



# CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday, 6 August 2024  
at 7.00 pm

in the Colonel Light Room, Adelaide Town Hall

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Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Councillor Noon (Chair)

Councillor Martin (Deputy Chair)

Deputy Lord Mayor, Councillor Snape and Councillors Abrahamzadeh, Couros, Davis, Elliott, Giles, Hou, Li, Dr Siebentritt

**1. Acknowledgement of Country**

At the opening of the City Planning, Development and Business Affairs 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**

On Leave:

The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

**3. Confirmation of Minutes - 2/7/2024**

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 2 July 2024, be taken as read and be confirmed as an accurate record of proceedings.

View public [2 July 2024 Minutes](#).

**4. Declaration of Conflict of Interest**

**5. Deputations**

**6. Workshops**

6.1	Workshop: Draft Economic Development Strategy Consultation Summary	4 - 20
6.2	Workshop: Code Amendment Historic Area Statements	21 - 34

**7. Reports for Recommendation to Council**

7.1	Draft City Plan - Adelaide 2036 - Consultation Summary	35 - 127
7.2	Council's Submission on the Draft Adelaide Park Lands Management Strategy (APLMS)	128 - 139
7.3	Light Square Master Plan	140 - 190
7.4	Review of Outdoor Dining - Leigh Street, Peel Street and Topham Mall	191 - 196

**8. Reports for Noting**

Nil

**9. Closure**

## Workshop: Draft Economic Development Strategy Consultation Summary

Strategic Alignment - Our Economy

**Tuesday, 6 August 2024**

**City Planning, Development and Business Affairs Committee**

**Presenter:** Ilia Houridis, Director City Shaping

Public

### PURPOSE OF WORKSHOP

At the City Planning, Development and Business Affairs Committee (the CPDBA Committee) meeting on 2 July 2024 ([Link 1](#)), Council Members received the outcomes of the public consultation on the draft Economic Development Strategy (draft Strategy).

Public consultation reflected support for the draft Strategy from industry, State Government, non-government organisations and the community in particular support for the proposed goals and priorities and for prioritising climate change mitigation through a transition to circular and sustainable business models.

At the CPDBA Committee, Council Members discussed the allocation of roles and responsibilities of the City of Adelaide (CoA) Administration and its subsidiaries, including the Adelaide Economic Development Agency (AEDA) in delivering the Economic Development Strategy.

At its meeting on 9 July 2024, the Council subsequently noted the draft Economic Development Strategy Consultation Summary and deferred the item to a workshop at the next CPDBA on Tuesday 6 August 2024 to discuss the following priority actions to be lead by the CoA:

- We will advocate to the Commonwealth Government to reform taxation policies which impact housing and for investment and incentives which assist in the development of more affordable and accessible housing.
- We will advocate to State Government to work with all stakeholders to reactivate the market for existing purpose-built student accommodation (PBSA) and support the enablers of growth.

The workshop does not propose to review the draft Strategy, noting the support received through consultation. Consistent with approaches taken with other City of Adelaide strategies, it is not proposed to create a separate strategy for the night time economy. The workshop will outline the approach to the roles and responsibilities of priority actions in the draft Economic Development Strategy.

Priorities and priority actions relating to the night time economy (NTE) were considered at the City Finance and Governance Committee on 16 July 2024 during discussion on the AEDA Review Implementation Plan Update Report ([Link 2](#)); and the outcomes of the Night Time Entertainment Economy Roundtable ([Link 3](#)).

Administration noted the following key points on 16 July 2024:

- Night time economy intersects the Economic Development Strategy, AEDA Annual Business Plan, Precinct and Place review and other initiatives including Council of Capital City Lord Mayors' (CCCLM) work and the role of the Small Business Strategy. There is a need to clearly feature the night economy in the Economic Development Strategy.
- Definitions of day, evening and night economy should be clear and highlighted by AEDA data and the economic profile for the city.
- Event growth post-COVID within the CoA.

The night time economy is addressed in the draft Strategy with specific priorities within Goal 2 and Goal 5, as follows:

- Priority: Extend the daily cycle of the city into the night
- Priority: Enable small venues and the live music scene to thrive.

As an outcome of the workshop, Administration will present the final Economic Development Strategy for Council decision in September 2024.

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## KEY QUESTIONS

- What are Council Members' views on the delivery of night time economy priorities in the draft Economic Development Strategy?

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- END OF REPORT -

# Our Economy

## Draft Economic Development Strategy

To discuss roles and responsibilities of priority actions in the draft Economic Development Strategy

David Bills, Manager Low Carbon & Circular Economy  
Sarah Gilmour, Associate Director Park Lands, Policy & Sustainability  
Greg Ratsch, General Manager, AEDA  
Iliia Houridis, Director City Shaping

- Consultation feedback on the draft Economic Development Strategy (draft EDS) supported the priorities and actions proposed
- At the City Planning, Development and Business Affairs Committee meeting on 2 July, Council Members discussed the roles and responsibilities of City of Adelaide Administration and its subsidiaries
- The focus of this workshop is to:
  - inform Council of clarifications to roles and responsibilities of priority actions in the draft EDS
  - Engage Council Members for their views on actions relating the night time economy (NTE)
- Following the workshop the final Economic Development Strategy will be presented to Council for decision in September 2024

- On 26 March 2024 Council endorsed the draft EDS for public consultation
- Consultation opened on 23 April 2024 for 6 weeks and closed on 31 May 2024
- Council noted the draft EDS Consultation Summary on 9 July 2024
- Decision on the draft EDS was deferred to the 6 August 2024 meeting of the City Planning, Development and Business Affairs Committee
- On 16 July 2024 the City Finance and Governance Committee considered report items on the AEDA Review Implementation Plan Update and the Night Time Entertainment Economy
- The 2024/25 Annual Business Plan and Budget includes an allocation of \$106,000 for implementation of the EDS which supports the overall coordination and delivery of the Strategy by the City of Adelaide and its subsidiaries



**KEY QUESTION**

What are Council Members' views on the delivery of night time economy priorities in the draft Economic Development Strategy?

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### Our Community



27,901 residents



47% between 18 and 34



20% aged 60 and over



50% renting



45% born overseas

### Top Three Industries (by output and value added)



Public Administration and Safety



Professional, Scientific  
and Technical Services



Financial and Insurance Services

Community consultation supported the draft Economic Development Strategy, goals and priorities. Key consultation feedback included:

- ✓ Suggestions from AEDA Board on assignment of responsibility for specific priorities
- ✓ Housing affordability and supply as a barrier to economic development
- ✓ Support for prioritising climate change mitigation through a transition to circular and sustainable business models
- ✓ State Government interest in alignment with the Greater Adelaide Regional Plan and the role of the Adelaide Park Lands as the inner suburbs develop.
- ✓ Importance of existing programs such as Renew Adelaide
- ✓ Importance of Adelaide Airport
- ✓ Comments about further support needed for protecting culture (artists and creatives)
- ✓ Comments regarding funding availability including Council, external grants, sponsorships and strategic partnership programs

# Draft Economic Development Strategy

## Lens of Delivery through the EDS

The EDS will be delivered by the City of Adelaide and its subsidiaries, most notably AEDA, through its ongoing collaborative relationship. Both CoA and AEDA are anticipated to have roles in the delivery of economic development determined by who is best placed to deliver as identified in the draft Strategy.

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The draft Strategy includes the following statement:

*The City of Adelaide plays a distinct role as the social, commercial, cultural and civic capital and is the economic heart of South Australia. For this Strategy, we define economic development as:*

*Initiatives that attract talent and stimulate business and investment activity in the city; support a more diversified and productive economy; and improve community well-being.*

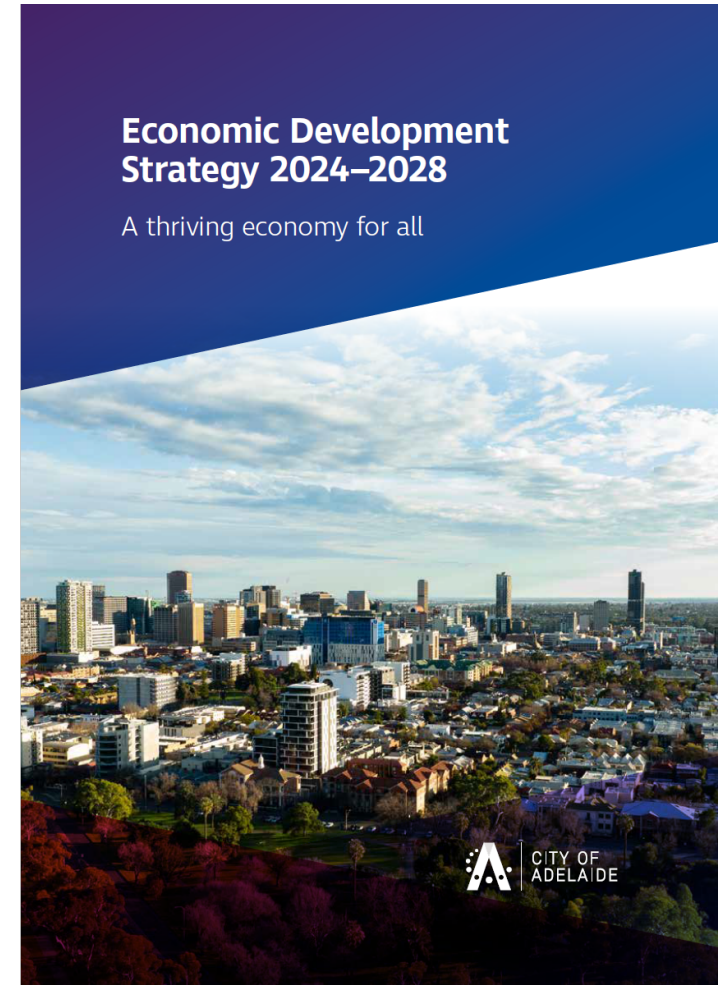
*The City of Adelaide will focus on where we can meaningfully influence and impact the economy at the local, state, national and global scale.*

*We will use our subsidiaries and partnerships with other levels of government, research institutions, businesses and funding bodies to expand our influence.*

*We will work with State and Federal counterparts to promote the City of Adelaide and South Australia.*

### Economic Development Strategy 2024–2028

A thriving economy for all



## **Adelaide Economic Development Agency Role (as outlined in its Charter)**

*Powers, Functions and Duties (AEDA Charter) - To work collaboratively with the State Government, strategic partners, peak bodies and key stakeholders and avoid duplication of effort in the delivery of its functions and duties*

The objects and purposes of the Agency are:

- 2.4.1 To accelerate economic growth in the City of Adelaide by attracting investment and supporting businesses, festivals and events, as well as visitor, student and residential growth;
- 2.4.2 To promote the City of Adelaide as a destination and ‘magnet city’ and increase its visitation and use by residents, workers, visitors and the community in general;
- 2.4.3 To position the Rundle Mall as the State’s premier retail and commercial shopping precinct in order to sustain retail, business and economic viability; and
- 2.4.4 To ensure that the Agency operates within the terms of this Charter and the Council’s Strategic Plan.

## Committee Discussion

- On 2 July 2024 Council Members indicated the following priority actions assigned to AEDA should be led by the City of Adelaide:
  - We will advocate to the Commonwealth Government to reform taxation policies which impact housing and for investment and incentives which assist in the development of more affordable and accessible housing.
  - We will advocate to State Government to work with all stakeholders to reactivate the market for existing purpose-built student accommodation (PBSA) and support the enablers of growth.

## Proposed Changes to Priority Actions

- The draft Strategy identifies Council has the lead for advocacy supported by its subsidiaries in delivery.
- The above priority actions in the Strategy will be updated to reflect **CoA as lead and support through AEDA:**
  - We will promote the City of Adelaide's advocacy to the Commonwealth Government to reform taxation policies which impact housing and for investment and incentives which assist in the development of more affordable and accessible housing.
  - We will promote the City of Adelaide's advocacy and State Government efforts to work with all stakeholders develop purpose-built student accommodation (PBSA).

# Draft Economic Development Strategy

## Night Time Economy Definitions

- The NTE is defined as economic activity occurring between 6pm and 6am
  - There are different areas of the NTE, for example, the Council of Capital City Lord Mayors (CCCLM) splits the NTE into core (e.g. food, drink, entertainment), non-core (e.g. retail, accommodation) and supply (e.g. wholesaling for food and drink) sectors
  - Additional sectors for the NTE include; healthcare workers, transport workers, and other workers such as the CoA City Presentation team (waste, cleansing and horticulture employees who work between 3am and 1pm)
  - CoA is currently undertaking the Night Shift Project with the Australian Research Centre to case study the role of these worker groups in the NTE
  
- The NTE is typically divided into the following time brackets (used in CCCLM NTE Reports):
  - 5pm-6pm: Transition hour from day time economy to night time economy
  - 6pm-9pm: Evening
  - 12am-3am: Late night
  - 3am-6am: Early-hours

# Draft Economic Development Strategy

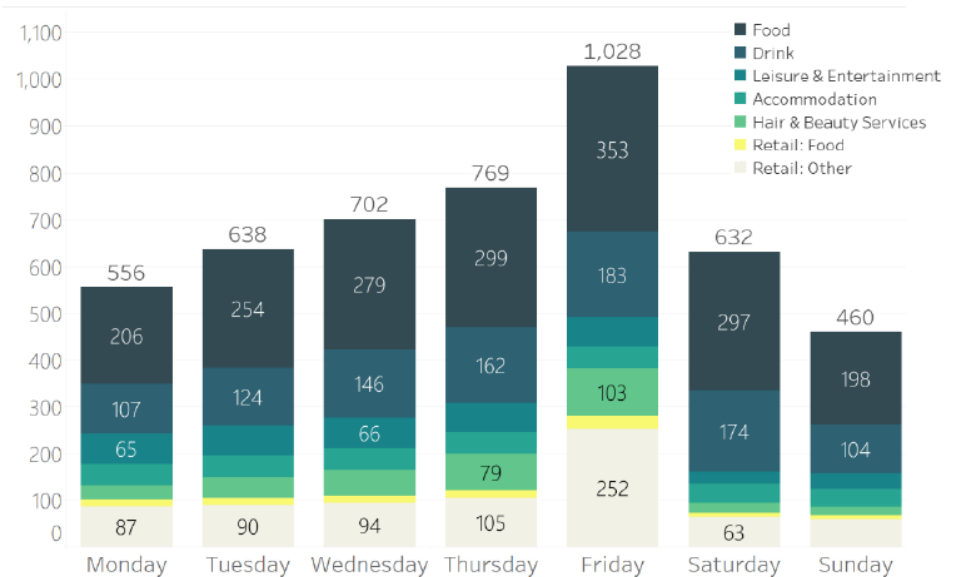
## Night Time Economy City of Adelaide Context



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- The CoA's night time economy contributes to 30% of visitor spend
- 10,345 workers are employed in traditional (core) night time economy industries (drink, entertainment and food)
  
- What has been done in the CoA NTE
  - Night Shift Australia Research Council (ARC) Linkage Project
  - CCCLM Night Time Economy Benchmark Reports (latest report yet to be distributed)
  - Project Night Light

Figure 4: Number of business open at night (at some point 6pm and 6am)



CCCLM Report: Measuring the Australian Night Time Economy 2021-22



# Draft Economic Development Strategy

## Night Time Economy in the draft EDS



- ✓ Night time economy is addressed in multiple Goals in the draft EDS (see next slide) with two specific priorities:
  1. Priority: Extend the daily cycle of the city into the night
  2. Priority: Enable small venues and the live music scene to thrive
  
- Administration noted the following key points on 16 July 2024:
  - Night time economy intersects the Economic Development Strategy, AEDA Strategic Plan, Precinct and Place review and other initiatives including CCCLM work and the role of the Small Business Strategy
  - There is a need to clearly feature the night economy in the Economic Development Strategy
  - Definitions of day, evening and night economy should be clear and highlighted by AEDA data and the economic profile for the city
  - Event growth post-COVID within the City of Adelaide

# Draft Economic Development Strategy

## Night Time Economy in the draft EDS

Goals & Priorities					
Goal 1 More than the gateway to South Australia	Goal 2 A thriving economy for all	Goal 3 A centre for education & collaboration	Goal 4 A growing economy for a growing population	Goal 5 Australia's festival & creative capital	Goal 6 An easy place to do business
Adelaide's unique experiences & opportunities attract visitors to our city building our global profile	An inclusive, equitable & thriving economy, growing the broad range of sectors contributing to Gross State Product, supporting our community & nurturing people & planet	A city that is a test bed for ideas, research & collaboration, attracting the best & brightest minds to invent & innovate	Grow the city's population to 50,000 by 2036 through a pipeline of investment & housing	Leverage our creative strengths & experience in the arts & culture to attract homegrown & world-class talent to power the economy	Attract, retain & grow businesses through a dynamic, holistic economy
Promote Adelaide as a premier tourism location	Leverage & grow the green economy & green brand	Promote Adelaide's reputation as a centre for health & education	Enable a pipeline of housing addressing the needs of a diverse market, ensuring accessibility & affordability to attract workers & investment to our city	Enable events & experiences of every size & scale	Grow the city's role as a driver of South Australia's economy
Enable a thriving visitor economy	Enable small to medium enterprise (SME) growth to increase the city's contribution to GSP	Export knowledge for the global green transition		Promote the economic contribution of the creative industry sector	Enable start-ups & entrepreneurship
Capitalise on our connection with Adelaide Airport to increase visitation	Enable Aboriginal & Torres Strait Islander & social enterprises	Support international student wellbeing & sense of belonging	Encourage repurposing, adaptive reuse & improvement of buildings & facilities	Enable small venues & the live music scene to thrive	Enable jobs in emerging sectors to support a growing population
	Extend the daily cycle of the city into the night		Invest in well-planned neighbourhoods & key destination precincts	Enable art in our streets & the Adelaide Park Lands	Support small & medium enterprises to scale-up

Purple—Priorities with direct NTE impacts Yellow—Priorities with indirect NTE impacts

26 March 2024	Draft Strategy for consultation approved by Council
23 April – 31 May 2024	Consultation period
9 July 2024	Consultation summary noted and workshop requested by Council
16 July 2024	AEDA Review Implementation Plan Update Report and Night Time Entertainment Economy reports presented to City Finance and Governance Committee
<b>6 August 2024</b>	<b>Workshop on the draft EDS with City Planning, Development and Business Affairs Committee</b>
3 September 2024	Final draft EDS for endorsement to be presented to the City Planning, Development and Business Affairs Committee
10 September 2024	Economic Development Strategy decision by Council

We are here

**KEY QUESTION**

What are Council Members' views on the delivery of night time economy priorities in the draft Economic Development Strategy?

## Workshop: Code Amendment Historic Area Statements

**Tuesday, 6 August 2024**  
**City Planning, Development and Business Affairs Committee**

Strategic Alignment - Our Places

**Presenter:** Sarah Gilmour,  
Associate Director Park Lands,  
Policy and Sustainability

Public

### PURPOSE OF WORKSHOP

The purpose of this workshop is to seek input from Council Members on the draft Historic Area Statements Update Code Amendment (the draft Code Amendment) prior to seeking Council approval to undertake public consultation. The Code Amendment is in line with the City of Adelaide Strategic Plan – Our Places, Outcome 2 - Encourage bold, interesting and purposeful development that supports the changing needs of our community and city.

The Code Amendment progresses the Council's submission to the Expert Panel on the State Planning Implementation Review endorsed in January 2023. Council's submission recommended an urgent update of the City of Adelaide's Historic Area Statements to improve guidance for development assessment in historic areas.

Council endorsed a request to the Minister for Planning to Initiate the City of Adelaide Historic Area Statements Update Code Amendment on 8 August 2023 ([Link 1](#)).

The Minister for Planning approved the Proposal to Initiate the Code Amendment on 16 November 2023. The Code Amendment has been undertaken in accordance with the endorsed Proposal to Initiate ([Link 2](#)).

The Code Amendment proposes to update the City of Adelaide's 14 existing Historic Area Statements in the Planning and Design Code. An example of the updated Historic Area Statement is provided in [Link 3](#).

The Code Amendment proposes to introduce 54 Representative Buildings in the Historic Area Statements in the City of Adelaide.

The scope endorsed by the Minister precludes the introduction of additional Local Heritage Places. This is being pursued separately by the City of Adelaide through its Code Amendment program in 2024/25.

Under the 'Proposal to Initiate' determined by the Minister for Planning, Council is unable to include any additional Historic Areas or modify existing boundaries.

Additional Historic Areas and Character Areas are being investigated separately. These will be brought to Council for consideration in the first quarter of 2025. A Code Amendment to introduce a new Historic Area or Character Area would need to be approved by the State Government as a separate and subsequent Code Amendment.

A report on proposed new areas and buildings will be presented in confidence as it would identify individual properties proposed to be listed as Representative Buildings.

The program of work through the Code Amendment and the future work program through 2024/25 address the City of Adelaide Strategic Plan 2024-2028 aspiration for Our Places and directly respond to the following measures:

- No loss of local heritage places and consider options to increase the 1,850 places
- Review the heritage overlays to ensure our heritage places are known and accommodated during development by 2025

Following the workshop, a report will be presented to the September 2024 meeting of the City Planning, Development and Business Affairs Committee and Council seeking a decision on the draft Code Amendment for the purposes of public consultation.

## KEY QUESTIONS

What are Council Members' views on the content of the draft Historic Area Statements Update Code Amendment?

What are Council Members' views on the approach to staged consultation with landowners, that is, to advise landowners in writing prior to formal consultation commences?

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## DATA AND SUPPORTING INFORMATION

**Link 1** – [Council Minutes Tuesday 8 August 2023](#)

**Link 2** – [Historic Area Statement Update Code Amendment](#)

**Link 3** – [Example Draft Historic Area Statement](#)

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- END OF REPORT -

# Workshop: Code Amendment Historic Area Statements

To seek input from Council Members on the draft  
Historic Area Statements Update Code Amendment

Colleen McDonnell, Manager City Planning and Heritage  
Sarah Gilmour, Associate Director Park Lands Policy & Sustainability  
Ilia Houridis, Director City Shaping



## Purpose

- The purpose of the workshop is to provide an update on the draft Historic Area Statements Update Code Amendment (draft Code Amendment)
- As an outcome of the workshop the draft Code Amendment will be presented to Council for decision in September 2024

## Background

- The Code Amendment progresses the Council's submission to the Expert Panel on the State Planning Implementation Review endorsed in January 2023
- On 8 August 2023 Council endorsed the 'Proposal to Initiate' the draft Amendment
- On 16 November 2023 the Minister for Planning approved the 'Proposal to Initiate' the Code Amendment



# Key Questions

## KEY QUESTION

What are Council Members' views on the content of the draft Historic Area Statements Update Code Amendment?

Note:  
*Adelaide 1 Hill Street is provided as a typical standard for all updated Statements.*

## KEY QUESTION

What are Council Members' views on the approach to staged consultation with landowners, that is, to advise landowners in writing prior to formal consultation commences?

# Role of Historic Area Statements



An Historic Area Statement (HAS) is a descriptive part of the Planning and Design Code that is referenced for development assessment of properties in the Historic Area Overlay. The role of the HAS is to:

- Provide contextual information relevant to development assessment and decision making
- Reinforce historic theme and built form characteristics
- Provide descriptions of the important attributes of an area to be referenced in the design of future developments in the area, including:
  - Form
  - Height
  - Setbacks
  - Materials
  - Landscape elements

# Where are Historic Areas?



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The Historic Area Overlay applies to 14 Areas within the City of Adelaide:

- 13 Historic Areas are in North Adelaide
- One Historic Area is in Adelaide's south-east corner.
- Each area has its own Historic Area Statement.

# What does the Code Amendment propose?

The Code Amendment proposes to:

- Outline the important historic character elements of the Historic Areas to enable more effective assessment of future development applications and protection of historic character
- Introduce Representative Buildings (an option recently introduced by State Government) to help guide the protection of historic character in the Historic Areas

The Amendment aims to:

- Clarify the expected development outcomes for property owners in the Historic Areas
- Improve the descriptions of attributes and elements of historic character to be considered and referenced in development assessment
- Support and guide context-sensitive design and decision-making for development in the Historic Areas

*Note: The Historic Area Statements have been reviewed by PLUS, CoA DA team (including Council's heritage architects) and by an independent heritage architect.*

# What is not included in the Code Amendment?

The Code Amendment does not:

- Amend policy in the Planning and Design Code
- Alter boundaries of the Historic Area Overlay
- Include new Historic Areas\*
- Introduce new Local Heritage Places\*

These changes are outside the scope of the ‘Proposal to Initiate’ approved by the Minister for Planning.

*\*Note: New Historic Areas and/or Local Heritage Places could be pursued via a separate Code Amendment(s) to address objectives under 'Our Place' in the CoA Strategic Plan 2024-2028. Administration is currently investigating possible inclusion of new Historic Areas within South Adelaide, in addition, a separate piece of work is in progress to identify potential new 20<sup>th</sup> Century Local Heritage Places.*

## What will be included in the Historic Area Statements?

The Planning and Design Code uses a table format for HAS. The State Government has confirmed the following descriptors are to be used in the Code for HAS:

- Eras, themes and context
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings

An example of the draft HAS is provided as a [linked document](#).

# What are Representative Buildings?

## Representative Buildings:

- Exhibit significant historic themes and attributes of the historic built character described in the relevant HAS
- Represent the historic built character of the Historic Area
- Demolition of buildings requires planning consent in a Historic Area
- Status implies *value in retention* because of a building's contribution to historic character value as part of a *group* of buildings in the Historic Area
- Not the same status as State Heritage and Local Heritage Place which is of value in its own right
- Includes development notification processes for demolition

# Heritage Places & Representative Buildings Compared

<b>STATE HERITAGE PLACES</b>	<b>PROTECTION UNDER THE CODE</b>	
	STATE HERITAGE PLACES OVERLAY & STATE HERITAGE AREAS OVERLAY	DEMOLITION CONTROL Heritage Minister - increased power to direct decision making ✓
<b>STATE HERITAGE AREAS</b>	<b>PROTECTION UNDER THE CODE</b>	
	LOCAL HERITAGE PLACES OVERLAY	DEMOLITION CONTROL ✓
<b>LOCAL HERITAGE PLACES</b>	<b>PROTECTION UNDER THE CODE</b>	
	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗
<b>REPRESENTATIVE BUILDINGS</b>	<b>PROTECTION UNDER THE CODE</b>	
	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗
<b>HISTORIC AREA OVERLAY</b>	<b>PROTECTION UNDER THE CODE</b>	
	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗

Adapted from PlanSA: [Heritage and character](#) | PlanSA



# Next Steps

- September 2024 - draft Code Amendment for public consultation presented to the City Planning, Development and Business Affairs Committee and Council for decision
- September 2024 - draft Code Amendment submitted to State Government Agency, Planning & Land Use Services and listed on their website for consultation (3-week lead time)
- October 2024 – notification letters to owners of proposed Representative Buildings will be sent one week before consultation commences
- October – November 2024 - public consultation open for 6 weeks
- February 2025 - report on the public consultation and updated Code Amendment presented to the City Planning, Development and Business Affairs Committee and Council for decision

# Key Questions

## KEY QUESTION

What are Council Members' views on the content of the draft Historic Area Statements Update Code Amendment?

Note:  
*Adelaide 1 Hill Street is provided as a typical standard for all updated Statements.*

## KEY QUESTION

What are Council Members' views on the approach to staged consultation with landowners, that is, to advise landowners in writing prior to formal consultation commences?

## Draft City Plan - Adelaide 2036 - Consultation Summary

Strategic Alignment - Our Places

Public

**Tuesday, 6 August 2024**

**City Planning, Development  
and Business Affairs  
Committee**

**Program Contact:**

Sarah Gilmour, Associate  
Director Park Lands, Policy &  
Sustainability

**Approving Officer:**

Ilia Houridis, Director City  
Shaping

## EXECUTIVE SUMMARY

The purpose of this report is to present the consultation summary on the draft City Plan, Adelaide 2036 (the draft City Plan) and outline the proposed amendments to the document prior to seeking a Council decision to endorse the City Plan.

On 11 June 2024, Council endorsed the draft City Plan for public consultation ([Link 1](#)). The consultation was undertaken using the interim engagement platform and opened on 18 June 2024 until 16 July 2024. Attachment A provides a summary of the consultation and the Administration's response. A detailed summary of the consultation process including verbatim consultation responses is provided in [Link 2](#).

Sixty-eight responses were received (17 submissions from organisations and 51 from individuals by survey or email). The draft City Plan received broad support with consultation feedback supporting the prioritisation of greening, open space, and transit diversity.

Key themes arising from the consultation are:

- Overwhelming support for the draft City Plan's proposed priorities and strategies for shaping a vibrant, sustainable and inclusive future city.
- The Local Area Framework should strengthen references to:
  - Local and State Heritage Places
  - Locally significant places and elements
  - Built form
  - Role of main streets and precincts
  - Role of students and visitors
  - Role of small business
  - The night time economy.
- Improved experience as an active transport user e.g. fewer cars, pedestrian priority at traffic lights and lower city speed limits.
- Importance of the roles of greening, open space, social infrastructure, and main streets to support the future population.
- Support from the State Government and adjoining Councils to collaborate on infrastructure and planning including improved connections to surrounding suburbs.

Proposed amendments to the draft City Plan following consultation include:

- The methodology for developing the City Plan indices from the City Plan Stage 1 and 2 report will be made available on the City Plan page on the City of Adelaide website.
- Refinement of the Local Area Framework, including naming of the local areas, to strengthen the recognition of elements that contribute to the unique character, strengths and opportunities of each local area.
- Further details regarding implementation, including staging of the City Plan to 2036 and key projects for delivery in the current term of Council.

- Updated photography and minor editorial and grammatical changes.

In addition to the formal consultation and submissions, there has also been regular and ongoing engagement with the State Government in the development of our spatial plan for the city, primarily through Planning and Land Use Services (PLUS), noting the City Plan will underpin our commentary and submission to the Greater Adelaide Regional Plan.

There was also significant commentary on the draft City Plan which relates to the development of the City of Adelaide's Integrated Transport Strategy which has been provided to the relevant team to consider in the draft Integrated Transport Strategy.

The final City Plan is proposed to be presented to the City Planning, Development and Business Affairs Committee and Council for endorsement in September 2024.

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## RECOMMENDATION

The following recommendation will be presented to Council on 13 August 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives the draft City Plan – Adelaide 2036 Consultation Summary as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 August 2024.
  2. Notes the final City Plan – Adelaide 2036 is proposed to be presented to the City Planning, Development and Business Affairs Committee and Council in September 2024 with the view to submit to the State Government as part of the Greater Adelaide Regional Plan consultation.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Places</b> Encourage bold, interesting and purposeful development Develop the City Plan by 2024.
Policy	The City Plan forms part of the City of Adelaide’s suite of Strategic Management Plans as outlined in the Strategic Plan 2024-2028. It is a spatial plan for the city which supports and is subordinate to the Strategic Plan. The draft Adelaide Park Lands Management Strategy (APLMS) was a key reference document in the development of the City Plan. These two strategies have been developed to work cohesively. As such, repetition of the goals, principles and guidelines of the APLMS is not necessary in the City Plan. Council's November 2023 submission to the draft Greater Adelaide Regional Plan (GARP) discussion paper recommended the City Plan inform the draft GARP.
Consultation	Community consultation was undertaken throughout 2023/24 via the City Plan Studio, and online and in-person local area focus groups. Residents, workers, businesses and visitors were invited to provide input into the draft City Plan via an online mapping tool. The Boards of the Adelaide Economic Development Agency and the Kadaltilla / Adelaide Park Lands Authority were briefed on the draft City Plan during its development. Public consultation on the draft City Plan opened on 18 June 2024 until 16 July 2024. SA Water requested and received a 1-week extension to the consultation. The State Planning Commission made a brief submission. There was no response from the Department for Infrastructure and Transport.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The City of Adelaide is working collaboratively with the State Government Agency, Planning and Land Use Services (PLUS), on developing the City Plan and its relationship with the State Government’s development of the GARP.
24/25 Budget Allocation	The item that is the subject of this report is currently unfunded.
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The City Plan responds to Council’s commitment for a spatial plan for the city and responds to Council’s residential growth target of 50,000 people by 2036. It has a 10-year planning focus, with a series of implementation initiatives, including a Code Amendment Program.
24/25 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

The City of Adelaide received \$200,000 in grant funding across two financial years for the project through the Capital City Committee which concluded on 30 June 2024.

## DISCUSSION

### Background

1. The purpose of this report is to present the consultation summary on the draft City Plan, Adelaide 2036 (the draft City Plan) and outline the proposed amendments to the document prior to seeking a Council decision to endorse the City Plan in September 2024.
2. On 11 June 2024, the Council endorsed the draft City Plan for public consultation ([Link 1](#)). The consultation opened on 18 June 2024 until 16 July 2024.
3. The public consultation invited the community and all stakeholders from previous engagements to provide feedback on the draft City Plan either by responding to survey questions or by providing their feedback in writing.
4. Online engagement was undertaken during the transition from Your Say Adelaide to the new Our Adelaide engagement platform. Survey Monkey was used as the online survey tool with no registration requirements.

### Consultation Outcomes

5. A detailed summary of consultation and administrative response to submissions is included in **Attachment A**. A detailed summary of the consultation process including verbatim consultation responses is provided in [Link 2](#).
6. Sixty-eight responses were received (17 submissions from organisations and 51 from individuals by survey or email).
7. The response to the online engagement webpage was as follows:
  - 4411 views of the draft City Plan engagement webpage, from 3666 users
  - 926 downloads of the draft City Plan summary
  - 768 downloads of the draft City Plan report
  - 195 downloads of the engagement pack
  - 197 followed the link to the survey
  - 41 'engaged' visitors submitted feedback through the online survey or on a written form
  - 10 'engaged' visitors submitted written feedback by email.
8. Key themes arising from the consultation include:
  - 8.1. Broadly positive support for the draft City Plan – Adelaide 2036.
  - 8.2. Overwhelming support for the draft City Plan's proposed priorities and strategies for shaping a vibrant, sustainable and inclusive future city.
  - 8.3. The Local Area Framework should strengthen references to:
    - 8.3.1. Local and State Heritage Places
    - 8.3.2. Locally significant places and elements, built form
    - 8.3.3. Role of main streets and precincts
    - 8.3.4. Role of students and visitors
    - 8.3.5. Role of small business
    - 8.3.6. The night time economy.
  - 8.4. Interest in additional detail and clarity regarding the implementation of some of the City Wide Strategies such as the tram loop.
  - 8.5. The data and indices used in the City Plan require further explanation and a glossary.

- 8.6. Support for recognition in the City Plan that the City of Adelaide is a 'city of neighbourhoods'.
- 8.7. The target 50,000 population is at odds with current ABS based City of Adelaide growth forecasts.
- 8.8. The current and future conservation value of the Adelaide Park Lands to the City of Adelaide and its National Heritage listing should be reinforced.
- 8.9. Collaboration with adjoining local governments is required to improve connections to surrounding suburbs.
- 8.10. General support for the proposed expansion of public transport loop but further investigation on its mode and detailed alignment are needed.
- 8.11. New developments need to have regard to local character, scale and interface treatment.
- 8.12. Improved experience as an active transport user e.g. fewer cars, pedestrian priority at traffic lights and lower speed city speed limits.
- 8.13. Importance of the roles of greening, open space, social infrastructure, and main streets to support the future population.
- 8.14. Importance of identifying and prioritising development of vacant and underutilised sites.
- 8.15. Support from the State Government and adjoining Councils to work collaboratively on transport and infrastructure planning.
9. Significant commentary on the draft City Plan related to the development of the Integrated Transport Strategy, which has been provided to the relevant team to consider in the draft Integrated Transport Strategy. The Integrated Transport Strategy will assist in implementing the City Plan through further analysis of some of the City-Wide Strategies and place principles.

#### **Proposed Amendments to the draft City Plan**

10. Based on the feedback received through the consultation process, the following changes are proposed for the final City Plan.
  - 10.1. General changes
    - 10.1.1. The methodology for developing the City Plan indices from the City Plan Stage 1 and 2 report will be available on the City Plan website.
    - 10.1.2. An abridged version of the City Plan will be made available following endorsement and adoption.
    - 10.1.3. A glossary of key terms will be included in the final City Plan.
    - 10.1.4. Updated photography and minor editorial and grammatical changes.
  - 10.2. Priorities
    - 10.2.1. General revision will be provided to the Priorities to reflect feedback received, e.g. the need to quantify water demand to achieve greening outcomes; and to balance growth and environmental impact.
  - 10.3. City Wide Strategies
    - 10.3.1. Broad prioritisation of the strategies based on assessing possible benefits and costs compared with similar interventions in other cities.
    - 10.3.2. Relevant strategies will be reviewed to strengthen opportunities for active transport connection with adjoining suburbs.
    - 10.3.3. Relevant content will be updated to strengthen the reference to the National Heritage Values of the Adelaide Park Lands and City Layout.
  - 10.4. Local Area Framework
    - 10.4.1. Refinement of the Local Area Framework to further integrate key moves to deliver City-wide Strategies, and additional details supporting Strategy 8 – Designing for Urban Life, Diversity and Density (such as identified of key strategic sites).
    - 10.4.2. Refinement of the Local Area Framework, including naming of the local areas, to strengthen the recognition of elements that contribute to the unique character, strengths and opportunities of each local area.

10.4.3. Relevant content will be updated to strengthen the reference to building scale, State Heritage and Local Heritage Places, and Historic Areas.

10.5. Implementation Plan

10.5.1. Further details regarding implementation, including staging of the City Plan to 2036 and key projects for delivery in the current term of Council.

**Next Steps**

11. Consultation processes on the draft City Plan will be closed pending the Council's decision.
12. The final City Plan is proposed to be presented to the City Planning, Development and Business Affairs Committee and Council for endorsement in September 2024.
13. The State Government has advised that the draft Greater Adelaide Regional Plan (GARP) is expected to be released for public consultation in mid-September 2024.
14. The City Plan will inform the City of Adelaide's submission to the draft GARP, as recommended in Council's November 2023 submission to the GARP discussion paper.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – [City Planning, Development and Business Affairs Committee – Agenda - Tuesday, 4 June 2024](#)

**Link 2** – [Consultation process including verbatim responses to the Draft City Plan, Adelaide 2036 Consultation](#)

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## ATTACHMENTS

**Attachment A** – Consultation Summary – Draft City Plan, Adelaide 2036

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- END OF REPORT -



# **CITY OF ADELAIDE DRAFT CITY PLAN – ADELAIDE 2036**

## **CONSULTATION SUMMARY**

DRAFT VERSION – 26 JULY 2024

## Background

The draft City Plan - Adelaide 2036 report (draft City Plan) was developed and informed by three previous engagements:

- City Plan Studio drop-in sessions and stakeholder forums, (in-person), 1 – 15 September 2023
- Your Say Adelaide mapping survey (online), 1 March – 8 April 2024
- Local Area Focus Groups (in-person), 18 - 30 April 2024

The draft City Plan was on public consultation from 18 June to 16 July 2024. This consultation summary report summarises the feedback received from this public consultation.

A detailed engagement report on all four public engagements on the City Plan will be provided to Council in August 2024.

## Public consultation and responses

The public consultation invited the public and all stakeholders from previous engagements to provide feedback on the draft City Plan either by responding to survey questions or by providing their feedback in writing.

Table 1 summarises key themes and responses with reference to the structure of the draft City Plan. Table 2 summarises consultation from individual written responses. Table 3 summarises survey responses. Table 1 to Table 3 include an administrative response to consultation feedback.

The feedback from the public consultation will inform further updates to the City Plan.

Individual meetings were held with the following organisations and subject matter experts:

- Commissioner for Children & Young People

## Response to Engagement and Submissions

A total of 51 members of the public provided feedback on the draft City Plan.

The response to the online engagement webpage was as follows:

- 4411 views of the draft City Plan engagement webpage, from 3666 users
- 926 downloads of the draft City Plan summary
- 768 downloads of the draft City Plan report
- 195 downloads of the engagement pack
- 197 followed the link to the survey
- 41 'engaged' visitors submitted feedback through the online survey or on a written form
- 10 'engaged' visitors submitted written feedback by email.

These are summarised in this consultation summary document.

Detailed written submissions were received from 17 organisations:

- State Planning Commission
- Department for Environment and Water, and Green Adelaide
- Kadaltilla / Adelaide Park Lands Authority
- Commissioner for Children & Young People
- Department of Climate Change, Energy, the Environment and Water
- City of West Torrens
- City of Burnside
- Australian Institute of Architects
- Australian Institute of Landscape Architects

- South Australian Water Corporation
- Lot Fourteen
- Adelaide Airport Limited and Parafield Airport Limited (AAL)
- Australian Hotels Association (SA)
- North Adelaide Society
- Transport Action Network
- Community Alliance Mainstreet Sub-Committee
- Purple Orange

### Key themes arising from Consultation

The key themes arising from written responses to the consultation workshop and meetings include (refer to Table 1 and Table 2):

- Broadly positive support for the draft City Plan – Adelaide 2036.
- Overwhelming support for the draft City Plan’s proposed priorities and strategies for shaping a vibrant, sustainable and inclusive future city.
- The Local Area Framework should strengthen references to:
  - Local and State Heritage Places
  - Locally significant places and elements, built form
  - Role of main streets and precincts
  - Role of students and visitors
  - Role of small business
  - The night time economy.

- Interest in additional detail and clarity regarding the implementation of some of the City Wide Strategies such as the tram loop.
- The data and indices used in the City Plan require further explanation and a glossary.
- Support for recognition in the City Plan that the City of Adelaide is a ‘city of neighbourhoods’.
- The target 50,000 population is at odds with current ABS based City of Adelaide growth forecasts.
- The current and future conservation value of the Adelaide Park Lands to the City of Adelaide and its National Heritage listing should be reinforced.
- Collaboration with adjoining local governments is required to improve connections to surrounding suburbs.
- General support for the proposed expansion of public transport loop but further investigation on its mode and detailed alignment are needed.
- New developments need to have regard to local character, scale and interface treatment.
- Improved experience as an active transport user e.g. fewer cars, pedestrian priority at traffic lights and lower speed city speed limits.
- Importance of the roles of greening, open space, social infrastructure, and main streets to support the future population.
- Importance of identifying and prioritising development of vacant and underutilised sites.

- Support from the State Government and adjoining Councils to work collaboratively on transport and infrastructure planning.

