Purpose

» Planning Reforms – the new Act + Implementation timeframe

» The 30-Year Plan update - status + engagement process
Planning Reform
Current Planning System

- Too many rules × 2,500 + zones
- Too much paperwork × 23,000 pages, 82 plans
- Too long to build × 3-12 month home approvals
- Too much detail × up to 70,000 approvals a year
- Too long to update × 3 years to rezone
How we got here

Engagement
35 workshops
92 meetings, briefings and workshops with stakeholders
2500+ participants
245 submissions
Line of sight

Delivers key Expert Panel recommendations:

» Promoting cultural change, professionalising planning system
» State Planning Commission
» Charter of citizen participation
» Greater Parliamentary scrutiny
» State-wide planning rules ‘menu’

2 recommendations deferred:

» Present features of heritage management retained
» Precinct planning only partially addressed.
The new system at a glance

» A better framework for long-term planning
» Better ways to engage South Australians
» Design quality
» Clearer rulebook
» Quicker decisions
» Delivery of infrastructure
» Information that is digital
Elements of the New Planning System

- Community Engagement Charter
- Public Notification
- Agency Referrals
- Relevant Authorities
- Strategy
  - State Planning Policies
  - Regional Plans
  - EFPA
- Policies and Rules
  - Planning and Design Code
  - Building Code
  - Design Standards
- Assessment Pathways
- Development
- Monitoring and Reporting

Guidance materials
Practice directions
Practice guidelines
SA Planning Legislation

Planning, Development and Infrastructure Act 2016
+ Transitional Legislation
+ (New) Regulations
Governance
Governance Structure

Relevant Authorities

Minister for Planning

State Planning Commission

Assessment Panel
Appointed by
- Minister
- a joint planning board
- by council

Assessment Managers + Accredited Professionals

Impact assessed development

Restricted development
Call ins by Minister
Crown development

Complex performance based assessment
(Code assessment)

Deemed to satisfy developments, minor assessments and other matters to be determined by Regulations'

Provisions under Act to establish Codes of Conduct
Governance

State Planning Commission

» Peak planning body, assumes a number of functions the Minister does now

» Provides independent policy advice

» 4-6 members appointed by Governor

» Sub-committee as assessment authority for prescribed development

» Replaces the Development Policy Advisory Committee and the Development Assessment Commission
Governance

Other entities

» The Minister – has a number of new powers and a number that have been carried over

» Parliament – increased scrutiny and potential disallowance of statutory instruments

» ERDC – increased scrutiny of statutory instruments and opportunity for early engagement
### Governance

**Accredited Professionals**

<table>
<thead>
<tr>
<th>Current</th>
<th>Types of Assessment</th>
<th>How to Appoint</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Private Certifier)</td>
<td>Building Rules Certain ‘Complying’ Developments</td>
<td>Minister or Delegate</td>
</tr>
<tr>
<td>PDI Act 2016</td>
<td>Prescribed in Regulations Building Rules</td>
<td>Accredited Scheme Provided in Regulations</td>
</tr>
</tbody>
</table>

**Commissioner for Consumer Affairs**
Community Engagement Charter

» A framework for **early** community engagement

» **Performance based** approach to community engagement

» **More flexible** and tailored to circumstance

» **Established** by State Planning Commission

» **Adopted** by the Minister

» **Published** on SA Planning Portal to come into effect

» **Not for development assessment**
Community Engagement Charter

Sets out *how we engage* on new planning instruments:

- State Planning Policies
- Regional Plans
- Planning + Design Code
What are Planning Agreements?

» The Act provides for groups of councils to enter into ‘planning agreements’ with the Minister.

» The Agreement is delivered by establishing a Joint Planning Board

» Allows for the delegation of planning powers (and other matters)

» Agreements are published on the SA Planning Portal

» To be laid before both Houses of Parliament

Upon the advice of the Commission the Minister may enter into a Planning Agreement for an area of the State

Council area or part of a Council area at the request of another Minister as Minister sees fit
Planning instruments

» **State Planning policies**— governments overarching goals for the planning system.

» **Regional Plans**— must be prepared for each planning region, which are set by the Governor.

