

# WHAT WE HEARD AND HOW WE'VE RESPONDED

A summary of  
feedback and  
changes to  
the Riverbank  
Precinct Code  
Amendment



Image credit: Michael Waterhouse photography

# Background

The Riverbank Precinct Code Amendment aims to support the State Government's vision for the precinct as a premier health, entertainment, educational and cultural boulevard, and key infrastructure projects.

The Code Amendment is being led by the Chief Executive of the Attorney-General's Department.

From 15 September to 27 October 2021, the South Australian community and stakeholders were invited to have their say about the Code Amendment, which proposed a range of changes to zoning and policy. This document is a summary of the changes adopted by the Minister after consultation.

# What we heard

Six hundred and sixty one public submissions were received for this Code Amendment engagement via the PlanSA website. Feedback was also provided through a yourSAy consultation page, through meetings, information sessions, by phone and email.

The feedback, detailed in the engagement report, identified some clear issues and concerns:

- impact on important sites such as Pinky Flat  
.....
- loss of park lands  
.....
- impact on heritage  
.....
- environmental impact and climate change.



Image credit: Sam Noonan

# Recommended changes

The Chief Executive of the Attorney-General's Department recommended a number of changes to the proposed amendment to address community concerns. These recommendations, and advice from the State Planning Commission, has informed the outcome. The revised Code Amendment has now been approved by the Minister for Planning and Local Government.

# What has changed



## To address concerns about commercial development along the River Torrens and Pinky Flat:

01

- The proposed Riverbank Subzone has been removed from the Code Amendment. This means there is no change to the area around the Torrens Riverbank between the Torrens Weir and Kintore Ave, including Pinky Flat.

## To address concerns about loss of park lands:

02

- The olive grove in Kate Cocks Park, and land immediately west of the Old Adelaide Gaol, have been kept within the Adelaide Park Lands Zone (won't be rezoned).
- Part of Helen Mayo Park has been kept within the Adelaide Park Lands Zone (won't be rezoned).
- A concept plan will define land to be returned to park lands, define areas of open space/landscaping around the Old Adelaide Gaol, along the River Torrens waterfront, and around Frome Rd and the Adelaide Botanic Gardens.

## To address concerns about high rise buildings near the western park lands:

03

- A new concept plan has been introduced that sets maximum building heights (two to six levels) in the Health Subzone (west of the railway line).

## To address concerns about residential development in the Riverbank precinct.

04

- The removal of 'serviced apartments' from City Riverbank Zone's list of envisaged development and clarification that residential development is not supported within the precinct.

## To address concerns about impacts on important cultural sites:

05

- Land north of Adelaide Botanic High School has been kept within the Adelaide Park Lands Zone.
- New policy has been introduced to ensure development recognises the Kurna connection to country in the Riverbank precinct.

## To address concerns about safety, connections and activity in the Riverbank precinct

06

- Improved pedestrian and cyclist connections between the River Torrens, Adelaide CBD and park lands have been included in the new concept plan, including the landscaped path along the River Torrens waterfront.
- Additional policy in the Entertainment Subzone to encourage active ground level uses of buildings. This will improve safety and encourage public use of the riverbank.
- Protection of tree boulevard in the Innovation Subzone as an important connection to the Adelaide Botanic Gardens.