**Table 1 Summary of key themes arising from written submissions on draft City Plan – Adelaide 2036**

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<b>GENERAL COMMENTS</b>	
<p><b>Commissioner for Children and Yong People</b>            Better engagement with children and young people is sought to ensure that the voices of children and young people are incorporated into consultation processes and that Adelaide meets their needs now and in future.</p>	<p>Noted. A meeting was held with the Commissioner to workshop future improvements to engaging with children and young people in Council’s future key policies and strategies.</p>
<p><b>City of Burnside</b>  <i>Parking</i>            The City of Adelaide would be aware of the external traffic and parking impacts associated with events occurring in Victoria Park/Pakapakanthi (Park 16), particularly as it affects the Burnside suburbs of Dulwich, Rose Park and Eastwood.            Noting the current zoning along Fullarton Road and Greenhill Road is Urban Corridor (Boulevard) and that larger developments in the City of Burnside may be assessed by the State Commission Assessment Panel, the provision of adequate parking associated with new developments in these areas should be a key consideration to minimise future car parking issues.</p>	<p>Noted. Event parking is outside the scope of the City Plan.            The development potential referenced will occur in the City of Burnside and City of Unley adjacent the Adelaide Park Lands. Car parking requirements for new developments in these areas are addressed through the Development Assessment Process.            The CoA Integrated Transport Strategy due for public consultation early in 2025, will consider impacts of events on the transport network. An ‘events and works’ discussion paper is currently being prepared.            On 25 July 2024, Council requested administration prepare a report on access to the City of Adelaide relating to event usage in Victoria Park / Pakapakanthi (Park 16).</p>
<p><b>Australian Institute of Landscape Architects SA (AILA)</b>  <i>Digital tool</i>            AILA supports the ambition and leadership shown by the City of Adelaide in preparing a digital tool to guide and test design scenarios for the city in a 3D format which is understandable for designers as well as the public. This tool is anticipated to enable better high-level decision-making about the built form of our city and make discussions richer during the planning and approval stages of projects. AILA supports this as a means of making design, as a</p>	<p>Noted.            The draft City Plan has been developed in consultation with State Government Agency, Planning and Land Use Services, to ensure datasets and methodology can be replicated by other local government areas.            The City of Adelaide is supporting/collaborating with other local government areas to inform the Greater Adelaide Regional Plan (GARP) process.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>process, more accessible to the public and raising the profile of design professions.</p> <p>AILA understands the leadership role the City of Adelaide is taking in developing a tool of this nature to assist with the planning and development of the city. AILA recommends the City of Adelaide explores how this tool can be replicated by other Local Government jurisdictions- particularly the adjoining Councils to strengthen the impact / reach of the City Plan and ultimately embed its importance and function in the planning and design decisions for our city across metropolitan Adelaide.</p>	
<p><b>Department for Energy and Water</b></p> <p>DEW and Green Adelaide are supportive of many of the concepts and options in the Plan to guide for sustainable growth and development in the City of Adelaide, including meaningfully embedding our First Nation people's perspective, concepts to contributing to biodiversity with open space and greening, increased emphasis of active and public transport, and intent to develop environmentally sustainable policies for development.</p>	<p>Noted.</p> <p>The City of Adelaide has submitted to the draft Urban Greening Strategy consultation by Green Adelaide seeking to partner on Healthy Country Plan.</p>
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b></p> <p><i>Data</i></p> <p>The Inner Urban Ring is a critical area that showcases the interplay between urban development and green spaces. Including this area in data mapping will highlight the importance of Park Lands within the urban fabric by providing a clear visual representation of how green spaces integrate with and enhance the surrounding urban areas. This detailed mapping will underscore the significant role that Park Lands play in improving the quality of life, supporting biodiversity, and offering recreational opportunities. Moreover, it will demonstrate the importance of preserving and expanding open green spaces in future urban development scenarios, ensuring that the city's growth is balanced with the need for natural environments. By doing so, the</p>	<p>Mapping inner growth corridors and strategic sites in the inner urban ring is in train as an outcome of the Adelaide Park Lands Management Strategy and will be incorporated into the City Plan digital tool.</p> <p>The City of Adelaide has provided relevant datasets to State Government Agency, Planning and Land Use Services to support the development of the State Government's Open Space Strategy as part of the Greater Adelaide Regional Plan.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>data mapping will provide valuable insights into how Park Lands contribute to sustainable urban planning and help guide future development to prioritise green space accessibility and environmental health.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Expand the scope of data mapping to include the Inner Urban Ring, providing a detailed spatial analysis of Park Lands and their benefits.</li> <li>• Use data to illustrate the connectivity and accessibility of Park Lands within this area, emphasising their role in urban liveability with the ability to anticipate future demands on open green space.</li> </ul>	
<p><b>Australian Institute of Landscape Architects (AILA)</b></p> <p><i>Data</i></p> <p>AILA fully supports and understands the in-kind efforts made across Government to unlock datasets to enable the generative and scenario testing power of the City Plan. AILA recommends that the City of Adelaide confirm continued support from other agencies in keeping this data up to date with new datasets when they become available to keep the tool current and relevant. The connection to the SA Property and Planning Atlas (SAPPA) and other mapping tools used by the planning and design agencies in government, and by professionals in private practice is imperative to keeping the City Plan relevant and useful to these professions and durable in the longer term.</p>	<p>Noted.</p> <p>The City of Adelaide Digital Explorer (CoADE) will continue to be updated and applied throughout the lifetime of the City Plan.</p>
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b></p> <p><i>Indices</i></p> <p>Walkability is a key indicator of urban quality of life and sustainability, as it directly impacts the health, accessibility, and overall well-being of city residents. A walkable city encourages physical activity,</p>	<p>Noted.</p> <p>The methodology for developing the City Plan indices can be found in the City Plan Stage 1 &amp; 2 report available on the City Plan website. Further refinement of language in the draft City Plan will be</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>reduces reliance on cars, and fosters social interactions, contributing to a more vibrant and connected community. Park Lands are crucial in promoting walkable environments by providing safe, pleasant, and attractive spaces for walking and recreation. The presence of trees, plants, and water features in the Park Lands helps to create a more pleasant microclimate, reducing urban heat island effects and improving air quality. These environmental benefits further enhance the attractiveness of walking as a mode of transportation and recreation. The draft City Plan should therefore clearly outline how it articulates 'walkability' and access to open space, in current and future data mapping scenarios. Articulating the simplicity of that step will help quantify the value of Park Lands to the future growth and development of the city.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Describe how the draft City Plan defines and measures 'walkability'.</li> <li>• Define the criteria for access to open space within the draft City Plan. Detail how current and future data mapping scenarios incorporate 'walkability' metrics</li> </ul>	<p>considered and/or technical notes to support use and interpretation of the digital tool.</p>
<p><b>The North Adelaide Society Inc.</b></p> <p><i>Indices</i></p> <p>Definition and clarity about the various "indices" to which draft refers ought to be transparent and fully disclosed, including the source, basis, and criteria applicable to each index and how the index is assessed to apply in the circumstances. The understanding about, and utility of, an index depends on the veracity and relevance of its criteria and how they are their weighted and assessed.</p> <p>For example, no information is given about the criteria, source, rationale, or elements of the "Overall Accessibility to Amenity Index". If amenity/ies are the qualities applicable to a site, precinct, or area (locality), whether unique or more widely applicable, then the</p>	<p>The methodology for developing the City Plan indices can be found in the City Plan Stage 1 &amp; 2 report available on the City Plan website. Further refinement of language in the draft City Plan will be considered and/or technical notes to support use and interpretation of the digital tool.</p>



SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>descriptor of that index connotes an assessment of amenity and accessibility, neither of which are defined save that accessibility refers to a maximum 15 minute walk.</p> <p>Similarly, it seems most odd how the “Active and Public Transport Useability Index” appears to operate given the “low...high” assertions applicable to various “local areas” of the City Plan. For the “local areas” of the City Plan within North Adelaide, there are very many routes that operate along Hill Street; Jeffcott Street; O’Connell Street; Ward Street; and Melbourne Street; as well as the much used and valued City Connector Bus.</p>	
<p><b>Australian Institute of Landscape Architects (AILA)</b> <i>Clarity</i></p> <p>AILA applauds the background research and collation of material and data sets that underpin the City Plan. However, the document itself is lengthy and difficult to navigate. AILA SA recommends an abridged publicly facing document or online interface is produced that clearly articulates purpose and importance of the Plan and is written in an inclusive language without jargon for members of the public who might not be urban designers but who are interested in how cities work.</p>	<p>An abridged version of the City Plan will be made available following endorsement and adoption.</p>
<p><b>The North Adelaide Society Inc</b> <i>Clarity</i></p> <p>Definition and clarity about the various “indices” to which draft refers ought to be transparent and fully disclosed, including the source, basis, and criteria applicable to each index and how the index is assessed to apply in the circumstances. The understanding about, and utility of, an index depends on the veracity and relevance of its criteria and how they are their weighted and assessed.</p> <p>For example, no information is given about the criteria, source, rationale, or elements of the “Overall Accessibility to Amenity Index”.</p>	<p>The methodology for developing the City Plan indices can be found in the City Plan Stage 1 &amp; 2 report available on the City Plan website. Further refinement of language in the draft City Plan will be considered and/or technical notes to support use and interpretation of the digital tool.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>If amenity/ies are the qualities applicable to a site, precinct, or area (locality), whether unique or more widely applicable, then the descriptor of that index connotes an assessment of amenity and accessibility, neither of which are defined save that accessibility refers to a maximum 15 minute walk.</p> <p>Similarly, it seems most odd how the “Active and Public Transport Useability Index” appears to operate given the “low...high” assertions applicable to various “local areas” of the City Plan. For the “local areas” of the City Plan within North Adelaide, there are very many routes that operate along Hill Street; Jeffcott Street; O’Connell Street; Ward Street; and Melbourne Street; as well as the much used and valued City Connector Bus.</p>	
<p><b>The North Adelaide Society Inc</b> <i>Glossary</i></p> <p>The “City Plan” needs a glossary of terminology, which would provide certainty of meaning, interpretation, understanding, and intent. There are a raft of words, phrases and expressions that are uncertain or interchangeable (e.g., city, City, City centre, CBD, City of Adelaide), and others that will be open to conjecture, misapprehension, or subjective interpretation. Definition will assist understanding and certainty of intent.</p> <p>For example: Activate; Active transport; Capitol Works; CBD; Central urban spine; City; City centre; City grid; City of Adelaide; City Plan; City squares; City wide; City wide spatial analysis; City’s main streets; Density; Development; Diversify APL uses; Economic centre; Evidence base; Green grid; Green Infrastructure; Green spaces; Growth; Heritage; Heritage site; Interventions; Light Rail Loop; Main east west connections; Mid-scale height; Missing middle of housing; Neighbourhood; Partners, our partners; Place based height strategy; Place based objectives for growth; Taller buildings; Transit diversity.</p>	<p>A glossary of key terms will be included in the final City Plan.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>The North Adelaide Society Inc</b> <i>Clarity</i></p> <p>We” appears multiple times but is neither defined nor attributed. Is “we” the Corporation of the City of Adelaide (CoCoA); the chief executive of the CoA; the planning function within the CoCoA; or the elected members of the Adelaide City Council who resolve in favour of the eventual “City Plan”? Either the royal “we” should be defined, or non-personal expression or grammar used to avoid the indefinite and illusive “we”.</p>	<p>Noted.</p> <p>Use of ‘we’ will be clarified in the final City Plan.</p>
<p><b>The North Adelaide Society Inc</b> <i>References</i></p> <p>The draft City Plan includes many assertions and conclusions, some of which appear personal to the author and others refer to studies or findings, for example:</p> <p>“successful cities around the world have strong residential populations living locally” and “international studies report that urban design features which facilitate walkability and attract pedestrians have a positive effect on commercial and residential rents and sale values, and on retail revenues.” In a policy and implementation document such as the draft City Plan, the basis or primary source for an assertion or statement ought to be attributed and referenced.</p>	<p>Noted.</p>
<p><b>Lot Fourteen</b> <i>Facilities and amenities</i></p> <p>The plan generally doesn’t address/recognise the working/studying population that use the CBD facilities and amenities 5 days a week all day which impact on the urban design of the city and to be more specifically relevant for us is Local Area 4: North Terrace (page 122) with the Universities and the growing Lot Fourteen district.</p>	<p>The Urban Design Framework, particularly the City Plan strategies aim to improve the experience of the city for residents, visitors (which includes students and workers) and businesses.</p> <p>The Local Area Framework will be reviewed to ensure the role of workers and students in supporting and activating the city is adequately reflected.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>Lot Fourteen</b> <i>Economic Development Strategy</i></p> <p>Need for alignment with feedback already provided to the CoA Economic Development Strategy (in May 2024).</p>	<p>The draft CoA Economic Development Strategy has been considered in the preparation of the draft City Plan and provides greater detail on the importance of institutions such as Lot Fourteen as drivers of innovation, creativity and collaboration.</p>
<p><b>Lot Fourteen</b> <i>Visitors</i></p> <p>Greater appreciation of the growing visitors that use the city's amenities.</p>	<p>The Urban Design Framework, particularly the City Plan strategies aim to improve the experience of the city for residents, visitors (which includes students and workers) and businesses.</p> <p>The Local Area Framework will be reviewed to ensure the role of workers and students in supporting and activating the city is adequately reflected.</p> <p>The City of Adelaide's draft Economic Development Strategy also captures the role of city in visitor attraction.</p> <ul style="list-style-type: none"> <li>• Goal 1: More than the gateway to South Australia</li> <li>• Goal 5: Australia's festival and creative capital.</li> </ul>
<p><b>Community alliance main streets sub-committee</b> <i>Visitors</i></p> <p>A plan for a capital city there is no projection of a visitor-awareness, it seems inward- looking</p> <ul style="list-style-type: none"> <li>• Visitor attraction is critical to the health and vitality of the whole city.</li> <li>• The City of Neighbourhoods has a promising ring to it but seems to be simply a division of the map of the city into segments rather than representing how residents and visitors experience and see the city.</li> <li>• Main Street precincts critical to the city's vitality such as the East End, Central Market, Gouger-Grote Streets precinct, Halifax Street precinct, and Leigh-Peel-Hindley Streets precinct are not foregrounded in any way. O'Connell Street-Tynte St is a precinct</li> </ul>	<p>The Urban Design Framework, particularly the City Plan strategies aim to improve the experience of the city for residents, visitors (which includes students and workers) and businesses.</p> <p>The City of Adelaide's draft Economic Development Strategy also captures the role of city in visitor attraction.</p> <ul style="list-style-type: none"> <li>• Goal 1: More than the gateway to South Australia</li> <li>• Goal 5: Australia's festival and creative capital</li> </ul> <p>Noted. The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city's vitality.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>which should be worthy of the same consideration, despite loss of some human scale. Only Hutt St attracts specific comment.</p>	
<p><b>Lot Fourteen</b>  <i>Lot Fourteen</i>            The Plan could greater reflect the vision of the government for the city in terms of areas of economic growth - Lot Fourteen is a major contributor to the success of the city and with its prime location and future focus will continue to impact the city's growth in all aspects reinforcing the need to be more deeply involved as a key stakeholder in the city's future plans</p>	<p>Noted.            Lot Fourteen is referenced in 'Role of City Centre in Greater Adelaide' and will be added to the Executive Summary and relevant Local Area/s.            The City of Adelaide's draft Economic Development Strategy expands on the role of Lot Fourteen in economic growth of the city.</p>
<p><b>Community alliance main streets sub-committee</b>  <i>Support</i>            We see much that is hopeful and positive:</p> <ul style="list-style-type: none"> <li>• Emphases on North-South, and East-West laneways and pedestrian and cycling linkages.</li> <li>• Walkability and public realm amenity</li> <li>• Greening, climate resilience and climate change awareness</li> <li>• Transit options- especially the city circle light rail.</li> <li>• Focus on activation of the squares</li> <li>• Hindley-Rundle St seen as a cohesive whole</li> </ul>	<p>Noted</p>
<p><b>Transport Action Network</b>  <i>Support</i>            We strongly endorse the following elements:</p> <ul style="list-style-type: none"> <li>• Commitment to working with Kaurna peoples in the future development of the City.</li> <li>• Measures to increase the use of active modes of transport such as walking and cycling within the City and for access to the City.</li> </ul>	<p>Noted</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>• Creating Grenfell/Currie Streets as a bus boulevard.</li> <li>• Creating a CBD tram loop.</li> <li>• Identifying specific areas (e.g. King William and Hutt Streets) for potential expansion of business activities.</li> <li>• Mixed use development and housing diversity with attention to the interface with adjacent developments and neighbourhood place making.</li> <li>• Increasing the City's population.</li> </ul>	
<p><b>Community Alliance Main Streets Sub-committee</b> <i>Small businesses</i></p> <p>Hundreds of small businesses in hospitality and retail are in these zones</p> <ul style="list-style-type: none"> <li>• They are vulnerable businesses- even modest up-zoning can inflate rents in these zones that rely on low rents to allow colourful niche businesses to exist.</li> <li>• These zones are the relaxation, socialisation, destination-shopping, cultural and hospitality zones for the whole metro area. Along with Rundle Mall they are the deeply functional core of the city.</li> <li>• Young adults are seen as critical to the state's future by all levels of government. It is they who disproportionately who relax, work or conduct business in these precincts.</li> </ul>	<p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city's vitality including the role of small businesses in hospitality and retail.</p>
<p><b>Purple Orange</b> <i>Co-design</i></p> <p>The City of Adelaide should adopt genuine co-design approaches including a full diversity of stakeholders for the development of all council plans, strategies, frameworks, and similar documents, among other projects. The City of Adelaide should undertake specific engagement activities with the disability community to ensure the</p>	<p>CoA held a workshop with its Access and Inclusion Advisory Panel on key elements of the draft City Plan.</p> <p>The Access and Inclusion Advisory Panel is City of Adelaide's advisory body on plans, strategies, frameworks and projects and will be invited to contribute to projects or policies arising from the City Plan implementation.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>draft City Plan – Adelaide benefits from their experiences, insights, and ideas before proceeding toward adoption.</p> <p>Although the draft City Plan contains many important objectives, there appears to have been little to no engagement specifically with the disability community (pages 24-25) and, in many respects, this is reflected throughout the document. We respectfully recommend the City of Adelaide address this shortcoming before proceeding further toward the adoption of this Plan. Indeed, utilising genuine co-design processes that include a full diversity of stakeholders should be adopted as a standard approach for the development of all council plans, strategies, frameworks, and similar documents because this enables a full range of perspectives and experiences to contribute toward better outcomes.</p>	<p>Further engagement can be undertaken through implementation and delivery of the City Plan.</p>
<p><b>Purple Orange</b> <i>DAIP</i></p> <p>The City of Adelaide should review the draft City Plan – Adelaide 2036 to ensure it is consistent with, and reflective of, the commitments in the City of Adelaide Disability Access and Inclusion Plan 2024-2028, including implementing universal design principles.</p> <p>According to recent data from the Australian Bureau of Statistics (ABS), people with disability make up more than 20 per cent of the population, however the draft City Plan largely overlooks how they will be included and welcomed. Although the draft City Plan indicates it has been informed by the Disability Access and Inclusion Plan 2024-2028 (DAIP) (draft City Plan, page 27), few of the DAIP’s commitments seem to be present – indeed, the aforementioned instance is the only appearance of “disability” within the 198-page document. It is critically important that DAIP actions are integrated into all elements of an organisation’s work and not siloed as the responsibility of a single team, irrespective of the strength and commitment of members of that team.</p>	<p>The DAIP commitments to universal design principles will be strengthened in the relevant City Plan City Wide Strategies.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>Purple Orange</b> <i>Universal Design Principles</i></p> <p>Further, despite the draft City Plan’s focus on urban design and spatial planning, the DAIP’s commitment to “ensure Council-led public space and streetscape upgrades incorporate universal design principles” (page 23) is absent, with “universal design principles” not mentioned anywhere in the draft</p>	<p>The DAIP commitments to universal design principles will be strengthened in the relevant City Plan City Wide Strategies.</p>
<p><b>Purple Orange</b> <i>Terminology – accessibility</i></p> <p>The City of Adelaide should avoid using language including access, accessible, and accessibility in contexts where the more appropriate terminology of availability, presence, or proximity would be a more accurate and clear description. The “Accessibility to Amenity Index” should be renamed to adopt a more accurate label, such as “Proximity to Amenity Index” or “Availability of Amenity Index”, in order to avoid confusion with the provision of genuine accessibility. We are also extremely concerned about the way the term “accessibility” is used throughout the document, particularly in relation to the “accessibility score” or “walkability rating”, also known as an “Accessibility to Amenities Index”, that measures presence and proximity of amenities (page 38 and throughout) but appears to be unconcerned with genuine accessibility. While the methodology of rating the extent to which services and amenities are readily available and located close to people is likely to be very useful, the terminology used should be amended to ensure accuracy and clarity.</p> <p>Accessibility is a very important principle and is widely used to denote the extent to which people with disability, older people, people with short-term injury, and others can access a space, service, event, or information. Since 2008, Australia has been a signatory to the United Nations Convention of the Rights of People with Disability (UNCRPD). Article 9 provides a clear articulation of the</p>	<p>Noted.</p> <p>The term ‘accessibility’ will be replaced with ‘proximity to amenity’ throughout the City Plan.</p>



SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>significance of the term “accessibility” to ensure people with disability can access services and amenities “on an equal basis with others” and requires the “identification and elimination of obstacles and barriers to accessibility” including in the public realm that is a key focus of the draft City Plan. The Commonwealth Disability Discrimination Act 1992 ascribes the same clear meaning to the term and provides the legislative basis for the ‘Disability (Access to Premises — Buildings) Standards 2010’ (among others), which includes the following definition at Part A1.1: “accessible means having features to enable use by people with a disability”. Likewise, the South Australian Government is committed to Australia’s Disability Strategy 2021-2031 (ADS), with Principle 6 being “accessibility”, which can be applied using the “prompting questions” of “Can people with disability access all aspects of the proposal, including the information, technology, services, and location?” and “Have the principles of universal design been applied?” Based on these international, national, and subnational precedents, we strongly urge the</p> <p>City of Adelaide to apply the same meaning to the term “accessibility” throughout its draft City Plan as is widely used elsewhere. The terms “proximity” or “availability” are more accurate for what the score/rating/index actually measures. Therefore, we suggest the adoption of either “Proximity to Amenities Index” or “Availability of Amenities Index” to ensure the metric is clearly understood and is not confused with policy objectives intended to deliver genuine accessibility. This will also ensure consistency in the meaning of the term between the City Plan and the DAIP, the latter of which applies the meaning as described above.</p>	
<p><b>The North Adelaide Society Inc.</b> <i>Population</i></p>	<p>The City of Adelaide Strategic Plan 2024-2028 sets a population targets of 50,000 residents by 2036. The ambition for a population of 50,000 residents by 2036 is based upon the growth capacity within the City of Adelaide, not on projected population figures. The final</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>ABS population projections do not align with the ambition of 50,000 people by 2036</p>	<p>City Plan will clarify the distinction between ABS forecasts for population growth and the City Plan ambition.</p>
<p><b>Transport Action Network</b>  <i>New Transport connections</i>            CBD tunnel linking the northern (Gawler) and southern (Seaford) train lines. The ADL Metro tunnel should include stations at the existing Adelaide Railway Station, Pultney-Rundle Streets, Victoria Square and, potentially, Whitmore Square.</p>	<p>Noted.            The CoA Transport Strategy, due for public consultation in early 2025 will consider public transport. A public transport discussion paper is currently being prepared.</p>
<p><b>The North Adelaide Society Inc.</b>  <i>Owners/renters vs. temporary residents</i>            There is a substantive difference in liveability, spatial, and humanistic needs as between permanent residents (owners &amp; renters) and temporary residents (students &amp; visitors), which is obfuscated by use of a global characterisation of “residents”. Just as is pertinent to differentiation of economic and cultural human activities, there should be granulated differentiation and consequent strategic intent vis a vis residential (e.g. gradually increasing the permanent residential population of the City of Adelaide while conserving the spatial elements of heritage and character of residential precincts and adjacent main streets).</p>	<p>The City of Adelaide aims to cater for the needs of all residents, be they long term or short term, and recognises the important contribution that they all bring to the character and liveliness of the city.</p>
<p><b>The North Adelaide Society Inc.</b>  <i>Adelaide Park Lands</i>            The intergenerational value of the Adelaide Park Lands ought to be reinforced for the value it brings to the City of Adelaide, both environmentally and as a capital city. It is a world class feature yet is not referred to as such, nor is the Adelaide City Council’s support for its World Heritage Listing reflected.</p>	<p>Reference to the importance of the Adelaide Park Lands is made throughout the City Plan.            Support for its World Heritage Listing will be included in Section One of the City Plan.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b> <i>Adelaide Park Lands</i></p> <p>Park Lands play a crucial role in urban development, exerting a significant economic influence by enhancing property values through increased attractiveness and desirability for nearby residents and businesses. They also serve as magnets for tourism, drawing visitors who contribute to local economies through spending on accommodations, dining, and recreation services. Park Lands also stimulate local business growth by providing venues for events and activities that promote community engagement and support entrepreneurial initiatives catering to Park Lands visitors and residents alike.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Strengthen the theme of economic influence to demonstrate how Park Lands attract investments, enhance property values, and stimulate local economies.</li> <li>• Use this economic data to guide open space funding on Park Lands areas where planned urban development is forecast.</li> </ul>	<p>The City of Adelaide's draft Economic Development Strategy sets two key priority actions related to the Adelaide Park Lands:</p> <ul style="list-style-type: none"> <li>• The City of Adelaide is leading investigations to promote visitation to the Park Lands as a 'Top 10' South Australian destination with the advice of Kadaltilla/Adelaide Park Lands Authority.</li> <li>• The City of Adelaide will advocate for an assessment of the economic, environmental, social and cultural contributions of the Adelaide Park Lands to the city and South Australia.</li> </ul>
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b> <i>Connections with State Government Plans</i></p> <p>Aligning the draft City Plan with State Government strategies, such as the Greater Adelaide Regional Plan, ensures coherence and maximises resource utilisation for Park Land protection and enhancement. This alignment facilitates a unified approach to urban planning, where city and state objectives complement each other, leading to more effective and efficient use of resources. By harmonising local plans with broader state initiatives, the City of Adelaide can leverage state-funded programs, technical expertise, and policy support, enhancing the capacity to coordinate on the Park Lands.</p>	<p>Noted.</p> <p>The City Plan will be a key document informing the CoA's submission to the GARP, which is due for public consultation in September 2024. The 'strategic context' in Section One of the City Plan addresses how the City Plan aligns with key state government plans.</p> <p>The City of Adelaide has provided relevant datasets to State Government Agency, Planning and Land Use Services to support the development of the State Government's Open Space Strategy as part of the Greater Adelaide Regional Plan.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>This coordination helps in prioritising projects that align with both city and state goals, ensuring that investments in Park Lands are strategically directed towards areas that will yield the highest benefits in terms of environmental sustainability, recreational opportunities, and community well-being. Additionally, aligning with State Government plans fosters collaborative efforts in addressing urban challenges, promoting innovative solutions, and achieving long-term sustainability goals.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Review and integrate relevant state government plans and policies that affect the Park Lands.</li> <li>• Ensure the draft City Plan reflects state-level priorities and initiatives, creating a unified approach to urban and environmental planning. Add a new section to the draft City Plan that outlines the document's alignment with relevant State Government Plans.</li> </ul>	
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b>  <i>Connections with existing Council Strategies</i></p> <p>Consistency with existing council strategies, such as the Adelaide Park Lands Management Strategy, ensures that Park Lands initiatives are part of a broader, cohesive framework for urban development. This alignment helps integrate Park Land planning with other urban development goals, creating a unified approach to enhancing the city's green spaces. The draft City Plan should reference the Adelaide Park Lands Management Strategy's goals, principles, and guidelines, demonstrating how it builds upon and supports these existing strategies. By doing so, the draft City Plan will reinforce the existing strategy and provide a clear, consistent direction for future Park Land development and preservation efforts.</p>	<p>The draft Adelaide Park Lands Management Strategy was a key reference document in the development of the City Plan. These two strategies have been developed to work cohesively. As such, repetition of the goals, principles and guidelines of the APLMS is not necessary in the City Plan.</p> <p>The 'strategic context' in Section One of the City Plan addresses how the City Plan aligns with key CoA documents.</p> <p>Kadaltilla's decisions are based on the APLMS however as the City Plan is the spatial depiction of City of Adelaide strategies, there are strong linkages between the APLMS and the City Plan.</p> <p>The City of Adelaide has provided relevant datasets to State Government Agency, Planning and Land Use Services to support the development of the State Government's Open Space Strategy as part of the Greater Adelaide Regional Plan.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Cross-reference current council strategies to identify interactions and gaps related to Park Lands.</li> <li>• Create a new section that clarifies the bridge between the draft City Plan and other existing Council strategies, such as the Adelaide Park Lands Management Strategy.</li> <li>• Clarify how the draft City Plan sits in relation to the Adelaide Park Lands Management Strategy, and how it should be used by Kadaltilla in relation to decision-making.</li> </ul>	
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b>  <i>Investment Opportunities</i></p> <p>Identifying and leveraging investment opportunities is essential for enhancing Park Lands, which in turn drives city development and growth. Investing in Park Lands presents a unique opportunity to fundamentally reshape city development, which should be easily evidenced through data mapping analyses. Cities can fast-track transformative changes in urban landscapes by allocating resources to enhance and expand Park Lands' infrastructure. Data mapping should illustrate how strategic investments in Park Lands will integrate seamlessly with broader city-wide development strategies, showcasing potential transformations beyond the traditional city grid. Such strategic planning not only envisions how Park Lands can evolve but also demonstrates the tangible benefits of these investments, including increased recreational opportunities, improved environmental sustainability, and enhanced community cohesion, ultimately yielding a more vibrant and resilient urban environment.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Highlight successful case studies of Park Lands investments that have led to significant urban development and community benefits.</li> </ul>	<p>The draft Adelaide Park Lands Management Strategy was a key reference document in the development of the City Plan. These two strategies have been developed to work cohesively.</p> <p>The draft Adelaide Park Lands Management Strategy includes priority projects and a section on investment which has been considered in the development of the City Plan.</p> <p>The draft Adelaide Park Lands Management Strategy and the City Plan draw on the same datasets for assessing investment opportunities and priorities, and will be included in the City of Adelaide Digital Explorer CoADE platform for modelling and monitoring.</p> <p>The City of Adelaide's draft Economic Development Strategy sets two key priority actions related to the Adelaide Park Lands:</p> <ul style="list-style-type: none"> <li>• The City of Adelaide is leading investigations to promote visitation to the Park Lands as a 'Top 10' South Australian destination with the advice of Kadaltilla/Adelaide Park Lands Authority.</li> <li>• The City of Adelaide will advocate for an assessment of the economic, environmental, social and cultural contributions of the Adelaide Park Lands to the city and South Australia.</li> </ul>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>Expand the draft City Plan footprint on page 61, even graphically, at the high-level principals to demonstrate the relationship between the Park Lands and the spatial plan.</li> <li>Ensure that the mapping identifies city-wide strategies and illustrates their application to Park Lands, beyond just the city grid.</li> <li>Enhance the data mapping to highlight the transformative impact of investing in the Park Lands on planned city development.</li> </ul>	
<p><b>State Planning Commission (SPC)</b>  <i>Alignment with Greater Adelaide Regional Plan (GARP)</i></p> <p>The priorities work well together with the four outcomes that the State Planning Commission (SPC) identified in the GARP Discussion Paper released in 2023 which are:</p> <ul style="list-style-type: none"> <li>A greener, wider and climate resilient environment</li> <li>A more equitable and socially-cohesive place</li> <li>A strong economy built on smarter, clear and regenerative future</li> <li>A greater housing choice in the right places.</li> </ul> <p>The development of the new GARP is in progress and SPC is looking to build on the outcomes identified in the Discussion Paper and other significant strategic work being undertaken by Councils.</p>	<p>CoA has been actively engaging with Planning and Land Use Services in the development of the City Plan.</p> <p>The City Plan will be a key document informing the CoA's submission to the GARP.</p>
<p><b>SA Water</b>  <i>Infrastructure considerations</i></p> <p>Whilst the draft is detailed, aspirational and focussed on the urban design of the city, SA Water would benefit from increased detail about the functional design and delivery.</p>	<p>Noted</p> <p>The City of Adelaide will seek to partner with SA Water on infrastructure planning to support sustainable growth outcomes.</p> <p>The State Government plays a critical role in infrastructure planning through the Greater Adelaide Regional Plan and State Infrastructure Strategy.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>SA Water considers water as a resource critical in the provision of growth and supporting sustainable and liveable urban environments. City plan could be strengthened in relation to infrastructure (or public utilities) in respect to water supply, storage, wastewater or stormwater management to support sustainable and liveable urban environments.</p> <p>As the forecast is planned to be high rise residential development, preference should be to promote sustainable developments which look to efficiently manage drinking water and wastewater to treat, store and reuse water within development sites.</p> <p>At the City-Wide level this should also consider the localised treatment and reuse of wastewater to support the retention of the Adelaide Parklands and enhance the public realm for a sustainable city.</p> <p>There is the risk that the desire to accommodate more growth without a considered and prescribed plan will off load costs for infrastructure capacity increases to utility providers and all customers, rather than incurred by those that benefit.</p> <p><b>Key consideration</b> - SA Water suggests there is an opportunity to consider water in more detail to support effective city and urban planning, the impacts of climate change including water scarcity, hazards, or solutions including reduced supply (rainfall), increased demand, increased and more severe flooding.</p> <p>Areas for further consideration include:</p> <ul style="list-style-type: none"> <li>• Water supply planning</li> <li>• Wastewater planning</li> <li>• Stormwater planning</li> <li>• How to plan for City wide growth to 50,000 (doubling) by 2036</li> </ul>	<p>As the City Plan is implemented, including any planning policy changes to facilitate growth, more detailed consideration will be given to local infrastructure requirements and opportunities to meet these requirements within development sites.</p> <p>The Integrated Climate Strategy identifies key priorities relevant to water resources and stormwater management in the city.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>• How the City should deal with its water needs more sustainably at a local/neighbourhood level.</li> <li>• How development sites should deal with their water needs more sustainably on site.</li> </ul> <p>Sustainable infrastructure provision which is not a cost burden to current and future customers.</p>	
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b> <i>Corrections</i></p> <p>Some minor corrections required to the draft City Plans have been listed below:</p> <ul style="list-style-type: none"> <li>• On slide 14, point 6, consider redesigning the graphic to make it clear if the shape of the square changes.</li> <li>• On slide 14, point 13 should be “Hutt Street” and not “East Terrace”.</li> <li>• On page 61, redesign the graphic to demonstrate the relationship between the Parks Lands and the spatial plan.</li> </ul>	<p>Noted.</p> <p>Corrections to be addressed in final City Plan.</p>
SECTION 1 – EXECUTIVE SUMMARY AND INTRODUCTION	
<p><b>Department Climate Change, Energy, the Environment and Water (DCCEEW)</b> <i>Adelaide Park Lands</i></p> <p>It would be beneficial to identify that the Park Lands are included on the National Heritage List when first introduced.</p>	<p>Reference to the National Heritage Listing of the Adelaide Park Lands will be included in Section One of the City Plan.</p>
<p><b>Adelaide Airport Limited and Parafield Airport Limited (AAL)</b> <i>Population growth</i></p> <p>Supportive of the growth of the city's population to 50 residents by 2036.</p>	<p>Noted.</p>



SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>SA Water</b></p> <p><i>Population growth target</i></p> <p>The City Plan is intended to provide a framework for effectively doubling the City of Adelaide’s population to 50,000 by 2036. This target exceeds population forecast of 36,059 by 2046. SA Water notes this forecast has been revised downwards by approximately 10,000 in the last year. Additionally, it is noted that this target exceeds Plan SA’s high projection forecast for the Adelaide LGA of 48,000 by 2041.</p> <p>If the 50,000 target is an ambitious vision rather than forecast position, consideration should be given to service and utility providers. It will be important to manage the risk of potential over investment and a misdirection of resourcing for growth that will not occur.</p> <p>Furthermore, if policy changes, particularly to the South Australian Planning and Design Code, are needed to expedite and support this growth this raises the concern that they take years to become enacted (indicated in the draft’s Implementation section) resulting in a lag before any benefits can be truly yielded.</p> <p>Whilst the distribution of growth has been forecast spatially across the City of Adelaide it has not been forecast temporally over the life of the plan to 2036 and consideration would need to occur for SA Water to include into the 4-year regulatory cycle.</p> <p><b>Key consideration:</b> SA Water is not able to commit to supporting uncertain growth that may not eventuate which is likely to impose additional costs onto current customers. In relation to implementation, the provision of water and public utility infrastructure to manage the proposed growth needs to be considered if SA Water is to consider any un-staged and sporadic growth in future regulatory submissions.</p>	<p>Noted.</p> <p>The City of Adelaide will seek to partner with SA Water on infrastructure planning to support sustainable growth outcomes.</p> <p>The ambition for a population of 50,000 residents by 2036 is based upon the growth capacity within the City of Adelaide, not on projected population figures.</p> <p>Given the city currently has this growth capacity changes to the Planning and Design Code are not required to achieve the growth.</p> <p>The State Government plays a critical role in infrastructure planning through the Greater Adelaide Regional Plan and State Infrastructure Strategy.</p> <p>The GARP should be the guiding document for SA Water and other State based infrastructure investment.</p> <p>As the City Plan is implemented, including any planning policy changes to facilitate growth, more detailed consideration will be given to local infrastructure requirements and opportunities to meet these requirements within development sites.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>SA Water</b></p> <p><i>Planning for growth</i></p> <p>For SA Water to most efficiently discharge its duties and have growth investment approved by ESCOSA, clarity on long-term growth projections is imperative. Greater detail is needed on the medium term, timing and scale of individual development areas and associated investment needs.</p> <p>Network planning requires ongoing adjustment to respond to market demands and allow redistributing network growth where required. Regular revision of growth plans is required in coordination with councils and Planning and Land Use Services to reconfirm or change urban growth staging and predicted yields.</p> <p>Available capacity of existing and new water sources and treatment facilities, creation of infrastructure corridors, appropriate and timely land zoning, and allocation of space for water and wastewater infrastructure all need careful consideration and provisions made early in the development planning process.</p> <p>SA Water develops long-term master plans to maintain services to existing customers while also responding to new growth. Master planning is guided by but not limited to the following: population growth forecasts, government long-term plans, land zoning and composition, climate projections, asset age and condition, customer service standards and regulatory requirements.</p> <p><b>Key consideration</b> - SA Water is committed to engaging with City of Adelaide to achieve alignment between the intent in SA Water's long term master plans and the development of the City Plan to ensure network availability and capacity are integrated into planning at the earliest stage and through future regulatory periods.</p>	<p>Noted.</p> <p>The City of Adelaide will seek to partner with SA Water on infrastructure planning to support sustainable growth outcomes.</p> <p>The GARP should be the guiding document for SA Water and other State based infrastructure investment.</p> <p>CoA is committed to reporting against the City Plan and particularly population growth to support PLUS and infrastructure authorities with their planning.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>Lot Fourteen</b> <i>North Terrace</i></p> <p>P 11 - No mention/recognition that North Terrace is a major boulevard to the city or a Tourist attraction as a cultural precinct throughout the year and more so during the festival time Feb/March/July/December); and a Major Hub for university students and the growing innovation district such as Lot Fourteen with now 1700 population.</p>	<p>Noted.</p> <p>P 11 is a summary of the City Wide Strategies.</p> <p>The role of Lot Fourteen will be strengthened in the relevant Local Area.</p>
<p><b>Lot Fourteen</b> <i>State Government Infrastructure</i></p> <p>Under 'Strategic Context' (page 26+), consideration should be given to including an additional heading related to State Government infrastructure projects (not just strategies/plans/policies) which are shaping the Adelaide CBD. This obviously includes Lot Fourteen, but also the new RAH, new WCH, Festival Plaza, Aquatic Centre redevelopment, Tapangka on Flinders development, etc</p>	<p>Important infrastructure projects are referenced in the Local Area Framework Plan</p>
<p><b>Australian Hotels Association (AHA)</b> <i>City Plan purpose</i></p> <p>The ambition to create a well designed city that meets the diverse needs of residents and city users is welcomed by the AHA SA. Particularly if an ancillary outcome of the identified ambitions and targets is to reduce the adverse impacts experienced by our members in recent times as a result of public congregation issues, asking for money, drinking, drug use and brazen theft.</p>	<p>Noted.</p>
<p><b>Australian Hotels Association (AHA)</b> <i>Housing</i></p> <p>The AHA SA supports a diversity in housing options and neighbourhood design models that will see the conversion of underutilised sites for housing. Residential growth in the CBD will</p>	<p>Noted.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>help to drive the economic recovery of the CBD hospitality industry, with many venues still struggling to return to pre-COVID levels of patronage.</p>	
<b>SECTION 2 – CARING FOR COUNTRY</b>	
<p><b>Australian Institute of Landscape Architects (AILA)</b> <i>Digital tool</i></p> <p>AILA SA acknowledges the efforts made to embed Kurna culture in the City Plan, however it remains unclear how Kurna knowledge and input can continue to be explored through using the tool. This needs more consideration to ensure the Kurna input to date is not tokenistic and opportunities for cultural thinking and expression are not designed out of the Plan in the future.</p>	<p>Caring for Country is a priority of the City of Adelaide and State Government through the draft Adelaide Park Lands Management Strategy and the City of Adelaide’s Stretch Reconciliation Action Plan and Integrated Climate Strategy.</p> <p>The City of Adelaide has made commitments in these strategies to developing stronger engagement protocols with Kurna.</p>
<p><b>Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)</b></p> <p>The inclusion of Kurna voice in the city planning process is essential for honouring and integrating Indigenous perspectives and knowledge, ensuring that the cultural significance of the land is not only acknowledged but also respected and preserved for future generations. By actively engaging with the wider Kurna community, the draft City Plan can authentically reflect their values and traditions, fostering a more inclusive and sustainable approach to urban development that respects the deep connections between people, place, and history.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Establish formal mechanisms for wider Kurna community engagement throughout the planning process.</li> <li>• Incorporate further Kurna cultural heritage and values into the draft City Plan.</li> <li>• Ensure that Kurna’s contributions are not just consultative but influential in decision-making processes.</li> </ul>	<p>Caring for Country is a priority of the City of Adelaide and State Government through the draft Adelaide Park Lands Management Strategy and the City of Adelaide’s Stretch Reconciliation Action Plan and Integrated Climate Strategy.</p> <p>The City of Adelaide has made commitments in these strategies to developing stronger engagement protocols with Kurna.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<b>SECTION 3 – URBAN DESIGN FRAMEWORK</b>	
<b>GENERAL</b>	
<p><b>Australian Institute for Landscape Architects (AILA)</b>  <i>Measurable targets</i>            Support the priorities</p> <p>It is noted that population growth is the only target quantified in the City Plan. Clear measurable targets are recommended in support of each of the Priorities listed in the City Plan.</p> <p>Measurable targets will benefit the aims and objectives of the Plan as measurable targets hold authorities accountable to improvements and provide members of the public and private entities with metrics for change over time in measuring success.</p>	<p>Taking a data driven approach to the development and growth of the city is a key ambition of City Plan. The progress of the City Wide Strategies will be continuously measured and analysed using the data and indices through the City of Adelaide Digital Explorer (CoADE) on which the City Plan is based.</p> <p>The City Plan is the spatial plan for the city and has been informed by a number of Council wide strategies, including the Housing Strategy, Integrated Climate Strategy and proposed Integrated Transport Strategy, all of which include specific and measurable targets.</p>
<b>PRIORITY 1 – A GREENER AND COOLER CITY</b>	
<p><b>DCCEEW</b>            Support for this priority</p>	Noted.
<p><b>SA Water</b>  <i>Collaboration and investment</i></p> <p>The priority for a greener and cooler city is critical for the liveability of all urban areas in the 21st century, and sustainability is a key theme of the draft. SA Water would suggest the priority about sustainability to include water – its capture, storage, use and reuse.</p> <p>Given the City of Adelaide is forecast to have reduced rainfall, delivering the City Plan and a greener and cooler city for population growth needs to make mention of sustainable and more innovative use of water.</p>	<p>The City of Adelaide is an active participant in the State Government’s current review of integrated water management governance being co-lead by SA Water and the Department for Water and Environment.</p> <p>Priority 1 – A Greener and Cooler City will be revised to reflect feedback received.</p> <p>CoA’s submission to the Urban Greening Strategy supported the future water demand modelling action and identified that the CoA is undertaking a strategic water assessment with State Government support.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>There is a need to quantify the volume and location of future water demands for greening, so these demands can be integrated into future integrated water management planning.</p> <p>To meet this additional water demand, this may require a combination of localised solutions (i.e. Water Sensitive Urban Design), small-scale decentralised recycled water and stormwater schemes, as well as large-scale centralised augmentations to balance water demands across the regions.</p> <p>We recommend the Strategy consider how water is prioritised when resources are limited (during drought) and more broadly, consideration be given to how these greening investments are managed over their full lifecycle to ensure security/public safety, drought resilience, and renewal are all managed effectively, as well as consideration given to long term financial sustainability and asset management.</p> <p>SA Water recommends collaboration and investment in the following activities to realise the aspirations and ensure there is adequate water for greening:</p> <ul style="list-style-type: none"> <li>• a shift to an Integrated Water Management (IWM) planning approach for the public realm and new development including via: <ul style="list-style-type: none"> <li>○ increased use of recycled water (Glenelg Adelaide Recycled Water scheme (GARWS Scheme) and stormwater, shifting towards a circular economy and reduce discharge to the River Torrens and the Gulf St Vincent,</li> <li>○ development and implementation of a water efficiency plan for Council and the community, including the adoption of smart technologies,</li> </ul> </li> </ul>	