» **Planning and design code**— comprehensive set of planning rules for development assessment

» **Design Standards**— can be prepared for the public realm and infrastructure.
Planning + Design Code
Planning + Design Code

» A single repository of state planning and design rules

» Clearer planning rules

» Consistent decision-making, less confusion and fewer delays

» Only call up what you need, easier to navigate

» Reduced costs and delays in updating development plans (link to Regional Plans)

» A focus on design
Planning + Design Code

ZONE
Governing the use and development of an area within a particular class of Zone
*e.g* low density residential zone

SUB-ZONE
Additional policies or rules relating to the character or characteristics of a particular part of a Zone
*e.g* foothills sub-zone

OVERLAY
Aimed at addressing specified or defined issues that may apply in any Zone, Sub-Zone or across Zones
*e.g* bushfire prone area protection overlay
New Planning Assessment + Tools
**Definition of development**

» A *material change in use* is an increase in intensity of a land use (as designated in the Code)

» Significant reduction of over regulation

» Introduction of **land use classes**

---

**Diagram**

- **Business**
  - Office
  - Consulting Room
  - Retail

- **Residential**
  - Detached Dwelling
  - Semi-Detached
  - Apartment

- **Primary Production**
  - Intensive Animal Keeping
  - Grazing
  - Dairy
  - Horticulture
Change of use of land

The new act introduces the concepts:

» That there is a change of land use if on resumption of activity the use is inconsistent with zoning policy that applies

Specifies that there is:

» a change is the use has not operated for more than 12 months (or longer period up to 5 years set out in the Code)
Outline consent

» Provide **progressive certainty** for applicants
» Prescribed circumstances set out in a practice direction by the Commission
» In **Principle approval** that allows complex matters to work through
» Works well with **pre-lodgement** process, preliminary advice and agreements
» Increased capacity to use **reserve matters**
Deemed approvals
To provide greater certainty and timeliness within the planning assessment system.

Application exceeded assessment time → Applicant issues notice to authority (Deemed Approval) → Authority 10 days to grant planning consent with or without conditions → Authority one month after Deemed Consent to apply to Court to quash consent
## Existing + New assessment pathways

<table>
<thead>
<tr>
<th>New Pathway</th>
<th>Exempt Development (no assessment required)</th>
<th>Accepted Development</th>
<th>Performance Assessed Development (Code)</th>
<th>Impact Assessed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Deemed to Satisfy</td>
<td>Performance Assessed Development</td>
<td>EIS Assessment</td>
</tr>
<tr>
<td>Existing Pathway</td>
<td>Corresponds to Minor Development Schedule 3</td>
<td>Corresponds to Schedule 1A</td>
<td>Corresponds to Complying Development</td>
<td>Correlates to Non-complying Development Assessment</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Merit Assessment</td>
<td>Correlates to Major Development / EIS Assessment</td>
</tr>
</tbody>
</table>
Assessment pathways
Exempt + Accepted development

<table>
<thead>
<tr>
<th>ASSESSMENT LEVEL</th>
<th>Exempt (no assessment)</th>
<th>Accepted (set out by Regulations or Code)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUTHORITY</td>
<td>None</td>
<td>Planning – None</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building – Council or Certifier</td>
</tr>
<tr>
<td>ASSESSMENT TOOL</td>
<td>None</td>
<td>Planning – None</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building - Building Rules (National Construction Code)</td>
</tr>
<tr>
<td>NOTIFICATION</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>AGENCY REFERRAL</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>APPEALS</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

Examples of Pathways
Exempt Development
Accepted Development
## Assessment Pathways

**Code Assessed Development**

<table>
<thead>
<tr>
<th>Assessment Level</th>
<th>Deemed-to-satisfy</th>
<th>Performance assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authority</td>
<td>Accredited Prof. (Certifier) or Assessment Manager</td>
<td>Assessment Manager, Assessment Panel or Commission</td>
</tr>
<tr>
<td>Assessment Tool</td>
<td>Planning and Design Code</td>
<td>Planning and Design Code</td>
</tr>
<tr>
<td>Notification</td>
<td>None</td>
<td>Notification of adjoining land owners and notice on land unless exempt by Code</td>
</tr>
<tr>
<td>Agency Referral</td>
<td>None</td>
<td>Referral as required by Regulations – pre-lodgement, after lodgement or post approval (applicant’s choice)</td>
</tr>
<tr>
<td>Appeals</td>
<td>Applicant Appeal</td>
<td>Applicant Appeal</td>
</tr>
</tbody>
</table>