## Other changes:

07

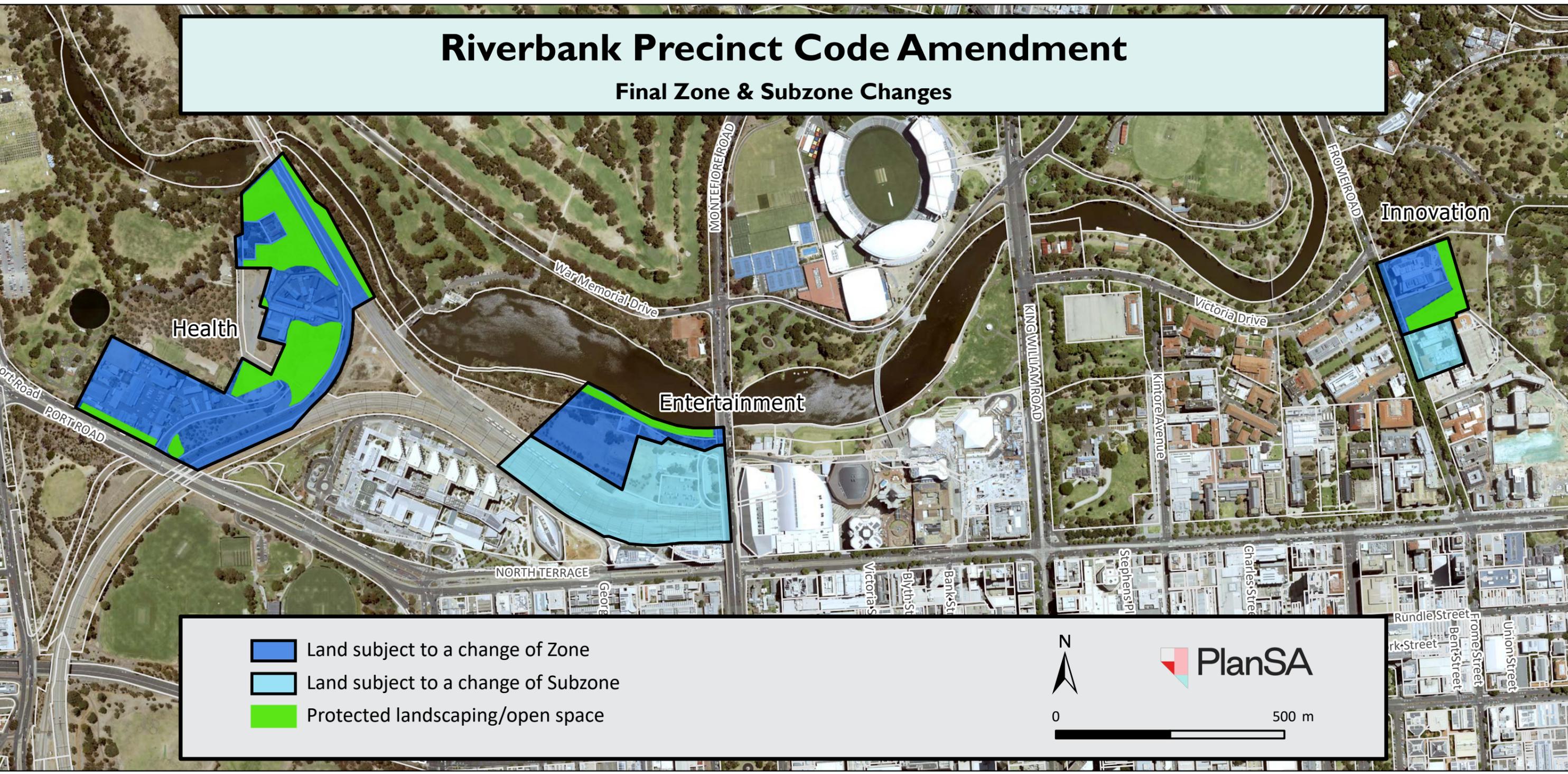
- The expansion of the Entertainment Subzone south, over the railway yards. This will provide additional development opportunities in the airspace over the railway.
- Subzone changes for Helen Mayo North Building and Helen Mayo South Building (from Cultural Institutions to Innovation Subzone).

You can read more about the changes, and why they were recommended, in the engagement report, which is published on the PlanSA website ([plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments)).

# Updated Riverbank Precinct zone and subzone maps

The policy changes introduced by the Code Amendment will come into effect when consolidated into the online [Planning and Design Code](#), which is expected to occur in January 2022.

Questions about the Code Amendment can be directed to the PlanSA Service Desk on 1800 752 664 or [plansa@sa.gov.au](mailto:plansa@sa.gov.au)





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