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>○ embed water sensitive urban design principles and practices in capital works, asset renewal and maintenance programs, and new development, and</li> <li>○ capacity building to ensure the workforce is suitably skilled for an IWM future.</li> <li>● development of financial and economic frameworks to support adoption of green and blue infrastructure investments that better support the use of all water supplies for the establishment and maintenance of new greening.</li> </ul> <p><b>Key consideration</b> - SA Water understands greening requires water and that, without water, some of the performance targets detailed in the Strategy may not be met. Water Sensitive Urban Design (WSUD) alone will not meet these targets. Governance frameworks are required to prioritise and manage trade-offs carefully to ensure there is enough water for greening.</p>	
<b>PRIORITY 2 – TRANSIT DIVERSITY</b>	
N/A	
<b>PRIORITY 3 – A CITY OF NEIGHBOURHOODS</b>	
N/A	
<b>PRIORITY 4 – HOUSING DIVERSITY FOR A GROWING POPULATION</b>	
<p><b>State Planning Commission</b>  <i>Development Potential</i></p> <p>The Housing Diversity for a Growing Population section emphasises the need for a diversity of housing options, encouraging mixed use development and supporting good neighbourhood design.</p> <p>This section also includes a Land Use Potential Index (Figure 3.18 Land Use Potential Index) which synthesizes development potential</p>	<p>Noted.</p> <p>The Land Use Potential Index was developed in collaboration with Planning and Land Use Services (PLUS). The City of Adelaide welcomes further opportunities to collaborate with PLUS in the development of the GARP.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>metrics with development likelihood metrics. This data layer looks very interesting especially as we are now in the process of considering how and where Greater Adelaide will grow.</p> <p>This may be one of the areas that PLUS and the City of Adelaide can collaborate on in the development of the GARP and the implementation process that will follow the once the GARP is finalised.</p>	
<b>SECTION 4 CITY WIDE STRATEGIES</b>	
<b>GENERAL COMMENTS</b>	
<p><b>Lot Fourteen</b> <i>North Terrace</i></p> <p>North Terrace is omitted from nearly all strategies – is it because it is considered complete as noted as most advanced Local Area?</p>	<p>Significant City of Adelaide and State Government investment has occurred on infrastructure and public realm along North Terrace.</p> <p>Some opportunities exist to improve active transport and access to services and amenities at the western end of North Terrace which are reflected in the relevant Local Area.</p>
<p><b>Lot Fourteen</b> <i>Schools</i></p> <p>The Plan does not seem to recognise schools (including Adelaide Botanic High and Adelaide High) and universities in the strategies and principles. Our education offerings have specific requirements and impacts that need to be considered as part of the city planning (e.g. transport impacts, public transport links, safety).</p>	<p>The Urban Design Framework, particularly the City Plan strategies aim to improve the experience of the city for residents, visitors (which includes students and workers) and businesses.</p>
<p><b>Purple Orange</b> <i>Graphics</i></p> <p>Elevations describing the policies include steps, see page 66. Indeed, the diagrams in Figure 4.6 depicting City Plan Policies (pages 66-67) include elevations and, in the case of “residential frontages”, stairs to reach the housing that is separated from the street level by a “green interface”.</p>	<p>All diagrams that include steps will be reviewed and edited.</p>



SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>These examples do not adhere to universal design principles, Choice and inclusion for people living with disability would not be accessible to many people with disability or older people, and would not comply with the National Construction Code 2022 (NCC 2022) Liveable Housing Design Standard that will be implemented in South Australia in October this year</p>	
<p><b>City of West Torrens</b> <i>Connections with surrounding suburbs</i></p> <p>In regard to increasing public transport usage we seek to provide joint advocacy to the State Government for upgrades to the Mile End Station, increased connections across James Congdon Drive and to the Park Lands.</p>	<p>Noted and support joint advocacy through the GARP.</p> <p>The City of Adelaide's Integrated Transport Strategy, due for public consultation in early 2025 will consider public transport. A public transport discussion paper is currently being prepared.</p>
<p><b>City of West Torrens</b> <i>Connections with surrounding suburbs</i></p> <p>Given the proposal for significant residential development along Port Road at Thebarton, the City of West Torrens is keen to collaborate with the City of Adelaide on matters concerning the western parklands, particularly Bonython Park/Tulya Wardli (Park 27). Council is currently undertaking improvements to pedestrian and cycling access to the Park Lands along the Torrens Linear Trail and seeks to continue the connection of the trail to the Park Lands under Port Road</p>	<p>Noted and support joint advocacy through the GARP.</p> <p>Strategy 3, 4, and 5 will be reviewed to strengthen opportunities for active transport connection with adjoining suburbs.</p>
<p><b>City of West Torrens</b> <i>Connections with surrounding suburbs</i></p> <p>I would like to bring to your attention the Henley Beach Road Visioning project which we are currently undertaking. This project will complement the outcomes envisioned in the City Plan, particularly those related to Glover Avenue. CWT sees the Henley Beach Road precinct as the main corridor to the western suburbs, beaches and sporting/cultural attractions and the airport. For this reason, Council</p>	<p>Noted and support joint advocacy through the GARP.</p> <p>Strategy 3, 4, and 5 will be reviewed to strengthen opportunities for active transport connection with adjoining suburbs.</p> <p>The City of Adelaide's Integrated Transport Strategy, due for public consultation in early 2025 will consider public transport. A public transport discussion paper is currently being prepared.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
has previously advocated for improved public transport options along Henley Beach Road.	
<p><b>City of Burnside</b>  <i>Connections with surrounding suburbs</i>            The City of Burnside welcomes initiatives to partner with CoA and State gov't to improve public transport patronage and active transport options into and throughout the city.</p>	<p>Noted and support joint advocacy through the GARP.            Strategy 3, 4, and 5 will be reviewed to strengthen opportunities for active transport connection with adjoining suburbs.            The City of Adelaide's Integrated Transport Strategy, due for public consultation in early 2025 will consider public transport. A public transport discussion paper is currently being prepared.</p>
<p><b>City of Burnside</b>  <i>Connections with surrounding suburbs</i>            It would be useful to see further discussion around the city's relationship with directly adjoining Local Government Areas as it is not possible to access the city without travelling through them. Long-term thinking around transportation to and from the city into neighbouring suburbs is a key component of this. The provision of better commuter cycling routes and a simpler, faster, connected bus network and other initiatives to manage the traffic congestion on arterial roads are key aspects of this theme.</p>	<p>Noted and support joint advocacy through the GARP.            Strategy 3, 4, and 5 will be reviewed to strengthen opportunities for active transport connection with adjoining suburbs.            The City of Adelaide's Integrated Transport Strategy, due for public consultation in early 2025 will consider public transport. A public transport discussion paper is currently being prepared.</p>
<p><b>Transport Action Network</b>  <i>Connections with surrounding suburbs</i>            The City Plan acknowledges the City's role as an investment, employment, cultural and tourist destination and as a Capital City 'shaping the future of our state' (p.26). This role would be more forcefully demonstrated with some greater attention to public transport access to the City from across Greater Adelaide. Local Governments play a vital role in advocating for better public transport and the City Plan is an essential forum for this advocacy.</p>	<p>Mapping inner growth corridors and strategic sites in the inner urban ring in train as an outcome of the Adelaide Park Lands Management Strategy.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>State Planning Commission</b>  <i>Alignment with State Planning Policies</i></p> <p>The City Wide section of the Plan provides a series of strategies and includes an indicative approach to how these strategies may be implemented. Many of these approaches are also linked to and indicate how they may support the delivery of a relevant State Planning Policy. This line of sight between the overarching state goals for the planning system and implementation at a Council level is very important.</p>	<p>Noted.</p> <p>The City Plan has been purposefully aligned with the sixteen State Planning Policies, providing additional focus and relevance to these at a Council-wide level.</p>
<p><b>STRATEGY 1 – A GREEN CITY GRID</b></p>	
<p><b>DCCEEW</b>  <i>Support</i></p>	<p>Noted.</p>
<p><b>City of Burnside</b>  <i>Pedestrian and cycling paths</i></p> <p>It is pleasing to see that key cycling and pedestrian paths will be prioritised to connect with the inner suburbs along key routes including the Glenside Bikeway. Safe road crossing points, particularly around the Greenhill and Fullarton Road interface is of key concern for the City of Burnside.</p>	<p>Noted.</p>
<p><b>City of Burnside</b>  <i>Pedestrian and cycling paths</i></p> <p>Policy 1.3 - We support the intention to enhance pathways and connections to and from the Parklands.</p> <p>The text refers to the Adelaide Parklands Trail by prioritising connections to inner suburbs, however the associated maps on Pages 65-69 don't reference parklands connections. Further detail on</p>	<p>Strategy 3, 4, and 5 will be reviewed to strengthen opportunities for active transport connection with adjoining suburbs.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
the mechanism to achieve this and how such connections will be implemented would be worthwhile.	
<b>STRATEGY 2 – OPEN SPACE AT YOUR DOORSTEP</b>	
<p><b>City of Burnside</b> <i>Open space</i></p> <p>This strategy refers to activating the City Squares and Adelaide Park Lands for local recreational uses to address the accessibility gaps and foster vibrant, inclusive neighbourhoods.</p> <p>It is acknowledged that access to open space is a key criterion for residents living within the City. It would be worth noting, however, that these open space areas are frequently used by the wider community and consequently provision made for shared use is appropriate.</p> <p>It is worth noting that the City of Burnside is currently working on an Open Space Layer to complement the Burnside City Master Plan. It will provide a holistic perspective to managing our City's open spaces, parks and reserves and will consider emerging sport and recreation trends, demographic forecasts, environmental aspects, public art, amongst other things. There are likely to be many areas of overlap in the provision of open space between our respective councils, particularly for western City of Burnside residents.</p>	<p>Strategy 2 – Open Space at Your Doorstep is about shared use of open space.</p> <p>The draft Adelaide Park Lands Management Strategy (APLMS) (currently on consultation) discusses the role of the Adelaide Park Lands as an accessible landscape and open space system for all South Australians. The City of Burnside is represented on the Steering Committee for the APLMS review.</p> <p>The draft APLMS also discusses how the Adelaide Park Lands supports the adjoining Council's network of open spaces.</p>
<b>STRATEGY 3 – DEVELOPING THE CITY SPINE</b>	
<p><b>The North Adelaide Society Inc</b> <i>Does not support</i></p> <p>The notion of a “City Spine Strategy” is not supported if it connotes or infers non parklands land use – ‘ribbon development’ – along King William Road north and south of the River Torrens.</p>	<p>Noted.</p> <p>The land north and south of the River Torrens is Adelaide Park Lands and as such is not appropriate for ‘ribbon development’.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<b>STRATEGY 4 – ACTIVATING NORTH-SOUTH LANEWAYS</b>	
<p><b>DCCEEW</b> <i>National Heritage Listing</i></p> <p>(page 69) This page indicates that the National Heritage listing will be considered in the design of the city squares. There is an opportunity here to add a couple of sentences about how the activation of the city squares and the Park Lands might align with the National Heritage values – e.g. as a space for recreation and group activities or in alignment with the Garden City principles of an accessible planted space in an urban environment.</p>	<p>Proposed text will be added to Page 69 to strengthen the reference to the National Heritage Values of the Adelaide Park Lands.</p>
<p><b>Community Alliance Main Streets Sub-Committee</b> <i>Public space</i></p> <p>The plan focuses on linear elements such as streets but not the public spaces or plazas where people gather and relax, aside from the city squares which are a slightly different case, and mostly under-used. Successful public spaces are in the East End (especially Ebenezer place), Peel and Leigh Streets, Moonta St, Rundle Mall, and other places.</p> <p>Many European cities have enormous pedestrianised city centres as drivers of their visitor economies. We suggest the city could be looking for more streets that could be pedestrianised, or part-pedestrianised.</p> <p>Jan Gehl saw visitor-friendly public spaces, walkability and city character as critical to Adelaide’s economic regeneration, not a sideshow.</p> <p>Government and Council subsidise a huge array of festivals and events to encourage visitors but we are seeing reduction of the public space that visitors might ‘hang out’ in.</p>	<p>Strategy 2 – Open Space at Your Doorstep is about shared use of open space and increasing access to public space.</p> <p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city’s vitality.</p> <p>Note: Peel and Leigh Streets are not part of the city’s Main Streets.</p> <p>The City of Adelaide has been advocating to the State Government for review of catalyst sites. Through the 2022/23 review of the planning system the State Government has committed to review catalyst site policy.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>Contemporary examples are the possible Cranker-Roxies-site development's impacts that space and on Union St and the wider East End, and the projected tower on the was once-to-be-open-space Festival Plaza.</p> <p>These Main Street precincts are more or less the sum total of the city's visitor-attractive zones and deserve special focus. In our view building height limits in these particular precincts should not ever be increased as up-zoning increases land value which puts upward pressure on rents (apart from any building height issues).</p> <p>Some of these Main Street precincts such as Peel and Leigh Streets are not even represented on Council's map (below), Disconcertingly this City Council map does not agree with the State Government's Location Viewer map (below again) which does not make any acknowledgement of most of these critical Main street precincts. It potentially allows these human-scale areas to be blanketed in high rise or very high rise. In our view this would destroy the very amenity that makes them attractive to visitors and so do enormous damage to the city.</p> <p>Catalyst provisions are still in place for the City and North Adelaide. They are highly problematic and add a wildcard element to any plan that City Council makes.</p>	
<b>STRATEGY 5 – ENHANCING EAST-WEST STREETS</b>	
<p><b>City of Burnside</b> <i>Adjacent Councils</i></p> <p>This strategy references Wakefield / Grote Gateways as being significant gateways into the city and facilitating movement between the City of Adelaide and neighbouring eastern and western suburbs, including the Adelaide Airport.</p>	<p>Noted.</p> <p>The City of Adelaide's Integrated Transport Strategy, due for public consultation in early 2025 will include transport network considerations.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>While connection to the eastern suburbs is referenced in the strategy, the relationship with key feeder roads into the city further east is unclear i.e. Britannia Roundabout and Kensington Road.</p> <p>It would also be worth highlighting in this Strategy the importance of maintaining the active transportation routes through Victoria Park to adjoining suburbs.</p>	
<b>STRATEGY 6 – ESTABLISHING THE CITY LOOP</b>	
<p><b>Transport Action Network</b>  <i>North Terrace Tram Boulevard</i>            Creating a CBD loop to:</p> <ul style="list-style-type: none"> <li>• improve access to/from areas currently under-serviced by quality public transport,</li> <li>• improve access to current activity centres, and</li> <li>• facilitate easy access to areas planned for future CBD form and residential development.</li> </ul> <p>We see some important challenges with the CBD loop proposed in the Draft City Plan.</p> <ul style="list-style-type: none"> <li>• West Terrace will not be attractive for mixed use and housing development if traffic volumes remain at current levels.</li> <li>• Changing the function of West Terrace (as acknowledged in the Plan) is highly desirable and needs to ensure traffic is not diverted into other City streets.</li> <li>• The Department for Transport needs to start planning to change the function and consequently the traffic on West Terrace in the short term.</li> <li>• Development on West Terrace is limited to the eastern side of the road which limits potential tram patronage.</li> </ul>	<p>The route for the proposed City Loop has not been determined in the City Plan.</p> <p>This is a medium to long term proposal that will be further progressed through advocacy to the State Government's Greater Adelaide Regional Plan, the City of Adelaide's Integrated Transport Strategy and tested through City Plan digital tool.</p> <p>The suggestions on the route for a proposed City Loop are appreciated.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>We propose two alternative City Loop route options:</p> <ul style="list-style-type: none"> <li>• North Terrace, East Terrace, Hutt Street, Angas (or Halifax) Street, King William Street, Grote Street, and Gray Street to North Terrace.</li> </ul> <p>Benefits of this Route:</p> <ul style="list-style-type: none"> <li>• Captures major trip generators along North Terrace and the East End as per the route proposed in the City Plan.</li> <li>• Serves the city's south-east neighbourhoods and facilitates potential extension of the CBD form on Hutt, King William, and Grote Streets</li> <li>• Serves Central Market and major trip generators at Victoria Square.</li> <li>• Gray Street captures patronage from both sides of the street and serves proposed uplift on West Terrace.</li> <li>• Left turn from Gray Street towards the RAH to stop in central terminating aisle allowing for, layover, change of vehicle direction and transfer of passengers to other services.</li> <li>• Avoids a rebuild of the West Terrace/North Terrace intersection.</li> <li>• Ensures that all trams pass through the RAH stop, and provides a redundancy/go around option for trams heading west if there is a disruption (protest, accident, mechanical).</li> </ul> <p>North Terrace, East Terrace, Hutt Street, Angas Street, Victoria Square South West (diagonal - joining with the City - Glenelg Line), Grote Street, Morphett Street, Light Square (one or both sides of the central park), Currie Street and West Terrace to North Terrace.</p> <p>Benefits:</p> <ul style="list-style-type: none"> <li>• Captures major trip generators along North Terrace and the East End as per the route proposed in the City Plan.</li> </ul>	



SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>• Serves currently city south-east neighbourhoods and facilitates proposed intensification of activities on Hutt, King William, and Grote Streets.</li> <li>• Serves Central Market and major trip generators at Victoria Square.</li> <li>• Captures patronage from both sides of Morphett Street and major trip generators around Light Square.</li> <li>• Enables transfer of passengers onto bus services along Currie Street.</li> <li>• Facilitates uplift on northern end of West Terrace, serves the RAH and allows for transfer to other tram routes, avoids time penalty of turns onto North Terrace (associated with the Gray Street option).</li> </ul>	
<p><b>City of Burnside</b> <i>Adjacent Councils</i></p> <p>Consideration could be given to how the proposed City Loop interacts with neighbouring Councils and/or if there is any potential to consider this network within a larger context, particularly bearing in mind the current congestion around the outside loop of the Park Lands.</p>	<p>The route for the proposed City Loop has not been determined in the City Plan.</p> <p>This is a medium to long term proposal that will be further progressed through advocacy to the State Government's Greater Adelaide Regional Plan, the City of Adelaide's Integrated Transport Strategy and tested through City Plan digital tool.</p> <p>This will include targeted engagement with adjacent Councils.</p>
<p><b>Transport Action Network</b> <i>North Terrace Tram Boulevard</i></p> <p>Creating North Terrace as a tram boulevard to:</p> <ul style="list-style-type: none"> <li>• complement the pedestrian role of Rundle Mall and enhance pedestrian access to and along Rundle and Hindley Streets,</li> <li>• complement the role of Grenfell/Currie Streets as a Bus boulevard and bolster public transport options to the City (see accompanying maps of network proposals), and</li> </ul>	<p>The suggestion of a car-free North Terrace will be shared with the team developing the City of Adelaide's Integrated Transport Strategy, due for public consultation in early 2025. A public transport discussion paper is currently being prepared.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>enhance transfer to other tram routes to improve access around the City of Adelaide.</li> </ul>	
<b>STRATEGY 7 – NEW HOUSING MODELS</b>	
<p><b>City of Burnside</b> <i>Adjoining Councils</i></p> <p>While no key sites and places for growth are identified bordering the City of Burnside, it would be worth acknowledging and considering the strategic work being undertaken by adjoining Councils to address housing options and how this may impact the demand and supply of housing within the city limits. It is also worth considering what opportunities there may be to collaborate on long-term liveability strategies which may benefit both of our councils.</p>	<p>City of Adelaide’s Housing Strategy – Investing in Our Housing Future, outlines the city’s 10-year plan for housing in the CBD, setting ambitious outputs and targets across the short, medium, and long term.</p> <p>The City Plan will be used to test and facilitate a planning policy framework within the city that supports growth of housing supply through existing and new alternative housing models to provide greater housing diversity and choice.</p>
<p><b>Lot Fourteen</b> <i>Student housing</i></p> <p>Student accommodation should be referenced under– New Housing Models, noting the importance and high demand for student accommodation to support our universities (and Lot Fourteen).</p>	<p>City of Adelaide’s Housing Strategy – Investing in Our Housing Future outlines the city’s 10-year plan for housing in the CBD, setting ambitious outputs and targets across the short, medium, and long term.</p> <p>The City Plan will be used to test and facilitate a planning policy framework within the city that supports growth of housing supply through existing and new alternative housing models to provide greater housing diversity and choice. This includes student housing.</p>
<p><b>Australian Hotels Association (AHA)</b></p> <p>The AHA SA agrees that a focus on the ‘missing middle’ in regard to housing models will deliver a broad range of housing options to welcome all ages, cultures and socio-economic cohorts.</p>	<p>City of Adelaide’s Housing Strategy – Investing in Our Housing Future outlines the city’s 10-year plan for housing in the CBD, setting ambitious outputs and targets across the short, medium, and long term.</p> <p>The City Plan will be used to test and facilitate a planning policy framework within the city that supports growth of housing supply through existing and new alternative housing models to provide greater housing diversity and choice.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<b>STRATEGY 8 – DESIGNING FOR URBAN LIFE, DIVERSITY AND DENSITY</b>	
<p><b>Adelaide Airport Limited (AAL)</b>  <i>Building heights</i></p> <p>AAL is supportive of development in the CBD and the Council’s plans to increase population, especially where this aligns with the State’s strategic objectives around attraction of new international students and skilled migration. Our role in supporting development in the CBD that encourages the economic vibrancy of the city, while protecting South Australia’s airspace through Obstacle Limitation Surfaces (OLS) is critical. The Commonwealth Government, through the <i>Airports Act 1996</i> and the <i>Airports (Protection of Airspace) Regulations 1996</i> regulates the airspace and determines the OLS. They are established in accordance with the International Civil Aviation Organisation (ICAO) specifications which have been adopted by Australia’s Civil Aviation Safety Authority (CASA). The OLS defines the airspace to be protected for aircraft operating during the initial and final stages of flight, or when manoeuvring in the vicinity of the airport. The protection of the immediate airspace around Adelaide Airport is essential to ensure that we maintain a safe operating environment and to provide future growth for the Airport and therefore the State.</p>	<p>Noted.</p> <p>The City Plan’s Land Use Potential Analysis includes the Obstacle Limitation Surfaces (OLS) as a criteria.</p>
<p><b>Australian Hotels Association (AHA)</b>  <i>Electrification</i></p> <p>With regard to strategies related to designing for urban life, diversity and density, I take this opportunity to reiterate the AHA SA’s position expressed in previous rounds of consultation with regard to the Council’s priority for all homes and businesses to be electrified and powered by renewables – and that is, that the food service sector needs dedicated consideration by the Council. Hotels and the</p>	<p>We note the AHA position relating to challenges in electrification within the food sector, and in particular for kitchens operating with high volumes and/or short service windows.</p> <p>The Integrated Climate Strategy has a long term priority for all homes and businesses to be electrified or powered by renewables, acknowledging that commercial kitchens may be later to transition as fit for purpose solutions become available.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>broader food service sector want to retain gas as their preferred cooking method – there is no viable equivalent yet.</p>	
<p><b>Community Alliance Main Streets Sub-Committee</b> <i>Public space</i></p> <p>Densification of the city is necessary to help curb urban sprawl, increase housing supply and to additionally invigorate our streets.</p> <ul style="list-style-type: none"> <li>• But competent densification can support simultaneously revitalisation AND housing increase. Adelaide is a beautiful city but cannot afford to ‘cook its goose’ with the clumsy densification that is currently on offer. The Cranker is a contemporary example of this sort of problem. Tall buildings have no place in human-scale Main Street precincts that essentially need only to attract visitors.</li> <li>• The visitor precincts that are our Main Street precincts are the key to the character, vitality and the economy of the city and must be at the core of any city plan, along with pedestrian and bicycle passageways and transit routes.</li> <li>• A public-spaces focus goes a long to resolving sustainability issues and greening issues as attractive public spaces increase foot and bike traffic and takes cars off the road.</li> </ul>	<p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city’s vitality.</p> <p>Strategy 2 – Open Space at Your Doorstep is about shared use of open space and increasing access to public space.</p>
<p><b>State Planning Commission</b> <i>Alignment with Planning and Design Code</i></p> <p>Strategy 8 - Designing for Urban Life, Diversity and Density talks specifically about a set of principles which seek to unlock the growth potential of the city and ensuring it is a desirable place to live, work and visit which include:</p> <ul style="list-style-type: none"> <li>• Protection of solar access to public spaces.</li> <li>• Reinforcing prominence of key places and streets, whilst protecting the amenity of these places</li> </ul>	<p>Noted.</p> <p>City of Adelaide acknowledges that development must be consistent with the Planning and Design Code policies.</p> <p>Strategy 8 identifies the long term built form outcomes for the city and will be used to inform future amendments to the Planning and Design Code, if required, to align Code Policy with the City Plan Strategy.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>Protecting and responding to heritage and character in the city</li> </ul> <p>The built form principles behind this include references to:</p> <ul style="list-style-type: none"> <li>Height transition to lower densities.</li> <li>Solar access to residential.</li> <li>Consistent street wall height.</li> <li>Ground level activation.</li> <li>Adequate building separation upper-level setback.</li> <li>Awnings to shelter street environments.</li> <li>Solar access to open space.</li> </ul> <p>While these are all important issues in the planning tools box, we would in the first instance also seek to ensure consistency with the relevant Planning and Design Code Policies in the relevant general Modules and Overlays.</p>	
SECTION 5 LOCAL AREA FRAMEWORK	
GENERAL COMMENTS	
<p><b>The North Adelaide Society Inc.</b></p> <p>The conclusion that “Wellington Square, O’Connell Street, and Melbourne Street local areas show limited capacity for growth” is supported. It reasonably reflects the reality and particular character, history, heritage and intergenerational cultural value of the neighbourhoods within those local areas</p>	Noted.
<p><b>The North Adelaide Society Inc.</b></p> <p>Consideration of “Local Areas” and the neighbourhoods therein is supported. However, the inclusion of “other place-based interventions that support the priorities of the City Plan”, is not supported unless the “intervention” is support of the “Local Area”.</p>	The City Plan, Urban Design Framework and Local Area Framework are all premised on improving and supporting the Local Area.

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>The liveability of a local area ought not be oppressed, suppressed or subjugated by the “intervention”, otherwise it would diminish or neuter the priority described as “A City of Neighbourhoods”</p>	
<p><b>State Planning Commission</b>  <i>Support</i>            Translating broader concepts to a community and neighbourhood level helps to makes the implementation of the Plan easier to achieve. I also note one of the important components of these interventions are based on the current planning and zoning policy. These neighbourhood frameworks provide a good foundation for us to work together on how to ensure the city can accommodate your identified population target of 50,000 residents by 2036.</p>	<p>Noted.            Implementation of the City Plan includes a Code Amendment Program that will be a mechanism to adjust the Planning and Design Code to enable development to achieve the outcomes identified in the City Plan.</p>
<p><b>SA Water</b>  <i>Recycled Water Supply to the City</i>            SA Water owns the Glenelg to Adelaide Recycled Water Scheme (GARWS) and provides about 700 ML of recycled water to the City of Adelaide.            The pipeline completes a loop around the city from Greenhill Rd, West Terrace to North Adelaide. Numerous inner squares and corridors are not fed by the GARWS. The water quality and dual reticulation standard means it is fit for most landscaping uses.            In relation to the Local Area Framework the following areas are supplied by the GARWS Scheme:</p> <ul style="list-style-type: none"> <li>• North Terrace – new RAH site and Lot 14</li> <li>• West Terrace – along cemetery to Adelaide High School and RAH</li> <li>• King William Street – South Terrace end only</li> </ul>	<p>Noted.            City of Adelaide acknowledge SA Water’s interest in establishing an ongoing relationship in relation to the GARWS and will progress this separately from the finalisation of the City Plan.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<ul style="list-style-type: none"> <li>• Wakefield Gateway – SAPOL, SA Water House and Victoria Square</li> <li>• East Terrace - via Victoria Park</li> <li>• Whitmore Square is currently serviced by GARWS. The remaining sites identified in the Local Area framework are not currently serviced through this scheme.</li> </ul> <p>In order to consider future connections in the context of any potential works relating to resilience of the GARWS network, SA Water may require additional pipework in case of outages which may be needed for growth and/or ageing assets. SA Water suggests the Plan look to consider areas of parklands which could support horticulture to support local communities within the CBD.</p> <p>SA Water is interested in establishing an ongoing relationship with key City of Adelaide staff to understand water security and growth needs for the future and to consider additional storage in the parklands in areas where there is high GARWS network demand.</p> <p><b>Key consideration</b> - The 2024 to 2028 Regulatory Proposal does not include plans for any uplift to the Glenelg to Adelaide Recycled Water Scheme. Consideration should be given to sites that are linked to the CBD given their significance and interactions with CBD infrastructure.</p>	
<b>LOCAL AREA 1 - WELLINGTON SQUARE</b>	
<p><b>The North Adelaide Society Inc.</b></p> <p>Odd that there is no mention of state and local heritage listed built form.</p>	<p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas.</p>

SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p><b>The North Adelaide Society Inc.</b>  <i>"Future investment opportunities include: • Improve public and active transport safety and priority with a focus on Jeffcott Street, Montefiore Road and connections to O'Connell Street, the Adelaide Park Lands and the inner suburbs"</i></p> <p>Odd assertion</p> <p>There are many bus routes that travel along Hill Street, Jeffcott Street and Ward Street, in addition to the City Connector Bus, which is well used and highly valued by residents and visitors.</p> <p>Buses traversing this local area proceed to other areas of the city as they travel through inner suburbs.</p> <p>The basis for the assertion is not evident.</p> <p>Improvements may include stop location.</p> <p>Increasingly use of electric buses will abate noise impacts.</p>	<p>Note the comments that public transport is performing well in this location. This place principle is about improving both active and public transport.</p>
<p><b>The North Adelaide Society Inc.</b>  <i>Population Growth</i></p> <p>An increase from 2550 to 2600 would be a 2% increase by 2036 at a rate of 0.15% p.a. (0.12% 15yrs).</p>	<p>Noted.</p>
<p><b>The North Adelaide Society Inc.</b>  <i>Active and Public Transport useability index</i></p> <ul style="list-style-type: none"> <li>• The criteria applicable to this index is not disclosed or self-evident.</li> <li>• While there may be fewer public transport services along Hill Street and the western end of Ward Street than along Jeffcott Street, each area is quite well served.</li> <li>• The City Connector bus also services this local area as well as east west streets and thus connects with O'Connell Street and</li> </ul>	<p>The methodology for developing the City Plan indices can be found in the City Plan Stage 1 &amp; 2 report available on the City Plan website. Further refinement of language in the draft City Plan will be considered and/or technical notes to support use and interpretation of the digital tool.</p> <p>This index is broader than public transport and seeks to also increase active transport.</p>



SUMMARY OF SUBMISSION (KEY THEMES)	ADMINISTRATION RESPONSE
<p>other areas of the city in a manner that complements the other public bus services</p> <ul style="list-style-type: none"> <li>• It is difficult to comprehend the conclusions depicted in these Figures.</li> <li>• The indicated shadings do not reflect the residential experience.</li> </ul>	

**Table 2 – Summary of feedback from individuals (Correspondence outside of the consultation survey)**

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<b>GENERAL COMMENTS</b>	
<p>The city plan could also - build a human -centred philosophy to support a sustainable, safe, liveable city</p>	<p>The City Plan is developed based on a human-experience focused methodology which is essentially to make the city more accessible based on a 15 minute walking isochrone. The methodology can be found in the City Plan Stage 1 &amp; 2 report available on the City Plan website.</p>
<p>I'd note that the plan comprises 195 pages and includes extensive planning jargon making it difficult for citizens and rate payers to comment on</p>	<p>An abridged version of the City Plan will be made available following endorsement and adoption.</p>
<p>The plan timeframe should be from 25-50 years Plan should be developed with the state government</p>	<p>The plan has been developed with the State Government and will be a key input into the Greater Adelaide Regional Plan. Modelling of growth potential has extended beyond 2036. The City of Adelaide Digital Explorer (CoADE) platform has been set up to monitor progress and to adapt the interventions over time.</p>
<p>Several indexes are mentioned in the Plan but are not sufficiently explained or developed, including the Green Infrastructure Index, Active and Public Transport Usability Index, and the Neighbourhood Index.<sup>3</sup> These factors underpin the City Plan's fundamental assumptions and are not contestable due to their lack of transparency. Such information could be placed in an appendix or footnoted</p> <p>The growth figures of the city plan should consider current and future development approval.</p> <p>There also could be greater recognition of the cultural importance of the existing local and state-listed buildings (and contributory items) and any intention of the City of Adelaide to expand these listings.</p>	<p>The methodology for developing the City Plan indices can be found in the City Plan Stage 1 &amp; 2 report available on the City Plan website. Further refinement of language in the draft City Plan will be considered and/or technical notes to support use and interpretation of the digital tool.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>The front end of the Plan needs much more work to build the commercial and cultural life of the City. As written, it appears as aiming at a lot of residential growth with activated, resident friendly streets. Noting Covid has altered the work/home balance, the State's capital and in my view this Plan needs to do more work on the economic, office sector, as well as cultural life of the City. Great, world leading cities are full of people, as well as great attractions. I note the excellent work along North Terrace, but as the wider CBD densifies, more work should be done to envision future main streets rather than 'leave it to the market' which will be ok building by building but will not lead to a cohesive great main streets.</p>	<p>The Urban Design Framework, particularly the City Plan strategies aim to improve the experience of the city for residents, visitors (which includes students and workers) and businesses.</p> <p>The City of Adelaide's draft Economic Development Strategy also captures the role of city in visitor attraction.</p> <ul style="list-style-type: none"> <li>• Goal 1: More than the gateway to South Australia</li> <li>• Goal 5: Australia's festival and creative capital</li> </ul> <p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city's vitality.</p>
<p>Dog park does not come up when searched at all in this Plan. Noting something like 20% of apartment occupiers (excluding students) had a dog according to the 2008 PCA etc research in Adelaide, more work needs to be done on dogs. The wellbeing role of dogs is well known and Dog Cat Management manages the risks. As the CBD densifies, more work is needed to plan for dogs, including dog off leash. This is a spatial outcome</p>	<p>The draft Adelaide Park Lands Management Strategy (currently on consultation) discusses the role of the Adelaide Park Lands as an accessible landscape and open space system for all South Australians, including consideration of future dog parks.</p>
<p>Major landholdings are critical to build a great capital of SA, and more than a great place with 50,000 residents living, but where many of the State level destination attractors that one would typically find in a CBD struggle to find a home.</p> <p>The topical Crown and Anchor live venue risk is one example of where more work on ensuring and planning for cultural land uses needs to be done. The current Planning and Design Code certainly allows such land uses but I think should be reviewed properly to ensure the CBD's important venue role continues. Land value increases are the big risk for these smaller venues. SGS research from around 2018 is valuable informing this. A word search found no</p>	<p>Noted.</p> <p>The Local Area Framework will be revised to strengthen reference to key destinations and attractors.</p> <p>Implementation of the City Plan includes a Code Amendment Program that will be a mechanism to make improvements to the Planning and Design Code to guide development in accordance with the Priorities and Strategies proposed in the City Plan.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>reference to live music, with the only music reference being the Hindley Street music hall.</p> <p>Research from the early 2000s showed that mixed use zones tended to become all housing unless actively planned to be mixed use. I think this aspect of the Plan needs serious more work.</p>	
<p><i>Reduction of car use in the City</i></p> <p>This aim should be central to all the strategies in City Planning. The commitment to EV charging station may run counter to this as we keep assuming cars will always be central to how we get around and so keep planning on that scenario. It is not helpful to assume people will continue to use cars in the numbers they do now.</p>	<p>The City Plan Indices and City Wide Strategies prioritise improved experiences for active transport users to support a reduction in car use.</p>
SECTION 1 – EXECUTIVE SUMMARY AND INTRODUCTION	
<p><i>Executive summary – Environmental Sustainability</i></p> <p>Despite the Council's response to my earlier comments, it is clear that addressing the climate emergency is of a lower priority. It was not mentioned at all in the initial City Plan focus Groups I attend or the Council documents.</p> <p>'Incentivising and enforcing supply of environmentally sustainable developments' may not be achievable and should also be questioned – especially when this strategy fails to account for and reduce consumption carbon, including embodied carbon.</p>	<p>The city is experiencing a housing and climate crisis. The City Plan is balancing environmental, economic and social objectives for the city and as such is seeking to sustainably grow the city's population.</p> <p>In the context of the Greater Adelaide Regional Plan and forecast growth for Greater Adelaide, growth is better located in the city relying on existing infrastructure and services and supporting local business.</p> <p>City of Adelaide's Integrated Climate Strategy has a strong focus on sustainable developments.</p>
<p><i>Adaptive Reuse</i></p> <p>Support adaptive reuse and repurposing which is entirely consistent with sufficiency and circularity principles. However, any savings in embodied carbon and resource use are likely to be negated by much increased new building activity.</p>	<p>Noted.</p> <p>In the context of the Greater Adelaide Regional Plan and forecast growth for Greater Adelaide, growth in the city benefits from existing infrastructure and services and supporting local business.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>The City of Adelaide and Lord Mayor still appear to view adaptive reuses as conserving embodied carbon. I reiterate that the carbon associated with existing building is already spent.</p> <p>Instead, the focus must be on reducing new embodied carbon generated by new construction activities.</p>	
CITY PRIORITIES	
<p><i>Housing diversity for a growing population</i></p> <p>Increase in population and housing diversity should not mean a loss of planning vigilance. There should be a proper balance between the interests of the developers on the one hand and those of the local residents on the other, so as to avoid sub-standard development (over-size buildings, over-dense building complexes, loss of privacy and light, incongruous design features etc) and allowing in all cases proper consideration of any relevant heritage factors</p>	<p>Strategy 8 – Designing for Urban Life, Diversity and Density articulates the built form principles for enabling growth outcomes while considering local context and place.</p> <p>Implementation of City Plan includes a Code Amendment Program that will be a mechanism to make improvements to the Planning and Design Code to guide development in accordance with the intent of Strategy 8 – Designing for Urban Life, Diversity and Density.</p>
<p>It is concerning that the City of Neighbourhoods' 'people' priority is listed at 3 when it could be raised to at least priority 2 to provide a framework for people's relationship to the other priorities. Putting people at the centre of city design and planning informs the design of neighbourhoods on a people scale.</p>	<p>The City Plan Priorities are numbered to help navigation of the survey not reflecting order of importance and have been considered in all of the Strategies.</p> <p>The 'City Plan Policy Summary' table in the 'Implementation Plan' section describes how all the priorities are taken into consideration in the proposed City Wide Strategies.</p>
<p><i>A city of neighbourhoods</i></p> <p>City of Neighbourhoods could be more linked to the City of Adelaide's existing Main Street development program</p>	<p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city's vitality.</p>
CITY WIDE STRATEGIES	
<p><i>Strategy 1 - A Green City Grid</i></p>	<p>The feedback received will be used to strengthen the relevant City Wide Strategy.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>There are some streets in the CBD that could use the buildings on either side to hold up simple infrastructure to grow plants along them thus providing a living green nature option.</p> <p>There are also some narrow throughways that are not marked on maps that provide good shade for most of the day and these with minimal work will encourage people to use them.</p>	<p>Detailed and further investigation will be considered through the Implementation stage upon approval of the City Plan.</p>
<p><i>Strategy 2 – Open Space at Your Doorstep</i></p> <p>Europe has perfected this model and we should look to replicate it. Medium density (5-6 storeys), mixed use living needs to surround each of the Squares in Adelaide. They are largely unused at present because they are surrounded by low density residential or commercial</p>	<p>Noted.</p>
<p><i>Strategy 4 – Activating North South Laneways</i></p> <p>Support potential north south links – these are critical to increasing pedestrian permeability in parallel with increasing densification. Each will need proper investigation and progressive implementation. Market to Riverbank shows what is possible and the benefits. A link something like Chinatown to Hindley slightly to the west seems a sensible next immediate opportunity.</p>	<p>Noted.</p>
<p><i>Strategy 5 – Enhancing East-West Streets</i></p> <p>At least two of these streets (one North, one South) should be closed to car traffic and converted to pedestrian/cycling focused thoroughfares</p>	<p>Noted.</p> <p>Detailed and further investigation will be considered through the implementation stage upon approval of the City Plan. This will also be considered in the City of Adelaide’s Integrated Transport Strategy which is currently being developed.</p>
<p><i>Strategy 6 - Establishing a City Loop</i></p> <p>Support in principle - subject to no significant loss of tree cover as a result and support infrastructure must be kept as un-obtrusive and as low-key as possible, avoiding unsightly and intrusive elements.</p>	<p>Noted.</p> <p>The route for the proposed City Loop has not been determined in the City Plan.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>The light rail stations/hubs should allow for future suburban links to the major arterial roads of the city. These roads will need to be serviced by trams/trains in the near future as they become focal points for new medium density housing.</p> <p>Does this Plan fail to acknowledge the long term under CBD train extension? Whilst likely to be beyond the 10 years of this actual Plan, this Plan should at least acknowledge the mooted location rather than be silent in total. Such an investment is nation building, reliant on Australian Government funding. This Plan should include at least the alignment and approximate station locations. This is fundamental to long term integrated densification of land use planning with transport planning.</p> <p>Trams are a good mode of public transport but the State Government's proposal to create a city loop that cuts straight through Whitmore Square is counterproductive to maintaining an existing, well used, cool public space.</p> <p>Looking at the city map and thinking about the purpose of the tram loop I wonder about possibilities of meeting the need for improved access to Public Transport through scheduled (electric) minibuses.</p> <p>The minibuses could service several shorter routes that intersect with or are near other existing bus and tram routes and so make transport more easily available to even more people than what is proposed by Tram Loop.</p>	<p>This is a medium to long term proposal that will be further progressed through advocacy to the State Government's Greater Adelaide Regional Plan, the City of Adelaide's Integrated Transport Strategy and tested through City Plan digital tool.</p>
<p><i>Strategy 7 – New Housing Models</i> <i>Design Solutions</i></p> <p>This seeks to amend the Planning and Design Code to 'embed sustainable design principles into housing design, enhance energy and resource efficiency...' As outlined above, resource and energy efficient design solutions alone will be ineffective in constraining resource consumption. This where sufficiency has an important role</p>	<p>Implementation of the City Plan includes a Code Amendment Program that will be a mechanism to make improvements to the Planning and Design Code to guide development in accordance with the Priorities and Strategies proposed in the City Plan.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
to play. This may include design of housing for sharing of amenities, reactivating empty housing and the like.	
<p><i>Strategy 8 - Designing for Urban Life, Diversity and Density</i></p> <p>Height restrictions - There should be both an upper and a lower limit. No new development in the city should be able to take place in the CBD below 3-4 storeys</p> <p>High rise limited to the terraces</p> <p><i>Heights</i></p> <p>Once again there is no consideration of the impact of higher and more building growth on the city's emissions, including embodied, which detracts from its objective to halve emissions by 2030 and achieve net zero by 2035 (pg 27).</p> <p>The approach is said to enable balancing density with preserving unique features and heritage character. It is unclear if this will support building above and overpowering heritage, as in the case of the Crown and Anchor Hotel, Grenfell Street or 281 Waymouth Street.</p> <p>The determination of maximum theoretical heights for buildings should consider the embodied carbon impact. It is concerning to read (p. 55) that 'Higher Density (8-storey plus high-rise developments) cater to the demand for vertical living, offering spectacular views...'</p> <p>'These are not a justifiable reason for the higher embodied carbon associated with that form of construction.'</p>	<p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, this includes consideration of locally significant places and elements.</p> <p>Detailed and further investigation will be considered through the implementation stage upon approval of the City Plan.</p> <p>Implementation of the City Plan includes a Code Amendment Program that will be a mechanism to make improvements to the Planning and Design Code to guide development in accordance with the Priorities and Strategies proposed in the City Plan.</p>
<b>Local Area Framework</b>	
<p><i>General</i></p> <p>The organisation of the City of Neighbourhoods in the City Plan by streets/terraces/gateways and squares emphasises the city's built</p>	<p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, and locally significant places and elements.</p>



SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>form rather than the above characteristics supporting residents' sense of place</p> <p>The information on these city areas is confined to current population figures followed by growth and densification estimates. It could reflect the issues raised by population growth and the characteristics of the existing population</p>	
<p><i>Melbourne Street</i></p> <p>I support - recognising the unique character and village feel of Melbourne Street, p 120 shop top housing (as long as building heights remain at current levels 3 storeys in Melb st West, 4 in Melb St East).</p> <p>Concerns regarding p 120 proposing the extension of the main street character west of Jerningham Street. This is a largely residential area, with business fronting Melbourne Street, and does need further development of retail or night time economy.</p> <p>Concerns regarding more residential growth in the area, despite it being the most populous area of North Adelaide.</p> <p>Concern - Melbourne Street suggestion has a deficiency in retail and night time economy. Welcome given that it is a largely residential area. Nevertheless often antisocial behaviour late at night.</p> <p>Already housing diversity in the area do not understand the need to enable this further.</p> <p>Considers area very vibrant area, connected to public transport and queries the accessibility to open space when northern edge borders the Park Lands too.</p>	<p>Noted.</p> <p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, locally significant places and elements and the role of small businesses in retail and night time economy.</p>
<p><i>Melbourne Street</i></p> <p>Melbourne St east of Jerningham Street contains an abundance of restaurants, cafes, shops and small businesses to service the area. Promoting more retail and dining shops would seem uneconomic and</p>	<p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, and other locally significant places and elements.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>would change the character of this area. Parking is already an issue in the Melbourne St area and those visiting the medical facilities would be disadvantaged by an increase of other types of activity.</p> <p>There is a wide diversity of housing types already, ranging from student accommodation, apartment and townhouse living, cottage row houses and larger residences. I would question why there is a need for diversity – it exists already.</p> <p>Shop top housing on Melbourne St east of Jerningham might seem ok in principle, providing developer greed doesn't see more multi-storey developments as was allowed in recent years.</p> <p>Melbourne St is not very wide and street parking essential for those visiting for medical reasons or for social activity (restaurants, shops). Buses already cause congestion in peak hours so additional buses need to be considered very carefully.</p> <p>I personally use the buses and the current service would seem more than adequate.</p> <p>I agree that larger office buildings with large tenancy spaces being limited.</p>	<p>The City Plan will be used to test and facilitate a planning policy framework within the city that supports growth of housing supply through existing and new alternative housing models to provide greater housing diversity and choice.</p>
<p><i>Whitmore Square</i></p> <p>Support - the light rail loop which would provide better connectivity to King William Street, Greening of Sturt St, Redevelopment salvation army site.</p> <p>Error: I wish to point out an anomaly: This is first listed as Neighbourhood 11, but later as 12.</p> <p><i>Regeneration and provision of community services</i></p> <p>I have selected Whitmore Square because of its special position in providing services for the homeless.</p> <p>As reported in my comments of 8 April on the Plan, I used the digital and 'pin drop survey' in a map to highlight on opportunity for</p>	<p>Noted</p> <p>Minor correction to numbering.</p> <p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, and other locally significant places and elements.</p> <p>Strategy 8 – Designing for Urban Life, Diversity and Density articulates the built form principles for enabling growth outcomes while considering local context and place.</p> <p>A meeting will be organised to discuss the feedback with the respondent.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p>regeneration of the around Millers Court, focused upon Baptist care and WestCare, to extend services for the homeless.</p> <p>This needs to be followed up.</p> <p><i>Built form</i></p> <p>The Plan claims that the area has ‘significant growth potential’, with a population increase of 5.5%, but should acknowledge the special character of the Whitmore Square precinct and its requirements for the homelessness services and social housing. The SW Corner of the City and the Square are presently characterised by a high number of small cottages, with an intimacy, friendliness, small-scale, and a strong sense of community. Many homeless and itinerants are welcomed here and generously assisted.</p> <p>To surround the square with high-density built form would be entirely inappropriate, while a light-rail corridor bisecting the Square would be highly contentious especially because of the significance of the Square for indigenous people.</p> <p><i>Further consultation</i></p> <p>I wish to suggest a more focused and inclusive explanation to the Whitmore Square and SW Corner Community should be conducted before the Plan is adopted.</p> <p>I can see that Focus Group 5 was formed earlier. However, I note that this includes a sprinkling of residents and business, but not service providers for the homeless including WestCare. This needs to be remedied during the next round.</p>	
<p><i>O’Connell Street</i></p> <p>Question – Pg 115 identifying WCH existing site as future mixed use. I’d go further as this site has potential to be a City shaping outcome and in public ownership, it needs its own visioning exercise and not just assume ‘mixed use’.</p>	<p>The WCH site is identified as a Strategic Place in the draft City Plan. The site is in State Government ownership.</p> <p>Further investigation will be considered through the implementation stage upon approval of the City Plan.</p>

SUMMARY OF FEEDBACK FROM WRITTEN LETTERS FROM INDIVIDUALS	ADMINISTRATIVE RESPONSE
<p><i>North Terrace</i></p> <p>Pg 126 -Local Area 4 fails to plan a pedestrian connection from Hindley to North Terrace say 150/200m east of Morphett Street. This needs more work.</p>	<p>Final connection alignments have not been determined in the City Plan. This will be further progressed through the City of Adelaide's Integrated Transport Strategy and tested through the City Plan digital tool.</p> <p>More detailed and/or fine-grained comments will inform the Implementation Plan for the City Plan.</p>
<p><i>Light Square</i></p> <p>Waymouth Street West of Light Square should be explored for a future main street with ground level commercial uses and funky architecture. Its narrow width, low traffic and sites for redevelopment lend itself readily to that future. This form of vision is achievable. The Plan does not envisage this in its current form, and whilst Light Square planned that way, it lacks the ready closed in nature well suited for main street environments (pg 139)</p>	<p>Noted.</p> <p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city's vitality.</p> <p>A draft Light Square/Wauwi Master Plan is in development and will be consulted on separately.</p>
<p><i>Hindmarsh Square</i></p> <p><i>13 – Question – Pg 151 – Pirie Street East of Hindmarsh (same comment as Waymouth Street west)</i></p> <p>Should be explored for a future main street with ground level commercial uses and funky architecture. Its narrow width, low traffic and sites for redevelopment lend itself readily to that future. This form of vision is achievable. The Plan does not envisage this in its current form</p>	<p>Noted.</p> <p>The Local Area Framework will be revised to better reflect the role the main streets and precincts play in the city's vitality.</p>

**Table 3 Summary of public feedback received from survey responses to the draft City Plan – Adelaide 2036**

Please note that respondents were not required to answer all survey questions. Many chose only to respond on areas they found of interest or relevance to them.

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<b>URBAN DESIGN FRAMEWORK PRIORITIES</b>	
<p><b>31 public survey responses were received</b></p> <p>16 responders were highly supportive.</p> <p><i>“All is most impressive, and I would love to be here in 2050 to say that I lived in the best City in the best Country in the World.”</i> (CoA resident)</p> <p>Other feedback was generally supportive, and included the following suggestions and comments:</p> <ul style="list-style-type: none"> <li>• Increase focus on fostering economic growth through innovation, technology and startups, with KPIs to track progress of initiatives that attract and retain talent in these sectors</li> <li>• Provide examples of projects with expected positive environmental outcomes, with details on how they will be achieved. This should be inclusive of community co-design and educational outcomes.</li> <li>• Details of action plans and partnerships to improve cultural vitality and connectivity, with measurable targets.</li> <li>• Conscious transport combinations and connections</li> <li>• Query regarding implied prioritisation with numbering, suggesting priority 4 be the main priority for the City Plan, leading to the other priorities</li> <li>• Focus on using vacant and empty buildings</li> <li>• Focus on utilising local trades and suppliers</li> </ul>	<p>Noted.</p> <p>City Plan Priorities are numbered to help survey navigation not reflecting priority order.</p> <p>Overall, the comments provided have been incorporated into the City Plan where possible eg private enterprise around public spaces is a focus for the City Square and use of empty buildings is a priority.</p> <p>The draft Economic Development Strategy considers economic growth through innovation and start ups.</p> <p>The CoA Cultural Policy is under development.</p> <p>Transit related feedback will be provided to the team delivering the City of Adelaide’s Integrated Transport Strategy due for public consultation early in 2025. The draft Integrated Transport Strategy will consider transport combinations and connections.</p> <p>The City Plan is for the benefit of the community by providing a roadmap to sustainable growth that improves the liveability of the city for residents, visitors and businesses.</p> <p>Strategy 8 – Designing for Urban Life, Diversity and Density articulates the built form principles for enabling growth outcomes while considering local context and place.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>Integration of private enterprise around public spaces, and attracting people to the city for leisure activities</li> <li>Ensure concept drawings implying restricted driving access in the city do not impede emergency services access</li> </ul> <p>3 negative responses were received:</p> <ul style="list-style-type: none"> <li>Concern about 'ugly high density' and the City Plan being used primarily to benefit commercial developers</li> <li>Priority 4 being inconsistent with priorities 1-3</li> <li>Concern that high-rise development blocks sunlight and devastates gardens around established homes.</li> </ul> <p>Overall, the responses to the Priorities framework were very positive.  <i>"Fantastic. I like that they are bold."</i> (City of Unley resident, 10-20 years)</p>	
Priority 1 – A Greener and Cooler City	
<p><b>36 public survey responses were received</b></p> <p>There was an overwhelmingly strong positive response to this framework priority, tempered by scepticism based on a perception that previous City of Adelaide plans in this area have not been achieved.</p> <p>The benefits of this priority for cooling, air quality, biodiversity and mental health and wellbeing was uniformly recognised in the responses.</p> <p><i>"I think it is now "a given" that this is a high priority because it is associated with environmental sustainability. If that is not achieved, then it will be harder to achieve all the other priorities."</i></p> <p>(Respondent, 40-50s age group)</p> <p>Feedback for improvements to the draft City Plan included:</p>	<p>Noted.</p> <p>Safety, reducing cars, removing street parking are considerations of the City of Adelaide's Integrated Transport Strategy under development.</p> <p>Parks and open space are addressed in Strategy 2 – Open Space at Your Doorstep and in the Local Area Framework.</p> <p>Taking a data driven approach to the development and growth of the city is a key ambition of City Plan. The progress of the City Wide Strategies will be continuously measured and analysed using the data and indices on which the City Plan is based.</p> <p>The City Plan is the spatial plan for the city and has been informed by a number of Council wide strategies, including the Housing Strategy, Integrated Climate Strategy and proposed Integrated</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>• Street and road greening must also consider safety and security</li> <li>• Prioritise areas which are low on the green infrastructure index</li> <li>• Support for removing street parking and reducing cars in laneways to reutilise these spaces for dedicated 'green' public transport/bicycle lanes. Suggestion to consider closing and re-greening streets outside schools to create new public green spaces that increase road safety.</li> <li>• Call to prioritise the planting of native trees</li> <li>• Develop new parks, including pocket parks, and enhance the existing ones</li> <li>• Need for specific detailed implementation plans and strategies, KPIs to measure progress and success, and clear and transparent resourcing, responsibilities, accountability and timelines made public through regular reporting</li> <li>• Cross-sector collaboration and partnerships with private entities, NGOs, academics to bring in expertise and resources.</li> <li>• Set a target for tree canopy target per street hierarchy and orientation - some councils target 80% canopy cover over exposed streets in summer.</li> </ul> <p>Cautionary responses noted:</p> <ul style="list-style-type: none"> <li>• Concern regarding the impact planted road medians may have for emergency service vehicles in heavy traffic conditions</li> <li>• Concern about the overall reduction of car accessible roads – and the impact this may have on people who rely on cars to access the city.</li> <li>• Concern about fitting greening within the roads/streets/lanes and footpaths – figure 3.7 with centre of roadway used for active transport does not fit a grid city with so many intersections. First focus needs to be on active transport, giving people safe and</li> </ul>	<p>Transport Strategy, all of which include specific and measurable targets.</p> <p>Transit related feedback will be provided to the team delivering the City of Adelaide's Integrated Transport Strategy due for public consultation early in 2025.</p> <p>Council committed to increased greening of the city through the 2024/25 Business Plan and Budget process.</p> <p>Tree removal is subject to relevant legislation.</p> <p>Strategy 2 – Open Space at Your Doorstep seeks to diversify open space so that high rise buildings can support a cooler city through green roofs, green walls, plazas, balconies and courtyards.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>consistent routes with dedicated space within the corridors, before greening.</p> <p>Negative feedback was received about:</p> <ul style="list-style-type: none"> <li>• Concern about the spending levels required for planting trees in the city, and a call to lower this priority to focus first on balancing council budgets.</li> <li>• Perceived hypocrisy and ‘greenwashing’ in allowing high rise developments which involve the removal of established trees, with a call to protect and retain established trees to achieve a cooler city.</li> <li>• Any positive effect of more greening will likely be offset by greater building density and a higher population.</li> </ul> <p><i>“This is great, and I like how it identifies streets and not just parks as opportunities for greening.”</i></p> <p>(City of Unley resident, 30-40 age group)</p>	
<b>Priority 2 – Transit Diversity</b>	
<p><b>35 public survey responses were received</b></p> <p>The responses were overwhelmingly enthusiastic, particularly with regards to light rail (the tram) and active transport (especially for walking and cycling). Survey respondents encourage the City of Adelaide to be bold and innovative in its approach to transit diversity.</p> <p><i>“Every single street should be safe for kids to cycle on.”</i></p> <p>(City of Adelaide resident, 30-40 age group)</p> <p>There was recognition that the City of Adelaide does not have the power to extend light rail to North Adelaide, or implement a city loop, however there was strong encouragement to advocate to the State Government for both.</p> <p>Feedback for improvements to City Plan included:</p>	<p>Noted.</p> <p>The feedback received will be used to strengthen Priority 2 – Transit Diversity where relevant.</p> <p>Feedback will be provided to the team delivering the City of Adelaide’s Integrated Transport Strategy due for public consultation early in 2025.</p> <p>The City of Adelaide’s Integrated Transport Strategy will incorporate a framework (reflecting the Safe System, Movement and Place and Healthy Streets frameworks) and a range of measurable targets, including alignment with and to support the relevant priorities in City Plan.</p>



SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>• Reframe this priority to focus on walking and cycling, which is where Council can have a significant impact</li> <li>• Increase the focus on safety for active transport along planned routes, such as Grote Street, which are wide roads that currently allow high vehicle speeds.</li> <li>• Advocate also for better integration of technology in public transport, to provide real-time information and payment options for a better user experience.</li> <li>• The need for detailed action plans, funding, KPIs, metrics, community engagement in the planning and implementation process, transparency in reporting back to the public.</li> <li>• Improve integration with land use planning to encourage mixed-use developments with transit-oriented designs.</li> <li>• Increased use of electric public transport vehicles – buses and trams.</li> <li>• Use of detailed granular information, such as cycling counts and patronage data, to inform infrastructure priorities.</li> <li>• Suggestion for the city spine to be a light rail and pedestrianised ‘quiet way’ street, like George Street in Sydney.</li> <li>• Call for the city to introduce more local traffic slow areas.</li> </ul> <p>Cautionary responses questioned the plan:</p> <ul style="list-style-type: none"> <li>• How will dedicated bike paths be accommodated without reducing driving lanes or making them narrower?</li> <li>• It is not good to integrate pedestrians and cyclists on the same footpath (fig 3.12)</li> </ul> <p>One negative response was received:</p> <ul style="list-style-type: none"> <li>• Population density is the cause of transit diversity challenges</li> </ul> <p><i>“Excellent and VITAL to support the increased population growth and diversity. Love to see the emphasis on walking and cycling</i></p>	<p>These are important considerations which will be part of the Integrated Transport Strategy.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p><i>and real opportunities for active travel and public transport identified.”</i></p> <p>(City of Unley resident, 30-40 age group)</p>	
<b>Priority 3 – A city of neighbourhoods</b>	
<p><b>30 public survey responses were received</b></p> <p>Most respondents were in support of this priority, however two felt unsure and did not understand the approach being taken, and three expressed concerns about this as a priority.</p> <p><i>“The focus on developing community hubs and ensuring the availability of local services within neighbourhoods is essential for enhancing quality of life.”</i></p> <p>(Prospect resident, 30-40 age group)</p> <p>Positive responses:</p> <ul style="list-style-type: none"> <li>• Appreciation for identifying existing ‘pockets’ of the city and preserving their feel</li> <li>• Good to focus on services for each these neighbourhoods (supermarkets, chemists, doctors, schools etc)</li> <li>• Support increase in the maximum height limit to provide more housing in high-rise higher-density developments in the city</li> </ul> <p><i>“Most definitely support this. In a housing crisis ... we must not solely look to greenfield developments, vertical and higher density based developments is cheaper, often funded solely by private developers and will increase business trade. Much of the city is underdeveloped particularly the southern end and increasing the maximum height limit will go a long way to provide more housing.”</i></p> <p>(Burnside resident, 10-20 age group)</p> <p>Change suggestions:</p>	<p>Noted.</p> <p>Consideration is being given to naming of the Local Areas to ensure they’re relevant.</p> <p>Strategy 8 – Designing for Urban Life, Diversity and Density articulates the built form principles for enabling growth outcomes while considering local context and place.</p> <p>Access for wheelchairs and prams is a priority of the City of Adelaide Access and Inclusion Plan and will be considered further in the City of Adelaide’s Integrated Transport Strategy.</p> <p>The neighbourhood focus is to maintain the unique and diverse character of the city. Implementation including any changes to the Planning and Design Code will not be at such a small scale.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>• Rename the area as 'Grote / Central Markets' and move east a little. A 'gateway' implies something you move through, not a neighbourhood where you live and spend time.</li> <li>• Prioritise sunlight for parks and green spaces, and when planning higher-density housing ensure natural light for city spaces and people</li> <li>• Show consideration on how to have clear 'division' between neighbourhoods, yet maintain harmony between them, particularly where there is a blend of residential and commercial</li> <li>• Broaden walkability to include clear access for wheelchairs and prams, particularly in mixed-use busy shared car and pedestrian areas.</li> <li>• Consider creating calm and quiet sensory spaces for a diverse population in busy 'vibrant' areas</li> <li>• Consider research to re-frame regulations on carparking provisions based on a neighbourhood level, rather than individual (housing / business) developments.</li> </ul> <p><i>"Activating more north-south streets and laneways sounds exciting and has the capacity to become a feature that tourists speak about when reflecting on Adelaide. I'm imagining these spaces to be like Leigh and Peel Streets and, if that's the case, a big thumbs up!"</i></p> <p>(City of Adelaide resident, 40-50 age group)</p> <p>Negative responses:</p> <ul style="list-style-type: none"> <li>• Focussing on small areas will limit policy and entrench existing demographic divides between areas of the city.</li> <li>• Caution about using what residents like about their neighbourhood to excite developers motivated by financial</li> </ul>	

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>gain – gave example of O’Connell St development ‘blocking the light’ and creating a ‘dark depressing corridor’</p> <ul style="list-style-type: none"> <li>Concern that infill developments will not be sensitive to local areas.</li> </ul> <p><i>“Infill needs to be sensitive and in line with community standards. A review of the legislation and planning laws [federal, state, local] that impede innovative uses for particularly C &amp; D grade building stock [which will only increase].”</i></p> <p>(City of Adelaide resident, 70-80 age group)</p>	
<b>Priority 4 – Housing diversity for a growing population</b>	
<p><b>29 public survey responses were received</b></p> <p>Most respondents were very supportive of this priority.</p> <p>Positive responses:</p> <ul style="list-style-type: none"> <li>Support for adaptive reuse of older empty buildings into diverse housing options</li> <li>Support for sustainability benefits of high-rise high-density housing</li> <li>Also include dwellings that can multi-generational and accessible</li> <li>Incentivise larger apartment options for families</li> <li>Adaptive re-use of existing building stock</li> </ul> <p><i>“need to move on from the row cottages and actually activate the spaces to get more people living here. good quality apartments with modern usable layouts that can suit different demographics”</i></p> <p>(City of Adelaide resident, 30-40 age group)</p>	<p>Noted.</p> <p>City of Adelaide’s Housing Strategy outlines the city’s 10-year plan for housing in the CBD, setting ambitious targets across the short, medium, and long term.</p> <p>The City Plan will be used to test and facilitate a planning policy framework within the city that supports growth of housing supply through existing and new alternative housing models to provide greater housing diversity and choice.</p> <p>Any changes to increase or reduce existing building heights to accommodate alternate housing models and additional supply will be the subject of a Code Amendment which includes mandatory public consultation.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p><i>“I’d like to see more shop top housing in Adelaide because I think it’s practical and it breeds warmth of community.”</i> (City of Adelaide resident, 40-50 age group)</p> <p>Cautionary responses:</p> <ul style="list-style-type: none"> <li>• The city should prioritise high density in the CBD – transitional housing developments should be in inner metro council areas.</li> <li>• Focus on providing affordable, practical and long-term liveable housing options which feel like classic 3-bed homes (rather than ‘shoe-box’ or ‘luxury’ housing)</li> <li>• New high-rises should complement the city’s skyline and not impede current residential areas with historical/cultural significance.</li> <li>• Growing the population to 50,000 by 2036 is irresponsible. Four to six storey mid-rise buildings offer increased density without compromising quality of life.</li> <li>• Concern that in planning to accommodate population growth there will be a greater negative environmental impact locally. City Plan needs to allow for not achieving the population target if this will detract from sustainability and liveability targets.</li> </ul> <p><i>“employ architects who can actually design clever apartment blocks and smaller houses. Look at Europe”</i> (Norwood Payneham St Peters resident, 60-70 age group)</p> <p><i>“Promoting mixed-use developments that integrate residential, commercial, and recreational spaces can create dynamic and well-rounded communities.”</i> (Prospect resident, 30-40 age group)</p>	

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<b>SECTION 4: CITY WIDE STRATEGIES</b>	
<p><b>21 public survey responses were received</b></p> <p>Overall the responses to the eight City Wide Strategies were highly supportive.</p> <p><i>“Strategic thinking at its best.”</i> (City of Adelaide resident, 40-50 age group)</p> <p>Feedback on the draft City Plan:</p> <ul style="list-style-type: none"> <li>• Consider having public transport and active transport priority routes on different streets</li> <li>• Include more information on how the strategies consider Kurna culture and First Nations perspectives</li> </ul> <p>When asked to prioritise the set of strategies, with 1 being the most important, respondents mostly prioritised them in nearly the same order as in the draft City Plan.</p> <ol style="list-style-type: none"> <li>1. Strategy 1 – A Green City Grid</li> <li>2. Strategy 2 – Open Space at Your Doorstep</li> <li>3. Strategy 3 – Developing the City Spine</li> <li>4. Strategy 4 – Activating the North-South Laneways</li> <li>5. Strategy 6 – Establishing the City Loop</li> <li>6. Strategy 5 – Enhancing East-West Streets</li> <li>7. Strategy 7 – New Housing Models</li> <li>8. Strategy 8 – Designing for Urban Life, Diversity &amp; Density</li> </ol> <p><i>“Very detailed and comprehensive summary. Well done.”</i> (Tea Tree Gully resident, 40-50 age group)</p>	<p>Noted.</p> <p>Further development of the Strategy 4 and Strategy 6 in relation to east-west streets and north-south laneways will consider the interface between cars, public transport and active transport users. This feedback will be provided to the team developing the Integrated Transport Strategy for consideration.</p> <p>Caring for Country is a priority of CoA and State Government through the APLMS and through the Reconciliation Action Plan. CoA has made commitments in these strategies to developing stronger engagement protocols with Kurna.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<b>Strategy 1 – A Green City Grid</b>	
<p><b>21 public survey responses were received</b></p> <p>Respondents expressed very strong support for this strategy.</p> <p><b>Feedback:</b></p> <ul style="list-style-type: none"> <li>• Include maintenance of green grid as well</li> <li>• Increase emphasis on incorporation of green spaces in developments (rooftop, balcony, courtyard, atrium gardens)</li> <li>• It is more important to prioritise the way people live and move within the city, and provide safe spaces</li> <li>• Include more pedestrianisation of streets</li> <li>• Acknowledge restrictions which don't allow for tree roots on some streets</li> </ul> <p><i>“I love the term 'green grid'! Tree canopies are a great addition, and I appreciate the thought that's been put into streets that have limited potential for greening. I'm very excited about the future look and feel for Adelaide under this plan.”</i></p> <p>(City of Adelaide resident, 40-50 age group)</p>	<p>Noted</p> <p>Green spaces in developments is captured in Strategy 2 – Open Space at Your Doorstep.</p> <p>Movement of people including pedestrianisation of streets is considered in Strategy 3, 4 and 5 and extensively throughout the Local Area Framework.</p>
<b>Strategy 2 – Open Space at Your Doorstep</b>	
<p><b>21 public survey responses were received</b></p> <p>Respondents expressed very strong support for this strategy.</p> <p><b>Feedback:</b></p> <ul style="list-style-type: none"> <li>• Strong 'protect the Park Lands' messaging</li> <li>• Support for recreational spaces in the squares, such as playgrounds that incorporate nature play and water play</li> <li>• Need for diversity of spaces for various groups and activities</li> </ul>	<p>Noted.</p> <p>Feedback is consistent with the drafting of this strategy.</p> <p>The draft APLMS (currently on consultation) discusses the role of the Adelaide Park Lands as an accessible landscape and open space system for all South Australians, including consideration of future open spaces.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>Change 2.6 to include slowing car speeds down and reduce the number of vehicles.</li> </ul> <p><i>“OMG, yes! The parklands and inner city green squares are an asset rare in cities around the world and has not been fully appreciated. Removing bitumen to increase square space is genius and increased recreational use is a great idea.”</i></p> <p>(Burnside resident, 10-20 age group)</p>	
<b>Strategy 3 – Developing the City Spine</b>	
<p><b>23 public survey responses were received</b></p> <p>Respondents were very positive about this strategy.</p> <p><i>“Yes. I like that the definition for city spine is not just about transit, but placemaking too.”</i></p> <p>(City of Unley resident, 30-40 age group)</p> <p>Feedback:</p> <ul style="list-style-type: none"> <li>More detail would be good</li> <li>Very strong support for light rail/tram, including stops at aquatic centre and up to Prospect</li> <li>Southern King William needs more businesses and inviting spaces</li> </ul> <p><i>“In favour, king William should have more focus on pedestrians and public transport and limit cars from moving through the city.”</i></p> <p>(City of Charles Sturt resident, 20-30 age group)</p>	<p>Noted</p> <p>This is a medium to long term priority which ultimately rests with the State Government. As the City Plan is being used to inform the CoA’s submission to the GARP this Strategy will be put forward as part of this process.</p>
<b>Strategy 4 – Activating North-south laneways</b>	
<p><b>19 public survey responses were received</b></p> <p>Respondents were very supportive of this strategy.</p> <p>Feedback:</p>	<p>Noted</p> <p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, locally</p>



SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>• Include visual appeal and cleanliness/maintenance of laneways</li> <li>• The crossing points at the main roads between the laneways very important – pedestrian prioritisation at lights</li> <li>• Encourage live music venues as part of this strategy</li> <li>• How will increased residential development co-exist with increased nighttime activity? Curfews, soundproofing, light block-out blinds.</li> </ul> <p><i>“Yes. A thousand times, yes. These laneways could become a really special feature for Adelaide.”</i></p> <p>(City of Adelaide resident, 40-50 age group)</p>	<p>significant places and elements and the role of small businesses in retail and night time economy.</p> <p>The City of Adelaide’s Integrated Transport Strategy will consider crossing times and pedestrian prioritisation.</p>
<b>Strategy 5 – Enhancing East-west Streets</b>	
<p><b>19 public survey responses were received</b></p> <p>Respondents generally agreed with this strategy, but some thought it not a high priority and some are sceptical about achieving it.</p> <p>Feedback:</p> <ul style="list-style-type: none"> <li>• Need for more space for bus stops along the Grenfell and Currie Street corridor, to stop queuing jams at peak hour</li> <li>• Currie Street should not be a cycling priority given high pedestrian and buses. Make other streets east-west better for cycling.</li> <li>• Development of more affordable car parking would be ideal.</li> <li>• Improving bus traffic flow with dedicated bus lanes should be high priority</li> </ul> <p><i>“East west are important. Currently there are a few options for cyclists going north south but not many for east west.”</i></p> <p>(City of West Torrens resident, 30-40 age group)</p>	<p>Noted.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<b>Strategy 6 – Establishing the City Loop</b>	
<p><b>24 public survey responses were received</b></p> <p>Respondents were supportive of this strategy but recognised that City of Adelaide is in an advocacy role. Some negative feedback.</p> <p><i>“This is perhaps the only truly ambitious part of the plan and I fully support this.”</i></p> <p>(City of Adelaide resident, 30-40 age group)</p> <p>Feedback:</p> <ul style="list-style-type: none"> <li>• Suggestion to consider ‘value capture’ as a funding model, as value of properties along the route will increase</li> <li>• Ensure strategy increases accessibility as well as walkability</li> </ul> <p><i>“While advocacy is fantastic, incorporating this into the city plan provides little benefit as this would need to be actioned by the state government. The focus should be on matters that council has control of.”</i></p> <p>(City of Charles Sturt resident, 20-30 age group)</p>	<p>Noted</p>
<b>Strategy 7 – New Housing Models</b>	
<p><b>20 public survey responses were received</b></p> <p>Respondents strongly supported this strategy, but many qualifying statements regarding services and ensuring quality.</p> <p>Feedback:</p> <ul style="list-style-type: none"> <li>• Urgent need in current housing crisis</li> <li>• Focus on maximum high-density housing in the CBD</li> <li>• Better services needed to support more housing</li> <li>• Build better and ‘timeless’: sustainable, long-term, affordable, 3 bedrooms and adaptable</li> </ul>	<p>Noted.</p> <p>City of Adelaide’s Housing Strategy – Investing in Our Housing Future outlines the City of Adelaide’s 10-year plan for housing in the CBD, setting ambitious outputs and targets across the short, medium, and long term.</p> <p>The City Plan will be used to test and facilitate a planning policy framework within the city that supports growth of housing supply through existing and new alternative housing models to provide greater housing diversity and choice.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>• Include more consideration of Kaurna culture and First Nations perspectives</li> <li>• Support for piloting a 'Local Design Review' with State Govt.</li> </ul> <p>Negative feedback was received about Melbourne Street being identified as a place for housing growth.</p>	
Strategy 8 – Designing for Urban Life, Diversity and Density	
<p><b>18 public survey responses were received</b></p> <p>Respondents acknowledged the need for this strategy, but although generally supportive they were less enthusiastic.</p> <p>Differences were notable between some strongly advocating for high-rise and others for mid-rise (8-10 storey) buildings, and others deploring the past loss of heritage and cultural heritage and the impact high rise development has on heritage.</p> <p>Adaptive reuse of heritage buildings was highly supported.</p> <p><i>“A lot has been considered in terms of height strategy principles to balance density with features and character. I don't think that will stop some people from complaining, but I applaud you for your considered thought in this space.”</i></p> <p style="text-align: right;">City of Adelaide resident, 40-50 age group</p> <p><i>“The city of Adelaide should be advocating to remove all height limits in the council area. Most people don't actually notice once a building is taller than 4 stories and the planning and design code has separate policies about overshadowing. As long as the economic centre of the state tries to appease a few loud voices we will be stuck in this unending housing crises. Council should lead from the front and unleash the real economic capacity that low density development is preventing.”</i></p> <p style="text-align: right;">City of Charles Sturt, 20-30 age group</p>	<p>Noted.</p> <p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, locally significant places and elements and the role of small businesses in retail and night time economy.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p><i>“Sadly, I see this section as a carefully worded way to allow the development of higher density, poorer amenity and ultimately largely inferior housing zones.”</i></p> <p style="text-align: right;">Onkaparinga resident, 60-70 age group</p>	
<b>SECTION 5 LOCAL AREA FRAMEWORK</b>	
<b>Local Area 1 - Wellington Square</b>	
<p><b>18 public survey responses were received</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 2</li> <li>✓ I often visit this local area - 5</li> <li>✓ I love this local area - 6</li> <li>✓ I work in this local area - 1</li> </ul> <p>Responses to the City Plan for the Wellington Square area were generally very positive, with a few neutral responses.</p> <p><i>“Needs more events/activation in that area. Nil services around that area.”</i></p> <p style="text-align: right;">Mt Barker resident, 20-30 age group</p> <p>Support for changes to improve the area were:</p> <ol style="list-style-type: none"> <li>1. Adaptive re-use of large houses into multiple living units</li> <li>2. Changing traffic to run down one side of the square</li> <li>3. Increase family friendly events in the square</li> <li>4. Increase active transport links</li> </ol> <p><i>“It would be good if the Traffic was sent down only one side of the Square to make it an easier space to access when walking.”</i></p> <p style="text-align: right;">North Adelaide resident, 40-50 age group</p>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>The suggestion of changing traffic to run down one side of Wellington Square will be provided to the team developing the Integrated Transport Strategy due for consultation early in 2025.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p><i>“We should consider the opportunity for further increases in density in a sensitive manner, such as the conversion of large houses into multiple living units through sensible alterations and additions, well-designed medium density etc.”</i></p> <p style="text-align: right;">Unley resident, 30-40 age group</p>	
<b>Local Area 2 - O’Connell Street</b>	
<p><b>20 public survey responses were received</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 3</li> <li>✓ I often visit this local area - 12</li> <li>✓ I love this local area - 6</li> <li>✓ I work in this local area - 2</li> </ul> <p>Responses to the City Plan for the O’Connell Street area were positive to neutral. Extending the tram from the CBD to O’Connell Street received strongly positive feedback.</p> <p><i>“Build the tram, be relentless in your advocacy to the government. Support active transport and increase public space.”</i></p> <p style="text-align: right;">Burnside resident, 10-20 age group</p> <p>Suggestions on changes to improve the area were:</p> <ol style="list-style-type: none"> <li>1. a Coles or Woolworths supermarket (IGA and Foodland were identified as too expensive)</li> <li>2. Diversify shopping options</li> <li>3. Tram along O’Connell Street to-from CBD</li> <li>4. Prioritise pedestrians with a wide continuous footpath on both sides</li> <li>5. Cycling connection along O’Connell Street</li> </ol>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>Transit related feedback will be provided to the team developing the Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>6. Traffic calming</p> <p><i>“O’Connell Street should go down to one car lane each way and on street parking should be removed. This would allow for a bus lane and a bike lane.”</i></p> <p>City of Adelaide resident, 30-40 age group</p>	
<b>Local Area 3 - Melbourne Street</b>	
<p><b>19 public survey responses were received</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 3</li> <li>✓ I often visit this local area - 7</li> <li>✓ I love this local area - 8</li> <li>✓ I work in this local area - 0</li> </ul> <p>Responses to the City Plan for Melbourne Street were mixed. Many responders consider the Melbourne Street area to be struggling, particularly for businesses.</p> <p><i>“Hate. It was once amazing but has lost its joy. The street is too narrow and lack of walking space. Lack of carparking options and expensive.”</i></p> <p>Greenwith resident, 30-40 age group</p> <p>There were few direct comments on the City Plan, more suggestions on ways to improve Melbourne Street, including:</p> <ol style="list-style-type: none"> <li>1. Increase public transport and active transport</li> <li>2. Add a tram route along Melbourne Street</li> <li>3. Improve connections to O’Connell St and the CBD</li> <li>4. Decrease speed limit to 40 km/h</li> <li>5. Make short term parking near shops easy to locate</li> </ol>	<p>Noted.</p> <p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, locally significant places and elements and the role of small businesses in retail and night time economy.</p> <p>Transit related feedback will be provided to the team developing the City of Adelaide’s Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>6. Reduce the area's role as a vehicle transport thoroughfare to increase pedestrian amenity and businesses</p> <p>7. Increase greening</p> <p>8. Create more public space</p> <p>9. Preserve heritage buildings and scale, and retain the views, at the western end of Melbourne St. Restrict medium and high-rise apartments to the eastern end of Melbourne St.</p> <p>10. Reduce pop-up events and markets, keep rents low and allow shops to place tables and chairs out for customers to increase vibrancy.</p> <p><i>“How can we bring visitors or new residents to this area? Currently it's a bit out of the way and it's about to lose the hospital too.”</i></p> <p style="text-align: right;">Unley resident, 30-40 age group</p>	
<b>Local Area 4 - North Terrace</b>	
<p><b>21 public survey responses were received</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> <li>✓ I often visit this local area - 16</li> <li>✓ I love this local area - 7</li> <li>✓ I work in this local area - 5</li> </ul> <p>Responses to the City Plan for North Terrace were positive or neutral. The area was regarded as 'pretty good' but with opportunities for:</p> <ol style="list-style-type: none"> <li>1. increase in greening</li> <li>2. more businesses (currently they are few and far between)</li> <li>3. making Hindley Street car free</li> </ol>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>Transit related feedback will be provided to the team developing the City of Adelaide's Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p><i>“Of all areas in your plan, this is the area that may benefit from increased density.”</i></p> <p style="text-align: right;">Onkaparinga resident, 60-70 age group</p> <p>4. Caution was noted regarding the proposed pop-up activities, noting there is already a lot of attractions and activities.</p> <p><i>“Key part of the city and central for many youth, young adults and families.”</i></p> <p style="text-align: right;">Former CoA resident, 30-40 age group</p>	
Local Area 5 - West Terrace	
<p><b>15 public survey responses were received</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> <li>✓ I often visit this local area - 13</li> <li>✓ I love this local area - 4</li> <li>✓ I work in this local area - 0</li> </ul> <p>Responses to the City Plan for West Terrace were strongly positive. The responses strongly supported:</p> <ol style="list-style-type: none"> <li>1. reducing the number of car lanes</li> <li>2. adding light rail</li> <li>3. increasing housing and businesses through taller buildings</li> <li>4. Increasing greening</li> <li>5. creating better connections to the beautiful parklands on the other side of West Terrace</li> </ol> <p><i>“I love the boldness of the vision for this area. It really has potential to be a special boulevard, especially given how nice the parklands are here.”</i></p> <p style="text-align: right;">City of Unley resident, 30-40 age group</p>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>The Local Area Framework will be revised to strengthen references to building scale, locally significant places and elements.</p> <p>Transit related feedback will be provided to the team developing the Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>



SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>Negative comments related only to the current condition of the area:</p> <ul style="list-style-type: none"> <li>6. too many car businesses, petrol stations, fast food</li> <li>7. smelly and unsafe</li> <li>8. too many car lanes and traffic lights</li> <li>9. slow moving traffic during peak times</li> <li>10. too far away from the rest of the CBD without public transport</li> <li>11. not 'terrace-like', doesn't have character</li> </ul>	
Local Area 6 - Light Square	
<p><b>16 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> <li>✓ I often visit this local area - 7</li> <li>✓ I love this local area - 3</li> <li>✓ I work in this local area - 2</li> </ul> <p>4 responses were positive.</p> <p><i>“Traffic calming / road diverting would be a great star to improving this area.”</i></p> <p style="text-align: right;">CoA resident, 30-40 age group</p> <p>No respondents had negative feedback on the City Plan.</p> <p>Three (3) responses recounted negative past experiences in Light Square, describing it as scary and unsafe at night and in the early morning, with hidden and blind spots, and high rates of homelessness.</p>	<p>Noted.</p> <p>A draft Light Square/Wauwi Master Plan has been prepared and will undergo community engagement in August/September 2024.</p> <p>Homelessness is a priority for Council through the City of Adelaide Homelessness Strategy – Everyone’s Business, February 2024.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<b>Local Area 7 - King William Street</b>	
<p><b>19 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> <li>✓ I often visit this local area - 15</li> <li>✓ I love this local area - 4</li> <li>✓ I work in this local area - 4</li> </ul> <p>Feedback was broadly supportive, acknowledging the challenges for this busy area in the city. Many responses tried to 'put their finger' on what the issues were.</p> <p><i>"On a more positive side the busyness and traffic create a level of safety and vibrancy in the centre of the city, however most regard the area as a transit zone."</i></p> <p><i>"I think part of the problem in this precinct is the low number of dwellings and high quality sheltered open spaces."</i></p> <p style="text-align: right;">40-50 age group</p> <p>Negative feedback concentrated on vacant offices and heritage buildings and a need for cleanliness and upkeep.</p> <p>Concerns were voiced about increased density leading to worsening outcomes in the public realm.</p> <p><i>"My concerns are with increased density, building height and traffic it may become more like a 'canyon' in the middle of the city."</i></p> <p style="text-align: right;">Onkaparinga resident, 60-70 age group</p>	<p>Noted.</p> <p>The Local Area Framework will be revised to strengthen references to building scale and use of underutilised buildings and sites.</p>
<b>Local Area 8 - Hindmarsh Square</b>	
<p><b>12 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> </ul>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<ul style="list-style-type: none"> <li>✓ I often visit this local area - 8</li> <li>✓ I love this local area - 3</li> <li>✓ I work in this local area - 2</li> </ul> <p>Feedback was broadly supportive.</p> <p>Respondents consider Hindmarsh Square to be a good opportunity for better and increased public space, with more trees/shade and seating, better integrated into the surrounding area.</p> <p><i>“Nice spot badly under-utilised.”</i></p> <p style="text-align: right;">Previous city resident, 30-40 age group</p> <p>Respondents regard the area as very car centric with wide roads that are not pedestrian friendly.</p> <p>Negative feedback was about the current area, rather than the City Plan, with calls to ‘Save the Cranker’, and a recounting of past poor experiences of needing to transit through the ‘awful creepy bone yard playground’ that always ‘smelt like piss’.</p> <p><i>“The square has a lot of opportunity to be better integrated into its surroundings. The roads around it are just way too wide at the moment!”</i></p> <p style="text-align: right;">Unley resident, 30-40 age group</p>	<p>The Local Area Framework will be revised to strengthen references to building scale, locally significant places and elements.</p> <p>Transit related feedback will be provided to the team developing the Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>
<b>Local Area 9 - Grote Gateway</b>	
<p><b>15 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 2</li> <li>✓ I often visit this local area - 7</li> <li>✓ I love this local area - 6</li> <li>✓ I work in this local area – 0</li> </ul> <p>Feedback on City Plan was broadly neutral.</p>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>Transit related feedback will be provided to the team developing the Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>Respondents generally like the area, including some of the old character buildings, houses and cafes, but noted the need for:</p> <ol style="list-style-type: none"> <li>1. more greening</li> <li>2. making the area more pedestrian friendly</li> <li>3. good public transport access</li> <li>4. an increase in cleaning and maintenance</li> <li>5. a tram stop as part of a city loop</li> </ol> <p><i>“Great for dining and central markets. Such a cool vibe.”</i> Tea Tree Gully resident, 40-50 age group</p>	
<b>Local Area 10 - Wakefield Gateway</b>	
<p><b>9 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> <li>✓ I often visit this local area - 4</li> <li>✓ I love this local area - 2</li> <li>✓ I work in this local area - 1</li> </ul> <p>Feedback on City Plan was neutral.</p> <p>Respondents commented on their experiences of the area as being ‘Uninteresting’ and ‘Commercial’, but voiced support for:</p> <ol style="list-style-type: none"> <li>1. Improved cycling safety and bike lane connections</li> <li>2. Greening and trees</li> <li>3. A tram stop as part of a city loop</li> </ol>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>Transit related feedback will be provided to the team developing the City of Adelaide’s Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>
<b>Local Area 11 - East Terrace</b>	
<p><b>12 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 1</li> <li>✓ I often visit this local area - 8</li> </ul>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>✓ I love this local area - 8            ✓ I work in this local area - 0</p> <p>Feedback on City Plan was very supportive.            Respondents love this local area, and are particularly supportive of making Hutt Street more liveable with:</p> <ol style="list-style-type: none"> <li>1. Tram line along Hutt Street</li> <li>2. Single lane traffic each way, and a 40km/h speed limit</li> <li>3. Improved cleanliness and maintenance</li> <li>4. More outdoor park areas and places to sit</li> </ol> <p>Concerns were raised about the current lack of space for families.  <i>"The reimagination of Hutt St sounds fantastic."</i>  <span style="color: blue;">Unley resident, 30-40 age group</span></p> <p><i>"Amazing"</i>  <span style="color: blue;">City of Adelaide resident, 50-60 age group</span></p>	<p>Transit related feedback will be provided to the team developing the Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p>
<b>Local Area 12 - Whitmore Square</b>	
<p><b>9 public survey responses were received.</b></p> <p>✓ I live in this local area - 3            ✓ I often visit this local area - 3            ✓ I love this local area - 2            ✓ I work in this local area - 1</p> <p>3 responses were very positive.  <i>"Love this. Think it's wonderful."</i>  <span style="color: blue;">Local resident</span></p>	<p>Noted.</p> <p>The Local Area Framework will be revised to strengthen references to building scale, State and Local Heritage and historic areas, locally significant places and elements</p> <p>Homelessness is also being addressed through the City of Adelaide's Homelessness Strategy – Everyone's Business, February 2024.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>2 responses recounted negative past experiences people had in the area, including feeling the area is unsafe for women, the lack of public transport, homelessness.</p> <p>Feedback and suggestions in response to the draft City Plan were:</p> <ol style="list-style-type: none"> <li>1. Preserve the old character buildings, houses and cafes</li> <li>2. Increase frequency of the free city bus loop</li> <li>3. Action the Whitmore Square master plan</li> <li>4. Convert local service roads into shared, pedestrian prioritised, spaces.</li> <li>5. Support for pop-up activities, festivals and events – more cultural infrastructure to support and protect small businesses in the area.</li> </ol> <p><i>“I love that the plan supports pop-up activities for festivals and events, that it looks to support more cultural infrastructure, and that it seeks to protect small businesses. I think these three items especially support the south-western corner of the CBD.”</i></p> <p style="text-align: right;">Local resident, 40-50 age group</p>	
<b>Local Area 13 - Hurtle Square</b>	
<p><b>8 public survey responses were received.</b></p> <ul style="list-style-type: none"> <li>✓ I live in this local area - 2</li> <li>✓ I often visit this local area - 1</li> <li>✓ I love this local area - 2</li> </ul> <p>5 responses were broadly positive or neutral:</p> <ol style="list-style-type: none"> <li>1. Square needs to be activated with more ‘things to do’</li> <li>2. Car centric and unsafe for cyclists using the bus/bike lane</li> <li>3. Not enough essential services nearby</li> <li>4. Lack of public transport access</li> </ol>	<p>Noted.</p> <p>Feedback is largely captured in the Local Area and a number of City Wide Strategies.</p> <p>Transit related feedback will be provided to the team developing the City of Adelaide’s Integrated Transport Strategy for consideration in the draft due for public consultation in early 2025.</p> <p>Homelessness is also being addressed through the City of Adelaide’s Homelessness Strategy – Everyone’s Business, February 2024.</p>

SUMMARY OF FEEDBACK FROM SURVEY	ADMINISTRATIVE RESPONSE
<p>5. Not enough trees and shade</p> <p>Two (2) responses were negative:</p> <p>6. 'huge homelessness population'</p> <p>7. Frustration and sadness that high rise developments have blocked natural light for older low-rise buildings.</p> <p><i>"Yes, our squares need to be used and valued more."</i></p> <p>Burnside resident, 10-20 age group</p>	<p>Strategy 8 – Designing for Urban Life, Diversity and Density articulates the built form principles for enabling growth outcomes while considering local context and place.</p>
SECTION 6 IMPLEMENTATION PLAN	
Nil	

## Council's Submission on the Draft Adelaide Park Lands Management Strategy (APLMS)

Strategic Alignment - Our Environment

Public

**Tuesday, 6 August 2024**

**City Planning, Development and Business Affairs Committee**

**Program Contact:**

Kathryn Goldy, Acting Manager Governance

**Approving Officer:**

Anthony Spartalis, Acting Chief Operating Officer

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## EXECUTIVE SUMMARY

On 23 May 2024, the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) endorsed the draft Adelaide Park Land Management Strategy (APLMS) – Towards 2036 for the purposes of public consultation, which is being undertaken from 17 June to 9 August 2024.

At its meeting on 2 July 2024, a workshop was held with Council Members at the City Planning, Development and Business Affairs Committee (CPDBA) to gather their feedback on the draft APLMS – Towards 2036.

This submission on the draft APLMS summarises the feedback provided by CPDBA at that meeting.

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## RECOMMENDATION

The following recommendation will be presented to Council on 13 August 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves the submission summarising the response to the draft Adelaide Park Lands Management Strategy (APLMS) – Towards 2036 for submission to the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla).
  2. Authorises the Chief Executive Officer to make any minor editorial and formatting changes as required to finalise the submission as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the Council held on 6 August 2024.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Environment</b> Deliver the Adelaide Park Lands Management Strategy (APLMS)
Policy	<p>Section 18(12) of the <i>Adelaide Park Lands Act 2005 (SA)</i> allows Kadaltilla to vary the management strategy by substituting a new management Strategy.</p> <p>Section 18(4) of the <i>Adelaide Park Lands Act 2005 (SA)</i>, sets out requirements to vary the APLMS including:</p> <ul style="list-style-type: none"> <li>• Preparing a draft of the proposal (complete)</li> <li>• Referring the proposal to the Minister, the City of Adelaide, and any State authority or adjoining council that has a direct interest in the proposal (complete)</li> <li>• Public consultation and public hearing at a time to be determined by Kadaltilla (in progress).</li> </ul>
Consultation	<p>At its meeting on 23 May 2024, Kadaltilla determined to undertake public consultation on the draft APLMS for an 8-week period commencing on 17 June 2024, in accordance with Section 18(4)(c) of the <i>Adelaide Park Lands Act 2005 (SA)</i>. Kadaltilla held a public meeting in relation to the proposal on 25 July 2024.</p> <p>Kadaltilla considered the draft APLMS at its meeting held on 23 May 2024, along with the outcomes of targeted stakeholder consultation, including feedback provided by the Council at its meeting on 9 April 2024.</p> <p>The City of Adelaide is undertaking the review of the Adelaide Park Lands Management Strategy 2015-2025 on behalf of Kadaltilla. Input into the draft APLMS has been provided by the Office for Design and Architecture SA (ODASA) on behalf of the Government of South Australia.</p> <p>Following consultation Kadaltilla may, on the basis of any consultation undertaken or submissions received, amend the draft APLMS. Kadaltilla will then prepare a report on the matter and provide a copy of the report to the City of Adelaide and the Minister for Planning.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	Kadaltilla must undertake a comprehensive review of the APLMS at least once in every five years as required under Section 18(14) of the <i>Adelaide Park Lands Act 2005 (SA)</i> . The Strategy must contain the information set out in Section 18(3) of the <i>Adelaide Park Lands Act 2005 (SA)</i> .
Opportunities	The review provides an opportunity to ensure that the APLMS continues to address key themes contained in, and contemporises, the APLMS.
24/25 Budget Allocation	<p>Implementation of the City of Adelaide strategic priorities identified within the draft APLMS are funded through the 2024/25 Annual Business Plan and Budget. Strategic priorities identified in the APLMS including:</p> <ul style="list-style-type: none"> <li>• \$500,000 for lighting and footpaths renewals in Wellington Square / Kudnartu.</li> <li>• \$250,000 for detailed design of the Light Square / Wauwi Master Plan.</li> <li>• \$250,000 for detailed design of the Victoria Park / Pakapakapanthi (Park 16) Master Plan.</li> <li>• \$340,000 for Botanic Catchment Water Course Rehabilitation.</li> <li>• \$50,000 for an Adelaide Park Lands Strategic Water Resources Study.</li> </ul>
Proposed 25/26 Budget Allocation	Not as a result of this report

Life of Project, Service, Initiative or (Expectancy of) Asset	The APLMS timeframe is proposed to be updated to 2036. In accordance with the <i>Adelaide Park Lands Act 2005 (SA)</i> , the APLMS must be reviewed every five years. Pending decision on the draft APLMS in 2024/25, the next review would be due in 2029/30.
24/25 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	The draft APLMS introduces new content relevant to the planning of, and investment in, the Adelaide Park Lands including consideration of funding and investment pathways.

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# DISCUSSION

## Background

1. On [23 May 2024](#), the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) endorsed the draft Adelaide Park Land Management Strategy (APLMS) – Towards 2036 for the purposes of public consultation.
2. [Public consultation](#) is being undertaken from 17 June to 9 August 2024.
3. At its meeting on [2 July 2024](#), a workshop was held with Council Members at the City Planning, Development and Business Affairs Committee (CPDBA) to gather feedback on the draft APLMS – Towards 2036.
4. Council members were invited to respond to key questions:
  - 4.1. What are Council Members' views on the draft APLMS – Towards 2036?
  - 4.2. What feedback do Council Members have for consideration by Kadaltilla on the draft APLMS – Towards 2036?
5. Council Members commended the progress made and the high quality of the presented document, whilst highlighting several key recommendations for improving the draft APLMS.

## Submission

6. The submission (**Attachment A**) summarises the feedback provided by CPDBA at its meeting on 2 June 2024.
7. Feedback from the CPDBA included:
  - 7.1. Investment and Funding Clarity: Include a reference to the City of Adelaide's commitment to investment in Park Lands infrastructure and outline the total investment required for APLMS priorities and strategies.
  - 7.2. Park Land Use and Heritage Preservation: Clearly state the goal of returning hardstand Park Lands to their intended use, emphasise reducing parking, ensure all significant areas and items are designated as heritage items, and recognise and protect significant Kaurna heritage sites.
  - 7.3. Alternative Uses and Road Management: Define "alternative" uses of Park Lands that contribute positively to preservation and enhancement, and clarify road closure considerations through modelling and consultation with the Department for Infrastructure and Transport.
  - 7.4. Heritage and Infrastructure: Enhance the interpretation of heritage items and reconsider altering the structure of Wellington Square to preserve heritage elements.
  - 7.5. Private Funding and Collaborative Funding Models: Include a precise definition of "private funding" excluding consideration from private corporations, review investment wording distinguishing between maintenance and new infrastructure, and clarify opportunities and implications of contributions from neighbouring Councils through a new funding model.
  - 7.6. Historical Context: Provide additional references or details on the historical practice of horse pasturing in Lefevre Park / Nantu Wama (Park 6).
8. These recommendations aim to strengthen the APLMS by addressing clarity, inclusivity of cultural heritage, financial planning, and historical preservation within the Park Lands.

## Next Steps

9. Following the conclusion of the public consultation period on 9 August 2024, the next steps include:
  - 9.1. Presentation of the draft APLMS to Kadaltilla in September/October 2024 seeking its approval.
  - 9.2. Report to the City of Adelaide and the Minister for Planning seeking adoption of the draft APLMS with or without amendment.
  - 9.3. Finalisation of the draft APLMS, including approval of the Council and the Minister for Planning, parliamentary processes and publication.

## DATA AND SUPPORTING INFORMATION

**Link 1** – [Kadaltilla / Adelaide Park Lands Authority - Agenda - Thursday, 23 May 2024](#)

**Link 2** – [Draft APLMS Public Consultation Webpage](#)

**Link 3** – [Council – Agenda – Tuesday 2 July 2024](#)

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## ATTACHMENTS

**Attachment A** – Council's Submission on the Draft Adelaide Park Lands Management Strategy – Towards 2036

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- END OF REPORT -

# DRAFT ADELAIDE PARK LANDS MANAGEMENT STRATEGY – TOWARDS 2036

Council Submission

2 July 2024

## ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

## DOCUMENT PROPERTIES

### Contact for enquiries and proposed changes

If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

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**Title:** Kadaltilla / Adelaide Park Lands Authority Advisor  
**Program:** Governance  
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### Record Details

**HPRM Reference:**

**HPRM Container:**

### Version History

Version	Revision Date	Revised By	Revision Description

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## INTRODUCTION

On 23 May 2024, the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) endorsed the draft Adelaide Park Land Management Strategy (APLMS) – Towards 2036 for the purposes of public consultation, which is being undertaken from 17 June to 9 August 2024.

At its meeting on 4 June 2024, Council noted that a workshop will be held with Council Members at the City Planning, Development and Business Affairs Committee (CPDBAC). This workshop was held on 2 July 2024 to gather feedback on the draft APLMS – Towards 2036.

This draft submission on the draft APLMS summarises the feedback provided by CPDBAC at that meeting.

Council Members were invited to respond to key questions:

1. What are Council Members' views on the draft APLMS – Towards 2036?
2. What feedback do Council Members have for consideration by Kadaltilla on the draft APLMS – Towards 2036?

Following the conclusion of the public consultation period, the draft APLMS will be presented to Kadaltilla in September/October 2024 for approval. Following approval by Kadaltilla, the draft APLMS will be sent to Council and the Minister for Planning seeking adoption of the draft APLMS with or without amendment.

This submission provides the Council's response to the draft Adelaide Park Lands Management Strategy – Towards 2036.

## 1. COUNCIL FUNDING ALLOCATION FOR COMMUNITY BUILDINGS

For the current financial year and the duration of this Council's term, the Council has approved a Business Plan and Budget that allocates 1.5% of the total budget specifically for improvements to community buildings located in the Park Lands. This allocation signifies a substantial commitment by the Council to enhance these facilities. It is important that this commitment is clearly reflected in the draft APLMS. The inclusion of this information in the APLMS will underscore the Council's dedication to maintaining and improving community infrastructure within the Park Lands, ensuring that these spaces continue to serve the needs of the community effectively.

### **Recommendation:**

- Include reference to the City of Adelaide's commitment to investment in Park Lands infrastructure.
- Consider the inclusion of an understanding of the total investment required to undertake the work for the priorities and strategies outlined in the APLMS.

## 2. CAR PARKING

The current APLMS states that Council wants to see a reduction in parking by 5%, acknowledging that this target has not yet been achieved. In contrast, the draft APLMS fails to mention a car parking target, and potentially suggests an increase in car parking.

The current APLMS sets a clear goal of reducing parking by 5%, though it acknowledges that this target has not yet been met. This objective highlights the Council's commitment to minimizing car usage and promoting more sustainable transportation options within the Park Lands.



However, the draft APLMS does not include a specific target for car parking reduction. Instead, it potentially implies an increase in car parking availability. This omission and potential shift in focus could undermine the original intent of promoting a greener, more pedestrian-friendly environment in the Park Lands. It is crucial for the draft APLMS to align with the established goals of reducing car dependency to ensure consistency in the Council's vision for sustainable park management.

**Recommendation:**

- The draft APLMS should clearly articulate the Council's objective to restore hardstand areas of the Park Lands to their intended use as open green spaces, with a specific emphasis on reducing parking within the Park Lands.

### 3. HERITAGE ITEMS

Council Members expressed strong endorsement for the transfer of heritage items from the Community Land Management Plans (CLMPs) into the draft APLMS. It was observed that in the North Park Lands, specifically in Parks 8-10, there were items previously recommended for heritage listing that are now included as historical items in the draft APLMS. Among these are gate posts which were part of the original Park Lands when they were established, including those associated with the War Memorial. This inclusion underscores the Council's commitment to preserving and highlighting the rich historical and cultural heritage of the Park Lands, ensuring these significant elements are protected and celebrated for future generations.

**Recommendation:**

- Include a more active interpretation of the heritage items to enhance understanding and appreciation of the Park Lands' rich history and cultural value.

### 4. KAURNA SITES

Council Members noted the presence of significant Kaurna sites within the Park Lands that are related to early European settlement and hold substantial cultural importance to the Kaurna people. These sites should be recognised and considered as heritage items to honour and preserve the historical and cultural legacy of the Kaurna community.

**Recommendation:**

- Ensure that all areas and items of significance are considered as heritage items.

### 5. GOLF COURSE – NORTHERN AREAS

The draft Adelaide Park Lands Management Strategy (APLMS) indicates an intention to explore alternative uses for the northern area of the golf course. Council Members expressed a desire for the inclusion of a clear definition of "alternative uses" to specify the intended activities or purposes for this area. Providing a detailed definition will help ensure transparency and prevent any potential confusion or misinterpretation regarding the Council's plans for the northern part of the golf course

**Recommendation:**

- Consider including language that defines "alternative" uses of Park Lands or uses that contribute positively to the Park Lands' preservation and enhancement.

## 6. ROAD CLOSURE – LEFEVRE ROAD

While supporting the investigation of return of hardstand to open green space, Council Members highlighted the considerable volume of traffic currently using Lefevre Road. It is crucial to thoroughly assess the implications for traffic flow if these vehicles were redirected to alternative routes. Understanding these potential consequences is essential for making informed decisions that balance the restoration of Park Lands' functions with the practicalities of traffic management.

### **Recommendation:**

- Clarify that any considerations for road closure, including Lefevre Road, would undergo modelling and consultation with the Department for Infrastructure and Transport to ensure thorough qualification and assessment.

## 7. WELLINGTON SQUARE

Council Members noted that the draft APLMS proposes structural alterations to the square, which currently stands as the last remaining square in its original established form. Council considers these proposed changes to be contradictory to the current objective of the APLMS, which aims to preserve and maintain heritage elements within the Park Lands. The Council emphasises the importance of safeguarding historical integrity and advocates for strategies that respect and uphold the original design and character of such significant cultural assets.

### **Recommendation:**

- Reconsider altering the structure of Wellington Square in order to retain heritage elements.

## 8. PRIVATE INVESTMENT FUNDING

Council Members noted the inclusion of a "private investment" section in the draft APLMS and expressed the need for clarification. It is essential to specify that the intended source of this investment is community clubs rather than private corporations. This distinction aims to safeguard the Park Lands from corporate interests and ensure that any financial contributions align with community-oriented goals and values. Clarifying this point will reinforce the commitment to preserving the Park Lands as public, community-focused spaces.

### **Recommendation:**

- Include a clear definition of "private funding" to exclude any consideration of funding from private corporations, aligning with the intended scope of the draft APLMS.

## 9. INVESTMENT IN THE PARK LANDS

While the draft APLMS includes an investment section, there is a need for clarity on how these investments align with the outlined priorities. Nevertheless, Council Members offered positive feedback, especially regarding the inclusion of Part C in the draft APLMS and its accompanying investment framework. There is a suggestion to consider acknowledging the necessity of a new funding model to secure the investments needed for the protection and enhancement of the Park

Lands. This would ensure that financial strategies are robust and aligned with the overarching goals of the APLMS.

**Recommendation:**

- Review the wording concerning investment in the Park Lands, clarifying the distinction between maintenance and investment in new infrastructure.
- Consider enhancing clarity regarding opportunities and implications for contributions from others, including neighbouring Councils, through the implementation of a new funding model.

## 10. NORTH PARK LANDS PRECINCT – HORSE PASTURING

Given the historical significance of horses being located in Lefevre Park / Nantu Wama (Park 6) and its importance to certain individuals, it is crucial to explore how this can be appropriately recognised and acknowledged within the draft APLMS. This could involve incorporating provisions that respect and honour the cultural and recreational practices associated with horses in the Park Lands, ensuring their continued relevance and accessibility for those who value this aspect of the area's heritage.

**Recommendation:**

- Consider including more references or providing additional details regarding the historical practice of horse pasturing in Lefevre Park / Nantu Wama (Park 6).

## 11. SUMMARY

Council Members commended the progress made and the high quality of the presented document. They highlighted several key recommendations for improving the draft APLMS, which include:

1. **Investment and Funding Clarity:** Include a reference to the City of Adelaide's commitment to investment in Park Lands infrastructure and outline the total investment required for APLMS priorities and strategies.
2. **Park Land Use and Heritage Preservation:** Clearly state the goal of returning hardstand Park Lands to their intended use, emphasise reducing parking, ensure all significant areas and items are designated as heritage items, and recognise and protect significant Kaurna heritage sites.
3. **Alternative Uses and Road Management:** Define "alternative" uses of Park Lands that contribute positively to preservation and enhancement, clarify road closure considerations through modelling and consultation with the Department for Infrastructure and Transport.
4. **Heritage and Infrastructure:** Enhance interpretation of heritage items and reconsider altering the structure of Wellington Square to preserve heritage elements.
5. **Private Funding and Collaborative Funding Models:** Include a precise definition of "private funding" excluding consideration from private corporations, review investment wording distinguishing between maintenance and new infrastructure, and clarify opportunities and implications of contributions from neighbouring Councils through a new funding model.
6. **Historical Context:** Provide additional references or details on the historical practice of horse pasturing in Lefevre Park / Nantu Wama (Park 6).

These recommendations aim to strengthen the APLMS by addressing clarity, inclusivity of cultural heritage, financial planning, and historical preservation within the Park Lands.

## Light Square / Wauwi Master Plan Delivery Staging

Strategic Alignment - Our Environment

Public

Tuesday, 6 August 2024

City Planning, Development  
and Business Affairs  
Committee

**Program Contact:**

Sarah Gilmour, Associate  
Director Park Lands, Policy &  
Sustainability

**Approving Officer:**

Iliia Houridis, Director City  
Shaping

## EXECUTIVE SUMMARY

The purpose of this report is to present options to stage progress of the draft Light Square / Wauwi Master Plan (the draft Master Plan). These options are in response to a request from Council at its meeting on 9 July 2024 ([Link 1](#)) (prior to its release for public consultation).

Council approved the development of a Master Plan for Light Square / Wauwi as part of the 2023/24 Annual Business Plan and Budget.

The City of Adelaide is developing the Master Plan with the input of Oxigen Landscape Architects (Oxigen), and subconsultants Yellaka – Karl Telfer, for Kurna cultural inputs and Wallbridge Gilbert Aztec (WGA), for strategic transport planning inputs.

The draft Master Plan (**Attachment A**) presents two options for a pedestrian-centred, safe, activated, inclusive, and greener Square that can be adapted to suit the level of ambition and change to the transport network and greening outcomes sought by the Council.

The draft Master Plan is informed by the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) at its meeting on 28 March 2024 ([Link 2](#)), a workshop with the City Planning, Development and Business Affairs Committee on 2 April 2024 ([Link 3](#)), and targeted stakeholder engagement noted by Council on 9 July 2024 ([Link 4](#)).

At the meeting of the City Planning, Development and Business Affairs Committee on 2 April 2024, Council Members provided feedback on the transport diagrams in the draft Master Plan and sought adjustments to clarify traffic movements. The relevant diagrams are updated in **Attachment A**.

The 2024/25 Annual Business Plan and Budget includes \$250,000 capital budget allocation for detailed design and costing of priority elements of the draft Master Plan. Delivery of these elements is subject to future Annual Business Plan and Budget processes and Council decision. The Master Plan staging is consistent with the Project Management Office process for capital projects. The Master Plan provides Council with content to progress to concept phase. The 2024/25 budget allocation will allow costed options to seek Federal and State Government funding commitments for the delivery of the Master Plan.

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## RECOMMENDATION

The following recommendation will be presented to Council on 13 August 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives options for staging the draft Light Square / Wauwi Master Plan as contained in Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 August 2024.
2. Endorses the draft Light Square / Wauwi Master Plan as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 August 2024, for the purposes of public consultation.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Environment</b> The status, attributes and character of our green spaces and the Park Lands are protected and strengthened.
Policy	The draft Master Plan responds to the City of Adelaide’s draft City Plan and is a key project in the Adelaide Park Lands Management Strategy 2015-2025 and draft Adelaide Park Lands Management Strategy – Towards 2036.
Consultation	Consultation is occurring in two phases using the inform, consult, and involve levels of engagement. Phase 1 is complete and informed the development of the draft Master Plan. Pending a Council decision on the draft Master Plan, Phase 2 will seek feedback on the draft Master Plan from August to September 2024.
Resource	The draft Master Plan provides recommendations to guide future public realm investment according to community and Council priorities.
Risk / Legal / Legislative	Consideration for current electrical infrastructure upgrades, existing artwork and the ongoing programming of community events within the Square has informed the program and development of design and planning principles. The staged approach to the Master Plan seeks to manage financial sustainability for the City of Adelaide.
Opportunities	The draft Master Plan will provide a vision and framework to enhance Light Square / Wauwi and guide future investment. The draft Master Plan is seeking to address a broad range of matters from Kaurna culture, history, art, culture, greening, events and activation. The Master Plan provides an opportunity to implement sustainable, renewable and green systems, infrastructure, practices and materials in our projects.
24/25 Budget Allocation	The 2024/25 Annual Business Plan and Budget includes \$250,000 capital budget allocation for detailed design and costing of priority elements of the draft Master Plan. Delivery of these elements is subject to future Annual Business Plan and Budget processes and Council decision.
Proposed 25/26 Budget Allocation	Future costs to implement the Master Plan will be identified through detailed design and be listed within the schedule of new and significant upgrades for implementation from 2025/26, subject to Council decision through budget deliberations. The Master Plan and subsequent detailed design will provide Council with the opportunity to seek capital funding from external sources including the State and Federal Government. Council may prioritise its investment in delivery of the Master Plan contingent on external party funding support, such as State or Federal Government investment.
Life of Project, Service, Initiative or (Expectancy of) Asset	Implementation of the Master Plan and the associated implications for the Long-term Financial Plan will be considered further through the detailed design process.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	While no direct costs are associated with the Master Plan, the enhanced/upgraded and new features will require corresponding asset and ongoing maintenance budgets. These costs are subject to future budget deliberations.
Other Funding Sources	External funding sources will be sought to implement the Master Plan.

# DISCUSSION

## Purpose

1. The purpose of this report is to present a staged approach for the draft Light Square / Wauwi Master Plan (the draft Master Plan) prior to its release for public consultation, as requested by Council at its meeting on 9 July 2024 ([Link 1](#)).
2. The City of Adelaide is developing the Master Plan with the input of Oxigen Landscape Architects (Oxigen), and subconsultants Yellaka – Karl Telfer, for Kaurna cultural inputs and Wallbridge Gilbert Aztec (WGA), for strategic transport planning inputs.
3. The draft Master Plan (**Attachment A**) presents two options for a pedestrian-centred, safe, activated, inclusive, and greener Square that can be adapted to suit the level of ambition and change to the transport network and greening outcomes sought by the Council.
4. Council approved the development of a Master Plan for Light Square / Wauwi as part of the 2023/24 Annual Business Plan and Budget.
5. The draft Master Plan is informed by the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) at its meeting on 28 March 2024 ([Link 2](#)), a workshop with the City Planning Development and Business Affairs Committee on 2 April 2024 ([Link 3](#)), and targeted stakeholder engagement noted by Council on 9 July 2024 ([Link 4](#)).

## 6. Draft Master Plan

7. At the meeting of the City Planning, Development and Business Affairs Committee on 2 April 2024, Council Members provided feedback on the transport diagrams in the draft Master Plan and sought adjustments to clarify traffic movements around the Square.
8. In response, updates have been made to the draft Master Plan to further clarify traffic movements around the Square. These include minor corrections and edits to wording and traffic movement maps, including:
  - 8.1. New Vehicle Movement section maps (p. 29) and additional text (p. 28) to clarify vehicle movement for each option. Proposed vehicle movement will be assessed with a full traffic analysis to be carried out as part of detailed eddesign.
  - 8.2. The smaller travel direction maps that were included on each option page (p. 16 &17) have been removed and additional detail has been added to the series of maps on page 28.
  - 8.3. Minor edits to the wording of Figure 1 (p. 6) to clarify that the population figures relate to the Light Square area (as in City Plan).
  - 8.4. The order of the themes has been changed to: Greener; Safer; Inclusive; for consistency in the document.

## Master Plan Staging

9. The draft Master Plan provides recommendations to guide future public realm investment according to community, stakeholder and the City of Adelaide's priorities.
10. An indicative staging plan (Figure 1 below) outlines the general project staging for implementation of a master plan and includes:

### 2024/25 – 2025/26 Design Stage

- 10.1. Undertake detailed site investigations, concept and detailed design and costings. The Master Plan has a 2024/25 new and upgrade project budget allocation of \$250,000 to progress detailed design of the preferred Master Plan option.
- 10.2. Consult with community and stakeholders on design elements.
- 10.3. Identify partnerships and funding for implementation including proposed allocations in the Annual Business Plan and Budget from 2025/26 and the Long Term Financial Plan.

### 2026/27 – 2027/28 – Delivery Stage

- 10.4. Prepare for construction staging parameters and establish site management principles.
- 10.5. Finalise documentation and works program.
- 10.6. Develop a procurement model in consultation with industry experts.
- 10.7. Council decision on future works.

- 10.8. Work foreshadowed from 2025/26 is subject to future Annual Business Plan and Budget deliberations and Council decision. Construction staging includes the following indicative works:
- 10.8.1. Coordinate with planned works by SA Power Networks to connect power from Whitmore Square / Iparryti through Light Square / Wauwi to the new Women's and Children's Hospital.
  - 10.8.2. Consult with the community and stakeholders on project staging and management to inform and minimise disruptions through an agreed construction methodology.
  - 10.8.3. Site planning for works and safe demolition.
  - 10.8.4. Install new services and provide temporary traffic diversions.
  - 10.8.5. Construct new stormwater infrastructure and undertake staged roadway construction including new intersections and pedestrian connections.
  - 10.8.6. Construct new paving and planting beds.
  - 10.8.7. Undertake pathway and lighting works and installation of artwork and signage.
  - 10.8.8. Plant new tree and biodiversity plantings and install urban elements.
- 10.9. An indicative Light Square / Wauwi staging plan is provided in Figure 1 below.

Light Square Project Staging																				
	2023/24				2024/25				2025/26				2026/27				2027/28			
PLANNING STAGE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Master Plan development	■	■	■																	
Option review			■																	
Consultation				■																
<b>DESIGN STAGE</b>																				
Initiate / Site investigations					■	■														
Concept design						■	■													
Cost estimate / LTFP							■													
Investment - Federal							●													
Investment - State											●									
Detail design									■	■	■	■								
<b>DELIVERY STAGE</b>																				
Procurement																	■			
Staging methodology																		■		
Business continuity planning																			■	
Construction																				■

Figure 1 – Light Square / Wauwi Project Staging

**Next steps**

- 11. Pending Council decision on the draft Master Plan for public consultation, the next steps include:
  - 11.1. Public consultation on the draft Master Plan from August to September 2024.
  - 11.2. Public consultation outcomes on the draft Master Plan presented to Kadaltilla in November 2024, seeking approval of the Master Plan.
  - 11.3. Finalisation of the Master Plan, including decision by the Council by February 2025.
  - 11.4. Detailed design development of priority elements of the Master Plan during 2024/25.
  - 11.5. City of Adelaide budget proposal(s) for consideration through the Annual Business Plan and Budget process for 2025/26.
- 12. The Master Plan is an opportunity to seek external capital funding sources from the State Government, including the Department of Infrastructure and Transport.
  - 12.1. Discussions regarding potential funding support can commence during detailed design in 2024/25.

**DATA AND SUPPORTING INFORMATION**

[Link 1 – Council – Minutes – Tuesday, 9 July 2024](#)

**Link 2** - [Kadaltilla / Adelaide Park Lands Authority – Agenda - Thursday, 28 March 2024](#)

**Link 3** – [City Planning, Development and Business Affairs Committee – Agenda – Tuesday, 2 April 2024](#)

**Link 4** – [Council – Minutes – Tuesday 9 July 2024](#)

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## ATTACHMENTS

**Attachment A** – Light Square / Wauwi Draft Master Plan

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- END OF REPORT -





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Image: Joshua Pathon

# Light Square / Wauwi Draft Master Plan



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Cover image: Light Square/Wauwi, Joshua Pathon  
Lead consultant: Oxigen - Landscape Architecture, Urban Design, Urban Planning  
Contributing consultant: Yellaka, Karl Winda Telfer - Kaurna cultural inputs  
Contributing consultant WGA - strategic transport planning

Issue: Draft version 12    Date: July 2024    Project: 24.002

## Kurna Acknowledgement

City of Adelaide tampendi, ngadlu Kurna yertangga banbabanbalyarnendi (inbarendi). Kurna meyunna yaitya mattanya Womma Tarndanyako. Parnako yailtya, parnuko tappa purruna, parnuko yerta ngadlu tampendi. Yellaka Kurna meyunna itto yailtya, tappa purruna, yerta kuma burro martendi, burro warriappendi, burro tangka martulyaiendi. Kumarta yaitya miyurna iyangka yalaka ngadlu tampinhi.

City of Adelaide acknowledges the 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.



Part one

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# Introduction

# About the Light Square/Wauwi Master Plan

Light Square/Wauwi is one of the six City Squares of the Adelaide Park Lands. The Square was named after Colonel William Light who was the first Surveyor-General of Adelaide responsible for its planning and layout. Its Kurna name is in honour of Wauwi, who was the wife of Kurna Elder, Kadlitpina. Kadlitpina was one of three key Kurna Elders who provided language and cultural information to first colonists. Wauwi means female kangaroo.

The Light Square/Wauwi Master Plan (the Master Plan) outlines a bold transformation for one of the city's key urban spaces. The Master Plan aims to transform the Square through a holistic approach to create a distinct character as a greener, safer and inclusive urban area.

The Master Plan aims to acknowledge the colonial history of Light Square/Wauwi in the context of reconciliation. This means acknowledging Kurna in the design and landscape of the Square and embedding Kurna history and current living culture.

The Adelaide Park Lands and City Layout are Australian National Heritage Listed. Light Square/Wauwi contributes to National Heritage Values as the burial site of Colonel Light and reflects Light's concept of the Square and through landscape design.

The Master Plan responds to the three goals of the Adelaide Park Lands Management Strategy - Towards 2036 (draft) to provide a range of experiences, landscapes and attractive places

that enhance health and wellbeing, that are connected and safe to move around, address climate change and celebrate Adelaide's unique natural and cultural heritage.

The City Squares are a highly valued element of the city's fabric and to optimise their value to the South Australian and local resident community the Master Plan aims to enhance Light Square/Wauwi in ways that better serve a growing and increasingly diverse city community.

## Light Square/Wauwi



# The Case for Change

*Light Square/Wauwi is an increasingly important green space in the north-west of the city as population and density increase.*

The City of Adelaide aims to double the resident population to 50,000 by 2036. Light Square/Wauwi will support a growing population in the city's north-west, which could house 8% of the city's residents by 2036. The area will transform through more residential development and increased university, health and medical uses. The student population in the north-west of the city is already significant with the highest concentration of student accommodation in the City of Adelaide.

The Master Plan supports growth and builds on the area's reputation for art, culture and night time economy.

Encouraging active transport through a north south green pedestrian spine and east west connection to the Adelaide Park Lands will encourage vibrant business activities and have health and cooling benefits, particularly as temperatures increase.

The Master Plan sets a vision for Light Square/Wauwi as:  
*A green oasis that celebrates diverse cultures, creative expression and supports community wellbeing. Community open space that is **greener, safer and inclusive** as a front yard, third space, event, fitness and recreation space and destination. A gateway to the business, arts, entertainment and education precincts of the north-west of the city.*  
 The Master Plan aims to address:

- Kaurna history and culture alongside colonial history
- Car dominance that makes the Square difficult to access, creates disconnection and makes it feel uninviting
- Safety and movement for people walking, wheeling and cycling
- Inclusiveness, edge activation and connection with surrounding uses
- Transformation of the area, future community, recreation, cultural and event needs and an increase in demand for green space that contributes to wellbeing
- National Heritage Values of the Square including its rectangular form
- Event infrastructure and expanded opportunities for small and medium events in the Square.

The Master Plan establishes principles for change and sets out strategies to deliver on three themes:

1. Greener
2. Safer
3. Inclusive

The Master Plan's proposes two options for the purposes of consultation.

Option 1 will reduce road pavement by 22% and increase usable space in the Square by 9% by transforming movement in and around the Square. It will connect people with surrounding uses and activities with north south through traffic relocated to the eastern side of the Square.

This will activate and return the western edge of the Square to Park Lands Purposes, increase safety, space for trees and cooling and open up more green space to enhance safety, wellbeing and activation.

Option 2 will reduce road pavement by 15% and increase usable green space in the Square by 4%

by reducing the number of traffic lanes on the south-east and south-west of the Square.

This will open up more space for trees and cooling, reduce the impact of traffic and improve access to the Square.

The Master Plan has been informed by the City of Adelaide Strategic Plan and City Plan (draft). The Master Plan is the result of comprehensive engagement with Kaurna Yerta Aboriginal Corporation (KYAC), stakeholders, businesses, government and non-government organisations in the area, and the community. It includes advice from the Kadaltilla/Adelaide Park Lands Authority, and the City of Adelaide's Reconciliation Committee and Access and Inclusion Panel.

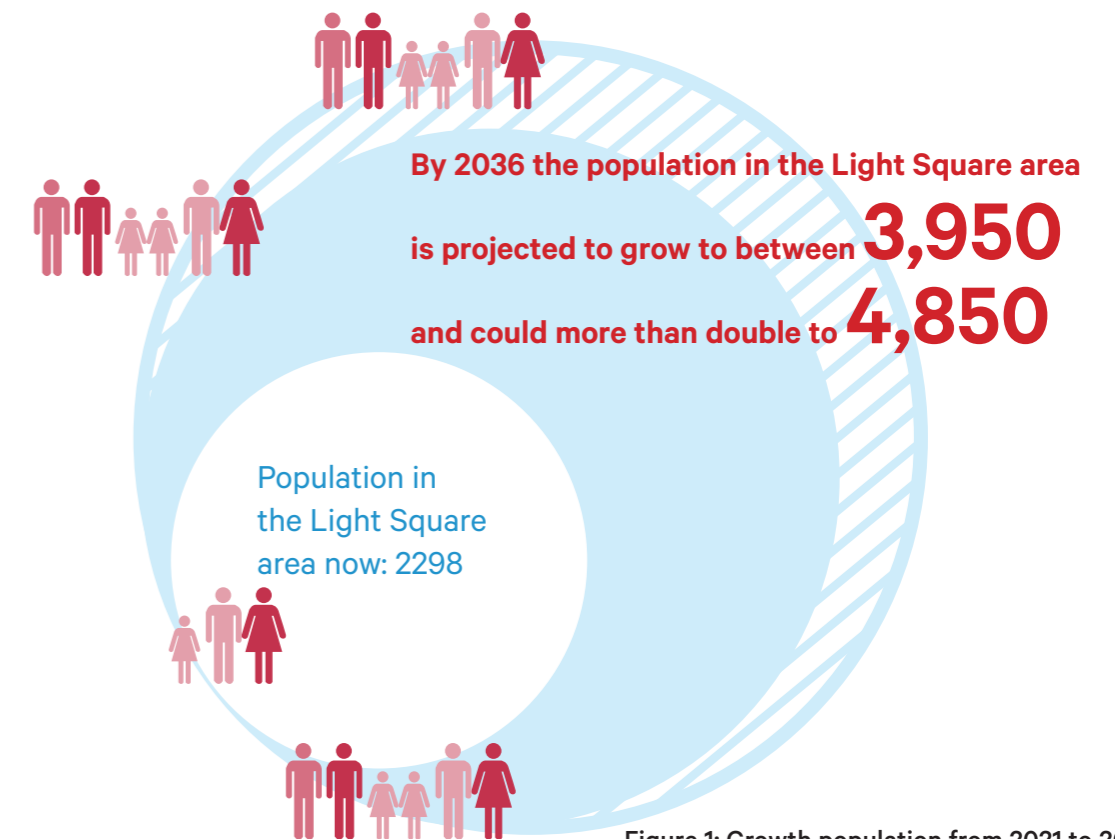


Figure 1: Growth population from 2021 to 2036

# Strategic Context

Development of the Master Plan has been informed by State and local government strategies and priorities.