### Examples of Pathways

- **Deemed-to-satisfy**
- **Performance assessed**
## Assessment pathways

**Impact Assessed Development**

| ASSESSMENT LEVEL | Restricted  
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>(set out in the Code)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AUTHORITY</th>
<th>Planning Commission decides whether to assess (may give an early no)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>ASSESSMENT TOOL</th>
<th>Practice Direction/Code (but not bound by the Code)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>NOTIFICATION</th>
<th>Notification of adjoining land owners, others affected, public notice, notice on land (unless commission dispenses)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>AGENCY REFERRAL</th>
<th>None</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>APPEALS</th>
<th>Applicant Appeal to Representor /third party appeal</th>
</tr>
</thead>
</table>

### Examples of Pathways

- **Restricted**
Assessment pathways

Impact Assessed Development

- Impact assessed (set out by Regulations)
- Impact assessed (Minister declares by notice in Gazette/Portal)
- Minister (must receive assessment advice from Commission)
- Guidelines issued by Commission (in accordance with practice direction and following consultation with prescribed bodies)
- • Public notice, written submissions
  • Additional consultation as Minister decided
- EPA (if proposal is of environmental significance); relevant Council(s); others as prescribed/as Minister determines
- None

Examples of Pathways

Impact assessed
Why infrastructure schemes?

» A more transparent process
» A fairer process for funding infrastructure
» A more certain process with a statutory basis
» To keep pace with development activity and community needs
» To enable partnerships to unlock development opportunities
## Basic Infrastructure Scheme

<table>
<thead>
<tr>
<th>Development Act 1993</th>
<th>Basic Scheme</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>How it operates</strong></td>
<td>Non statutory</td>
</tr>
<tr>
<td></td>
<td>100% Agreement</td>
</tr>
<tr>
<td><strong>Infrastructure included</strong></td>
<td>Anything by negotiation</td>
</tr>
<tr>
<td><strong>Collection mechanism</strong></td>
<td>Payment established in Deeds</td>
</tr>
<tr>
<td><strong>Time of payment</strong></td>
<td>Depends on deed</td>
</tr>
<tr>
<td><strong>How managed</strong></td>
<td>Managed by owners</td>
</tr>
<tr>
<td><strong>Public availability</strong></td>
<td>Not publicly available</td>
</tr>
<tr>
<td><strong>Outcomes</strong></td>
<td>• 205 deeds • Lengthy process – 4 years • ‘Swiss cheese’ zoning</td>
</tr>
<tr>
<td></td>
<td>• More efficient collection method • Only pay if you develop (benefit) • Greater certainty • No ‘gold plating’</td>
</tr>
</tbody>
</table>
# General Infrastructure Scheme

## General Scheme

<table>
<thead>
<tr>
<th>How it operates</th>
<th>Statutory framework</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100% agreement</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure included</th>
<th>Essential infrastructure (broader than the basic scheme)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Collection mechanism</th>
<th>Payment apportioned based on benefit</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Time of payment</th>
<th>Payment over time</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>How managed</th>
<th>Managed by scheme coordinator</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Public availability</th>
<th>Transparent process, requires engagement and Parliamentary scrutiny</th>
</tr>
</thead>
</table>

## Outcomes

- Allows for funding partnership models
- Equitable model ‘opt in’
How do EFPAs work?

Rural Zones
- Additional residential allotments
- Boundary realignment

Rural Living zones*
- Additional residential allotments
  - (within 2 years)
  - (more than 2 years)
Where does the EFPAs apply?

The boundary is based on:

- **East** - Hills Face Zone, Character Preservation Areas and the Mount Lofty Ranges Watershed
- **North** - Gawler River and the Virginia Triangle horticultural area
- **South** - McLaren Vale and Fleurieu Region

- Excludes townships and urban lands
Design and the Planning System

» **State Planning policy** called the ‘Design Quality Policy’ is required
» Policy in the **Planning and Design Code**
» **Design review** and pre-lodgement (called up by the Code)
» **Design standards** (public realm and infrastructure)
» Currently preparing medium density design guidelines as a springboard for the Code
E-planning Solution

Planning portal
» Operational in the first year
» Engagement and publishing
» 24 hour access to information

E-planning solution
» Fully operational in year 3
» Replaces antiquated paper based system
» Better digital information
» On-line lodgment of applications
» Database of planning rules
Planning Reform
Implementation

