



2021/06852/02

**Government
of South Australia**

Deputy Premier

Attorney-General

**Minister for Planning
and Local Government**

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16 July 2021

Ms Caroline Mealor
Chief Executive
Attorney-General's Department

By email: caroline.mealor@sa.gov.au

Dear Ms Mealor

I write to advise that, under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Riverbank Precinct Code Amendment.

The initiation approval is on the basis that, in accordance with section 73(4)(a) of the Act, you, as the Chief Executive of the Attorney-General's Department, will be the Designated Entity responsible for undertaking the Code Amendment process.

Under section 73(5) of the Act, the approval is also subject to the following conditions:

- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional – Planning Level 1 under the Act.
- Section 2.2 of the Proposal to Initiate (Scope of Proposed Code Amendment) is deleted in its entirety and replaced with:

Current Policy	The subject land is located in the City Riverbank Zone and Adelaide Park Lands Zone in the Planning and Design Code (Attachment B). Four subzones apply within the City Riverbank Zone (Attachment C).
Amendment Outline	<p>The Code Amendment seeks to review planning policy applying to the Riverbank Precinct in the Affected Area to ensure the Planning and Design Code suitably aligns with future strategic land use and built form outcomes.</p> <p>This includes the need to rezone land to support the development of the new Women's and Children's Hospital, as well as the proposed Riverbank Arena and Biomedical facility.</p>

Intended Policy	<p>Subject to investigations, the Code Amendment is anticipated to propose to:</p> <ul style="list-style-type: none">• Rezone land in the affected area to respond to strategic land use investigations and a review of existing established land uses• Rezone land west of the City Riverbank Zone Health Subzone, including the Thebarton Police Barracks and old Adelaide Gaol, to accommodate health and biomedical-related facilities and services• Rezone land north-east of the Royal Adelaide Hospital to accommodate entertainment land uses• Consider policy refinement to better reflect pedestrian connectivity through / into the precincts (including from land adjacent to the affected area), particularly in relation to the new Women's and Children's Hospital and Riverbank Arena• Review policy to ensure that the built form interface of the Entertainment Precinct with the Park Lands achieves a high amenity and that the North Terrace public realm is of high quality• Refine built form policy in the area in front of the InterContinental Hotel down to North Terrace to facilitate low scale development• Review the City Riverbank Zone's Innovation Subzone to ensure it achieves the land use and built form outcomes in the Lot Fourteen Master Plan• Review policy in the City Riverbank Zone and Adelaide Park Lands Zone within the Affected Area to make any consequential changes or refinements.
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In addition, the State Planning Commission (the Commission) has specified, under section 73(6)(e) of the Act, that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport
- Department for Environment and Water, Heritage SA
- Department for Health and Wellbeing, SA Health
- Renewal SA
- Adelaide Park Lands Authority
- Adelaide Park Lands Preservation Association
- State Members of Parliament for the electorates in which the proposed Code Amendment applies

- Any known leaseholders in the Entertainment and Health Subzone areas of the City Riverbank Zone.

The Commission has, under section 73(6)(f) of the Act, resolved not to specify further investigations or information requirements in addition to that outlined in the Proposal to Initiate. However, further investigations may be required in response to feedback or advice received through the engagement process.

Notes

1. In accordance with section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:
 - The City of Adelaide
 - Owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.
2. Engagement must meet the Community Engagement Charter as guided by the Community Engagement Charter toolkit at:
https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information please contact Anita Allen, Director, Planning and Development, Planning and Land Use Services on 7109 7099 or anita.allen@sa.gov.au.

Yours sincerely



VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT