

Draft City Plan - Adelaide 2036

Strategic Alignment - Our Places

Public

Tuesday, 7 May 2024

City Planning, Development and Business Affairs Committee

Program Contact:

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Approving Officer:

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EXECUTIVE SUMMARY

The City Plan delivers the City of Adelaide's spatial plan for the future development of our city. The draft City Plan achieves this by providing an urban design framework to guide planning for sustainable growth within the City of Adelaide, which also supports achievement of the Council's target population of 50,000 residents by 2036.

The four priorities contained in the draft City Plan are:

1. A Greener and Cooler City
2. Transit Diversity
3. A City of Neighbourhoods
4. Housing Diversity for a Growing Population.

The draft City Plan, contained in **Attachment B**, is informed by research, spatial analysis distilled from over 400 datasets and comprehensive consultation engagement processes undertaken throughout the project. It also incorporates the feedback received through the Chief Executive Officer briefing held with Council Members on Tuesday 16 April 2024 to outline the City Plan, priorities, strategies and local area framework.

The purpose of this report is to obtain feedback on the draft City Plan – Adelaide 2036 (the draft City Plan) prior to presenting the City Plan to Committee and Council in June to progress to public consultation.

Community and stakeholder engagement activities in 2024 have continued. The most recent engagement to inform the draft City Plan has included:

- Your Say Adelaide engagement from 1 March to 8 April 2024. The online survey invited participants to provide feedback on the City Plan including content on housing growth and contributing elements to local identity of the neighbourhoods in which participants live, work or visit by placing comments on a map of the city. The survey had 665 webpage 'aware' visitors, of which 36 participants contributed a total of 168 pins across the map.
- Five local area focus groups for residents and businesses held between 18 April and 30 April 2024. The five local area focus groups were facilitated by McGregor Tan to test and validate the draft City Plan and Your Say Adelaide engagement outcomes.

A summary of these consultations is contained in **Attachment A**.

Administration is continuing discussions with State Government Agency, Planning and Land Use Services (PLUS) on the relationship between the draft City Plan and the Greater Adelaide Regional Plan (GARP). The State Government is due to commence public consultation on the GARP by December 2024.

The next stage will be to present the City Plan and seek recommendation from the City Planning, Development and Business Affairs Committee to Council for endorsement of the final draft City Plan to proceed to public consultation in June 2024.

RECOMMENDATION

The following recommendation will be presented to Council on 14 May 2024 for consideration

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

THAT COUNCIL

1. Notes the City Plan – Adelaide 2036 Your Say Adelaide consultation summary contained 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 May 2024.
 2. Notes the draft City Plan, contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 May 2024.
 3. Notes that the final draft City Plan will be presented to the City Planning, Development and Business Affairs Committee scheduled for Tuesday 4 June 2024 for recommendation to Council to endorse the City Plan for public consultation.
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IMPLICATIONS AND FINANCIALS

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| City of Adelaide 2024-2028 Strategic Plan | Strategic Alignment – Our Places Encourage bold, interesting and purposeful development |
| Policy | The City Plan forms part of the City of Adelaide’s suite of Strategic Management Plans as outlined in the City of Adelaide Strategic Plan 2024-2028. It is a recommendation in Council’s submission to the Greater Adelaide Regional Plan (GARP) discussion paper in November 2023 that the City Plan should inform the GARP. |
| Consultation | Community consultation has occurred through the City Plan Studio held in late 2023 and in 2024 via Your Say Adelaide 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. Local area focus groups were held in April 2024 to test engagement feedback. Council Members have been receiving regular updates on the City Plan project via the portal and E-news. A Chief Executive Officer briefing was held with Council Members on Tuesday, 16 April 2024 to discuss the draft City Plan priorities, city wide strategies and the local area framework. This report forms part of a two stage approval process to finalise the draft City Plan for the purposes of public consultation. Stage 2 will present the draft City Plan for public consultation to the Committee on 4 June 2024. |
| 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 State Government Agency, Planning and Land Use Services, on the development of the City Plan and the relationship with the State Government’s development of the Greater Adelaide Regional Plan (GARP). |
| 23/24 Budget Allocation | The 2023/24 annual budget includes a strategic project allocation of \$390,000 to deliver the City Plan by June 2024. The budget was increased by \$85,000 to \$475,000 following the approval of a Q3 adjustment due to requirement for an additional spatial planning resource. |
| Proposed 24/25 Budget Allocation | The draft 2024/25 Annual Business Plan and Budget endorsed by Council on 24 April 2024 for the purposes of public consultation, includes 0.4 FTE for a spatial planning resource to assist in operationalising the City of Adelaide Digital Explorer (CoADE) as an integrated planning tool within City of Adelaide. |
| Life of Project, Service, Initiative or (Expectancy of) Asset | The City Plan delivers 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 10-year planning focus, with a series of initiatives for implementation, which includes a Code Amendment Program. |
| 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 | The City of Adelaide received \$200,000 in grant funding across two financial years for the project through the Capital City Committee which concludes on 30 June 2024. |

