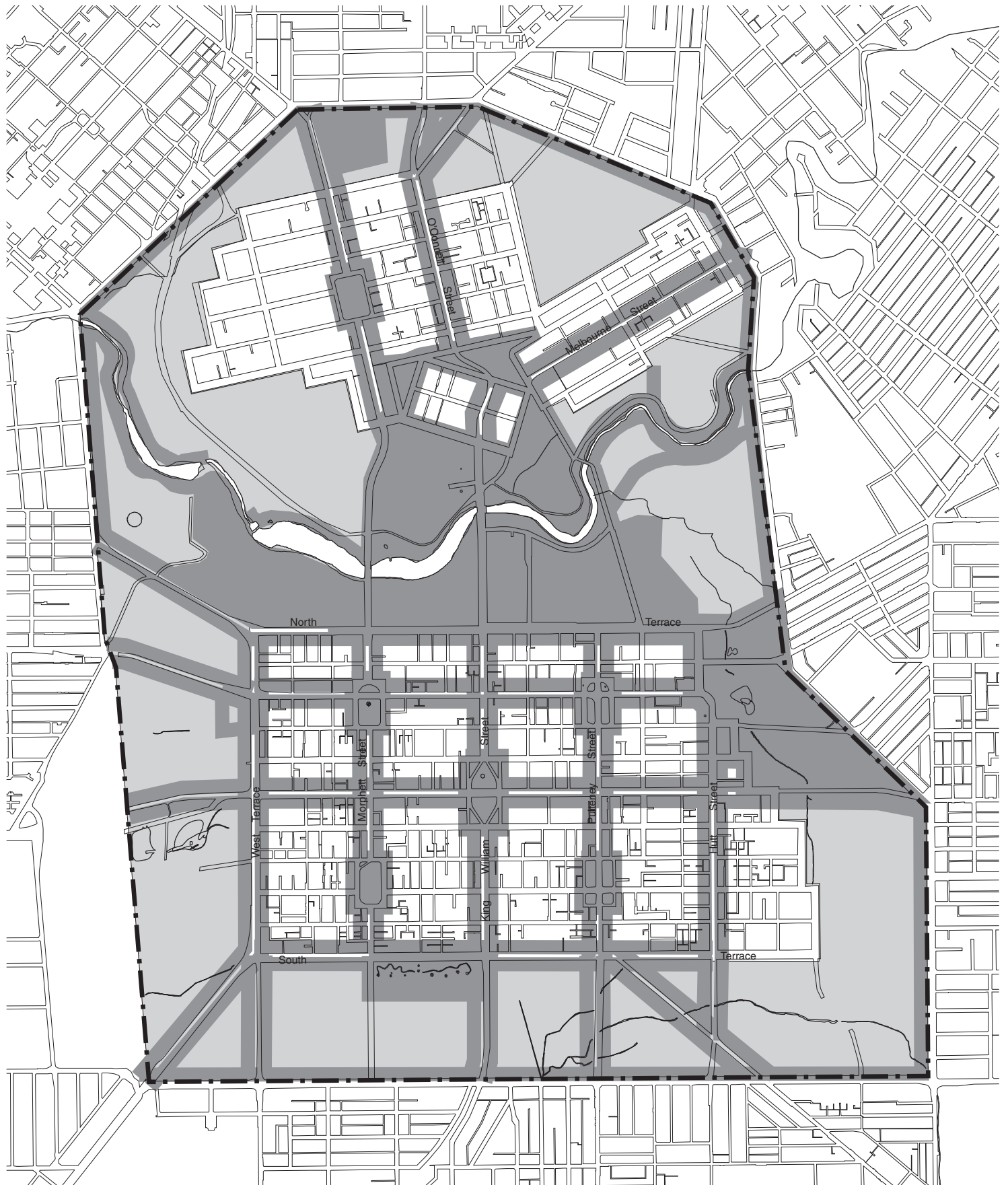
Scale 1:26,000

0metres 500 1000



ADELAIDE (CITY) **FUTURE LANDSCAPE CHARACTER** **MAP Adel/1 (Overlay 9)**





- Precincts of Higher Coverage / Amenity / Safety
- Precincts of Lower Coverage / Amenity / Safety

--- Development Plan Boundary

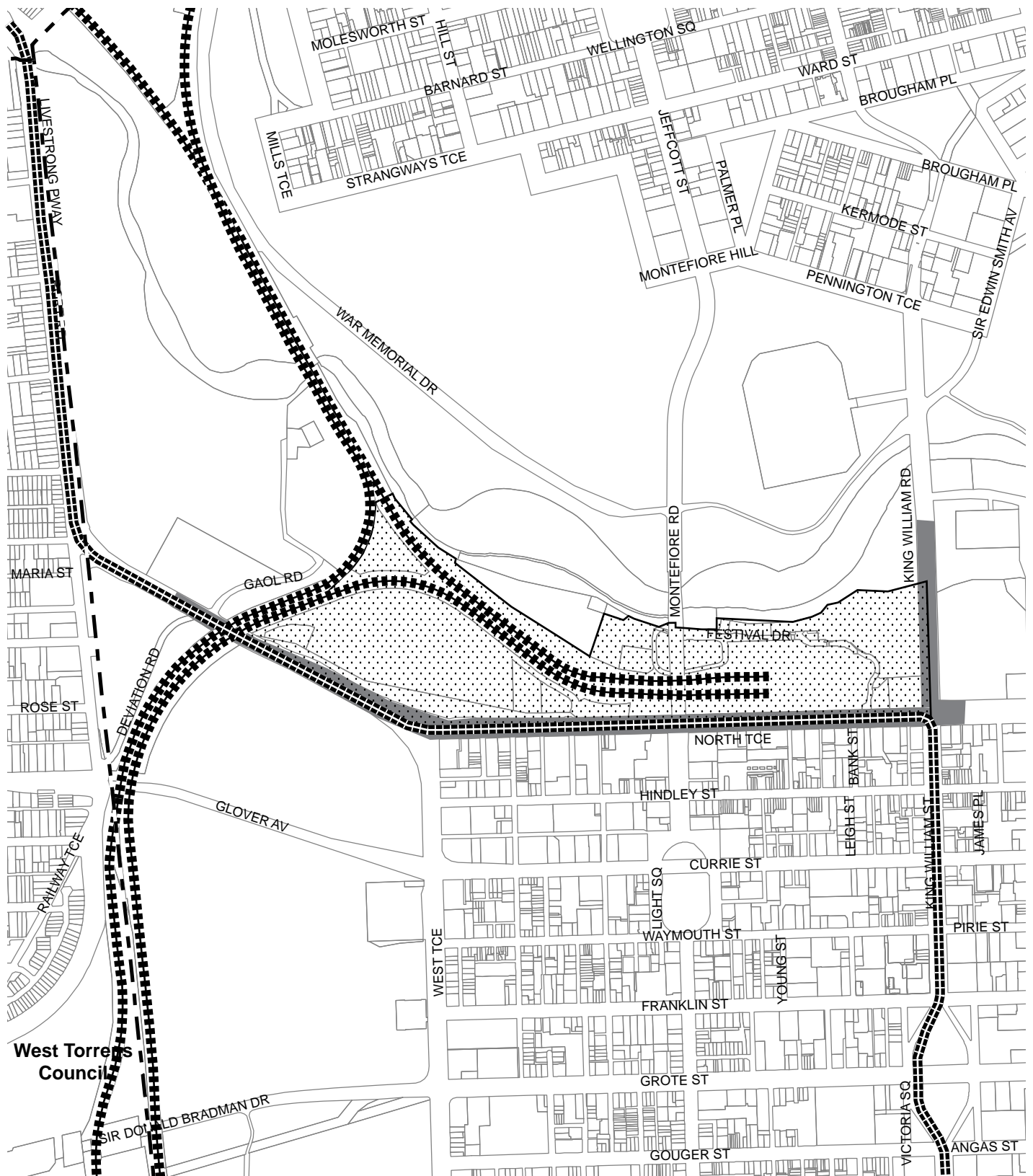


Scale 1:26,000
0metres 500 1000

ADELAIDE (CITY) **PROPOSED LIGHTING FRAMEWORK** **MAP Adel/1 (Overlay 13)**

ATTACHMENT D

OVERLAY MAPS ADEL/1 (OVERLAY 16)








West Torrens
Council



1:12,000

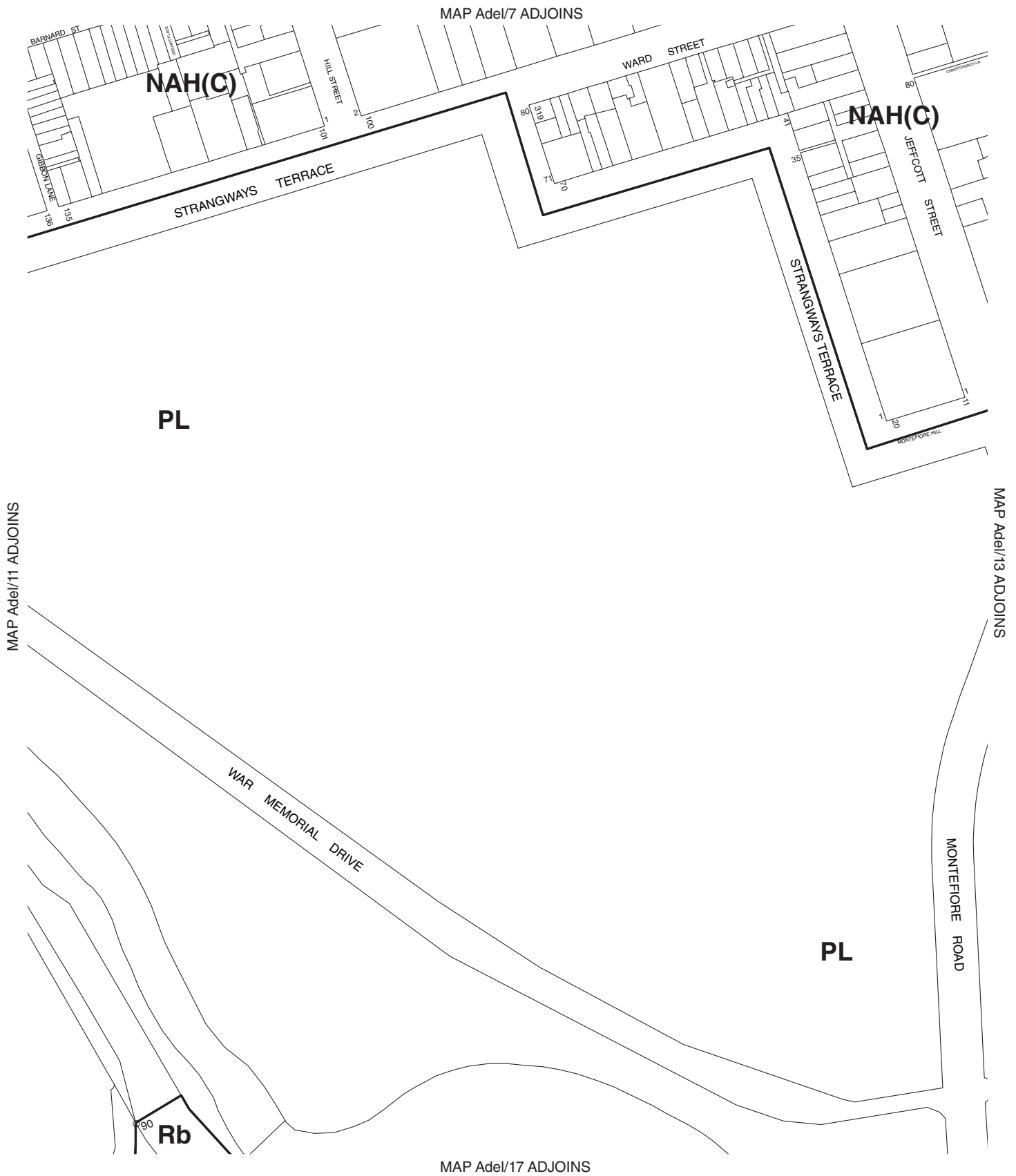


ADELAIDE (CITY) **NOISE AND AIR EMISSIONS** **MAP Adel/1 (Overlay 16)**

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

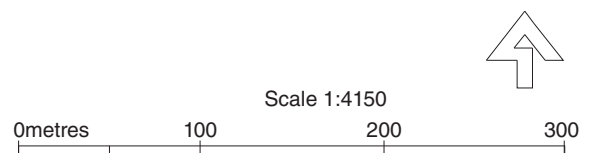
ATTACHMENT E

ZONE MAPS ADEL/12, 16, 17 AND 18



NOTE : For Policy Areas See MAP Adel/43

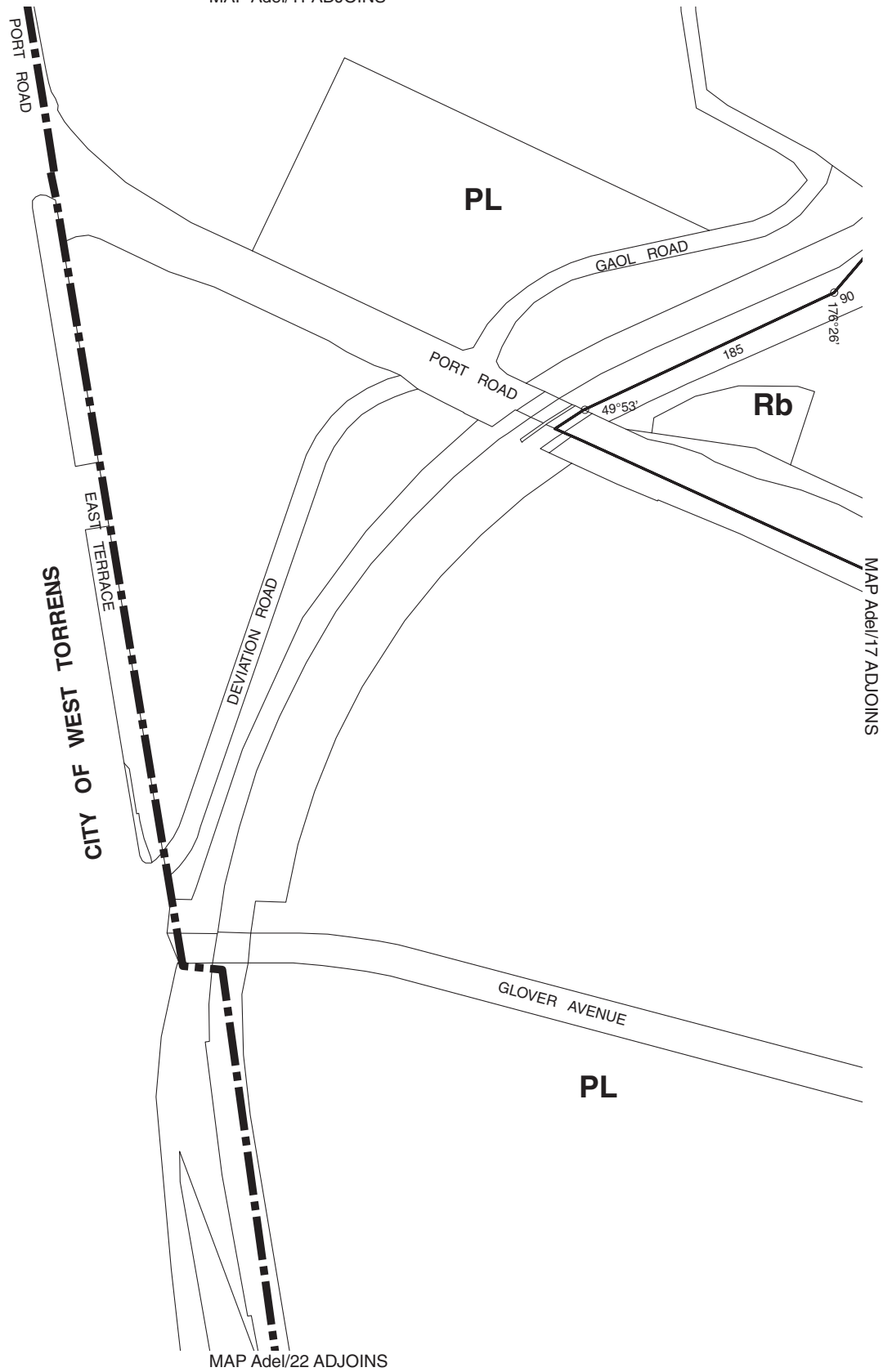
NAH(C) North Adelaide Historic (Conservation) Zone
PL Park Lands Zone
Rb Riverbank Zone