Planning, Development and Infrastructure Act 2016
Priority reforms and new planning instruments
Reform Program Summary*

- **Budget Decision**
  - Bill 1 Passed
  - Transition Bill
  - Staged introduction of Regulations

- **Governance**
  - Planning Commission
  - Accredited Professionals
  - Assessment Managers
  - Assessment Panels
  - Charter

- **Instruments**
  - Instruments Frameworks
  - Code Frameworks
  - Code (stage1) Residential
  - Code Staged Introduction
  - Infrastructure Schemes - Basic
  - Regional Planning Boards
  - Planning Agreements

- **Assessment Pathways**
  - Turn on some Assessment Pathways
  - Planning Portal
  - On-line Code
  - Specification Planning
  - Build e-Planning Solution

- **ePlanning**
  - E-planning for Councils/Agencies On-line lodgement

Year 1:
- Year 1
- Year 2
- Year 3
- Year 4

*Draft and subject to change
A five year program

The program will have various input from stakeholders and will include:

» Design of new system
» Testing of new system
» Training and education of the new system (road shows)
A five year Program

Opportunities to work together:

» Minister’s Collaborative Advisory Team
» ‘Think tanks’ on key issues
» Conversational style workshops
» Advisory groups on specific parts of the system
» Co-working opportunities with stakeholders
» Ideas box – drawing on national experience
» New website coming soon

Next 1 – 2 Years

» Transitional legislation + regulations
» Planning Commission
» Community Engagement Charter
» SA Planning Portal
» Frameworks for planning tools
» Scoping & testing The Planning & Design Code
» Infrastructure Schemes

What can we do?

**Councils**
» Identifying strategic priorities for their local areas
» Focus on strategic DPA’s that unlock development
» Development / input to new Planning+ Design Code
» New planning governance structures + arrangements
» Regional assessment panels
» Consider work flow changes and how it affects council systems ie e-planning

**Planning Practitioners**
» Understanding / inputting to the new governance system
» Accreditation, Roles in new systems
What can we do?

**Industry Stakeholders**

» Involvement in development of new Planning + Design Code

» Embracing new system as we transition into new governance structures

» Adoption of new designs and methods for medium density development

**Community Groups**

» Input to the development new planning instruments and the Planning + Design Code
Want more information?

The website includes:

» A user’s Guide
» Fact Sheets
» Maps of EFPA
» Process charts
» Questions and answers

dpti.sa.gov.au/planning/planning_reform
The 30 Year Plan for Greater Adelaide
Update
About The Plan

» First released in 2010
» Introduced the concept of a new walkable urban form
» Focus on protecting our economic assets, jobs and facilitating economic activity
» Identified planned urban lands (0-15 years & 16-30 years)
» Emphasis on good design, water efficiency, climate change resilience and protecting our natural resources
» Reviewed every 5 years
» Key elements remain valid
» Plan is not broken simply an update
Key changing trends and assumptions since 2010 Plan

Land consumption rates lower
» assumed 400 ha per annum (actual average of 320 ha)

Dwelling yields higher
» assumed gross 10 lots per ha (actual average 11.1 per ha)

Population lower
» 15,000 less people and 10,000 less dwellings than projected

Recent major development projects range from 14.5lph at Seaford Meadows and 47 lph for parts of the Mawson Lakes Project
## Population Growth Assumptions

| 2010 projection to 2038 | 560,000 people  
| | 258,000 dwellings  
| | 282,000 jobs  
| 2015 projection to 2045 | 545,000 people  
| | 248,000 dwellings  
| | 252,000 jobs  

= 8,250 new dwellings per year  
= 8,400 jobs growth per year
Changing household structure

The number of people aged 65+ is growing:
- 194,000 people in 2010
- 365,000 people in 2031, up 90%

The number of single person households is growing:
- 62,000 people in 2010
- 99,200 people in 2031, up 60%
Household + dwelling size

Households by size:
- 1 person: 28%
- 2 people: 34%
- 3 people: 15%
- 4 people: 15%
- 5+ people: 8%

Dwellings by bedroom:
- 1 bedroom: 4%
- 2 bedrooms: 20%
- 3 bedrooms: 51%
- 4 bedrooms: 18%
- 5+ bedrooms: 3%
Over the last decade, 58% of dwelling growth and 59% of population growth for Greater Adelaide Region has been in the inner & middle suburbs.
Accelerating In-Fill

The majority of Greater Adelaide’s dwelling growth is within our existing built-up area

- infill 62%
- other 38%
  - Greenfield Periphery (fringe)
  - Townships
  - Rural Areas

Reaching 30 year 70:30 target faster than anticipated in the 2010 Plan
Land Supply

Major infill and renewal sites and projects since 2010 e.g.

