



THE COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday 3 August 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.

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 Kurna 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 Kurna 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 & 27/7/2021 [TC]

That the Minutes of the meeting of The Committee held on 6 July 2021 and the Special meeting of The Committee held on 27 July 2021, be taken as read and be confirmed as an accurate record of proceedings.

4. Presentations

Nil

5. All reports in this section will be presented to Council

All reports in this section will be presented to Council on 10 August 2021 for consideration and determination

Strategic Alignment – Thriving Communities

5.1 Request for Park Land Parking in Josie Agius Park / Wikaparntu Wirra (Park 22) [2021/00710] [Page 3]

Strategic Alignment – Strong Economies

5.2 Declare Tavistock Lane a Public Road [2016/01250-4] [Page 7]

Strategic Alignment – Environmental Leadership

5.3 City of Adelaide Water Infrastructure [2021/00359] [Page 13]

Strategic Alignment – Enabling Priorities

5.4 Planning & Design Code - Update and Future Priorities [2021/00583] [Page 17]

6. Exclusion of the Public

6.1. Exclusion of the Public to Consider in Confidence [2018/04291] [Page 66]:

7.1 Open Space and Places for People Grants Submission [s 90(3) (b)]

7. All reports in this section will be presented to Council in Confidence

All reports in this section will be presented to Council on 10 August 2021 for consideration and determination

Strategic Alignment – Thriving Communities

7.1 Open Space and Places for People Grants Submission [2020/00536] [Page 69]

8. Closure

Request for Park Land Parking in Josie Agius Park/Wikapartu Wirra (Park 22)

ITEM 5.1 03/08/2021
The Committee

Strategic Alignment - Thriving Communities

Program Contact:
Shaun Coulls, Associate Director,
Strategic Property and
Commercial 8203 7036

2021/00710
Public

Approving Officer:
Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

The City of Adelaide (CoA) have received a request from the Royal Agricultural and Horticultural Society (RA&HS) to provide assistance through the provision of Park Land Parking in Josie Agius Park/Wikaparntu Wirra (Park 22) for selected events at the Showgrounds.

The Showgrounds are currently accommodating a COVID Vaccination Hub (CVH) at the Goyder Pavilion at SA Health's request. Parking at the Show Grounds is provided free to people attending the CVH.

There are currently four public events scheduled over a total of ten days being staged at the Showground between August and December 2021 when it is predicted parking demand will exceed capacity. The CVH is due to close on 31 January 2022.

This report is presented as the provision of parking on the Park Lands for events held outside the Park Lands does not meet the criteria of the Adelaide Park Lands Management Strategy 2015-2025. The report is being presented due to the exceptional circumstances caused by the COVID pandemic.

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The following recommendation will be presented to Council on 10 August 2021 for consideration

That Council

1. Approves the City of Adelaide providing assistance through the provision of Park Land Parking at Josie Agius Park/ Wikaparntu Wirra (Park 22) for the period the COVID Vaccine Hub is accommodated at the Showgrounds, until no later than 31 January 2022 after which time the matter will be reviewed.
 2. Notes the Park Lands parking approved is at variance with the Adelaide Park Lands Management Strategy 2015-2025 and is only provided due to the exceptional circumstances caused by the pandemic and as such provided no future precedence.
 3. Notes that the current Deed expires in 2026 and requests City of Adelaide Administration invite the Royal Agricultural and Horticultural Society to brief APLA and Council on how they intend to terminate use of the Park Lands for car parking by the end of lease.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Thriving Communities Provision of Park Land Parking to support the accommodation of the CVH aligns with the Outcome Healthy and resilient communities.
Policy	This report is at variance with Strategy 2.8 of the Adelaide Parklands Management Strategy 2015-2025 including: Provide car parking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists, through the following actions: <ul style="list-style-type: none"> Require all proposals for car parking on the Park Lands to be informed by a detailed evidence base substantiating the need for users of the Park Lands. The report is being presented due to reduced parking at the Showgrounds to accommodate a COVID Vaccination Hub at the request of SA Health. This is an unprecedented event that would not have been considered when the APLMS was developed.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Risk of damage to the Park Lands will be mitigated through set up and management of the parking by CoA's UPark team. UPark manage Royal Adelaide Show Parking and other Park Land event parking and are experienced in managing to avoid damage. Parking will only be facilitated when the ground is in suitable condition to sustain car parking and at the conclusion of events adequate remediation will be completed.
Opportunities	Not as a result of this report
21/22 Budget Allocation	Expenses will be allocated to the existing Off-Street Parking general operating budget and off-set by an agreement with RA&HS which will provide at a minimum no net cost to Council.
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Selected dates between 14 August 2021 to 31 January 2022.
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. The City of Adelaide (CoA) has received a request from Royal Agricultural and Horticultural Society (RA&HS) to provide assistance over the coming months while they are accommodating an SA Health COVID Vaccination Hub (Link 1 view [here](#)).
2. The Hub is currently vaccinating 12,000 people per week and SA Health plan to double this throughput in coming months. The Hub is due to close on 31 January 2022.
3. Parking is provided to those attending the vaccination hub free of charge at the Adelaide Showgrounds. As a result, there are public events being held at the Showgrounds in coming months where it is predicted car parking demand will exceed supply.
4. The RA&HS have implemented several strategies to maximise available parking at the Showgrounds including reducing parking availability to event participants and reorganising or rescheduling events. Having exhausted such strategies, they still predict there will be times there will be shortage of parking at the Showgrounds.
5. They have requested assistance from CoA to provide Park Land Parking in Josie Agius Park/Wirra Wikaparntu Wirra on a temporary basis due to its proximity to the Adelaide Showgrounds and its known parking location due its regular use as netball parking.
6. CoA have a standing deed with the RA&HS, Royal Adelaide Show Parking, to provide Park Land Parking in the Park Lands for the annual Royal Adelaide Show. This deed includes Josie Agius Park/Wikaparntu Wirra (Park 22) and is expiring in September 2026.
7. On 22 July 2021, the Adelaide Park Lands Authority (APLA) considered this matter and resolved to provide the following advice to Council:
That the Adelaide Park Lands Authority:
 1. *While noting the request from the Royal Agricultural and Horticultural Society is at variance with the Adelaide Park Lands Management Strategy 2015-2025, supports the City of Adelaide providing assistance through the provision of Park Land Parking at Josie Agius Park/ Wikaparntu Wirra (Park 22) for the period the Vaccine Hub is accommodated at the Showgrounds until no later than 31 January 2022 after which time the matter will be reviewed.*
 2. *Notes that the current Deed expires in 2026 and requests City of Adelaide Administration invite the Royal Agricultural and Horticultural Society to brief APLA on how they intend to terminate use of the Park Lands for car parking by the end of lease.*
8. The Vaccine Hub is a temporary measure implemented due to the requirement for mass vaccinations to alleviate the serious impacts of the Covid pandemic. If Council's decision is to provide the requested assistance during this period, and the requirement for a mass vaccination hub exists past 31 January 2021, any request will be presented back to APLA and Council for consideration.
9. It is noted that the current Deed expires in 2026 and an invite will be extended to the RA&HS to brief Council and APLA on how they intend to transition use of the Park Lands for car parking by the end of lease.
10. The Community Land Management Plan (CLMP) for Josie Agius Park/Wikaparntu Wirra (Park 22) allows car parking for both the large-scale netball courts and the Royal Adelaide Show, according to the Deed of Agreement.
11. Any preshow works deemed necessary to ensure the park is safe and able to sustain car parking will be undertaken in preparation for the Royal Adelaide Show scheduled for September 2021. This preparation can be brought forward and completed prior to the first event at the Showgrounds when parking may be required.
12. At this stage four events held over ten days have been identified between August and December 2021, during the period the Vaccine Hub is operating, it is estimated parking demand may exceed capacity, these events are:

Date	Event	Time
Saturday 14 August and Sunday 15 August	Let's go Caravan and Camping Sale	Day
Saturday 16 October	To accommodate Christmas Pageant rehearsals on Main Arena, Home Show and Pet and Animal	Day

	Expo presented at that time	
Saturday 30 October	Supercross	Evening only – from 5.30pm
Wednesday 24 November	Adelaide Symphony Orchestra Festival of Orchestra (FOFO)	Evening only – from 5.30pm
Friday 26 November		
Saturday 27 November		
Wednesday 1 December		
Friday 3 December		
Saturday 4 December		

13. Should parking be approved CoA and RA&HS will consider the requirement for parking support in the lead up to each event, considering ticket sales and results of parking already provided
14. It may be decided Park Lands parking is not required for each event currently identified or additional events may need to be catered for, yet unknown.
15. The provision of parking on the Park Lands does not align with Strategy 2.8 of the Adelaide Park Lands Management Strategy to “*require all proposals for car parking on the Park Lands to be informed by detailed evidence substantiating the need for users of the Park Lands.*” The request from RA&HS is for the provision of Park Land Parking for an event not held in the Park Lands.
16. RA&HS are aware their request is in variance to Adelaide Park Lands Management Strategy but are making the request due to the exceptional circumstances caused by the pandemic.
17. Should Council approve the request, negotiation of an agreement for the provision of Park Land Parking will be required where at a minimum, all costs incurred by CoA will be covered by RA&HS. The Agreement will include any remediation related directly to the provision of Park Land parking for the events requested by RA&HS.
18. CoA’s UPark team, who have experience in the provision of Park Land parking for the Royal Adelaide Show and other events held in the Park Lands, will manage the parking to minimise any impacts to avoid damage to the Park Lands.
19. Parking will only be provided when the ground is considered in a suitable condition to sustain car parking. UPark work closely with CoA’s horticultural team in both the planning and deliver of Park Land parking to minimise Park Lands damage

DATA AND SUPPORTING INFORMATION

Link 1 – Letter of Request from Royal Agricultural and Horticultural Society

ATTACHMENTS

Nil

- END OF REPORT -

Declare Tavistock Lane a Public Road

ITEM 5.2 03/08/2021
The Committee

Strategic Alignment - Strong Economies

2016/01250-4
Public

Program Contact:
Garry Herdegen, Associate
Director, City Operations 8203
7132

Approving Officer:
Klinton Devenish, Director
Services, Infrastructure &
Operations

EXECUTIVE SUMMARY

On 14 March 2017, Council noted that the administration had determined that it is appropriate to declare Tavistock Lane a public road and accept a Right of Way over a portion of land forming an extension of Tavistock Lane.

It also noted that relevant sections of the Local Government Act had been satisfied and Council may declare Tavistock Lane a public road if it chooses.

The report delegated the power to declare Tavistock Lane a public road to the Chief Executive Officer. However, we have obtained legal advice that the power to declare a road public cannot be delegated. Therefore, this report seeks approval from Council to declare Tavistock Lane a public road.

This report also seeks approval to name the extension of Tavistock Lane by Council (to provide a consistent road name from Frome Street through to Synagogue Place). It is a recommendation of this report that Council exercise its powers pursuant to section 219 of the *Local Government Act 1999 (SA)* to name this portion of private road "Tavistock Lane".

This Report also requests Council to make Tavistock Lane (including its extension through to Synagogue Place) a one-way road in a west-bound direction.

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The following recommendation will be presented to Council on 10 August 2021 for consideration

That Council

1. Approves, pursuant to section 210 of the *Local Government Act 1999 (SA)*, declaring the private road shown as "Tavistock Lane" on Deposited Plan D114632 an extract of which is shown as Attachment A to Item # on the Agenda for the meeting of the Council held on 10 August 2021, a public road.
 2. Approves, pursuant to section 219 of the *Local Government Act 1999 (SA)*, naming the private road lettered "RA" and "RB" on Filed Plan FX255998 an extract of which is shown as Attachment B to Item # on the Agenda for the meeting of the Council held on 10 August 2021, "Tavistock Lane".
 3. Approves, pursuant to section 32 of the *Road Traffic Act 1961 (SA)*, making the road constructed on the following land a one-way road (in a West-bound direction) with exceptions for bicycles, emergency services vehicles and vehicles authorised by the City of Adelaide:
 - 3.1. The land shown as "Tavistock Lane" on Deposited Plan D114632 an extract of which is shown as Attachment A to Item # on the Agenda for the meeting of the Council held on 10 August 2021.
 - 3.2. The land lettered "RA" on Filed Plan FX255998 an extract of which is shown as Attachment B to Item # on the Agenda for the meeting of the Council held on 10 August 2021.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies Declaring Tavistock Lane, a public road will help facilitate a multi-million-dollar development, by providing legal access to it.
Policy	Declaring Tavistock Lane, a public road results in Council acquiring it. This means the acquisition must be assessed against Council's 'Acquisition and Disposal of Land & Infrastructure Assets Policy'. Council considered the Policy when it previously authorised the CEO to declare Tavistock Lane a public road.
Consultation	Council is not required to consult in order to declare a private road to be public. Notwithstanding this, Council consulted with all adjoining owners. All were in favour of Council declaring Tavistock Lane a public road.
Resource	Minor staff resources will be required to finalise this matter if Council resolve to declare Tavistock Lane a public road.
Risk / Legal / Legislative	All the normal risks/liabilities associated with owning a road will transfer to council if Council resolves to declare Tavistock Lane a public road. Council can declare Tavistock Lane a public road by utilising its powers pursuant to section 210 of the <i>Local Government Act 1999 (SA)</i> . Council can name the private road forming an extension of Tavistock Lane "Tavistock Lane" pursuant to section 219 of the <i>Local Government Act 1999 (SA)</i> .
Opportunities	Declaring Tavistock Lane provides legal access to multiple properties.
21/22 Budget Allocation	Tavistock Lane is currently under a defect liability period, the contractor that completed the works is responsible for defect rectification during this period.
Proposed 22/23 Budget Allocation	If Council resolve to declare Tavistock Lane a public road, Council will need to maintain it in perpetuity. Whole of life asset management costs will need to be considered in our asset management plans, maintenance plans and long-term financial plan.
Life of Project, Service, Initiative or (Expectancy of) Asset	The life expectancy of the newly built Tavistock Lane will be consistent with other road infrastructure life expectancies.
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Council will be responsible for maintaining Tavistock Lane in perpetuity. The costs of doing this will be consistent with similar road infrastructure and will be considered through Asset Management Plans.
Other Funding Sources	Not as a result of this report

DISCUSSION

1. On 14 March 2017 Council resolved that it:

1. *Notes:*

- 1.1 *The Administration has investigated and determined that it is appropriate to declare Tavistock Lane a public road and accept a Right of Way over a portion of land forming an extension of Tavistock Lane.*
- 1.2 *Sections 210(1) and 210(2) of the Local Government Act 1999 (SA) have been satisfied and therefore, in relation to its duties pursuant to the Local Government Act 1999 (SA), Council may declare Tavistock Lane a public road if it chooses.*
- 1.3 *The Administration has assessed the proposed acquisition of Tavistock Lane and a Right of Way over a portion of land forming an extension of Tavistock Lane against the 'Acquisition and Disposal of Land and Infrastructure Assets Policy' and whilst various issues have been identified (based on Kyren Pty Ltd's original development application) none are considered impediments to declaring Tavistock Lane public.*

2. *In accordance with Section 44 of the Local Government Act 1999 (SA), delegate to the Chief Executive Officer the power to:*

- 2.1 *Declare Tavistock Lane as a public road and accept a Right of Way over a portion of land forming an extension of Tavistock Lane.*
- 2.2 *Determine the conditions under which Council will declare Tavistock Lane as a public road and accept a right of way over a portion of land forming an extension of Tavistock Lane.*

3. *Authorises the Lord Mayor and Chief Executive Officer to affix the Common Seal of the Council to:*

- 3.1 *A deed (or similar legal document) between Council and Kyren Pty Ltd in relation to the conditions under which Council will declare Tavistock Lane a public road and accept a Right of Way over the extension of Tavistock Lane.*
- 3.2 *Deeds (or similar legal documents) between Council and parties with registered legal interests over Tavistock Lane.*
- 3.3 *Grant of easement document(s); and*
- 3.4 *Any other document to give effect to Council's resolution.*

2. Resolution 2.1 delegates the power to declare Tavistock Lane a public road to the Chief Executive Officer. However, we have obtained legal advice that the power to declare a road public cannot be delegated.

3. A deed with Kyren Pty Ltd was executed in November 2019 and construction of the road is now complete. Therefore, we are now seeking Council approval to declare Tavistock Lane a public road.

4. A term in the Deed with Kyren Pty Ltd stipulates that the Extension will be named Tavistock Lane, to ensure a continuous road name from Frome Street to Synagogue Place. Section 219 of the *Local Government Act 1999 (SA)* gives a council the power to name a public or private road. Accordingly, it is a recommendation of this report that Council name the private road comprising the Extension "Tavistock Lane".

5. Kyren's proposal required that Tavistock Lane (and the Extension) operate as a one-way road (in a West-bound manner).

6. We have assessed the one-way (West-bound) proposal and deemed it the safest possible option. When the section of the Frome Street Bikeway between Rundle Street and North Terrace is completed, vehicles would only be entering Tavistock Lane from Frome Street and not exiting which would reduce the potential for conflicts with cyclists travelling along the bikeway.

6.1. In accordance with Section 32(1)(c) of the RT Act, the Administration placed notices of Council's proposal to make Tavistock Lane a one-way road in The Advertiser and City Messenger.

6.2. In accordance with section 32(1)(d) of the RT Act, the Administration wrote to all ratepayers of land abutting Tavistock Lane (and Extension) regarding Council's proposal to make Tavistock Lane a one-way road.

