

Recommendations of the City Planning, Development and Business Affairs Committee – 1 September 2026

Tuesday, 8 September 2026
Council

Strategic Alignment - Our Corporation

Public

Program Contact:

Rebecca Hayes, Associate
Director Governance and
Strategy

Approving Officer:

Anthony Spartalis, Chief
Operating Officer

EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Items at its meeting held on 1 September 2026 and resolved to present to Council the following recommendation for Council determination:

- Item 7.1 – Light Square / Wauwi Traffic and Safety Assessment
- Item 7.2 – Assessment of Long-term Vacant and Underutilised Sites for Housing

RECOMMENDATION

1. **Recommendation 1** – Item 7.1 - Light Square / Wauwi Traffic and Safety Assessment

THAT COUNCIL:

1. Notes that the City Plan identifies a Light Square / Wauwi upgrade as essential to supporting significant residential and employment growth expected within the north-west of the CBD towards 2031, which requires improved transport networks and access to additional green space.
2. Notes the traffic and safety assessment of Light Square / Wauwi prepared by the City of Adelaide with the support of Wallbridge Gilbert Aztec (WGA), as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 September 2026.
3. Notes that the traffic and safety assessment confirms that both Option 1 and Option 2 in the draft Light Square / Wauwi Master Plan are feasible, but due to existing constraints on the road network, full delivery of either Option 1 and Option 2 would need to be taken as part of a broader precinct and network scale transport solution.
4. Notes the Light Square / Wauwi Active Travel Report as contained in Attachment B to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 September 2026.
5. Notes the City of Adelaide's application under Stream One of the Australian Government's Urban Precincts Partnership Program (UPPP) remains under consideration for broader precinct and network scale planning for Light Square / Wauwi.
6. Notes the short-term works package to target high-impact traffic and safety improvements for Light Square, is currently an unfunded item and will be incorporated into the prioritised program of transport related upgrades currently being developed by the Administration as part of the Integrated Transport Strategy Implementation Plan Item 4.1.4. for funding consideration in future Business Plans and Budgets processes.
7. Requests that the Administration develop concept plans for the short term safety enhancement works with funding through Council's quarterly budget review processes in 2026/27, including the Quarter 1 review process, and future Annual Business Plan and Budget processes.

8. Requests the Administration bring a report back to the November 2026 City Planning, Development and Business Affairs, to finalise and adopt the draft Light Square / Wauwi Master Plan.
9. Notes that the Administration will seek grant funding for the short term works package following the development of the concept plans.

2. **Recommendation 2 – Item 7.2 - Assessment of Long-term Vacant and Underutilised Sites for Housing**

THAT COUNCIL:

1. Receives the outcomes of the 2025/26 strategic project investigating the long-term vacant properties and underutilised land and buildings in the City of Adelaide 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 1 September 2026.
2. Notes that the 2026/27 Economic Development Strategy implementation project will explore options to mitigate building vacancy.
3. Notes that the findings of the Vacant and Underutilised Sites Assessment will be shared with the State Planning Commission and the Productivity Commission Inquiry into Housing Regulation.
4. Asks the Administration to report to Council no later than December 2026 on Administration's recommendations in relation to the consultation team's recommendations (at para 22) and resourcing required.

DISCUSSION

1. The City Planning, Development and Business Affairs Committee met on Tuesday, 1 September 2026. The Agenda with reports for the public component of the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in is in grey and italics.
3. The following matters were the subject of deliberation.