ADELAIDE (CITY) ZONES MAP Adel/12

— Zone Boundary
— . . . Development Plan Boundary

MAP Adel/11 ADJOINS



NOTE : For Policy Areas See MAP Adel/47

PL Park Lands Zone
Rb Riverbank Zone

Scale 1:4150
0metres 100 200 300



**ADELAIDE (CITY)
ZONES
MAP Adel/16**

— Zone Boundary
- - - Development Plan Boundary



NOTE : For Policy Areas See MAP Adel/48

CC Capital City Zone
PL Park Lands Zone
Rb Riverbank Zone

Scale 1:4150

0metres 100 200 300

ADELAIDE (CITY) ZONES MAP Adel/17

— Zone Boundary
 - - - Development Plan Boundary



NOTE : For Policy Areas See MAP Adel/49

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



Scale 1:4150

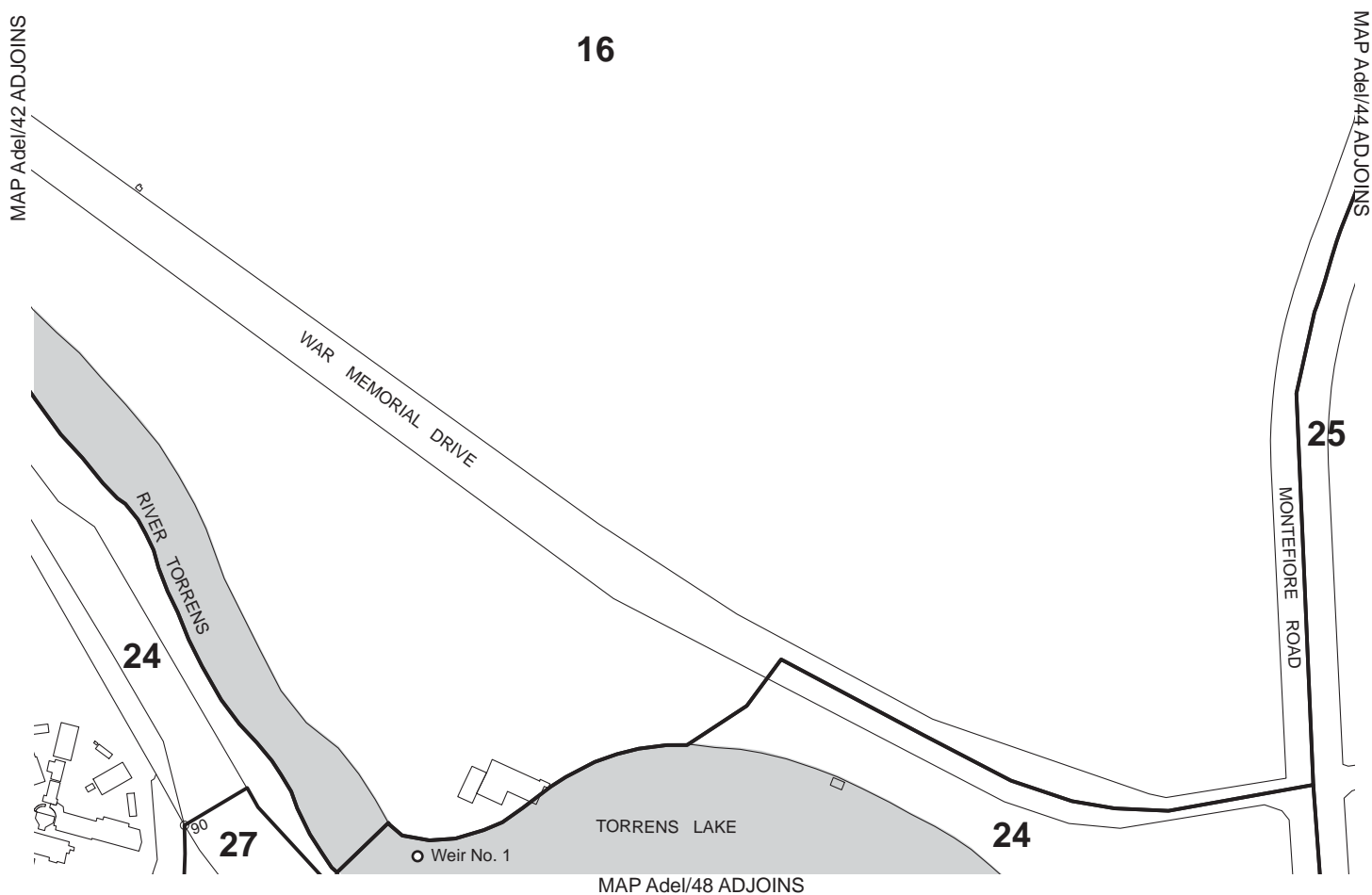
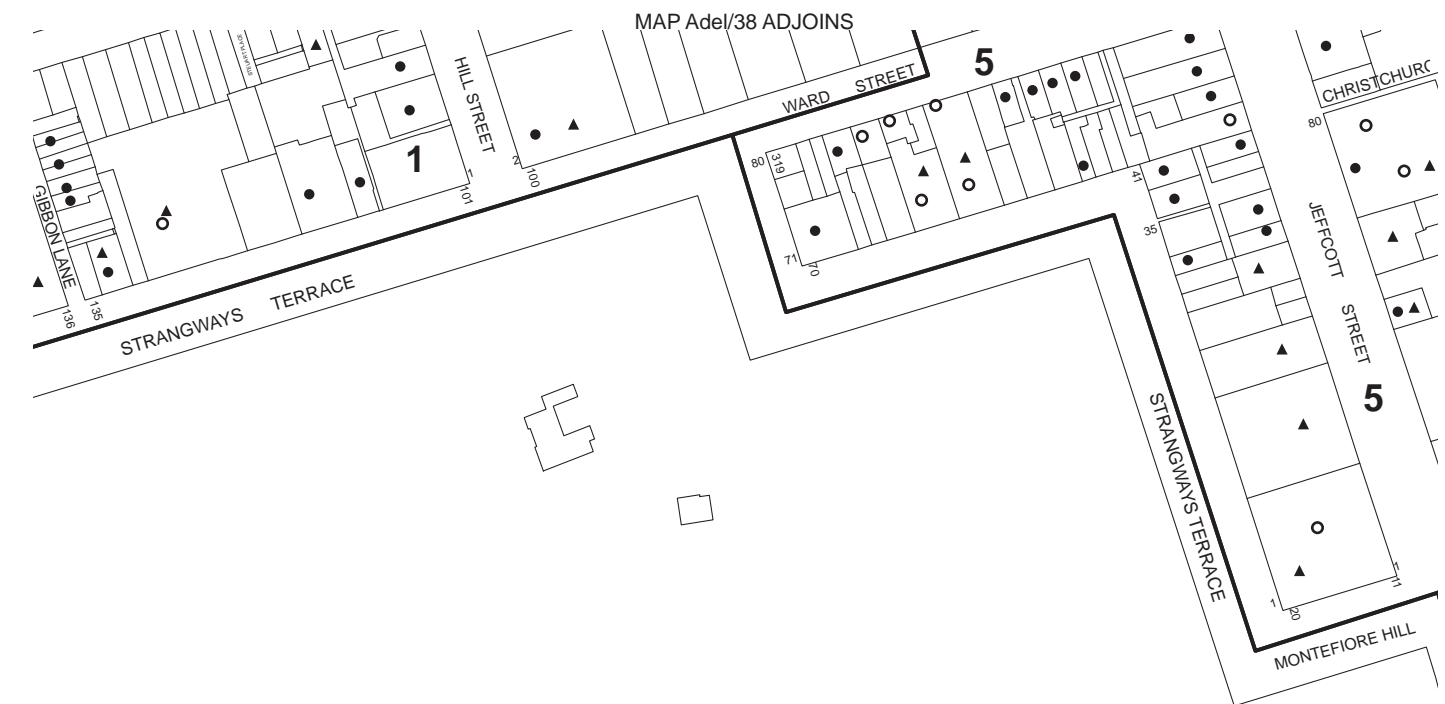
0metres 100 200 300

ADELAIDE (CITY) ZONES MAP Adel/18

- Zone Boundary
- Development Plan Boundary

ATTACHMENT F

POLICY AREA MAPS ADEL/43, 47, 48 AND 49



- 1 Hill Street Policy Area
- 5 Carclew Policy Area
- 16 Golf Links Policy Area
- 24 River Torrens West Policy Area
- 25 Adelaide Oval Policy Area
- 27 Health Policy Area

- State Heritage Place
- Local Heritage Place
- ▲ Significant Tree

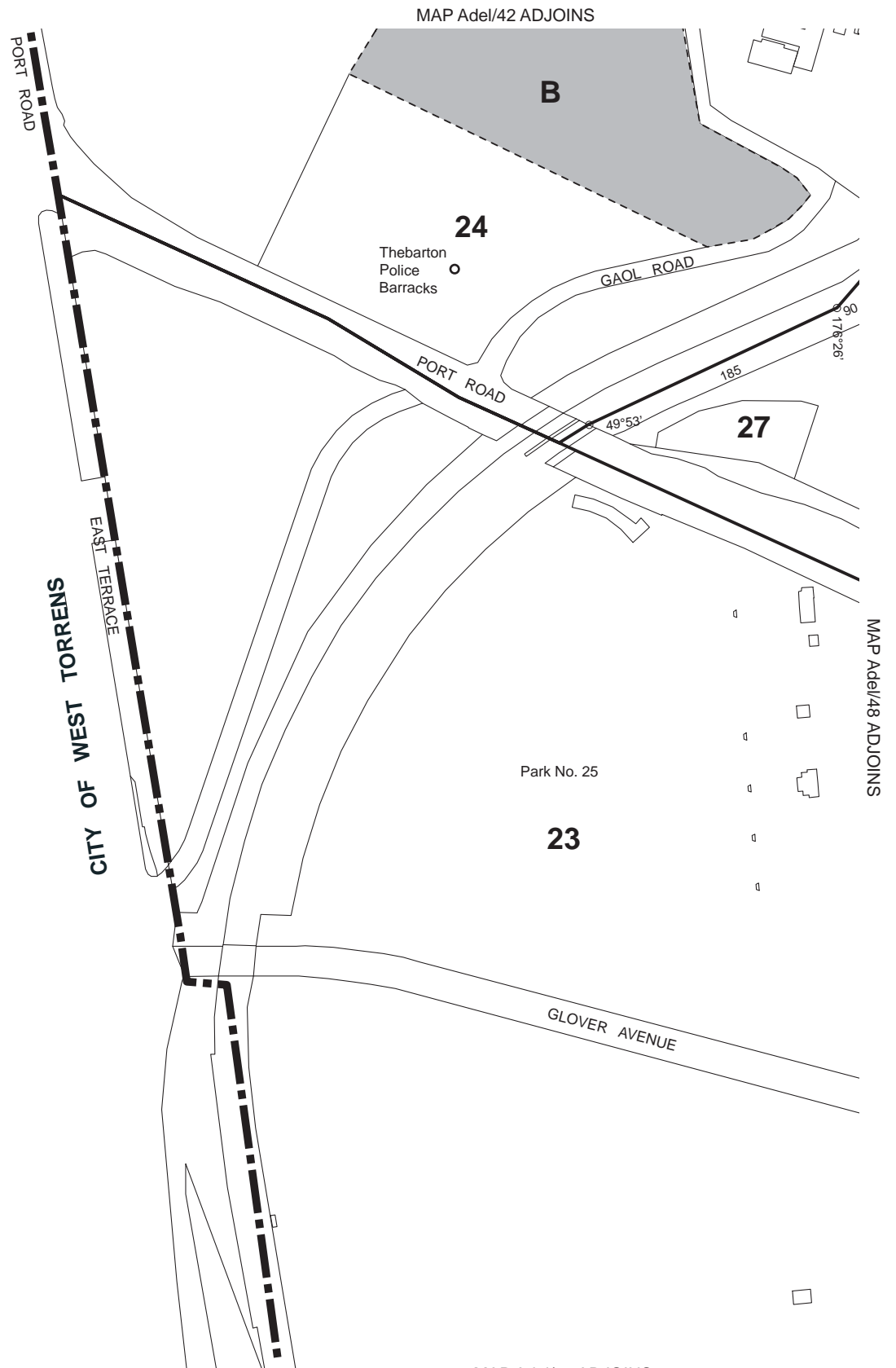
— Policy Area Boundary

Scale 1:4150

0metres 100 200 300



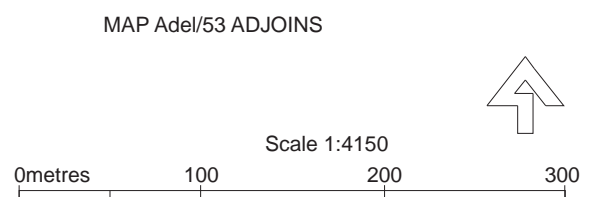
ADELAIDE (CITY) **POLICY AREAS** **MAP Adel/43**