## State Government

### The Greater Adelaide Regional Plan (GARP) (under development)

GARP will identify land and the infrastructure needs of the Greater Adelaide region to support sustainable growth over 15-30 years. It sets out a concept for Living Locally with open space and services near where people live. The GARP will build on the Metropolitan Open Space System.

### Draft Urban Greening Strategy for Metropolitan Adelaide

The Strategy aims to bring together a range of stakeholders, including local government to create a greener, more liveable city. Priority areas include government leading by example, building nature back in; and future proofing our urban forest.

## Kadaitilla/Adelaide Park Lands Authority

### Draft Adelaide Park Lands Management Strategy – Towards 2036

The Strategy sets the strategies, projects and planning considerations guiding decisions for the Adelaide Park Lands. It provides a bold vision towards 2036 for the overall enhancement and protection of the Adelaide Park Lands. The Strategy includes the Light Square/Wauwi Master Plan as a strategic priority.

## City of Adelaide

### Strategic Plan 2024-2028

The Strategic Plan describes the future vision for the City of Adelaide: Our Adelaide. Bold. Aspirational. Innovative. The Master Plan contributes to aspirations for:

- Our Community: Create fun, lively and interesting experiences; Celebrate and honour community and cultures.
- Our Environment: Protect, enhance and activate our Park Lands and open space; Be climate conscious and resilient; Prioritise sustainability in our decisions for the future.
- Our Economy: Continue to grow our economy in alignment with the community
- Our Places: Encourage bold, interesting and purposeful development; Facilitate and activate our places in a safe and accessible way for our community.

### Draft City Plan – Adelaide 2036

The City Plan is an urban design framework to guide planning for growth in the City of Adelaide to achieve a target population of 50,000 residents by 2036. Principles to achieve this target seek to respect the past, build resilience for future growth, and create a city that welcomes all people. The four priorities for sustainable growth in the city are:

1. A Greener and Cooler City
2. Transit Diversity
3. A City of Neighbourhoods

## 4. Housing Diversity for a Growing Population

The Plan provides place principles that support the priorities of 13 neighbourhoods across the city. Light Square/Wauwi is part of the Light Square neighbourhood.

### Adelaide Park Lands and City Layout Draft National Heritage Management Plan

The Adelaide Park Lands and City Layout are National Heritage Listed. The Management Plan helps with understanding the National Heritage Values and provides a tool to manage change, inform future development, decision making and management strategies. The Master Plan responds to the objectives relevant to Light Square/Wauwi.

### Disability Access and Inclusion Plan 2024-2028

The Plan is a roadmap for how the City of Adelaide promotes inclusion in the community and how people with a disability can access the city's mainstream supports and services. It includes five goals, including goals focused on enabling people to move around and navigate the city and spaces that allow everyone to participate. The Master Plan responds to opportunities to ensure that universal design principles are incorporated in public space and streetscape upgrades, and that access to the Adelaide Park Lands is improved.



**Draft Economic Development Strategy**

The Strategy sets out how the City of Adelaide will achieve its vision of a thriving economy for all. It is guided by the long-term aspirations established in the City of Adelaide Strategic Plan. The Adelaide Park Lands are a key component of the Strategy as a place to visit with diverse landscapes and their ability to host a variety of economic activity including internationally renown events and festivals.

**Draft Stretch Reconciliation Action Plan 2024-2027**

The Action Plan’s vision for reconciliation is for the City of Adelaide to deepen ties with Aboriginal and Torres Strait Islander people, prioritising reconciliation through innovation, collaboration and visibility. It honours Kaurna people as the Traditional Custodians, embeds reconciliation into the City of Adelaide’s work and empowers cultural protocols. The Master Plan responds to the Respect theme to increase Kaurna visibility.

**Homelessness Strategy – Everyone’s Business**

The Strategy outlines the City of Adelaide’s commitment to a housing first approach for people experiencing homelessness. It highlights the role of public spaces in meeting the needs of people without a home and includes the principle to design the public realm to create cultural safety for Aboriginal and Torres Strait Islander people.

**Housing Strategy – Investing in our Housing Future**

The Strategy responds to provision of long term housing by setting goals and targets for the city to become a place where people are not burdened by housing costs and have a choice in the type of housing they live in. The Adelaide Park Lands and Squares provide vital open space for city residents including people living in higher density apartments.

**Integrated Climate Strategy 2030**

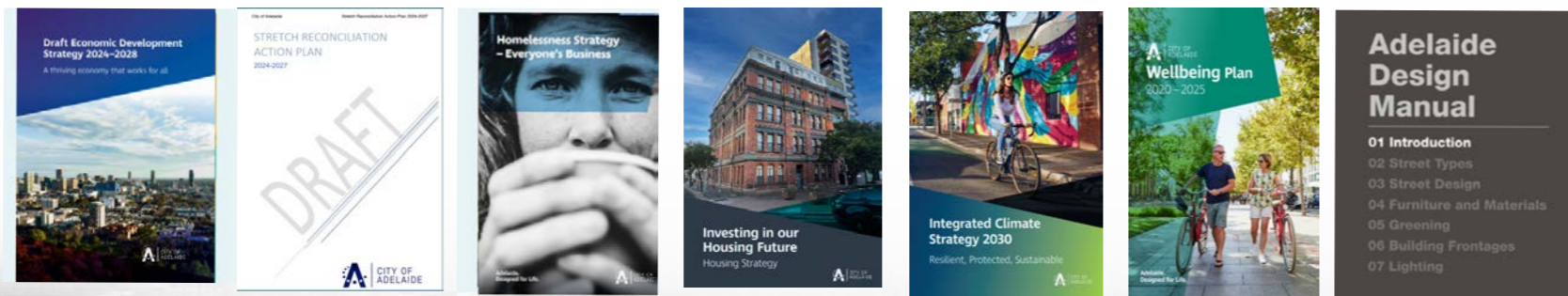
The Strategy aims to halve greenhouse gas emissions by 2030 and achieve net zero by 2035. It includes goals to create a climate resilient city where nature thrives and where the economy transitions to become low carbon and circular. The Master Plan responds to these goals.

**Wellbeing Plan 2020-2025**

The Plan highlights the interrelated social, economic, cultural and environmental components of wellbeing. The Master Plan responds to the action for the Adelaide Park Lands to be diverse spaces with enhanced biodiversity that provide opportunities for connection to nature and to promote health and wellbeing.

**Adelaide Design Manual**

The Manual provides design guidance across the city including the Adelaide Park Lands and City Squares. The Master Plan considers the general guidance provided for City Squares.



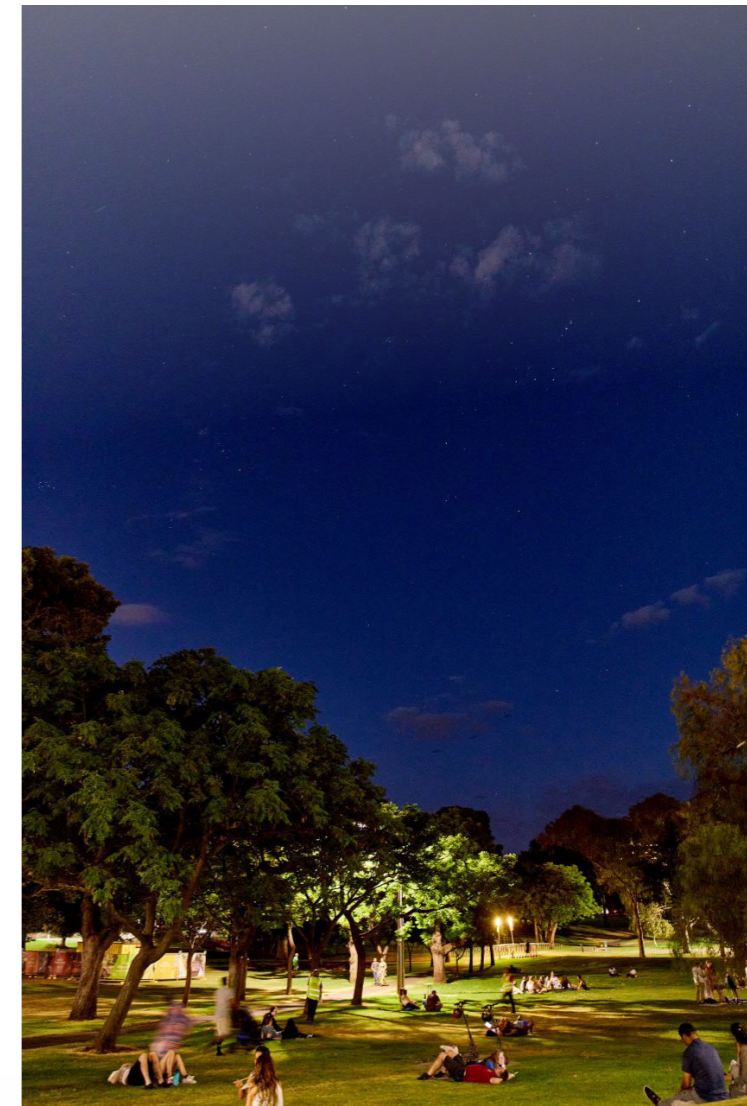


# Economic Value Creation

The Master Plan transforms Light Square/Wauwi by changing the balance of roadway to open space. It increases capacity for holding events and exhibitions, attracting more people to spend longer in the area. The Master Plan provides areas for small to medium events and festivals, and as an attractive green and open space for people to enjoy.

The Master Plan is anticipated to have a number of benefits including to:

- Design open space and other amenities to support residential growth
- Increase activation on the western edge of the Square by returning road to open space
- Expand existing infrastructure to cater for small and medium events
- Attract local residents and workers as well as visitors
- Establish a functioning and appealing tourist destination within the Adelaide CBD
- Support the establishment of new businesses and uplift of businesses adjacent the Square
- Increase local employment opportunities and active involvement by individuals and businesses in the activities and events occurring in the Square.





Part two

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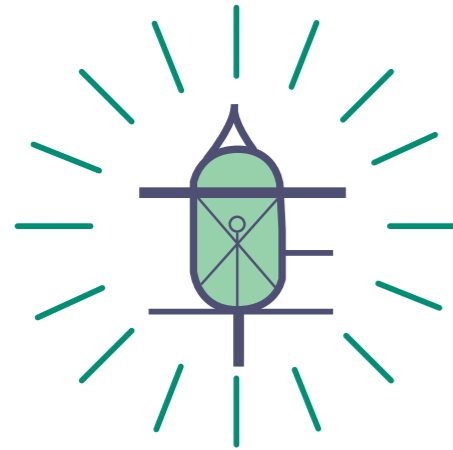
# Master Plan Principles and Options

# Vision

A green oasis that celebrates diverse cultures, creative expression and supports community wellbeing. Community open space that is greener, safer and inclusive as a front yard, third space, event, fitness and recreation space and destination. A gateway to the business, arts, entertainment and education precincts of the north-west of the city.

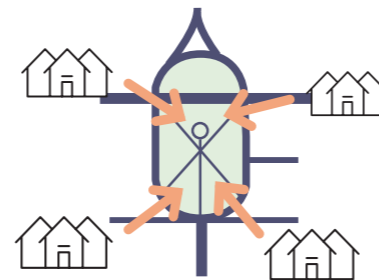
# Themes and Principles

The Master Plan establishes three themes including the following principles to guide decisions about investment and implementation.



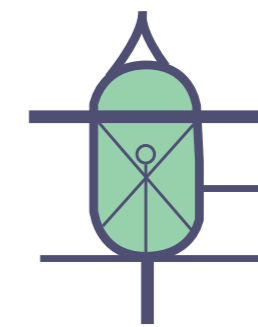
## Greener

- The Square is re-imagined as a green oasis within the city that contributes to health and wellbeing.
- Greening, including an increase in tree canopy, provides shade, cooling and planting diversity, including seasonal colour and celebration of Australia's native flora.
- The landscape character of the Square permeates into the surrounding streets and lanes further connecting to the North Terrace Cultural Boulevard and the River Torrens/Karrawirra Pari.



## Safer

- The usable area of the Square is expanded with reconfigured road geometry to prioritise pedestrian access to the lawns, pathways and facilities, whilst reducing traffic speeds and enhancing safety.
- Boundary interfaces are managed to increase safety and define access, including clearly legible and accessible crossings, entry points and paths.
- The Square is designed to promote safety at all times of the day and night, including lighting design that enhances safety, wayfinding and the sense of place.
- The impact of traffic noise and speed is reduced in favour of enhancing wellbeing and improving active transport amenity and safety.



## Inclusive

- The Square's bold transformation reflects inclusiveness and a diversity of cultures including interpretation and story-telling
- The Square integrates the cultural aims of Kaurna people and other non-Kaurna people.
- The Square has a unique character informed by its location at the centre of an art, innovation, medical and educational precinct set to grow.
- Activity, event and exhibition spaces are built into the design, working with adjacent creative and arts industries to brand the area as a place of creativity and innovation.
- Universal design principles are incorporated with smart technologies to improve people's experiences.

# Greener

Light Square/Wauwi plays an increasingly important open space role as the city's residential population and density increases. To address diversity, the Master Plan incorporates a hierarchy of spaces and opportunities.

Increasing open space by reclaiming road pavement for greening reduces the impact of traffic and contributes towards the character and attractiveness of the Square.

Light Square/Wauwi is envisioned as a vibrant green oasis in the city's north-west.

The Master Plan strengthens green connections within the north-west of the city, extending to Light Square/Wauwi and the Adelaide Park Lands. Gardens, shade trees, windbreaks, native gardens, and tree avenues within Light Square/Wauwi will enhance cooling and create biodiversity links to the River Torrens/Karrawirra Pari, Hindmarsh Square/Mukata, and West Terrace.

Advanced planting strategies and ecological enhancements will boost biodiversity, while integrated water-sensitive urban design solutions and resilience measures will assist climate adaptation.

Light Square/Wauwi will act as a main artery for linking biodiversity across the city, serving as a noise and visual buffer, whilst addressing broader ambitions for greening. This approach ensures Light Square/Wauwi is a functional, attractive and sustainable urban space.

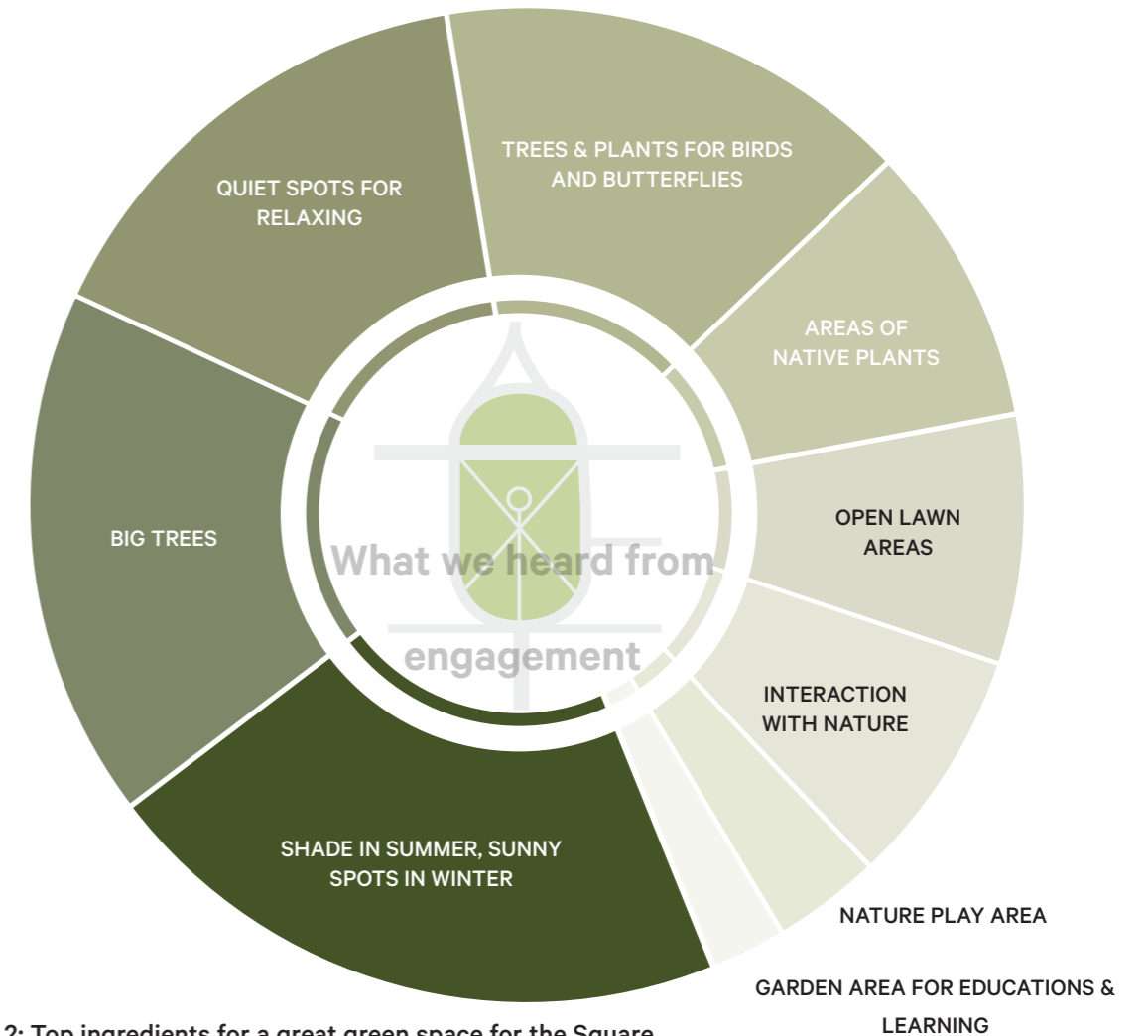
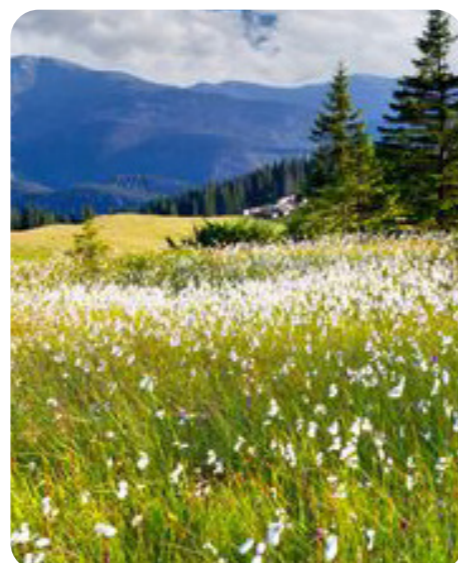


Figure 2: Top ingredients for a great green space for the Square

## Greening



## Resilience and climate change



## Strategic links to

ADELAIDE PARK LANDS MANAGEMENT STRATEGY	<ul style="list-style-type: none"> <li>Natural Systems, Cultural Landscapes and Climate Resilience</li> <li>Place and Spaces</li> </ul>
STRATEGIC PLAN	<ul style="list-style-type: none"> <li>Our Environment: Resilient, protected and sustainable</li> </ul>
DRAFT CITY PLAN	<ul style="list-style-type: none"> <li>A Greener and Cooler City</li> </ul>
INTEGRATED CLIMATE STRATEGY	<ul style="list-style-type: none"> <li>A climate resilient city</li> <li>A net zero ready city</li> <li>A city where nature thrives</li> <li>Transition to a decarbonised city</li> <li>A climate leading capital city</li> </ul>
WELLBEING PLAN	<ul style="list-style-type: none"> <li>Environmental Leadership</li> </ul>

# Safer

To enhance safety and wellbeing and reduce traffic impacts, the Master Plan rebalances public space for greening, creating a safer and welcoming environment for people to meet, stay, walk, wheel and cycle.

By prioritising traffic calming measures and enhancing sightlines, the Master Plan ensures that Light Square/Wauwi becomes an accessible, safe and vibrant urban space.

The Master Plan connects people with and is sensitive to surrounding uses and is an attractive place to use both day and night. This connection along with increasing the capacity to hold events

and exhibitions will encourage more people to spend longer in the area and has the potential to drive the economy and build upon the area's night-life and art and cultural offerings.

The Master Plan prioritises safe entry points and pathways, facilitating vehicle movement around the Square whilst enhancing safety with improved intersections, crossings and reduced speed limit.

Traffic calming measures, similar to those in Grote/Wakefield Streets at Tarntanyangga/Victoria Square, along with a reduced speed limit and auditory treatments enhance safety and comfort.

Light Square/Wauwi will become a key connector within the city, engaging with creative industries, knowledge sectors, and the cultural vibrancy of the Adelaide Central Market and West End precincts. Revitalising Hindley Street and improving connections to the River Torrens/Karrawirra Pari will reinforce the Square's attraction for events and visitation.

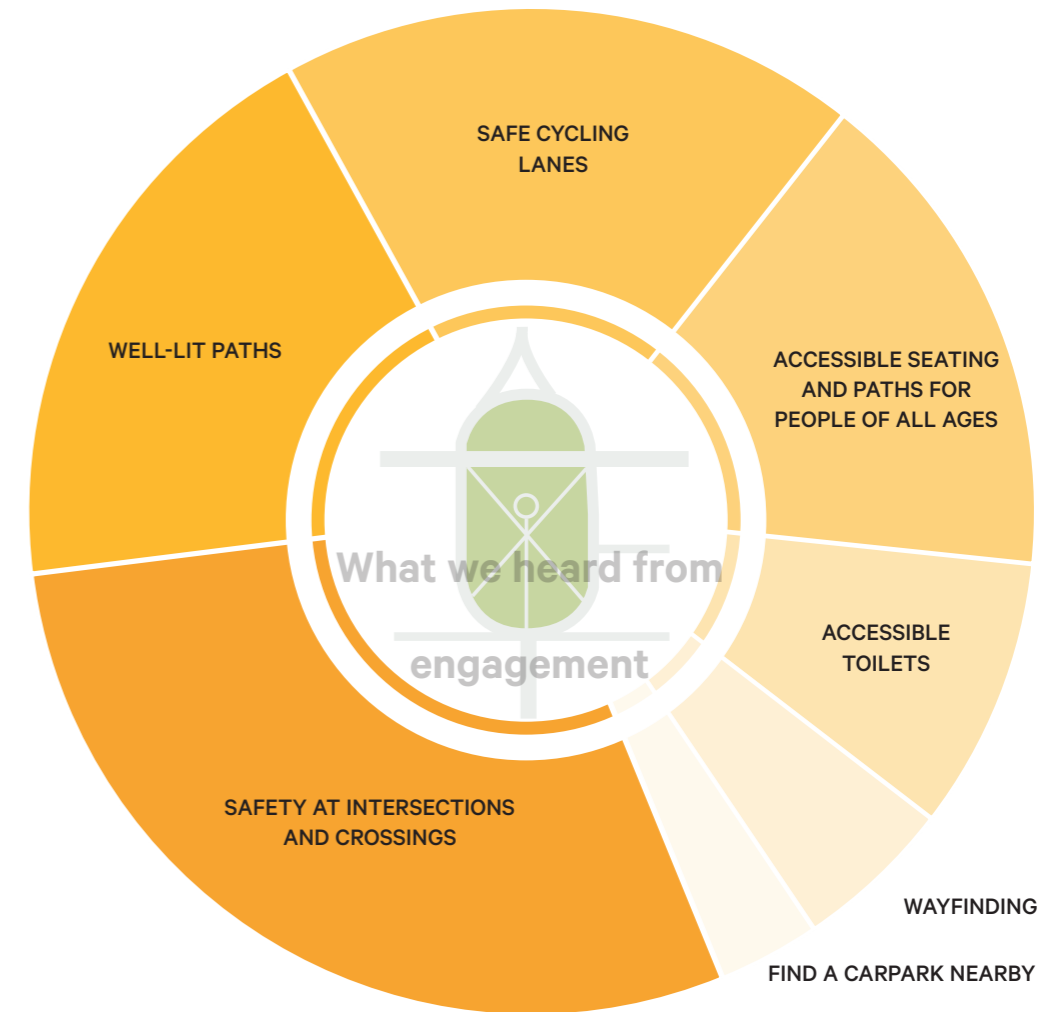
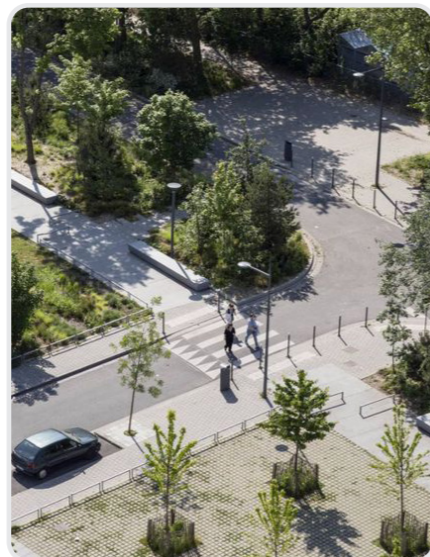


Figure 3: Top ingredients for great experiences in and moving around the Square

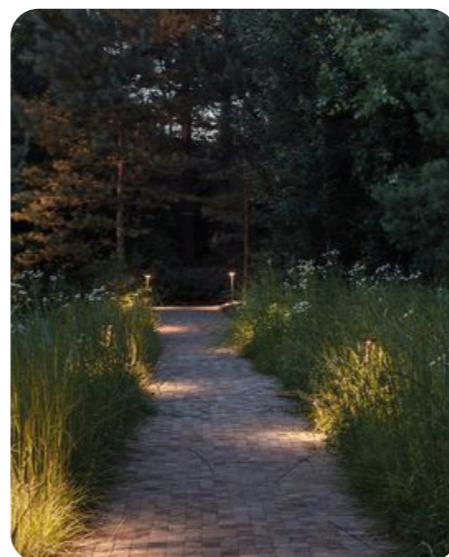
## Pedestrian movement



## Vehicle movement



## Lighting



## Strategic links to

ADELAIDE PARK LANDS MANAGEMENT STRATEGY	<ul style="list-style-type: none"> <li>• Connections and Networks</li> </ul>
STRATEGIC PLAN	<ul style="list-style-type: none"> <li>• Our Community: Resilient, protected and sustainable</li> <li>• Our Places: Interesting, purposeful and safe</li> </ul>
DRAFT CITY PLAN	<ul style="list-style-type: none"> <li>• Transit Diversity</li> <li>• A City of Neighbourhoods</li> </ul>
ACCESS AND INCLUSION PLAN	<ul style="list-style-type: none"> <li>• Infrastructure that helps people to move around and navigate the city</li> <li>• Liveable neighbourhoods and communities that enable everyone to participate</li> </ul>
HOMELESSNESS STRATEGY	<ul style="list-style-type: none"> <li>• Closing the Gap - Aboriginal and Torres Strait Islander people have equitable outcomes</li> </ul>
WELLBEING PLAN	<ul style="list-style-type: none"> <li>• Thriving Communities</li> </ul>

# Inclusive

Respecting our past is central to the City of Adelaide’s vision for Light Square/Wauwi, recognising Aboriginal and Torres Strait Islander culture, the city’s rich history, cultural heritage and the diverse contributions of its communities, including culturally and linguistically diverse populations.

The Master Plan is strategically crafted to emphasise the preservation and celebration of Adelaide’s unique identity, fostering inclusivity, understanding and appreciation across various cultures, traditions and perspectives. The Master Plan aims to integrate historical roots with modern needs, enhancing pride and belonging among residents.

Light Square/Wauwi is set to become a hub for interpretative and educational opportunities, showcasing the area’s

cultural and heritage values. The Master Plan fosters a welcoming environment that highlights strong, visible cultural elements, ensuring the design evolves in harmony with both historical significance and contemporary cultural dynamics. In particular, the design celebrates Kaurna inclusion and acknowledgement.

The Master Plan establishes a welcoming, expansive area that enhances neighbourhood engagement and accommodates various uses, ensuring flexibility for different user groups.

A revitalised Light Square/Wauwi will serve as a communal ‘front yard’, meeting the needs of a growing population and enhancing local connections.

This includes designated areas for events and cultural activities, positioning the

Square as a vibrant hub for community interaction. Light Square/Wauwi becomes a ‘third place’, a social environment distinct from home and work where people can gather, relax and connect.

The Master Plan strategically incorporates transition spaces at the interface with the adjacent streets and built form. Noise mitigation and sensory respite are key priorities for access and inclusion.

Smaller, intimate areas within the Square are enriched with cultural and green elements, fostering a sense of belonging and creating an inviting green oasis. This integrated approach ensures that Light Square/Wauwi serves as a functional and attractive space at the heart of the community.

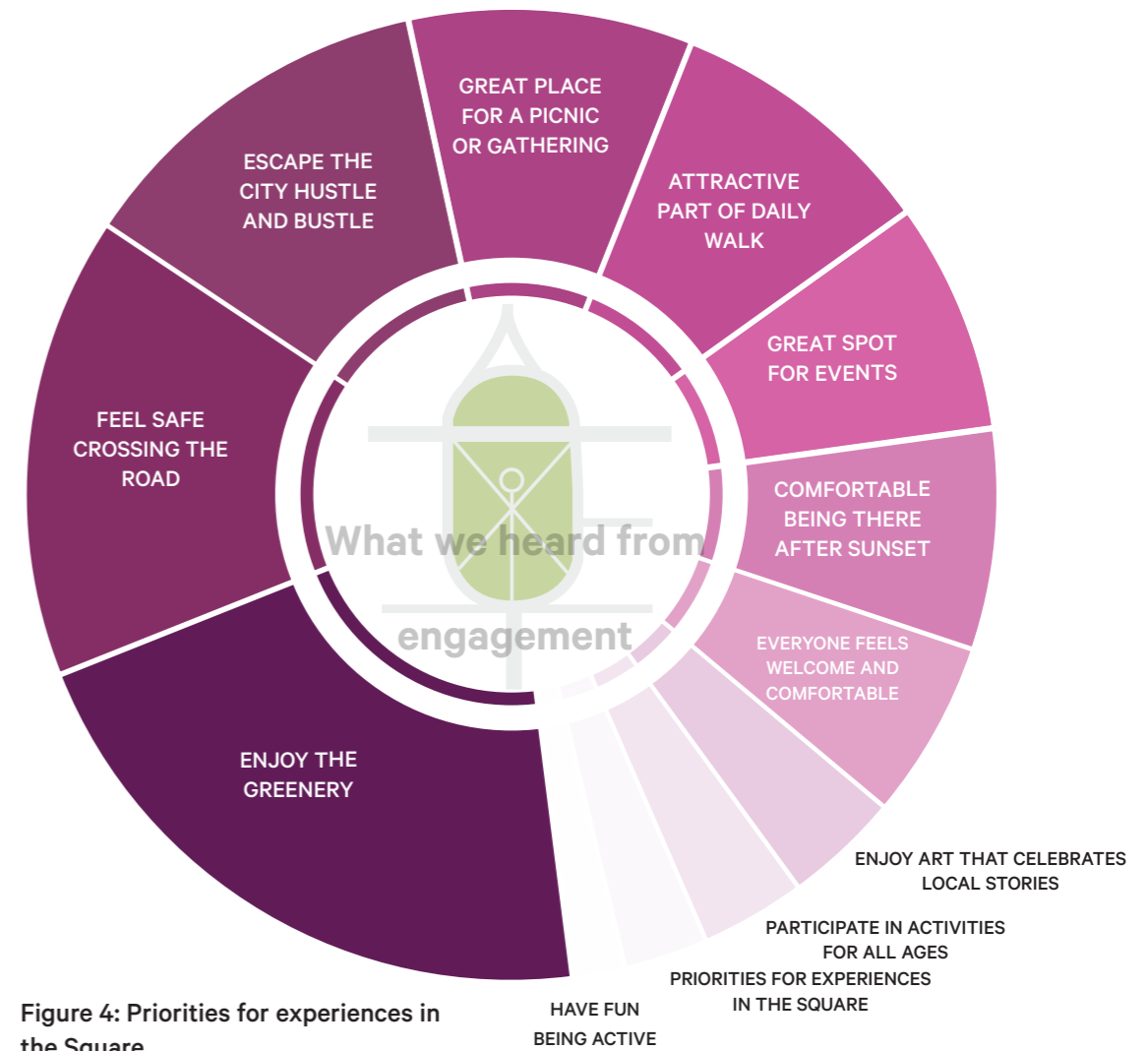


Figure 4: Priorities for experiences in the Square

## Aboriginal and Torres Strait Islander culture and identity



## Events & Programming



## National Heritage Values



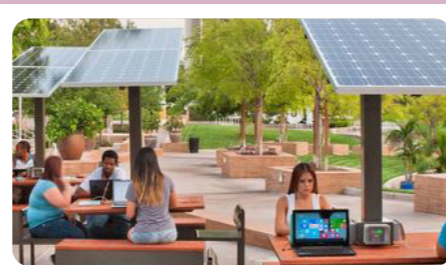
## Public Art



## Access and Inclusion



## Technology & Innovation

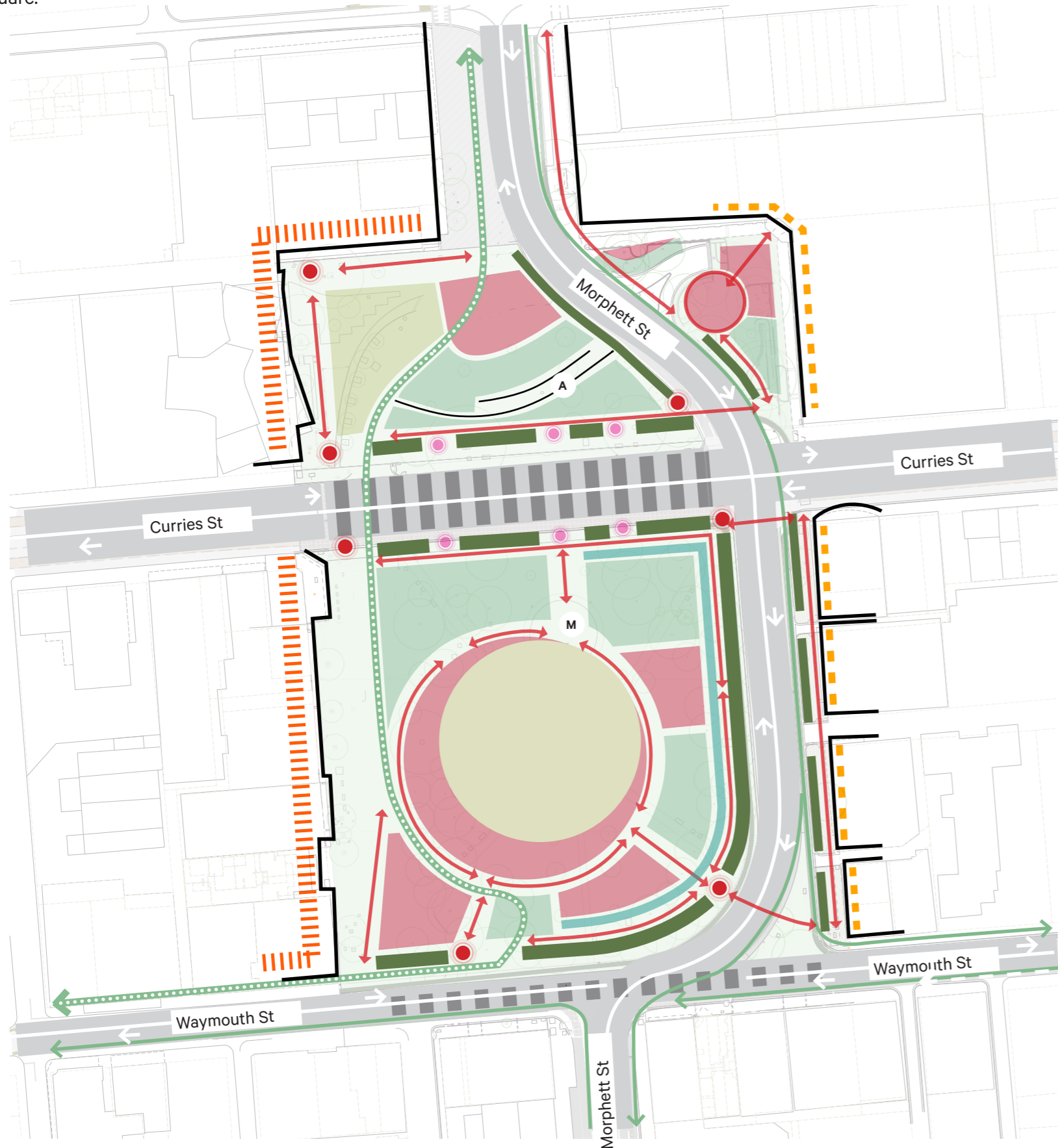


## Strategic links to

ADELAIDE PARK LANDS MANAGEMENT STRATEGY	<ul style="list-style-type: none"> <li>Natural Systems, Cultural Landscapes and Climate Resilience</li> </ul>
STRATEGIC PLAN	<ul style="list-style-type: none"> <li>Our Community: Vibrant, connected and inclusive</li> </ul>
DRAFT CITY PLAN	<ul style="list-style-type: none"> <li>Housing diversity for a growing population</li> </ul>
DRAFT STRETCH RECONCILIATION ACTION PLAN	<ul style="list-style-type: none"> <li>Relationships: Building meaningful relationships supports the Council meet the aspirations of local Aboriginal and Torres Strait Islander communities</li> <li>Respect: Respect for Aboriginal and Torres Strait Islander communities creates healthy relationships, embraces diversity and promotes harmony</li> </ul>
DRAFT HERITAGE MANAGEMENT PLAN	<ul style="list-style-type: none"> <li>Ensure the heritage values are appropriately cared for</li> </ul>
WELLBEING PLAN	<ul style="list-style-type: none"> <li>Dynamic City Culture</li> </ul>

# Master Plan: Option 1

Option 1 will reduce road pavement by 22% and increase usable space in the Square by 9%, by transforming movement in and around the Square. It will connect people with surrounding uses and activities with north south through traffic relocated to the eastern side of the Square. This will activate and return the western edge of the Square to Park Lands Purposes, increase safety, space for trees and cooling and open up more green space to enhance safety, wellbeing and activation. This map shows the potential for small and medium activity spaces, an enhanced northern section and western frontages with direct access to the Square.



## ENVIRONMENT

- Green edge
- Feature gardens
- Open lawns
- WSUD
- Events/flexible space\*
- Direct Square active building frontage
- Building frontage

## CONNECTION

- Primary access point
- Access point
- Primary pedestrian path
- Shared use zone
- Cycle lane\*\*
- Vehicle lane
- Paved roadway

## Key Points

- A Level Change - Potential amphitheatre
- M Monument

## OPTION 1 ACHIEVES:

<b>Active Edge</b>	Creation of 270m of direct Square active building frontage.
<b>Safety</b>	Replacement of road crossings with direct access to open space.
<b>Greening</b>	Replacement of 4,096m <sup>2</sup> (22%) of road pavement with green space. An increase in green space of 9% and an increase in space for biodiversity of 14%.
<b>Tree Canopy</b>	An increase in tree canopy of 30%.
<b>Open Activity Spaces</b>	An increase in open lawns for open activity spaces of 35%.

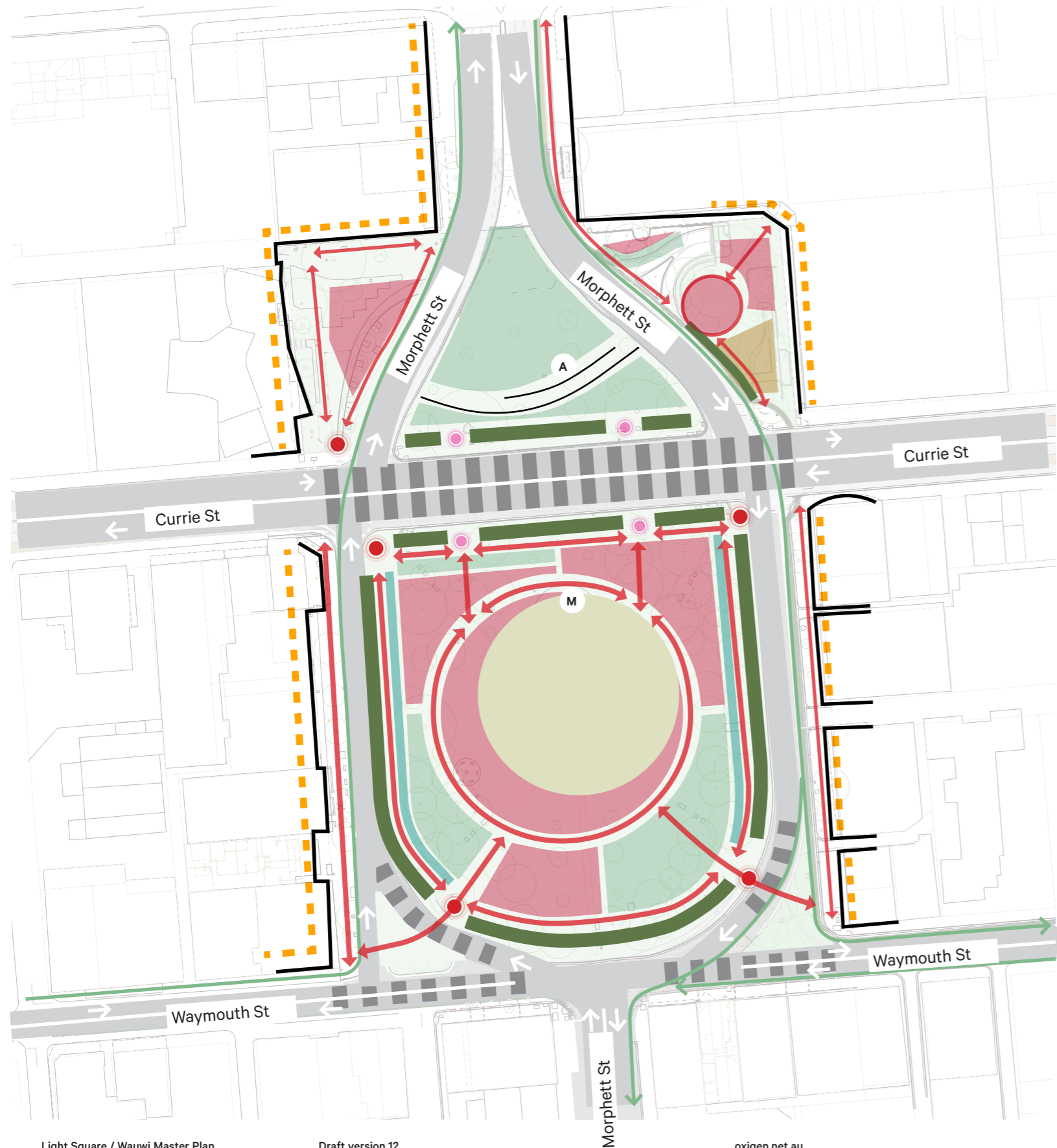
\* Detailed design to define open spaces that will allow for a range of activities at various scales

\*\*Detailed design to define at grade/separated



# Master Plan: Option 2

Option 2 will reduce road pavement by 15% and increase usable green space in the Square by 4% by reducing the number of traffic lanes on the south-east and south-west of the Square. This will open up more space for trees and cooling, reduce the impact of traffic and improve access to the Square. This map shows potential for an enhanced northern section, access points into the Square and small to medium activity spaces.



