

**From:** [Hon. Wayne Matthew](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** CONFIDENTIAL - Planning and Design Code Phase Three (Urban Areas) Code Amendment - Consultation  
**Date:** Friday, 28 February 2020 5:04:07 PM  
**Attachments:** [image001.jpg](#)

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I am submitting these comments on the Planning and Design Code Amendment on behalf of Arena Stadium Management Pty Ltd (ASM), for whom my company are registered lobbyists.

ASM are the owners of the Titanium Security Arena (the 'Arena'), located at Findon. The Arena is the now former home of the Adelaide 36ers and is the current home of the Adelaide Lightning basketball team. ASM note that under the new Planning and Design Code, the Arena's existing Stadium Zone will no longer exist from 1 July 2020 and that this and other zones around the State will become Recreation Zones.

Following the announcements by the Adelaide 36ers that from October 2019, they would be playing their matches at the Adelaide Entertainment Centre and will no longer be using the Arena for their training, ASM have decided to sell the Arena.

The Arena is located within the City of Charles Sturt at 44A Crittenden Road, Findon (Lot 36 Deposited Plan 30169 Volume 6109 Folio 720), west of the Adelaide CBD and less than 7 kilometres from it and from the Adelaide Airport. There is a Ministerial Land Management Agreement (LMA) across the land. There is easy access to the site from Grange Road, South Road and Crittenden Road. The facility location renders it suitable for other potential uses, including but not limited to:

- continuation of existing use as a multipurpose indoor sports stadium, concert, conference and exhibition venue
- existing use in conjunction with other uses such as a religious worship centre
- redevelopment as a shopping centre
- redevelopment for medium-density housing and a shopping centre
- redevelopment for medium and high-density housing

ASM recognise that the Draft Planning and Design Code provides a more supportive framework for their purposes of the sale of the Arena than does the current planning regime. They are also aware that a separate authorisation will be required from the Minister for Planning in relation to waiving specific requirements or extinguishing the existing LMA across the land.

This document has been marked 'CONFIDENTIAL' because ASM do not wish it to be published while they are in discussion with various parties for the purchase of the land. The reason for ASM making the Planning Review aware of their deliberations about the sale of their property is that the timing of the implementation of the new Planning and Design Code is such that it may be immediately followed by a request from ASM for a change to the zoning of the land, should they determine that the property will not be purchased by another party for existing use.

For your information.

Yours faithfully

Hon. Wayne Matthew  
Managing Director  
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Website: [www.grsolutions.com.au](http://www.grsolutions.com.au)

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