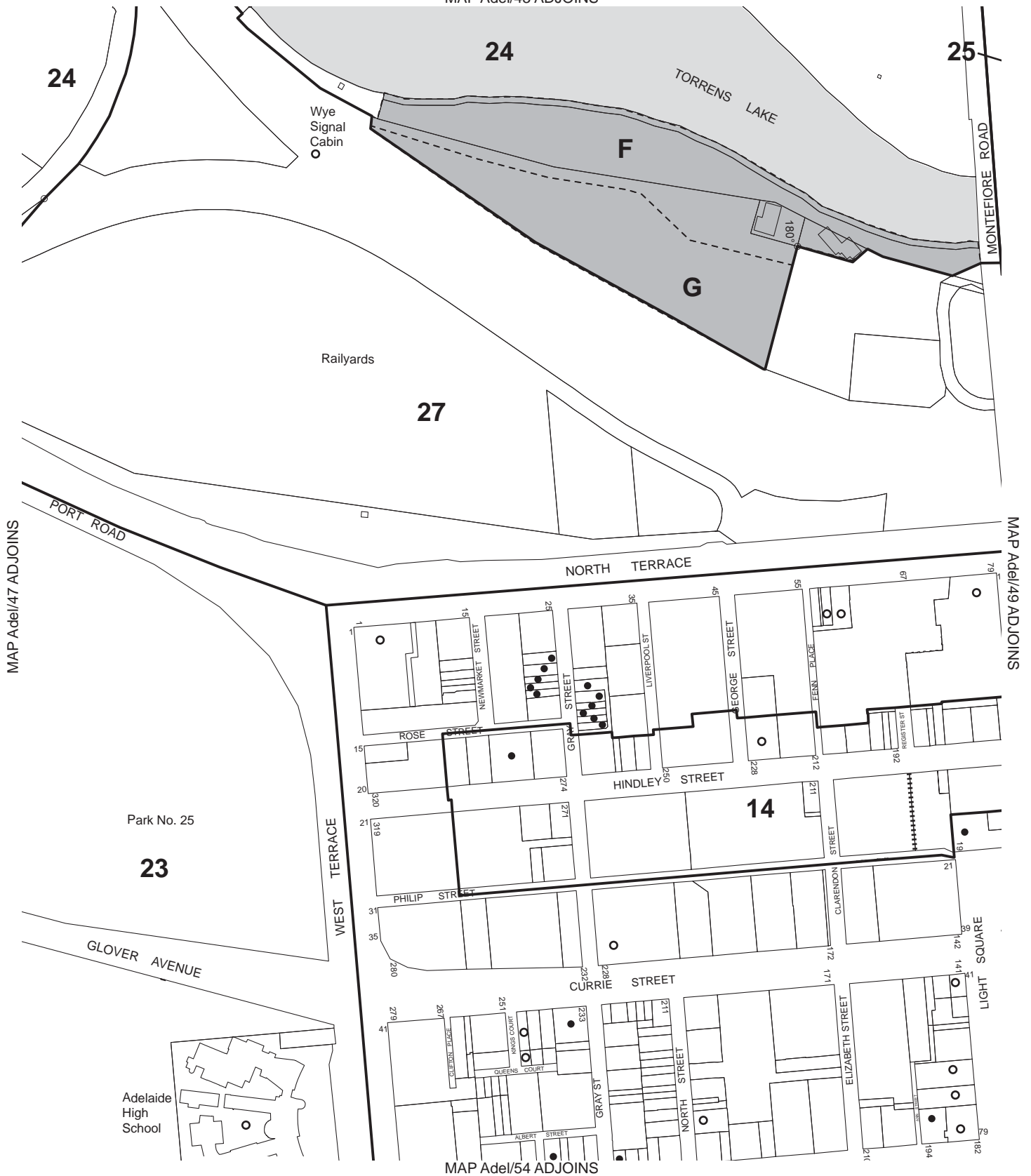
- 23** Western Park Lands Policy Area
24 River Torrens West Policy Area
27 Health Policy Area

- B** Horse Agistment
 o State Heritage Place

- Policy Area Boundary
 - - - Development Plan Boundary



ADELAIDE (CITY) POLICY AREAS MAP Adel/47



- 14 Main Street Policy Area
- 23 Western Park Lands Policy Area
- 24 River Torrens West Policy Area
- 25 Adelaide Oval Policy Area
- 27 Health Policy Area









- Riverbank West
- Car Park
- Proposed Pedestrian Link
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary

Scale 1:4150
0metres 100 200 300



ADELAIDE (CITY) POLICY AREAS MAP Adel/48

- 13 Central Business Policy Area
14 Main Street Policy Area
24 River Torrens West Policy Area
25 Adelaide Oval Policy Area
27 Health Policy Area
28 Entertainment Policy Area

-  Special Events
 Area I
 State Heritage Place
 Local Heritage Place
 Significant Tree
 Pedestrian Link
 Pedestrian and Cycling Link
 Policy Area Boundary

A horizontal number line representing distance in metres. It starts at 0 and ends at 300. Major tick marks are labeled at 0, 100, 200, and 300. There are 5 minor tick marks between each major tick mark, dividing each 100-metre interval into 6 equal segments of 20 metres each.



ADELAIDE (CITY) POLICY AREAS MAP Adel/49



**Government
of South Australia**

Department of Planning,
Transport and Infrastructure

ADELAIDE (CITY) DEVELOPMENT PLAN

RIVERBANK HEALTH AND ENTERTAINMENT AREAS DEVELOPMENT PLAN AMENDMENT

Approval Development Plan Amendment

By the Minister

**EXECUTIVE SUMMARY AND ANALYSIS
RELEASED FOR CONSULTATION FROM
17 JULY 2013 TO 10 SEPTEMBER 2013**

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* 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 *Development Act 1993*).

A Development Plan Amendment (DPA) (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA consists of:

- Executive Summary (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Conclusions and Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Appendices
- The Amendment.

NEED FOR THE AMENDMENT

The Government has recently released the Draft Riverbank Precinct Implementation Plan for public consultation. The Plan brings together a number of separate planning and design concepts for the area stretching from Bowden to Gilberton and sets a long-term vision for Adelaide's Greater Riverbank Precinct as a great park and cultural precinct at the heart of a vibrant city.

The Implementation Plan provides a coherent vision for four important sites along the Riverbank – Bonython Park, the SA Health and Biomedical Precinct, Core Entertainment Precinct and the old Royal Adelaide Hospital site (refer **Figure 1** below).

The new vision supports recent major investment, such as:

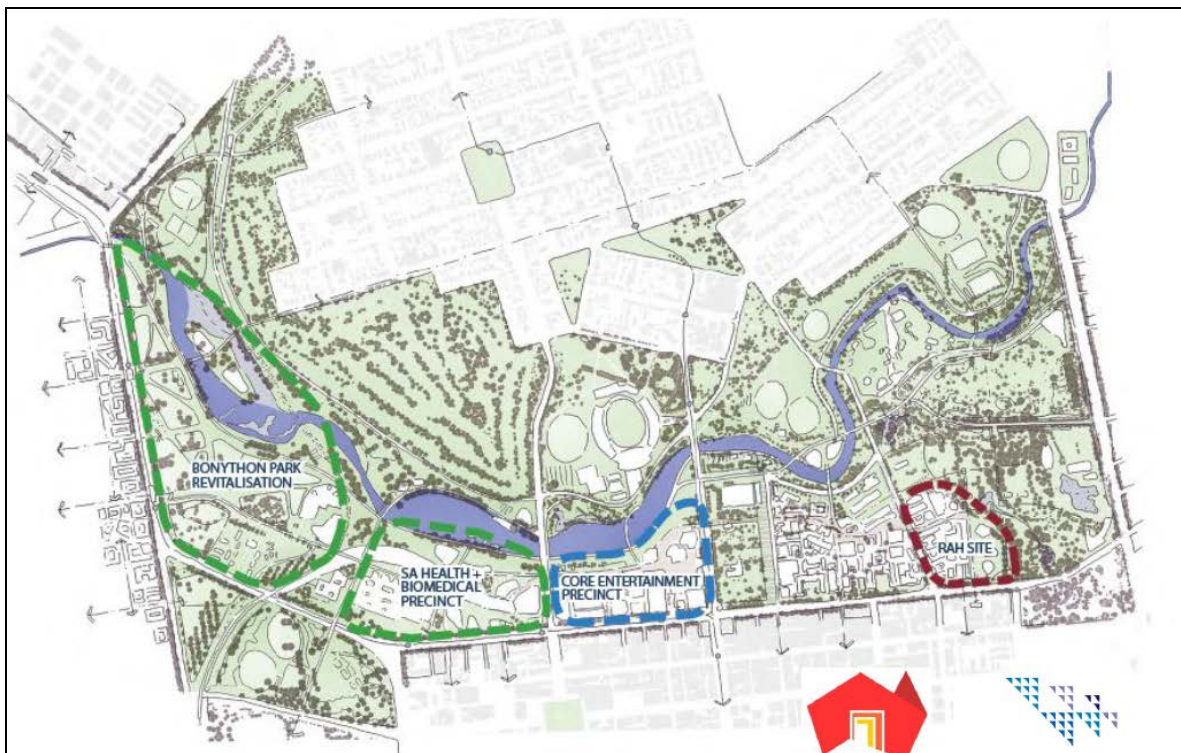
- The new Royal Adelaide Hospital (under construction);
- The new South Australian Health and Medical Research Institute building (under construction);
- The redeveloped Adelaide Convention Centre;
- The new Adelaide Oval;
- Bowden Urban Village;
- The new River Torrens pedestrian footbridge; and
- New Adelaide University Integrated Clinical School and University of SA Interprofessional Health Clinic and Centre for Cancer Biology.

This DPA has been prepared to provide a planning policy framework that provides a sound platform for the development of two important precincts:

- The Health and Biomedical Precinct: This precinct is set to become the biggest health and biomedical precinct in the southern hemisphere. It is proposed to include new university research and teaching buildings on North Terrace west of Morphett Street as well as the new Royal Adelaide Hospital and South Australian Health and Medical Research Institute building.
- The Core Entertainment Precinct: The vision for this precinct includes an exciting new Festival Plaza/Square capable of holding public events; the extension of existing entertainment facilities; more cafes, restaurants and entertainment uses that help create a more vibrant space; and high quality landmark buildings that respect the Adelaide Festival Centre, Parliament Houses and the Railway Station.

While the current zoning is supportive of a number of elements within the Implementation Plan, there is a need to provide a more supportive policy framework for these two precincts where a new vision is being created.

Figure 1: Precincts identified in the Greater Riverbank Implementation Plan (2013)



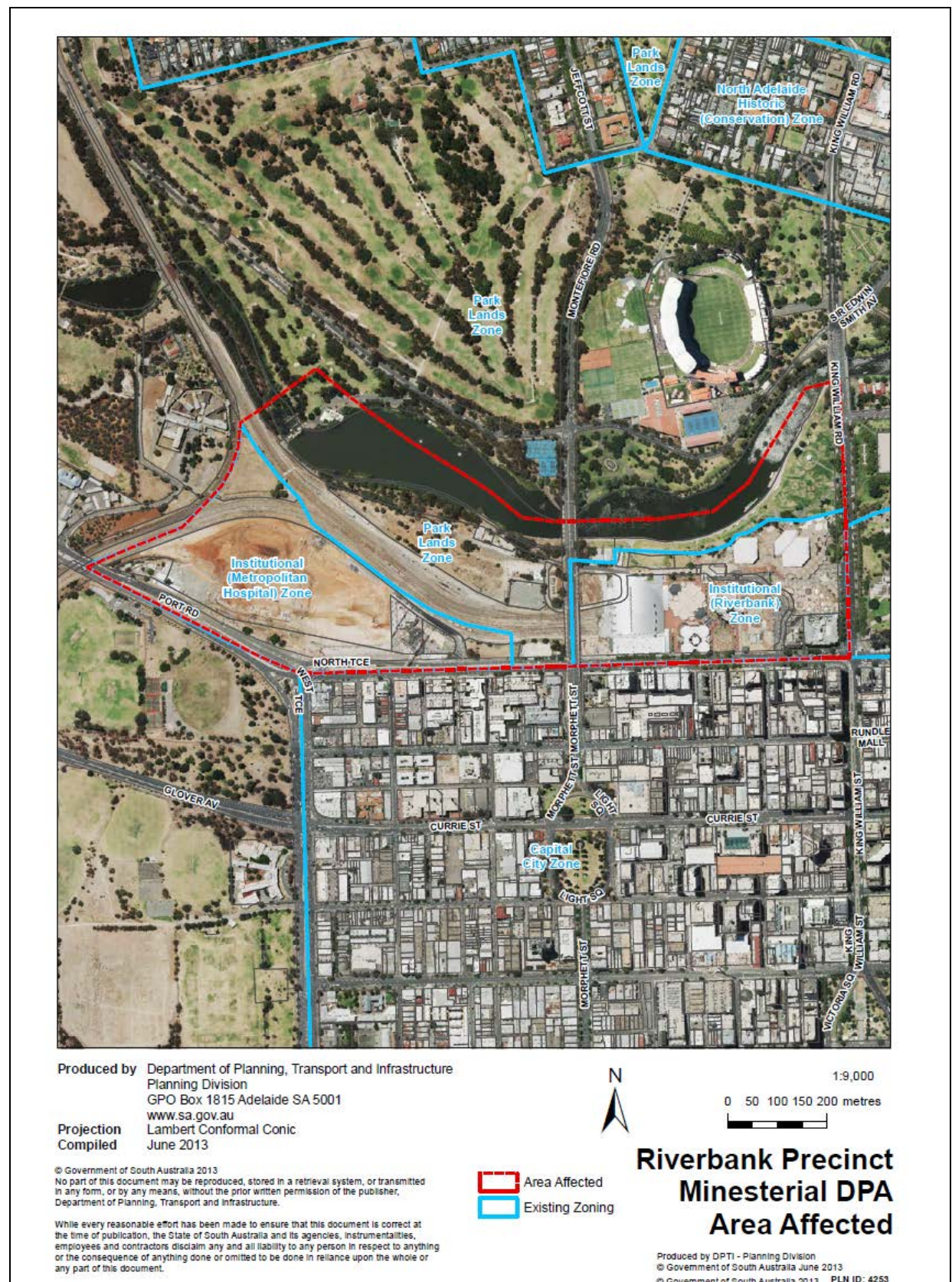
Source: <http://www.riverbank.sa.gov.au/Thegrandvision.aspx>

AREA AFFECTED

This DPA proposes to amend the Adelaide (City) Development Plan. The land affected (refer to **Figure 2**) is located wholly within the:

- Institutional (Riverbank) Zone;
- Institutional (Metropolitan Hospital) Zone;
- Parklands Zone, River Torrens West Policy Area 24; and
- Parklands Zone, Adelaide Oval Policy Area 25.

