



# THE COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday 20 July 2021  
at 5:30 pm

in the Colonel Light Room  
Adelaide Town Hall



Members - The Right Honourable the Lord Mayor, Sandy Verschoor  
Deputy Lord Mayor, Councillor Couros (Chair)  
Councillors Abrahamzadeh, Donovan, Hou, Hyde, Khera, Knoll,  
Mackie, Martin and Moran.

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## 1. Acknowledgement of Country

At the opening of The Committee meeting, the Chair will state:

'Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

## 2. Apologies and Leave of Absence

Nil

## 3. Confirmation of Minutes – 6/7/2021 [TC]

That the Minutes of the meeting of The Committee held on 6 July 2021, be taken as read and be confirmed as an accurate record of proceedings.

## 4. Discussion Forum Items

Presentation

Strategic Alignment – Thriving Communities

4.1. Adelaide (City) Development Plan to the Planning and Design Code [2021/00583] [Page 3]

Workshop

Strategic Alignment – Thriving Communities

4.2. Adelaide Town Hall – Civic Areas – Members' Accommodation [2021/01527] [Page 21]

## 5. Closure

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# Thriving Communities

## Adelaide (City) Development Plan to the Planning and Design Code

A presentation to brief Council Members on the changes made to zoning within the City of Adelaide as a result of the new Planning and Design Code

Park Lands, Policy and Sustainability  
Maddie Frew

# Adelaide (City) Development Plan to the Planning and Design Code<sup>4</sup> Implications



Implication	Comment
Policy	This presentation will not result in any immediate changes to policy. Future policy changes would be subject to further Council consideration and/or community engagement.
Consultation	No additional consultation was undertaken to inform this presentation.
Resource	Not as a result of this presentation.
Risk / Legal / Legislative	This presentation seeks to undertake investigations and update policy in a consultative manner to achieve Council's goals and minimise risk for Council.
Opportunities	This presentation outlines opportunities for Council's continued participation in development policy in the new state planning system.

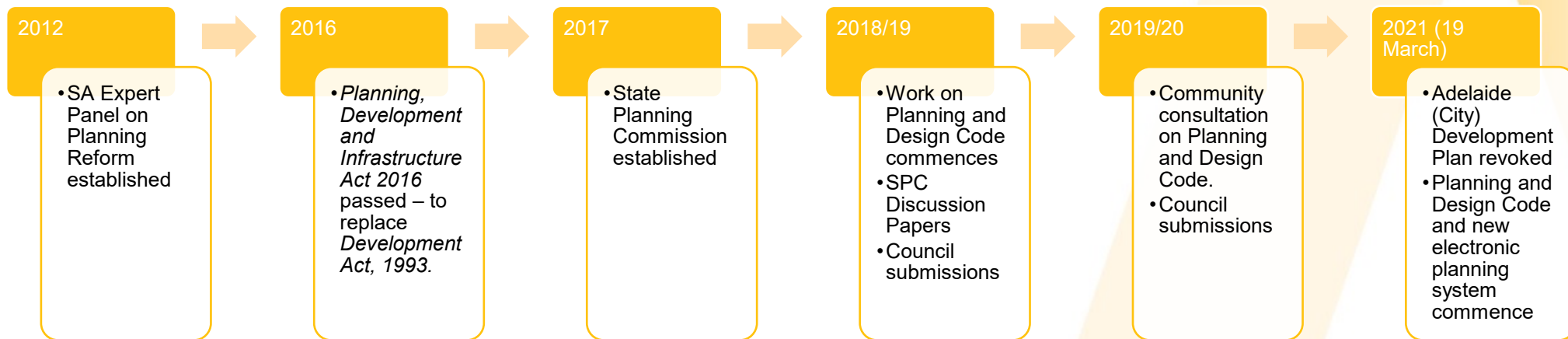
# Adelaide (City) Development Plan to the Planning and Design Code<sup>5</sup> Budget/Financial Implications

Implication	Comment
21/22 Budget Allocation	Not as a result of this presentation.
21/22 Budget Reconsideration (if applicable)	Not as a result of this presentation.
Proposed 22/23 Budget Allocation	Not as a result of this presentation.
Ongoing Costs (eg maintenance cost)	Not as a result of this presentation.
Other Funding Sources	Not as a result of this presentation.