6.3. No submissions were received in relation to Council's proposal.

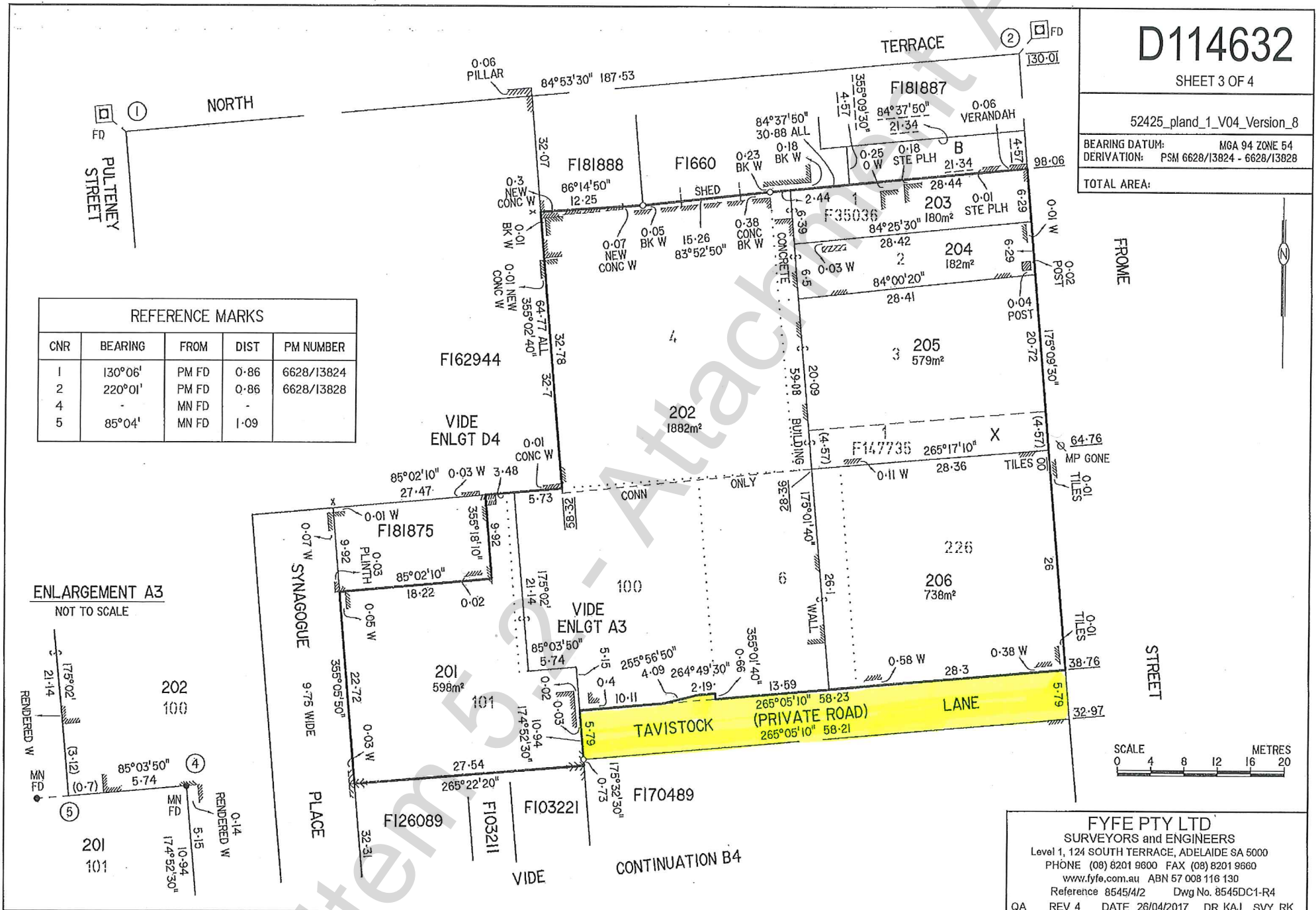
7. This report seeks Council approval to make Tavistock Lane (and the Extension) a one-way road (west-bound), declare it a public road and name the identified area Tavistock Lane.

ATTACHMENTS

Attachment A – Extract from Deposited Plan D114632

Attachment B – Extract from File Plan FX55998

- END OF REPORT -



D114632

SHEET 3 OF 4

52425_pland_1_V04_Version_8

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSM 6628/13824 - 6628/13828

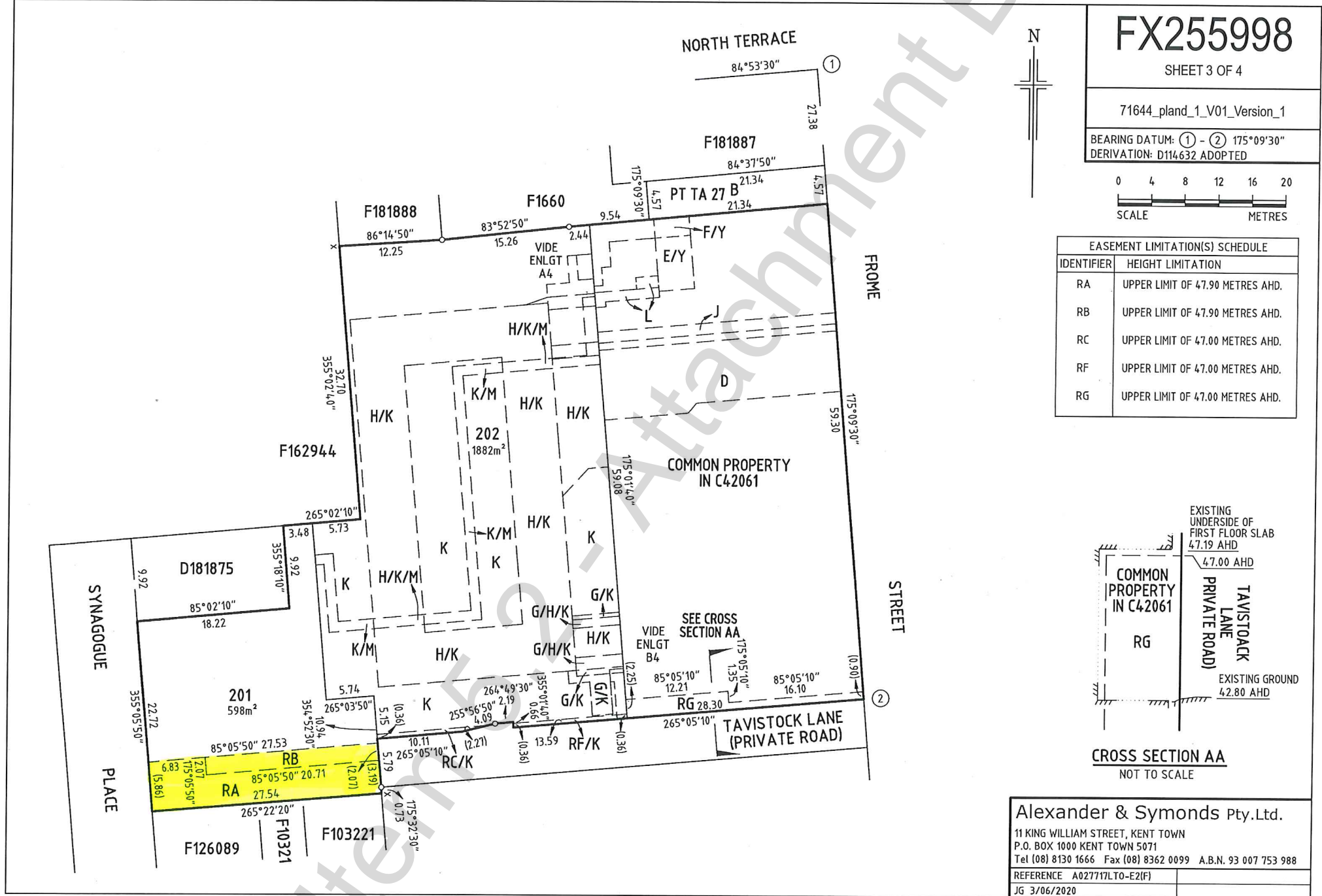
TOTAL AREA:

FROME

STREET



FYFE PTY LTD
SURVEYORS and ENGINEERS
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PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130
Reference 8545/4/2 Dwg No. 8545DC1-R4
QA REV 4 DATE 28/04/2017 DR KAJ SVY RK



Strategic Alignment - Environmental Leadership

2021/00359

Public

Program Contact:

Garry Herdegen, Associate
Director, City Operations 8203
7132

Approving Officer:

Klinton Devenish, Director
Services, Infrastructure &
Operations

EXECUTIVE SUMMARY

At the Council meeting on 9 March 2021 Council requested we undertake a comprehensive investigation into water infrastructure within the City of Adelaide (CoA). We have undertaken this investigation which considers complaints relating to Council irrigation and whether relevant infrastructure has been funded adequately in recent years.

This investigation identified that we field a lot of enquiries about irrigation which we are mostly able to remedy; some easy fixes and others that are complex and need time. It also identified that we are investing appropriately in our assets per annum.

The following recommendation will be presented to Council on 10 August 2021 for consideration

THAT COUNCIL

1. Notes the findings of this report.
 2. Notes the current agreement between SA Water and the City of Adelaide.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Environmental Leadership
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Resource impacts are negligible and able to be absorbed in current operational budgets.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Improved data capture which will lead to an increased ability to effectively triage and prioritise tasks whilst also enabling greater control of our current systems.
21/22 Budget Allocation	Park Lands & Infrastructure Maintenance Budget (Operating) - \$1,216,253 Includes potable water cost, Preventative maintenance (systems), Irrigation system repairs, manual watering & maintenance, street tree watering & maintenance, meter and backflow device reading & maintenance.
Proposed 22/23 Budget Allocation	Park Lands & Infrastructure Maintenance Budget (Operating) - \$1,092,390 Includes potable water cost, Preventative maintenance (systems), Irrigation system repairs, manual watering & maintenance, street tree watering & maintenance, meter and backflow device reading & maintenance.
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	See above
Other Funding Sources	Park Lands Grant \$1,500,000

DISCUSSION

Complaints relating to Council Irrigation

1. The trends or common streams of enquiries and how these issues are managed are explained below:
 - 1.1. Data relating to irrigation enquiries which were logged via Councils customer request system (Pathway) received between January 2016 to December 2020 total **637**. On average – **127.4** per year. This includes a small number of enquiries that are logged directly with Councillors and then via the Director or Associate Director. These enquiries are also recorded in Pathway.
 - 1.2. Requests that are logged in Pathway are assessed and actioned based on the level of risk and urgency.
 - 1.3. There are two types of enquiries in Pathway.
 - 1.3.1. IRR00: Irrigation and water enquiry
 - 1.3.2. IRR01: Irrigation and water issues
 - 1.4. The faults and conditions that predominantly cause a customer enquiry are as follows:
 - 1.4.1. Vandalism/ external interference - Sprinkler heads are damaged by kicking and mower damage when heads are too high. These sprinkler heads often run for a long duration and can run a few cycles before they are noticed /reported.
 - 1.4.1.1. Action we undertake to remedy: Installation of flow sensors and smart water monitoring systems, Flow sensors are attached to several parks, but their use is limited in effectiveness due to the age and conditions of some of the systems. Streetscape systems have no current monitoring capability.
 - 1.4.2. Communication cable damage - this occurs when events put pegs into the ground and the system stops operating. These repairs take a considerable amount of time to diagnose and repair.
 - 1.4.2.1. Action we undertake to remedy: Pre event mark up of irrigation systems and Post event preventative maintenance.
 - 1.4.3. Dripline Cuts - dripline gets cut in garden beds and the water generally runs into the water table unchecked until a maintenance run is completed or its reported.
 - 1.4.3.1. Action we undertake to remedy: Smart water monitoring and scheduling.
 - 1.4.4. Degradation of turf areas (dry spots) - these can be caused by several reasons, they can be due to damage, design, uniformity, application rates, agronomy, wiring issues etc.
 - 1.4.4.1. Action we undertake to remedy: Regular preventative maintenance programmes.
 - 1.5. The implementation of our new asset management system (Assetic) enables us to improve reporting to ensure we understand the Failure, Cause and Remedy of our assets moving forward.

Irrigation Planning:

2. There are multiple levels to our irrigation planning, these include:
 - 2.1. CLMP's - Council Park Lands have multiple uses which are governed by Community Land Management Plans (CLMP's). The CLMP's define the specific use which determines the requirement for irrigation (or not). There is a mixture of irrigated areas for sport, recreation, event spaces and formal gardens. In addition, there are dryland areas which support remnant and revegetated biodiversity sites, naturalised settings, event parking, sport and horse de pasturing – eg Park 6, Nantu Wama/Le Fevre Park. A map of all our irrigation can be found in Link 1 view [here](#).
 - 2.2. Asset Management Plans - Council's Park Lands and Open Space asset management plan sets out the management of assets including irrigation assets and communicates the funding required to provide the agreed levels of service over a 20-year planning period. In total there are 2,685,137 m2 (268.5 ha) of irrigated open space across the city.
 - 2.3. Maintenance Schedules - Operational/routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

Funding and Asset Value:

3. Irrigation assets typically have a 10-15 year life cycle. Councils Asset Management System indicates that the total asset value for irrigation infrastructure is \$11,599,614. Assets are largely replaced at the end of their economic life which is the optimal time to renew.
 - 3.1. The asset depreciation rate is \$891,421 per annum. Expenditure including preventative maintenance and actual renewal is equal on average to the depreciation figure per annum. This is considered best practice and an indication that we are investing a sufficient amount in our irrigation assets.
 - 3.2. Funding for irrigation infrastructure replacement is divided into two separate streams. New Assets and Renewed Assets Condition is monitored by independent audits and internal staff assessments / audits which form part of the planning for asset renewal and asset maintenance programs.
 - 3.3. Maintenance expenditure is divided into two streams. Planned Maintenance and Reactive Maintenance. Over a six year period (2015/16 to 2020/21) the data tells us that our reactive maintenance has fluctuated up and down whereas our planned maintenance has increased over time aligning to a slight rise in irrigation and water issues documented through Pathway.

Agreement – SA Water and the City of Adelaide:

4. To support the achievement of Councils environmental outcomes, Council resolved to enter an agreement with SA Water for the supply of recycled water via the Glenelg Adelaide Recycled Water Service (GARWS).
 - 4.1. SA Water are the sole provider and Council have negotiated and revised pricing and terms. The terms include a 900ML “take or pay” model and guarantee of a minimum 210L/s flow rate. The recycled water is used to irrigate Park Lands turf, gardens and streetscapes as well as used in our water carts for streetscape and tree watering.
 - 4.2. During the 2020 watering season the City of Adelaide experienced some issues with water supply pressures delivered by SA Water. The cause of these issues has been identified and will be resolved by SA Water prior to Spring 2021. Council administration has mitigated these issues through a series of management initiatives such as expanding watering windows during the daytime and a reduction in water application to selected areas as deemed appropriate.

DATA AND SUPPORTING INFORMATION

Link 1 – Street and Park Land Irrigation Systems

ATTACHMENTS

Nil

- END OF REPORT -

Planning & Design Code – Update and Future Priorities

ITEM 5.4 03/08/2021
The Committee

Strategic Alignment - Enabling Priorities

2021/00583
Public

Program Contact:

Michelle English, Associate
Director, Park Lands, Policy &
Sustainability 8203 7687

Approving Officer:

Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

Extensive and transformative changes were made to development policies and processes when the State Government's Planning and Design Code (P&D Code) came into operation on 19 March 2021. The P&D Code replaced the Adelaide (City) Development Plan as the document used to assess development applications.

The primary intent of the first version of the P&D Code was to transition the overall intent of the Adelaide (City) Development Plan policy, into the new, State-wide policy language without significant changes in policy outcomes. Many policy outcomes that Council advocated for were achieved, whilst some key outcomes still require further work.

The reform process also identified areas of development policy requiring review for future generations of the P&D Code.

This report provides an analysis of the first version of the P&D Code, identifies areas from the transition requiring further investigation and recommends an approach for Council's continued role in development policy for the City of Adelaide.

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The following recommendation will be presented to Council on 10 August 2021 for consideration

That Council

1. Notes the review of the Planning and Design Code and identification of matters that require further consideration as contained in Attachment A to Item X on the Agenda for the meeting of the Council held on 10 August 2021.
 2. Approves the Code Amendments 21/22 Work Plan and Key Development Policy Improvement Priorities as contained in Attachment B to Item X on the Agenda for the meeting of Council held on 10 August 2021.
 3. Notes a report will be provided to Council on the new Regional Planning arrangements and opportunities for Council participation by the end of 2021.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities This report identifies opportunities to improve development policies under the Planning, Development and Infrastructure Act 2016 to achieve a cohesive and integrated set of strategies and plans to deliver community outcomes.
Policy	This report will not result in any immediate changes to policy. Future policy changes would be subject to further Council consideration and/or community engagement.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Given the long-life cycle of new development, there is risk that development occurring now will compromise the ability to achieve strategic goals in the long term if not addressed soon.
Opportunities	This report outlines opportunities for the City of Adelaide's continued participation in development policy in the new state planning system.
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Future policy work could be strengthened by collaboration with State Government and/or adjoining Council areas on policy topics of shared interest.

DISCUSSION

Review of the State Planning System

1. In 2012, the State Government formed South Australia's Expert Panel on Planning Reform, which commenced a once in a generation reform of South Australia's development system.
2. The inception of the planning reforms occurred in 2013 with the formation of an Expert Panel whose vision was to create an "effective, efficient and enabling planning system". Following a series of investigations and community and stakeholder engagement, the *Planning, Development and Infrastructure Act 2016* was gazetted leading to the preparation of the Planning and Design Code (P&D Code), new systems and processes including a Planning Portal interface, and online Development Assessment Processing system.
3. Implementation of the new planning system has occurred in stages with the final stage including the City of Adelaide (CoA).
4. The final stage of implementation occurred on 19 March 2021 with the introduction of the following:
 - 4.1. The P&D Code – this replaced the Adelaide (City) Development Plan as the document used to assess development applications.
 - 4.2. The new assessment pathways for development applications – this replaced the complying / merit / non-complying categories of development.
 - 4.3. On-line development application processing system.
5. The CoA was an active participant through the reform process with input being guided by a set of Planning System Guiding Principles adopted by Council.

Planning and Design Code

6. The current P&D Code is available via [Browse the Planning & Design Code | Planning and Design Code](#)
7. The P&D Code is the new "rulebook" against which all proposed development must be assessed, in conjunction with the processes and procedures set out in the *Planning, Development and Infrastructure Act 2016*.
8. The P&D Code has combined the 68 Development Plans across the State into a single statewide document that is accessible and used in an on-line format. This has been a complex process taking several years to complete. This process was led by the State Planning Commission who adopted a process which focused on transitioning existing policy from Development Plans into the new format, language and mechanics of the new P&D Code, without significant review or change to the outcomes sought by the policies.
9. Significant collaboration between the CoA and the State Government occurred between 2017-2021 on the content of the P&D Code.
10. The P&D Code has included all zones requested by the CoA. A spatial comparison of the revoked Adelaide (City) Development Plan with the new P&D Code zones and subzones is provided in (Link 1 view [here](#)).
11. **Attachment A** provides a review of outcomes of the first version of the P&D Code against Council recommendations. A significant amount of policy that has been carried across into the P&D Code, however there are also a large number of areas identified where policy has either not been carried over in full or at all that are considered important to continue to consider in future opportunities for P&D Code improvements.

Development Applications

12. Since commencement of the P&D Code, a total of 314 development applications have been submitted for assessment in the CoA, with a combined development cost of \$107 million. A summary is provided in Link 2 view [here](#).

Amending the Planning and Design Code

13. The P&D Code will continue to be updated to reflect contemporary values relevant to planning and respond to emerging trends and issues.
14. CoA will play an important role in planning for growth and change in the city and will have the opportunity to lead or identify areas of policy improvement for its local government area. Where CoA seeks to amend development policy in the P&D Code that is more widely applied across the state (e.g. sustainability, residential design and development affecting heritage places), CoA will need work with other bodies rather than initiate a change itself.

15. Link 3 (view [here](#)) sets out the pathways and roles of the bodies who can contribute to amendments to the P&D Code.

Regional Plans

16. Regional Plans will play an important role in identifying future amendments to the P&D Code. The current “30 Year Plan for Greater Adelaide” will be updated by State Government commencing in 2022.
17. The *Planning, Development and Infrastructure Act 2016* requires the preparation of updated Regional Plans which set out:
- 17.1. A long-term vision (15 to 30 year period) for the relevant region,
 - 17.2. Provisions about the integration of land use, transport infrastructure and the public realm,
 - 17.3. Maps and plans that relate to spatial patterns that are relevant to the long-term vision,
 - 17.4. Contextual information about the region or area, including forward projections and statistical data and analysis,
 - 17.5. Recommendations about the application and operation of the P&D Code in the relevant region or area; and
 - 17.6. A framework for public realm or infrastructure.
18. A report will be provided to Council by the end of the year along with preliminary work to inform CoA's forward priorities and opportunities in regional planning.