Figure 2: Area affected by Riverbank Health and Entertainment Areas DPA



PROPOSED POLICY CHANGES

This DPA proposes to provide a suitable zoning framework to enable the creation a world class public 'Entertainment Precinct' that creates a cultural identity and focus for Adelaide community events and activities. The precinct is envisaged to draw together and link the various elements in the Riverbank Precinct and the broader locality—connecting with the Adelaide Oval and River Torrens footbridge, the Adelaide Festival Centre, the Adelaide Casino and Adelaide Convention Centre — and linking through to Bank Street / Leigh Street and the Adelaide Central Market.

The amendment will also provide a zoning framework to facilitate the development of a world class 'Health and Biomedical Precinct' which will consolidate uses around the new Royal Adelaide Hospital.

The DPA proposes the following changes:

Zoning

- Replacement of the current Institutional (Riverbank) Zone and the Institutional (Metropolitan Hospital) Zone with a new Riverbank Zone that encourages the development of a mixture of entertainment, accommodation, shops and medical related land uses;
- Introduces two Policy Areas within the new Riverbank Zone, a Health Policy Area and an Entertainment Policy Area with guidance on desired uses and building form for each precinct;
- Introduces amendments to policy in a small portion of land in the Park Lands Zone (River Torrens West Policy Area 24 between the Morphett Street Bridge and the Torrens Weir) to:
 - assist in activating the riverbank precinct at this location for informal and formal outdoor recreation activities;
 - provide for a range of cafes, restaurants, licensed premises, cultural and retail related facilities in appropriate locations; and
 - facilitate key pedestrian / bicycle links between the River Torrens and the North Terrace Health Precinct.
- Introduces amendments to policy in a small portion of land in the Park Lands Zone (Adelaide Oval Policy Area 25 south of the River Torrens between King William Street and the Morphett Street Bridge) to:
 - assist in activating the riverbank precinct at this location for informal and formal outdoor recreation activities;
 - provide for a range of cafes, restaurants, licensed premises, cultural and retail related facilities in appropriate locations;
- Provides guidance on the design of buildings, vehicle parking areas, landscaping and public spaces in the Riverbank Zone; and
- The removal of non-complying demolition controls for the State Heritage listed Adelaide Festival Centre Southern Plaza (and its underlying car park structure) to enable the reconfiguration of this space to better provide for future car parking demand and a public plaza area.

Maps

- Replacement of Maps Adel/1 (Overlay 9), (Overlay 10) and (Overlay 13);
- Replacement of Zone Maps Adel/12, 16, 17 and 18 and 49;
- Replacement of Policy Area Maps Adel/43, 47, 48 and 49; and
- Introduction of new Figures Rb/1, 2 and 3 in the Riverbank Zone to guide the development of a new public plaza space, new pedestrian and vehicle access ways

and thoroughfares in the locality as well as the maintenance of prominent heritage features in the precinct.

LEGAL REQUIREMENTS

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*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan(s)
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations under the *Development Act 1993*.

CONSULTATION

This document is now released for concurrent agency and public consultation for a period of eight weeks.

The organisations and agencies that will be consulted include:

- Department of Planning Transport and Infrastructure
 - Public Transport Services
 - Transport Services
 - Recreation, Sport and Racing
 - Strategic Projects
 - Office for Design and Architecture (Government Architect)
- Department of Environment, Water and Natural Resources
 - Heritage Division / South Australian Heritage Council
- Environment Protection Authority
- South Australian Tourism Commission
- Department for Health and Ageing
- Department of the Premier and Cabinet
 - Aboriginal Affairs and Reconciliation Division
 - Arts SA
- SAFECOM
- State Emergency Service
- South Australian Police
- Department of Treasury and Finance
- Renewal SA
- Department of Further Education, Employment, Science and Technology
- Federal Department of Sustainability, Environment, Water, Population and Communities
- South Australian National Football League
- Stadium Management Authority
- South Australian Cricket Association
- City of Adelaide
- University of Adelaide
- University of South Australia
- Memorial Drive Tennis Club / Tennis Australia / Tennis SA
- Next Generation – Memorial Drive

- Intercontinental Hotel
- Sky City Casino
- Adelaide Festival Centre
- Adelaide Convention Centre
- ElectraNet
- Australian Rail and Track Corporation
- The Rail Commissioner
- Office of the Governor / Clerk of the House of Assembly – SA / Clerk of the Legislative Council - SA
- Adelaide and Mount Lofty Ranges NRM Board
- Royal Australian Institute of Architects (SA Division)
- Planning Institute of Australia (SA Division)
- Local Member of Parliament for Adelaide
- Adelaide Park Lands Authority
- Adelaide Parklands Preservation Association
- Conservation Council of South Australia

All public submissions made during the consultation phase will be considered by the Development Policy Advisory Committee, which is an independent body responsible for conducting the consultation stage of Ministerial DPAs. Changes to the DPA may occur as a result of this consultation process.

THE FINAL STAGE

When the Development Policy Advisory Committee has considered the comments received and heard all the public submissions, it will provide the Minister for Planning with a report on its findings.

The Minister for Planning will then either approve (with or without changes) or refuse the DPA.

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

ANALYSIS

1. INTRODUCTION AND BACKGROUND

This Development Plan Amendment has been initiated in response to the release of the draft Greater Riverbank Precinct Implementation Plan (GRIP) for public consultation on 30 June 2013. The DPA implements the first priority stages of the Plan, which will build on the significant investment already attracted to this precinct and which will help to establish the Riverbank as a focus of a vibrant city.

The Riverbank Precinct together with the Adelaide Oval Redevelopment are key elements of the State Government's strategic objective to make Adelaide a more vibrant city. To achieve this, it is recognised that opportunities to link these key elements be extended to integrate with the social, cultural, entertainment, commercial and transportation infrastructure in the City that form part of the precinct and beyond to the south.

1.1 Draft Greater Riverbank Implementation Plan

The draft Greater Riverbank Implementation Plan (GRIP) provides a vision and roadmap for the renewal of the Riverbank Precinct. The GRIP brings together former plans for various areas within the precinct such as the work of the 5000+ forums and website, engagement in the 2011 Riverbank Master Plan and other planning processes – and seeks to build on the city's role as the cultural, economic and social focus of South Australia.

The GRIP addresses the broader Riverbank area from the Bowden Urban Village development right through to the former Channel 7 studios site at Gilberton (refer to **Figure 1** below).

It identifies opportunities to expand the economic and cultural significance of the Riverbank Precinct beyond the core area and the activities proposed in the 2011 Riverbank Master Plan, provide the context for the creation of more meaningful destinations, and reinforce the Precinct's role as an active and attractive connecting spine in central Adelaide.

Following the completion of community engagement the Implementation Plan will incorporate a staging plan for implementation of the project over a 20-year period.

The final GRIP is expected to include the key tasks of:

- Confirming the vision and guiding principles for the Greater Riverbank Precinct;
- Analysing and consolidating key opportunities and constraints for the project based on existing plans and projects and new ideas;
- Developing a high level implementation framework for development of the overall Precinct, and detailed Concept Plans for key sites as agreed through stakeholder and community engagement (this is the subject of the current community consultation process);
- Identifying activation opportunities; and
- Recommending a governance and management model.

Figure 1: Area affected by the current Renewal SA Riverbank Implementation Plan process



Source: <http://www.riverbank.sa.gov.au/Thegrandvision.aspx>

Further detail on the GRIP can be viewed at: <http://www.riverbank.sa.gov.au/Thegrandvision.aspx>

The GRIP has provided the basis for this proposed amendment to the Adelaide (City) Development Plan.

1.2 Development projects in the Riverbank Precinct

Over the last two years the Riverbank Precinct and environs have been the focus of a number of development proposals which are either in the delivery stage or proposed to occur over the short to medium timeframe. The GRIP helps bring these projects into a coordinated framework that will help stimulate further investment.

These development proposals lend support to the activation of the Greater Riverbank Precinct and the desire to provide ease of access, safety and convenience to the public as well as more accessible places for community gathering and celebration.

Some of these proposals include:

Adelaide Convention Centre Redevelopment – under construction

This project will re-establish the Adelaide Convention Centre as one of the premier conference destinations in Australia and further enhance its internationally renowned reputation.

Stage 1 of the project is underway and involves expanding the existing exhibition facilities and improving pedestrian connections to the Riverbank Promenade and Morphett Street Bridge. This work is due for completion in 2014.

Stage 2 involves replacing the existing plenary building with a more functional and modern facility and will offer spectacular views of the Torrens valley. The second stage is scheduled for completion in 2017.

Redevelopment of Adelaide Oval – under construction

In 2012, the Government commenced the redevelopment of the Adelaide Oval which incorporates a significant change to the Ovals role as a focus for South Australian sport and entertainment as well as a tourist destination in itself.

The project will result in the redevelopment of Adelaide Oval as a 50,000 seat multipurpose stadium. The new facility will be a world class venue suitable for cricket, AFL football and other major events.

The design of the Adelaide Oval redevelopment reinforces the Oval's unique and long standing relationship with the Park Lands and the City. The heritage listed scoreboard, Moreton Bay fig trees and grassed northern mound will all be retained, with views of the Cathedral and North Adelaide preserved.

Construction works have started and the aim is to complete the redevelopment in time for the beginning of the 2014 football season.

River Torrens Pedestrian Bridge – under construction

The Government has also recently commenced construction of a pedestrian footbridge linking the Adelaide Oval directly with the southern bank of the Torrens Lake – including the Adelaide Railway Station and Festival Plaza.

It is estimated that during a major event, approximately more than 20,000 people will use the new pedestrian bridge connecting the Oval to the City side of the Riverbank Precinct.

The essential functional elements of the bridge will be carefully integrated with design aspirations to create a structure that will contribute to the area's 'postcard image'.

The pedestrian bridge will be operational in December 2013 and completed in February 2014.

Skycity Adelaide – proposal

In late 2012 Skycity publicly announced a proposal to expand its existing gaming, hospitality and entertainment facilities in a manner that will support the future redevelopment of the Riverbank Precinct.

Adelaide Festival Centre – proposal

The Adelaide Festival Centre Trust (AFC) is considering ways in which it can enhance, update and upgrade its buildings, associated infrastructure and immediate environs (including the car park, plaza and function spaces) to reinforce its position as the State's leading multi-arts and entertainment venue.

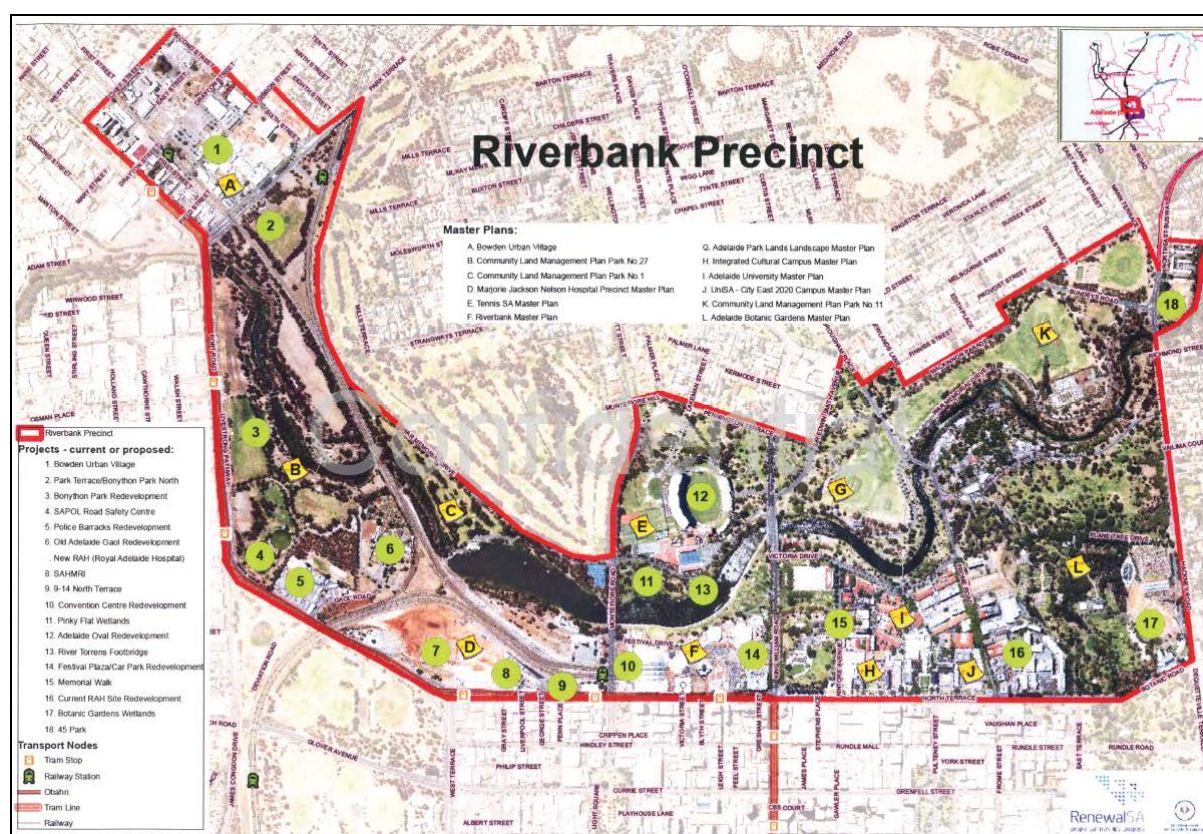
Subject to funding, approvals and the potential leveraging of commercial opportunities such as those that may result from this DPA, the AFC will focus on opportunities that will assist it realise its vision to become a leading national and internationally recognised performing arts centre.

The AFC is currently one of the most patronised public attractions in the Riverbank Precinct averaging nearly 900,000 attendances a year, and occupies a significant footprint relative to the overall precinct.

1.3 Other Planning and Development Initiatives – Broader Riverbank Area

In addition to the above development proposals within the immediate Riverbank Precinct, there are a number of other initiatives underway in the GRIP study area which support the objectives of this DPA (refer to **Figure 2**).

