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## **Draft Riverbank Precinct Code Amendment**

Thank you for the opportunity to provide a submission in relation to the *Draft Riverbank Precinct Code Amendment*.

The Property Council of Australia is a strong public advocate for social infrastructure and hence we extend our continued support to the State Government in progressing state significant infrastructure in the Riverbank Precinct. This includes the development of the new Women's and Children's Hospital and Riverbank Arena.

The Property Council is particularly interested in focusing on the Code Amendment insofar as it flags a potential rezoning of land west of Montefiore Road from Adelaide Park Lands Zone to City Riverbank Zone, Entertainment Subzone (and a portion of land already in the City Riverbank Zone changed from Health Subzone to Entertainment Subzone).

The current Entertainment Precinct is a key economic activity zone within the Adelaide CBD, stimulating visitor spending from within South Australia, interstate and abroad.

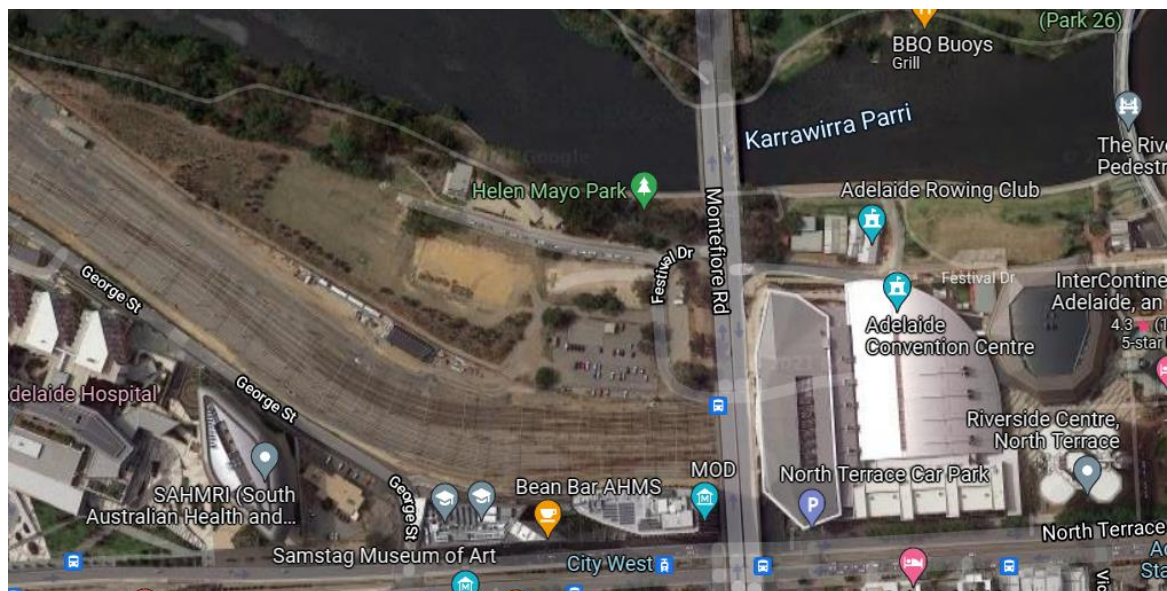
The Property Council recognises the recent and historic non-partisan development of this important precinct which has added to the amenity and economic attractiveness of the Adelaide CBD. This includes the SkyCity Casino redevelopment, the iconic Footbridge, stages one and two of the Adelaide Convention Centre, and the Festival Plaza upgrade.

As part of the State Government's broader vision for the Riverbank precinct as a premier health, entertainment, and cultural boulevard, the Property Council notes that the *Draft Riverbank Precinct Code Amendment* indicates that this land – adjacent to the Entertainment precinct – has "potential to complement existing entertainment, tourism, food and beverage offerings including the Adelaide Convention Centre and Adelaide Oval."

PROSPERITY | JOBS | STRONG COMMUNITIES

Land to the west of the current Entertainment Subzone – north of the rail corridor – provides one of the few remaining sites for additional investment and activation of the Riverbank.

Whilst contained within the Adelaide Park Lands Zone, this portion of land is presently used for a range of non-envisaged activities including car parking, passive materials and equipment storage, open space and buildings utilised by rowing clubs. The map below speaks to this point.



The Property Council has long been committed to environmental sustainability and consultation with traditional owners. The Adelaide Park Lands are a key feature of the city's natural landscape and a key aspect of its ecological and indigenous heritage.

It is important that genuine and meaningful consultation is undertaken throughout the *Code Amendment* process to achieve a set of outcomes that balance the concerns and sensitivities of stakeholders representing these interests with the need to grow, activate and rejuvenate Adelaide's economy.

