

DELIVERING AN
INSPIRING
URBAN FUTURE AT THE
RIVERBANK PRECINCT



RenewalSA
people partnerships progress



Government
of South Australia

CREATING A BETTER PLACE FOR ALL SOUTH AUSTRALIANS

MINISTER'S MESSAGE

With a population of 1.2 million people, South Australia's capital city, Adelaide, has all the benefits but none of the stresses of a big city.

It is a city with a vision that is encapsulated by the Government of South Australia's *The 30-Year Plan for Greater Adelaide* and has aspirational targets for urban renewal, economic development and placemaking priorities.

Renewal SA is the state government agency in South Australia charged with delivering urban renewal and it is actively doing so across the Greater Adelaide area.

In August 2014, the Premier of South Australia announced 10 economic priorities for our state under the theme: *South Australia. The Place Where People and Business Thrive.*

As the Minister for Housing and Urban Development, an integral part of my role is to ensure that, through Renewal SA, we help meet these targets and deliver on our State's priorities.

By developing more opportunities for people to live within 10 kilometres of the central business district and by increasing the percentage of new housing to be built in established areas, we will push beyond the targets of the existing *30-Year Plan*. Through this determination and delivering on a vast array of activities and projects, Renewal SA will help build the state's economy and create jobs, encourage and attract more businesses and people to live, work, visit and invest in South Australia.



John Rau Deputy Premier
Minister for Housing
and Urban Development

We are receiving admiration on a national and global level for the innovative ways that we are revitalising the heart of our city and activating our significant landmarks, such as the sporting and cultural elements of the Riverbank Precinct. As a government we are committed and keen to see this Precinct reach its full potential and become a destination that is uniquely Adelaide.

There is also a recognised increase in the confidence of entrepreneurs to start up and carry out business in the city. South Australia's tradition of innovation has been critical to business success. South Australian businesses are often regarded as the most innovative in the nation, investing strongly in research and development.

Adelaide is ranked as one of the world's best business destinations and offers a quality of life that is second-to-none, with independent surveys consistently ranking Adelaide as one of the world's most preferred cities in which to live.

We invite you to open the door to South Australia.

A handwritten signature in teal ink, which appears to be "John Rau".

RENEWAL SA IS DEDICATED TO DEVELOPING ACCESSIBLE, CONNECTED PLACES WHERE PEOPLE WANT TO LIVE, WORK AND ENJOY. PARTNERSHIPS AND CONSULTATION WITH COMMUNITY, INDUSTRY AND ORGANISATIONS DRIVE THE FUTURE WE ARE BUILDING, TOGETHER. WE ARE UNLOCKING THE GREATER POTENTIAL OF EXISTING URBAN AREAS, ENHANCING THE DISTINCTIVE SOUTH AUSTRALIAN LIFESTYLE WITH EXCELLENCE IN PLANNING AND LASTING QUALITY IN EXECUTION. OUR EXPERTISE AND INFLUENCE ENCOMPASS INFRASTRUCTURE, TRANSPORT, ECONOMIC AND ENVIRONMENTAL VIABILITY. WITH A STREAMLINED AND COORDINATED APPROACH, WE CREATE ENERGISING OPPORTUNITIES AND LIVING PROGRESS.

INTRODUCING RENEWAL SA

The Urban Renewal Authority was formed on 1 March 2012 and began trading as Renewal SA on 30 August 2012.

Renewal SA operates within a commercial framework and is a statutory corporation by regulations under the *Urban Renewal Act 1995*.

Based in Adelaide, Renewal SA is an outcomes-oriented organisation of approximately 320 professional technical and administrative staff.

OUR BOARD & MANAGEMENT

Renewal SA is governed by a Board of Management comprising five members under the leadership of the Honourable Bronwyn Pike, as the Presiding Member. The Board reports to the Minister for Housing and Urban Development, the Honourable John Rau, MP.

Members of the Board of Management responsible for Renewal SA are selected for their individual and combined expertise to provide strategic governance and direction to its operations.