Figure 2: Riverbank Precinct – Current Plans and Projects



Source: Renewal SA Internal Working Document Report (November, 2011)

Figure 2 produced by Renewal SA provides a visual representation of all relevant State and local government planning initiatives / projects within close proximity of the Riverbank Precinct which will assist in activating public spaces within the Precinct.

A list of the current and proposed key urban design initiatives / projects within the broader riverbank context which support this DPA are provided below:

- Bowden Urban Village development (commenced);
- Revitalisation of Bonython Park;
- Redevelopment of the former SA Water Depot at Thebarton (completed);

- New Royal Adelaide Hospital (currently under construction);
- New SA Health, Medical and Research Institute (currently under construction)
- New Adelaide University Integrated Clinical School and University of SA Interprofessional Health Clinic and Centre for Cancer Biology (Federal Government Grants were announced on 15 June 2013 for both projects on North Terrace between SAHMRI and Montefiore Rd);
- Adelaide Zoo upgrade (completed); and
- Adelaide Botanic Gardens Wetlands upgrade (completed).

2. THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 Consistency with South Australia's Strategic Plan

Premiers Action Agenda 2012-2014

The amendment reflects the following strategic priorities established under the Premier's Action Agenda (2012-2014):

Priority	Contribution
Vibrant City	A newly activated Core Entertainment Precinct in the riverbank area will contribute to providing a vibrant city by activating these spaces to make them more pedestrian and outdoor dining friendly. They will also encourage more people to visit and spend time in the city by providing an additional visitor attraction and accommodating a gathering space for the community to watch or participate in sporting, cultural or other social events. Additional development within the SA Health and Biomedical Precinct creates opportunities for improved connectivity between North Terrace and the River Torrens and opportunities to develop attractive recreation areas for the employees and users of the medical buildings.
Safe and Healthy Neighbourhoods	Activation of the Core Entertainment and SA Health and Biomedical Precincts and associated developments (including new and improved pedestrian connections through the Riverbank Precinct) will provide safe, pleasant and healthy urban spaces for small to large gatherings of people to walk through and visit during the day and night.

Updated in 2011, the South Australian Strategic Plan outlines a medium to long term development strategy for the whole of South Australia. It performs two key functions:

- It provides a framework for the activities of the South Australian Government business and the community; and
- It provides a means of tracking state-wide progress with the targets acting as points of reference that can be assessed periodically.

The proposed policy change will reinforce and contribute to realising the following key targets in South Australia's Strategic Plan (SASP):

SASP Target	Contribution
Target 1 – Urban Spaces: Increase the use of public spaces by the community	The policy amendments reinforce the desire for greater access to the Park Lands and open space areas thus supporting the increasing use of public space by the community.
Target 3 – Cultural Vibrancy – arts activities: Increase the vibrancy of the South Australian arts industry by increasing attendance at selected arts activities by 150% by 2020	The policy amendments will provide for the activation and redevelopment of the public space between the Adelaide Festival Centre (the State's primary art venue) and Parliament House as a new public square, community gathering place and event space consisting of cafes, restaurants and expanded underground car park to service the Festival Centre and the broader Riverbank Precinct.
Target 4 – Tourism Industry: Increase visitor expenditure in South Australia's total tourism industry to \$8 billion and on Kangaroo Island to \$180 million.	Tourism interest derives from active, accessible and interesting facilities. The connectivity of key points of focus including Adelaide's CBD, the new Festival Square, upgraded Riverbank Precinct, the Torrens Lake, Adelaide Oval and Memorial Drive will contribute to the tourism interest in the area and improve the potential for economic growth.
Target 13 – Work-life balance: Improve the quality of life of all South Australians through maintenance of a healthy work-life balance.	The redevelopment of the Riverbank Precinct and associated sporting, health, education and cultural facilities will promote a healthy work-life balance for not only those living and working in the city but also those visiting the city from the suburbs, regional areas, interstate or overseas.
Target 23 – Social Participation: Increase the proportion of South Australians participating in social, community and economic activities by 2020.	Improved accessibility, convenience and range of public square, community gathering place and event spaces proximate to public transport networks improve the potential for public participation.
Target 63 - Use of public transport: Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018.	The proposed improvements to the Riverbank Precinct (including the development of the Core Entertainment and SA Health and Biomedical Precincts) will provide opportunities for improved integration with the adjacent railway station and tram and bus networks. This will assist in creating greater accessibility to health, employment, education, recreation, entertainment and city lifestyle functions and will enhance the desire and use for public transport.
Target 47: Jobs Increase employment by 2% each year from 2010 to 2016 (<i>baseline: 2010</i>)	Development of the two new buildings in the SA Health and Biomedical Precinct as well as the other commercial investment in the Riverbank Precinct which will result from this DPA will contribute towards achievement of these employment targets during both the construction and operation phases.
Target 84: Health service standard By 2013, 90 per cent of patients presenting to a public hospital emergency department will be seen, treated, and either discharged or admitted to hospital within four hours. (<i>baseline: 2011</i>)	The co-location of additional health research and education facilities in a precinct with the new hospital, will contribute towards achievement of improved health service standards.
Target 93: Tertiary education and training Increase the proportion of South Australians aged 15-64 participating in tertiary education and training to 17% by 2016 (<i>baseline: 2009</i>)	The location of the new Adelaide University medical school in the Health and Biomedical Precinct will contribute towards achievement of tertiary education targets.

SASP Target	Contribution
Target 97: University research income Increase the total gross value of university research income to 20% above South Australia's per capita share by 2014 and maintain thereafter (baseline: 2008)	The location of the new University of South Australia cancer research centre in the Health and Biomedical Precinct will contribute towards achievement of university research income targets.

This DPA will support the strategic priorities listed above by:

- Amending the Adelaide City Development Plan policy to assist and guide decision making within the Core Entertainment and Health and Biomedical Precincts and associated Riverbank Precinct;
- Providing for the development of a public square which will create a cohesive cultural identity and focus for the community to meet and hold events and activities;
- Providing for improved connections within and outside the Core Entertainment and Health and Biomedical Precincts, including to the Adelaide Oval and River Torrens footbridge; the Adelaide Festival Centre; the Adelaide Casino and the Adelaide Convention Centre; and broader city links through to the Adelaide Central Market and South Terrace; and
- Providing for the development of a health, education and employment area that is well connected with transport, entertainment and recreation opportunities and will contribute towards the achievement of targets for employment, education research and provision of health services.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia. In particular it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates future development to the community, the private sector and local government.

The Planning Strategy currently comprises a number of volumes but the one of most relevance to the City of Adelaide and the Greater Riverbank Precinct is *The 30 Year Plan for Greater Adelaide (2010)*.

The 30 Year Plan for Greater Adelaide (the Plan) sets out in Chapter D, Policies and Targets specifically for the Adelaide City Centre. The proposed Core Entertainment and SA Health and Biomedical Precincts support the achievement of a number of policies of the Plan, including:

- 1 *Strengthen the primacy of the Adelaide City centre as the cultural and economic focus of Greater Adelaide and enhance its role as the centre for peak services, such as legal, financial and banking, speciality health and medical, educational, the arts and high-quality speciality retail.*

This amendment will help strengthen the role of the Adelaide City Centre as the centre for health medical and educational activity by facilitating further development in the Health and Biomedical Precinct.

- 8 *Build on the strengths of existing key public spaces, such as revitalising Rundle Mall, creating a restaurant precinct on the Torrens River bank, delivering later stages of the North Terrace project and activating the laneways of the core precinct.*

The Torrens Lake, the Core Entertainment Precinct and Health and Biomedical Precinct are key features in the cityscape and are the focus of a plan for rejuvenation in the GRIP. This amendment will lend support to that plan and the rejuvenation and revitalisation of the River Torrens bank and environs, thus supporting this policy.

- 10 *Reinforce the role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide.*

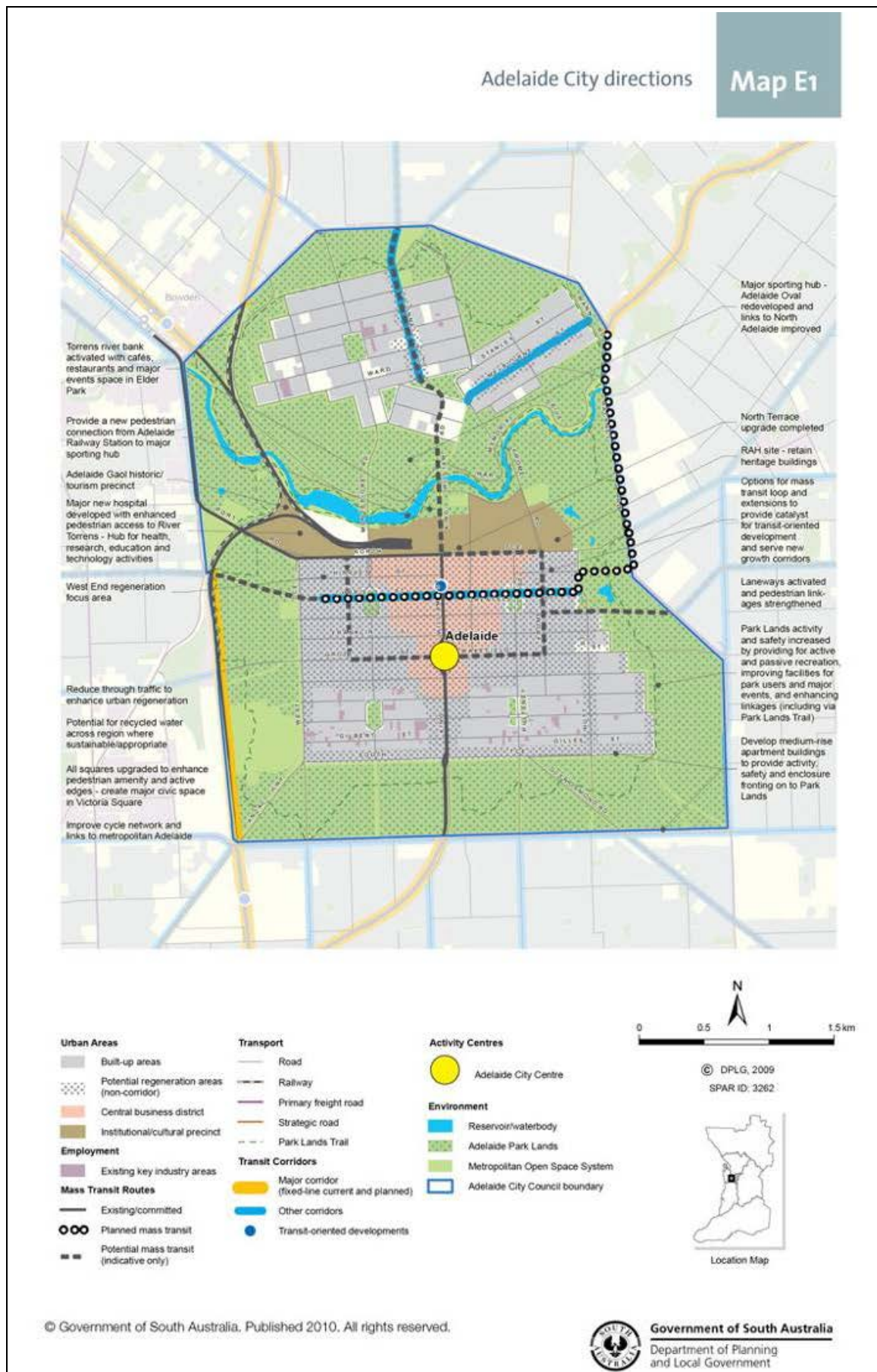
Map E1 from the Plan (refer to **Figure 3**) contains a number of references relating to the riverbank precinct and Adelaide Oval redevelopment, including: *Torrens Riverbank activated with cafes, restaurants and major events space in Elder Park.*

With the rejuvenation of the Riverbank and the redevelopment of the Adelaide Oval, part of the functional improvement to pedestrian movement and access will be afforded by direct connection between the facilities. This ease of access will reinforce the role of the Park Lands particularly as the link will serve the State's premier sporting venues of football, cricket and tennis.

This DPA will support the principles listed above by:

- Facilitating the creation of a major events space and public square for Adelaide;
- Improving north-south and east-west pedestrian and cycling access through the proposed new square and Riverbank Precinct;
- Facilitating the creation of a restaurant precinct on the Torrens Bank by delivering a key connection to the events space at Adelaide Oval in line with Map E1; and
- Facilitating the creation of a Health and Biomedical Precinct that strengthens the role of the city centre as the centre for health, education and research.

Figure 3: Map E1 The 30-Year Plan for Greater Adelaide



2.3 Consistency with other key policy documents

This DPA accords with other key policy documents in the following manner:

- State Infrastructure Plan for South Australia (2004/05-2014/15);
- Adelaide City Strategic Management Plan (2012-2016);
- City of Adelaide Strategic Directions Report (2009);
- Adelaide Park Lands Management Strategy “Towards 2020” (2005); and
- Community Land Management Plans for Tarndanya Womma (Park 26) and Tulya Wodli (Park 27).

2.3.1 State Infrastructure Plan

The State Infrastructure Plan (2004/05-2014/15) sets out the following strategic priorities for infrastructure under the headings of ‘Transport’, ‘Recreation and Sport’ and ‘Natural Assets’.

Transport

Coordinate the development of urban planning and the transport systems to maximise the economic, social and environmental benefits.

One of the key benefits of the provision of policy to facilitate the redevelopment of the Core Entertainment and Health and Biomedical Precincts and associated Riverbank Precinct are the direct connections available to public transport at the Adelaide Railway Station and adjacent on North Terrace. This will encourage the improved use and efficiency of the public transport system.

Natural Assets

Develop innovative and environmentally friendly infrastructure solutions in parks and reserves to maximise the benefits from increased tourism.

Establish iconic sites for promoting and interpreting the conservation of natural and cultural heritage.

The policy amendment will encourage the development of facilities available to the public within the Adelaide Parklands that can reduce the effects of traffic and traffic conflicts, increase accessibility and functionality of the park areas, and are a more readily accessible area for tourists.

Recreation and Sport

Refocus the design, provision and distribution of appropriate recreation and sporting facilities throughout the State to improve access to and use of them at the community level.

The policy amendment will improve access to recreation areas adjacent the River Torrens by facilitating connections from North Terrace through the SA Health and Biomedical Precinct.

This DPA will introduce a policy framework which will assist in the attainment of the above objectives of the State Infrastructure Plan, particularly by:

- Facilitating the creation of a major events space and public square for Adelaide;
- Improving north-south and east-west pedestrian and cycling access through both the Core Entertainment and Health and Biomedical Precincts and the Riverbank Precinct;
- Facilitating the creation of a restaurant precinct on the Torrens Bank by delivering a key connection to the events space at Adelaide Oval; and
- Providing for the development of a health, education and employment area that is well connected/integrated with recreation opportunities on the Riverbank.