As an advocate for sustainable economic growth and opportunity, the Property Council therefore takes this opportunity to outline its response to the *Draft Riverbank Precinct Code Amendment* seeking to balance economic opportunity with the need to preserve the environment and character of Adelaide.

1. The Property Council supports the rezoning of the land west of Montefiore Road from City Riverbank Zone, Health Subzone to City Riverbank Zone, Entertainment Zone, which will provide for a higher public use of the area and improved and safer connectivity around the Riverbank precinct and wider parklands.
2. The Property Council supports the rezoning of the small slither of land west of Montefiore Road from Adelaide Park Lands Zone to City Riverbank Zone, Entertainment Subzone. This parcel of land is surrounded by City Riverbank Zone and in its current developed form – an open-dirt car park – serves no public benefit. This proposed amendment will continue to encourage a diverse range of land uses that connect the city centre to the natural environment of the River Torrens and Adelaide Park Lands focusing on entertainment and tourism.

3. The Property Council strongly supports the inclusion of “arena” to the list of envisaged land uses under the City Riverbank Zone, for the same reasons listed above, as well as the amendment seeking improved east-west connections through the New Royal Adelaide Hospital and over Montefiore Hill Road within the City Riverbank Zone, Entertainment Subzone. The proposed Riverbank Arena provides Adelaide with an opportunity to develop a key CBD infrastructure asset that will act as an economic multiplier through events, conferences, concerts, sport, and exhibitions, increasing CBD expenditure and lifting the profile of Adelaide as a premier events destination.
4. It is noted that Performance Outcome 1.2 of the Entertainment Sub Zone allows for “residential development only 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.” The Property Council **does not** support private residential development in the Zone but does support the development of “entertainment-related uses” that will complement the existing social infrastructure in the City Riverbank Zone. Consideration should be given to the removal of Performance Outcome 1.2.
5. The Property Council supports rezoning of a portion of the Adelaide Park Lands Zone to City Riverbank Zone, Health subzone in the form of adaptive reuse of the already developed lands of the Police Barracks and Old Adelaide Gaol to enable the future expansion of the state biomedical precinct, provided it “complements the historic values and Park Lands setting of the locality” as per the requirements of the Code Amendment.
6. The Property Council proposes that for any loss of Park Lands through development on re-zoned land, an equal or greater amount of Park Lands space be rejuvenated within the Park Lands to improve biodiversity, tree canopy and ecological outcomes and better align them with their Design Outcome of being a safe “publicly accessible and well-connected open space system.”

### Riverbank Arena – general

The Property Council firmly believes that the Riverbank Arena will kick-start an exciting wave of urban renewal in Adelaide that utilises the Riverbank as a uniquely South Australian waterfront asset to promote our state. However, if we only view the Arena through its own development lens then we are missing the bigger picture, especially in a post-pandemic world.

South Australia’s COVID performance and ranking as the world’s third most liveable city must be leveraged globally to grow our population and economy.

The Arena has the potential to link the Riverbank and bio-medical precincts while driving jobs-rich private sector opportunities that keep South Australian talent from seeking employment opportunities interstate and abroad.

The ‘helicopter view’ becomes compelling with unique cultural and tourism experiences that tell the Riverbank story, linking visitors and locals alike with the East End, West End and River Torrens.

We cannot simply cross our fingers and hope that investment and tourists will flock to Adelaide in a post-pandemic environment – we have to make it happen.

#### Adelaide City Council

The policy confusion from South Australia's capital city council has been, to say the least, disappointing, and counterintuitive.

In March this year when Premier Steven Marshall announced a new 15,000-person multipurpose indoor centre in the Adelaide Riverbank precinct, Lord Mayor Sandy Verschoor could not have been more explicitly supportive. *The Advertiser* reported on 19 March 2020:

*Lord Mayor Sandy Verschoor said a new concert, sport and major events facility would "obviously generate great economic, social and cultural outcomes for the city."*

*Ms Verschoor said a bigger entertainment centre would enable Adelaide to "attract larger events and headline acts, which would have positive impacts for our local businesses, particularly our hospitality and tourism industry."*

These views were welcome and progressive in terms of augmenting Adelaide's skyline and attracting people and investment to our city. Fast forward to 26 October 2020, when the Lord Mayor used her casting vote to ensure the Adelaide City Council registered its objection to the Arena.

*"I used my casting vote as I hold genuine concerns about built form in the entertainment sub zone..."*

Furthermore, the Adelaide City Council has been accused in the past of jeopardising inbound investment. *The Advertiser* reported on 19 May 2021:

*Overseas investment in Adelaide could potentially be at risk because of comments made by some city councillors, according to an official register.*

This is not the right approach if Adelaide is to continue to attract investment in a post-pandemic environment.

If you would like to discuss any of the following, please don't hesitate to contact me.

Yours sincerely



Daniel Gannon | SA Executive Director