

Attachment A

Catalyst Site Policy Review Framework and Principles

Principles for collaborating with the State Government to review existing catalyst site policy

- Recognise that the City of Adelaide and the State Government through its Expert Panel Review on the Planning System Implementation agree changes are required to the criteria and framework for catalyst site policy.
- Review the definition of a catalyst site in the Code to ensure that it reflects the appropriate minimum site area (and any other relevant parameters) for the policies to apply.
- Revise the policy framework for larger sites with stronger policy and design criteria that is consistent with the objects of the *Planning, Development and Infrastructure Act 2016* (SA), and aligns with creating an effective, efficient and enabling planning system.
- Develop replacement policy based on criteria to manage building height and interfaces, which could support development at higher intensity in appropriate locations in the city and North Adelaide.
- The replacement policy to consider site area, building height opportunities (and possible cap on height limit), stronger interface/design and local context requirements, density/site coverage, and other relevant measures such as higher standards of public realm and/or street activation.
- Recognise that larger sites provide opportunity for significant integrated development to occur which meets the growth targets in the Greater Adelaide Regional Plan and the City of Adelaide's Strategic Plan, City Plan – Adelaide 2036, and Housing Strategy – Investing in our Housing Future.

Framework to be guided by the City Plan – Adelaide 2036

Strategies 7 and 8 (in particular) of the City Plan highlight Council's ambitions and intentions to facilitate improvements to the Planning and Design Code, including the following specific actions relevant to good design outcomes and interface management:

- Lead changes to the Planning and Design Code to facilitate development that prioritises good design outcomes and improves the relationship between buildings and public spaces and the interface with neighbours, particularly for strategic sites and places.
- Lead changes to the Planning and Design Code to facilitate development at the interface between higher built form with more traditional low-rise built forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.

Strategy 7 – New Housing Models

City Plan Strategy 7 outlines an objective to facilitate the introduction of new housing models and the conversion of underutilised sites and buildings for housing to accommodate residential growth.

The City Plan identifies underutilised areas and high-potential strategic sites throughout the city which can contribute to city-wide place outcomes. These sites include large and underutilised sites such as open lot car parks, warehouses, and expansive vacant allotments which are suitable for potential amalgamation and master planning.

A revised catalyst site policy framework is required to guide development in line with the objectives of Strategy 7. The investigation seeks to develop policy that assists in achieving the following strategies:

- 7.4 - Advocate for growth in areas connected to and integrated with, existing and proposed public transport routes, infrastructure, and services (SPP 5.1).
- 7.5 - Advocate for mixed use development around activity centres, public transport nodes and strategic transport corridors to encourage greater use of active transport options such as walking, cycling and public transport (SPP 1.8 & 1.9).
- 7.7 - Partner on changes to the Planning and Design Code to facilitate development that implements the policies of State Planning Policy 2 – Design Quality.
- 7.8 - Facilitate recognition of the unique character of areas by identifying their valued physical attributes in consultation with communities (SPP 2.8).
- 7.10 - Lead changes to the Planning and Design Code to facilitate development that improves the relationship between buildings and public spaces and the interface with neighbours (SPP 2.12).
- 7.14 - Facilitate opportunities for innovative design and housing form in strategic locations through amendments to planning policy in the Planning and Design Code (SPP 2.7).

Strategy 8 – Designing for Urban Life, Diversity and Density

City Plan Strategy 8 outlines an objective to consider local context and place for the built form that enables growth outcomes. This strategy aims to guide future development outcomes and protect existing character by managing built form as well as the interface between development and the adjacent public realm and neighbouring sites.

A revised catalyst site policy framework will assist in strengthening the basis for consideration of built form and interface of development on larger sites in line with Strategy 8. The investigation seeks to develop policy that assists in achieving the following strategies:

- 8.3 - Facilitate recognition of the unique character of areas by identifying their valued physical and cultural attributes in consultation with communities (SPP 2.8).
- 8.4 - Lead changes to the Planning and Design Code to ensure development respects culturally and historically significant places and reflects the unique character of the local area (SPP 7.1).
- 8.8 - Lead changes to the Planning and Design Code to facilitate development that prioritises good design outcomes and improves the relationship between buildings and public spaces and the interface with neighbours, particularly for strategic sites and places (SPP 2.5 & 2.12).

- 8.9 -_Lead changes to the Planning and Design Code to facilitate development at the interface between higher built form with more traditional low-rise built forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions (SPP 2.11)
- 8.13 - Reinforce the inner and outer built form edge of the Adelaide Park Lands terraces by encouraging quality medium to high-rise mixed use developments that increase the diversity of housing while also contributing to, and activating, the public realm.
- 8.14 - Sustain the heritage, character and scale of valued residential precincts (including North Adelaide and the south-east and west corners) with contextually appropriate development that contributes to the needs of our growing population and provides services to the community.