- Bowden
- West Lakes
- Woodville West
- Tonsley Park
- Northgate
- St Clair and Woodville Station

Remaining sites reducing....need to find more in future
Change of approach

Build on the strengths of the Plan:
» work with what we’ve got and make it better

Pre-engagement - more conversations:
» Conversation series - in-fill, medium density guidelines, green infrastructure, healthy neighbourhoods etc
» Build partnerships - with key stakeholders to resolve issues + gain ownership of key new policy directions

Statutory Consultation (August-September)
Consultation Process

Council + Industry Engagement

» 28 February: First conversation - Renewing our Urban Future
» 21 April: Second conversation (2 sessions) – Medium Density Guidelines
» 5 May: Third conversation – Making Infill work
» 23 May: Fourth conversation – Green Infrastructure
» 3 June: Fifth conversation – Inner Metropolitan Council session
» 10 June: Sixth conversation – Outer Metropolitan Council Session

Agency & Council review

Meetings and review held with key State Government agencies and Council staff to review draft document
Therefore the **2016 Update** will...

- Continue the strategic direction and format of the 2010 Plan – *the Plan is not broken*
- Be an **addendum to the 2010 Plan** but will be a **stand alone document**
- Provide a **clearer line of sight**
- Better interface policies
- Make use of the new Planning, Development and Infrastructure Act tools
- Integration of land use and transport planning (**ITLUP**)  
- **Recognise the other levers**

<table>
<thead>
<tr>
<th>3 Objectives &amp; 14 Principals Unchanged</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>30 Year Plan 2010</strong></td>
</tr>
<tr>
<td>89 Targets</td>
</tr>
<tr>
<td>16 Policy Themes</td>
</tr>
<tr>
<td>238 policies</td>
</tr>
<tr>
<td>153 Regional Directions</td>
</tr>
</tbody>
</table>
Key objectives - Updated Plan

» Three objectives unchanged
» Reinforce the new urban form + strengthen the focus on infill development
» Support economic development + unlock investment potential
» Facilitate affordable living + diverse housing choice
» Support the Environment + Food Production Area
» Enhance Adelaide’s liveability that attracts talented people + jobs
» Support updated population target
### The 2016 Update Targets

<table>
<thead>
<tr>
<th>Target</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target 1</strong></td>
<td>80% of all new housing in metropolitan Adelaide will be built in established areas by 2045</td>
</tr>
<tr>
<td><strong>Target 2</strong></td>
<td>40% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line public transport corridors.</td>
</tr>
<tr>
<td><strong>Target 3</strong></td>
<td>Increase the work trips made by active transport modes in metropolitan Adelaide by 50%</td>
</tr>
<tr>
<td><strong>Target 4</strong></td>
<td>80% of residents within metropolitan Adelaide live in walkable neighborhoods by 2045</td>
</tr>
<tr>
<td><strong>Target 5</strong></td>
<td>Tree canopy is increased to an average of 30% across the urban area metropolitan Adelaide by 2045</td>
</tr>
<tr>
<td><strong>Target 6</strong></td>
<td>Increase the diversity of housing by 25% in metropolitan Adelaide by 2045</td>
</tr>
</tbody>
</table>
80% of all new housing in metropolitan Adelaide will be built in established areas by 2045

Baseline - 70% for Greater Adelaide
Method – derived from State Valuer-General data

Key benefits
» More people live closer to jobs
» Support vibrant main streets
» Make the most of existing infrastructure
» Increase diversity of housing & lifestyle choices
Benefits of Containing Sprawl

CONSTRUCTION ECONOMY BENEFITS

- Infill (re-subdivision): $657m
- Greenfield Periphery (fringe): $282m

COSTS TO PROVIDE INFRASTRUCTURE

- Infill (major renewal): $15-25m
- Infill (re-subdivision): $25-45m
- Greenfield Periphery (fringe): $62-89m

Source: Adapted from Urban Infill vs Greenfield Development, Infraplan, December 2013
40% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line public transport corridors.

