

# Draft City Plan - Adelaide 2036 for Public Consultation

Strategic Alignment - Our Places

Public

Tuesday, 4 June 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 seek endorsement of the draft City Plan – Adelaide 2036 (the draft City Plan), for the purposes of public consultation (**Attachment A**).

On 7 May 2024, the City Planning, Development and Business Affairs (CPDBA) Committee noted a further stage of consultation on the draft City Plan, an earlier draft of the City Plan document ([Link 1](#)), and that the final draft City Plan for the purposes of public consultation would be presented to the CPDBA Committee on 4 June 2024.

Refinements to the draft City Plan following the CPDBA Committee meeting include:

- Insertion of the Lord Mayor Foreword.
- Amendment of the term “Liveability Index” to “Neighbourhood Index” to clarify the index indicates access to community facilities, local services and retail, which support the vibrancy and diversity of existing neighbourhoods.
- Additional explanation of some maps and metrics throughout the document.
- Amendment of city-wide Strategy 2 – Activating the Squares, to strengthen the focus on the Adelaide Park Lands and diverse forms of open space.
- The addition of a city-wide Strategy 8—Urban Living, Diversity and Density—to further consider building heights, site and zone interfaces and heritage.
- Consequential amendments to Strategy 7 – New Housing Models, as it relates to Strategy 8 – Urban Living, Diversity and Density, to avoid duplication.
- Minor editorial changes and typographical corrections.

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 A**, is informed by 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 and the Committee meeting on 7 May 2024. The Board of the Adelaide Economic Development Agency was briefed on the draft City Plan at its meeting on 21 May 2024.

Pending Council decision on the City Plan document, public consultation on the draft City Plan will be undertaken between 18 June 2024 and 16 July 2024 on Community Engagement page on the City of Adelaide website.

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 draft City Plan will meet the objectives of the Capital City Committee, as co-funder of the project, to inform the GARP. As a key input to the GARP this timeframe will ensure the City Plan is finalised to contribute to the GARP process.

---

## RECOMMENDATION

The following recommendation will be presented to Council on 11 June 2024 for consideration

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

THAT COUNCIL

1. Endorses the draft City Plan – Adelaide 2036 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 4 June 2024, for public consultation.
  2. Endorses the draft City Plan – Adelaide 2036 Engagement 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 4 June 2024.
  3. Authorises the Acting Chief Executive Officer or delegate to make typographical, syntactical and technical amendments to Attachment A and Attachment B to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 June 2024, for the purposes of finalising the documents for public consultation.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<p><b>Strategic Alignment – Our Places</b></p> <p>Encourage bold, interesting and purposeful development</p> <p>Develop the City Plan by 2024.</p>
Policy	<p>The City Plan forms part of the City of Adelaide’s suite of Strategic Management Plans as outlined in the Strategic Plan 2024-2028.</p> <p>It is a recommendation in Council’s submission to the GARP discussion paper in November 2023 that the City Plan should inform the GARP.</p>
Consultation	<p>Community consultation has occurred through the City Plan Studio held in late 2023 and in 2024 via 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. Local area focus groups were held in April 2024 were used to test engagement feedback.</p> <p>Council Members have been receiving regular updates on the City Plan project via 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.</p> <p>This report forms part of a two stage approval process to finalise the draft City Plan for the purposes of public consultation. Stage 1 was presented to the Committee on 7 May 2024 (<a href="#">Link 1</a>).</p> <p>The Board of the Adelaide Economic Development Agency was briefed on the draft City Plan at its meeting on 21 May 2024.</p> <p>Pending Council decision on 11 June 2024, the draft City Plan will be released for public consultation on 17 June 2024 for a 4-week period until 12 July 2024.</p>
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 PLUS on the development of the City Plan and the relationship with the State Government’s development of the GARP.
23/24 Budget Allocation	The 2023/24 annual budget includes a strategic project allocation of \$390,000 to deliver the City Plan by 30 June 2024. The budget was increased \$85,000 to \$475,000 following the approval of a quarter 3 adjustment due to the requirement for an additional spatial systems resource.
Proposed 24/25 Budget Allocation	The item that is the subject of this report is currently unfunded. Any required funding for this item is subject to, and needs to be considered in the context of, the prioritisation of projects, initiatives and service enhancements for the development of the 2024/25 budget, and within the parameters of the Long Term Financial Plan to ensure long-term financial sustainability.
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 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 purpose of this report is to seek endorsement of the draft City Plan for the purposes of public consultation (**Attachment A**).
2. An earlier draft of the City Plan was noted at the City Planning, Development and Business Affairs Committee on 7 May 2024 ([Link 1](#)).
3. Refinements to the draft City Plan following the CPDBA Committee meeting include:
  - 3.1. Insertion of the Lord Mayor Foreword.
  - 3.2. Amendment of the term “Liveability Index” to “Neighbourhood Index” to clarify the index indicates access to community facilities, local services and retail, which support the vibrancy and diversity of existing neighbourhoods.
  - 3.3. Additional explanation of some maps and metrics throughout the document.
  - 3.4. Amendment of city-wide Strategy 2 – Activating the Squares, to strengthen the focus on the Adelaide Park Lands and diverse forms of open space.
  - 3.5. The addition of a city-wide Strategy 8—Urban Living, Diversity and Density—to further consider building heights, zone interfaces and heritage.
  - 3.6. Consequential amendments to Strategy 7 – New Housing Models, as it relates to Strategy 8 – Urban Living, Diversity and Density, to avoid duplication.
  - 3.7. Minor editorial changes and typographical corrections.
4. In accordance with the Council decision on 14 May 2024, the final draft City Plan is presented to the City Planning, Development and Business Affairs Committee on 4 June 2024 for recommendation to Council to endorse the City Plan for public consultation.
5. The City Plan project has been undertaken in stages during 2022/23 and 2023/24 and is comprised of two parts:
  - 5.1. An urban design framework (the draft City Plan document which is the subject of this report) – that sets the principles, priorities, city wide strategies and local area framework for future growth.
  - 5.2. The City of Adelaide Digital Explorer (CoADE) - a dynamic digital tool which informs, tracks and monitors the progress of this growth.
6. The objectives of the City Plan are to:
  - 6.1. Set priorities, directions and coordinate planning for growth in the City of Adelaide
  - 6.2. Articulate what the city and its different spatial areas could become
  - 6.3. Proactively plan for sustainable growth and change
  - 6.4. Ensure increasing density creates liveability
  - 6.5. Ensure opportunity for current and future sectors to support growth and prosperity
  - 6.6. Provide a central place to spatially apply and align strategies
  - 6.7. Provide a prospectus to support investment
  - 6.8. Enable city stakeholders to discuss challenges and opportunities.