THE VISION

One of the early roles for the Riverbank Authority has been to establish a strong and clear vision for the future of the Riverbank Precinct and focus on the following four key areas:

- ▼ **Connections** linking visitors, pedestrians and cyclists to and through the Precinct, by improving accessibility and movability for all.
- ▼ A high standard of **public realm** throughout the Precinct to ensure visitors' experience of the area is optimised and that the significant investment in the space is enhanced.
- ▼ To make a feature of the **key destinations**, including new major projects and existing buildings, to drive economic growth and positively transform the way the Riverbank Precinct is used and perceived.
- ▼ For the Riverbank Precinct to become the 'go to' destination in central Adelaide, a funded and coordinated programme of **activation and place making** is an early priority.

By linking the Riverbank Precinct all together, adding more facilities, attractions, bridges and paths, Adelaide will create a destination, where the whole is greater than the sum of its parts.

RIVERBANK AUTHORITY

The Riverbank Authority was appointed in 2014 to oversee the coordination of events, development and promotion of Adelaide's Riverbank Precinct. Served by board members Andrew McEvoy (Chair), Malcolm Snow, Karyn Kent, Professor Tanya Monro and John Hanlon (Chief Executive of Renewal SA), the Authority is responsible for:

- ▼ Advising and making recommendations to the state government, Cabinet and the Premier with respect to major developments and the strategic direction of the Precinct.
- ▼ Acting as the referral Authority for proposals in the Riverbank Precinct (to ensure consistency).
- ▼ Coordinating events and activities (including construction) within the Precinct.
- ▼ Advising and making recommendations regarding licenses and concessions.



ESTABLISH
A STRONG
AND CLEAR
VISION FOR
THE FUTURE



A REVITALISED
AND ACTIVATED
RIVERBANK
PRECINCT IS
VITAL TO THE
FUTURE GROWTH
AND SUCCESS OF
SOUTH AUSTRALIA

OUR RIVERBANK PRECINCT

A quick background of our Riverbank Precinct

The Riverbank Precinct is undoubtedly one of South Australia's important and significant public places in terms of its social, economic and cultural value to the state. It expresses the essence of South Australian history and endeavour and is a source of great pride for locals, complementing our globally recognised regional destinations. The River Torrens is a defining feature in Adelaide's natural environment, providing unique scenery close to the city centre and contributing significantly to Adelaide's identity.

Beautiful riverfront parklands adjoin the centre of the city, providing places for recreation, learning, entertainment and culture.

An opportunity now exists to build upon the momentum generated by recent significant development in the Precinct and maximise the social and economic opportunities it presents by connecting and leveraging off existing investments and creating integrated destinations. The Riverbank Precinct is set to become a vibrant active conduit between the city, North Adelaide and outer ring suburbs to the east and west via world class sports

venues for events and spectators, a wide variety of entertainment facilities, recreational sporting facilities, cultural activities, medical research and healthcare facilities, educational institutions, spaces for families and workers, places for learning and collaboration, meeting places, places to work and places to relax, de-stress, socialise, eat and drink.

A revitalised and activated Riverbank Precinct is vital to the future growth and success of South Australia as it will form the cornerstone upon which Adelaide can achieve its vision of becoming one of the world's great small cities.

Site description

Encompassing 380 hectares of land around the River Torrens, from Gilberton in the east through to Bonython Park and Bowden in the north west, the Precinct is home to many of Adelaide's most significant buildings and spaces.

There are three distinct precincts along the Riverbank – the Health and Wellbeing Precinct in the west, the Core Entertainment Precinct and the Education and Cultural Precinct in the east.

Each of the three precincts represent a different opportunity for continued economic

development within and adjacent to the Riverbank Precinct and are focused on commercial, entertainment, cultural, research, education and tourism opportunities dependent on their location and complementarity to existing or proposed future uses.