# Adelaide (City) Development Plan to the Planning and Design Code<sup>6</sup>

## Background

### Planning Reform



# Adelaide (City) Development Plan to the Planning and Design Code

## North Adelaide – Development Plan

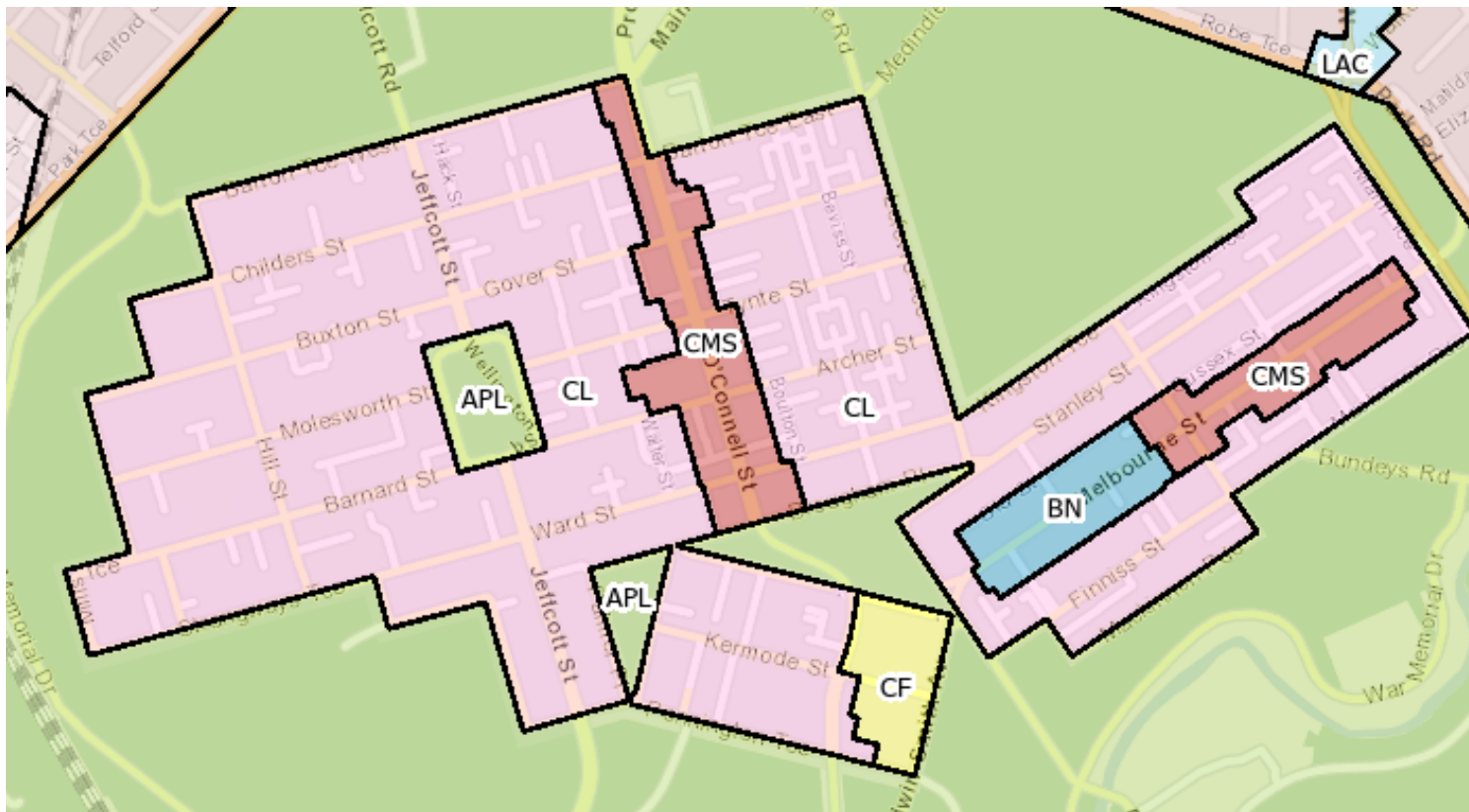
7



KEY	
NAH(C)Z	North Adelaide Historic (Conservation) Zone With Policy Areas: NAH(C)1 – NAH(C)12 and; NAH(C)15
MS(ME)	Main Street (Melbourne East) Zone
MS(O)	Main Street (O'Connell) Zone
MU(MW)	Mixed Use (Melbourne West) Zone
PLZ	Park Lands Zone With Policy Areas (shown): PL16 - Golf Links PL17 – Northern Park Lands PL18 – River Torrens PL19 – Botanic Park PL24 – River Torrens West PL25 – Adelaide Oval PL26 – Brougham and Palmer Gardens

# Adelaide (City) Development Plan to the Planning and Design Code

## North Adelaide – Planning and Design Code ZONES

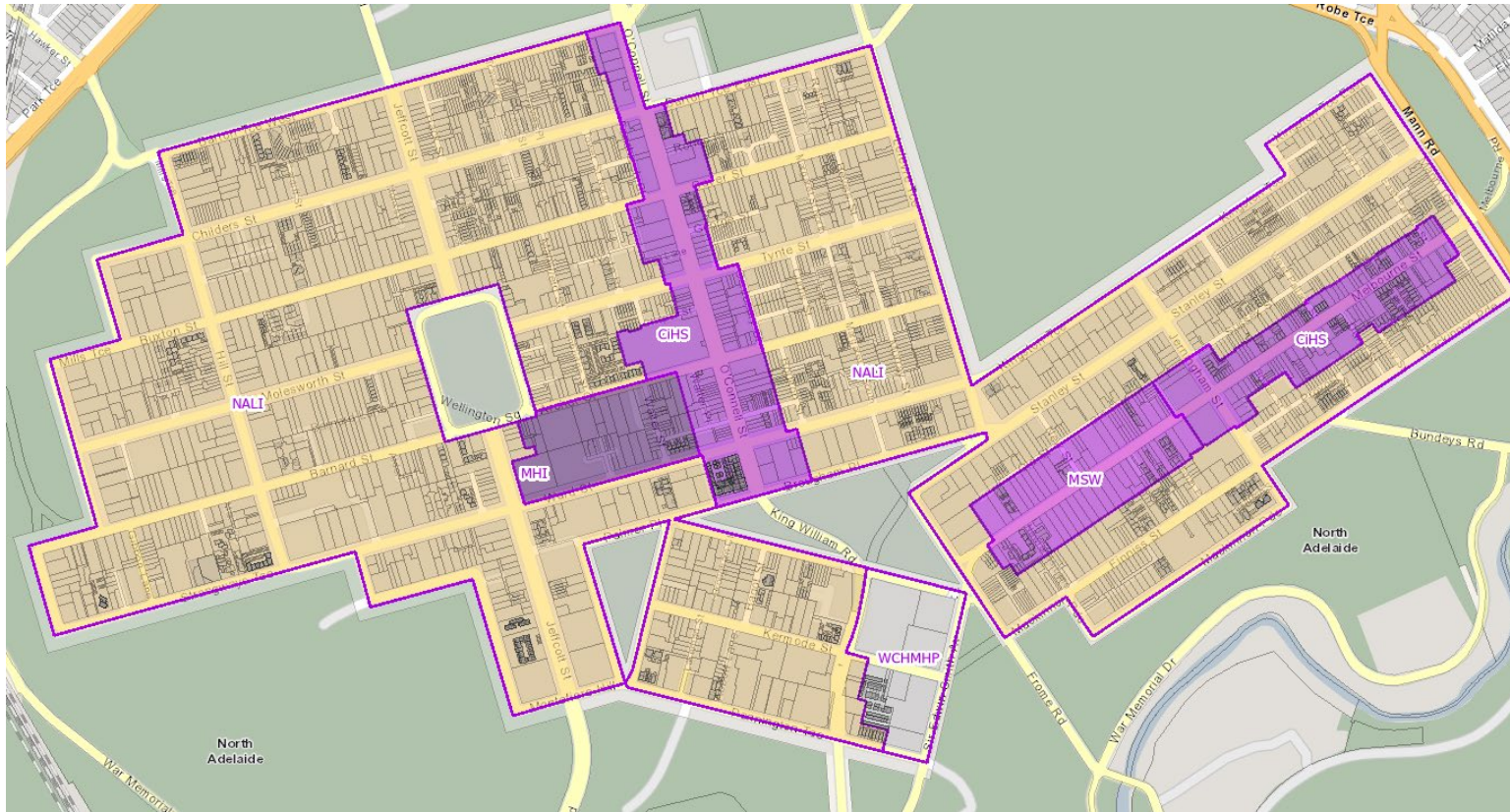


KEY	
CL	City Living Zone
CMS	City Main Street Zone
APL	Adelaide Park Lands Zone
CF	Community Facilities Zone
BN	Business Neighbourhood Zone



