

Riverbank Precinct Code Amendment

The Minister for Planning and Local Government has approved a Code Amendment for the Riverbank Precinct, which takes into account feedback received during consultation. This changes the planning policy and zoning of relevant sections of land to support infrastructure initiatives such as the new Women's and Children's Hospital and proposed Riverbank Arena, as well as guide future development in the precinct.

This document outlines the significant changes made to the proposed Code Amendment as a result of public feedback. These changes will come into effect once published in the online Planning and Design Code, which is expected in January 2022.

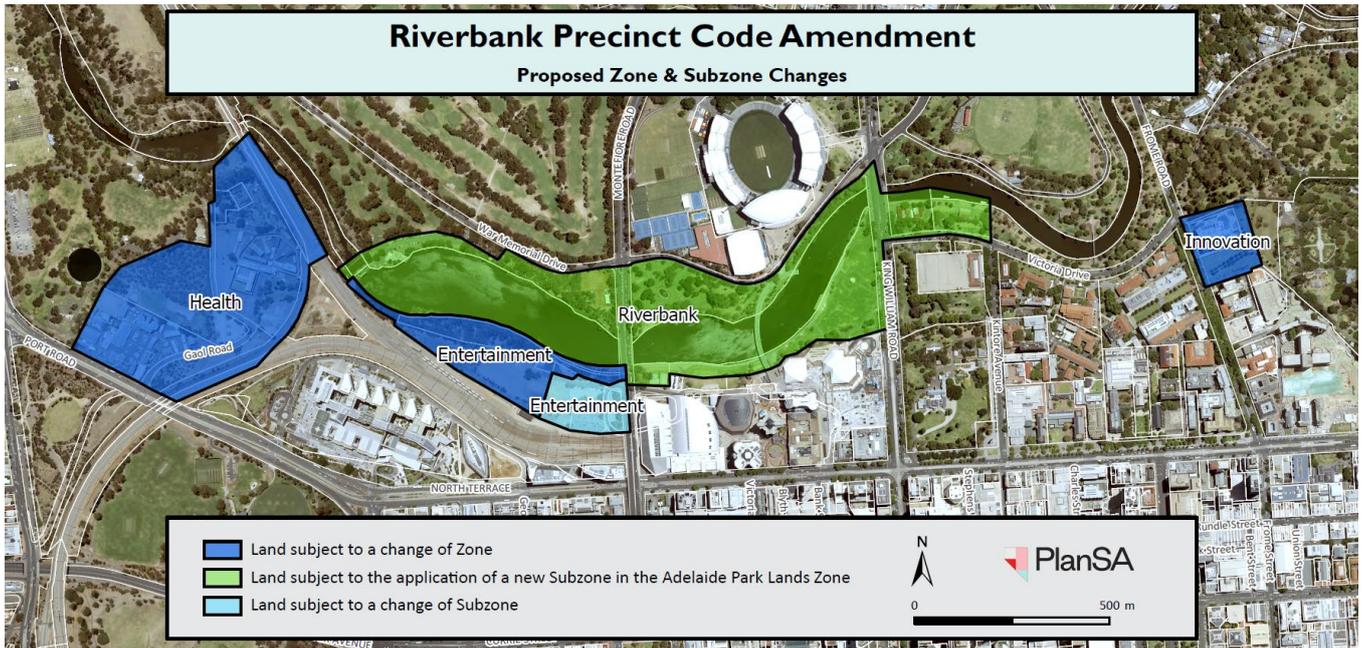
Key changes after consultation

- **The proposed Riverbank Subzone has been removed. This means there is no change to planning rules for Pinky Flat or the surrounding area.**
- **Provides for significant protected landscaping and open space within the new zones and subzones.**
- **Protects park lands near the new Women's and Children's Hospital. The historic olive grove in Kate Cocks Park and land immediately west of the Old Adelaide Gaol will be kept in the park lands zone.**
- **New measures introduced to limit building height (maximum two to six levels) near the new Women's and Children's Hospital.**
- **Reinforce that residential development is not supported in the Riverbank Precinct.**
- **Greater protection of Kaurna heritage and cultural sites.**
- **Sacred Kaurna cultural sites near the Innovation Subzone have been protected.**
- **Green space in the Innovation Subzone has been safeguarded, protecting the park lands link to the Adelaide Botanic Gardens from Frome Road.**
- **Significantly more park lands have been retained near the Entertainment Subzone.**
- **Continuous landscaped pedestrian paths and cycle ways along the River Torrens have been protected.**
- **Expansion of the Entertainment Subzone over the railyards to provide for future development opportunities over the railway (however, there are currently no such proposals).**