Distinctive features of our Riverbank Precinct

- ▶ River Torrens and North Terrace cultural boulevard as key features.
- ▶ Green spaces which are vast and offer a diversity of experiences and, given its city location, is one of the reasons why the Riverbank Precinct is so remarkable.
- ▶ Many cultural institutions, attractions and entertainment venues such as the redeveloped Adelaide Oval, Skycity Casino, Art Gallery of South Australia, Adelaide Convention Centre, Botanic Gardens, Adelaide Zoo, Adelaide Festival Centre, National Wine Centre, South Australian Museum and State Library of South Australia.
- ▶ Adjacent areas identified for significant residential growth, including Bowden.
- ▶ Close proximity to the heart of CBD.
- ▶ Strong public transport access including bus routes along North Terrace, King William Street, the tram route along North Terrace and the Adelaide Railway Station.

UNLOCKING THE FULL POTENTIAL

The Riverbank Precinct spans across 380 hectares and currently attracts 9 million visitors per year. Imagine the potential for the Precinct to become Adelaide's premier food and wine destination, offering a diverse range of experiences that are uniquely South Australian. With an influx of cafés, restaurants, retail and things to do, the possibilities are endless.

The Precinct already contains the some of the jewels of our city; the Botanic Gardens, the Adelaide Zoo, Adelaide Oval, the Convention Centre and Festival Centre - and all that lies along the River Torrens, with sporting fields, universities, cafes and restaurants, walking, running and cycling trails.

Now imagine enhancing and linking it all together, adding more facilities, attractions, bridges and paths. Adelaide will create a destination where the whole is greater than the sum of its parts.

There will be substantial economic benefits – generating many new jobs during both the construction and operational stages, with increased visitor and tourist numbers staying for longer in the Riverbank Precinct.

This currently under-utilised part of our much loved city will grow into a revived living, breathing new heart for our great state.

ADELAIDE RIVERBANK PRECINCT

Minimal cafés, restaurants and retail shops

Potential for this to expand tenfold

7 cultural institutions

380 hectares

9 million visitors

More than \$3 billion government investment

MELBOURNE SOUTH BANK

Developed over 20 years from early 1990s to now

94 cafés and restaurants

108 retail shops

10 cultural institutions

Largest employer of art & recreation

38 000 jobs

240 hectares

30 million visitors

Significant government investment

Significant private investment

BRISBANE SOUTH BANK

Developed over 20 years from early 1988-2008

81 cafés and restaurants

Multiple retail shops

10 cultural institutions

10 000 jobs

42 hectares

10 million visitors

Significant government investment

Significant private investment



CGI render

THINGS ALREADY IN MOTION



Courtesy of Sam Noonan

Redeveloped Adelaide Oval

The \$535 million Adelaide Oval redevelopment has delivered a world-class sporting stadium with a seating capacity of 50,000.

In late 2009, the state government embarked on the plan for the new oval to sit proudly within a revitalised Riverbank Precinct. Work commenced in 2012.

Completed in late 2013, the oval is now home to cricket, AFL and a host of other major sporting events and entertainment.

Riverbank Footbridge

The Riverbank Footbridge is a major element of the state government's plan to reinvigorate the area along the River Torrens – and bring football to the city.

The 255 metre long, eight metre wide pedestrian bridge links the redeveloped Adelaide Oval with key public transport nodes and Adelaide's CBD.

The Riverbank Footbridge creates a new centrepiece for a vibrant Riverbank Precinct and the city's newest national and international landmark.



CGI render

Adelaide Convention Centre

In 2010, the state government announced its commitment to the redevelopment of the Adelaide Convention Centre, allocating \$397 million to the project.

The redevelopment is re-establishing Adelaide as a premier conference destination, is estimated to generate an estimated \$4.3 billion in tourism and related economic activity during the next two decades.

Stage one of construction has expanded the facility by 4,300 square metres to accommodate 4,300 additional seats including a 1,000 seat ballroom and multiple meeting spaces.



Indicative image

Festival Plaza

An above ground integrated and high quality public realm incorporating a new plaza will extend from Station Road to the Adelaide Festival Centre and further to the north to integrate the waterfront.

A new underground car park to cater for 1560 car bays over six ground levels to reach substantial completion by the first quarter of 2017.