Baseline - 34%
Method - GIS analysis of dwellings built + proximity to fixed line transit

Key benefits
» Support investment in public transport (e.g. trams)
» Increase public transport travel & active travel
» Reduce reliance on cars & carbon emissions
» Support development of walkable healthy neighbourhoods
We need to increase population density to make quality public transit more viable & cost effective

Tram-based cities have a minimum of around 3000 people per km²

Source: Infraplan 2014
Desirable Places to Live

2014 Population Density by ABS SA2
TARGET 3

Increase the work trips made by active transport modes in metropolitan Adelaide by 50%

Baseline - 12.5 % (Inner: 16%, Middle: 12% and Outer: 7.5%)
Method - ABS data

Key benefits
» Reduce air pollution and green house gases
» Increase physical activity levels
» Support affordable living options
» Reduce traffic congestion
» Improve road safety
» Economic value of active transport
Benefits per kilometre
Walking $2.12 per/km
Cycling $1.43 per/km

“Active Travel saves the national economy $1.43 billion a year”
Benefits - Household Costs

TOTAL 20 YEAR COST PER HOUSEHOLD

- **Apartment - City**: $579,000
  - Interest Costs: $311,000
  - Transport Costs: $268,000
- **Infill - Middle Ring**: $637,000
  - Interest Costs: $331,000
  - Transport Costs: $306,000
- **Greenfields - Fringe**: $735,000
  - Interest Costs: $211,000
  - Transport Costs: $524,000

Source: Adapted from Urban Infill vs Greenfield Development, Infraplan, December 2013
Walkable Neighbourhoods Provide...

**TARGET 4**

80% of residents within metropolitan Adelaide live in walkable neighborhoods by 2045

New target – in progress, may have sub-targets for inner, middle and outer metro Adelaide

Method – A multi-criteria analysis (through GIS) which will be weighted

---

**Local Access to Public Open Space**

A diverse range of public open spaces with all dwellings having at least one option within 400m.

---

**Streets for People**

Streets will be green and leafy ‘places’ to spend time as cycling and walking friendly ‘links’.

---

**Close Access to Local Shops, Services and Community Centres**

Up to 15 minutes walk (1km) to an activity centre which includes local shops, services and community gathering place such as libraries.

---

**Nearby Access to Schooling and Childcare**

Up to 15 minutes walk (1km) to a primary school, childcare centre or kindergarten.

---

**Easy Access to Frequent Public Transport**

Up to 5 minutes walk (400m) to high frequency bus stop or 10 minutes walk (800m) to a train station, tram or O-Bahn stop.
Walkable Neighbourhoods

Key benefits
- Create liveable places to live, visit and work
- Reduce health budget costs through more people walking and cycling
- Support affordable living options
- Create value for local businesses
- Reduce congestion
- Improve safety
- Reduce environmental impacts
- Social inclusion benefits
Tree canopy is increased to an average of 30% across the urban area metropolitan Adelaide by 2045

**Baseline** - average 20% within metropolitan Adelaide*

**Method** – i-Tree Canopy software (survey/aerial photography)
The average number of days above 35°C in Adelaide is predicted to increase from 17 to 47 by 2070.
Urban Tree Canopy
Increase the diversity of housing by 25% in metropolitan Adelaide by 2045

Baseline - 72% of housing is currently detached houses in 2015, only 4% apartments

Method – Analysis of annual dwelling count data

Key benefits
» Provide options for our changing demographic
» Affordable housing options
» Opportunities for sensitive infill
» Higher densities in key locations to support walkable, liveable neighbourhoods
We need new models of housing
to provide choice for our different households types, life stages and lifestyle choices
Next steps + opportunities for getting involved

New website to launch soon

**Aug/Sept** Statutory Consultation process and written submissions received

**Oct/Nov** Finalise update plan with Cabinet sign-off and release

**Sept/Oct** Tram planning consultation (ITLUP)

- **ProspectLINK** - Week of the 12th September
- **EastLINK** - Week of the 19th September
- **WestLINK** - Week of the 26th September
- **PortLINK** - Week of the 3rd October
- **UnleyLINK** - Week of the 10th September
- **CityLINK** - Week of the 17th September