## ENVIRONMENT

- Green edge
- Feature gardens
- Open lawns
- WSUD
- Events/flexible space
- Building frontage

## CONNECTION

- Primary access point
- Access point
- Primary pedestrian path
- Cycle lane\*
- Vehicle lane
- Paved roadway

## Key Points

- A Level Change - Potential amphitheatre
- M Monument

## OPTION 2 ACHIEVES:

<b>Safety</b>	Removal of 2 vehicle slip lanes.
<b>Greening</b>	Replacement of 2,895m <sup>2</sup> (15%) of road pavement with green space. An increase in green space of 4% and an increase in space for biodiversity of 13%.
<b>Tree Canopy</b>	An increase in tree canopy of 25%.
<b>Open Activity Spaces</b>	An increase in open lawns for open activity spaces of 20%.

\* Detailed design to define open spaces that will allow for a range of activities at various scales

\*\*Detailed design to define at grade/separated

# Options Comparison

This section provides a comparison of hard stand (road surfaces) and greening for Light Square/Wauwi and the changes associated with Option 1 and Option 2 of the Master Plan.



Existing Light Square/Wauwi

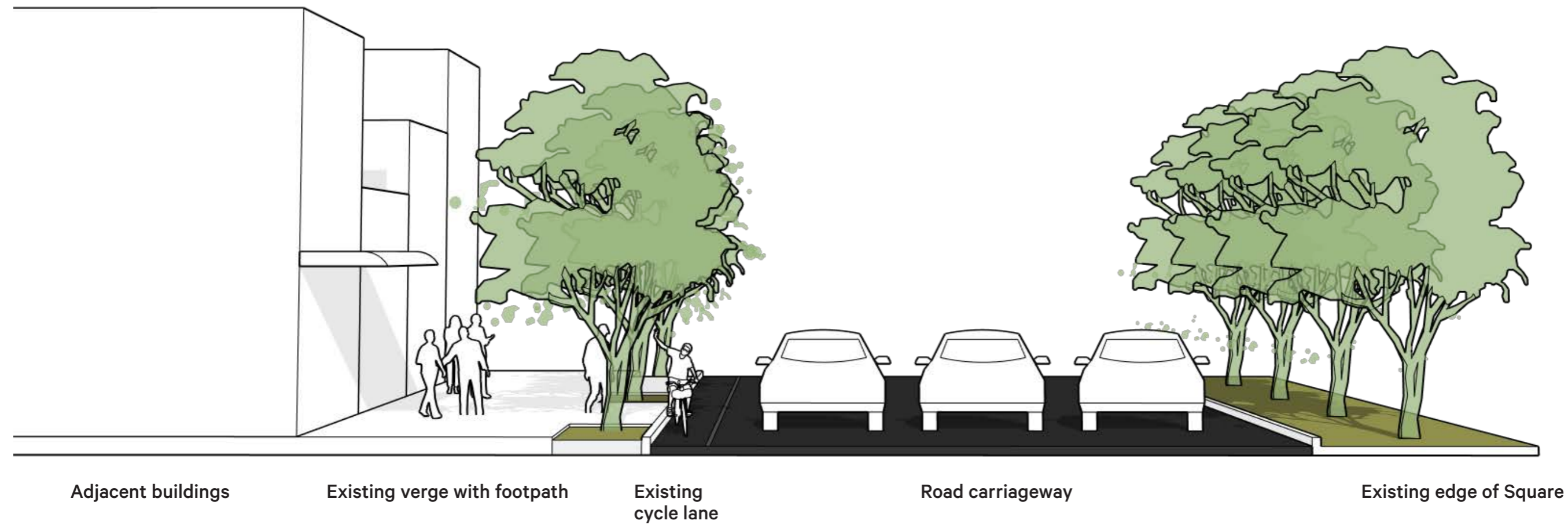
Option 1

Option 2

Legend	Existing Light Square/Wauwi	Option 1	Option 2
Total area within scope of Master Plan	39,108m <sup>2</sup>	39,108m <sup>2</sup>	39,108m <sup>2</sup>
Area of road surface	18,740m <sup>2</sup>	15,260m <sup>2</sup>	16,916m <sup>2</sup>
Area of road surface removed	N/A	4,096m <sup>2</sup>	2,895m <sup>2</sup>
Footpaths, lawns and gardens (green space)	20,368m <sup>2</sup>	19,752m <sup>2</sup>	19,297m <sup>2</sup>
Total area of green space	20,368m <sup>2</sup>	23,848m <sup>2</sup>	22,192m <sup>2</sup>
Percentage of green space	52%	61%	56%

# Western side of Square Existing

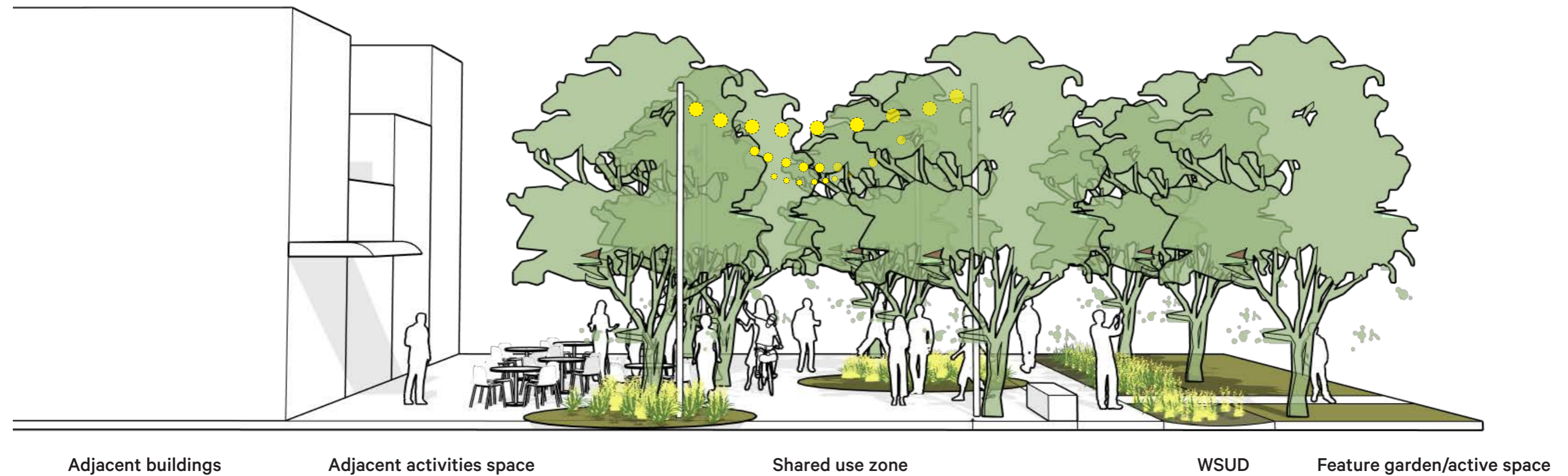
Existing western side of Morphett Street with three traffic lanes and at grade cycle lane.



# Western side of Square

## Option 1

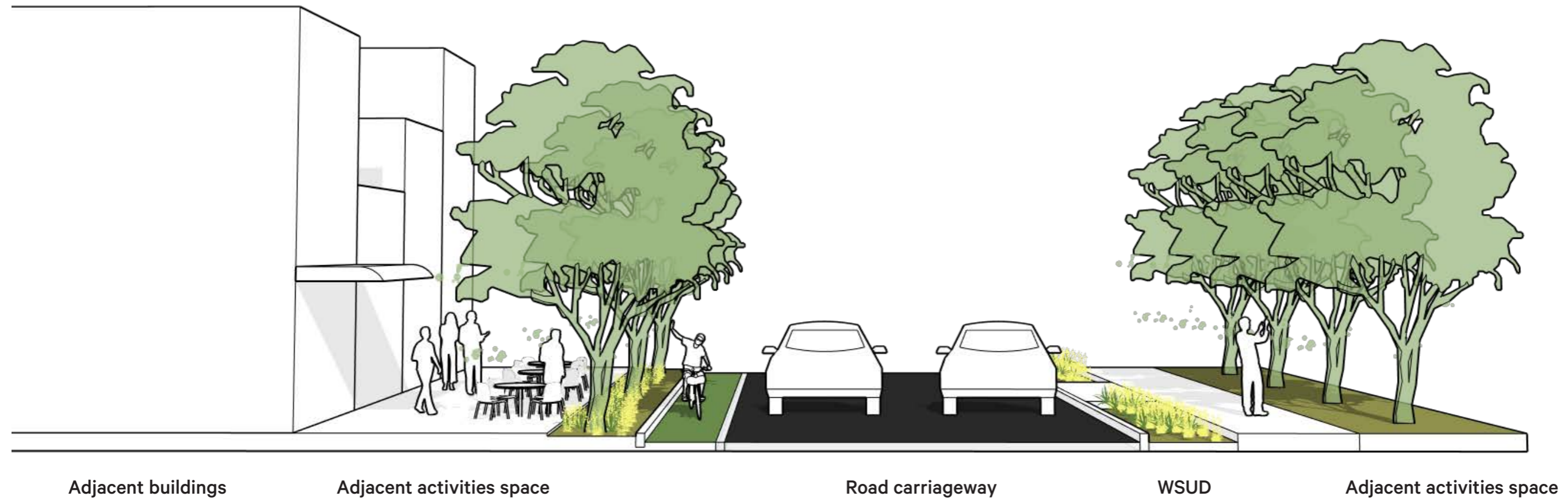
Option 1 will relocate north south through traffic to the eastern side of the Square and allow for a shared use path and direct access to the Square for the western edge without crossing the road.



# Western side of Square

## Option 2

Option 2 will remove two vehicle slip lanes along Morphett Street and increase the central green area of the Square, reduce traffic impact and open up more space for activities.





Part three

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# Master Plan Strategies

# Master Plan Strategies

The Light Square/Wauwi Master Plan outlines a bold transformation for one of the city's key urban spaces. The Master Plan aims to transform the Square through a holistic approach to create a distinct character as a greener, safer and inclusive urban area. The key strategies focus on:


- Enhancing planting and ecology to create a green oasis
- Increasing resilience to climate change
- Honouring Aboriginal and Torres Strait Islander culture and Adelaide's rich history
- Improving accessibility and inclusion.

The Master Plan emphasises health and wellbeing needs of the diverse residents and users of the Square with events and programming to enliven the Square year-round, supported by strategic lighting to enhance safety and aesthetics.


The Master Plan also responds to the Square's place and aims to connect the edges with surrounding uses, open up more space for people and as an inspiration for further activation and engagement with surrounding arts and cultural opportunities. Together, these strategies will transform Light Square/Wauwi into a vibrant, inclusive and green oasis in the Adelaide CBD.

**GREENER**

**GREENING**



**RESILIENCE AND CLIMATE CHANGE**



**SAFER**

**PEDESTRIAN MOVEMENT**



**VEHICLE MOVEMENT**




**LIGHTING**




**INCLUSIVE**


**ABORIGINAL AND TORRES STRAIT ISLANDER CULTURE**




**NATIONAL HERITAGE VALUES**




**ACCESS AND INCLUSION**



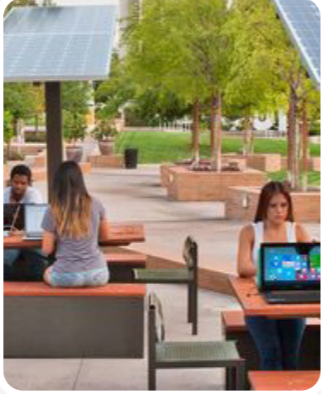
**EVENTS + PROGRAMMING**



**PUBLIC ART**



**TECHNOLOGY AND INNOVATION**



# Master Plan Strategies

## Greening

Trees contribute to the character and functionality of the Square, frame spaces, provide the overarching umbrella and create cool refuges. The existing tree canopy is actively managed to remove moribund or unsuitable trees, allowing the spatial structure of the Square to be redefined as open lawns and gardens. The Master Plan will deliver new garden beds to enhance the green character of the Square.

The Master Plan outlines a high level of amenity. Places that are well maintained and provide for a wide range of activities and uses are welcoming and accessible to many people.

### 1 Trees

- New trees are planted in the Square. These include avenue trees, legacy trees and framing trees. Emphasis is given to planting large, long lived trees resilient to a changing climate. Large trees are placed to organise existing and new space for active and passive uses within the Square.
- Lighting clearance and underground services are also considered for tree placement.
- Active management of existing tree assets ensures retention and longevity of the existing tree assets, including Morton Bay Fig Tree. Improved growing conditions assist improved health whilst edging and seating provide the

opportunity for greater use

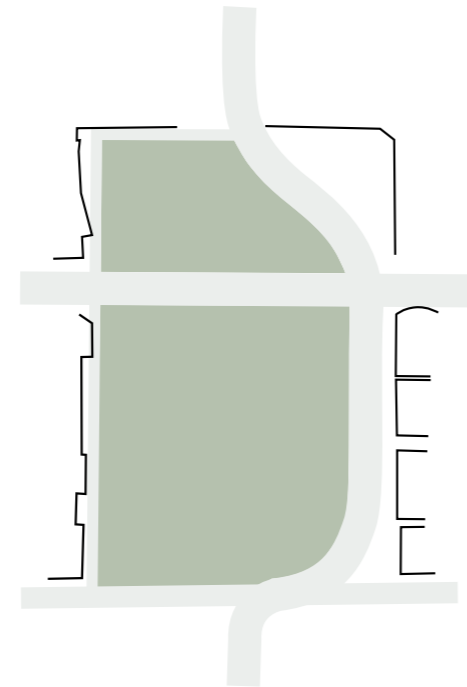
- Shady tree avenues and garden beds right around the outside footpath and the inner edge of the Square extend the green park feel. Trees either side maximise shade and visually narrow the roadway encouraging drivers to travel slower and making pedestrians more comfortable.
- Crime Prevention through Environmental Design principles are achieved through clear sightlines, well lit open spaces and landscape design.

are strengthened to enhance sustainability and functionality.

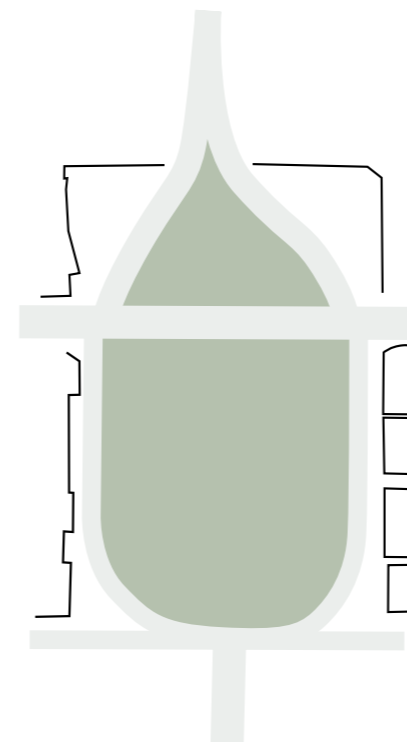
- Systems collect runoff from adjacent surfaces for use in irrigating green spaces, reducing potable water use and flood risks.
- Rain gardens are established around the Square to manage stormwater by filtering runoff, removing pollutants, and supporting native plants suited to local conditions.
- Implement permeable paving in suitable areas to allow water infiltration, replenishing groundwater and minimising runoff.

### 2 Water sensitive urban design

- Links with existing water management systems



Proposed option 1  
Light Square usable area: **23,848m<sup>2</sup>**  
Additional **3,480m<sup>2</sup>**



Proposed option 2  
Light Square usable area: **22,192m<sup>2</sup>**  
Additional **1,824m<sup>2</sup>**



Maintain and manage existing legacy trees. Additional fig trees planted as part of new succession plan.



Remove trees not suited to the Square or beyond their expected useful lifespan.



Transplant smaller short lived trees or trees not in ideal location for new spatial organisation.



Plant large long lived shade trees for the future. Extend the 'Green' Square to the adjacent building frontages.



A long term vision for the Square is to increase tree numbers and canopy cover.



# Master Plan Strategies

## Greening cont.

### 3 Native gardens

- Gardens use native species that are resilient to a changing climate enhancing resilience and supporting biodiversity.
- Informative signage and interactive elements educate visitors about the traditional uses and ecological roles of each plant, highlighting their significance in local Aboriginal culture.
- Garden layouts mimic natural ecosystems for sustainability, grouping similar species and using natural land contours for efficient water management.
- Gardens provide opportunities for connection with nature and nature play.
- Different sized lawns complement gardens to

provide structure and a high level of amenity to the Square. The planting scheme is based on a core selection of low shrubs and ground covers that are selected with regard to Aboriginal and Torres Strait Islander culture, to increase biodiversity, and that thrive in the urban environment.

- Vergé planting in selected locations extends greening of the Square and helps extend a buffer to create a green oasis.

### 4 Seasonal gardens

- Plants bloom in different seasons, ensuring year-round visual interest and habitat support.
- Gardens showcase a succession of colours

and textures that change with the seasons as an ever-evolving backdrop that enhances the urban landscape and provides food and habitat.

- Sustainable gardening practices such as mulching, composting and the use of native plants are used to reduce water use and maintenance.
- Gardens are used as an educational tool to engage the community and with signage explaining the ecological roles of the plants and their adaptive strategies.
- Gardens are designed with accessible paths and seating areas that invite visitors to engage with the space differently as it changes throughout the year.

### 5 Maintenance

- As a Square with high amenity, trees and gardens will require appropriate care during establishment and maintenance to retain their standard.



# Master Plan Strategies

## Resilience and Climate Change

The Light Square/Wauwi Master Plan includes strategies for addressing climate change through design and implementation. These strategies aim to reduce temperatures with an increased tree canopy resulting in shaded areas that provide refuge from summer heat. Passive design principles are adopted to create a space that is comfortable to use throughout the seasons. Material is chosen that reduces embodied carbon and supports a circular economy.

The Master Plan:

### 1 Responds to a changing climate

- Increases tree canopy to create a cool refuge for hot days.
- Integrates passive design principles to maximise shade in summer and warmth in winter and for placement of event and activity spaces.
- Assesses the design for low carbon and climate resilience.

### 2 Minimises hardscape and structures

- Aims for 70% planting and 30% paving.
- Minimises thicknesses of paving and base courses
- Reduces concrete, steel and aluminium and replaces it with more sustainable and/or recycled materials.
- Maximises use and reuse of materials already present in the Square.

### 3 Utilises sustainable and low carbon materials

#### • Wood and wood products

Considers recycled timber and requires timber stamped by a third-party sustainable forestry organisation, with a documented Chain-of-Custody (CoC) and sourced from a certified managed forest or stand. Timber components are designed for longevity, durability and reuse and for efficiency, using the right wood for the right application.

#### • Reduces embodied carbon

Wherever possible, materials are used that are hard wearing and demonstrate a lower carbon impact, such as recycled concrete and low carbon cement.

#### • Supports a circular economy

Materials and products that can be reused and recycled and that support a circular economy are selected. This includes recycled steel or steel produced with electric arc furnaces (EAFs). Use and reuse of materials already present in the Square are maximised.



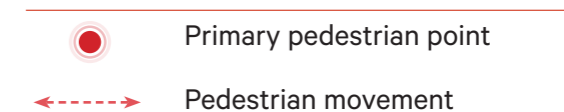
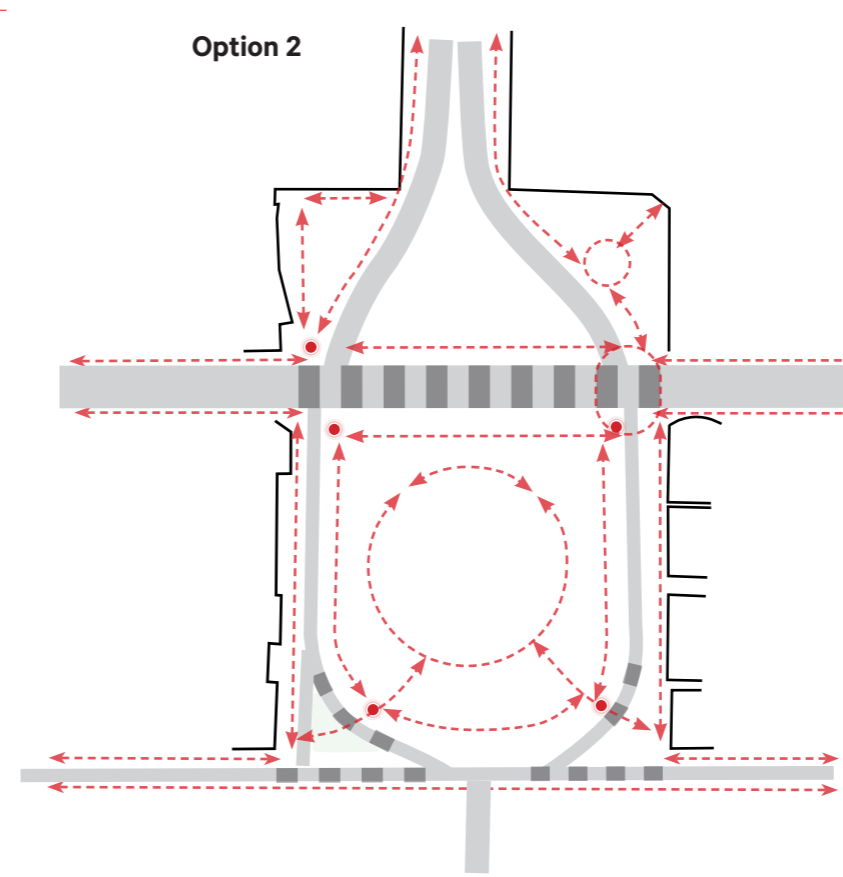
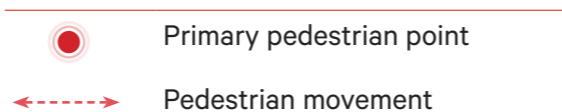
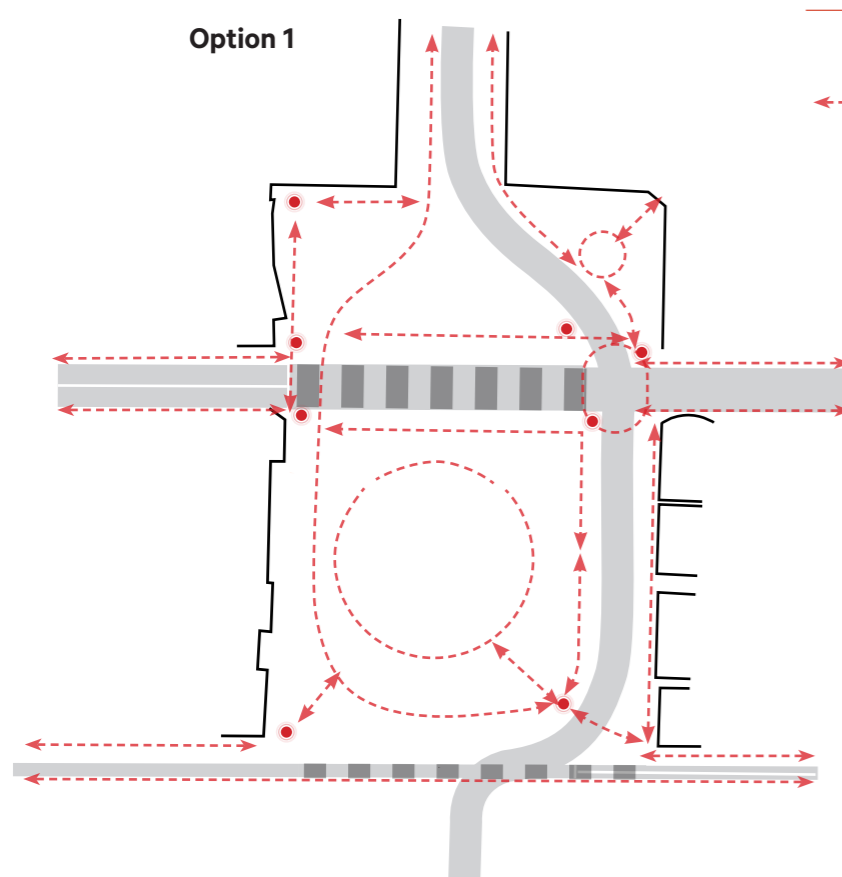
# Master Plan Strategies

## Pedestrian Movement

Pedestrian movement and safe and convenient access to open space takes precedence over vehicle movement in the reinvigoration of Light Square/Wauwi, whilst noting that north-south vehicle movement along Morphett Street and east west vehicle movement along Currie Street is to remain.

### The Master Plan:

- Provides safe and comfortable pedestrian access to Light Square/Wauwi and throughout the adjacent neighbourhood.
- Enables pedestrian movement to assist in place-making, site identity and wayfinding.
- Integrates pedestrian movement into routes designated in the City Plan which includes pedestrian links to Hindley Street and the city's West End.
- Develops a hierarchy of surfaces and elements that are incorporated dependent on intensity of use and requirements for occasional vehicle passage.
- Achieves Crime Prevention through Environmental Design principles through clear sightlines, well lit open spaces and possible CCTV.
- Supports safe pedestrian access around and into the Square through design and placement of furniture and elements.



# Master Plan Strategies

## Vehicle Movement

Two options have been considered when developing the draft Master Plan for Light Square/Wauwi:

1. OPTION 1 is to relocate north south vehicle movement along Morphett Street to the eastern side of the Square only. This option will maintain east west movement on Currie and Weymouth Streets.
2. OPTION 2 is to retain vehicle movement along Morphett Street either side of the Square and increase the central green area of the Square by removing slip lanes, pushing the traffic lanes outwards and reducing the width of the current parking and pedestrian verges.

### For both options:

- The primary bus route on Currie-Grenfell Street is retained.
- The left hand turn from Morphett Street into Weymouth Street is removed.
- The slip lane from Morphett Street heading north and into the TAFE carpark is removed.
- The exit from Philip Street to Morphett Street is removed.
- A changed road surface material in Currie Street is proposed.
- The existing bus stop on the northern side of Currie Street is relocated outside of the Square.
- Vehicle speeds are reduced and zebra crossings installed.
- The dominance of the road is reduced by providing paved on-street parking areas with roll-over kerbs, while maintaining two existing lanes of traffic and bus stops.

### Option 1

- 1 Relocates traffic movement to the eastern side of the Square.
- 2 Pushes the road carriageways to the east within the existing carparking and pedestrian footpath zones.
- 3 Achieves vehicle access to properties on the western side of the Square from existing laneways running off Currie and Weymouth Streets.
- 4 Introduces a right turn from Weymouth onto Morphett Street when travelling from the west.
- 5 Introduces the ability to continue to travel east along Weymouth Street through the Morphett Street intersection when travelling from the west.
- 6 Removes the right turn from Morphett onto Currie Street when travelling from the south.
- 7 Removes the right turn from Morphett St onto Currie St when travelling from the North.
- 8 Removes the right turn onto Morphett Street from Currie Street when travelling from the west.
- 9 Removes the right turn onto Morphett Street from Currie Street when travelling from the East. Alternatively right turn movement outside peak hours can be provided.
- 10 A bus only right turn bay can be provided from Currie Street when travelling from the East.

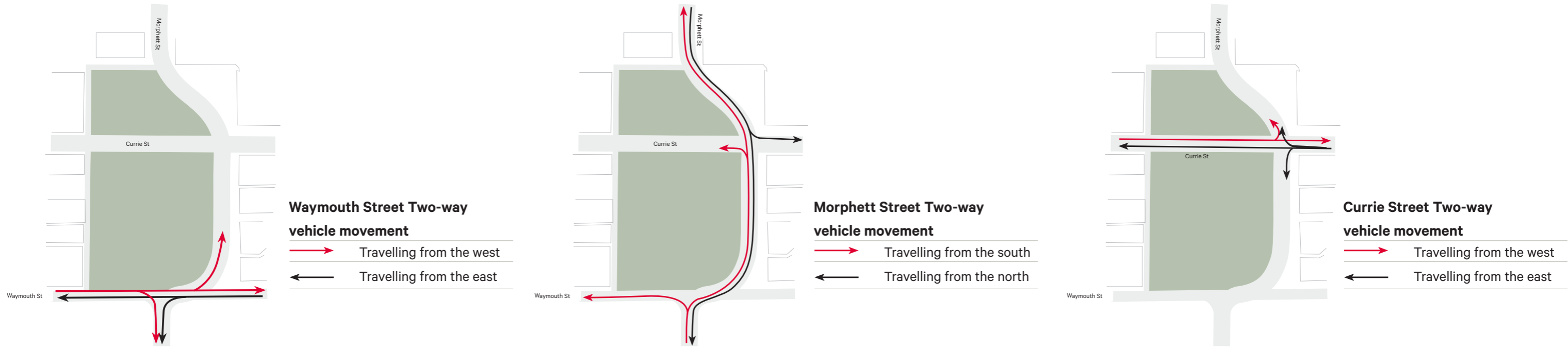
### Option 2

- 1 Retains the existing north south traffic movement along Morphett Street but relocates the road carriageways outwards.
- 2 Includes limited loading and access carparks on the eastern side.
- 3 Retains existing lane configuration at signalised intersections.
- 4 Introduces the ability to continue to travel east along Weymouth Street through the Morphett Street intersection when travelling from the west.

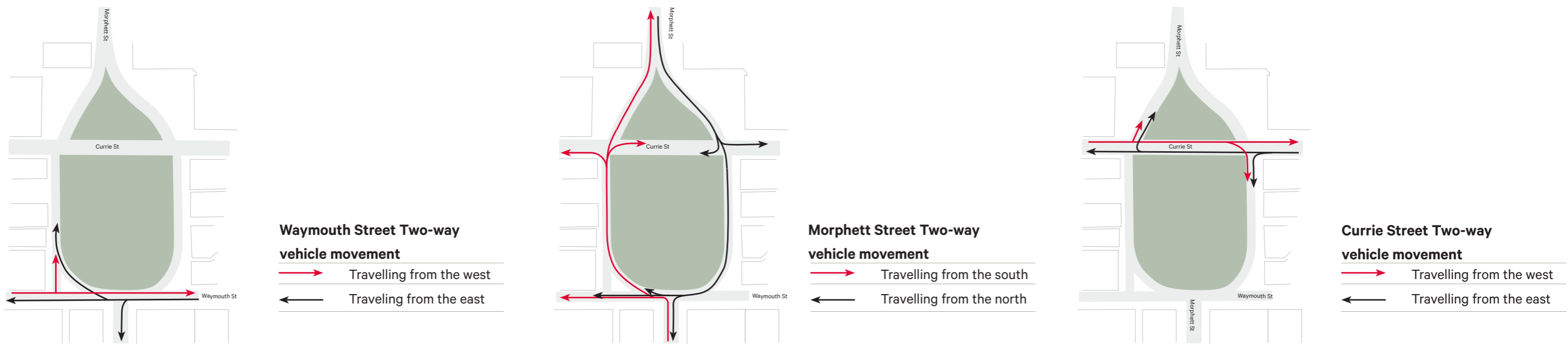
# Master Plan Strategies

## Vehicle Movement cont.

### Option 1



### Option 2

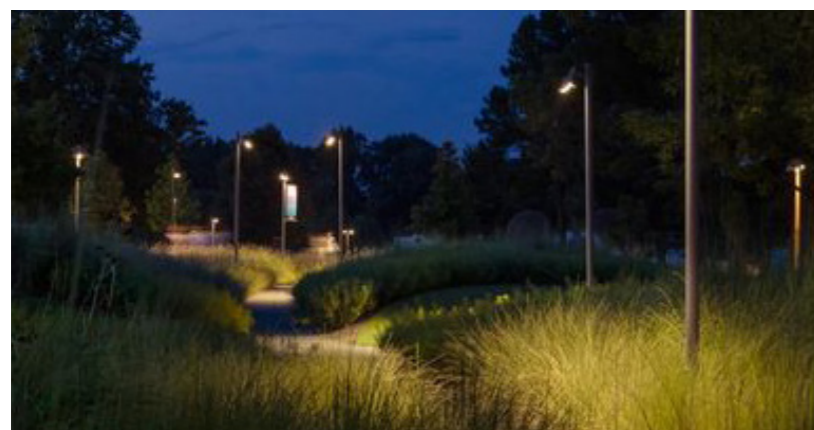


# Master Plan Strategies

## Lighting

The public realm operates over a 24 hour cycle. Lighting contributes towards public safety and security, as well as site character.

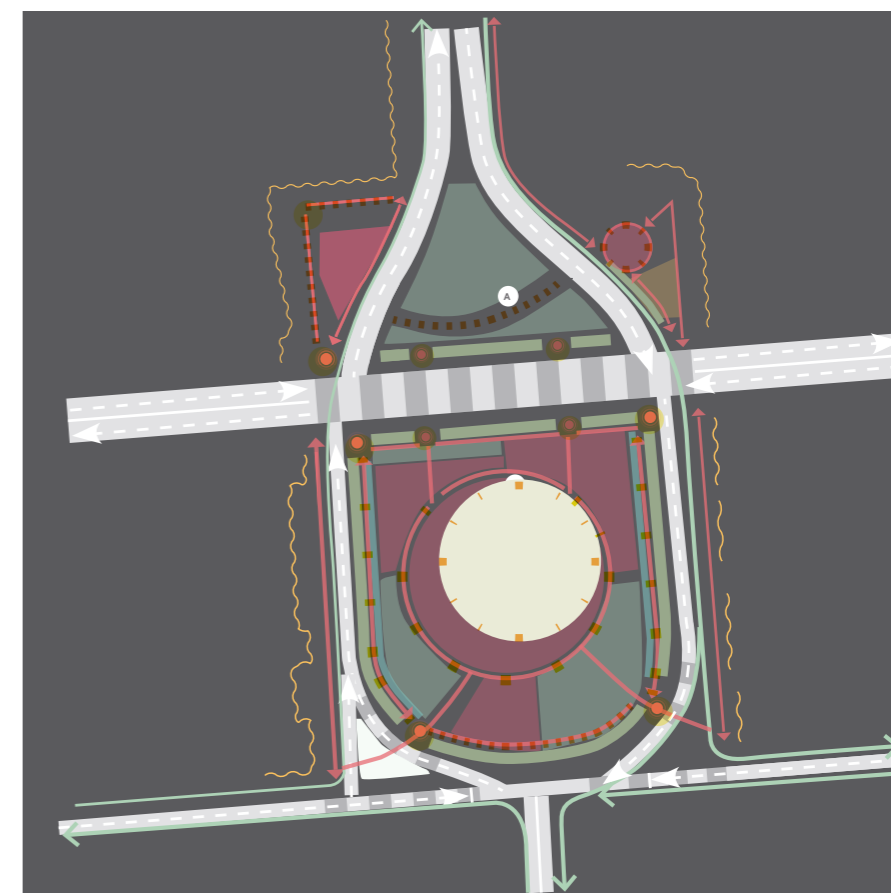
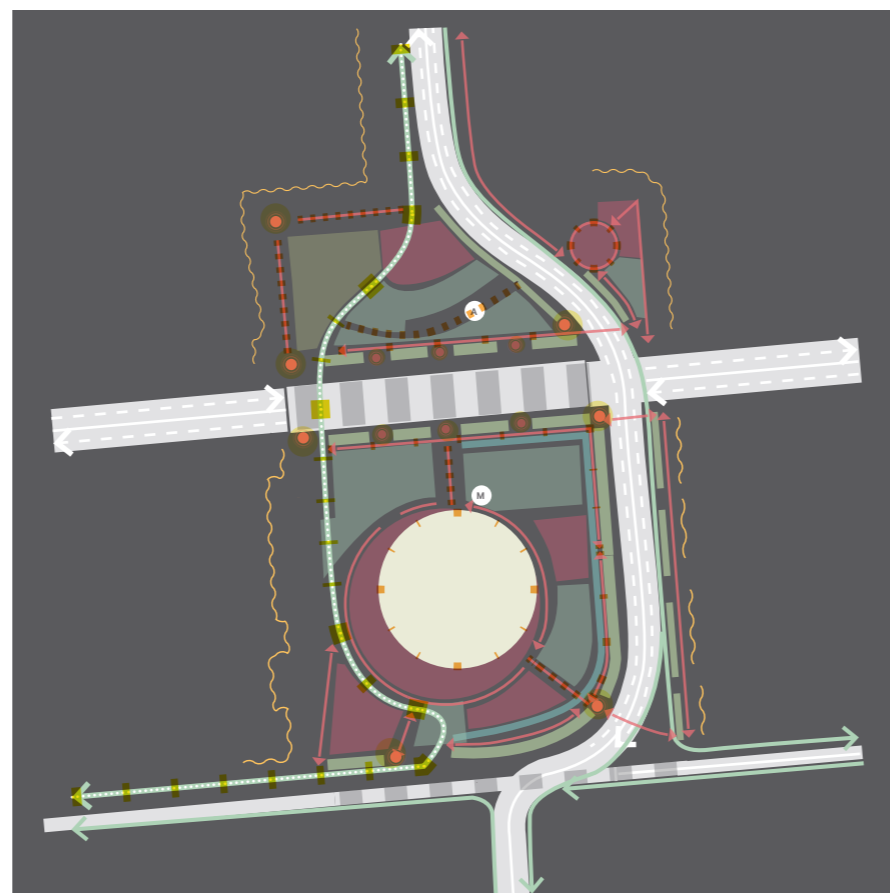
A mix of functional pole top lighting combined with feature and amenity lighting provides a safe and attractive public realm.



The Master Plan:

- 1 Increases safety and wayfinding through lighting design**  
Key spaces and all pedestrian paths are well lit.  
Consideration is given to the hours of use and when lighting should be turned off, if at all.
- 2 Uses energy efficient lighting**  
Lamps utilise LED technology. The colour temperature of lamps is in the range of 3,200 – 4,000 Kelvin.

- 3 Creates a sense of place**  
Feature lighting and lighting design are used to create a sense of place. Design and placement considers any overlap with event space and any height clearances.
- 4 Supports event and seasonal lighting**  
Temporary lighting installations contribute towards activation and events.



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# Master Plan Strategies

## Aboriginal and Torres Strait Islander Culture

It is not only the loss of the Kurna Meyunna people from the Adelaide Plains that is to be recognised but also the loss of the ecological systems that were integral to the cultural practices and beliefs of the culture. In the same manner that cultural memory is being utilised to rebuild and adapt Kurna Meyunna culture for contemporary urban living, so too landscape memory is integral to that process.

### Cultural aims and outcomes:

- Enhance the richness of the cultural narrative-Kurna Meyunna and other non-Kurna people.
- Contextualise human occupation of the Adelaide region as a cultural continuum.
- Manage and locate sites of significance, before and post colonisation.
- Recognise Kurna Meyunna dispossession and dislocation.
- Tell personal stories from colonisation onwards.
- Reveal the complexity and relevance of Kurna Meyunna culture to the present day.

- Provide cultural narratives to young people to assist them carry it forward.
- Explore inter-cultural synthesis and inter-cultural contributions.
- Construct the cultural narrative in a positive as well as honest manner.
- Explore the common ground and speculate on a common, or bi-cultural, future.

Karl Winder Telfer and Gavin Malone



# Master Plan Strategies

## National Heritage Values

The National Heritage listed Adelaide Park Lands and City Layout represents a diverse and complex cultural landscape with a range of values related to its historical association with the colonisation of Australia, Colonel William Light’s unique city plan and creative achievement, and its social value to South Australians who see it as fundamental to the character and ambience of the city.

The Master Plan has had regard to the objectives of the draft National Heritage Management Plan which includes to:

- Keep the Square as green public open space with a village green form
- Interpret the changes over time of the City Gardeners’ landscape design
- Keep significant remnant early plantings, including the Moreton Bay Fig Tree
- Reduce the focus on car traffic and support public and social uses
- Partner with the Kaurua community to appropriately record, respect and celebrate Aboriginal and Torres Strait Islander heritage
- Incorporate the monument and burial site of Colonel Light in the design.



Figure 5: National Heritage Listed Adelaide Park Lands and City Layout with Park numbers and City Squares



# Master Plan Strategies

## Access and Inclusion

The Master Plan aims to improve accessibility for pedestrians and cyclists to achieve safe, universally accessible and equitable open space. It also aims to provide spaces that reflect diverse cultures, expression and participation.

### The Master Plan:

Incorporates principles for equitable access and inclusivity, including cultural inclusion.

- Responds to pedestrian desire lines and cycle connectivity.
- Utilises signage, planting and minor landscape elements to channel and direct movement.
- Considers movement and access requirements by large gatherings whilst events are occurring in the Square.
- Considers diverse experiences of age, culture, gender and disability.
- Increases safety and the perception of safety through lower vehicle speeds, passive surveillance and lighting.
- Incorporates innovative methods that supports activity, movement, and socialising promoting health and wellbeing.



# Master Plan Strategies

## Events and Programming

The Master Plan aims to create a welcoming environment and attractive destination for events and cultural programs.

### The Master Plan:

Provides opportunities for activation promoting community participation and inclusion.

- Promotes a diversity of cultural events, exhibitions and display, including an emphasis on recognition of culture and knowledge and participation by culturally and linguistically diverse communities.
- Includes a variety of grassed and paved open spaces with supporting service infrastructure. The Master Plan considers lighting and opportunities for events to extend after dark.
- Invites participation by adjacent building users and institutional programs, including existing programs at TAFE, the University of South Australia and the Adelaide College of the Arts.