3.1. Item 7.1 - Light Square / Wauwi Traffic and Safety Assessment

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. Notes that the City Plan identifies a Light Square / Wauwi upgrade as essential to supporting significant residential and employment growth expected within the north-west of the CBD towards 2031, which requires improved transport networks and access to additional green space.
2. Notes the traffic and safety assessment of Light Square / Wauwi prepared by the City of Adelaide with the support of Wallbridge Gilbert Aztec (WGA), as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 September 2026.
3. Notes that the traffic and safety assessment confirms that both Option 1 and Option 2 in the draft Light Square / Wauwi Master Plan are feasible, but due to existing constraints on the road network, full delivery of either Option 1 and Option 2 would need to be taken as part of a broader precinct and network scale transport solution.
4. Notes the Light Square / Wauwi Active Travel Report as contained in Attachment B to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 September 2026.
5. Notes the City of Adelaide's application under Stream One of the Australian Government's Urban Precincts Partnership Program (UPPP) remains under consideration for broader precinct and network scale planning for Light Square / Wauwi.
6. Notes the short-term works package to target high-impact traffic and safety improvements for Light Square, is currently an unfunded item and will be incorporated into the prioritised program of transport related upgrades currently being developed by the Administration as part of the Integrated Transport Strategy Implementation Plan Item 4.1.4. for funding consideration in future Business Plans and Budgets processes.
7. Requests that the Administration develop concept plans for the short term safety enhancement works with funding through Council's quarterly budget review processes in 2026/27, including the Quarter 1 review process, and future Annual Business Plan and Budget processes.
8. Requests the Administration bring a report back to the November 2026 City Planning, Development and Business Affairs, to finalise and adopt the draft Light Square / Wauwi Master Plan.
9. Notes that the Administration will seek grant funding for the short term works package following the development of the concept plans.

For ease, Attachments A & B relating to Recommendation 1, Item 7.1, have been included at the end of this recommendation report.

Original Recommendation as Printed in the CPDBA Committee Agenda

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. *Notes the traffic and safety assessment of Light Square / Wauwi prepared by the City of Adelaide with the support of Wallbridge Gilbert Aztec (WGA), as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 September 2026.*

2. *Notes that the traffic and safety assessment confirms that both Option 1 and Option 2 in the draft Light Square / Wauwi Master Plan are feasible, but due to existing constraints on the road network, full delivery of either Option 1 and Option 2 would need to be taken as part of a broader precinct and network scale transport solution.*
3. *Notes the Light Square / Wauwi Active Travel Report as contained in Attachment B to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 September 2026.*
4. *Notes the City of Adelaide's application under Stream One of the Australian Government's Urban Precincts Partnership Program (UPPP) remains under consideration for broader precinct and network scale planning for Light Square / Wauwi.*
5. *Notes the short-term works package to target high-impact traffic and safety improvements for Light Square, is currently an unfunded item and will be incorporated into the prioritised program of transport related upgrades currently being developed by the Administration as part of the Integrated Transport Strategy Implementation Plan Item 4.1.4. for funding consideration in future Business Plans and Budgets processes.*
6. *Notes that the Administration will develop concept plans for the short term safety enhancement works with funding for concept plan development to be considered through Council's quarterly budget review processes in 2026/27 and future Annual Business Plan and Budget processes.*
7. *Notes that the Administration will seek grant funding for the short term works package following the development of the concept plans.*

3.2. Item 7.2 - Assessment of Long-term Vacant and Underutilised Sites for Housing

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. Receives the outcomes of the 2025/26 strategic project investigating the long-term vacant properties and underutilised land and buildings in the City of Adelaide 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 1 September 2026.
2. Notes that the 2026/27 Economic Development Strategy implementation project will explore options to mitigate building vacancy.
3. Notes that the findings of the Vacant and Underutilised Sites Assessment will be shared with the State Planning Commission and the Productivity Commission Inquiry into Housing Regulation.
4. Asks the Administration to report to Council no later than December 2026 on Administration's recommendations in relation to the consultation team's recommendations (at para 22) and resourcing required.

For ease, Attachment A relating to Recommendation 2, Item 7.2, has been included at the end of this recommendation report.

Original Recommendation as Printed in the CPDBA Committee Agenda

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. *Receives the outcomes of the 2025/26 strategic project investigating the long-term vacant properties and underutilised land and buildings in the City of Adelaide 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 1 September 2026.*
2. *Notes that the 2026/27 Economic Development Strategy implementation project will explore options to mitigate building vacancy.*
3. *Notes that the findings of the Vacant and Underutilised Sites Assessment will be shared with the State Planning Commission and the Productivity Commission Inquiry into Housing Regulation.*

DATA AND SUPPORTING INFORMATION

Link 1 – City Planning, Development and Business Affairs Committee Public Agenda

ATTACHMENTS

Recommendation 1 – Item 7.1 – Attachment A

Recommendation 1 – Item 7.1 – Attachment B

Recommendation 2 – Item 7.2 – Attachment A

- END OF REPORT -