2.3.2 Adelaide City Council's Strategic Management Plan

The City of Adelaide Strategic Management Plan 2012-2016 recognises Adelaide as *the "... dynamic heart of the State's pursuits ..."* which is *"... safe and easy to get around ..."*.

The Plan also recognises the value of the Park Lands, heritage, accessibility and activation of public places.

City of Great Places

Protect and activate the City's built heritage and Park Lands

Activate City places with business, community, and entrepreneurs' input

Upgrade and maintain the City's streets, streetscapes and public places to a high standard

Part of the activation for the Park Lands and surrounds is the provision of a new urban gathering place for Adelaide – a new Festival Plaza which will provide an attractive, safe and activated public and events space for Adelaide as well as assist in providing convenient and safe pedestrian connections in the Precinct.

Accessible City

Create great streets and paths for people

Create a cycling and pedestrian friendly City

Promote sustainable travel options

Make the City a destination not a through route

Improve accessibility and connectivity into and within the City and Park Lands

Provide sufficient parking to support the essential needs of residents, visitors and businesses

Creative City

Foster creativity, cultural and artistic events and activities

Activate underutilised City streets and public spaces for creative and social activities

Ensure an exciting range of events and activities in a variety of venues across the City and throughout the year

Liveable City

Create places and programs that promote social interaction

Prosperous City

Build the capability of existing businesses and attract and foster new businesses and investment

Work with businesses to contribute to the activation of City places

Promote the growth of retail, tourism, education and research, and professional services sectors

Part of the activation for the Park Lands and surrounds is the provision of a new urban gathering place for Adelaide – a new Festival Plaza in the Core Entertainment Precinct which will provide an attractive, safe and activated public and events space for Adelaide as well as assist in providing convenient and safe pedestrian connections in the Greater Riverbank Precinct.

The recognition by the DPA of a new Core Entertainment and SA Health and Biomedical Precinct for Adelaide and its associated infrastructure (including additional car parking and uses which activate the space) will assist in supporting the above objectives of the Council's Strategic Management Plan.

The DPA responds to the directions contained in the Adelaide City Council's Strategic Management Plan by:

- Providing for the activation of public spaces in the City, including the development of a new central gathering place in the Riverbank Precinct;
- Promoting the connectivity of new public spaces with public transport connections.
- Providing additional car parking to support increased activity around the Riverbank Precinct; and
- Providing for the further development of the Health and Biomedical Precinct which will promote the growth of education and research.

2.3.3 City of Adelaide Strategic Directions Report

This DPA is consistent with Council's most recent Section 30 Report published on 27 January 2009. Council identified a Park Lands DPA amongst others as an action to improve the effectiveness of the Development Plan. This DPA has not been commenced however the Park Lands Management Strategy "Towards 2020" prepared by the Adelaide Park Lands Authority provides the strategic direction for development and management in the Park Lands.

The DPA responds to the directions contained in the City of Adelaide Strategic Directions Report by:

- Improving the relevance and effectiveness of the Development Plan by removing the Institutional (Riverbank) Zone and Institutional (Metropolitan Hospital) Zone and replacing them with a new contemporary Riverbank Zone and two new Policy Areas (Entertainment and Health) to facilitate redevelopment in the Core Entertainment Precinct and Health and Biomedical Precinct;
- Shifting disturbed land (rail use) from the Park Lands Zone into the new Riverbank Zone and amending policy to remove reference to the railyards; and
- Amending the Desired Character Statement in the River Torrens West Policy Area and the Adelaide Oval Policy Area in the Park Lands Zone to encourage additional recreation, cultural and dining activities and improve connections between North Terrace and the riverbank area.

2.3.4 Adelaide Park Lands Management Strategy "Towards 2020" (2005)

A key focus of the Park Lands Management Strategy is to *"increase the community's use of the Park Lands, both formal and informal", "ensure they are widely accessible to the public" and "improve the quality of their landscape and facilities"*.

The Park Lands Management Strategy has been prepared cognisant of the increasing community expectation for quality and unique places and increasing demand for event spaces as well as high community use of public spaces with quality cultural facilities including plazas.

From this Strategy, and under the Local Government Act 1999, the Adelaide City Council has prepared the *Community Land Management Plan for Tarndanya Womma (Park 26)* and *Community Land Management Plan for Tulya Wodli (Park 27)*.

The DPA will respond to this strategy by:

- Introducing new Development Plan policy provisions to facilitate the creation of a major events space and public square within the Core Entertainment Precinct for the riverbank; and
- Introducing new Development Plan policy provisions to facilitate the further development of the Health and Biomedical Precinct and ensure that it connects to the Riverbank area of the Park Lands.

2.3.5 Community Land Management Plans for Tarndanya Womma (Park 26) and Tulya Wodli (Park 27)

Tarndanya Womma (Park 26)

Tarndanya Womma (Park 26) has indigenous significance as one of the many parks which comprise the Park Lands as a place where the Kaurna people lived.

The park contains the Elder Park, Adelaide Festival Centre and Parliament House precincts to the south of the river as well as Pinky Flat, Adelaide Oval and Montefiore Hill to the north of the river.

This plan establishes amongst other things, a vision for the park, its management and future directions and implementation strategy.

The natural landscape of the park is recognised as is its role in a range of recreational pursuits.

Specifically, the Plan states:

“Liaise with the State Government to improve connections from the riverbank to:

- *The railway station;*
- *The Promenade;*
- *North Terrace; and*
- *The City Centre”.*

This proposed amendment to policy will reinforce this desire.

Tulya Wodli (Park 27)

Tulya Wodli (Park 27) is currently located in the Park Lands Zone and has indigenous significance and is one of the many parks which comprise the Park Lands as a place where the Kaurna people lived.

The park includes Bonython Park, Torrens Lake and the area south of the rail yards along North Terrace.

This Plan establishes amongst other things, a vision for the park, its management and future directions and implementation strategy.

The natural landscape of the park is recognised as is its role in a range of recreational pursuits.

The Vision for the Park is that it will be developed into a vibrant area that provides a diverse and accessible range of recreation opportunities, catering to a range of users.

This proposed amendment to policy will assist with the achievement of this vision.

The DPA responds to the directions contained in the Community Land Management Plans by:

- Improving north-south and east-west pedestrian and cycling access through the new square and Riverbank Precinct; and
- Creating opportunity for new recreation opportunities on the Riverbank with improved access from North Terrace.

2.4 Consistency with other Development Plan Amendments

2.4.1 Council DPAs

There are no current council-initiated DPAs that would affect the subject area/land.

2.4.2 Ministerial DPAs

The Adelaide Oval Footbridge DPA (interim effect) has been through public consultation and is likely to be considered by the Minister for final approval in the near future. This DPA amends the Institutional (Riverbank) Zone in the Adelaide (City) Development Plan.

This DPA provides the policy framework to facilitate a pedestrian footbridge link over the Torrens Lake between the redeveloped Adelaide Oval and the Festival Centre Plaza.

2.5 The State's Planning Policy Library

The South Australian Planning Policy Library (SAPPL) contains a series of standard modules that can be adopted into local development plans. The policy contained in the SAPPL has been prepared in consultation with Government Departments, local Councils and key industry groups.

As the DPA is only making targeted amendments to existing zone policy in the riverbank to accommodate new development in the Core Entertainment Precinct and the SA Health and Biomedical Precinct and associated infrastructure there has been no need to select new or updated policies from the SAPPL for use in this DPA.

2.6 Adjoining Council Development Plans

The area proposed to be amended by this DPA is contained wholly within the Adelaide (City) Council Development Plan. The City of Adelaide is bordered by the Charles Sturt, Prospect, West Torrens, Walkerville, Norwood Payneham and St Peters, Burnside and Unley Councils. However, the area affected is located a significant distance from the Council boundaries. For this reason, it is unlikely that the DPA and the potential future development of the subject land will noticeably affect the adjoining Council areas.

3. INVESTIGATIONS PREVIOUSLY UNDERTAKEN

The following section provides a summary of the investigations previously within the study area and how these have informed the DPA.

3.1 Previous Master Plans for the Festival Centre and Plaza

The area of the Festival Plaza and the surrounding Riverbank precinct has been the subject of extensive review by the City of Adelaide and State Government Agencies over a number of years.

There have been a number of reviews of the Adelaide Festival Centre Precinct, including the following:

3.1.1 *Foster & Associates Precinct Master Plan of 1999*

This Plan promoted the removal of Hajek Plaza north of Festival Drive thereby exposing Festival Drive and the provision of a new pedestrian bridge link over Festival Drive linking to Riverbank Gateway (Station Road) together with enhanced east west promenades and boardwalks but with only passive uses in the precinct.



Sourced from the Adelaide Riverbank Masterplan Design Report by ARM Architecture and others (November 2011)

3.1.2 *Hassell & Associates External Spaces Study of 2000*

This study promoted links north, south east and west of the Adelaide Festival Centre. The study outlined a vision for a “sunken” courtyard north of the Casino and a reworking of the Hajek Plaza east of the Adelaide Festival Centre. The focus of this study was primarily around pedestrian connections rather than activation of the area.



Sourced from the Adelaide Riverbank Masterplan Design Report by ARM Architecture and others (November 2011)

3.1.3 TCL Masterplan of 2005

This Plan promoted better linkages and relationships between the Riverbank and the developed areas to the south with a grand stairway envisaged between the Festival Drive level and Hajek Plaza level. The Masterplan also included plans for a pedestrian bridge along the eastern face of the Morphett Street Bridge.



Sourced from the Adelaide Riverbank Master Plan Design Report by ARM Architecture and others (November 2011)

3.1.4 Adelaide Festival Centre Master Plan of 2011

This Master Plan promotes the Adelaide Festival Centre Plaza as the 'heart' and the focal point of the Riverbank Precinct and promotes strong east-west connections (through the Riverbank Promenade) and strong north-south connections through the provision of a bridge linking the Adelaide Oval to the Adelaide Railway Station. The draft Master Plan also emphasises activation of the Festival Plaza and its surrounding areas.

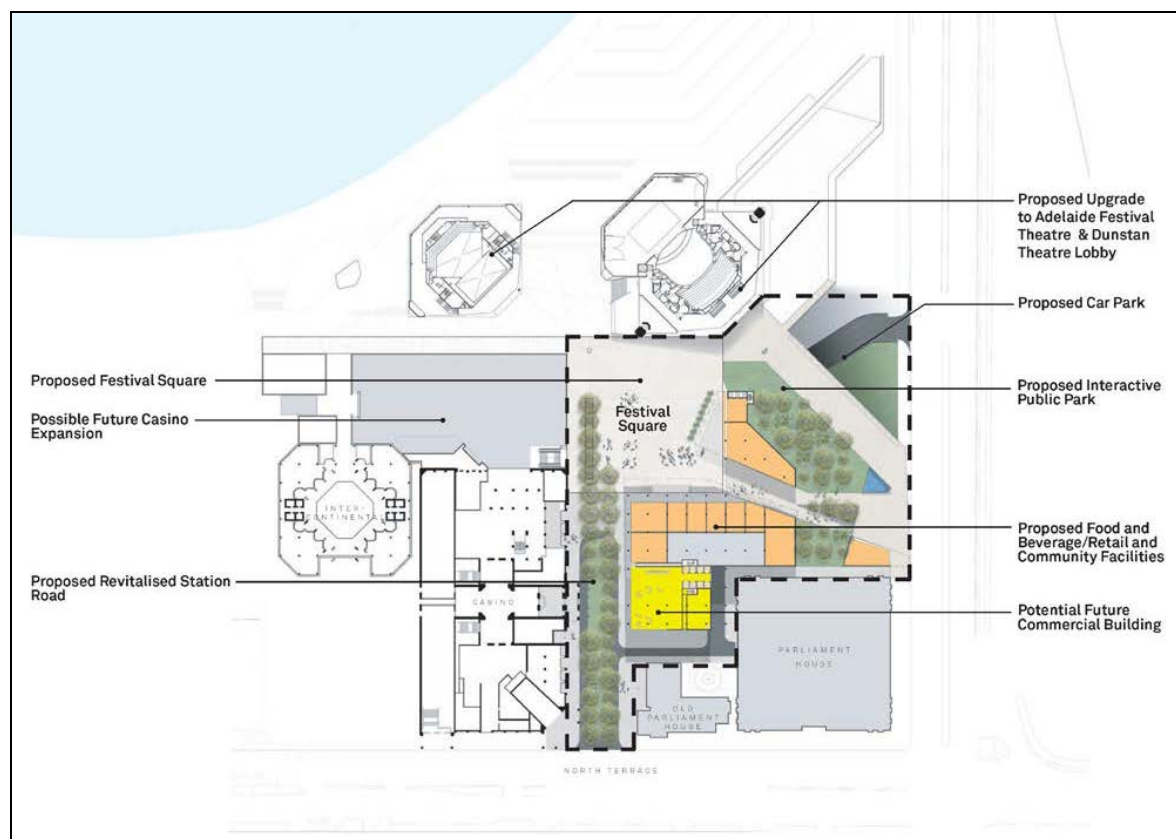
The Master Plan addresses the following key elements (which will be subject to separate government funding and / or private sector participation):

- Replacing the existing underground car park with a new facility featuring significantly greater capacity;
- Creation of a new public square capable of hosting events for 8,000 people;
- Upgraded theatres and foyers; and
- New hospitality and function areas.

Although the Master Plan was prepared prior to the release of the State Government's Riverbank Precinct Master Plan in December 2011, key elements of the Adelaide Festival Centre's Plan were reflected in the 2011 Riverbank Precinct Master Plan (ARM Architecture and others) and the 2013 Greater Riverbank Implementation Plan (Woods Bagot).

Some of these key elements are described in greater detail below and in **Figure 4**.

Figure 4: Key Project Elements – AFC (Riverbank Precinct) – Indicative Only



Source: Adelaide Festival Centre draft Masterplan (2011)

Adelaide Festival Centre (AFC) Underground Car Park

The principal element in the redevelopment of the AFC is the existing 360 space car park which needs to be replaced and also increased in capacity to address current and future demand.

The AFC believes there is scope to develop a new 1,300+ space underground car park over four levels. This will provide an additional 1,000 spaces for the Riverbank Precinct and support the activities of potential users such as Adelaide Casino and Adelaide Oval.

The redevelopment of the AFC car park opens up opportunities for the project to examine and incorporate the following supporting elements as a coordinated program of works that respond to the AFC and Riverbank Master Plans.