- Through a central hub provides event infrastructure for 'plug + play' activities.
- Supports occasional large community events, such as Illuminate Adelaide and Tasting Australia.
- Includes large open lawn suitable for a range of small and medium events.
- Includes smaller spaces for small scale events to be held.
- Provides improved safety and lighting for events year round.
- Provides spaces that will encourage live music to support Adelaide designated a UNESCO City of Music.



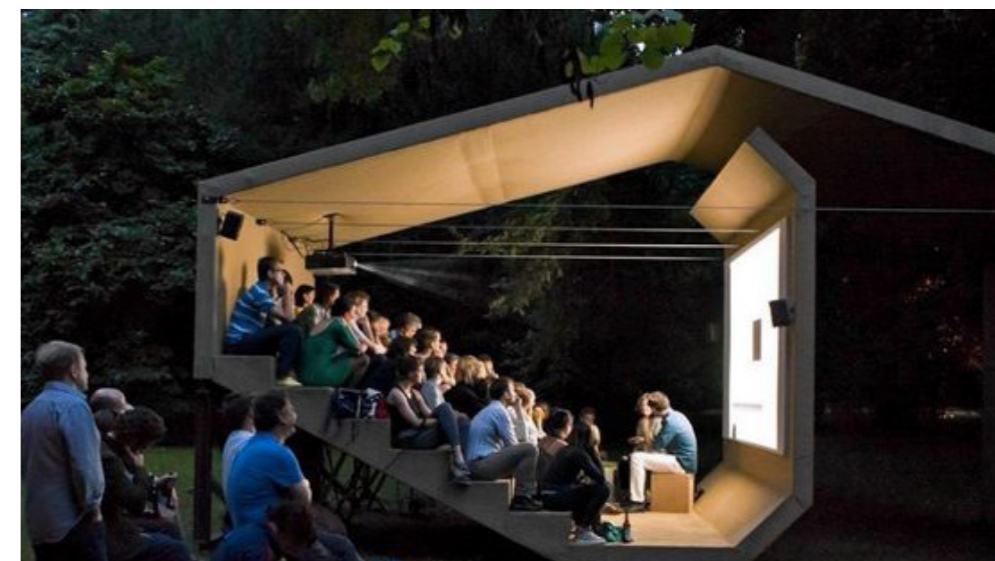
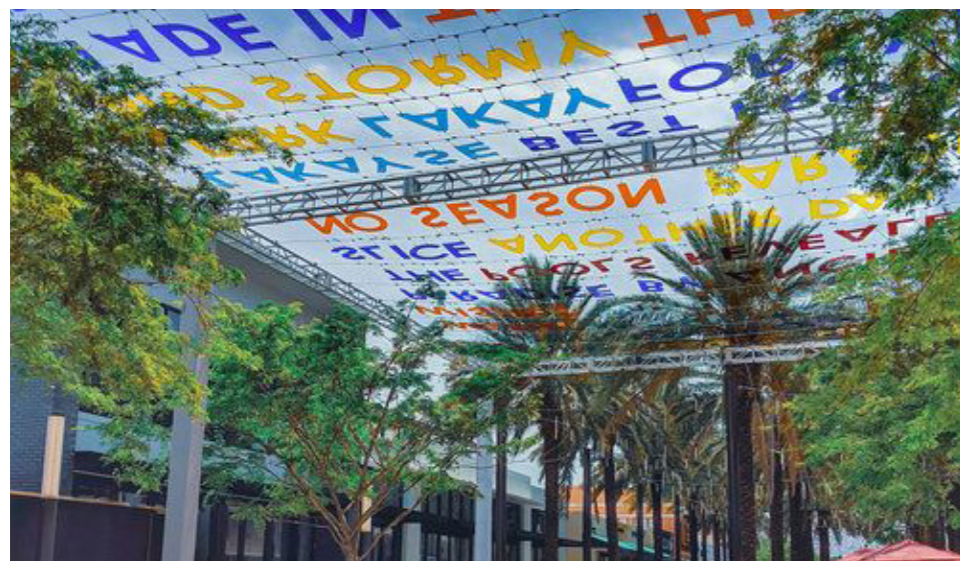
# Master Plan Strategies

## Public Art

Light Square/Wauwi is currently home to a number of significant artworks including Pride Walk, the Eternal Question, by Richard Tipping and The Knot, a commissioned work of art by Bert Flugelman originally located at the Art Gallery of South Australia. Other objects and markers are located in the Square.

### The Master Plan:

- Proposes a coordinated approach to public art and objects consistent with an integrated approach to spatial organisation, events and placemaking.
- Introduces opportunities for new artworks and creative expression in the form of performance art and temporary installations.
- Involves both the community and local businesses and institutions in the commissioning process.
- Supports Aboriginal and Torres Strait Islander public art through cultural layering within the landscape design, including spatial design, furniture and subject design, planting, stories and cultural memory, and performance.
- Develops a rolling program of temporary artworks and performance that support the Master Plan objectives for community participation.



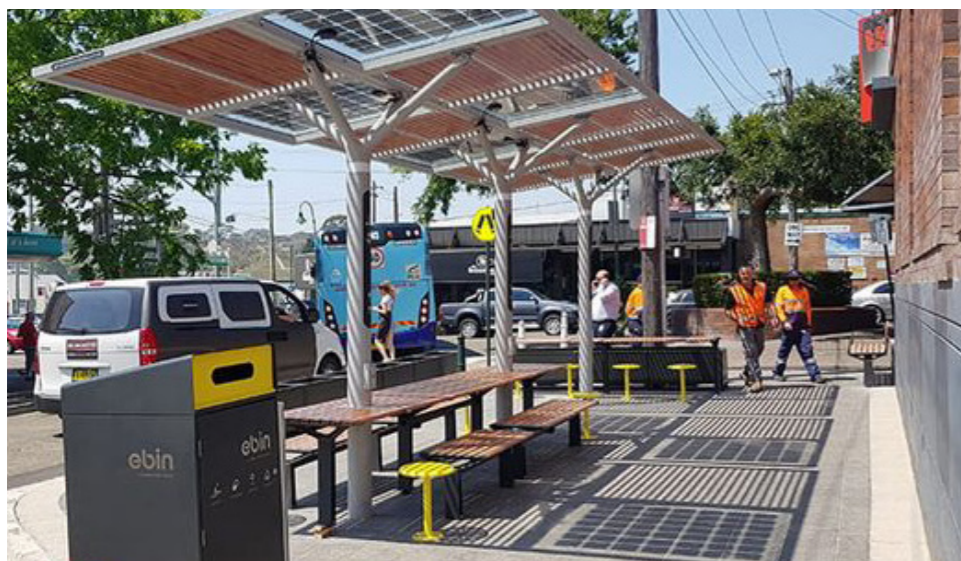
# Master Plan Strategies

## Technology and Innovation

A key measure of success in regenerating Light Square/Wauwi is the incorporation of technologies to enhance visitor experience and increase safety and maintenance.

### The Master Plan:

- Incorporates data collection, storage and reuse for asset management and design.
- Adopts a common approach to technology consistent with other technologies and innovations being used by the City of Adelaide.
- Encourages collaboration and knowledge sharing with the surrounding knowledge sector and other businesses and institutions developing creative programs and practices.
- Utilises techniques like onsite sensors to collect real-time data that monitors environmental conditions, use of the Square and operational performance.
- Provides for data and service infrastructure to be incorporated into the design to support event operations and day-to-day maintenance requirements such as bin collection.
- Utilises technology and digital tools to engage the community, fostering a sense of ownership and empowerment through their feedback.
- Utilises technology to assist with wayfinding.
- Showcases innovative waste technology for efficient waste management.
- Explores the potential to generate onsite solar energy to use for onsite 'plug + play' and for export
- Showcases a circular economy in action by using products and materials from recycled content.





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# Appendices

# Site Description and Project Extent



Light Square/Wauwi is located in the north-west quadrant of the City of Adelaide and is one of the six Squares in the Adelaide Park Lands.

The Master Plan study area includes the main body of the Square and the separated northern section that is again divided by a slip lane providing access to the TAFE carpark. The study area includes paved verges on the outside edges, smaller triangles of turf and trees separated by slip lanes, and wide verges adjacent to the Adelaide College of the Arts and TAFE.

- ..... Master Plan precinct boundary
- Extent of Works of Light Square/Wauwi
- Areas outside of the project boundary

# Existing Site Conditions

## Elements



Furniture



Furniture



Public toilet



Turf



Paving



On-street carparking with wide verges



Rose garden



Internal footpaths



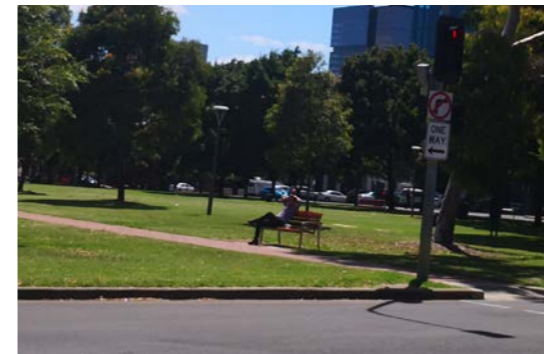
Pedestrian crossing



Cityscape



Pedestrian crossing

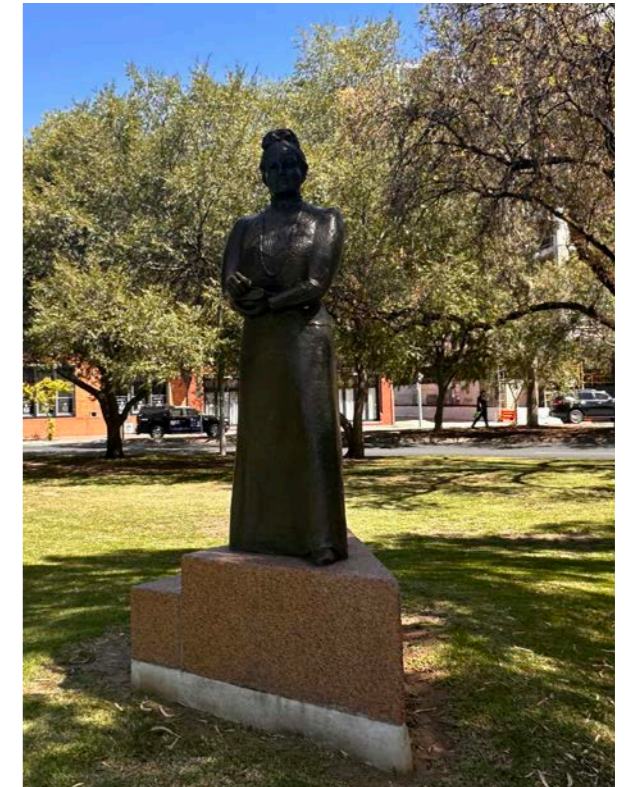


Lighting



# Existing Site Conditions

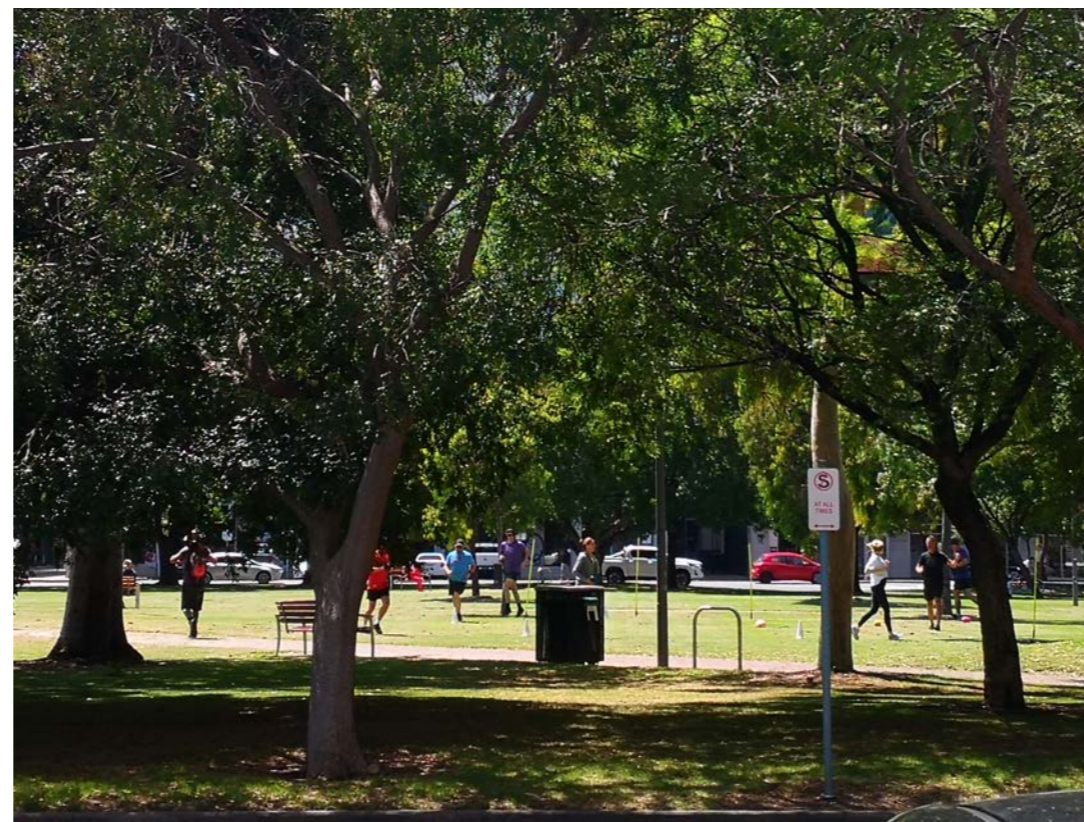
## Elements





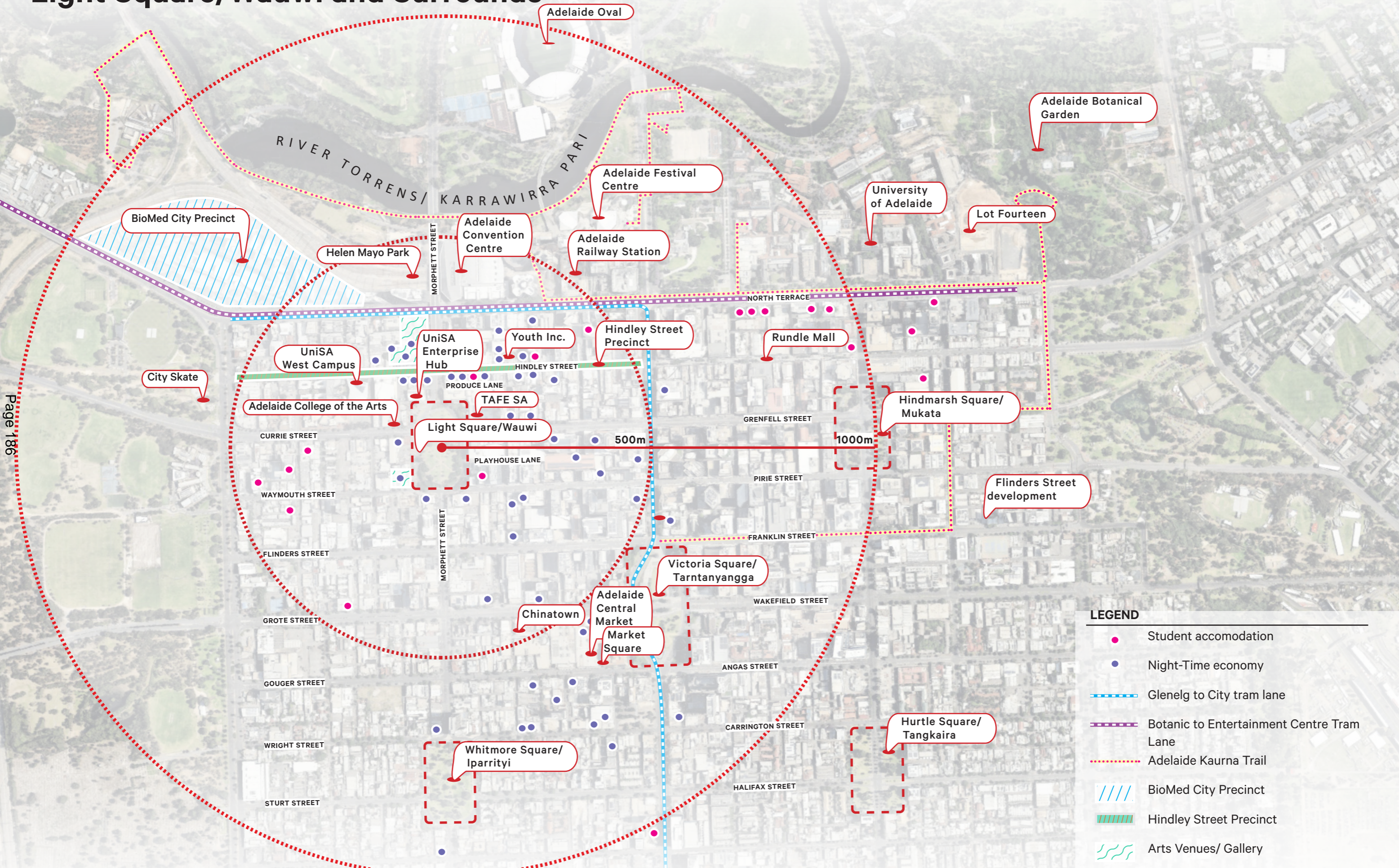
# Existing Site Conditions

## Activities



# Light Square/Wauwi and Surrounds

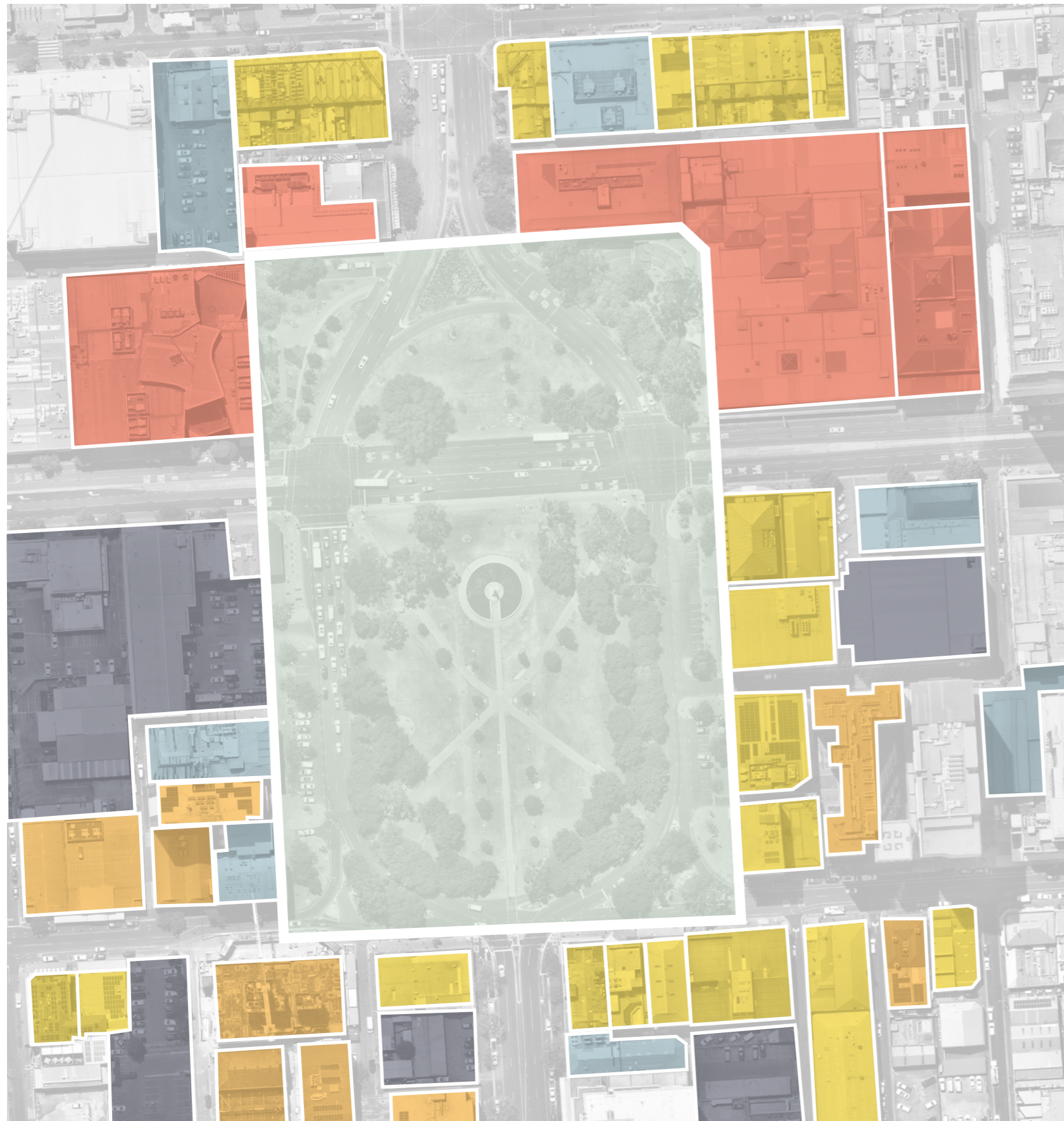
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**LEGEND**

- Student accomodation
- Night-Time economy
- Glenelg to City tram lane
- Botanic to Entertainment Centre Tram Lane
- Adelaide Kurna Trail
- BioMed City Precinct
- Hindley Street Precinct
- Arts Venues/ Gallery

# Adjacent Land Uses

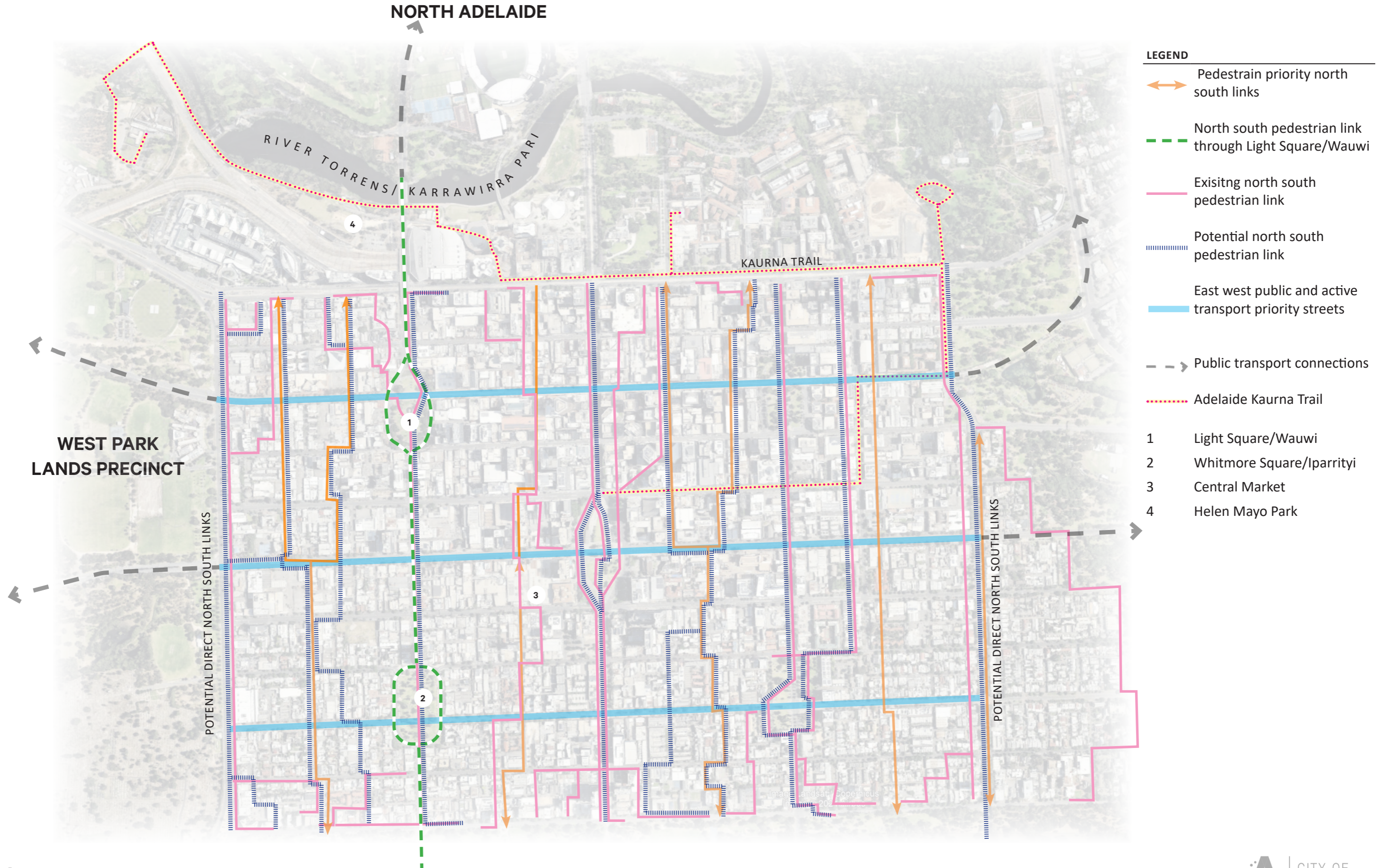


## LAND USE

- Commercial use
- Educational use
- Accommodation use
- Utilities / Industry
- Study area
- Public institution

# Public and Active Transport Links

The Master Plan options respond to improving links to public and active transport networks and to the Squares and Adelaide Park Lands.



# Community and Stakeholder Engagement Summary

Community engagement for this project is being undertaken in two phases:

Phase 1 was undertaken in May 2024

Phase 2 is intended to be carried out in July 2024

Feedback collected from Phase 1 has guided the development of the current draft Master Plan for the Square.

## PHASE 1



### Exploring & Visioning & Engaging with Communities

Phase 1 encompassed information gathering to understand the Square. We listened to the insights of a wide range of local stakeholders and asked questions to better understand the issues.

We asked the community to tell us about their relationship with the Square now and what types of experiences they would like the Square to provide into the future.

### Key Themes + Values

A series of themes and core values emerged from Phase 1 including:

#### — Kaurna Culture

- Support for a strong and visible Aboriginal and Torres Strait Islander presence holistically integrated in the design and creation of a culturally sensitive place.

#### — Wellbeing, Safety & Inclusion

- Elements that increase perceptions of safety such as improving lighting, improving road crossings and reducing the noise and physical impact of traffic.
- Support for the creation of a welcoming space that engenders community ownership and use by students, local residents and businesses and visitors.

#### — Movement

- Traffic identified as a detractor from using and staying in the Square, including safety concerns.
- Suggestions for reducing traffic impact

and transforming the area to a pedestrian centred, well connected space with potential to reclaim some of the road surface for Park Land Purposes.

#### — Character & Activation

- The Square would benefit from the creation of a strong identity and purpose, which is currently perceived to be lacking, linked to its context within the West End.
- Opportunity to create a flexible space that maximises and encourages multi-purpose elements and diversity of users, including responding to surrounding residents and students, creative industries and as an event space.

#### — Greening & Climate Change Resilience

- Support to retain and increase greening for multiple purposes including linking with Kaurna culture, as a visual barrier and identity marker, increasing biodiversity and to create a green oasis that contributes to cooling and wellbeing.

#### — Interpretation of Cultural Features

- Opportunities to better inform users about the existing cultural features, including artworks and their contemporary value and purpose.

#### — Infrastructure

- A range of suggested additional features to attract users and improve amenity and inclusion, including consideration of a kiosk and public toilet.

#### — Sustainability

- Potential to explore onsite solar generation and include circular economy materials and products.

## PHASE 2



### Draft Master Plan

Phase 2 will test the draft Master Plan to understand the level of support for the proposed options, principles and strategies. This will help inform the approach to the detailed design phase to follow.

### Further considerations

- **Cyclists** - Further resolution on how cyclists can move through and around the Square - in particular the northern section from Currie Street across the Square.
- **Big + Small Spaces** - The scale of big spaces and how much shade is provided. More detail on small 'pocket spaces'.
- **Central Hub** - Some mixed views on the central location of the toilet in respect to safety and sightlines. Revised design to consider the overall composition of the Central Hub and its functionality.
- **Signalised Intersections** - Some community concern over the number of signalised intersections proposed. Proposed intersections to be modelled as part of detailed design to ensure impacts are considered.
- **Fencing Edges** - Some mixed opinions on fencing and edges to the Square, in particular the location and type. Ranging from complete heritage fence surrounds to low hedging and mounds.



## Review of Outdoor Dining on Leigh Street, Peel Street and Topham Mall

Tuesday, 6 August 2024

City Planning, Development and Business Affairs Committee

Program Contact:

Steve Zaluski, Associate Director  
Regulatory Services

Strategic Alignment - Our Places

Public

Approving Officer:

Iliia Houridis, Director City  
Shaping

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## EXECUTIVE SUMMARY

This report responds to a petition from businesses and a 24 October 2023 Council resolution ([Link 1](#)), which sought a review of pedestrian access and the placement of outdoor dining furniture in Leigh Street. Given the proximity of locations, Peel Street and Topham Mall were included in the review.

The review has involved an evaluation against relevant legislation, policies and guidelines, namely the *Disability Discrimination Act 1992* and Council's Outdoor Dining Guidelines. In addition, engagement has been undertaken with stakeholder groups along with the commissioning of an Access Consultant.

The report recommends maintaining the current positioning of outdoor dining furniture in Leigh Street. Council's Outdoor Dining Guidelines do provide flexibility for when building-aligned furniture may be considered, however these aspects are not present in the high-volume pedestrian thoroughfare of Leigh Street. This view is supported by the stakeholder agencies engaged. The report also notes a series of recommended street upgrades that would be required if further consideration was to be given to altering the furniture layout.

The report also identifies enhancements to pedestrian access and layout in Peel Street and Topham Mall, with these actions already underway.

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## RECOMMENDATION

The following recommendation will be presented to Council on 13 August 2024 for consideration

### THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

1. Notes the outcomes of the review of pedestrian access and outdoor dining furniture in Leigh Street, Peel Street and Topham Mall as contained in this report.
  2. Notes that outdoor dining furniture is to remain located at the kerb in Leigh Street in line with Council's Outdoor Dining Guidelines, advice from stakeholder groups, and in consideration of the *Disability Discrimination Act 1992*.
  3. Notes the continued use of building-aligned outdoor dining furniture in Peel Street as supported by the Outdoor Dining Guidelines, with improvements made to consistency and shorelines.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places - Create safe, inclusive and healthy places for our community
Policy	The recommendations of this report have no impact on current policies or guidelines. Council’s Outdoor Dining Guidelines are due for review in the second half of 2025.
Consultation	Formal public consultation was not required. Engagement with stakeholder agencies including Council’s Access and Inclusion Advisory Panel, Consumer & Business Services and SAPOL did occur.
Resource	The recommendations can be implemented with existing resources and budget.
Risk / Legal / Legislative	An external Access Consultant was engaged to provide a report detailing the legislative requirements under <i>the Disability Discrimination Act 1992</i> and Australian Standards relating to Design for Access and Mobility for these specific streets/environments. The cost of this exercise was \$8.5k, noting it covered multiple streets.
Opportunities	The outcomes of the review provide guidance for the management of outdoor dining in similar Shared Used laneways, which are expected to be beneficial in future scenarios and laneway activations.
24/25 Budget Allocation	Not as a result of this report
Proposed 25/26 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
24/25 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

## Background

1. On 15 October 2023, a petition containing 14 signatories was received asking Council to:
  - 1.1. Enable traders on Leigh Street to set up their outdoor dining furniture in a way that allows pedestrian access and thoroughfare through the centre of the street.
  - 1.2. Change the current practice of allowing a 1.5m walkway between the building line and the outdoor dining area as well as allowing a walkway in the centre of Leigh Street.
  - 1.3. Allow traders (particularly those with Liquor Licenses) to better manage their outdoor dining areas on Leigh Street
2. On 23 October 2023, it was resolved that Council:
  - *Notes Leigh Street is part of the Market to Riverbank Link Project;*
  - *Requests administration to review relevant Council policies in order to streamline pedestrian thoroughfare and give Leigh Street traders a degree of flexibility with setting up their outdoor dining furniture.*
3. Council's Temporary Use of Public Space Policy, [Link 2](#), and Outdoor Dining Guidelines, [Link 3](#), provide the framework for creating vibrant city streets through outdoor dining, while ensuring pedestrian access is maintained.
4. The Outdoor Dining Guidelines have a principal position of furniture being aligned to the kerb, allowing space for pedestrians to travel along the building shoreline.
5. Council's Guidelines are based on disability legislation and expert advice, and support Council's Strategic Plan and Disability Access and Inclusion Plan, which all seek to create an inclusive and accessible environment.
6. Kerb-aligned outdoor dining furniture is considered best practice from an access perspective, with consistent feedback provided from groups such as the Royal Society for the Blind and Council's Access and Inclusion Advisory Panel highlighting people with a vision impairment often use the building shoreline for guidance.
7. Council's Outdoor Dining Guidelines provide for some flexibility regarding the location of furniture, based on location and merit.
8. Clause 5.2 of the Guidelines outlines circumstances which guide decisions for when building-aligned furniture may be supported. Such conditions include:
  - 8.1. Pedestrian only or low-vehicle traffic environments
  - 8.2. Shared use zones
  - 8.3. Narrow reserves
  - 8.4. Outdoor dining needs to be consistent for the entire length of the street
9. There are examples of building-aligned furniture in several locations throughout the City, such as James Place and Vardon Avenue. Importantly, these areas include footpaths that are narrow, are low in pedestrian volume, and all businesses within the area align furniture consistently.
10. Prioritising pedestrian access along the building line is consistent with the approach taken by other Australian capital cities, shown in the benchmarking table in [Link 4](#).

## The Review

11. Following the Council resolution, a thorough review has been undertaken of Leigh Street. The review was extended to the nearby areas of Peel Street and Topham Mall.
  - 11.1. Peel Street was included due to Council's Access and Inclusion Advisory Panel providing feedback on difficulties navigating due outdoor dining encroaching further than permitted into the pedestrian walkway
  - 11.2. Topham Mall was included following a request from a business owner to increase their outdoor dining area.
12. Engagement has been undertaken with some of the business owners, Council's Access and Inclusion Advisory Panel, SAPOL, Consumer and Business Services (CBS), and a disability access consultant. Feedback from each of these parties is included in this report.

13. Further engagement has not been undertaken with all individual business operators in Leigh Street. The decision not to engage individual businesses was made for several reasons, including:
  - 13.1. The petition submitted by Leigh Street outlines the views and preferences of many of the traders, [Link 5](#).
  - 13.2. Administration is aware many hospitality businesses across the City and beyond would prefer furniture located against the building line, as it is often easier to manage from a staffing perspective.
  - 13.3. Administration is in contact with Leigh Street traders (along with all outdoor dining permit holders) on an ongoing basis and understands many of their concerns and preferences
  - 13.4. Administration's review was therefore undertaken with the assumption that if given the option, business operators in this location would prefer to locate their furniture against the building line.
  - 13.5. Further engagement was not conducted to avoid creating unrealistic expectations of how their feedback would be considered.
14. In addition to engagement with key agencies, a review of the function and nature of Leigh and Peel Streets was undertaken, noting the configuration and use of these streets vary significantly from each other, as seen in [Link 6](#).

### **Leigh Street – Function and volume**

15. Leigh Street and Topham Mall form part of the 'Market to Riverbank' link, hosting 25,000+ daily pedestrians making their way to work, transport networks, the Market Precinct and Adelaide Oval.
16. There are many restaurants, bars and clubs located on the ground floor, with varying types of office-based businesses and organisations operating from the upper levels. This results in pedestrian movements and business needs differing during the day and night.
17. Vehicle access and parking are available at either end of Leigh Street, with a full road closure in the centre of the street.
18. The current design allows pedestrians to transition easily from/to Currie and Hindley Streets, using a consistent clear path of travel for the full length of the footpath in Leigh Street. Bikes and E-Scooters naturally gravitate to the closed section of road, segregating pedestrians from these modes of transport.
19. Awnings and verandas above the current pedestrian area offer protection from the weather.
20. Based on the function, pedestrian usage and layout, Leigh Street is not considered to meet the conditions for building-aligned furniture as per Council's Outdoor Dining Guidelines.

### **Leigh Street – Feedback from Access & Inclusion Advisory Panel**

21. The current configuration provides a consistent clear footpath allowing those with visual impairment to use the buildings as a shoreline to navigate the street.
22. The current design aligns with the *Disability Discrimination Act 1992* requirements.
23. Should amendments be made to the positioning of outdoor dining, this needs to be consistent for the whole of the street and operate in the same manner day and night.
24. If moving towards creating a central pedestrian access, consideration would need to be made as to how a safe transition from/to Currie and Hindley streets using the central alignment on Leigh Street would be achieved, particularly as the central pedestrian access will be shared with cyclists and e-scooters.

### **Leigh Street – Feedback from Access Consultant**

25. The consultant report highlighted concerns for access and discrimination if moving to the building line in the current set up. Specifically, the report stated:
  - 25.1. *Within the current design and layout of Leigh Street, we do not recommend that trading/dining/queuing zones be permitted along the building line at any time of day or night...Should trading be permitted in this location, it is our professional opinion that this would result in a condition that would be discriminatory for persons with disability.*
26. The full Access Consultant's report is available in [Link 7](#).
27. Should building line furniture be desired, the below public realm upgrades/alterations were recommended to ensure it remains accessible for all:
  - 27.1. Zones for trading, with barriers as applicable
  - 27.2. Minimum 1.8 metre pedestrian path beyond the trading zone.

- 27.3. Consideration of footpath treatments and materials to enhance wayfinding.
- 27.4. Consideration of zones for e-scooters and delivery bike zones able to be clear of pedestrians wherever possible.
- 27.5. Consideration for provision of shelter and shade for pedestrian amenity.
- 28. It was noted that given the location of some existing infrastructure and trees, such a redevelopment would need a further feasibility study to include impact on drainage, current vehicle use and loading/business parking access, and any changes required to the street type and shared zones.

#### **Peel Street – Function and volume**

- 29. Peel Street is a narrow laneway, which does not have footpaths and operates as a Shared Use Zone.
- 30. Due to the width of the street, it is not feasible to achieve 1.8 metre clear path on both sides of the street as set out in the Australian Standards.
- 31. Pedestrian volume is significantly less than in Leigh Street and Topham Mall, with previous data showing up to 75% less foot traffic than Leigh Street.
- 32. The northern section of Peel Street contains mostly hospitality businesses, with business premises located towards the southern end.
- 33. Peel Street is identified within the Outdoor Dining Guidelines as meeting the criteria for supporting furniture along the building line.
- 34. Council has worked repeatedly with business owners in Peel Street to improve compliance with their Outdoor Dining Permit conditions, however the creeping of furniture and patrons into the pedestrian walkway continues to persist.

#### **Peel Street – Feedback from Access & Inclusion Advisory Panel**

- 35. As Peel Street has been operating with central pedestrian access for several years, users are accustomed to navigating this street.
- 36. Navigation becomes challenging when furniture or patrons straddle outside the outdoor dining area, causing obstructions in the central pathway for those using wheelchairs, mobility scooters or walking aids.
- 37. The variety of screening and barriers used for outdoor dining presents an inconsistent shoreline for correctly navigating the area.

#### **Peel Street – Feedback from Access Consultant**

- 38. The consultant recognised this is a narrow, Shared Use Zone which does not have footpaths.
- 39. Due to the width of the laneway, it is not possible to achieve 1.8 metres on each side of the street. However, compliance with the *Disability Discrimination Act 1992* can be achieved by:
  - 39.1. Installation of screening and barriers by businesses to offer a consistent path of travel for those with impaired sight.
  - 39.2. Providing permanent and clear delineation of the authorised area to assist business owners to set up and maintain furniture and patrons within the area during hours of operation.

#### **Feedback from CBS and SAPOL**

- 40. CBS and SAPOL did not identify a strong preference for either kerb or building-aligned furniture.
- 41. Both agencies raised the importance of clearly delineating the authorised outdoor dining area to assist effective compliance, and noted any actions to assist queue management would be beneficial.

#### **Outcomes and Next Steps**

- 42. Following the review, Administration will be undertaking the following actions.
- 43. Leigh Street
  - 43.1. Maintaining current kerb-aligned outdoor dining furniture to ensure pedestrian access along the building line in support of movement and access in this high-volume thoroughfare.
  - 43.2. Ensuring the building line remains free of all permanent/temporary infrastructure to support a consistent path of travel with suitable width for safe and easy movement.
  - 43.3. The review noted hospitality businesses are responsible for effective queue management for their venues, and therefore need to consider how to operate both outdoor dining and queue management.

This may include utilising some or all of the area authorised for outdoor dining to facilitate queuing in the evening, if required. This situation is not unique to Leigh Street.

- 43.4. A redevelopment of Leigh Street is considered required to achieve building-aligned outdoor dining while meeting the *Disability Discrimination Act 1992*.
  - 43.5. Should Council determine that furniture is preferred against the building line, it is suggested this occurs after the recommendations of the access consultant report have been completed.
  - 43.6. Preliminary costs for this work are approximate only and would need further assessment if proceeding, however it is anticipated to potentially require \$50,000 to complete a feasibility study, then an additional \$125,000 (concept design), \$375,000 (detailed design) and \$5,000,000 for construction, which is not currently budgeted in 2024/25 or the Long Term Financial Plan.
44. Peel Street
- 44.1. Maintaining the existing building-aligned outdoor dining furniture in Peel Street, as currently defined in the Outdoor Dining Guidelines, with accessibility to be improved by:
    - 44.1.1. Establishing a consistent central walkway at a minimum 1.5 metres, ensuring the centre is left free of furniture to enable access for wheelchair and cane users.
    - 44.1.2. Installing discs on the ground to clearly delineate approved outdoor dining and licensed areas.
    - 44.1.3. Engaging with permit holders to explore specific outdoor dining furniture to offer an additional shoreline.
45. Topham Mall
- 45.1. Topham Mall was included in the review to consider an individual request of a business/permit holder in line with the surrounding streets of Peel and Leigh Street.
  - 45.2. Following the review, the permitted outdoor dining area for the business in Topham Mall has been revised to maintain access to the shoreline incorporated into the Topham Mall design, enabling unimpeded pedestrian movement through the Market to Riverbank link during peak times, see [Link 8](#). This information has been communicated with the impacted business.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – Minutes from Council Meeting 23 October 2023, Item 17.2

**Link 2** – Temporary Use of Public Space Policy

**Link 3** - Outdoor Dining Guidelines

**Link 4** - Capital Cities Benchmarking

**Link 5** - Leigh Street Traders Petition

**Link 6** - Leigh Street Pedestrian Movement

**Link 7** - Report from Access Consultant

**Link 8** - Revised Weekend Outdoor Dining Area for Topham Mall

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## ATTACHMENTS

Nil

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- END OF REPORT -