DISCUSSION

Introduction

1. The draft City Plan presents the spatial plan of the city (**Attachment A**). It is an urban design framework that sets the principles, priorities, city wide strategies and local area framework for future growth.
2. In finalising the draft City Plan, feedback from recent engagement with Council Members and inputs received through the Stage 3 Community Engagement processes have been incorporated into the attached draft.
3. This report provides the opportunity to seek final feedback before presenting the final draft to the City Planning, Development and Business Affairs Committee on 4 June 2024 to seek recommendation through to Council on 11 June 2024 to progress the City Plan to public consultation.
4. Public consultation is proposed to be open for four weeks and the final report will be presented to Council in readiness for submission to the State Government for incorporation into the Greater Adelaide Regional Plan (GARP). The State Government is due to commence public consultation on the GARP by December 2024.
5. The State Government through State Government Agency, PLUS will be invited to make submissions during the final consultation phase, noting the City Plan has involved ongoing and regular engagement with PLUS during its development.

Background

6. A project update on the City Plan was presented to the City Planning, Development and Business Affairs Committee on 5 March 2024 ([Link 1](#)). That report noted that Council Members would receive regular project updates through E-news until 30 June 2024, and have an opportunity to input into the draft City Plan in April 2024.
7. A Chief Executive Officer briefing was held with Council Members on Tuesday, 16 April 2024 to discuss the draft City Plan, including priorities, city wide strategies and the local area framework.
8. Key themes arising from the workshop included:
 - 8.1. Growth – consider the relationship between growth and transport movement, social infrastructure, and services, and existing strategic locations and sites such as the main street master plans and Flinders Street.
 - 8.2. Greening and the Adelaide Park Lands – ensure the Adelaide Park Lands are well represented in the City Plan and identify city streets and urban areas that are less contested for tree planting.
 - 8.3. City loop – mixed views but general support for consideration of a city loop as a longer term city wide strategy, noting representation of the city loop should not divide the city Squares particularly in the south of the city.
 - 8.4. Active transport – ensure safe cycling connectivity into the inner metropolitan suburbs, including a specific focus on improving accessibility to the western side of the city, and generally improving connectivity across the city including from the south to the central areas.
 - 8.5. Local Area Framework and Neighbourhoods – support for a neighbourhood scale focus.
 - 8.5.1. West Terrace – suggestion that West Terrace comprises three areas, the northern medical precinct, the middle underutilised open lot area, and the southern residential area, and that growth should focus on underutilised sites.
 - 8.5.2. Hutt Street – suggestion to identify the opportunities for growth and development of strategic sites in this area.
 - 8.5.3. North Adelaide – mixed views but general support for improving connectivity between the CBD and North Adelaide, and identification of the Women’s and Children’s Hospital as a future development site.
 - 8.5.4. Grote Gateway – general support for the concept of a Grote Gateway, including improvements to active transport.
 - 8.6. Language and structure – ensure consistency of language and that the order of city wide strategies reflect Council priorities (ie for climate resilience).
 - 8.7. Visual elements – ensure that mapping, photos and visual elements represent priorities clearly and show the City of Adelaide in the context of Greater Adelaide (ie connections beyond the City of Adelaide into inner metropolitan suburbs).