Key Development Policy Improvement Priorities

19. The long reform process has resulted in a lag in progressing many development policy matters that have been identified as in need of review.
20. The State Planning Commission identified some of these matters through Discussion Papers released during the reform process that would require attention in future generations of the P&D Code. The Commission's Strategic Plan 2020-2021 identified as one of four priorities to 'Lead on Planning Policy', however this has not included progressing Code Amendments. At the time of writing this report, the Commission's Strategic Plan for 2021-2022 had not been released. At this time, there is no comprehensive plan or program that has been released by the Commission on when these areas will be considered further.
21. Urgent attention is required to develop a forward work program for addressing these areas. The risk is that development occurring now will compromise the ability to achieve strategic goals in the long term if not addressed soon. For example, the siting and design of built form in the city which will still be used in 30 years will need to mitigate or adapt to predicted climate change. If not, the liveability of the City of Adelaide will be compromised.
22. **Attachment B** (Code Amendments 21/22 Work Plan and Key Development Policy Improvement Priorities) sets out a proposed Work Plan for 2021/22 regarding progressing amendments to the P&D Code which identifies:
- 22.1. The opportunity to have input to known State-initiated Code amendments that will apply across the State.
 - 22.2. The opportunity to have input to known State-initiated Code amendments that relate predominately to the City of Adelaide.
 - 22.3. The ongoing process to correct errors identified through ongoing use.
 - 22.4. Priority areas for policy improvement derived from a review of past submissions, a review of Council adopted Action Plans that contain recommendations relating to development policy as well as a review of the Strategic Plan.
 - 22.5. Advancing Regional Planning – as this will provide an opportunity to put in place a longer term agreed set of development policy priorities.
 - 22.6. The opportunity to have input in the creation of Design Standards, which will relate to public realm and infrastructure development matters.

Next Steps

23. **Attachment B** (Code Amendments 21/22 Work Plan and Key Development Policy Improvement Priorities) sets out the recommended forward work program for P&D Code Amendments for 2021/2022.

DATA AND SUPPORTING INFORMATION

Link 1 – City of Adelaide Planning Maps – Development Plan to Planning and Design Code 10 June 2021

Link 2 – Development Application Summary 19 March 2021 to 6 July 2021

Link 3 – Table Setting Out Code Amendment Pathways

[City of Adelaide Planning System Guiding Principles](#)

[Submission to State Planning Commission – Revised Phase 3 Planning and Design Code](#)

[Planning Reform Calendar](#)

ATTACHMENTS

Attachment A – Review of the P&D Code against December 2020 Council Submission

Attachment B – Code Amendments 21/22 Work Plan and Key Development Policy Improvement Priorities

- END OF REPORT -

Review of “March 2021 Planning & Design Code” against endorsed Council Recommendations

This document sets out a review of the March 2021 Planning and Design Code against the Council adopted positions on the Code. The full list of Council feedback on the draft versions of the Planning and Design Code is available in the document titled “SA’s Planning Reform Key Document Historic Calendar 2013-2021”

Key Achievements:

The final P&D Code adopted by State Government incorporated the following changes recommended by Council:

Zones

- City-specific zones and subzones enabling key policy mechanisms to manage land use and design complexities.
- Extended boundaries of the North Adelaide Low Intensity Subzone within the City Living Zone.
- Creation of the East Terrace Subzone within the City Living Zone.
- Application of City Hospital Subzone(s) to the Women’s and Children’s Hospital and St Andrew’s Hospital precincts.
- Application of the City Main Street Zone and City High Street Subzone to existing Main Street (O’Connell), (Melbourne East), (Hutt) and (Adelaide) Zones to address local policy nuances.
- Re-naming of the City Park Lands Zone to the Adelaide Park Lands Zone
- Extension of the Adelaide Park Lands Zone to include all City Squares.
- Removal of sub-zones within the Adelaide Park Lands Zone that were considered unnecessary.
- With zones, generally policy that supports the desired outcomes – other than that listed below.

Overlays

- Inclusion of the Primary Pedestrian Area Concept Plan including pedestrian links.
- Inclusion of a Heritage Adjacency Overlay
- Inclusion of more detailed information within the Historic Area Statements as part of the Historic Area Overlay.

Other




- Removal of Restricted Development Pathways for some development types
- Approvals under sections 221 and 222 of the Local Government Act 1999 continue to have effect because Schedule 6, Part 7 of the PDI Act has not to date been proclaimed.

Opportunities to Pursue:

Opportunities for improvement of the P&D Code as it applies within the City of Adelaide still include:

- Correction of Code errors.
- Develop Code policy to guide development or activity in the public realm e.g. encroachments, public art, by way of ‘Design Standards’.
- Review land uses at street level currently prescribed by the Code that contribute to the primary function and activation of the City Main Streets.
- Review and update City movement policy e.g. important pedestrian links, core pedestrian areas, major walking routes and key public transport routes.
- Work further with PlanSA to develop appropriate policy to prevent premature demolition of buildings that lead to vacant sites that reduce activity levels in the city centre.
- Review and update the Historic Area Statements for North Adelaide and South Adelaide.
- Develop a State Heritage Area Overlay for the Park Lands and City Layout in partnership with Department of Environment and Water.
- Review and update policy to encourage and facilitate sustainable development.
- Improve design content e.g. over-height, high-rise built form, building adaptability, universal access, design standards.






***Implemented in Planning and Design Code March 2021 release key:**

	Implemented		Partially Implemented		Not Implemented
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Review of "March 2021 Planning & Design Code" against endorsed Council Recommendations

The following table is a comparison of Council recommendations contained in the Council December 2020 submission on a revised version of the Planning and Design Code released for consultation against the March 2021 Planning and Design Code adopted by State Government. This table does not include policy matters that were resolved or agreed either before this date.

The Planning and Design Code will continue to be reviewed and monitored. The review and comments provided in the table will help inform the proposed Council future priorities in seeking amendments to the Planning and Design Code.

Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
CAPITAL CITY ZONE				
1.	Reinstate policy that protects views to important civic landmarks including the Adelaide Town Hall, GPO, St Francis Xavier's Catholic Cathedral etc.		These important views should be protected. Should be identified in City Plan as well Code. Potential action: Include policy to protect important views of the City.	Further Investigation Required.
2.	The over height policy PO 4.2 requires further work and development exceeding the building height specified should only be allowed if it goes above and beyond normal planning requirements. Orderly building height transition to an adjacent zone, ground floor activation, safe, secure and accessible pedestrian linkages and sunlight access and overlooking are planning requirements that are typically required for all development proposals and should not be used as a justification for allowing greater height than what is specified.		Height transition, accessibility, safety, security, activation, overlooking, sunlight are planning matters that should be taken into account regardless of height. PO 4.2 requires further work. Potential action: revise over height policy.	Further Investigation Required.
3.	Revise PO 5.1 to ensure overlooking is considered in the design of buildings to manage interface with residential uses in the City Living Zone. Policy should ensure development is designed to avoid direct overlooking into living rooms and bedrooms.		Overlooking is addressed in Design in Urban Areas GDP PO 10.1 and 10.2 however design of buildings at the City Living interface should also take into account direct overlooking (PO 5.1). Potential action: address direct overlooking at the City Living Interface.	Further Investigation Required.
4.	Reinstate policy that discourages the demolition of a building unless a replacement development is granted full Development Approval (Building and Planning) or for documented public health or safety reasons. Unnecessary and premature demolition of buildings leads to vacant sites providing little or no economic benefit to the city, reduces activation opportunities and negatively affects city streetscapes.		Demolition PO 3.6 Development avoids activities that result in a gap in the built form along a public road or thoroughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity. The policy does not prevent vacant land just the use of the land as a car park and only in the Capital City Zone and City Main Street Zone. Potential action: address premature demolition.	Further Investigation Required and Monitoring.
5.	Reinstate policy that encourages the design of ground floor frontages to activate and contribute to the vibrancy of the public realm by measures such as building articulation and fenestration, frequent window openings, land uses that spill out onto the footpath and verandahs, balconies awnings and other features that provide weather protection.		Concept Plan 79 seeks development to provide pedestrian along existing or proposed pedestrian links and along main city main street however this only applies if the site is within the Concept Plan 79 In which no policy seeks verandahs/ canopies for weather protection within the CCZ which is important for pedestrian comfort and useability of the City. Activation adequately addressed in PO 2.1 – 2.4. New PO 10.1 included as per Engagement Report. Also included in PO 7.1 in City Main Street Zone. Potential action: Verandahs in CCZ core pedestrian areas, major walking routes, along main pedestrian roads and key public transport routes.	Further Investigation Required.




*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
6.	Reinstate policy that maintains important existing pedestrian through-site an on-street pedestrian links in accordance with the Concept Plan 79.		Not all existing pedestrian links have been included, the Concept Plan needs to be updated to include all links e.g. Rundle Plaza, Adelaide Arcade, Regents Arcade. No policy to support through-site links or develop them further. Should be identified in City Plan as well Code. Potential action: Update Concept Plan 79 to ensure all important pedestrian links are included and re-introduce policy that encourages through site links.	Further Investigation Required.
7.	Revise Concept Plan 79 to encapsulate all of the movement policies within current Development Plan policy to ensure priority is given to pedestrian access and car parking areas do not have a disruptive impact on the flow of traffic and public transport in the City. The first dot point of the policy Concept Plan 79 should be replaced with the following amended policy: <ul style="list-style-type: none"> Multi-level car parks, short stay public use of ancillary car parking spaces or nonancillary car parking use of an existing building only where it can be demonstrated that there is a need which is not adequately satisfied by other parking facilities in the locality and where: it is located away from ground floor street frontages to major streets and pedestrian links; vehicle access is from the road with less pedestrian activity where a site has access to more than one road frontage; it has no more than one entry lane and one exit lane; it has a controlled exit at the property boundary to stop vehicles before travelling across the footpath; it has no more than one left in and one left out access point; avoids access points along high concentration public transport routes identified in Map Adel/1 (Overlay 4) 		Poor pedestrian focus outside the primary pedestrian area. Included within Concept Plan 79 and PO 7.1 and 7.2 within CCZ and partially within Transport, Access and Movement GDP. High public transport routes and major walking routes should be included. Potential action: include high public transport routes and major walking routes in Concept Plan 79 and reflect within policy.	Further Investigation Required.
8.	Reinstate policy that ensures vehicle access points to multi-level car parks are not located within the Core Pedestrian Area or along North Tce, Rundle St, Hindley St, Currie St, Waymouth St (east of Light Sq), King William St, where they conflict with pedestrian movement or cause disruption to traffic flow.		Included in Concept Plan 79	No Action Required.
9.	Reinstate policy within PO 7.1 that ensures infill development recognises and makes use of elements such as strong horizontal lines of adjacent verandahs and masonry courses, podia or openings and vertical proportions in the division of facades and windows to ensure the street reads coherently.		Acknowledges the importance of following existing parapet lines (PO 3.1), the remainder of the policy has not been included, however policy should be included. Potential action: develop policy to consider design elements that have not been included.	Further Investigation Required.
10.	Reinstate policy that references the strong horizontal emphasis of buildings with clearly defined and segmented vertical elements.		Should be included. Potential action: include policy that addresses the segmentation of buildings.	Further Investigation Required.
11.	Remove policy restricting internal illumination of advertising to major streets.		No longer in Code.	No Action Required.
12.	Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.		The system at this stage does not have the capacity. Potential action: continue to encourage opportunities to streamline use of P&DC by removing obsolete references to Overlays in classification tables when future system updates allow it.	Further Investigation Required.







*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
13.	Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process.		Partially achieved. Potential action: Possible Sect 76 Amendment.	Further Investigation Required.
14.	Insert the following General Development Policies in the Classification Tables that are relevant to the class of development: <ul style="list-style-type: none"> - Consulting Room – Design in Urban Areas PO 7.1 included - Consulting Room – Interface Between Land Uses PO 4.3, PO 6.2 6.2 not included (4.3 not necessary) - Consulting Room – Transport Access and Parking PO 1.2, PO 1.3 1.3 not included and not necessary - Dwelling – Interface Between Land Uses PO 4.4, PO 6.1, PO 6.2, PO 7.1 6.1, 6.2 not included (7.1 not necessary) - Dwelling – Transport Access and Parking PO 2.1, PO 2.2, PO 3.1 – 3.9, PO 4.1, PO 6.1 - 6.7, PO 7.1, PO 9.1. PO 3.8, 3.9, 6.3 - 7, 7.1, 9.1 not included however are not considered necessary) - Licensed Premises – Design in Urban Areas PO 7.1. included - Licensed Premises – Interface Between Land Uses PO 1.2. 1.2 not included and required - Office – Design in Urban Areas PO 7.1. included - Office – Interface Between Land Uses PO 4.3, PO 4.4, PO 6.2. 4.4, 6.2 not included (4.3 not necessary) - Residential Flat Building – Interface Between Land Uses PO 4.3, PO 4.4, PO 6.1, PO 6.2, PO 7.1. .1, PO 6.2, PO 7.1 not included - Residential Flat Building – Transport Access and Parking PO 2.1, PO 2.2, PO 3.1 – 3.9, PO 4.1, PO 6.1 – 6.7, PO 9.1 – 9.3. PO 3.8, 3.9, 6.3 - 7, 9.1- 3 not included - Shop – Interface Between Land Uses PO 1.2, PO 4.4 1.2, 4.4 not included - Student Accommodation – Interface Between Land Uses PO 4.3, PO 4.4, PO 5.2, PO 6.1, PO 6.2, PO 7.1., 5.2, 6.1, 6.2, 7.1 not included - Student Accommodation – Transport Access and Parking PO 2.1, PO 2.2, PO 3.1 – 3.9, PO 4.1, PO 6.1 – 6.7, PO 7.1, PO 9.1 – 9.3. – 3.8, 3.9, 6.3 – 7.1, 9.3 not included - Tourist Accommodation – Design in Urban Areas PO 7.1. – included - Tourist Accommodation – Interface Between Land Uses PO 1.1, PO 4.1 – 4.6, PO 5.1, PO 5.2, PO 6.2. - 4.1, 5.1, 6.2 not included (5.1 not necessary) - Tourist Accommodation – Infrastructure and Renewable Energy PO 11.1, PO 12.1. 11.1, 12.1 not included 		Relevant Code provisions should be called up in the assessment tables. Potential action: contact PlanSA to see if a this is unintentional, if so possible Sect 76 Amendment.	Further Investigation Required.
15.	Insert the following Sub Zone provisions relevant to the class of development: - Licensed Premises – City Frame Sub Zone - PO 1.2.		PO 1.2 not included and should be applied.	Further Investigation Required.

*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
CITY RIVERBANK ZONE				
16.	<p>Riverbank Zone Introduce effective DO or additional policy mechanism to reinstate overall vision for City Riverbank Zone and addresses the following:</p> <ul style="list-style-type: none"> That the zone is located within the Park Lands. Included in DO1 The zone punctuates the change from the high intensity and defined edge of the City Centre, to the natural environment of the Torrens Valley. Included in PO 2.1 and 2.2 (e) The Zone connects the City to the Park Lands and provides an active edge to the River Torrens that enhances its use for recreation and leisure activities. Provides for the broad range of uses envisaged within the zone such as its Civic, vice-regal, recreational, health, cultural, parliamentary, entertainment, retail and conference functions. No mention of the River Torrens being used for leisure and recreational activities Ensures development is designed to respect the landscape setting and biodiversity provided by the Torrens Valley and the Adelaide Park Lands. Included in PO 2.2(e) Revise PO 2.4 as follows: <i>Coordinated development to include a variety of pleasant and interesting landscaped spaces among and adjacent to buildings, ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation. These spaces, the pedestrian links between them, and internal access roads are to be landscaped with trees and other plantings to create pleasant environments and soften the built form. Similar intent</i> 		<p>PO 2.4 not changed No mention of the River Torrens being used for leisure and recreational activities.</p> <p>Potential action: Include recreation and leisure activity function of the River Torrens</p>	Further Investigation Required.
17.	To ensure public safety is considered as a priority the following new PO should be included: Development designed to provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.		Included in PO 4.4	No Action Required.
18.	Reinsert current Dev Plan PDC 15 and 16 of the Riverbank Zone that encourages basement parking and specific design criteria if car parking is at ground or above to ensure the vibrancy and safety of zone is maintained. This policy should apply to the Entertainment Sub Zone and Health Sub Zone.		<p>The issue of parking is not addressed in the zone or sub zones. Is important for the vibrancy and activation of the Riverbank Zone.</p> <p>Potential action: monitor and pursue policy guidelines in regard to parking e.g. prioritisation and safety of pedestrian movement basement parking</p>	Further Investigation Required.
19.	Include appropriate policy that seeks development to incorporate a range of water sensitive urban design measures that minimise water quality impacts on the River Torrens, such as stormwater treatment, harvesting and reuse.		<p>WSUD is addressed within Design in Urban Area GDP PO 5.1 however is not called up in Table 3 for relevant classes of development.</p> <p>Potential action: Call up Design in Urban Area GDP PO 5.1 for relevant classes in Table 3.</p>	Further Investigation Required.
20.	Reinstate visual and physical connection Figures Rb/1-3 from the current Dev Plan		<p>Have not been included in the mapping.</p> <p>Potential action: Reinstate visual and physical connections in the Zone.</p>	Further Investigation Required.
21.	Delete reference to Overlays in the Classification Tables that are not relevant to CoA.		<p>The system at this stage does not have the capacity.</p> <p>Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow.</p>	No Action Required.








*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
22.	Insert reference to Overlays in the Classification Tables that are relevant to CoA.		The system at this stage does not have the capacity. Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	Further Investigation Required.
23.	Insert GDP's, Zone and Sub Zone provisions relevant to the Class of Development.		To streamline assessment where possible. Potential action: Possible Sect 76 Amendment.	Further Investigation Required.
Cultural Institutions Sub Zone				
24.	Include the following built form vision within the DO for this Sub Zone: <i>The built form and environment will maintain a transition between the intense urban form of the Central Business Area and the open landscape of the Torrens Valley. The succession of both landscaped and paved open spaces around and between buildings, the largely pedestrian orientation of the area, the askew siting of buildings as well as their low scale, and consistent style and materials corresponding to major periods of development, has produced a townscape character and quality unlike anything existing or ever likely to be developed within the Town Acres.</i>		Included partly within DO 2, PO 2.4, 2.5	No Action Required.
25.	Reinstate policy that seeks to maintain the established setback pattern of alternating buildings and landscaped spaces along North Terrace (PDC 3 of Dev Plan).		The setback of the buildings along North Terrace strongly contributes to its distinct character. Potential action: Reintroduce setback policy.	Further Investigation Required.
26.	Reinstate the policy within DTS/DPF 2.4 that seeks buildings to be located away from roads or frontages to the Park Lands.		Not sure what is being sought here – no changes to DTS 2.4 in any version of the Code. Potential action: Setback buildings away from the Park Lands frontage.	Further Investigation Required.
27.	Reinstate north-south and east-west directions pedestrian links within Figure I/1 of Dev Plan.		Not Included. Potential action: expand Concept Plan 79 to include pedestrian links that were in Fig I/3, Fig I/2, Fig Rb/1-3	Further Investigation Required.
Entertainment Sub Zone				
28.	Include within the DO a built form vision that showcases, respects and builds on existing landmark and heritage buildings including the Festival Centre, Parliament Houses, Convention Centre, Adelaide Railway Station and Casino.		Not included within the Subzone however the heritage factors would be addressed by the Heritage Place and Heritage Adjacency Overlays.	No Action Required.
29.	Include policy that reinforces and enhances this area as the primary cultural and entertainment hub and provides high quality spaces for public use, including significant public events. The policy should include reference to the area being a principal public space able to cater for large numbers of visitors and events but also be safe and convivial when lesser numbers of people may be present. The policy should also anticipate that the public space and nearby land uses will be active during the day and night and will be a space that is adaptable for a range of purposes. The space should be built on a single plane.		Includes reference to single plane. Fails to recognise and acknowledge the riverbank space as the principal public space for significant public events. Potential action: Reinstate policy to ensure that the space surrounding the rotunda is retained as a principal space for significant public events.	Further Investigation Required.