## Draft City Plan – Adelaide 2036

7. The draft City Plan document for the purposes of public consultation is contained in **Attachment A**.
8. 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.
9. The four priorities contained in the draft City Plan are:
  - 9.1. A Greener and Cooler City
  - 9.2. Transit Diversity
  - 9.3. A City of Neighbourhoods

- 9.4. Housing Diversity for a Growing Population.
10. 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.
11. 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:
  - 11.1. Lead – The city will invest time and/or resources.
  - 11.2. Partner – The city will actively seek partnership opportunities.
  - 11.3. Facilitate – The city will utilise levers available to support implementation.
  - 11.4. Advocate – The city will seek out support and/or partners to undertake state or nationally significant actions.
  - 11.5. Regulate – The city will fulfil legislative roles and requirements.
12. 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. Further development of the implementation program will be undertaken and informed by consultation on the draft City Plan.

### **CoADE**

13. CoADE has commenced internal use as an evidence base and analytical resource for strategic planning and policy development, including:
  - 13.1. The Electric Vehicle (EV) Infrastructure Transition Roadmap
  - 13.2. Options and impact assessments for Planning and Design Code policy through Council's Code Amendment Program (such as the Adult Entertainment Premises and Adult Entertainment Services Code Amendment).
  - 13.3. Providing the data hub for the City of Adelaide's Park Lands related data relevant to the draft Adelaide Park Lands Management Strategy.

### **Next Steps**

14. Pending Council decision on the City Plan document, public consultation on the draft City Plan will be undertaken between 18 June 2024 and 16 July 2024 on the Community Engagement page on the City of Adelaide website. A draft Engagement Plan is contained in **Attachment B**.
15. Presentation of a final draft City Plan to the City Planning, Development and Business Affairs Committee by September 2024 (quarter one of the 2024/25 financial year).
16. The City Plan is targeting implementation from the 2024/25 financial year, including:
  - 16.1. Comprising the City of Adelaide's submission to the draft Greater Adelaide Regional Plan (tentatively scheduled for release by the State Government by December 2024).
  - 16.2. Informing the City of Adelaide Code Amendment Program.
  - 16.3. Providing an evidence base and strategic direction for the development of complementary City of Adelaide strategies such as the Integrated Transport Plan.
  - 16.4. Informing submission to key State strategic planning processes (such as the draft State Infrastructure Strategy tentatively scheduled for release in late 2024).
17. Administration is continuing discussions with PLUS on the relationship between the draft City Plan and the GARP. The State Government is due to commence public consultation on the GARP by December 2024.
18. The draft City Plan will meet the objectives of the Capital City Committee, as co-funder of the project, to inform the GARP. As a key input to the GARP this timeframe will ensure the City Plan is finalised to contribute to the GARP process.

---

## **DATA AND SUPPORTING INFORMATION**

**Link 1** – [Agenda Item, City Planning, Development and Business Affairs Committee, Tuesday, 7 May 2024](#)

---

# ATTACHMENTS

**Attachment A** – Draft City Plan – Adelaide 2036

**Attachment B** – Draft Engagement Plan – Draft City Plan – Adelaide 2036

---

- END OF REPORT -