New Public Plaza

The redevelopment of the AFC car park creates the opportunity to replace the existing Hajek Plaza with a revitalised public plaza that will become the threshold to the AFC and Riverbank beyond.

The Adelaide Festival Centre Master Plan envisaged the development of a public plaza to become a gathering space for an event incorporating 8,000 people and to offer flexible outdoor performance venues for a range of different events of various sizes.

Potential Commercial Building

A quality urban development such as a mixed use commercial, retail or cultural building adjacent to the Adelaide Railway Station and at the rear of Parliament House can provide a positive addition to Riverbank by bringing considerable number of people to the precinct. Such a development would be a catalyst for the provision of car parking, not only for the potential commercial building but also for other users such as the Casino, AFC, Adelaide Oval and the precinct in general.

An important consideration for the potential mixed use commercial, retail or commercial development is to provide retail/hospitality space that addresses the new plaza and assists to activate Station Road.

Implications for this DPA

This DPA will support the strategic priorities listed above by:

- Amending the Adelaide City Development Plan policy to assist and guide decision making and the future development of a public square, associated infrastructure (including new car park) and associated riverbank in accordance with agreed strategies and plans;
- Providing for the development of a public plaza which will create a cohesive cultural identity and focus for the community to meet and hold events and activities; and
- Providing for improved connections within and outside the Core Entertainment and Health and Biomedical Precincts, including to the Adelaide Oval and River Torrens footbridge; the Adelaide Festival Centre; the Adelaide Casino and Adelaide Convention Centre; and broader city links through to Rundle Mall, the Adelaide Central Market and South Terrace.

3.2 Previous Plans for the Adelaide Park Lands

The Adelaide City Council has developed Master Plans for a number of areas within the Adelaide Park Lands.

3.2.1 Torrens River Park Master Plan (Adelaide City Council)

One such Master Plan is for the Riverbank precinct west of the Morphett Street bridge to the Torrens Weir (refer to **Figure 5** below).

The current status of this Master Plan is unclear however it is understood that this Master Plan will form part of any update to the Park Lands Community Land Management Plan (CLMP) for the area affected eg. Tulya Wardli (Park 27). An update to the CLMP is expected to be endorsed in August 2013.

The key elements of the Torrens River Park Master Plan are supported by this DPA.

Figure 5: Concept drawing from draft Torrens River Park Master Plan (Indicative Only)



Source: Draft Torrens River Park Master Plan, Adelaide City Council (date released not confirmed)

3.2.2 Adelaide Park Lands Master Plan (Adelaide City Council)

In November 2011, the City of Adelaide released a draft of the Adelaide Park Lands Master Plan (prepared by Taylor, Cullity and Lethlean). This Master Plan sought to provide the framework for activating various sections of the Park Lands.

The area affected by this DPA was defined as being in Zone 3 (Civic, Cultural and Urban Parks).

The vision for Zone 3 of the Park Lands is:

This zone, building on the Torrens River and the array of cultural and tourist activities along the northern edge of the city, is the major destination within Adelaide or local residents and visitors alike.

Urban gardens and plazas, waterside parks and intensively used recreation hubs and event spaces create a unique sequence of parks which are a defining feature of the city and its lifestyle.

The proposed character for Zone 3 as outlined in the draft Adelaide Park Lands Master Plan is:

This zone will be developed to further complement the adjacent intensively used precincts of the city and surrounding suburbs.

Major changes such as the redevelopment of the existing Royal Adelaide Hospital site, the establishment of the new Royal Adelaide Hospital on the north-west corner of the central city and the redevelopment of the Clipsal site present significant opportunities for high amenity landscapes.

The Adelaide Zoo, Botanic Gardens and other State and university-controlled sites will be developed to complement their landscape setting while adding variety and urbanity to the Park Lands. Future

development of the adjacent Adelaide Oval site, as being proposed by the State Government, should be undertaken with consideration to the 'urban park' character of this zone as it transitions to the less formal open character of the adjacent Zone 2.

A priority in this zone will be to facilitate safe and aesthetically pleasing linkages between the City and the river. The river precinct houses a wider variety of activities and sporting uses to create a more urban and lively edge to Torrens Lake, particularly along the south bank between King William Road and the Torrens Weir.

Rundle Park / Kadlitpinna and Rymill Park / Mullawirraburka will respond more positively to the adjacent entertainment, retail and commercial precincts. These parks will be redeveloped to provide greater opportunities for city residents, workers, shoppers and visitors to enjoy a range of landscape settings befitting a contemporary city environment.

Bonython Park / Tulyawodli is valued as a regional park, and will house a major activity hub and accommodate more intensive recreation opportunities. This Park will have more positive connections with the City, the river and associated parks to the east and become part of a sequence of riverside parks stretching from Frome Road in the east to Park Terrace in the west.

The Civic, Cultural and Urban Parks Zone will extend its role as the major recreation and activity zone in the Park Lands, offering the city a unique array of destinations and activities in a landscape setting.

Implications for this DPA

This DPA will support the strategic priorities listed above by:

- Introducing a new Riverbank Zone and two new Policy Areas (Entertainment and Health) to facilitate redevelopment and activation of those areas consistent with Zone 3 identified in the Park Lands Master Plan; and
- Incorporating into the Desired Character Statements for the Health Policy Area, Riverbank Zone and the River Torrens West Policy Area 24, Park Lands Zone a desire to improve connections between North Terrace and the Riverbank.

3.3 Riverbank Master Plan 2011 (ARM Architecture and others)

The Riverbank Master Plan was released in December 2011 and proposed a series of strategic initiatives intended to realise the potential of what is simultaneously the City's most significant civic, cultural and entertainment precinct and central Adelaide's only river front address. This Master Plan only considered the area between King William and Morphett Street Bridges.

The 2011 Riverbank Master Plan (while not endorsed) recommended key urban development strategies to revitalise the precinct incorporating redeveloped public spaces, redesigned parks, improved waterways and new building and infrastructure opportunities to populate and activate the area, including the development of a proposed pedestrian bridge.

The Master Plan was developed in accordance with a set of agreed Guiding Principles that described the characteristics and processes of successful urban places. It was developed in consultation with a broad stakeholder group.

A number of characteristics for the precinct were then identified and included the following:

- The lack of sense of place;
- Disconnection from the city;
- Illegible circulation;
- The lack of address of many elements to the river front;
- Poor water quality;

- Disparate territories or lack of singular recognition of the precinct;
- Internalised events;
- Ill-defined inactive spaces;
- Extraordinary mix of activities;
- A place for events; and
- Cultural significance.

These characteristics assisted in this design process with a key focus on overcoming the identified shortcomings by creating positive design outcomes and enhancing and reinforcing the positive characteristics.

The outcome of consultation on the Master Plan was that:

“A large majority of respondents wanted to see active and programmed usages such as cafes, restaurants and entertainment, but didn’t want over-development to compromise the park land setting.”

In response, the Master Plan recognised the need to:

- Reconnect the Riverbank with the surrounding City fabric;
- Establish the riverbank as a safe and activated pedestrian precinct;
- Ensure Riverbank is a key focal point of the city’s bicycle network;
- Create a “wayfinding” strategy linking destinations with public transport and parking;
- Facilitate, integrate and promote access by public transport – target 35-50%;
- Separate vehicle and service access beneath the pedestrian “plane”; and
- Ensure the “Access Strategy” is facilitated through the Governance Model.

One of the key outcomes of this Master Plan was the need for a redefined and reinvigorated public plaza to provide a key connection between existing or rejuvenated destinations as well as making parts of the less used Riverbank Precinct more accessible and activated.

Some of the key elements of the new public square were proposed to include:

- New built form to the western edge incorporating a café, bar and retail at ground level;
- New built form to the south edge (at rear of Parliament House) with cultural uses (eg. Tourism SA or art gallery);
- New pergola to King William Street edge, and widened footpath (double row of trees); and
- New underground car park (catering for up to 2000 car parks).

The Master Plan also identified six new destinations (refer to **figure 6**) that offer significant scope to enhance both the public realm and create opportunities to introduce new and/or revitalised commercial and civic developments. A brief description of each of the six destinations and their envisaged character is set out below (refer to the draft Master Plan for further details):

- **Festival Square** – A new public square, community gathering place and event space consisting of cafes, restaurants, underground car park, commercial building/s and related infrastructure consistent with the Adelaide Festival Centre Trust’s aspirations and programming.
- **Elder Park** – A revitalised Elder Park to cater for large gatherings and performances.
- **River West** - A new vibrant area between the Convention Centre and Adelaide Festival Centre to enhance the Riverbank experience by integrating food and beverage outlets along the grassed riverside with a new boardwalk and gently sloping terraces to the river edge.
- **River Crossing** – A new pedestrian bridge will provide an important link to the redeveloped Adelaide Oval and other parts of the Precinct.

- **Natural Riverbank** – Striking river wetlands on the northern banks incorporating a network of boardwalks and a new fountain.
- **Riverbank Gateway (Station Road)** – A new urban tree lined street with active edges to add amenity and vitality to this important gateway to the Precinct and the City.

Figure 6: Riverbank Master Plan – six key destinations (Indicative Only)



Source: Riverbank Master Plan by ARM Architecture and others (November 2011)

The Master Plan also identified the following priorities for implementation:

- Deliver by Summer 2013-14 a direct pedestrian link across the Torrens Lake (currently under construction);
- Respond to the implementation priorities of the Adelaide Convention Centre and proposed Festival Centre, Adelaide Casino and Intercontinental redevelopments;
- Bring on-stream commercial development sites in a timely manner to match market demand;
- Create commercial cash flows to facilitate the public components of the master plan implementation; and
- Establish a sustainable and robust approach to implement the delivery of the Riverbank Precinct.

The conclusion of the Master Planning exercise was unequivocal that the precinct needed to link key features and attractions, integrate all of the elements, create a sense of place, and better utilise the assets that lie at the edge of the City CBD.

Implications for this DPA

Policy recommendations:

The merging of the existing policy provisions of the Institutional (Riverbank) Zone into the new Riverbank Zone will seek to provide buildings that deliver public benefit, respond to their surroundings and incorporate the highest quality of design and materials as well as having design, colours and materials to complement adjacent buildings.

However targeted amendments will need to be included in the new Riverbank Zone to enable:

- The redevelopment of the car park structure beneath the Southern Festival Plaza;
- The redevelopment of the Southern Festival Plaza as a newly activated public plaza; and
- Improved pedestrian links, maintenance of key viewsheds and improved built form character in the zone, including retention of prominent heritage features.

4. INVESTIGATIONS UNDERTAKEN TO INFORM THIS DPA

4.1 Introduction

Previous investigations and review of a number of documents inform the discussion and policy conclusions in this section. These investigations and documents also establish the strategic context and planning policy directions of the DPA, specific to the area affected.

4.2 Land ownership

Figures 7 and 8 below sets out general property ownership in the Riverbank Health and Entertainment Areas DPA Precinct and reflects that:

- Most of the land is in public ownership with tenure spread between a number of government agencies;
- Various operations in the Precinct (including the Adelaide Convention Centre, Skycity Adelaide, Riverside Office building, the Intercontinental Hotel and the Adelaide Railway Station) established under the ASER (Restructure Act) 1997;
- The Precinct also contains Park Lands under the care and control of the Adelaide City Council;
- The rail corridor and associated infrastructure is under the ownership of the Minister for Transport;
- The New Royal Adelaide Hospital site and associated medical research facility is under the ownership of the Minister for Health; and
- The interstate freight rail corridor is under the care and control of the Australian Rail Track Corporation.

PROPERTY OWNERSHIP
Riverbank Precinct

Legend:

- THE CROWN
- MINISTER FOR TRANSPORT
- CORP OF THE CITY OF ADELAIDE
- JOINT PARLIAMENTARY SERVICES
- MINISTER FOR ENVIRONMENT & CONSERVATION
- MINISTER FOR THE ARTS
- PROPERTY PARCEL BOUNDARY

Location Map: Shows the Riverbank Precinct highlighted in red within the city of Adelaide.

Prepared by: Department of Planning, Transport and Infrastructure
Date: 10 July 2012