*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
30.	As part of DO 1 include the for the continuing program of public arts and cultural activities.		Cultural aspect of the sub zone picked up in PO 1.1. Public arts element missing which is an important component of the public realm of the whole area in the Riverbank Zone and should be encouraged. Potential action: Include public art as it plays an important contribution to the public realm experience.	Further Investigation Required.
31.	For consistency and clarity include exceptions to the uses envisaged e.g. Hospital, Helicopter Landing Facilities, Light Industry.		Not included, will be assessed on merit. Potential action: include exception for certain uses listed at the zone level but which are inappropriate in this subzone (e.g. Hospital, Helicopter Landing Facilities, Light Industry), similar to approach currently used in Cultural Institutions subzone.	Further Investigation Required.
32.	Include the following new PO: "Land uses at ground level will activate public spaces during the day and evening such as through cafes, restaurants and small-scale specialty shops."		Ground level uses not mentioned in Sub Zone although active frontages addressed in Riverbank Zone PO 4.4.	Further Investigation Required.
33.	Reinstate PDC 9 and 10 and Figure RB/2 and Rb/3 from the Dev Plan to pedestrian links are maintained and built upon and that the heritage attributes and prominent features of valuable buildings are clearly not diminished.		Not Included – expand Concept Plan 79 to include pedestrian links that were in Fig I/3, Fig I/2, Fig Rb/1-3 Limited references to heritage and public spaces. Potential action: Expand Concept Plan 79 to include pedestrian links in Fig I/3, Fig I/2, Fig Rb/1-3	Further Investigation Required.
Health Sub Zone				
34.	Reinstate policy that seeks buildings along North Terrace to be designed to be viewed from all sides, promoting open spaces between adjacent buildings in contrast to the strong built form edge in the Capital City Zone.		Partly included in PO 2.1. Opportunity to create pleasant spaces between buildings. Potential action: Opportunity to improve policy to ensure public spaces are considered as part of the design of the new buildings.	Further Investigation Required.
35.	For clarity include the list of envisaged uses as a PO e.g. Clinical and health training, research, manufacturing and educational facilities, consulting room, Educational establishment, Health centre, Helicopter landing areas, lighting for night operations and associated communication equipment, Hospital and ancillary land uses that provide services for staff, students, researchers, patients and visitors; including temporary accommodation.		Words are not identical but encapsulates what the original policy was trying to achieve: <i>A range of significant health, education and research facilities that support the establishment of a significant health and biomedical precinct.</i>	No Action Required.
36.	For consistency and clarity include exceptions to the uses envisaged e.g. Convention Centre, Tourist Accommodation, Entertainment Venue, Hotel.		For Consistency with other sub zones in the City Riverbank Zone, exceptions to envisaged uses should be included. Potential action: Include exceptions to envisaged uses e.g. Convention Centre, Hotel, Tourist Accommodation, Entertainment Venue.	Further Investigation Required.







*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
37.	Reinstate Figure RB/2 from the Dev Plan to ensure pedestrian links are maintained and built upon. Include policies that protect the operation of hospital helipad and ensure there are no potential gaps in system of referral for development which could affect helipad operations (including during construction), in addition to referrals which exist in relation to the operation of Adelaide Airport.		Not Included – expand concept plan 79 to include pedestrian links that were in Fig I/3, Fig I/2, Fig Rb/1-3. No policies in place to protect the operation of a helipad. Potential action: Include policies to protect the operation of the hospital helipad and referrals, and expand Concept Plan 79 to include pedestrian links that were in Fig I/3, Fig I/2, Fig Rb/1-3.	Further Investigation Required.
38.	Reinstate policy that seeks buildings north of the central pathway to be designed to provide an active edge to the River Torrens and of a low scale commensurate with the landscape setting.		Included within PO 2.3.	No Action Required.
39.	Include policy that requires development to be serviced by vehicular access points from North Terrace and Port Road that provide for convenient, safe and legible controlled access for ambulances, emergency drop-off for the public and general goods and services vehicles, as well as vehicle access for patient drop-off, and visitor and staff parking.		Not included - vehicular access points from North Terrace and Port Road important for activation of the River Torrens. Potential action: Include requirement of vehicle access points from North Terrace and Port Road.	Further Investigation Required.
40.	Include policy to ensure the continued operation of rail and road services and ensure development provides a satisfactory interface to roads and railways in terms of access, safety, security, noise, air emissions and vibration.		Included in PO 2.4, 2.5.	No Action Required.
Innovation Sub Zone				
41.	The over height PO 3.2 within the Innovation Sub Zone requires further work and development exceeding the specified should only be allowed if it goes above and beyond normal planning requirements. Ground floor activation and safe, secure and accessible pedestrian linkages are planning requirements that are typically required for all development proposals and should not be used as a justification for allowing greater height than what is specified. In addition, they are required for many developments within the City Riverbank Zone under the Code regardless of the proposed height.		Height transition, accessibility, safety, security, activation, overlooking, sunlight are planning matters that should be taken into account regardless of height. PO 3.2 requires further work. Potential action: Revise over height policy.	Further Investigation Required.
42.	Include the pedestrian link maps Figure RB/2 that have not been incorporated into the Concept Plan to ensure the connectivity of the City is maintained and built upon.		Not Included – expand concept plan 79 to include pedestrian links that were in Fig I/3, Fig I/2, Fig Rb/1-3. Limited references to heritage and public spaces. Potential action: Expand Concept Plan 79 to include pedestrian links in Fig I/3, Fig I/2, Fig Rb/1-3 (noting that the adopted concept plan is now also missing information included in draft policy, such as heritage buildings and public spaces).	Further Investigation Required.
43.	Reinstate PDCs 12, 13, 14 and 29 (b,d,e,f) from the Dev Plan to ensure public open space and the public realm is addressed appropriately and ensure quality open spaces and environment for the users and visitors of the Sub Zone.		Pedestrian comfort through verandahs etc is not addressed. Potential action: amend policy to include pedestrian comfort through verandahs along key corridors.	Further Investigation Required.











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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
44.	Reinsert PDC 19 from the Dev Plan which seeks to ensure a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.		Not in Sub Zone but is in Zone Also addressed in Design in Urban Areas [all Dev] [Safety] PO 2.1 – 2.5 although not applied to all dev such as Light Industry. Potential action: apply Design in Urban Areas [all Dev] [Safety] PO 2.1 – 2.5 to Light Industry in Table 3.	Further Investigation Required.
All Sub Zones				
45.	Include the list of envisaged uses for each of the Sub Zones to set clear parameters on the type of uses we would like to see and build upon in each area.		Not included for all and should be included for consistency. Potential action: include envisaged uses within all sub zones of City Riverbank Zone.	Further Investigation Required.
ADELAIDE PARK LANDS ZONE				
46.	Refine DTS/DPF 1.1 to: delete built form such as "Advertisement, conservation work, outbuilding with open space maintenance, structures". Relocate this policy to 'Built Form and Character'. insert additional desired land uses to include horse agistment, cemetery within existing site boundaries, education establishment within existing boundaries, licensed premises ancillary a multi-purpose recreation facility and located on map and special events located on Special Events where located on map (reflect complying and non-complying list locations).		Partly included within PO 1.7 Special events on a concept map should be included. Potential action: Special Events mapping as an Overlay.	Further Investigation Required.
47.	Revise PO 1.8 to ensure new buildings support a range of community uses rather than solely existing uses. This will allow the Adelaide Park Lands Strategy outcomes to be achieved.		PO1.7 supports adaptive reuse	No Action Required.
48.	Delete PO1.9 and reinstate existing policy for the Adelaide Aquatic Centre (see PDC5 of the current North Park Lands Policy Area)		The site is to be no longer used as club rooms – PO 1.9 is therefore out of date. Replace with previous Development Plan policy. Potential action: Replace PO 1.9 with equivalent of previous Development Plan Policy PDC 5.	Further Investigation Required.
49.	Insert the intent of the following current Development Plan land use policies that support the achievement of DO1 and DO2 (*noting that refinement will be needed to achieve the same outcome given the absence of policy areas and mapping): "Development should not further restrict public access to land within the Park Lands (Council Wide PDC287 of the current Development Plan) Indoor recreation is considered to be contrary to the open character desired for the Park Lands and should be restricted to specific existing or proposed buildings. (PDC3 of current Park Lands Zone) Development of new and the expansion of existing formal outdoor recreation uses should be restricted except where specified in the relevant Policy Area. (PDC4 of current Park Lands Zone)"		The intent included within DO1 and DO2, PO 1.7 however no mention of indoor recreation. Potential action: include relevant policy limiting indoor recreation facilities restricted to existing facilities, consistent with intent of previous Development Plan policy.	Further Investigation Required.









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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
50.	Amend PO 1.3 to reflect the area Marked 'F' within the River Torrens West Policy Area Map Adel/48 and Adelaide Oval Policy Area Map Adel/49 which is to be developed for a range of informal and formal outdoor recreation activities and café, restaurant, licensed premises, cultural and retail facilities in appropriate locations expanding on the role of the Riverbank precinct to the east and providing links between the River Torrens and the City Riverbank Zone to the south. For clarity amend PO 1.6 to ensure a new use within an existing building is appropriate.		Area has been described incorrectly. PO 1.3 is meant to be between "Community, cultural, tourism, shop or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and Wye Signal Cabin". Potential action: Revise PO 1.3 as follows: "Community, cultural, tourism, shop or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and Wye Signal Cabin" as section 76 amendment.	Further Investigation Required.
51.	Amend PO 3.4 to include policy that seeks the return of Alienated Land to Park lands use e.g. land including the Adelaide Gaol and Police Barracks (as reflected in Overlay 10 of the current Development Plan) and the electricity substation and water reservoir at the corner of Barton Terrace East and O'Connell Street (PDC4 of the North Park Lands Policy Area).		Although does not prescribe specific sites the policy seeks the return of alienated land to Park Lands.	No Action Required.
52.	Insert the following new noise policy specific to the Park Lands: PO XX Development that does not: (a) result in noise emissions which adversely affect the amenity of neighbouring premises or other Park Land users, or the emission of atmospheric or liquid pollutants; (b) introduce, expand or intensify any activity which may detrimentally affect the amenity of premises within any adjacent Zone (including areas in an adjoining local government area)		Addressed within Interface Between Land Uses GDP PO 1.2, 4.1 and Design in Urban Areas GDP 42.1 and 42-2	No Action Required.
Built Form and Character				
53.	Relocate the following policies from 'Land Use and Intensity' heading to 'Built Form and Character' heading: Parts of DPF 1.1 – as identified above. PO1.7 as it relates to design of a new building		Retain where is as the DTS relates to land uses.	No Action Required.
54.	Delete PO1.7(c) "provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone" as it is not necessary for an assessment of built-form matters. Land use considerations are covered by the provisions above.			No Action Required.
55.	Delete PO 1.8 - 1.9 and expand PO 1.6 and PO 1.7 to include: <ul style="list-style-type: none"> support a concept plan for each park; and provide more expansive building design policies to reflect the Park Lands Building Design Guidelines 		Potential action: Contact PlanSA about progressing the status of the Park lands Building Design Guidelines, and include Concept Plans	Further Investigation Required.
56.	Amend PO 1.10 to include: "and enhances pedestrian access through the Park Lands".		PO 5.1 seeks to ensure that public access is not restricted.	No Action Required.
57.	Landscaping for screening of buildings is not always the desired outcome as this can create safety and surveillance issues. However, landscaping can also support the overall finished design of the building. Amend PO 2.1 as follows: "A contextual design response that complements the open space function, natural and cultural character, the heritage values and is with suitably screened by landscaping."		Included within PO 1.10	No Action Required.
58.	PO 2.3 – delete the words "where practical". It is a merit policy and therefore is a guideline.			No Action Required.
59.	PO 2.4 – delete the words "in the City Living Zone". There is a need to ensure appropriate interfaces to all residential uses of the City of Adelaide.		Included in PO 2.4.	No Action Required.






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60.	The areas of special Landscape Character should be defined in the concept plans.		There isn't anything in places that defines the areas of special landscape in the Park Lands. Potential action: consider including areas of special landscape in Historic Area Statements or Concept Plans for Park Lands and City Layout.	Further Investigation Required.
61.	Amend PO 3.2 to reflect the correct name of the National Heritage listing. Amend to "...Adelaide Park Lands and City Layout National Heritage Values".		Should reflect the correct title of the National Heritage values. Potential action: Amend PO 3.2 to "...Adelaide Park Lands and City Layout National Heritage Values" via s.76 amendment.	Further Investigation Required.
62.	Insert new PO to reflect intent of existing policy to rationalise and restrict additional parking: PO XX Rationalisation and reconfiguring of existing car parking should result in no increase to existing parking in Park 1, Park 2, Park 13 and Park 14, Park 16, 17 and Park 23.		The Code does not stipulate where additional car parking is possible and should be included. Potential action: insert new PO that Rationalises and reconfigures existing car parking to ensure no increase to existing parking in Park 1, Park 2, Park 13 and Park 14, Park 16, 17 and Park 23.	Further Investigation Required.
63.	Insert new PO to address monument design or placement: PO XX New monuments that retain from the heritage values and contribute to enjoyment of the Park Lands and that: (a) have materials of a colour and stone type that is compatible with the predominant appearance of surrounding monuments; (b) have similar height and plan dimensions to immediately adjacent monuments; and (c) not conflict in design detail or overall form.		New monuments contribute to the public realm and should be encouraged in some circumstances. Potential action: Include relevant policies on monuments.	Further Investigation Required.
64.	Accepted Development – Delete fencing, retaining wall structures and shade sails from the Accepted Development pathway and include within the Performance Assessed Development pathway table.		The classification criteria appears to be superfluous and relevance to the Park Lands is questionable. Potential action: Include classification criteria that is relevant to the Park Lands	Further Investigation Required.
65.	Support the use of the Accepted Development pathway (with some exclusions as noted in the zone) for internal building work, partial demolition of a building or structure, solar photovoltaic panels (roof mounted), temporary public service depot (currently a complying type of development) and water tanks (underground).			No Action Required.
66.	Performance Assessed Development – Insert relevant General Development Policies and Zone and Sub Zones provisions relevant to the class of development.		Potential action: Possible Sect 76 Amendment.	Further Investigation Required.
67.	Public Notification – (Table 5 - Procedural Matters) It is recommended that: No public notification is required where developments are clearly anticipated in the Zone. Notification triggers consider the scale and impact of the use of the locality and adjacent council's and the level of assessment needed to be undertaken with an application (see examples below based on current approach. The trigger around development adjacent a zone boundary apply to all adjacent zones and not only a neighbourhood type zone. The Capital City Zone does not fall under the definition of a neighbourhood type zone, however, encourages residential and similar uses to a neighbourhood type zone.		A club facility close to a neighbourhood type facility could have an impact if adjacent to a neighbourhood type zone and should be notified. Potential action: Include exceptions a club facility close to a neighbourhood type area.	









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68.	<p>Park Lands Building Design Guidelines</p> <ul style="list-style-type: none"> Continue to pursue seeking the design guidelines to be incorporated as a document for reference as part of the planning assessment process. Ensure the SPC incorporates the policy intent of the Park Lands Building Design Guidelines in the P&D Code to provide adequate guidance. 		Potential action: Contact PlanSA about progressing the status of the Park Lands Building Design Guidelines.	Further Investigation Required.
69.	<p>Zone Boundaries</p> <p>Align the boundary to reflect the National Heritage Listing. This would mean the building/site boundary line would be the boundary of the Zone.</p>		Potential action: Possible Sect 76 Amendment.	Further Investigation Required.
CITY LIVING ZONE				
70.	Create a new Sub Zone or extend the North Adelaide Low Intensity Sub Zone (to be replaced by a "Adelaide Low Intensity Sub Zone") to reflect the boundaries of the existing Adelaide Historic (Conservation) Zone.		Historic Area Statements have been created for South Adelaide that reflect the previous Adelaide Historic (Conservation) Zone.	No Action Required.
71.	<p>Ensure the main purpose of the City Living Zone is to provide residential land uses and encourage city living. Amend and strengthen DO and PO's policies to ensure the development of sites for residential purposes. Amend DO 1 to</p> <p><i>Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses in identified areas and where land uses in association with residential activity contribute to making the neighbourhood a convenient place to live without compromising residential infill development and amenity.</i></p>		Included in DO 1.	No Action Required.
72.	<p>Amend DOs and POs to allow non-residential development (that reflects current policy) in the following certain locations that support local community in the form of small-scale commercial uses and community services:</p> <ul style="list-style-type: none"> - Gilles and Gilbert Street - Sturt Street - Carrington Street (West of Hurtle Square) - Formerly Policy Area 15 - East terrace on lower levels of catalyst sites - Tynte Street (west of Bevis Street) 		Included within PO 1.4 of the City Living Zone and PO 2.2 of the East Terrace Sub Zone.	No Action Required.
73.	Insert appropriate policy to ensure that non-residential land uses that are currently noncomplying are not supported.			Further Investigation Required.