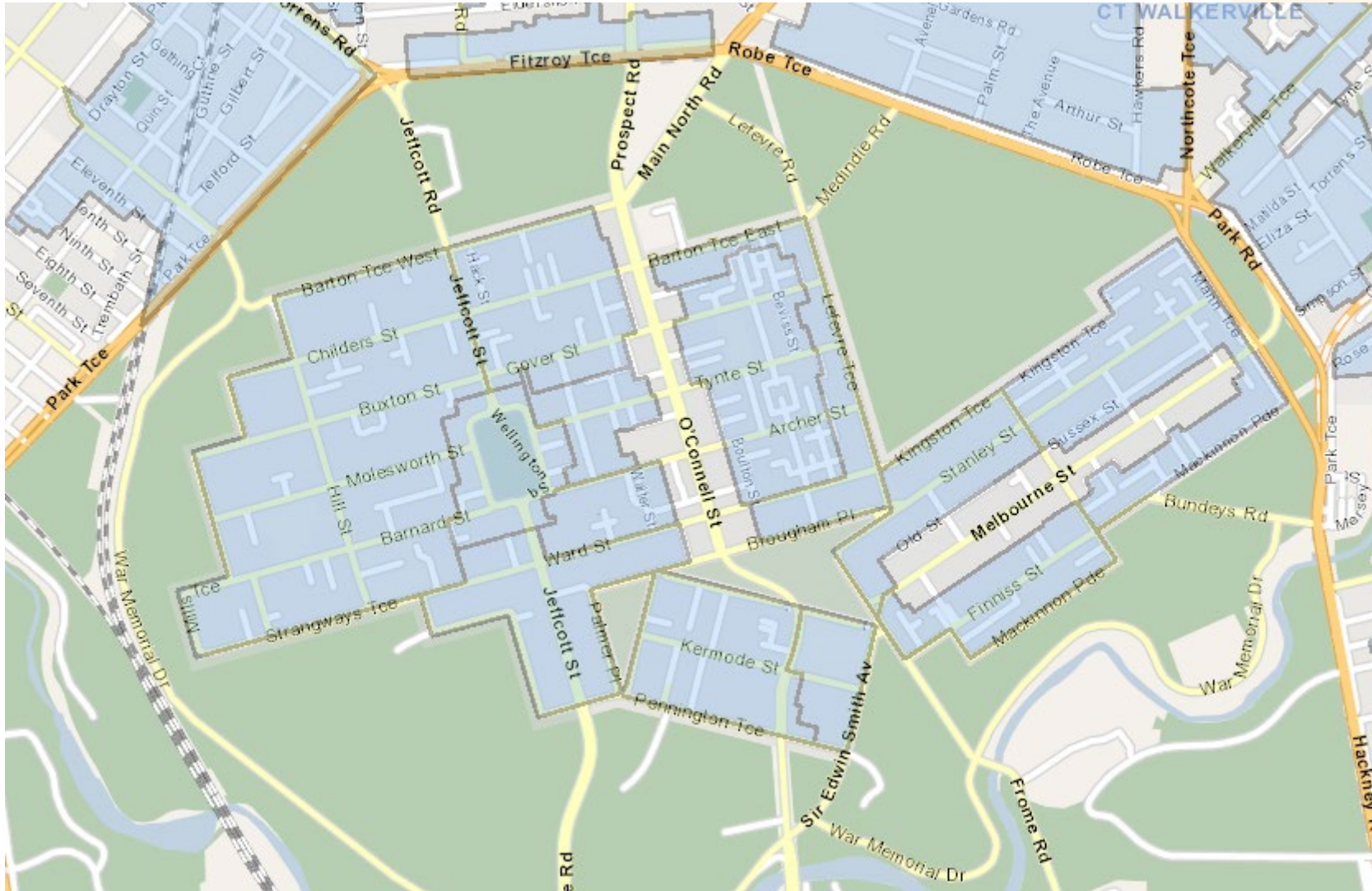
# Adelaide (City) Development Plan to the Planning and Design Code

## North Adelaide – Planning and Design Code SUBZONES



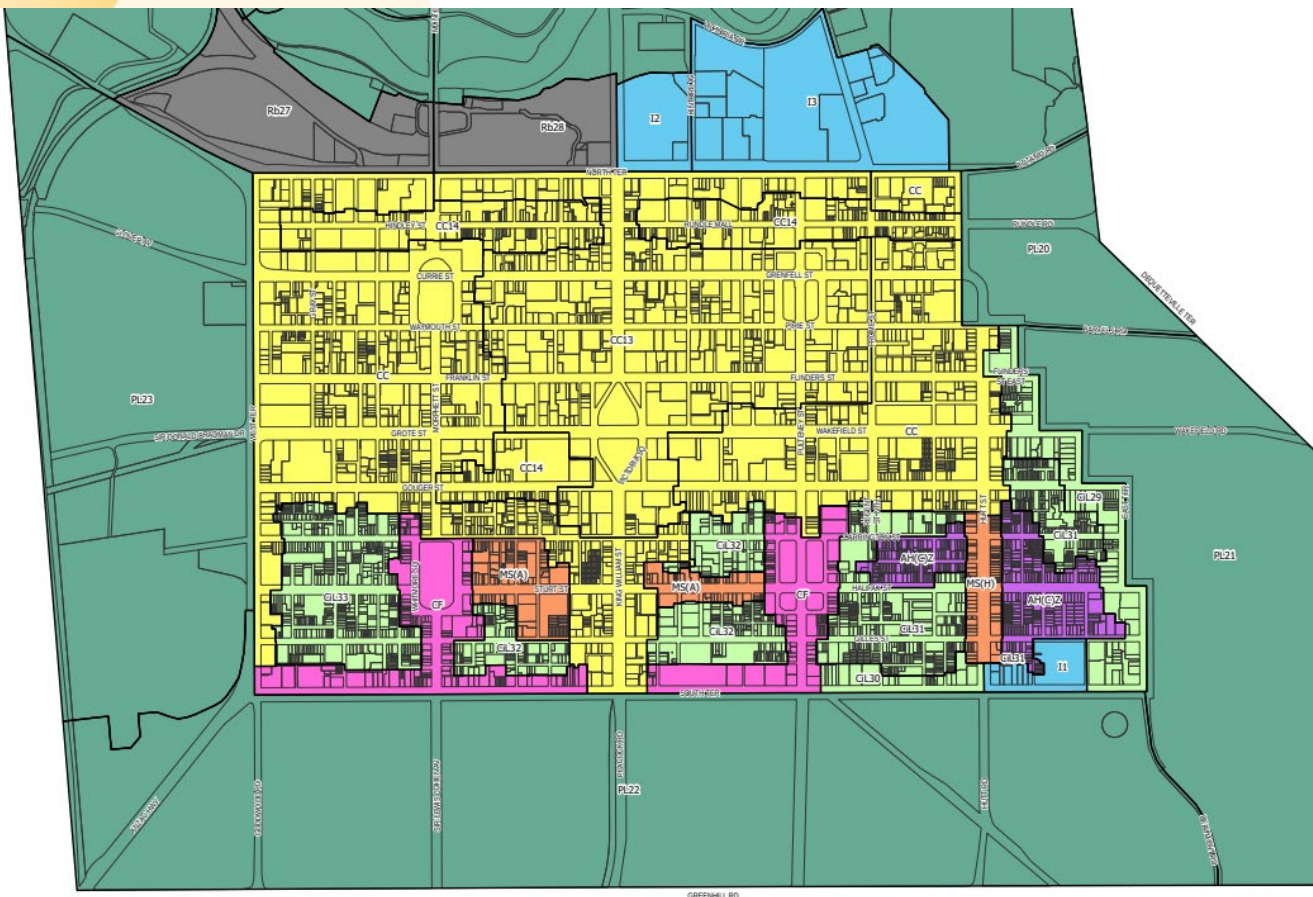
KEY	
NALI	North Adelaide Low Intensity Subzone
MHI	Medium-High Intensity Subzone
CIHS	City High Street Subzone
WCH HMH P	WCH and Memorial Hospital Precinct Subzone