Community Engagement (City Plan Project Stage 3)

9. The City Plan project has been undertaken in stages during 2022/23 and 2023/24 and a summary of key deliverables at each stage of the project is provided ([Link 2](#)).
10. Community and stakeholder engagement activities in 2024 continue to inform the draft City Plan through:
 - 10.1. The City Plan Your Say Adelaide engagement from March to 8 April 2024
 - 10.2. Five local area focus groups for residents and businesses held between 18 April and 30 April 2024.
11. A summary of the consultation is contained in **Attachment A**.
12. The online survey invited participants to provide feedback on the City Plan, including content on housing growth and contributing elements to local identity of the neighbourhoods in which participants live, work or visit by placing comments on a map of the city. The survey had 665 webpage 'aware' visitors, of which 36 participants contributed a total of 168 pins across the map.
13. The five local area focus groups were facilitated by McGregor Tan to test and validate the draft City Plan and Your Say Adelaide engagement outcomes.
14. Each focus group comprised of a mix of small business owners, residents representative of the area's demographics, different ages, gender, tenure and household types.
15. The outcomes of the focus groups have informed the Local Area Framework in the draft City Plan.

Draft City Plan – Adelaide 2036

16. The draft City Plan document for feedback is contained in **Attachment B**.
17. The draft City Plan is an urban design framework that sets the principles, priorities, city wide strategies and local area framework for future growth.
18. The four priorities contained in the draft City Plan are:
 - 18.1. A Greener and Cooler City
 - 18.2. Transit Diversity
 - 18.3. A City of Neighbourhoods
 - 18.4. Housing Diversity for a Growing Population.
19. The city wide strategies were discussed with Council Members at a Chief Executive Officer briefing held on 16 April 2024 and were subsequently refined, as follows:
 - 19.1. Strategy 1 – A Green City Grid
 - 19.2. Strategy 2 – Activating the Squares
 - 19.3. Strategy 3 – Developing the City Spine
 - 19.4. Strategy 4 – Activating North South Laneways
 - 19.5. Strategy 5 – Enhancing East West Streets
 - 19.6. Strategy 6 – Establishing the City Loop
 - 19.7. Strategy 7 – New Housing Models.
20. The priorities and city wide strategies contained in the draft City Plan are supported by a Local Area Framework. The thirteen local areas are based on form and function of the city, key main streets, city Squares, and current planning zoning and policy.
21. The City of Adelaide recognises that there are many place identities and neighbourhoods across the city and North Adelaide and the boundaries of these places are overlapping. The neighbourhoods for the purposes of the City Plan local area framework are:
 - 21.1. Wellington Square
 - 21.2. O'Connell Street
 - 21.3. Melbourne Street
 - 21.4. North Terrace
 - 21.5. West Terrace
 - 21.6. Light Square

- 21.7. King William Street
 - 21.8. Hindmarsh Square
 - 21.9. Grote Gateway
 - 21.10. Wakefield Gateway
 - 21.11. Whitmore Square
 - 21.12. Hurtle Square
 - 21.13. East Terrace.
22. The draft City Plan recognises that the City of Adelaide doesn't control all the levers to achieve the strategies identified in the Plan and sets the following Council roles:
- 22.1. Lead – The city will invest time and/or resources.
 - 22.2. Partner – The city will actively seek partnership opportunities.
 - 22.3. Facilitate – The city will utilise levers available to support implementation.
 - 22.4. Advocate – The city will seek out support and/or partners to undertake state or nationally significant actions.
 - 22.5. Regulate – The city will fulfil legislative roles and requirements.
23. The City Plan is proposed to be implemented through the City of Adelaide's Code Amendment Program and an indicative program based on key strategies in the draft City Plan.

Next Steps

- 24. The draft City Plan contained in **Attachment B** will be amended to address feedback from the Committee and presented to the Committee at its meeting on 4 June 2024 seeking a recommendation to Council that the draft City Plan be endorsed for public consultation.
- 25. Administration is continuing discussions with State Government Agency, Planning and Land Use Services on the relationship between the draft City Plan and the Greater Adelaide Regional Plan (GARP). The State Government is due to commence public consultation on the GARP by December 2024.

DATA AND SUPPORTING INFORMATION

Link 1 – [Agenda Item, City Planning, Development and Business Affairs Committee, Tuesday, 5 March 2024](#)

Link 2 – City Plan Project – Key Stages and Deliverables 2022/23 and 2023/24

ATTACHMENTS

Attachment A – Draft City Plan – Adelaide 2036 – Consultation Summary (City Plan Project Stage 3)

Attachment B – Draft City Plan – Adelaide 2036 for Feedback

- END OF REPORT -