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74.	For the North Adelaide college and education sites support non-residential land uses as per the outcomes of the North Adelaide Large Institutions and College DPA. Amend PO 1.5 to more specific land uses as the DPA intent. For example: "PO 1.5 Development on land identified on relevant Concept Plan contained in: – Helping Hand Aged Care comprise of the following land uses Nursing Home, associated day centre and offices – St Dominic's Priory College comprise of the following land uses: Education establishment – Lincoln College comprise of the following land uses: Student Accommodation and Education Establishment – St Ann's College comprise of the following land uses: Student Accommodation and Education Establishment – St Marks College comprise of the following land uses: Student Accommodation and Education Establishment – Aquinas College comprise of the following land uses: Student Accommodation and Education Establishment – Kathleen Lumley comprise of the following land uses: Student Accommodation and Education Establishment – Calvary Hospital comprise of the following land uses: Hospital, Research laboratory, Place of Worship and Small scale shops on Strangways Terrace – Archer West Policy Area – comprise of the following land uses – Consulting Room – Community Centre – Dwelling – Dwelling addition – Library – Office – Museum – Nursing home – Place of worship – Residential flat building – Retirement living – Student Accommodation – Small Scale Shops on Archer Street"		Included within PO 1.5 which also calls up the Concept plans. Expansion is addressed within PO 1.6 and concept plans and is confined to development associated with or ancillary to an existing institutional site, as identified by the blue line on the relevant concept plan.	No Action Required.
75.	Remove the Restricted Development Pathway for shops over 1000m2 and for expansion of the sites in the North Adelaide Large Institutions and College DPA.		Removed restricted development pathway for expansion of Colleges and institutions however retained shops greater than 1000m2 as restricted.	Further Investigation Required.
76.	Insert a definition for scale i.e. small scale, medium scale and large-scale residential and non residential land uses to provide clarity for investors and the community about what is anticipated. This is needed as low rise and medium rise has a definition. Further this will allow public notification to be reduced as it is clear from policy what outcome is anticipated.		Terminology has been changed to be consistent with the rest of the Code.	No Action Required.
77.	Insert design policies for the North Adelaide colleges and institutional sites to reflect the North Adelaide Large Institutions and Colleges DPA e.g. density, bulk, scale, setback, vehicle parking (PDC 20 and 21).		Included within PO 5.2 requiring basement parking for development of institutional and college sites and within Concept Plans.	No Action Required.
78.	Remove the Restricted Development Pathway for expansion of the sites in the North Adelaide Large Institutions and College DPA.		Removed restricted development pathway for expansion of Colleges and institutions Note that PlanSA has prepared a Fact Sheet on these sites.	No Action Required.
79.	Insert the following new PO under the heading 'Building Heights and Building Levels': "Buildings will be designed as single storey to the street scape with taller built form set back from the street and the adjoining allotments and ensure they are compatible with the heritage-built form. Where taller built prevails among the heritage places, buildings height to the street may be designed to be compatible with the prevailing streetscape character."		Included within CLZ - PO 2.3 Historic Area Overlay PO 1.1, 2.1, 2.2 and Historic Area Statements.	No Action Required.
80.	Insert policy to address streetscapes that are characterised by buildings that are single storey in appearance from the street with 2 storey levels setback from the main building frontage.		No specific policy requiring 2 storey levels setback from, main building frontage. Indirect policy within: CLZ - PO 2.3, Historic Area Overlay PO 1.1, 2.1, 2.2, 3.1	Further Investigation Required.
81.	Insert policy to ensure floor to ceiling heights of new development align with surrounding buildings in the streetscape.		PO 2.3 (b) mentions ceiling heights but has not been changed. Addressed within CLZ PO 2.3.	No Action Required.








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82.	Delete minimum building height in DTS/DPF 2.2.		Remains as DTS/DPF 2.2(b).	Further Investigation Required.
East Terrace Sub Zone				
83.	Clarify how the building height PO 2.2 within the City Living Zone is to be interpreted especially over catalyst sites.		Note now PO 2.1 not 2.2. The catalyst policies should be more detailed policy particularly with regard to interface issues. Potential action: Include further design criteria for catalyst sites.	Further Investigation Required.
84.	Amend the Assessment Tables to include consideration of the sub zone policies.		Requires additional checking against consultation version. Potential action: Possible Sect 76 Amendment if required.	Further Investigation Required.
85.	Insert a definition for medium to high scale and or clarify this is meant to refer to medium to high rise.		They have changed the terminology to be consistent with the rest of the Code.	No Action Required.
86.	Include a note reference to building height TNV's on the SAPPa tool to ensure stakeholders understand that catalyst sites policies apply.			Further Investigation Required.
87.	Reinstate Public Notification for catalyst sites. Refer to summary sheet on public notification.		Changes have been made.	No Action Required.
88.	Provide a minimum site frontage to sites where this data is missing. Insert and apply a 15m frontage requirement within the Adelaide Historic (Conservation) Zone to reinforce the character established by double fronted cottages. Noting that there are policies in the Code, that will enable lesser frontage requirements based on existing pattern of development.		Where they do not have a value, they are Perf Assessed and would need to be of a suitable size and dimension compatible with the housing pattern consistent to the locality.	No Action Required.
89.	Insert policy on site coverage to reflect the existing Landscaped Open Space criteria (noting Plot Ratio has also not been reinstated).		DTS 1.1 in East Terrace Sub Zone and North Adelaide Low Intensity Sub Zone DTS 2.1 refers to 50% site coverage (other than catalyst sites in East Tce). This does not reflect all pre-code requirements which varied 20% and 50%. Potential action: Include different requirements of different areas as a Technical and Numeric Variation (TNV) in SAPPa.	Further Investigation Required.
90.	Insert the following PO's under the heading 'Built Form and Character' and include within the Classification Tables: PO X <i>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</i> PO X <i>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</i>		PO 8.1 and Design in Urban Area GDP PO 20.1 seeks garaging/ancillary buildings not to detract from the appearance of the dwelling and to be setback behind the building line. PO 2.3 within the CLZ seeks buildings to be consistent with the prevailing streetscape and built form characteristics.	No Action Required.






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91.	Define the term 'ancillary building'.		Ancillary and Subordinate included in Part 7 Land Use Definition.	No Action Required.
92.	In consultation with the City of Adelaide reconsider the quantitative standards. It must be ensured that the quantitative standards are not applied to Heritage Overlay Areas or Heritage Places.		Remove Land Division as a DTS for those sites in a Historic Area Overlay, State Heritage Place Overlay, Local Heritage Place Overlay. Potential action: Remove Land Division as a DTS for those sites in a Historic Area Overlay, State Heritage Place Overlay, Local Heritage Place Overlay. (Should be excluded).	Further Investigation Required.
93.	Amend DTS 8.1(d) by reducing the percentage of site frontage to reduce the visual prominence of carports and garages on established streetscapes.		Percentage of frontage reduced from 50% to 30% for areas not in Medium-High or East Terrace Sub Zones. Note still 7m in all circumstances. Potential action: Reduce width of carports/garaging from 50% this has the potential to dominate streetscapes particularly for large sites along East Terrace.	Further Investigation Required.
94.	Amend DTS 8.1(e) to ensure the maximum length of all buildings on the boundary is considered.		Reduced to 8m outside medium-high and East Terrace Sub Zones. However, policy doesn't mention length of all buildings.	No Action Required.
95.	Delete DTS 3.3 as PO 3.3 is sufficient to consider the locality context which is highly variable.		DTS/DPF 3.3 Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.	No Action Required.
96.	Insert a PO to ensure ancillary car parking only (inferring that the Code does not support nonancillary parking).		Land use policies are sufficient to discourage non-ancillary parking.	No Action Required.
97.	Review car parking rates to ensure residential amenity and heritage values are maintained.		Potential action: Undertake detailed check of car parking rates in Table 1.	Further Investigation Required.
98.	Ensure driveways are given contextual consideration within the heritage locations, support the pedestrian environment and retain heritage assets such as bluestone kerbing.		Semi-included within PO 6.1 and 6.2 of the Historic Area Overlay and PO 2.4 within the CLZ. Need to include information within the Historic Area Statements heritage assets such as bluestone paving. Potential action: Ensure HAS capture the key elements of each street that contribute to their character.	Further Investigation Required.





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99.	<p>Remove the DTS and Accepted Development Pathways for:</p> <p>Accepted Development</p> <ul style="list-style-type: none"> Carport Remains same Outbuilding Remains same Shade sale Remains same Verandah Remains same <p>Deemed to satisfy</p> <ul style="list-style-type: none"> Carport Remains same Change of Use deleted Detached Dwelling deleted Dwelling addition (needs to include all zone policies ensure compatible design, heritage places and heritage overlay or on land with regulated or significant trees) Remains same Land Division – Should not apply to heritage places and heritage overlay or on land with regulated or significant trees. Remains same Dwelling or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies or b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. deleted Outbuilding Remains same Verandah (where it could be used as a carport) Remains same 		<p>Changes to Accepted Development list Dwelling or Residential Flat Building undertaken by SAHT etc. removed from DTS table not apply to Local Heritage Place Overlay and State Heritage Place Overlay, Regulated or Significant Tree Overlay</p> <p>Outbuilding - Should not apply to land with regulated or significant trees.</p> <p>Potential action: check and potentially amend assessment tables for "accepted" and "deemed to satisfy" pathways.</p>	Further Investigation Required.
CITY MAIN STREET ZONE				
100.	<p>PO 1.1 and DTS/DPF 1.1 require further work to ensure that the ground floor of the main streets is maintained for retail, restaurants, cafes, cultural activities at ground level that contribute to day and evening activation. DTS should be revised to ensure non-active uses are not appropriate at the ground floor level of a main street e.g. Consulting Room, Dwelling, Educational Establishment, Office, Pre-School, Residential Flat Building, Retirement Facility, Student Accommodation, Supported Accommodation except ground floor level.</p>		<p>Not included.</p> <p>Potential action: Exclude the following uses at ground level: Consulting Room, Dwelling, Educational Establishment, Office, Pre-School, Residential Flat Building, Retirement Facility, Student Accommodation, Supported Accommodation.</p>	Further Investigation Required.
101.	<p>Revise PO 1.5 of the Zone to ensure that a site is not used for wholly residential purposes and the ground floor level is occupied by land uses that contribute to the intended function of the main street. Revise as follows: Development of well-designed and diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, short term accommodation as part of a mixed-use development or wholly residential development</p>		<p>Wholly residential dev including ground floor frontage is not a use that is consistent with the desired outcomes which seeks to create vibrant walkable main streets.</p> <p>Potential action: delete "or wholly residential development" from PO 1.5</p>	Further Investigation Required.
102.	<p>Delete reference to office and consulting room within DTS 1.6</p>		<p>Offices and consulting rooms at ground level do not contribute to the vibrancy of the City's main streets.</p> <p>Potential action: Delete reference to office and consulting room within DTS 1.6</p>	Further Investigation Required.
103.	<p>Revise PO 2.1 to include the following: Maintain a sense of spaciousness and openness to the sky to achieve human scale at street level.</p>		<p>Podiums will ensure human scale is achieved and this policy is included in PO 2.1.</p>	No Action Required.









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104.	The over height PO 3.2 requires further work and development exceeding the specified height should only be allowed if it goes above and beyond normal planning requirements. Orderly building height transition to an adjacent zone, ground floor activation, safe, secure and accessible pedestrian linkages and sunlight access and overlooking are planning requirements that are typically required for all development proposals and should not be used as a justification for allowing greater height than what is specified. In addition, these provisions are required for many developments within the City Main Street Zone under the Code regardless of the proposed height.		Height transition, accessibility, safety, security, activation, overlooking, sunlight are planning matters that should be taken into account regardless of height. PO 4.2 requires further work. Potential action: Review and revise over height policy.	Further Investigation Required.
105.	Revise Concept Plan 79 to encapsulate all of the policy within current Development Plan Policy and ensure priority is given to pedestrian access and that car parking areas do not have a disruptive impact on the flow of traffic and public transport in the City. The first dot point of the policy should be replaced with the following amended policy: <i>Multi-level car parks, short stay public use of ancillary car parking spaces or non-ancillary car parking use of an existing building only where it can be demonstrated that there is a need which is not adequately satisfied by other parking facilities in the locality and where:</i> - it is located away from ground floor street frontages to major streets and pedestrian links; - vehicle access is from the road with less pedestrian activity where a site has access to more than one road frontage; - it has no more than one entry lane and one exit lane; - it has a controlled exit at the property boundary to stop vehicles before travelling across the footpath; - it has no more than one left in and one left out access point; - avoids access points along high concentration public transport routes identified in Map Adel/1 (Overlay 4);		Poor pedestrian focus outside the primary pedestrian area. Included within Concept Plan 79 and PO 7.1 and 7.2 within CCZ and partially within Transport, Access and Movement GDP. High public transport routes and major walking routes should be included. Potential action: include high public transport routes and major walking routes in Concept Plan 79 and reflect within policy.	Further Investigation Required.
106.	Reinstate policy to ensure vehicle access points to multi-level car parks are not located within the Core Pedestrian Area or along, Rundle St and Hindley St where they conflict with pedestrian movement or cause disruption to traffic flow.		PO 4.1 discourages additional crossovers and designed to minimise conflict with pedestrians. These streets should be recognised in Concept Plan 79 as key pedestrian priority areas of the City. Potential action: Amend Concept Plan 79 to recognise these street as pedestrian priority areas.	Further Investigation Required.
107.	Reinstate policy that seeks to maintain important existing pedestrian through-site and on-street pedestrian links in accordance with the Concept Plan 79. It should be interpreted through policy.		Not all existing pedestrian links have been included, the Concept Plan needs to be updated to include all links e.g. Rundle Plaza, Adelaide Arcade, Regent Arcade. No policy to support through-site links or develop them further. Should be identified in City Plan as well Code. Potential action: Update Concept Plan 79 to ensure all important pedestrian links are included and re-introduce policy that encourages through site links.	Further Investigation Required.










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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
108.	Reinstate policy that discourages the demolition of a building unless a replacement development is granted full Approval or for documented public health or safety reasons. Unnecessary and premature demolition of buildings leads to vacant sites providing little or no economic benefit to the city, reduces activation opportunities and negatively affects city streetscapes.		Demolition is addressed in PO 2.11 (City Main Street Zone) and PO 3.6 (Capital City Zone) and seeks to avoid activities that result in a gap in the built form along a public road or thoroughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity. The policy does not prevent vacant land just the use of the land as a car park and only in the Capital City Zone and City Main Street Zone. Potential action: Reinstate policy that prevents premature demolition.	Further Investigation Required.
109.	Insert new policy within Movement, Parking and Access heading that discourages undercroft parking.		Not included, undercroft parking is uncharacteristic to the character of the city's main streets and policy should be in place to discourage it. Potential action: Draft policy to discourage undercroft parking.	Further Investigation Required.
110.	Insert the following policy within Movement, Parking and Access heading: The finished ground floor level of buildings designed to be at grade and/or level with the footpath to provide direct universal pedestrian access and street level activation.		Not included. Potential action: Amend policy to ensure Universal access to buildings at ground level for non-residential uses.	Further Investigation Required.
111.	Insert the following new policy under a new heading 'Advisements' within the City High Street Sub Zone: PO X "Discrete illumination of advertising is appropriate."		Nothing included at the Zone level either. Advertising GDP applies	No Action Required.
112.	Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.		The system at this stage does not have the capacity. Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	Further Investigation Required.
113.	Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process.		The system at this stage does not have the capacity. Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	Further Investigation Required.
114.	Delete the following Zone provisions that has been applied to the Class of development: - Advertisement - Advertisements PO 1.3		This has been removed from Table 3 - confirm this is intent of recommendation	No Action Required.
115.	Insert the following Zone provisions relevant to the Class of development: - Consulting Room - PO 1.7, PO 3.3, PO 4.3 - Dwelling - PO 1.3, PO 3.3, PO 4.3 - Licensed Premises - PO 4.3		PO 1.7 not added to Consulting room and PO 1.3 not added to Dwelling in Table 3. Potential action: Include relevant zone provisions in classification table.	Further Investigation Required.








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116.	Insert the following Sub Zone provisions relevant to the class of development: - Consulting Room - Gouger and Grote Sub Zone PO 1.1 – 1.3, PO 2.1, PO 2.2 - Consulting Room - City High Street Sub Zone PO 1.1, PO 1.2, PO 2.1 - 2.3, PO 3.1 - 3.3, PO 4.1 - 4.5 - Dwelling - City High Street Sub Zone PO 1.1, PO 1.2, PO 2.1 - 2.3, PO 3.1 - 3.3, PO 4.1 - 4.5 - Licensed Premises - City High Street Sub Zone PO 1.1, PO 1.2, PO 2.1 - 2.3, PO 3.1 - 3.3, PO 4.1 - 4.5		City High Street Sub Zone PO 1.2 not added for consulting room or dwelling. Potential action: Include relevant Sub Zone provisions in classification table.	Further Investigation Required.
117.	Insert relevant General Development Policies relevant to the Class of development.		Potential action: Insert relevant General Development Policies relevant to the class of development, potentially via Section 76 Amendment.	Further Investigation Required.
BUSINESS NEIGHBOURHOOD ZONE				
118.	Develop specific land use policy that identifies that licensed premises and hotels are not appropriate in the Melbourne West Sub zone.		Removed reference to licensed premises and hotels in PO 1.1 in Melbourne West Sub Zone.	No Action Required.
119.	Reduce the floor area desired for shops to 100m2 to allow small shops and foster a concentration of shops towards to eastern end of Melbourne Street.		Shops are no longer included as an envisaged use in Melbourne West Sub Zone.	No Action Required.
120.	Delete reference to shops in PO 1.3 and DTS 1.3.		Shops are no longer included as an envisaged use in in Melbourne West Sub Zone.	No Action Required.
121.	Amend the change of use policy DTS 1.3 to enable Local Heritage Places to also fit the criteria provided there are no changes to the external appearance of the building.		Not included.	No Action Required.
122.	Insert equivalent set back from rear boundary policies from PDC 14 of the CoA Development Plan (Mixed Use (Melbourne West) Zone) to manage the sensitive interface to the Historic Area Overlay.		PO 2.4 seeks development to be setback from the boundary of an adjacent zone and from Old Street to maintain residential amenity. Building envelope requirements not included – check if GDPs apply. Potential action: Include building envelope requirements from PDC 14 of Development Plan via an appropriate mechanism, noting the building envelope is not in the Code.	Further Investigation Required.
123.	Insert the following equivalent policy to reflect Stanley Street West Policy Area 10: "Views of the City from Stanley Street and Brougham Place properties should be protected."		Views of the City from Stanley Street and Brougham Place properties. Potential action: Amend policy to protect views of the City from Stanley Street and Brougham Place properties.	Further Investigation Required.
124.	Delete the Restricted Development categories. A Planning Amendment should be required to enable different land uses intensity. This would enable the State Planning Commission, Council and other stakeholders to consider this strategic decision rather than a statutory planning authority.		Not undertaken.	Further Investigation Required.











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125.	Remove the following DTS and Accepted Development Pathways for Melbourne Street West Sub zone: Accepted Development - Carport - Outbuilding (could be used as a garage) Deemed to satisfy - Carport - Change of Use - Detached Dwelling - Dwelling addition - Dwelling or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. - Outbuilding - Verandah (where it could be used as a carport)		Not undertaken.	Further Investigation Required.
126.	Insert new policy ensuring that vehicle access should be from minor streets and lanes (to reflect PDC 24 of Mixed Use (Melbourne Street) Zone of the CoA Dev Plan).		PO 4.1 seeks to ensure development does not result in additional crossovers on the primary street frontage to minimise conflicts with pedestrians and cyclists. This in essence captures what the Development Plan was trying to achieve.	No Action Required.
127.	Insert new policy to ensure that vehicle parking is ancillary and located at the rear of buildings and accessed from minor streets.		PO 4.3 seeks car parking to be located at the rear of sites.	No Action Required.
128.	Insert new policy to avoid pylon signs etc.			Further Investigation Required.
129.	Insert relevant General Development Policies, Zone and Sub Zone policies relevant to the Class of Development in the Classification Tables.		Potential action: Insert relevant General Development Policies relevant to the class of development, potentially via Section 76 Amendment.	Further Investigation Required.
130.	Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.		The system at this stage does not have the capacity. Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	No Action Required.
131.	Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process e.g. Significant and Regulated Trees, Heritage Overlay Areas.		Regulated and Significant Tree Overlay not referenced in any tables. Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	Further Investigation Required.
132.	Delete the following from the Performance Assessed Development table: "Dwelling or residential flat building undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust"		Has been deleted	No Action Required.