The final two components of the integrated development will be a two-level retail building and 40,000 square metres of office – together attracting an average of 4,000 people each work day.

INVESTMENT SO FAR

- ▶ **\$535 MILLION** to redevelop Adelaide Oval
- ▶ **\$350 MILLION** to expand Adelaide Convention Centre (two stages)
- ▶ **\$200 MILLION** to construct the new South Australian Health and Medical Research Institute (SAHMRI)
- ▶ **\$916 MILLION** comprising the Adelaide Festival Centre, Plaza, integrated car park and commercial development, together with university infrastructure
- ▶ **\$2.7 BILLION** to construct the new Royal Adelaide Hospital (NRAH)

All figures in this document are represented in Australian dollars (AUD)

NUMBERS TELL THE STORY

Key statistics

The Riverbank Precinct is bordered by key commercial zones along North Terrace and residential areas in North Adelaide, Thebarton, Bowden and Hackney. Evolving urban form in these areas through greater densities, mixed-uses and a finer urban grain will draw people towards the Precinct.

The combined visitor numbers for the Riverbank Precinct is approximately 9 million per year. This compares favourably to the combined visitor numbers to Brisbane's Southbank (10 million).

Investment statistics

Over the past five years the Riverbank Precinct has been the beneficiary of public and private investment to the tune of over \$4.7 billion.

In March 2015, the state government announced a \$610 million upgrade of the Festival Centre and Plaza. Further investment of almost \$1 billion is pending approval in the Precinct.