# Adelaide (City) Development Plan to the Planning and Design Code North Adelaide – Planning and Design Code HISTORIC OVERLAY



# Adelaide (City) Development Plan to the Planning and Design Code

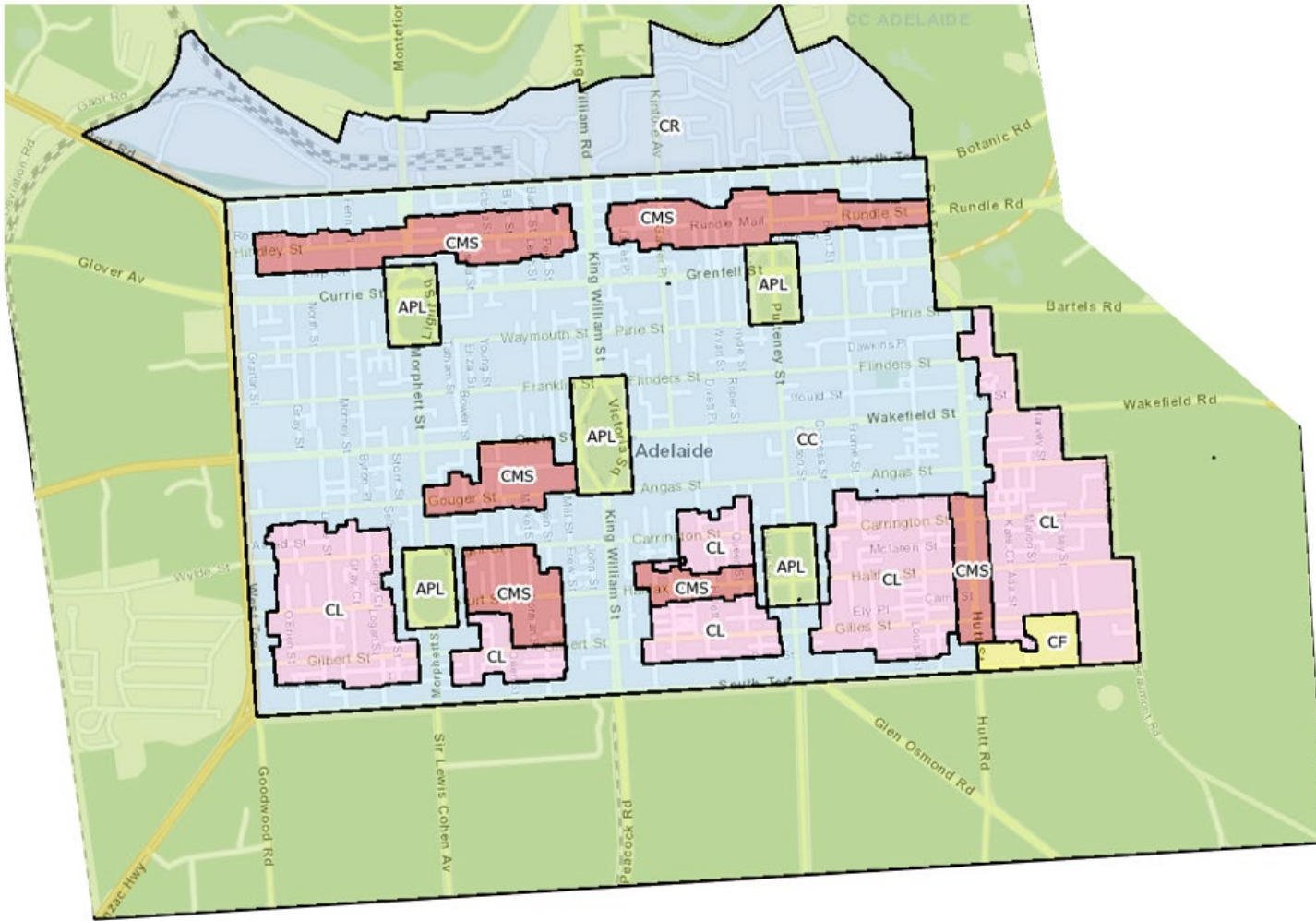
## Adelaide – Development Plan



KEY	
RBZ	Riverbank Zone With Policy Areas: RB27 – Health, RB28 - Entertainment
IZ	Institutional Zones With Policy Areas: I1 – St Andrews, I2 – Government House, I3 – University/Hospital
CCZ	Capital City Zone With Policy Areas: CC13 – Central Business, CC14 – Main Street
CFZ	City Frame Zone
MS(A)	Main Street (Adelaide) Zone
MS(H)	Main Street (Hutt) Zone
CLZ	City Living Zone With Policy Areas: CiL29 – East Terrace, CiL30 – South Terrace, CiL31 – South East, CiL32 – South Central, CiL – South West
AH(C)Z	Adelaide Historic (Conservation) Zone
PLZ	Park Lands Zone With Policy Areas (shown): PL20 – Rundle and Rymill Parks PL21 – Eastern Park Lands PL22 – Southern Park Lands PL23 – Western Park Lands