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COMMUNITY FACILITIES ZONE				
133.	The separate sub zones that apply to St Andrews and the Women's and Children's and Memorial Hospital within the Community Facilities zone are appropriate.		noted	No Action Required.
134.	Reinstate policy to provide a transition between the high intensity of the Community Facilities Zone and the lower intensity of the City Living Zone.		No changes made Interface issues are addressed in catalyst policies PO 3.2, 3.3	No Action Required.
135.	Reinstate the policy that seeks to maintain the curtilage of Waverly House.		The State Heritage Listing includes the curtilage and therefore will be protected.	No Action Required.
136.	Reinstate policy that addresses illumination of signage within the St Andrews Hospital Precinct Sub Zone.		No reference to illumination of signage however there is policy that restrains signs	No Action Required.
137.	Reinstate and include Research Laboratory and Serviced Apartments within the list of envisaged uses for WCH and Memorial Hospital Precinct Sub Zone within DTS/DPF 1.1. This Concept plan is important as it clearly illustrates where development can be located whilst ensuring the visual prominence of the State Heritage Places is retained. This was developed in consultation with the Hospital particularly Memorial Hospital who wanted clarity and certainty about what was permissible on the Site.		Supports uses associated with or supportive of the hospital use. Between policy and TNV the code has captured the intent of the original planning policies.	No Action Required.
138.	Reinstate Concept Plan Fig WC/1 applying to Women's and Children's and Memorial Hospital to be read in conjunction with Councils existing Development Plan heritage adjacency policies which should also be reinstated.		Heritage Adjacency Overlay now applies.	No Action Required.
139.	Reinstate policy that maintains the long ranging views, vistas and visual prominence of St Peter's Anglican Cathedral.		Views of St Peter's Cathedral are captured in the HAS 10. It would also be beneficial for the sub zone to recognise the importance of the views of St Peter's Cathedral. Potential action: Policy to acknowledge views of St Peters Cathedral. Possibly a views overlay could be incorporated.	Further Investigation Required.
140.	Reinstate landscaped open space and plot ratio or replace with suitable alternative policies to ensure the same policy outcomes are achieved.		Landscaped Open Space has been replaced with Site Coverage. The curtilage required for the State Heritage Places will ensure space around the buildings.	No Action Required.
141.	Delete the listing of a shop from the Restricted Development Categorisation Table. It is unclear why this is the only land use identified.		Not undertaken.	Further Investigation Required.
142.	Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.		The system at this stage does not have the capacity. Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	No Action Required.








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143.	Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process.		Potential action: encourage opportunities to streamline references to Overlays in classification tables when future system updates allow, and/or via possible Sect 76 Amendment.	Further Investigation Required.
144.	Insert relevant GDP's, Zone and Sub Zones provisions in the Classification Tables relevant to the Class of development.		Potential action: Insert relevant General Development Policies relevant to the class of development, potentially via Section 76 Amendment.	Further Investigation Required.
145.	Insert the following relevant GDP's within the Performance Assessed Classification Table relevant to the class of development: - Consulting Room – Design in Urban Areas PO 7.1 - Consulting Room – Transport Access and Parking PO 1.2, PO 1.3, PO 6.7 - Office – Design in Urban Areas PO 7.1 - Office – Interface Between Land Uses PO 1.2 - Office – Transport Access and Parking PO 1.2, PO 1.3, PO 6.7, PO 10.1		Consulting room – PO 1.3 and PO 6.7 from Transport, Access and Parking missing. Office – PO 1.2 Interface between land uses and PO 1.3, PO 6.7 and PO 10.1 from Transport, Access and Parking missing	
146.	Insert the following Sub Zone provisions within the Performance Assessed Classification Table relevant to the Class of development: - Advertisement – St Andrews Hospital Precinct Sub Zone PO 5.1 and WCH and Memorial Hospital Precinct Sub Zone PO 3.1		Not included. Potential action: Include Subzone requirements from advertisements in Table 3.	Further Investigation Required.
HERITAGE OVERLAYS (INCLUDES OTHER HERITAGE POLICY)				
State Heritage Place Overlay				
147.	The term "complement the heritage value" has been used in several POs to describe the outcome sought. Include a definition or practice direction to assist on ensuring consistent interpretation and application of this phrase in the assessment of planning applications.		Same as 2020 consultation version. Not included.	Further Investigation Required.
148.	Amend PO 3.4 as follows as works on a laneway could also impact heritage values: "Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place."		Policy included as recommended.	No Action Required.
149.	Amend PO 4.1 as follows to ensure reference is made to maintaining important 'vistas' with 'views': "Land division creates allotments that: a) maintain the heritage values of the State Heritage Place, including setting and vistas; and b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place."		Same as 2020 consultation version. Excludes setting and vistas which is important in maintaining the value of the heritage place. Potential action: Include reference to setting and views to a Heritage Place.	Further Investigation Required.
150.	Amend PO 7.1 as follows to ensure conservation works match the original materials used rather than just materials: "Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods."		Same as 2020 consultation version. Policy included as recommended.	No Action Required.
Local Heritage Place Overlay				
151.	As with State Heritage Places, the term "complement the heritage value" has been used to describe the outcome sought. Include a definition or practice direction to assist on ensuring consistent interpretation and application of this phrase in the assessment of planning applications.		Same as 2020 consultation version. Not included.	Further Investigation Required.
152.	In regard to PO 2.1, 2.2, 3.1 and 3.2 provide definitions for "complement" and "revitalisation" would help consistent interpretation and application of this phrase in the assessment of planning applications.		Not included.	Further Investigation Required.








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153.	Amend PO 3.4 as follows as works on a laneway could also impact heritage values: "Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place."		Policy included as recommended.	No Action Required.
154.	Amend PO 4.1 as follows to ensure reference is made to maintaining important 'vistas' with 'views': Land division creates allotments that: a) maintain the heritage values of the Local Heritage Place, including setting and vistas; and b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.		Same as 2020 consultation version. Excludes reference to maintaining setting and vistas which is important in maintaining the value of the heritage place. Potential action: Include reference to setting and views to a Heritage Place.	Further Investigation Required.
155.	Amend PO 7.1 as follows to ensure conservation works match the original materials used rather than just materials: "Conservation works to the exterior and interior of a Local Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.		Same as 2020 consultation version. Policy included as recommended.	No Action Required.
Historic Area Overlay - Historic Area Statements				
156.	Refine and include all missing information (as recommended in previous correspondence) into the Historic Area Statements by ensuring the overall heritage context of an area is described to ensure a sound basis for assessment.		Has been written as recommended by Council administration.	No Action Required.
157.	Include additional contextual information in the Historic Area Statements.		There is scope to include further information in the statements particularly in regard to off-street car parking, identifying original kerb and gutters as well as historic public realm features. Potential action: Ensure HAS capture the key elements of each street that contribute to their character.	Further Investigation Required.
Technical and Numeric Variations (TNV's)				
158.	Further review and analysis is needed to understand how the TNVs would be interpreted and applying alongside the Historic Area Overlay. Whilst a new three-storey building may be acceptable in the Zone or Sub Zone (via the TNV), this may not be an acceptable contextual outcome when considering the Historic Area Overlay.		Further review required. Likely link with City Plan.	Ongoing Review
Heritage Adjacency				
159.	Review the spatial triggers for application of the Heritage Adjacency Overlay, particularly in relation to separation by a road.		In SAPPA it now applies across the road.	No Action Required.
160.	Include additional policies and guidance within the Heritage Adjacency Overlay to support contextual design.		Policy seeks to maintain heritage values however, requires more descriptive policies in the Overlay to support sensitive and compatible design such as materials, colours finishes, setbacks. Potential action: Further discussion with PlanSA.	Further Investigation Required.









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ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY				
161.	Apply the Overlay to appropriate intersections in City of Adelaide		No change from map included in submission. Potential action: Need to identify mechanism for applying related policies in CoA (due to non-State Government Roads)	Further Investigation Required.
162.	Include reference to Overlay policy in Zone tables for "Deemed to Satisfy" Development.			Further Investigation Required.
AFFORDABLE HOUSING OVERLAY				
163.	Insert the following new PO 1.4 to ensure the policy also applies to built-up areas: <i>PO 1.4</i> <i>"Affordable housing is provided in a wide range of locations and integrated with existing and anticipated future built form to avoid an overconcentration".</i>		State-wide overlay will need broader/cross-council discussions to resolve.	Further Investigation Required.
164.	Insert the following new DO 3: <i>DO 3</i> <i>"Housing meets the needs of low income, disadvantaged and groups with complex needs whilst ensuring integration with existing residential communities".</i>		State-wide overlay will need broader/cross-council discussions to resolve.	Further Investigation Required.
DESIGN OVERLAY				
NOISE AND AIR EMISSIONS OVERLAY				
165.			Review and ensure the application of this policy, the "Interface Between Land Uses" General Development Policy, and Zone/ Sub Zone policies are consistent with the current and well regarded Development Plan policy.	Further Investigation Required.
AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY				
166.	Amend technical mapping to ensure building height is measured in AHD.		Overlay refers to structures over X AHD, and SAPP mapping of building height is in AHD.	No Action Required.
AIRCRAFT NOISE EXPOSURE OVERLAY				
167.				Further Investigation Required.
BUILDING NEAR AIRFIELDS OVERLAY				
168.	Amend DTS/DPF 1.2 to clarify the intention and wording of DTS/DPF.			Further Investigation Required.
169.	Check if this overlay can apply to development which may impact on the operation of existing strategically important helicopter landing sites (independent of operation of Adelaide Airport)			Further Investigation Required.

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HAZARDS (FLOODING) OVERLAY				
170.	More detailed discussions with City of Adelaide is recommended to clarify and refine the flood mapping to be used in the City.		Final version includes a new Overlay applied in the City of Adelaide: "Hazards (Flooding – Evidence Required) Overlay." Potential Action: Discussion with PlanSA to confirm the intended application of this overlay.	Further Investigation Required.
HAZARDS (FLOODING – GENERAL) OVERLAY				
171.	More detailed discussions with City of Adelaide is recommended to clarify and refine the spatial application of flood mapping in the City.		Final version includes a new Overlay applied in the City of Adelaide: "Hazards (Flooding – Evidence Required) Overlay." Potential Action: Discussion with PlanSA to confirm the intended application of this overlay.	Further Investigation Required.
STORMWATER MANAGEMENT OVERLAY				
172.	Apply the Stormwater Management Overlay to the City of Adelaide.		Applied to City Living Zone only. Should also apply to the rest of the City. Policy applies policies to residential development only. Potential action: Review policies with consideration to City of Adelaide Water Sensitive Action Plan and potential application to all of City, with inclusion of relevant non-residential land uses.	Further Investigation Required.
URBAN TREE CANOPY OVERLAY				
173.	Apply the Urban Tree Canopy Overlay to the City of Adelaide jurisdiction particularly within the City Living Zone and Community Facilities Zone. Clarification required on the difference between the tree canopy policies in the Design in Urban Areas and the Urban Tree Canopy Overlay.		Applies to City Living Zone only should apply to the rest of the City. Potential action: Apply Urban Tree Canopy Overlay to the City as a whole.	Further Investigation Required.
HOUSING RENEWAL GENERAL DEVELOPMENT POLICY (GDP)				
174.	The mechanism for assigning the Housing Renewal GDP to development types needs clarification, including how the Housing Renewal GDP and the Affordable Housing Overlay work together.		This has now been applied to Dwelling or RFB by SAHT etc in the Business Neighbourhood Zone.	Further Investigation Required.
175.	In consultation with the City of Adelaide, update the policies to ensure that the contextual design matters can be considered in the assessment of applications.		Potential action: check new policy to confirm if policy application is satisfactory.	Further Investigation Required.
176.	Ensure adequate public consultation occur for developments greater height, scale or intensity than what is envisaged for the Zone.		Over prescribed height triggers public notification requirements.	No Action Required.
DESIGN IN URBAN AREAS GENERAL DEVELOPMENT POLICY (GDP)				
177.	Delete word "primary" from PO 1.3 as all streets should have purpose and complement the streetscape.		The policy is adequate.	No Action Required.







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178.	Delete “when located on the roof of non-residential development” from PO 1.4(c).		The policy is adequate.	No Action Required.
179.	Insert the following new DTS/DPF 2.1 under the heading ‘Safety’: <i>DTS/DPF 2.1</i> <i>Development maximises visibility of the public realm by:</i> <i>(a) orientating windows, doors and building entrances towards the street, open spaces, car parks, pedestrian routes and public transport stops;</i> <i>(b) avoiding high walls, blank facades, carports and landscaping that obscures direct views to public areas;</i> <i>(c) arranging living areas, windows, pedestrian paths and balconies to overlook recreation areas, entrances and car parks;</i> <i>(d) positioning recreational and public space areas so they are bound by roads on at least two road frontages or overlooked by development;</i> <i>(e) creating a complementary mix of day and night-time activities, such as residential, commercial, recreational and community uses, that extend the duration and level of intensity of public activity;</i> <i>(f) locating public toilets, telephones and other public facilities with direct access and good visibility from well-trafficked public spaces;</i> <i>(g) ensuring that rear service areas and access lanes are either secured or exposed to surveillance; and</i> <i>(h) ensuring the surveillance of isolated locations through the use of audio monitors, emergency telephones or alarms, video cameras or staff e.g. by surveillance of lift and toilet areas within car parks.</i>		The policy within the Code is very brief and requires further work. Potential action: Liaise with PlanSA to address these policy concerns.	Further Investigation Required.
180.	Insert the following new DTS/DPF 2.3 under the heading ‘Safety’: <i>DTS/DPF2.3</i> <i>Development providing awareness through design of what is around and what is ahead for legitimate users and observers to make an accurate assessment of the safety of a locality and site and plan their behaviour accordingly by:</i> <i>(a) avoiding blind sharp corners, pillars, tall solid fences and a sudden change in grade of pathways, stairs or corridors so that movement can be predicted;</i> <i>(b) using devices such as convex security mirrors or reflective surfaces where lines of sight are impeded;</i> <i>(c) ensuring barriers along pathways such as landscaping, fencing and walls are permeable;</i> <i>(d) planting shrubs that have a mature height less than 1 metre and trees with a canopy that begins at 2 metres;</i> <i>(e) adequate and consistent lighting of open spaces, building entrances, parking and pedestrian areas to avoid the creation of shadowed areas; and</i> <i>(f) use of robust and durable design features to discourage vandalism.</i>		The policy within the Code is very brief and requires further work. Potential action: Liaise with PlanSA to address these policy concerns.	Further Investigation Required.
181.	Insert the following new PO under heading ‘Safety’: <i>PO</i> <i>Buildings designed to minimise access between roofs, balconies and windows of adjacent buildings to maximise security and safety.</i>		The policy within the Code is very brief and requires further work. Potential action: Liaise with PlanSA to address these policy concerns.	Further Investigation Required.
182.	Insert new PO under the heading ‘Landscaping’: <i>PO</i> <i>Landscaping incorporating local indigenous species suited to the site and development and consistent with the character of the area.</i>		There are no policies in place that encourage the planting of local indigenous species this is important for maintaining the biodiversity of the area. Potential action: Liaise with PlanSA to encourage planting of local indigenous species through most effective policy mechanism.	Further Investigation Required.









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183.	<p>Insert the following new DTS/DPF 4.1 under the heading ‘Environmental Performance’: <i>DTS/DPF 4.1</i> <i>Locate living areas, private open space and communal open space in a position that will receive sunlight by:</i> <i>(a) providing a minimum of two hours of direct sunlight solar time on 22 June to:</i> <i>i. at least one habitable room window (excluding bathroom, toilet, laundry or storage room windows);</i> <i>ii. to at least 20% of the private open space; and</i> <i>iii. communal open space, where the space provides the primary private open space for any adjacent residential development.</i> <i>(b) Ensuring a maximum distance of 8m from habitable room window to living, dining, bedroom or kitchen.</i> <i>(c) Appropriate orientation of the building to:</i> <i>i. maximise north/south facing facades;</i> <i>ii. ensure the north facade receives good direct solar radiation;</i> <i>iii. minimise east/west facades to protect the building from summer sun and winter winds;</i> <i>iv. narrow floor plates to maximise floor area receiving good daylight; and/or</i> <i>v. minimise the ratio of wall surface to floor area.</i></p>		<p>Not included it is important appropriate methods incorporated into the design of the buildings to ensure environmentally efficient buildings.</p> <p>Potential action: introduce DTS to guide the sustainability of buildings.</p>	Further Investigation Required.
184.	<p>Revise PO 4.3 and add the following at the end of the sentence: “, other decentralised energy generation and embedded networks.”</p>		<p>This appears to be satisfactorily addressed within the Infrastructure and Renewable Energy Facilities GDP.</p> <p>Potential action: Review Infrastructure and Renewable Energy Facilities GDP decentralised and energy generation and embedded networks policies to determine if</p>	Further investigation required.
185.	<p>Insert the following new PO under the heading ‘Environmental Performance’: <i>PO</i> <i>Buildings designed to utilise low carbon design and construction measures.</i></p>		<p>A general policy encouraging low carbon has not been included.</p> <p>Potential action: Follow up PlanSA about incorporating policy that encourages low carbon footprint.</p>	Further Investigation Required.
186.	<p>Revise PO 5.1 under the heading Water Sensitive Design to also include: <i>(d) incorporating waste water and stormwater re-use including the treatment and re-use of grey water.</i></p>		<p>No policies in place that encourage the re-use of grey water.</p> <p>Potential action: Follow up PlanSA about the inclusion of policies that support waste water and stormwater re-use.</p>	Further Investigation Required.
187.	<p>Insert the following new PO under the heading ‘Waste Management’: <i>Development designed to ensure waste minimisation, re-use and recycling and encourages waste water, grey water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.</i></p>		<p>No policies in place that encourage the re-use and recycling of water. Air pollution is addressed in interface between land uses PO5.1 however liquid or solid pollution has not been addressed.</p> <p>Potential action: Follow up PlanSA about the inclusion of policies that encourage the re-use and recycling of water and addresses liquid and solid pollution.</p>	Further Investigation Required.
188.	<p>Revise DTS/DPF 7.1 to ensure undercroft structures do not exceed 1 metre, any more than this severely impact on the streetscape OR ensure DTS/DPF 7.1 and DTS/DPF 26.2 do not apply within the Classification tables to the City of Adelaide.</p>		<p>DTS/DPF 7.1 has been removed from the Code. There is not the ability to exclude DTS/DPF from the Classification Table for the City of Adelaide.</p>	Requires Further Investigation.









