



Hon. Rachel Sanderson MP

State Member for Adelaide



27 October 2021

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SUBMISSION TO CONSULTATION REGARDING THE RIVERBANK PRECINCT CODE AMENDMENT

As the State Member for Adelaide, I write on behalf of constituents who have contacted me in relation to the proposal to re-zone sections of land adjacent the River Torrens.

01 – Health and Biomedical Precinct

While many constituents noted the need to co-locate the Women's and Children's Hospital (WCH) next to the Royal Adelaide Hospital (RAH), many were extremely concerned about the inclusion of the SAPOL Barracks, Old Adelaide Gaol and the heritage olive grove in the re-zoning proposal.

It has been publicised that there is consideration of a carpark for the new WCH to be located on the site of the current olive grove. Many people who contacted me about the Code Amendment were particularly concerned about the loss of green space and established trees and recommended that parking be considered elsewhere, either over the rail lines or underneath the new WCH.

02 – The Entertainment Precinct

Constituents noted that it would be preferable for only the portion of the land to be used for the Riverbank Arena to be re-zoned and the remaining areas of Helen Mayo Park remain as Adelaide Park Land zone and no sub-zoning applied.

03 – The Innovation Precinct

It is clear that inclusion of the Adelaide Botanic High School into the Innovation Precinct would be beneficial, however, many constituents were extremely concerned that 'Frome Park'/Nellie Raminyemmerin Park would be re-zoned as well.

It was raised by one constituent that the site of 'Frome Park' has several traits that are in contradiction to the move to re-zone the site. These were:

1. The area is extensively contaminated and, under current regulations, the site cannot be disturbed unless extensive works are undertaken to remove the 1.5m deep contamination across the majority of the park.
2. The site has a fully authenticated and documented Kurna Aboriginal burial site with the remains retained in place and capped. It is listed on the Register of Aboriginal Sites and Objects under the *Aboriginal Heritage Act 1988* and therefore the site cannot be disturbed.
3. The site is the only access to the western side of the Botanic Gardens and is used for WOMADelaide and other events.

For these reasons, constituents communicated their opinion that there is no need to re-zone this area due to the extensive restrictions on the use of the land. Constituents would prefer if its zoning remained as it currently is.

04 – The Active Waterfront Precinct

Many constituents contacted me with serious concerns about the re-zoning of this section, particularly sections that are north of the River Torrens.

The bulk of the correspondence from constituents was in relation to the proposed re-zoning of the sections north of the River and the majority were not in favour.

One of the concerns raised is that the present site does not attract many patrons and therefore doesn't need further development of cafes and restaurants as there is not enough patronage to support new businesses.

The loss of open public space at Pinky Flat was mentioned extensively by constituents. Many note that Pinky Flat offers greenery and putting development on this side of the River will not be of much benefit. Similarly point above, there are already cafés located north the River that are adjacent Pinky Flat. Venues at Next Generation Sports Club and Adelaide Oval are already established.

There are no current plans for development on Pinky Flat and the proposal to add sub-zoning has meant that many have communicated their concerns about possible developments on the site. Concerns were raised that there is no need for a zone change as the area is already often activated, for example, the Oz Asia Festival, Moon Lantern Trail and previous Fringe events that have been held on both sides of the River.

Another concern raised was that the addition of sub-zoning under the 'Adelaide Park Lands' zoning for this area would effectively dismantle the 'Figure of 8' for the Park Lands. This type of open green space is the only type in the world – other cities effectively only have a ring, and not a figure of eight of open green space.

Further concerns were raised by constituents in relation to Indigenous burial sites which are documented along the Riverbank and that these may be disrupted with development allowed under this re-zoning.

General Comments and Concerns

Many people who contacted me highlighted the following general concerns in relation to re-zoning the area.

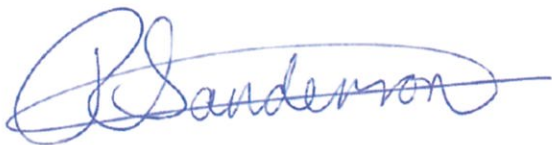
It was identified that re-zoning may jeopardise bids for World Heritage Listing, existing awards of National Heritage Listing and the like. In addition, it may jeopardise the bid for Adelaide to become a National Park City. Contrasts were raised by many in relation to London, New York and Paris where open public space is maintained as an attraction for visitors and city-dwellers alike.

Many raised that future development to be allowed under the new zones and sub-zones will remove open green space and remove established greenery. It is documented that green spaces and established greenery assists in reducing pollution and absorbs heat during hot days. Many constituents were concerned about the impact of the loss of green space in relation to Climate Change in particular. Others raised their concerns about reducing liveability in a time where open space has had heightened importance after the COVID-19 pandemic and lockdowns.

There were many responses that highlighted the area as a whole is of significant importance to the Kurna people.

I would request on behalf of all residents who have raised their concerns with me that these comments and concerns be considered and addressed as part of the consultation process.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Sanderson', with a large, sweeping flourish at the end.

Hon Rachel Sanderson MP
State Member for Adelaide