# Adelaide (City) Development Plan to the Planning and Design Code

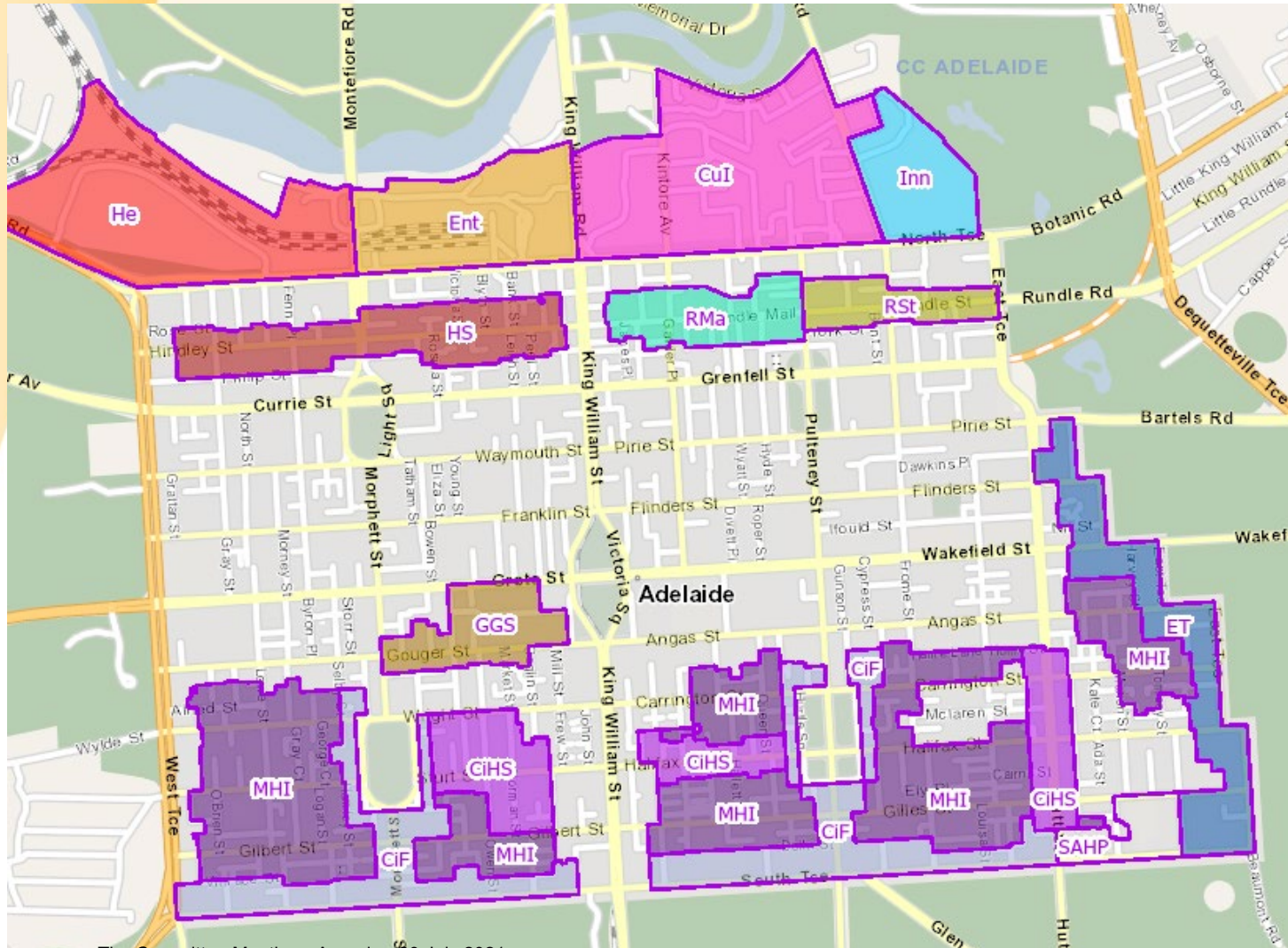
## Adelaide – Planning and Design Code ZONES



KEY	
CC	Capital City Zone
CL	City Living Zone
CMS	City Main Street Zone
APL	Adelaide Park Lands Zone
CF	Community Facilities Zone
CR	City Riverbank Zone

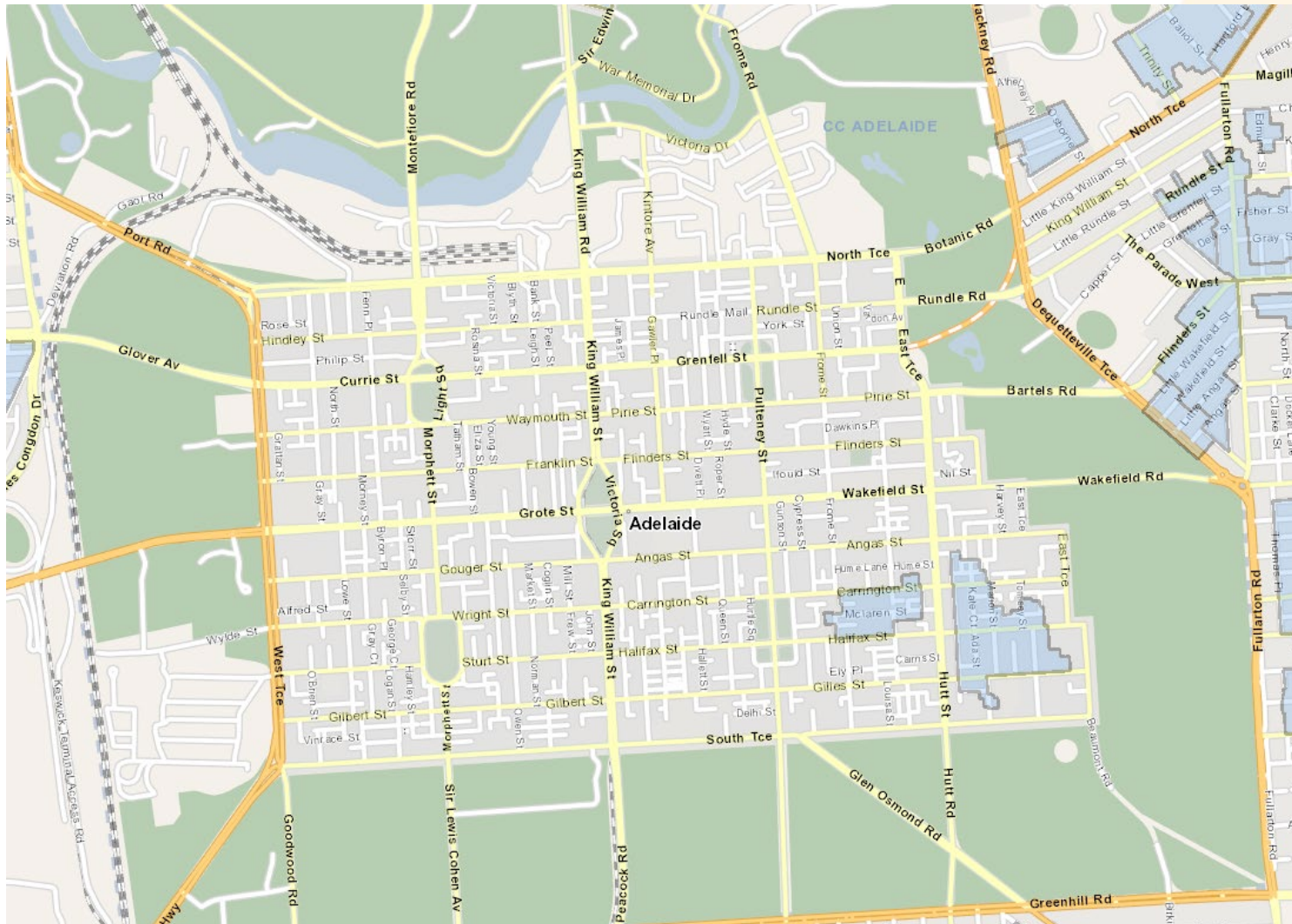
# Adelaide (City) Development Plan to the Planning and Design Code

