

Lot Fourteen (Old Royal Adelaide Hospital)

What is the Planning and Design Code?

The Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

Clustering of related economic activities is well known to boost business productivity. It can facilitate networks and the sharing of knowledge and unlock economies of scale. The rise of the knowledge-based economy and the premium placed on innovation across sectors has generated a new set of planning needs. These needs recognise that certain types of sought-after economic activities require a particular urban environment to prosper.

Lot Fourteen Innovation Area Ministerial Development Plan Amendment

The Lot Fourteen (old Royal Adelaide Hospital) site is currently subject to a Ministerial Development Plan Amendment (DPA) which will commence public consultation from early October 2019. Current policy for the site reflects the former use for health and hospital services. Now that the hospital has relocated, policy change is required to support the sites future development.

Renewal SA has prepared a masterplan for the site which reflects its proposed transformation to an innovation precinct supporting business, education, science, technology and research, with a focus on improved public realm and broader community use. The DPA has been written to support these uses.

Transitioning to the Code

The State Planning Commission has released Phase Two and Phase Three of the Planning and Design Code for public consultation. Policies in the Code specific to Lot Fourteen are consistent with those policies proposed in the DPA. Should the DPA be approved by the Minister for Planning, the Code will transition its policies for Lot Fourteen into a new structure and format, while maintaining its underlying intent. Consultation on the DPA and the Code will run concurrently. While consultation on the DPA will close first, you may make submissions on either the DPA or the Code, or both.

What are the benefits?

The Planning and Design Code will support the future development of Lot Fourteen by:

- Providing a diversity of land uses including cultural and educational institutions, research and creative activities, as well as tourist accommodation, entertainment and retail.
- Allowing for development of new buildings up to 53 metres, reflecting the existing tallest building on site, the former Outpatient's Building.
- Providing exceptions to height limits where proposed development is centrally located and is of exemplary design.
- Transitioning to lower building heights at the edge of the site to limit impacts.
- Ensuring the preservation and adaptation of heritage buildings for new and relevant uses.
- Emphasising high quality contemporary design for individual buildings and the site as a whole.
- Emphasising the provision of public realm, open space and accessibility via walking and cycling throughout the site, connected to precincts including the Adelaide Botanic High School, Universities, Adelaide Park Lands and Adelaide Botanic Gardens.

Area affected by the change



Royal Adelaide Hospital Redevelopment
Proposed Affected Area



- Proposed Area Affected
- State Heritage Items
- Parcel Cadastre



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Want to know more?

The DPA will be on public consultation from early October 2019. Further information can be found at www.saplanningportal.sa.gov.au/have_your_say. You are encouraged to make submissions during the consultation period, however it is emphasised the close of consultation on the DPA does not preclude you from making submissions in relation to these policy changes proposed in the draft Code.

Details of the policies relating to Lot Fourteen can be found in the following zone and sub-zone within the Planning and Design Code:

- City Riverbank Zone
- Innovation Sub-zone

For further information on the Code, you can visit the SA Planning Portal at: www.saplanningportal.sa.gov.au/en/have_your_say