Project Name: Adelaide Gateway Centre
Version: 1.0

Scale: 1:10,000

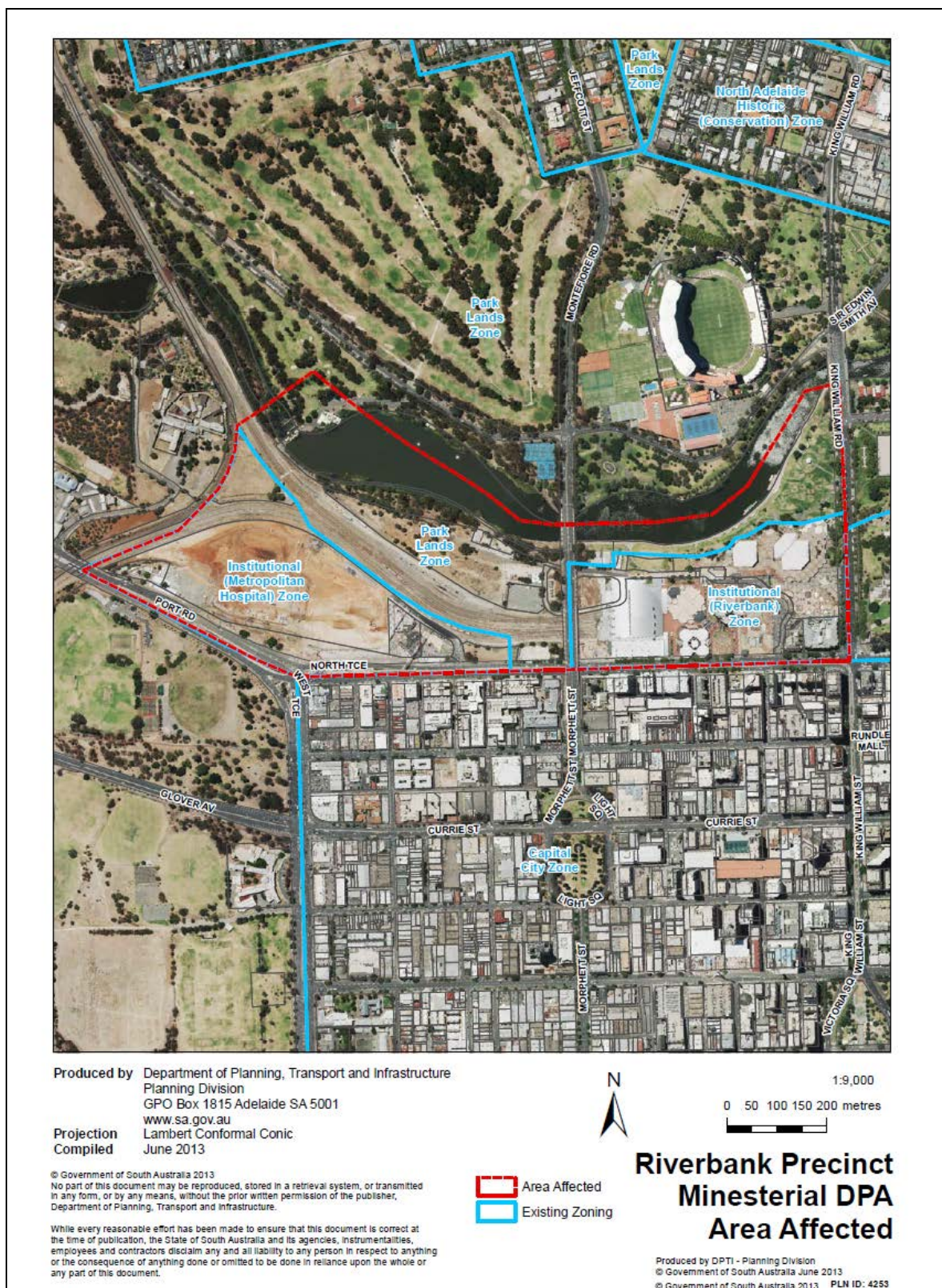
ID	Title Ref	Owner	Custodian	Area Hectares	Land Use	Adelaide City Zones
1	D100000001	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
2	D100000002	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
3	D100000003	The Crown	Minister for the City of Adelaide	0.1	Rail	Park Lands Zone
4	D100000004	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
5	D100000005	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
6	D100000006	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
7	D100000007	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
8	D100000008	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
9	D100000009	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
10	D100000010	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
11	D100000011	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
12	D100000012	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
13	D100000013	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
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16	D100000016	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
17	D100000017	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
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22	D100000022	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
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24	D100000024	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
25	D100000025	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
26	D100000026	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
27	D100000027	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
28	D100000028	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
29	D100000029	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
30	D100000030	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
31	D100000031	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
32	D100000032	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
33	D100000033	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
34	D100000034	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
35	D100000035	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
36	D100000036	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
37	D100000037	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
38	D100000038	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
39	D100000039	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
40	D100000040	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
41	D100000041	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
42	D100000042	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
43	D100000043	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
44	D100000044	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
45	D100000045	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
46	D100000046	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
47	D100000047	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
48	D100000048	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
49	D100000049	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
50	D100000050	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
51	D100000051	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
52	D100000052	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
53	D100000053	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
54	D100000054	The Crown	Minister for the City of Adelaide	0.1	Recreation	Park Lands Zone
55	D100000055	The Crown	Minister for the City of Adelaide			

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4.3 Existing Zoning

The area affected by this DPA encompasses the current Institutional (Riverbank) Zone, Institutional (Metropolitan Hospital) Zone and part Parklands Zone. This is represented on **Figure 9**.

Figure 9: Current zoning of the area affected by the Riverbank Health and Entertainment Areas DPA



4.3.1 Zoning of the Area Affected

A brief summary of the policy context for the current Institutional (Riverbank) Zone, Institutional (Metropolitan Hospital) Zone and the Parklands Zone and implications for this DPA is provided below.

Institutional (Riverbank) Zone

The Institutional (Riverbank) Zone seeks a coordinated development and management of facilities between the Festival Centre, Convention Centre and other key interests to enable the Zone to meet its full potential as a showcase for the City and the State. Desirable uses include auditoriums, conference centres, licensed entertainment premises, licensed premises, cafes and restaurants. Buildings should be dedicated to public use and only those administrative activities associated with Parliamentary, cultural, conference and entertainment uses are appropriate.

The intensity of development will vary across the Zone from medium height and scale close to North Terrace, to a significantly lower height and scale at the northern edge of the Zone to avoid the introduction of further visually intrusive buildings north of North Terrace. Buildings in the Zone and their setting within landscaped public spaces will provide a transition from the high intensity and sharply defined edge of the City Centre, to the softer landscaped environment of the Torrens Valley.

High quality development is envisaged in this key area, connecting North Terrace with the Park Lands and creating a vibrant city edge to the Park Lands frontage. The Zone will be recognised as one of the most important pedestrian areas in the City providing a secure, interesting and attractive environment for leisure and providing ease of movement between facilities and from North Terrace through to the Torrens. Visual and physical linkages will be created to North Adelaide, the Adelaide Oval, Torrens Parade Ground and the universities to the east and west.

Institutional (Metropolitan Hospital) Zone

The desired character and the objectives of the zone seek the coordinated development of the area for a hospital, clinical and health training, research and educational facilities and associated ancillary uses such as cafes, shops and helicopter landing areas. The zone also seeks to retain land for open space at the western end adjacent to Port Road as well as not impede the continued operation of rail and road services adjacent to the Zone.

Desirable uses include child care facility, clinical health training, research and educational facilities, consulting room, health centre, hospital, office, restaurant, shop and temporary accommodation for hospital workers and family members of hospital patients are appropriate.

The intensity of development in the Zone will comprise large scale buildings to accommodate the functional requirements of a major metropolitan hospital height and scale close to North Terrace, to a significantly lower height and scale at the northern edge of the Zone to provide an appropriate transition to the softer landscaped environment of the Torrens Valley.

Parklands Zone (River Torrens West Policy Area 24 and Adelaide Oval Policy Area 25)

The desired character and the objectives of the zone seek enhancement of the Park Lands through the reduction in building floor areas, buildings that deliver public benefit, the highest quality of design, enhancement of buildings used for sport, enhancement of heritage places and buildings that have minimal environmental impact.

The desired character of the River Torrens West Policy Area 24 is described as an area which should be developed for a diversity of informal and formal outdoor recreation activities, based on the present role of Bonython Park as well as the redevelopment of historic buildings for community or cultural uses. The Policy Area principles seek to protect the cultural significance and heritage value of the Torrens Weir, Adelaide Gaol, North Adelaide Station and parts of the Thebarton Police Barracks, continue the open setting and community, cultural or tourism use associated with this part of the Parklands.

The desired character of the Adelaide Oval Policy Area 25 is an area for important cultural, civic, tourism and leisure activities. The Policy Area principles seek to improve the connections and use of the culturally important features in the locality including Adelaide Oval, the Adelaide Festival Centre and the riverbank garden areas. Provision is made for special events, informal and formal recreation activities to occur.

Implications for this DPA

Policy recommendations:

Improve the relevance and effectiveness of the Development Plan by introducing a Riverbank Zone and two new Policy Areas to facilitate development in the Core Entertainment and Health and Biomedical precincts.

The proposal for the development of the Riverbank area as an Entertainment Precinct (accommodating a new public plaza, car park and associated development) is consistent with the desired character of the Institutional (Riverbank) Zone to allow for a development that will *accommodate increasing levels of entertainment, tourism, convention and leisure activities*.

The proposal for the redevelopment of the site adjacent the new Royal Adelaide Hospital and SAHMRI site as a Health and Biomedical Precinct is consistent with the desired character of the Institutional (Metropolitan Hospital) Zone to allow for a development that will *accommodate a wide range of ancillary land uses that provide services and facilities for hospital staff, medical student, patients and visitors*. This includes facilities for clinical and health training, research and educational facilities.

The proposal for active and passive recreational land uses and associated tourism, cultural and community facilities along the River Torrens (adjacent the new Health and Biomedical Precinct and south of the River Torrens adjacent the Festival Centre and Elder Park) is consistent with the desired character of the Parklands Zone, River Torrens West Policy Area 24 to allow for development that will *accommodate a diversity of informal and formal outdoor recreation activities and use of land for community or cultural uses*. and the desired character of the Parklands Zone, Adelaide Oval Policy Area 25 to allow for development *in the area adjacent the Torrens Lake including Elder Park to serve as a centre for important outdoor civic, leisure and cultural functions*.

4.3.2 Zoning of adjacent areas

The area affected is surrounded by the following Zones:

- Capital City Zone
- Institutional (Government House) Zone

The Capital City Zone was introduced in 2012 as part of the Capital City DPA undertaken by the Minister for Planning. The policies reinforce North Terrace as the pre-eminent city edge and cultural

boulevard. High-rise residential, commercial and retail developments have traditionally developed along this terrace due to its closeness to a wide range of services. Residential development is encouraged that has views over the city's cultural institutions, riverbank precinct, North Adelaide and beyond.

The zoning encourages a strong 'city edge' with development built to the boundary. Building heights in the order of between 43 and 53 metres (around 15 levels) are envisaged west of Morphett Street with no maximum height limits applying east of Morphett Street to Frome Road.

A different character is sought on the northern side of North Terrace where development should provide a more open character with spaces between buildings and public plaza areas fronting North Terrace. Buildings may be in the order of 15-20 storeys given that the slope of the land is significantly lower on the northern side of North Terrace when compared to the southern side.

Taller buildings could be located in the Core Entertainment Precinct which sits across from the Central Business Policy Area where height is primarily limited by design quality and airport height restrictions.

Implications for this DPA

Policy recommendation/s:

The DPA proposes no amendments to any of the above zones, however responds to the policy setting provided in these zones.

4.4 Impacts on Heritage Places

4.4.1 State Heritage Places

The following places of State heritage significance are located within and surrounding the immediate area affected by the Riverbank Health and Entertainment Areas DPA:

- Adelaide Festival Centre and Plaza;
- Elder Park Rotunda;
- Adelaide Bridge over the River Torrens (Concrete Arch);
- Parliament House (North Terrace);
- Old Parliament House (North Terrace);
- Adelaide Railway Station / Adelaide Casino (North Terrace);
- Former Adelaide Gaol;
- Torrens Weir; and
- Western Yard Entrance ("Wye") Signal Cabin, Adelaide Railway Station Yard.

Any impacts associated with the development of the proposed Festival Square and associated infrastructure (including car park) are likely to be minimal and limited to the Festival Centre and Plaza only.

Any impacts associated with the development of new medical and cancer research facilities in the Biomedical Precinct will be restricted to the area between the new SAHMRI building and Morphett Street Bridge and so will not directly affect the former Adelaide Gaol, Torrens Weir and Western Yard Signal Cabin.

The **Adelaide Festival Centre Conservation Management Plan (1999)** which is currently being reviewed for the Government reveals the following issues previously identified in relation to the State heritage listed Festival Plaza and car park underneath the plaza:

The Festival car park has increased the congestion in this area and created an unpleasant and potentially dangerous conflict between pedestrians and vehicles. The two level structure which provides 360 parking spaces was a necessary addition to the Festival Theatre as it became

apparent that most patrons would arrive by car, not on foot, as originally intended. It has however added to the clutter and congestion of the Festival Drive area, with a plethora of speed signs, speed bumps, directional signs and a height bar, more suited to its secondary purpose as a service road, than the main approach.

The southern edge of the Plaza sits uncomfortably against Parliament House separated by a raised planter bed and railing fence.

The 1999 Conservation Management Plan listed the following key policies for future attention:

Policy 5.1 *The Plaza and all of its sculptures should be retained and conserved, including the Hajek, Flugelmann and SunDial sculptures.*

The Plaza may be able to accept some change particularly at its southern edge and along King William Street, although the stepped nature of planting boxes should be retained.

Policy 5.4 *The southern edge of the Plaza against Parliament House should be re-designed to form a more sympathetic edge and transition to Parliament House, whilst maintaining the character, quality and significance of the Plaza.*

Policy 5.5 *The various practical elements of the Plaza - lighting, rubbish bins, seats, direction boards and signs, electronic information stand, signs generally, pedestrian bollards, and the large glass fronted advertisement box, should be redesigned to fulfill their necessary functions, whilst maintaining the character of the Complex.*

Policy 6.3 *Festival Drive should be upgraded and maintained. All signs, speed bumps, maximum height devices which currently compromise the character of the Centre should be rationalised and re-designed.*

Policy 6.4 *The Car park with its entrance from Festival Drive should be maintained and upgraded as necessary to ensure a viable and functional car park which achieves the standard of such a facility appropriate to the character and significance of the Adelaide Festival Centre.*

4.4.2 Heritage Places of National Significance

The Old and New State Parliament Houses (along with the Adelaide Park Lands and City Layout) are also listed on the items of national significance list.

Both buildings were included in the National Heritage List on 26 January 2006.

The *Australian National Heritage List* is a list of places deemed to be of outstanding heritage significance to Australia. The list includes natural, historic and indigenous places. Once on the National Heritage List the provisions of the Environment Protection and Biodiversity Conservation Act 1999 apply.

The policy amendments proposed to the Festival Plaza area will ensure that any future development of this area is sensitive to the prominence and importance of the heritage buildings surrounding the plaza.

4.4.3 Hajek and Flugelman Tetrahedra sculptures on Festival Plaza

Any future redevelopment of the plaza area may include plans which incorporate or provide a reinterpretation of the stainless steel *Tetrahedra* and the Otto Hajek sculptures in the Festival Plaza.

4.4.4 Indigenous Cultural Heritage

The indigenous cultural heritage of the riverbank precinct is already recognised in the Adelaide (City) Development Plan. Map Adel/1 (Overlay 14) depicts areas of indigenous cultural significance in the City

of Adelaide derived from Tarndanyunga Kurna Yerta, a report on indigenous cultural significance of the Adelaide Parklands (1998).

This Overlay Map identifies the whole of the Riverbank Precinct affected by this DPA as being an area of significance. It also identifies two sites of cultural significance within the area affected by the DPA:

- Adelaide Gaol and Bonython Park (initial site for Native Location 1837); and
- Native Location (1837) adjacent the Torrens Weir.

Both cultural significant sites will not be affected by the proposed amendment to the Development Plan.

Implications for this DPA

Policy recommendation/s:

No specific additional policy is required for the existing State Heritage Places as any application for works affecting State Heritage items will be subject to referral to the Minister for Heritage pursuant to Schedule 8 of the *Development Regulations 2008*.

In addition, existing Council Wide policy regarding Heritage and Conservation contained in the Adelaide (City) Council Development Plan (including indigenous heritage) provides comprehensive guidance regarding heritage matters. Therefore this DPA does not propose any changes and / or additions to existing Council Wide policy.

4.5 Consultation With Key Stakeholders

4.5.1 Adelaide City Council

The Department of Planning, Transport and Infrastructure formally consulted the City of Adelaide on the Riverbank Master Plan in December 2011.

The City of Adelaide provided informal comment to the department on 22 December 2011 (reserving its right for further comment later) indicating its general support for the intent of the Master Plan and its guiding principles.