## Adelaide – Planning and Design Code SUBZONES



KEY	
He	Health Subzone
Ent	Entertainment Subzone
Cul	Cultural Institutions Subzone
Inn	Innovation Subzone
HS	Hindley Street Subzone
RMa	Rundle Mall Subzone
RSt	Rundle Street Subzone
GGS	Gouger and Grote Street Subzone
CiF	City Frame Subzone
MHI	Medium-High Intensity Subzone
CiHs	City High Street Subzone
ET	East Terrace Subzone
SAHP	St Andrews Hospital Precinct Subzone

# Adelaide (City) Development Plan to the Planning and Design Code Adelaide – Planning and Design Code HISTORIC OVERLAY



# Adelaide (City) Development Plan to the Planning and Design Code<sup>15</sup>

## Key Implications / Considerations

- City of Adelaide recognised as unique, maintaining several of its own unique Zones.
- No changes to height provisions.
- Adelaide Park Lands Zone now includes the squares.
- City Riverbank Zone now extends entire length between River Torrens and north side of North Terrace.
- City Frame Subzone of Capital City Zone and extends further east along South Terrace.
- City Living Zone now applied to North Adelaide residential areas, with a Historic Area Overlay.
  - Desired Character Statements and Statements of Historic Character predominately lost from the new format of the Planning and Design Code.

Adelaide (City) Development Plan to the Planning and Design Code<sup>16</sup>  
**City of Adelaide – Code Amendments 21/22 Work Plan**

## Key Development Policy Priority Areas 21/22

**Sustainability**  
*"Lead the way in climate action and manage water, waste, transport and greening in a sustainable way."*  
CoA Strategic Plan 2020-2024

**Movement**  
*"Transform the ways people move around and connect with each other."*  
CoA Strategic Plan 2020-2024

**Liveability**  
*"Ensure that Adelaide is globally recognised as an affordable and innovative place to do business."*  
*"Support the wellbeing of our communities."*  
CoA Strategic Plan 2020-2024

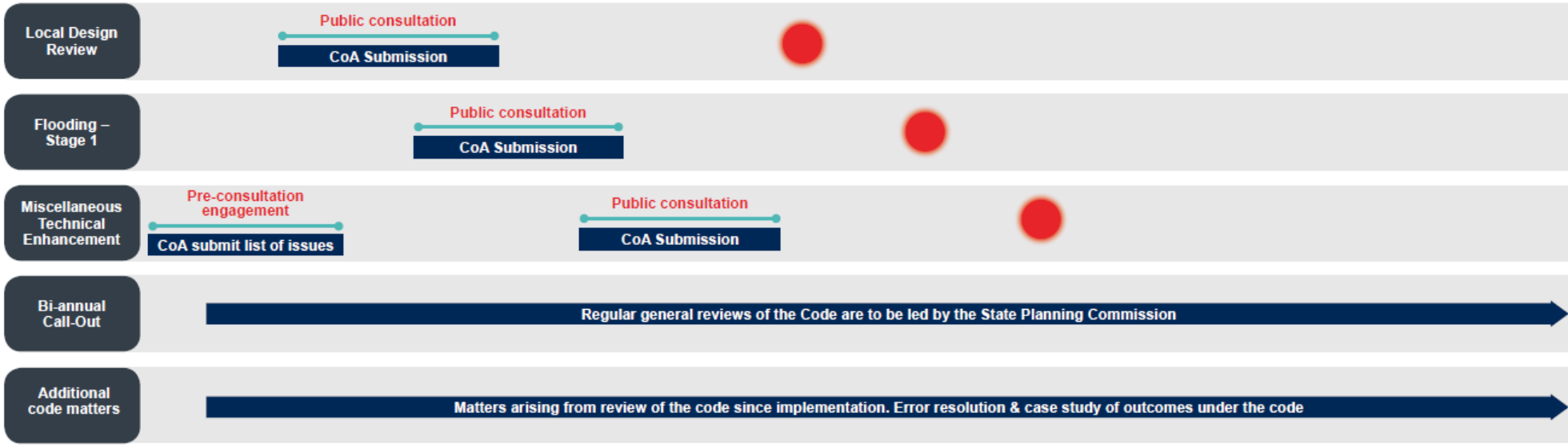
**Heritage**  
*"Celebrate our city's unique built, natural and cultural heritage."*  
CoA Strategic Plan 2020-2024



# Adelaide (City) Development Plan to the Planning and Design Code City of Adelaide – Code Amendments 21/22 Work Plan

JULY    AUGUST    SEPTEMBER    OCTOBER    NOVEMBER    DECEMBER    JANUARY    FEBRUARY    MARCH    APRIL    MAY    JUNE

State-wide Code Amendments



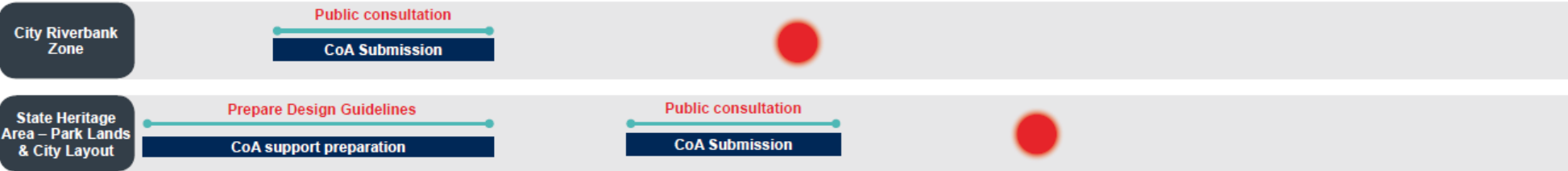
**KEY:**

- State Gov Led (Dark Blue Box)
- CoA Led (Pink Box)
- Estimated Decision (Red Circle)

# Adelaide (City) Development Plan to the Planning and Design Code City of Adelaide – Code Amendments 21/22 Work Plan

JULY    AUGUST    SEPTEMBER    OCTOBER    NOVEMBER    DECEMBER    JANUARY    FEBRUARY    MARCH    APRIL    MAY    JUNE

CoA Specific Amendments



**KEY:**

- State Gov Led
- CoA Led
- Estimated Decision

## **Riverbank Precinct Code Amendment**

- 7 July 2021 - Council notified that Minister for Planning has approved the proposal to initiate the Riverbank Precinct Code Amendment.
- Initiation led by the Chief Executive of the Attorney-General's Department.
- Community engagement will be undertaken in accordance with the Community Engagement Charter. Details still to be provided on this process and timing.