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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
189.	Insert the following new PO under the heading 'Car Parking Appearance': PO X Garaging and parking structures (including the width of any support structure) provided on a public street frontage or on a laneway that functions as the dwellings primary frontage should be of a width less than 50% of the allotment width on that frontage.		Has been applied to low rise residential development. To ensure active frontages and quality streetscapes this should apply to all development. Potential action: Consider applying 50% rule to all development.	Further Investigation Required.
190.	Revise PO 8.1 under the heading 'Earthworks and Sloping Land' to also ensure there is limited impact on adjoining neighbours and streetscapes.		This is unlikely to impact on properties within the City.	No Action Required.
191.	Insert the following new PO under the heading 'Earthworks and Sloping Land' to minimise impact of earthworks on adjoining neighbours. <i>Development transitions towards neighbours to avoid excessive fence heights for adjoining neighbours.</i>		This is unlikely to impact on properties within the City.	No Action Required.
192.	Insert the following new DTS/DPF 9.1: <i>DTS/DPF 9.1 Fences and walls abutting streets (excluding service lanes) that: (a) are articulated and detailed to provide visual interest; included in PO 12.4 (b) are compatible with the associated development and with any existing attractive fences and walls in the locality; (c) enable visibility of buildings from and to the street to enhance safety and allow surveillance; included in PO 2.5, PO 12.7 (d) assist development to address the street; and (e) are no greater more than 1.2m high if solid (forward of the building line). This height may be increased to 2m if the fence has openings which make it more than 50% transparent.</i>		The height of fencing and its transparency is particularly important to the activation and safety of the City. It is important policy is in place to support it. Potential action: Include policy that seeks to ensure fencing contributes to the activation and safety of the City.	Further Investigation Required.
193.	Insert the following new PO under the heading 'Site Facilities/Waste Storage' to ensure rubbish collection does not impact on residential amenity: PO <i>Development designed to facilitate collection of refuse to avoid unnecessary impacts to residential amenity such as truck movements in urban streets.</i>		Collectively the management policies address this.	No Action Required.
194.	Insert the following new PO under the heading 'External Appearance': PO <i>The height, scale and massing of buildings that reflect and reinforce: (a) the consistent parapet lines, floor levels, height and massing with existing buildings; (b) the prevailing pattern of visual sub-division of neighbouring building frontages where frontages display a character pattern of vertical and horizontal sub-divisions; (c) avoid massive unbroken facades; and (d) ground, middle and rooftop levels.</i>		Not included however some elements have been addressed in the Built Form and Character policies within the CCZ CMSZ	No Action Required.
195.	Insert the following new PO under the heading 'External Appearance': PO <i>The design, external materials, colours and finishes of buildings that have regard to their surrounding townscape context, built form and public environment.</i>		There is not a general policy addressing the quality of materials and finishes that applies to all development and not just medium high-rise development. Potential action: This should apply to all development to ensure long term sustainability.	Further Investigation Required.
196.	Revise PO 12.5 under the heading 'External Appearance': PO 12.5 <i>External materials and finishes are of high quality, durable and age well to minimise ongoing maintenance requirements and contribute to positively to the public realm.</i>		The policy seeks the use of high quality, durable materials and is considered adequate.	No Action Required.










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197.	Delete the following words "if there are no active or occupied ground floor uses" from DTS 12.7(c) under the heading 'External Appearance'.		The policy ensures entrances to buildings are prominent and is considered adequate.	No Action Required.
198.	Revise PO 12.8 under the heading 'External Appearance' as follows: <i>PO 12.8</i> <i>Building services, plant and mechanical equipment are screened from the public realm, and/or integrated into the façade design and do not dominate the street frontage.</i>		Not Included. In the City, it is important building services, plant and mechanical equipment should be integrated into the design of the building and do not dominate.	Further Investigation Required.
199.	In regard to PO 13.2 ensure appropriate research has been undertaken to ensure the deep soil zones are of a sufficient depth and dimension to ensure existing vegetation is protected and capable of being planted with large canopy trees.		No post consultation changes or further information provided.	Further Investigation Required.
200.	Insert the following new PO under the heading 'Car Parking' to guide the design multilevel car parks: <i>PO</i> <i>Multi-level car parks designed to:</i> <i>(a) ensure vehicle access is from the road with less pedestrian activity;</i> <i>(b) there is no more than one entry lane and one exist lane;</i> <i>(c) have a controlled exit at the property boundary to stop vehicles before travelling across the footpath;</i> <i>(d) has no more than one left in and one left out access point;</i> <i>(e) avoid access points along high concentration public transport routes;</i> <i>(f) with respect to ancillary parking, is provided at basement level, or undercroft if located behind other uses which provide activity on the street frontage;</i> <i>(g) along ground floor street frontages to maintain pedestrian interest and activity at street level;</i> <i>(h) be of a high quality design and complement the surrounding built form in terms of height, bulk and scale;</i> <i>(i) provide surveillance, lighting and direct sightlines along clearly defined and direct walkways, through and within car parking areas and to lift and toilet areas;</i> <i>(j) ensure corner sites with two major street frontages, be set back from the major street frontages, with commercial or other non-car park floor space in front of and screening the car parking building;</i> <i>(k) be on a site with only one major street frontage, include screening so that any car parking is not visible from the public realm either day or night, and detailed to complement neighbouring buildings;</i> <i>(l) incorporate treatments to manage the interface with adjacent housing, such as careful use of siting and use of materials and landscaping;</i> <i>(m) ensure there are no vehicle access points across major walking routes; and Included in part</i> <i>(n) provide safe and secure bicycle parking spaces.</i>		Some included in Concept Plan 79. Location and design of multi-level car parks requires further review and should be addressed further in Transport, Access and Parking GDP.	Requires Further Investigation.
201.	Revise PO 15.1 as follows: <i>Multi-level car parking structures are to be sleeved within buildings with productive floorspace to contribute to active street frontages and complement the locality.</i>		Addressed within PO 15.1 and DTS/DPF 15.1.	No Action Required.
202.	Revise DTS/DPF 15.1 (a) to include residential.		Not required.	No Action Required.
203.	Insert new DTS/DPF 16.1 that provides more detailed setback standards that need to be applied.		Not included. Applicant would need to demonstrate the requirements of PO 16.1. It is questionable as to what is a reasonable distance. Potential action: Possible new DTS on visual separation distances.	Further Investigation Required
204.	Revise PO 16.1 and DTS/DPF 16.1 to delete the word "primary" as passive surveillance should be provided to all street frontages.		Note this is PO 17.1. The policy sufficiently addresses passive surveillance.	No Action Required.








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205.	Delete DTS/DPF 19.1 under the heading 'Ancillary Development'.		Not required.	No Action Required.
206.	Insert the following new PO in regard to building setbacks under the heading 'External Appearance – Buildings 3 Building Levels or Less'. PO X Building set-backs that complement the prevailing set-backs in the street in relation to: (a) street frontages; and (b) side and rear boundaries. DTS/DPF X Where setbacks vary the following setbacks apply: (a) the same distance as one or the other of the adjoining buildings, provided the difference between the set-backs of the 2 adjoining buildings is less than or equal to 2m; or (b) not less than the average of the set-backs of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2m.		Satisfactorily addressed within PO 3.1 and DTS/DPF 3.1 of the CLZ.	No Action Required.
207.	Insert into PO 21.3 (f) the following to ensure adequate daylight and sunlight to private open space: PO 21.3 (f) ensure an adequate level of daylight and sunlight.		PO21.3 deleted in final version. Now included within Interface Between Land Uses GDP 3.2 and DTS/DPF 3.2	No Action Required.
208.	Insert the following new PO under the heading 'Car parking, Access and Manoeuvrability – Residential Development – 3 Building Levels or Less' to ensure the preference that access is from a laneway rather than the main street frontage. The purpose is to maintain and enhance the streetscape particularly in areas such as the City Living Zone. PO - Where there is a side or rear laneway abutting the land, access to the parking area is to be from the laneway, rather than the main street frontage.		Included in the appropriate HAS.	No Action Required.
209.	Ensure the criteria within DTS/DPF 24.1 (a) is of a sufficient size to accommodate a 3 bin system.		Appears to be included. Potential action: Check if wording of 2m ² DTS min sizing is sufficient to provide for 3 bin system.	Further Investigation Required.
210.	Insert the following new PO within 'All residential development' to ensure that residential development is capable of being adaptable throughout a lifespan allowing one to age in place. PO - Residential development should be designed to be adaptable to meet people's needs throughout their lifespan to ensure that changes associated with old age, special access and mobility can be accommodated. DTS/DPF - Buildings constructed in accordance with the requirements set out in Australian Standard AS 4299: 'Adaptable Housing'.		Requirement for universal design is included in PO 37.2 however only applies to supported accommodation and retirement facilities. Should apply to all forms of residential development. Potential action: Advocate for inclusion of universal design for all forms of residential development.	Further Investigation Required.
211.	Apply PO 28.5 to include residential developments "3 building levels or less" (in addition to "Residential Developments with 4 or more building levels") to ensure the increased provision of accessible dwellings, possibly also with the inclusion of additional guidance for design and assessment which could draw from Liveable Housing Australia, Liveable Housing Design Guidelines http://www.livablehousingaustralia.org.au or similar publications.		PO 28.5 has been moved to only apply to supported accommodation and retirement facilities (PO 37.2). Potential action: Advocate for inclusion of universal design for all forms of residential development.	Further Investigation Required.
212.	To ensure quality accommodation a minimum size should be included for a studio in DTS/DPF 29.1.		Included in DTS 31.1 however missing in DTS/DPF 28.4. Potential action: Include minimum size requirements in DTS/DPF 28.4.	Further Investigation Required.
213.	Insert the following new PO under Residential Dev – 4 or more building levels [Common Areas]: Common areas are acoustically designed to enable the quiet enjoyment of dwellings.		Communal areas are addressed in PO 32.3	No Action Required.

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214.	To ensure the area within the building is useable and provides quality living space insert new PO under Residential Dev – 4 or more building levels [Dwelling Configuration]: <i>Buildings designed to ensure internal structural columns align with the position of internal walls to provide useable space.</i>		Included in PO 28.7	No Action Required.
215.	Revise PO 31.3 to ensure minimal overlooking and orientation towards adjoining residential properties.		Included within PO 31.3	No Action Required.
216.	Revise communal open space policy for group dwellings, residential flat buildings and battle-axe development (PO 32.1 – 32.4) to apply to all residential development.		Not relevant to all forms of residential dev	No Action Required.
217.	Insert additional policy that addresses car parking areas to be future proofed for electric vehicle charging points.		Not Included. Potential action: Discuss with PlanSA opportunity to require provisioning in car parking areas for future electrical vehicle charging points.	Further Investigation Required.
218.	Apply water sensitive design principles for group dwellings, residential flat buildings and battle-axe development (PO 36.1 -PO 36.2) to all development.		Now applies to all development in PO 5.1, however no DTS pathway is provided and therefore there is no longer a streamlined pathway for assessment. Potential action: Discuss with PlanSA opportunities to streamline assessment of WSUD provisions via DTS pathways.	Further Investigation Required.
DESIGN GENERAL DEVELOPMENT POLICY (GDP)				
219.	To avoid duplication and confusion, this GDP should only apply to regional areas.		Design GDP only called up in CoA for Service Trade Premises, Store and Warehouse in Business Neighbourhood Zone Table 3 and Retaining wall in Community Facilities Zone Table 3. Potential action: Revise tables to ensure Design in Urban Areas GDP apply, and discuss with PlanSA the intended use of the Design GDP associated with performance assessed development in urban areas.	Further Investigation Required.
ADVERTISEMENTS GENERAL DEVELOPMENT POLICY (GDP)				
220.	There is a need for an amendment to regulation 8(2) to include (highlighted in bold below) Pursuant to Regulation 8 (2), Schedule 3 of the <i>Planning Development and Infrastructure Regulations 2017</i> : <i>a change made to the type or contents of an existing advertisement will be taken not to constitute the commencement of the display of an advertisement if–</i> <i>(a) The advertisement area is not increased; and</i> <i>(b) The change does not involve the addition of animation or illumination.</i> (c) The change does not involve advertisement that does not relate to the relevant land use consent of the site. Delete DTS 3.1 and replace it with the original DTS 3.1 from first consultation that contained strong and clear policy that ensured advertising does not contain third party advertising e.g. "An advertisement does not contain third party content."		PO has been slightly amended but doesn't specifically refer to third party advertising. Potential action: Contact PlanSA about developing specific policy for third party advertising.	Further Investigation Required.










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221.	Insert the following new PO from Council Wide PDC 214 of the CoA of the Dev Plan: <i>Product advertisements illustrating products sold on the premises in conjunction with the business name should not exceed 25 percent of the area of any advertisement.</i>		PO 3.1 seeks to ensure advertising is restricted to the use of the land. No provision about third party advertising. Potential action: Contact PlanSA about developing policy for third party advertising.	Further Investigation Required.
222.	Insert the following new PO from Council Wide PDC 202 from the COA Dev Plan to address advertising on outdoor dining fixtures: <i>Signage that identifies the business name or logo, or advertises goods sold on the premises is only appropriate on glass and canvas screens and umbrellas and when it meets the following:</i> <i>a) signage and advertisements designed to improve and complement the amenity of the premises, be of an appropriate design and consistent with the character of the locality;</i> <i>b) advertisements on outdoor dining items such as umbrellas and canvas screens that do not exceed a portion that covers 10% of the total available space on each outdoor dining item, up to half of which may be commercial advertisements in the form of product logos used or sold by the premises;</i> <i>c) advertisements should not be illuminated or animated; and</i> <i>d) third party advertising on outdoor dining items is inappropriate.</i>		PO 3.1 seeks to ensure advertising is restricted to the use of the land. No provision about third party advertising. Potential action: Contact PlanSA about developing policy for third party advertising.	Further Investigation Required.
223.	Insert the following new PO from CW PDC 218 from the CoA Dev Plan: <i>Temporary advertisement hoardings or shrouds required for the screening of construction sites or for creating visual interest to occur only where they are:</i> <i>a) of a high standard of design;</i> <i>b) displayed only during the period of construction;</i> <i>c) comprised of high quality opaque, solid and non-reflective material that is durable, low maintenance and appropriate to the context;</i> <i>d) required to conceal wiring and conduits; and</i> <i>e) do not create undue risk to public or private safety.</i>		Not included, there is an absence of provisions guiding this form of advertising. Potential action: Contact PlanSA about developing policy to address temporary advertising hoardings and shrouds.	Further Investigation Required.
224.	Ensure the relevant PO's and DTS's from the Advertisements GDP are included within the Development Classification Tables.		Potential action: Possible Sect 76 Amendment.	Further Investigation Required.
Third Party Advertising				
225.	Resolution of the above issue is required through amendment to Regulations and inclusion of a definition in the Planning and Design Code.		Potential action: Future Action – Contact PlanSA about the potential inclusion of third party advertising through amendment to Regulations.	Further Investigation Required.
226.	Refinements of policies are also needed to avoid the third party advertisements.		PO 3.1 limits advertisements to the lawful use of the land and their identity.	No Action Required.
INTERFACE BETWEEN LAND USES GENERAL DEVELOPMENT POLICY (GDP)				
227.	Revise Desired Outcome to clearly state that the purpose of the GDP is to reduce potential for conflict between land uses and ensure land use co-existence.		DO 1 seeks to mitigate adverse effect from proximate land uses.	No Action Required.
228.	Include a new PO that seeks ancillary activities to have minimal disturbance to residents and include a DTS/DPF that restricts when ancillary activities can occur e.g. emptying of drink bottles in bins removal of commercial waste etc.		PO 1.2, PO 2.1, PO 4.1 seeks to ensure dev does not impact of sensitive receivers. In addition, conditions can be imposed on emptying of bottles and removal of commercial waste.	No Action Required.









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229.	Include a policy that addresses built form interface impacts such as setbacks, bulk and scale.		Addressed within zone provisions.	No Action Required.
230.	Include acceptable criteria for ensuring adequate sunlight to solar panels e.g. sunlight to solar panels should be maintained for a minimum of 2 consecutive hours between 9.00am and 3.00pm solar time on 22 June provided it does not restrict the reasonable development of adjoining sites.		Not included. Potential action: Consider inclusion of acceptable design criteria to maintain adequate sunlight to solar panels in a new DTS/DPF 3.3.	Future Action.
231.	Include DPF 4.2 outlining what noise level standards are considered appropriate for the operation of plant and equipment such as air conditioning, ventilation and refrigeration systems.		Addressed in the Environment Protection (Noise) Policy which is referred to in DTS/DPF 4.1.	No Action Required.
232.	Include policy that ensures attached dwellings/serviced apartments are designed to minimise transmission of sound between dwellings/serviced apartments and particularly protect bedrooms from possible noise intrusion e.g. appropriate stacking of rooms, locating bedrooms away from living rooms.		PO 28.6 in Design in Urban Areas GDP	No Action Required.
233.	Include policy that provides noise attenuation measures into the design and construction of noise sensitive development in mixed use areas.		No change to PO 1.1. Potential action: Ensure Environment Protection (Noise) Policy applies as a DTS for PO 1.1 and 1.2.	Further Investigation Required.
234.	Include noise policy specific to licensed premises (other than music noise) to ensure they incorporate appropriate noise attenuation measures to address patron noise.		Addressed in PO 4.1 and DTS/DPF 4.1. and is required to meet the relevant Environment Protection (Noise) Policy criteria. PO 4.5 only refers to outdoor areas	No Action Required.
235.	Insert policy that discourages noise emanating from speakers under canopies on pavements.		This is a frequent issue in the City and has not been addressed by the Code. Potential action: Include policy that discourages noise emanating from speakers under canopies in the City Specific Zones.	Further Investigation Required.
236.	Revise business operating hours to reflect the function of the different Zone and Sub Zones. This would include providing additional operating hours for other land uses.		The business hours in DTS/DPF 2.1 do not reflect all land uses likely to occur in the City and hours should be varied depending on the area. Potential action: Could be considered further as part of future City Plan.	Further Investigation Required.
237.	Seek updates to the Environment Protection (Noise) Policy criteria 2009 to reflect the new PDI Act legislation and to ensure the policies work for applicants and stakeholders. The policies need to be updated to manage the mix of uses anticipated in the new Zones. The agent of change principle needs to be applied to support the management of mixed use precincts whilst supporting residential amenity.		No change. Potential action: Discuss potential with PlanSA to update the Environment Protection (Noise) Policy criteria 2009 to reflect the new PDI Act and manage the mix of land uses in each zone.	Future Action.

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BEVERAGE PRODUCTION IN RURAL AREAS GENERAL DEVELOPMENT POLICY (GDP)				
238.	Provide policies around odours etc and management approaches such as condensers. The Beverage Production in Rural Areas policies need incorporated to be applicable to Beverage Production in Urban Areas.		Not included. Distilleries, cideries and breweries are now a popular trend in suburban backyards and therefore the GDP should also be applicable to urban areas. Potential action: Discuss with PlanSA potential to revise the name of Beverage Production in Urban Areas to Beverage Production.	Future Action.
INFRASTRUCTURE AND RENEWABLE ENERGY FACILITIES GDP				
239.	Include a Desired Objective that seeks long term sustainability of the environment that minimises the consumption of non-renewable resources and utilises alternative energy generation systems.		DO 1 sufficiently encourages the use of renewable energy facilities.	No Action Required.
240.	For efficiency purposes, an additional PO under the heading 'General' should be included that encourages the location of infrastructure and utility services including the supply of water, gas and electricity in shared common trenches or conduits.		Not included and should be for efficiency and impact purposes. Potential action: Pursue policy with PlanSA to encourage location of services in common trenches.	Future Action.
241.	Revise PO 2.2 to ensure the visual amenity policies also apply to electricity substations.		Captured within PO 2.1.	No Action Required.
242.	Include an additional PO under the heading 'Rehabilitation' to also include the removal of telecommunication equipment that is redundant or no longer required for transmission.		Not included. Potential action: Ensure redundant telecommunication is removed when no longer required.	Future Action.
243.	Under the heading 'Battery Storage Facilities' include guiding policy for electric recharging stations.		Not included. Potential action: Discuss with PlanSA developing policies for guiding electric charging stations.	Future Action.
244.	Incorporate a new PO that treats water as a resource and facilitates the re-use of sewage and wastewater, drainage and stormwater from the site of development under the heading 'Wastewater Services'.		Not included. Potential action: develop policy that facilities the re-use of water.	Future Action.
245.	Introduce a PO that seeks service structures, plant and equipment to be designed to be an integral part of the development or located away from main streets and public spaces to maximise activation of the public realm.		PO 12.8 from Design in Urban Areas seeks to screen plant and mechanical equipment from the public realm however it would be beneficial to also have policy that encourages services to be designed as an integral part of the development and maximise activation. Potential action: develop policy that seeks service structures, plant and equipment to be designed to be an integral part of the development or located away from main streets and public spaces to maximise activation of the public realm.	Future Action.