SOME OF THE VISITOR STATISTICS

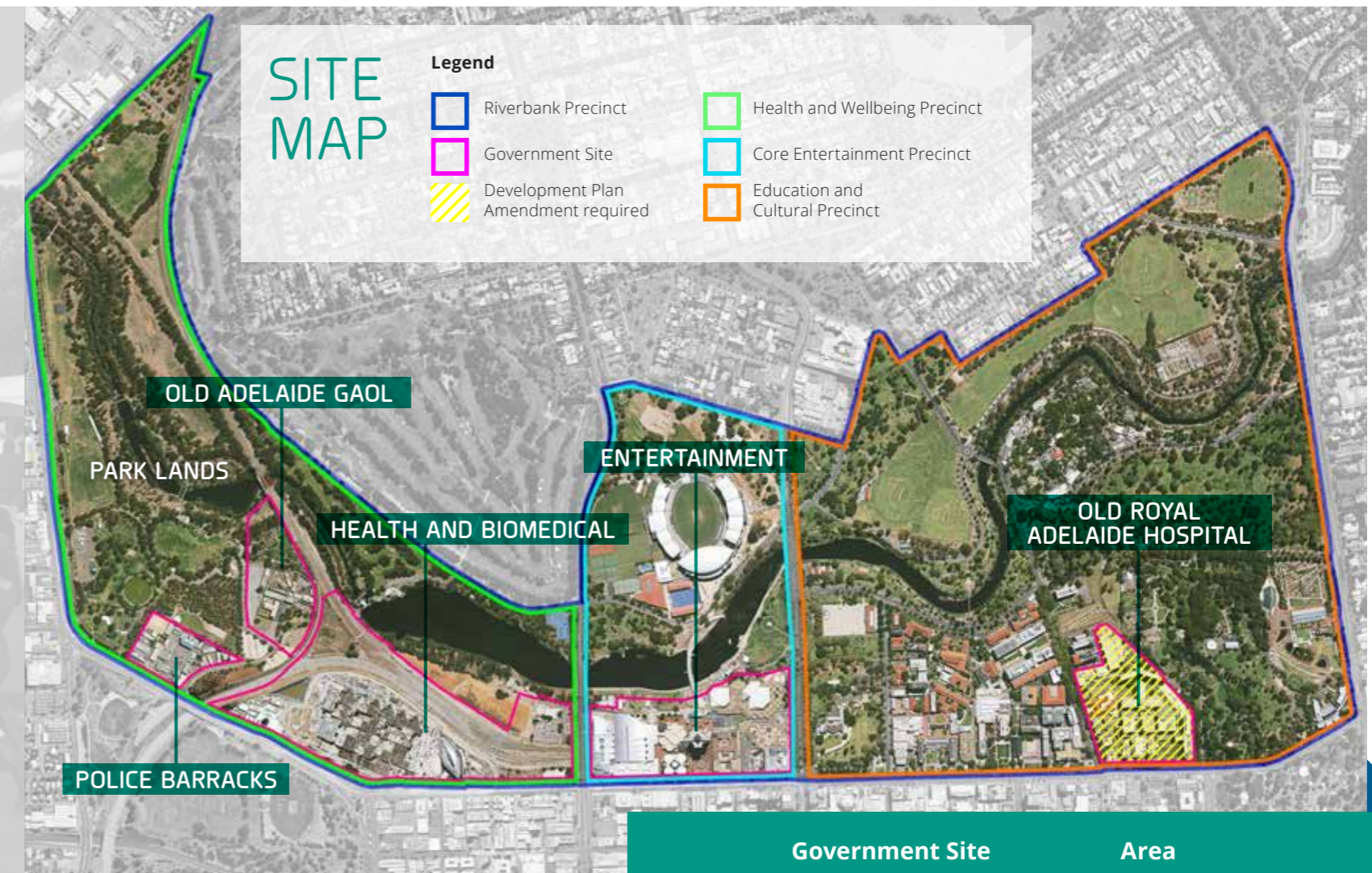


IN THE ADELAIDE CBD DAILY



GOVERNMENT LAND HOLDINGS WITHIN THE RIVERBANK PRECINCT

- ▼ Tourist accommodation and supporting service facilities, including food and beverage, educational and commercial uses, in the Health and Biomedical Site.
- ▼ Accommodation (including residential), food and beverage, licensed entertainment and commercial opportunities in and around the Core Entertainment Precinct.
- ▼ Architecturally exemplary buildings ranging in height between 15 and 20 storeys bordering North Terrace.
- ▼ Smaller scale buildings, primarily food and beverage, public service buildings, that are sensitive to the natural landscape and environment and provide an active edge to the River Torrens.
- ▼ High-quality, accessible and inviting public spaces between buildings to encourage use by the public at all times of the day.
- ▼ Other uses could be accommodated subject to Development Plan Amendments (DPA).



Government Site	Area
Health and Biomedical	151,824 m ²
Entertainment	70,184 m ²
Old Royal Adelaide Hospital	70,166 m ²
Old Adelaide Gaol	51,506 m ²
Police Barracks	36,855 m ²



Courtesy of Sam Noonan



Courtesy of Sam Noonan

HEALTH AND BIOMEDICAL SITE

With its world-class research facilities, core public infrastructure and architecturally innovative design, the Health and Biomedical Site will attract thousands of workers, patients, researchers and tourists to the space every day.

Opportunities exist for a significant recreation and hotel, food and beverage site west of Morphett Street bridge.

There is also potential for investigation into the adaptive re-use of the Old Adelaide Gaol and Police Barracks.



Courtesy of Sam Noonan



Courtesy of Sam Noonan

OLD ROYAL ADELAIDE HOSPITAL SITE

This site will become symbolic of the new Adelaide – a city that embraces and champions the development of dynamic mixed-use urban precincts that stimulate social and economic activity in the city. The site may feature substantial employment opportunities, a residential community, a range of educational facilities, local and regional retail and entertainment as well as specialist cultural facilities and dramatically improved public realm.

The existing site is approximately 7 hectares and contains a number of State Heritage buildings as part of a total floor area of approximately 275,000 square metres.

Before this site is redeveloped, a Development Plan Amendment (DPA) is required. The site becomes largely vacant in late 2016.





ENTERTAINMENT SITE

The plaza area at the front of the Adelaide Festival Centre will be transformed into a world-class destination at the heart of the Riverbank Precinct and Adelaide's best public space.

A sweeping multi-purpose plaza that seamlessly links Elder Park and the Riverbank Footbridge to the Adelaide Railway Station and North Terrace.