Adelaide (City) Development Plan to the Planning and Design Code<sup>20</sup>  
**City of Adelaide – Next Steps**

- 3 August 2021 – Report to The Committee on Planning and Design Code – Update and Future Priorities
- Date TBC – Report to The Committee on Riverbank Precinct Code Amendment

# Thriving Communities

## Adelaide Town Hall – Civic Areas – Members' Accommodation

Purpose of this workshop is to seek feedback on options for use of the Civic Areas to assist with future planning

Infrastructure  
Niko Bourmas

# Adelaide Town Hall – Civic Areas – Members' Accommodation<sup>22</sup>

## Key Messages

- In 2017, Council Members were presented with several options for the use of Eagle Chambers as well as alternative locations within the Town Hall complex for Members' offices and associated meeting spaces to create an improved working environment with the intention to foster better working relationships.
- The options presented also identified opportunities to showcase Adelaide, the Council and the Town Hall, as well as opening up more of the building to the public.
- The Civic Recognition Working Group will continue to be consulted on proposed changes of the Civic Areas as per the Standing Orders.

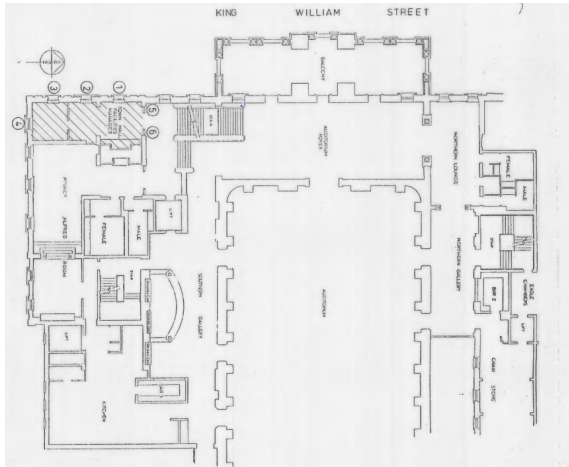
- The Adelaide Town Hall, Prince Alfred Chambers, Queen's Chambers, Eagle Chambers, and Gladstone Chambers are included in the Register of State Heritage Places.
- Under the Community Land Management Plan the objectives for the Civic Areas are to:
  - Preserve and enhance the heritage character of the building Act as the seat of governance for the City of Adelaide.
  - Be the focal point and centre for the leadership and life of the community of the City of Adelaide.
  - Ensure that commercial use of the Town Hall facilities be restricted to avoid crowding out of community use.
  - Council will encourage public engagement in matters of civic concern and will maintain a sense of history and community involvement by allowing restricted use of the Civic Rooms.

# Adelaide Town Hall – Civic Areas – Members' Accommodation

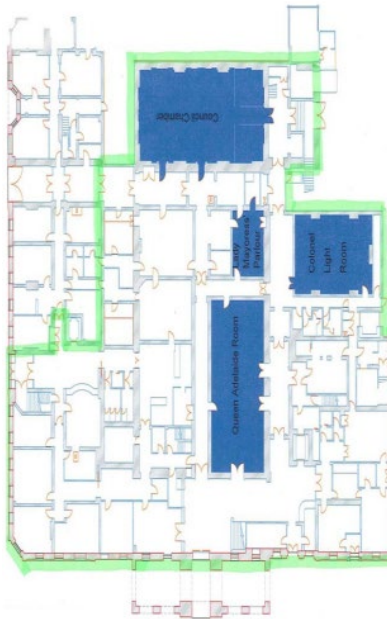
## Community Land Management Plan

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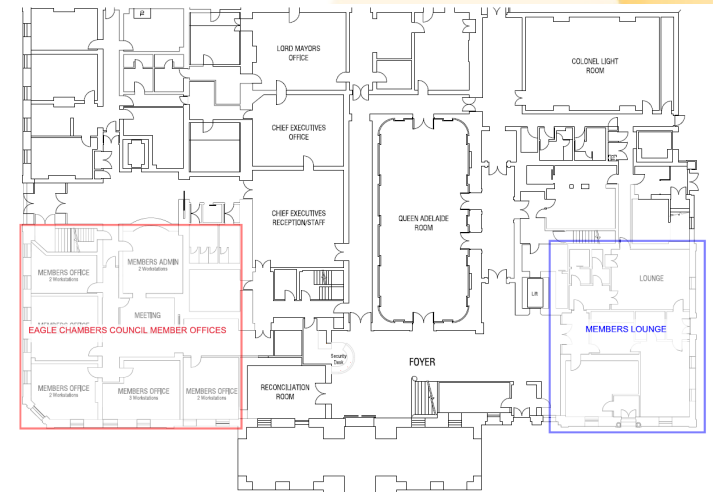
### Function Centre



### Civic Areas



### Members' Accommodation



This Workshop is About the Members' Accommodation



Adelaide Town Hall – Civic Areas – Members' Accommodation<sup>25</sup>  
**Key Questions**

**KEY QUESTION**

What are Council Members' views on the facilities required?

**KEY QUESTION**

What are Council Members' views on changing the Council Members areas to improve the experience in the Town Hall?

**KEY QUESTION**

What are Council Members' views on increasing the public access to the Town Hall?

