

Greater Adelaide Regional Plan Discussion Paper Public Consultation

Strategic Alignment - Enabling Priorities

Public

Tuesday, 7 November 2023
**City Planning, Development
and Business Affairs
Committee**

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EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement of Council's submission to the State Government's engagement on the Greater Adelaide Regional Plan (GARP) Discussion Paper.

The State Planning Commission released the GARP Discussion Paper in August 2023 and is undertaking community engagement until 6 November 2023. The State Planning Commission is seeking feedback on:

1. What Greater Adelaide might look like in 30 years
2. The needs and wants of current and future communities
3. Where and how Greater Adelaide should grow.

Feedback on the Discussion Paper will inform the creation of a draft GARP which will replace the 30-Year Plan for Greater Adelaide, a key component of the South Australian Planning System.

The State Government will undertake consultation on the draft GARP at which time Council will have a further opportunity to respond to specific detail contained in the GARP.

RECOMMENDATION

The following recommendation will be presented to Council on 14 November 2023 for consideration

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

THAT COUNCIL

1. Endorses the submission to Greater Adelaide Regional Plan Discussion Paper in Attachment A of Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023.
2. Authorises the CEO to make minor editorial or formatting amendments to finalise the Submission to Greater Adelaide Regional Plan Discussion Paper in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 November 2023.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p>Strategic Alignment – Enabling Priorities</p> <p>Build on effective advocacy and partnerships locally, nationally and globally</p>
Policy	Not as a result of this report
Consultation	<p>The City of Adelaide promoted the State Government’s engagement on the GARP Discussion Paper through the City Plan targeted stakeholder engagement sessions held in September 2023 and via a link on Council’s website to enable the community to provide direct feedback.</p> <p>Council’s draft submission is informed by internal and external engagements including the City Plan engagement, research and Council’s submission to the Planning System Implementation Review.</p> <p>An E-News was provided to Council Members on 16 August 2023 inviting Council Members to register for engagement sessions being run by the State Government and inviting Council Member’s to provide feedback on the GARP Discussion Paper.</p> <p>Senior members of the City of Adelaide’s Administration attended State Government briefing and workshop sessions to provide input on the GARP Discussion Paper.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Council has an opportunity to provide feedback on the GARP Discussion Paper based on its evidence base developed through City Plan, to influence the planning directions for the city contained in the GARP.
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 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
23/24 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. The State Planning Commission (SPC) released a Discussion Paper [Link 3 view [here](#)] in August 2023 and is seeking feedback on the Discussion Paper by 6 November 2023 to inform the preparation of a Greater Adelaide Regional Plan (GARP). Council was granted an extension to 15 November 2023 to enable Council to consider the matter at its 7 November 2023 Committee and 14 November 2023 Council meeting.
2. The State Planning Commission is seeking feedback from across the Greater Adelaide Region on:
 - 2.1. What Greater Adelaide might look like in 30 years.
 - 2.2. The needs and wants of current and future communities.
 - 2.3. Where and how Greater Adelaide should grow.
3. Feedback will inform the creation of a draft GARP which will replace the current 30-Year Plan for Greater Adelaide – a key component of the South Australian Planning System [Link 4 view [here](#)]. The draft GARP is anticipated to be released for community engagement during 2024.
4. The GARP will become an overarching strategic document within the South Australian Planning System under the *Planning, Development and Infrastructure Act 2016 (SA)* and will guide future infrastructure investments in Greater Adelaide, and future changes to the State Government's Planning and Design Code.
5. Council has highlighted the opportunity for the City Plan to be a Sub-Regional Plan under the GARP and Administration is working closely with the State Government on the City Plan and GARP, including a section on 'Growing the City Centre' in the Discussion Paper (page 130).
6. A focus on the City of Adelaide in the Greater Adelaide Regional Plan will strengthen the role of the City of Adelaide as a Capital City.
7. The Minister for Planning and the State Planning Commission are informed about the City of Adelaide's progress in developing a City Plan and its potential to form a Sub-Regional Plan under the GARP and have publicly commended Council for being proactive in its spatial planning for the city.