The new-look plaza will feature public artwork, water features and natural plantings as well as ample seating, shelter and activation.

With improved pedestrian connections between the footbridge and the railway station, a new underground car park, a premium office building along a closed-to-traffic Station Road, a row of cafes, restaurants and retail, the plaza will provide a major new focus for tourism, entertainment and cultural celebrations for all of South Australia and its' visitors.



THE NEXT STEPS

Renewal SA is committed to supporting the Riverbank Authority in delivering the state government's goal of establishing the Riverbank Precinct as an significant Adelaide destination. The Authority will work closely with Precinct Partners and developers to advise, facilitate and coordinate development opportunities across the Riverbank.

Creating "places for people" will support the development of key sites within the Riverbank Precinct providing high quality public linkages, improved visual legibility, destinations of significance and a coordinated programme of activation and placemaking initiatives to ensure visitor experience of the precinct is optimised.

Renewal SA will undertake a number of key projects and initiatives over the next 12 months, including:

- ▶ Enabling the construction phase of the Festival Centre car park and plaza.
- ▶ Finalising plans for the Old Royal Adelaide Hospital site.
- ▶ Preparing development sites to the west of Morphett Street Bridge.
- ▶ Planning the extension of the North Terrace boulevard between King William Street and Port Road.
- ▶ Initiating Development Plan Amendment (DPA) process for Old Royal Adelaide Hospital site.
- ▶ Facilitating the delivery of the extension of Adelaide Casino and the Walker building in the Core Entertainment Precinct.
- ▶ Finalising a retail strategy for the Riverbank Precinct, incorporating locations for food and beverage and hospitality opportunities.
- ▶ Providing advice and precinct-wide integration on the development of key public places.
- ▶ Continuing to develop a strong working relationship with Adelaide City Council to ensure opportunities are fully realised.

INVEST IN SOUTH AUSTRALIA

"PLANNING REFORMS INTRODUCED FOR ADELAIDE IN 2012 HAVE BEEN INSTRUMENTAL IN UNLOCKING 79 POTENTIAL PROJECTS TO THE VALUE OF \$3.2 BILLION"

The Government of South Australia has a vision for the state to be *The Place Where People and Business Thrive*.

At the heart of our economic development strategy is a partnership between government, business, research and educational institutions and the community sector.

Government does not have all the ideas, and we want to work together with the private sector (businesses and not-for-profit bodies) to identify innovative approaches that will promote the economic development of the state, create jobs and deliver high quality services to the community.

In many cases traditional government procurement processes will support the best value for money solutions to meet our objectives. But we also wish to work in partnership with the private sector and encourage good ideas to be brought forward.

The Government of South Australia welcomes unsolicited proposals from the private and community sector and has established a framework for unsolicited proposals to achieve the certainty and transparency that both proponents and the community need.

Case Management

Doing business in South Australia is not only a smart approach but is made easier with established development application pathways.

The government's approach to development application pathways include a successful and comprehensive Case Management Service made available to potential investors and proponents, to support and welcome investment and jobs growth.

The government's Case Management Service is separated into three distinct proposal categories, with each category having its own set of lodgement and application requirements.

- ▶ Proposals over \$10 million in value in the City of Adelaide.
- ▶ Proposals five storeys or more in an Urban Corridor Zone in an Inner Metropolitan Adelaide suburb.
- ▶ Proposals of economic significance \$3 million or more across South Australia.

Proponents will need to demonstrate to government that they have a viable business case to deliver the projects and associated jobs in South Australia.

For assistance with investing in South Australia or to obtain an investment information pack, please contact Renewal SA:

John Hanlon
Chief Executive
+61 8 8207 1302
john.hanlon@sa.gov.au

FURTHER INFORMATION

Phone

+61 8 8207 1300

Email

info.renewalsa@sa.gov.au

Website

renewalsa.sa.gov.au

Address

Level 9, Riverside Centre
North Terrace, Adelaide
South Australia 5000
GPO Box 698
Adelaide 5001

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