# Adelaide Town Hall – Civic Areas – Members' Accommodation<sup>26</sup> Implications



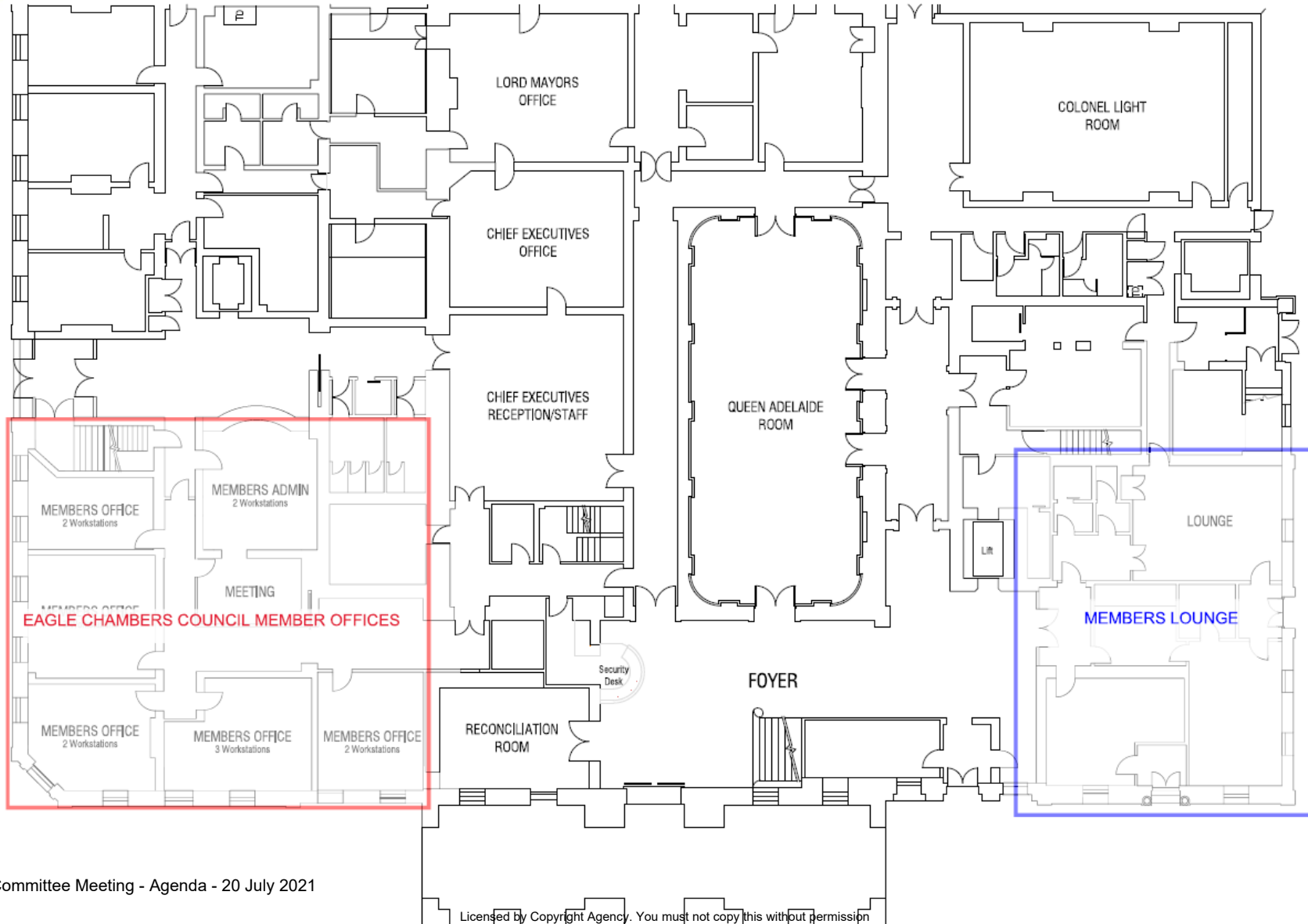
Implication	Comment
Policy	Community Land Management Plan Standing Orders Civic Areas Management Plan
Consultation	Not as a result of this workshop.
Resource	Not as a result of this workshop.
Risk / Legal / Legislative	Not as a result of this workshop.
Opportunities	Not as a result of this workshop.

# Adelaide Town Hall – Civic Areas – Members' Accommodation

## Budget/Financial Implications

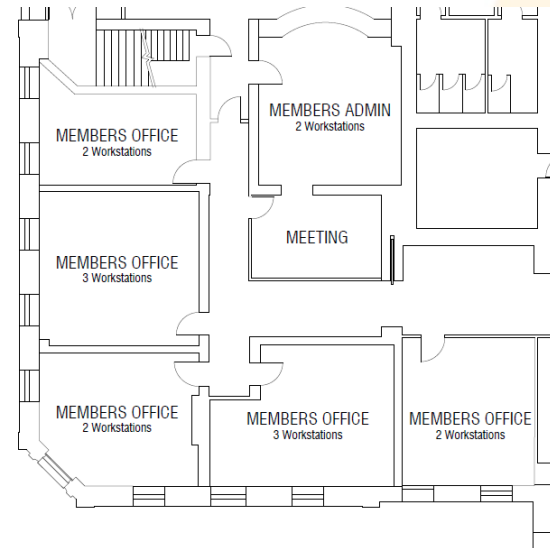
27

Implication	Comment
20/21 Budget Allocation	Not as result of this workshop.
20/21 Budget Reconsideration (if applicable)	Not as result of this workshop.
Proposed 21/22 Budget Allocation	Not as result of this workshop.
Ongoing Costs (eg maintenance cost)	Not as result of this workshop.
Other Funding Sources	Not as result of this workshop.



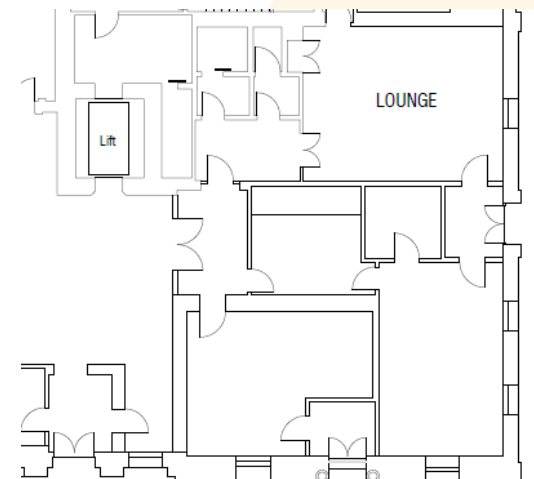
## Eagle Chambers – Council Members’ Offices

- There are more contemporary opportunities for members than separate 2/3 person offices.
- Currently poor Toilet Amenities
- Functionality and use of kitchen and breakout areas does not enable a great working environment
- Currently poor communal facilities



## Members’ Lounge

- Underutilised
- Significant heritage pieces are showcased within these areas but not accessible to the public
- Dated amenities from 1980’s



# Adelaide Town Hall – Members’ Accommodation Opportunities

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- To utilise the members’ area in a different way to enable public access to the members’ lounge
- Open plan Council offices with breakout areas to enable information sharing
- Designated meeting rooms to allow for private conversations.
- Improved Toilets
- Improved Security / Concierge desk
- Improved Catering Facilities



## This could lead to:

- Improved customer service
- More contemporary office fit out
- Increased public access for the town hall
- Supporting other event spaces in the Town Hall
- Enabling new Public Meeting Zones
- Resolving DDA access issues that will enable better access to the facility
- Showcase The Adelaide Town Hall and the City of Adelaide



# Adelaide Town Hall – Members' Accommodation

## Next Steps

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- Council Members' feedback will inform further information to be taken to the Civic Recognition Working Group to consider.
- An holistic report on the Adelaide Town Hall, including Civic Areas and Members' Accommodation, future planning and budgets will be presented to Council.
- This will include Adelaide Town Hall Function, Civic Room and Civic Areas.



Adelaide Town Hall – Civic Areas – Members' Accommodation<sup>33</sup>  
**Key Questions**

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What are Council Members' views on the facilities required?

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