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TRANSPORT POLICIES				
246.	Reinstate policies around ancillary parking and non-ancillary parking		Not included	Further Investigation Required.
247.	Support changes to City Mainstreets and Business Neighbourhood Zones however there is a need for a balanced consideration of area-based approach to shared car parking, public transport improvements and walking and cycling infrastructure. This would be better considered through a future Code Amendment.		Requires further analysis and research.	Further Investigation Required.
248.	Reconsider non-residential parking rates in the City Living Zone in light of proposed land use Changes.		Not included.	Further Investigation Required.
249.	Reinstate car parking rates for people with a disability from existing Development Plan.		Not included. Potential action: Policy Amendment – apply car parking rates for people with disabilities to the City.	Further Investigation Required.
250.	Provide consistent metropolitan bicycle car parking rates and ensure bicycle storage is in addition to dwelling storage.		Not included. Bicycle parking rates have not been applied to the City. Potential action: Policy Amendment – apply bicycle parking rates to the City.	Further Investigation Required.
251.	Ensure Deemed to Satisfy and Accepted Development pathways do not provide "automatic" approvals of new vehicle crossovers.		Still required under LG Act?	Further Investigation Required.
252.	Insert a PO to ensure siting, design and acoustic measures are provided for service and loading areas that are conveniently located and do not impact the street amenity, residential amenity and traffic and pedestrian safety.		PO18.2 in Design in Urban Areas GDP partially considers this regarding residential amenity, and PO 4.2 in Interface Between Land Uses GDP. Potential action: review policies to determine if sufficient.	Further Investigation Required.
253.	Provide PO around provision rates end of trip facilities.		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
SITE CONTAMINATION GDP				
254.	Revise PO 1.1 to ensure existing buildings are also suitable for sensitive land uses and provide a safe environment prior to the commencement of the use.		Practice Direction re: site contamination appears to achieve this. Potential action: review policies and Practice Direction to ensure this is achieved.	Further Investigation Required.
255.	Insert following new PO from PDC 105 from the CoA Dev Plan: <i>Where there is evidence of, or reasonable suspicion that land, buildings and/or water, including underground water, may have been contaminated, or there is evidence of past potentially contaminating activity/ies, development should only occur where it is demonstrated that the land, buildings and/or water can be made suitable for its intended use prior to commencement of that use.</i>		Practice Direction re: site contamination appears to achieve this. Potential action: review policies and Practice Direction to ensure this is achieved.	Further Investigation Required.







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PUBLIC NOTIFICATION – TABLE 5 PROCEDURAL MATTERS				
256.	Changes to public notification policies have been made during the consultation process, however not communicated to all stakeholders. A stakeholder may have reviewed the Code at the beginning of the consultation and considered the policies to be reasonable. However, in some instances, substantial policy changes have been made and not communicated widely except on the website.		No comment.	Further Investigation Required.
257.	Removing public notification at this stage is unjustified for those who in good faith have reviewed the proposed Planning and Design Code however were unaware of the errors or “corrections”.		Potential action: review public notification triggers to determine if appropriate in City of Adelaide.	Further Investigation Required.
258.	The structure and wording of Table 5 – Procedural Matters is convoluted and ambiguous, making it difficult to identify what classes of development are exempt from notification.		Potential action: review public notification triggers to determine if appropriate in City of Adelaide.	Further Investigation Required.
259.	The only component of residential development that is subject to notification is the overall building height, whereby development must exceed the maximum anticipated height in order to be notified. Within the applicable Zones within the City of Adelaide, there is no consideration to development on the boundary being a trigger for notification.		Potential action: review public notification triggers to determine if appropriate in City of Adelaide.	Further Investigation Required.
260.	Land uses exempt from notification are inconsistent with anticipated land uses within a Zone or Sub Zone.		Potential action: review public notification triggers to determine if appropriate in City of Adelaide.	Further Investigation Required.
261.	There are substantial changes to notification within the City Living Zone, which lack consideration for composition of narrow allotments, high proportion of heritage places and residential character/amenity.		Potential action: review public notification triggers to determine if appropriate in City of Adelaide.	Further Investigation Required.
262.	Ensure catalyst sites remain publicly notified given the potential impacts that need to be considered by stakeholders.		Potential action: review public notification triggers to determine if appropriate in City of Adelaide.	Further Investigation Required.
263.	Within the Adelaide Park Lands revised the notification as follows: - No public notification is required where developments are clearly anticipated in the Zone. Notification triggers consider the scale and impact of the use of the locality and adjacent Councils and the level of assessment needed to be undertaken with an application (see examples below based on current approach).		Check that changes meet the recommendation.	Further Investigation Required.
264.	The “trigger” around development adjacent a zone boundary apply to all adjacent zones and not only a neighbourhood type zone. The Capital City Zone does not fall under the definition of a neighbourhood type zone, however, encourages residential and similar uses to a neighbourhood type zone. These residents should be afforded the same public consultation rights noting densities are likely to be higher.		Potential action: review public notification triggers and application to determine appropriateness in City of Adelaide.	Further Investigation Required.
TECHNICAL AND NUMERIC VARIATIONS				
265.	Apply Urban Tree Canopy overlay to City of Adelaide.		Applies to City Living Zone only.	Further Investigation Required.
266.	Apply Stormwater Management overlay to City of Adelaide.		Applies to City Living Zone only.	Further Investigation Required.
267.	Clarify how the spatial application of Housing Renewal will be undertaken and/or triggered during development assessment.		These policies seem to apply to development undertaken by SAHT or Community Housing providers.	Further Investigation Required.

*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
268.	Spatially map where TNVs apply via SAPPA.		TNVs are mapped, but not by individual parameters.	Further Investigation Required.
PUBLIC REALM				
269.	Ensure all relevant public realm matters are encapsulated appropriately in either the Planning and Design Code or a City of Adelaide Design Standard.		Potential action: liaise actively with PlanSA to ensure public realm matters are adequately addressed.	Further Investigation Required.
270.	Ensure the Statutes Amendment (Local Government Review) Bill 2020 contributes to resolving outstanding issues, in line with the Bill as introduced to the Legislative Chamber.		Still under consideration.	Further Investigation Required.
REFERRALS				
271.	Initiate discussions with the Education Standards Board regarding the potential to introduce a referral for advice on requirements for operation of childcare centres.		Not included in referrals in Code or in Regulations. Potential action: Liaise with PlanSA and Education Standards Board regarding coordination of approvals for childcare centres.	Further Investigation Required.
DEFINITIONS				
272.	The following terms are recommended to be defined in Part 8 - Administrative terms and definitions - Ancillary Building - Catalyst Site - Conservation Works - Low, medium and high scale (as distinct from low, medium and high rise) - Infrastructure (in terms of inclusions aligning to the Local Government Act)		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
273.	The following land uses do not have a definition in the Code however have previously been useful in managing land uses in the City. It is recommended that these are added as definitions: - Adult Entertainment Premises - Adult Products and Services Premises - Boarding/Lodging House - Cinema/Theatre - Emergency Services Facilities (Ambulance, Fire, Police) - Entertainment Centre - Events - Informal and Formal Recreation Area - Short Term Accommodation		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.

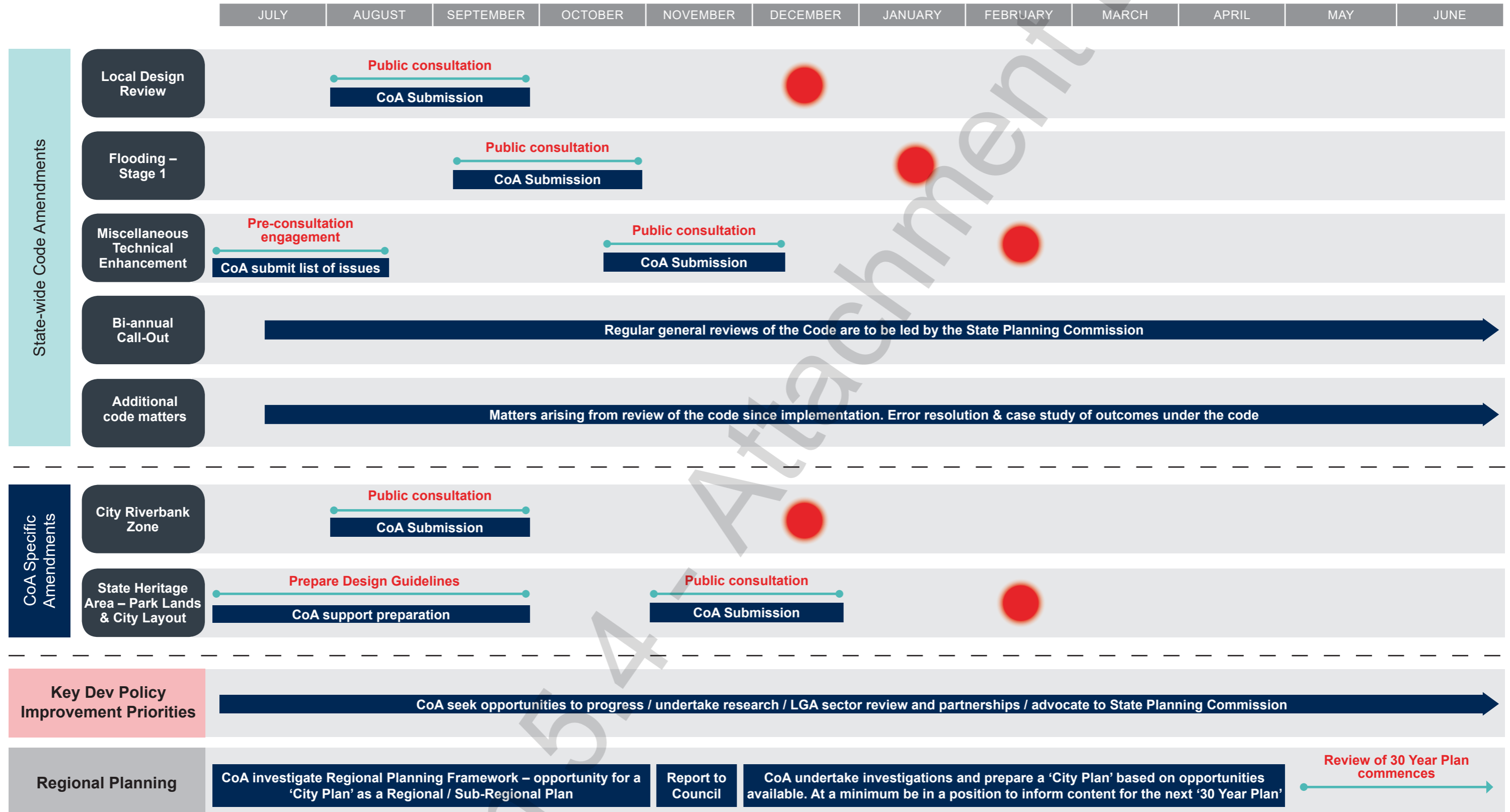
*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Recommendations to Draft Phase 3 Planning and Design Code – endorsed by Council in December 2020		Implemented	Comment	Approach to resolve
274.	The following land use terms and activities referred to in the P&D Code to be defined in Part 7 – Land Use Definitions: - Licensed Premises - Entertainment Venue and/or Entertainment Premises - Sporting Facility - Club - Convention Centre - Helicopter Landing Facility - Hospital - Institutional use - Motel - Serviced Apartment - Health Care Facility		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
275.	A Restaurant forms a standalone land use.		No change. Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
276.	A Domestic and Personal Services Establishment is only included under Column C for a Shop.		No change – is listed in Column A as well. Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
277.	Where policies have been used interchangeably or are similar, these should be should either be separately defined, or the P&D Code should be amended, removing superfluous terms. For clarity of both interpretation and application, the following land uses need to be refined: - Community Facilities, Community Centre and Community Service - Short Stay Accommodation and Tourism Facilities. - Licensed premises, Nightclubs, Bars, Entertainment Venue, Entertainment Premises and Entertainment Facilities.		No changes made. Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
278.	Policies also need to be reviewed to ensure definitions have been used consistently throughout the Code.		Undertake detailed review.	Further Investigation Required.
279.	For the purpose of existing use rights, practice guidance is needed on the legal interpretation of definitions that may have changed.		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
Additional suggestions post submission.				
280.	Capital City Zone DTS/DPF 8.3 needs to be a PO rather than a DTS.		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.
281.	Business Neighbourhood Zone The change of use DTS to include bike parking, waste and operation hours.		Potential action: liaise with PlanSA to resolve.	Further Investigation Required.

*Implemented in Planning and Design Code March 2021 release key:

	Implemented		Partially Implemented		Not Implemented
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Notes: Dates and projects, based on content information available.

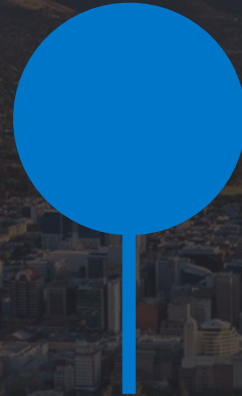




Sustainability

"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



City Plan

"Develop spatial plans to support future growth in the city."

CoA Strategic Plan 2020-2024

STRATEGIC PRIORITY ADELAIDE

**Most liveable city
in the world**

Sustainability

Why?

Recognised by Council through previous submissions on the Planning Reform as an area of development policy that requires attention. The theme also aligns with several of Council's current action plans which have important linkages to the development system.

1. Resource recovery / circular economy

- a. Resource Recovery Action Plan 2020-2028.
 - i. Priority Item 5: Advocate and align policies, guidelines and practices to the circular economy.

Climate Change should be treated as a national emergency.

- b. Draft Climate Change Risk Adaptation Action Plan 2021.
 - i. Key Area of Decision Making – Developments.

2. Water Sensitive Urban Design

- a. Water Sensitive City Action Plan 2021-2025.
 - i. "Adelaide is an attractive and resilient city that uses its diverse water resources and knowledge to drive prosperity, sustain healthy ecosystems and connect communities".

4. Natural Resources and Environment Discussion Paper (State Planning Commission, August 2018)

- a. Research and advocate for updated, improved and future forward policies to be implemented within the Planning and Design Code.

3. Climate Change

- a. 2019 – City of Adelaide declared that

Key Development Policy Improvement Priorities



Movement

Why?

Council's Strategic Plan 2020-2024 places emphasis on long term planning. Integrated movement systems are ever evolving with new technologies; development policies need to be updated to reflect and encourage alternate forms of transportation and focus on planning for people.

1. Integrated Movement Systems Discussion Paper (State Planning Commission, August 2018)

- a. Research and advocate for updated, improved and future forward policies to be implemented within the Planning and Design Code.
- b. Universal Design – Planning for people.
- c. Future Proofing our city – exploring innovative new technologies.
- d. Accommodating movement systems and improving linkages.

Liveability

Why?

Council's number one strategic plan goal is to become the most liveable city in the world. To assist with the realisation of this goal, development policies can play a vital role in facilitating these outcomes. To achieve this, multiple areas of development policy must be considered together, such as residential development, encouraging business, economic drivers and strong public realm policies.

1. Residential growth and increasing business in Adelaide

- a. Measure the Planning and Design Code against 'The Global Liveability Index 2021'.
- b. Research of improvements that could be made to planning policies to improve urban design outcomes to attract high quality developments that will contribute to Adelaide, our residential population growth and encourage businesses to our city.

2. Public Realm

- a. Investigate whether public realm policies can operate effectively under the new planning system.

- b. Ensure that our public spaces represent high quality urban spaces that provide both visual interest and function while enhancing the overall appearance of the street.

3. Productive Economies Discussion Paper (State Planning Commission, November 2018)

- a. Research and advocate for updated, improved and future forward policies to be implemented within the Planning and Design Code.

Key Development Policy Improvement Priorities

Heritage

Why?

'From its creation as a city plan, Adelaide has a unique heritage which is revealed in the layout of the city and its encircling Park Lands. ... Council is unequivocal in its support for built heritage as a key part of a prosperous, liveable and culturally rich city', (The Lord Mayor of Adelaide, Sandy Verschoor).

The development system plays a fundamental role in ensuring our heritage is protected, valued and celebrated.

1. Heritage Strategy 2021-2036 and Action Plan 2021-2024

- a. Outcome 1: Our City's heritage is effectively protected.
 - i. Strengthen the heritage protection system.
 - ii. Protect vulnerable places.
 - iii. Advance World Heritage listing bid for the Park Lands and City Layout.
 - iv. Propose places for heritage listing.
- b. Outcome 1: Heritage is valued by our people and our communities.
 - i. Encourage best practice conservation.
 - ii. Ensure appropriate development.
 - iii. Unlock the economic potential of heritage places.
 - iv. Create vibrant precincts.
 - v. Lead by example.
 - vi. Encourage conservation skills development.
- c. Outcome 3: Our City is renowned for its heritage.
 - i. Celebrate our built and cultural heritage.
 - ii. Continue to develop our heritage narrative.
 - iii. Promote the value of conservation.
 - iv. Build heritage knowledge.

Exclusion of the Public

ITEM 6.1 03/08/2021
The Committee

Program Contact:
Mick Petrovski, Manager
Governance 8203 7119

Approving Officer:
Clare Mockler, Acting Chief
Executive Officer

2018/04291
Public

EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council Committee may order that the public be excluded from attendance at a meeting if the Council Committee considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Acting Chief Executive Officer that the public be excluded from this Committee meeting for the consideration of information and matters contained in the Agenda.

7.1 Open Space and Places for People Grants Submission [section 90(3) (b) of the Act]

The Order to Exclude for Item 7.1

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

ORDER TO EXCLUDE FOR ITEM 7.1

THAT THE COMMITTEE

1. Having taken into account the relevant consideration contained in section 90(3) (b) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 3 August 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.1 [Open Space and Places for People Grants Submission] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

Disclosure of the confidential funding strategies and associated information could reasonably prejudice the commercial position of Council in its negotiations with its funding partners, which, on balance, would be contrary to the public interest as it would likely implicate the optimisation of funding opportunities council may be able to secure through its funding negotiations.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may confer a commercial advantage on a third party and severely prejudice the Council's ability to influence proposals for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 3 August 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.1 [Open Space and Places for People Grants Submission] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) of the Act.
-

DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act), directs that a meeting of a Council Committee must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council Committee may order that the public be excluded from attendance at a meeting if the Council Committee considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
 - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
 - (b) *cause a loss of confidence in the council or council committee; or*
 - (c) *involve discussion of a matter that is controversial within the council area; or*
 - (d) *make the council susceptible to adverse criticism.'*
5. Section 90(7) of the Act requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
 - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
 - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 87(10) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following matter is submitted seeking consideration in confidence.
 - 6.1 Information contained in Item 7.1 – Open Space and Places for People Grants Submission
 - 6.1.1 Is not subject to an Existing Confidentiality Order.
 - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) of the Act
 - (b) information the disclosure of which—
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.

ATTACHMENTS

Nil

- END OF REPORT -

Confidential Item 7.1

Open Space and Places for People Grants Submission
Section 90 (3) (b) of the *Local Government Act 1999 (SA)*
Pages 69 to 84