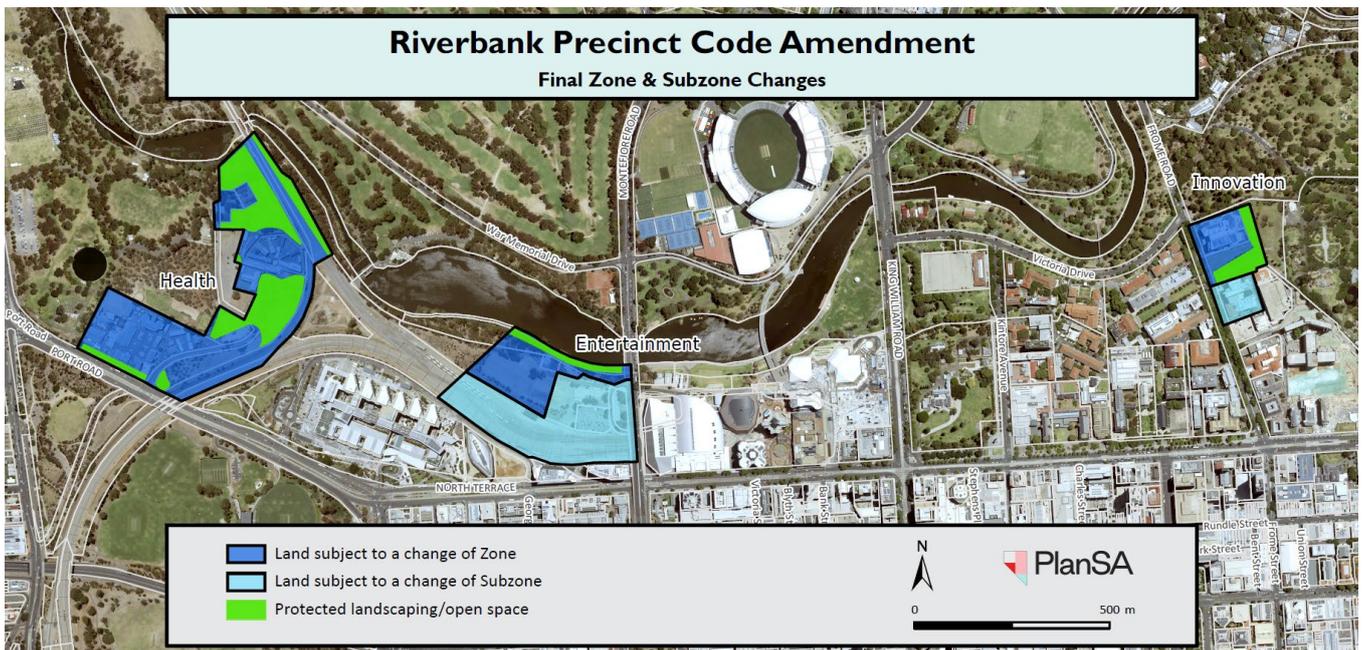
The below maps show the initial proposal and the final Code Amendment. The final Amendment was significantly influenced by community feedback.

Zones provide guidance on what development can occur in an area, while subzones provide more policy detail.

Zone and subzone changes originally proposed in the Code Amendment



Zone and subzone changes approved by the Minister in December 2021



Health Subzone

- Enables a range of health, education and research uses to establish a significant health and biomedical precinct, including the construction of the new \$1.95 billion Women's and Children's Hospital.
- Open green space protected and landscaping upgrades encouraged under a concept plan.
- Maximum building height of six levels west of the railway line, down to a maximum two levels near the western park lands.
- Thebarton Police Barracks and Old Adelaide Gaol retain State Heritage protections. Reuse of these buildings encouraged to complement the historic values and park lands setting.

Entertainment Subzone

- Enables development of entertainment land uses, such as the proposed Riverbank Arena.
- Concept plan maintains green pedestrian and cycling pathways along the River Torrens.
- The maximum building height is in keeping with the existing subzone (20 levels along North Terrace, but significantly lower in height near the River Torrens. Proposed development must complement buildings on the eastern side of Montefiore Road such as the Convention Centre).
- Subzone extends across the railyards to allow for potential future development. There are, however, currently no such proposals.

Innovation Subzone

- Subzone currently applies to Lot Fourteen to promote development of an innovation precinct.
- Proposal will correct a zoning inconsistency to connect Adelaide Botanic High School and Adelaide University with Lot Fourteen.
- Frome Park green link protected under concept plan.

Other changes

The Code Amendment will also make changes to improve the quality of development in the Riverbank Precinct, ensuring that it complements the area. Residential development will not be supported in the City Riverbank Zone.

The changes will ensure the Riverbank Precinct continues to be enjoyed by generations to come, protect the unique character of the area and support community assets that will benefit South Australians for generations to come.

Details of all changes can be found in the Amendment and the Engagement Report on the PlanSA portal at plan.sa.gov.au/en/codeamendments#Riverbank_Precinct_Code_Amendment

Code Amendment related enquiries can be directed to

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