Regional Plan Discussion Paper

8. The GARP Discussion Paper identifies ideas and opportunities which are consistent with State Planning Policies and seeks to identify both how Greater Adelaide should grow, and where Greater Adelaide should grow. The Discussion Paper is organised under the following four key outcomes:
 - 8.1. Outcome 1: A greener, wilder and climate resilient environment.
 - 8.2. Outcome 2: A more equitable and socially cohesive place.
 - 8.3. Outcome 3: A strong economy built on a smarter, cleaner, regenerative future.
 - 8.4. Outcome 4: A greater choice of housing in the right places.
9. The Discussion Paper anticipates a need for 300,000 new dwellings across the Greater Adelaide region by 2051 and that each local government area will have growth targets. This provides an opportunity to influence residential growth in the City of Adelaide. Through the City Plan, Council is in a position to provide clear and data driven guidance to the State Government about how residential growth in the city should be approached.
10. A key theme of the Discussion Paper is the notion of Living Locally which has strong alignment with the themes arising from City of Adelaide's City Plan.
11. The Discussion Paper highlights the relatively lower cost of infrastructure provision for new dwellings in infill locations, such as the City of Adelaide, when compared to the costs associated with new dwellings in greenfield locations. Notwithstanding, the Discussion Paper identifies opportunities to expand growth in outer and regional areas.
12. The Discussion Paper also foreshadows the State Government's intention to undertake an Open Space Strategy for Greater Adelaide as part of its role in managing the Metropolitan Open Space System (MOSS).

Inputs to Council's Submission

13. Council's draft submission is informed by internal and external engagements including:
 - 13.1. Council's submission to the Planning System Implementation Review
 - 13.2. Research to inform the draft Economic Development Strategy
 - 13.3. Research to inform the comprehensive review of the Adelaide Park Lands Management Strategy 2015-2025
 - 13.4. Draft City of Adelaide Strategic Plan 2024-2028
 - 13.5. City Plan targeted stakeholder engagement.
14. Other consultation activities included:
 - 14.1. The Minister for Planning, Members of the State Planning Commission and senior Administration from the Attorney General's Department, Planning and Land Use Services attended the City Plan targeted stakeholder engagement sessions held in September 2023.
 - 14.2. An E-News was provided to Council Members on 16 August 2023 inviting Council Members to register for engagement sessions being run by the State Government and inviting Council Member feedback on the GARP Discussion Paper.
 - 14.3. The City of Adelaide promoted the State Government's engagement on the GARP Discussion Paper through the City Plan targeted stakeholder engagement sessions held in September 2023 and via a link on Council's website to enable the community to provide direct feedback.
 - 14.4. Senior members of the City of Adelaide's Administration attended State Government briefing and workshop sessions to provide input on the GARP Discussion Paper.
15. Feedback to inform Council's submission was received via the GARP Council Workshop on 5 September 2023. A summary of Council's feedback and priorities received at that workshop, are reflected in the draft submission, including:
 - 15.1. Opportunities for decarbonisation and electricity distribution networks for electric vehicles.
 - 15.2. Responding to the increasing number of single person households either via purpose built housing or innovative housing models.
 - 15.3. Provision of affordable key worker housing via suitable housing models, including community housing.
 - 15.4. Identify suitable built forms and provision of amenities which help to attract more families into the city.
 - 15.5. Preservation of historic areas and locations with distinct local character in the City in Adelaide.
 - 15.6. Greening and increasing tree canopy to increase climate resilience and to assist in achieving the Discussion Paper's objective of Living Locally.
 - 15.7. Development which adapts to climate change to benefit local communities.
 - 15.8. Increasing demand and pressure on the Adelaide Park Lands as public open space from strategic infill developments in adjoining council areas, such as anticipated development along Port Road, and their implications.
 - 15.9. Master planning of urban fringe locations adjacent to the Adelaide Park Lands.

City of Adelaide's Draft Submission

16. The City of Adelaide draft submission to the GARP Discussion Paper is included as **Attachment A** and is structured under the following priorities. A summary of key recommendations arising from Council's draft submission follows:
 - 16.1. Climate Resilient City
 - 16.1.1. Set specific measures towards the State's goal of net zero emissions by 2050, accompanied by a funding and implementation roadmap. These should include energy efficiency, connected communities, increased electrification and climate responsive buildings.
 - 16.1.2. Encourage greening and increase of tree canopy in the city to combat climate change, reduce the Urban Heat Island effect and enhance the benefits of living locally.
 - 16.1.3. Include strategic support to encourage adaptive reuse of existing buildings as a sustainable development option – with immediate funding mechanisms to help fast-track residential conversion that capture embodied energy in existing building stock.

- 16.1.4. Include stronger strategic and evidence-based support for retaining urban tree canopy.
- 16.1.5. Encourage the use of the Planning and Development Fund for investment in new and upgraded open space, public realm, pocket parks, tree canopy and the Adelaide Park Lands.
- 16.2. Prioritise City Growth
 - 16.2.1. Adopt City of Adelaide's City Plan – Adelaide 2023 as a sub-regional plan of the GARP.
 - 16.2.2. Recognise and support the primacy of the City of Adelaide as the social, commercial, cultural and civic heart of the region.
 - 16.2.3. Commit to a Light Rail extension to North Adelaide and into Prospect to support a residential and business growth corridor to O'Connell Street timed for redevelopment of the Women's and Children's Hospital.
 - 16.2.4. Support residential growth outcomes in the City of Adelaide to achieve 50,000 residents by 2036 through strategic infrastructure investment, including consideration of existing State Government landholdings.
 - 16.2.5. Recognise and reinforce the City of Adelaide as a key business growth location.
 - 16.2.6. Encourage innovative housing models to achieve housing and population diversity in the city.
 - 16.2.7. Support the delivery of social housing in the city.
- 16.3. Recognise Adelaide Park Lands and Karrawirra Parri
 - 16.3.1. Recognise the regional significance of the Adelaide Park Lands in any open space hierarchy or Metropolitan Open Space Scheme (MOSS) update.
 - 16.3.2. Recognise and support delivery of an updated Adelaide Park Lands Management Strategy.
 - 16.3.3. Encourage contributions to the Adelaide Park Lands Fund for adjacent development and intensifying land use.
 - 16.3.4. Recognise the National Heritage Listing and advocate for World Heritage Listing of Adelaide and its Rural Settlement Landscapes.
 - 16.3.5. Recognise the cultural, environmental and strategic economic importance of Karrawirra Parri to the City of Adelaide, and Councils along its length.
- 16.4. A City of Neighbourhoods
 - 16.4.1. Provide for a nuanced approach to built form reflective of place identity, where streets are mixed use and mixed tenure to create diversity, vibrancy and a lifestyle where people want to move to and stay.
 - 16.4.2. Encourage funding to public realm upgrades in precincts experiencing uplift and residential growth.
 - 16.4.3. Adopt benchmarks and thresholds for new social infrastructure, such as schools and libraries as new denser communities emerge.
- 16.5. Better Infill Outcomes
 - 16.5.1. Include a strategic plan for an improved active transport network to support expected growth along corridors and boulevards in inner rim Councils.
 - 16.5.2. Require better interface management and urban design outcomes for larger sites particularly catalyst sites and strategic infill sites. City Plan includes a 'development potential' methodology which could be applied to strategic infill sites.
 - 16.5.3. Demonstrate leadership in planning design excellence to achieve cost-effective climate mitigation and adaptation responses via infrastructure and built form in the city and region.
 - 16.5.4. Strengthen requirements for delivery of affordable housing for purchase or rent.
 - 16.5.5. Require the collection of developer contributions to fund local infrastructure.
- 16.6. Better Connections to and around the CBD
 - 16.6.1. Establish the critical infrastructure nexus between population uplifts and need for better transport systems.
 - 16.6.2. Explore light rail connections to North Adelaide and Prospect, Airport and the inner East to support transit centred growth.

- 16.6.3. Create a terrace-to-terrace green corridor to connect North Terrace to Robe Terrace.
- 16.6.4. Encourage built form and infrastructure in and connecting with the City of Adelaide that adopts best-practice accessibility (via application of Universal Design principles).
- 16.6.5. Include funding mechanisms such as development fees in lieu of car parking for local and/or state government to deliver coordinate active transport, electric vehicle infrastructure, separated bike lanes and footpaths or Universal Design improvements in existing and new main streets and neighbourhoods.
- 16.6.6. Encourage a network of public electric vehicle charging locations and the inclusion of a benchmark ratio for private electric vehicle charging points in new developments.
- 16.7. Respect Traditions, Heritage and Culture
 - 16.7.1. Agree to a process with Traditional Owners which ensures all planning for public projects are led with a First Nations Lens.
 - 16.7.2. Recognise and reinforce the National Heritage Values of the Adelaide Park Lands and City Layout.
 - 16.7.3. Reinforce the need for conservation of heritage values and historic character of the City of Adelaide, including State Government funding for State Heritage.
 - 16.7.4. Encourage the creation of a single heritage statute to govern and protect State and Local Heritage, as described in City of Adelaide's position on Heritage Reform (June 2022).

Next Steps

- 17. Pending a decision by Council, City of Adelaide's draft submission will be finalised and submitted to the State Government in November 2023.
- 18. Administration will continue to work with the State Planning Commission and the Attorney General's Department, Planning and Land Use Services as part of the City Plan project and the GARP.
- 19. State Government release of, and engagement on, a draft GARP is anticipated in early-mid 2024.

DATA AND SUPPORTING INFORMATION

Link 1 – [City Planning, Development and Business Affairs Committee, Tuesday, 5 September 2023](#)

Link 2 – [Council's submission to the Planning System Implementation Review \(January 2023\)](#)

Link 3 – Discussion Paper – Greater Adelaide Regional Plan – State Planning Commission

Link 4 – Greater Adelaide Regional Plan – 2017 Update

ATTACHMENTS

Attachment A - City of Adelaide Submission to Greater Adelaide Regional Plan Discussion Paper

- END OF REPORT