

City Plan – Executive Summary

Part One - Introduction

The City Plan outlines the City of Adelaide's spatial plan for the sustainable growth and development of our city. It provides an urban design framework to guide planning within the City of Adelaide, working towards Council's target population of 50,000 residents by 2036.

The City Plan —Adelaide 2036 communicates how we foresee development to achieve a range of key objectives in support of our city's growth. To stimulate growth and investment, the City Plan identifies strategic places and sites including the city's main streets, where the City of Adelaide will invest in greening, technology, public realm, amenity, and social and civic infrastructure to stimulate investment by others.

The case for investment

Successful cities around the world have strong residential populations living locally. With a state-wide population projection of an additional 730,000 residents requiring 300,000 new dwellings by 2051, the City of Adelaide is committed to contributing to this growth through interventions to support doubling of the resident population from 26,000 to 50,000 by 2036.

Land supply studies for the city identify more than adequate privately held land to meet future development demand. This can be supported by the work the City Plan is doing to ensure planning policies incentivise and enforce supply of diverse, affordable and environmentally sustainable developments.

How City Plan was developed

The City Plan is informed by a significant body of research, city wide spatial analysis developed and distilled from over 400 datasets. The datasets have been used to develop metrics to analyse and measure interventions, outcomes, and progress. These metrics will be used to assess, track and monitor outcomes and growth across the city.

Input from the community has shaped the priorities and strategies outlined in the draft City Plan, including the City Plan Studio in September 2023, YourSay Adelaide online engagement in April 2024, and local area focus groups in April 2024.

Strategic Context

The City Plan provides the framework to deliver on planning strategies and priorities at both the State and Local Government levels, guiding city wide strategies and the local area framework. The City Plan aligns with overarching objectives such as climate action, sustainable development, and urban growth management, while also considering infrastructure management and asset renewal.

Caring for Country

Embedding First Nations perspectives and knowledge into the shaping of our city requires meaningful integration of Kurna voices and perspectives into the planning and a collective vision, aspirations and coauthored roadmap.

The City of Adelaide recognises the Kurna people as the Traditional Owners of the Adelaide Plains and the Kurna Yerta Aboriginal Corporation as the cultural authority for Kurna Country.

The City of Adelaide is committed to meaningful engagement with Kurna people. This section outlines the process and approach to meaningfully embed First Nations perspectives and knowledge into our planning.

We will continue to listen and learn from Kurna people as we implement the City Plan.

Part Two - City Plan Framework

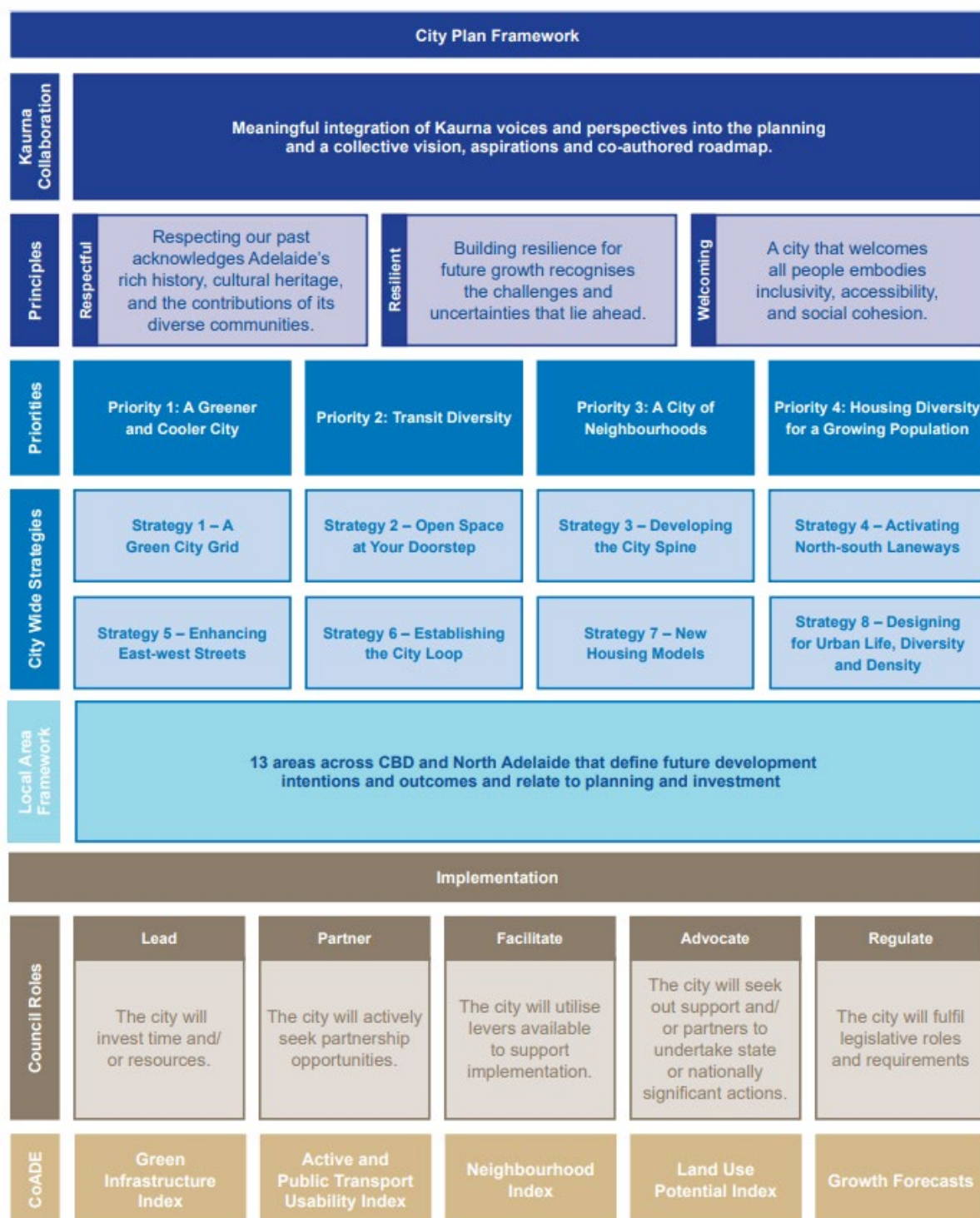


Figure 1.1 City Plan Structure – Plan on a page

City Plan Principles

The City Plan is underpinned by the following three principles:

Respecting our past — Respecting our past acknowledges the City of Adelaide's rich history, cultural heritage, and the contributions of its diverse communities. It emphasises the preservation and celebration of the city's unique identity while fostering inclusivity, understanding, and appreciation of different cultures, traditions, and perspectives. This principle ensures that the City Plan honours and integrates its past, creating a sense of pride and belonging among its residents.

Building resilience — Building resilience for future growth recognises the challenges and uncertainties that lie ahead. This principle focuses on enhancing the city's ability to withstand and adapt to various social, economic, and environmental changes. By incorporating sustainable practices, infrastructure development, and climate adaptation strategies, the city can foster long-term viability and prosperity, ensuring the well-being and quality of life for its residents.

Welcoming for all people — A city that welcomes all people embodies inclusivity, accessibility, and social cohesion. This principle seeks an environment that embraces diversity, fosters equality, and provides opportunities for all individuals and communities. The city aims to be a place where everyone feels valued, supported, and empowered to contribute to its social fabric and economic growth. By embracing inclusivity, the city strengthens its social capital and cultivates a vibrant and harmonious community.

City Plan Priorities

The City Plan identifies four priorities for sustainable growth in the city.

Priority 1: A greener and cooler city - Environmental sustainability is a cornerstone of City Plan with a focus on increasing green spaces and streets throughout the city and the Adelaide Park Lands.

Priority 2: Transit Diversity - The City Plan emphasises the importance of a well-connected and efficient transportation network, with a focus on mode shift to active transport and greater transit diversity.

Priority 3: A city of neighbourhoods - As a city of neighbourhoods, the City Plan will prioritise the enhancement of the many individual identities and places within the broader city fabric and embed place based objectives for growth.

Priority 4: Housing diversity for a growing population - The City Plan supports diversity in housing options, neighbourhood design and will cater to a range of needs and demographics including the missing middle of housing.

City Wide Strategies

City Wide Strategies have been developed to unlock the growth potential of the city and target intervention and investment in sustainable growth. Grounded in the evidence base provided by the city wide spatial analysis, the strategies provide direction for future investigations, investment, advocacy, planning and policy interventions.

City wide strategies align with the objectives outlined in the *Planning Development and Infrastructure Act 2016*, and the Greater Adelaide Regional Plan (GARP). This approach ensures that the City Plan serves as a strategic document informing future Code Amendments and Policy, effectively guiding development and growth in accordance with regional priorities.

Strategy 1: A Green City Grid - The city streets and Squares will form a green grid for the city, connected by shaded pedestrian paths and active transport. The green grid will create green corridors that contribute to cooling, climate resilience, biodiversity and comfort to the users of the city.

Strategy 2: Open Space at your doorstep - The Adelaide Park Lands and the City Squares will be places for active and passive recreation and social engagement with a mix of urban uses around the Squares.

Strategy 3: Developing the City Spine - The City Plan will promote the city as the State's civic, cultural and commercial centre as well as providing a quality residential offering and a place which showcases the best of South Australia to the rest of the nation. North Adelaide and the CBD will be better connected by building upon the role of King William Street as a key movement corridor connecting the north to the south.

Strategy 4: Activating North South Laneways - North-south laneways will continue to be transformed into vibrant corridors for pedestrian movement, community connection, business activity and economic prosperity.

Strategy 5: Enhancing East West Streets - The city's unique places and urban fabrics will be walkable experiences from east to west. Through the City Plan we will encourage development along the main east-west connections ensuring essential active and public transport connections. The City Plan will encourage people to use all parts of the city through diverse offerings, ground floor activation, and ease of access on foot, wheel and public transport.

Strategy 6: Establishing the City Loop - The City Plan's focus on transit diversity and walkable experiences will be complemented by a light rail loop that provides for sustainable movement, transit-led growth and connected neighbourhoods and places. A City Loop will be investigated to provide an easy way for people to move around the city and explore its neighbourhoods.

Strategy 7: New Housing Models - Residential growth in the city will see the introduction of new housing models and the conversion of underutilised sites for housing. A focus on the 'missing middle' will deliver a broad range of housing options to welcome all ages, cultures and socio-economic cohorts.

Strategy 8: Designing for Urban Life, Diversity and Density - The City Plan articulates the built form principles for enabling growth outcomes while considering local context and place. The City Plan sets principles for height which seek to unlock the growth potential of the city and ensure it is a desirable place to live, work and visit, including:

- Protection of solar access to public open spaces.
- Reinforce prominence of key places and streets, whilst protecting the amenity of these places.
- Protect and respond to the heritage character within the city.

Local Area Framework

The City Plan provides a local area framework that describes the identity and place principles for 13 neighbourhoods across the City of Adelaide as developed through engagement and spatial analysis. See Figure 1.2.

The place principles translate the city wide strategies to the local level and include other place-based interventions that support the priorities of the City Plan.



Figure 1.2 – Local Area Zones

Part Three – Implementation Plan

The draft City Plan recognises that the City of Adelaide doesn't control all the levers to achieve the strategies identified in the Plan. There are several avenues the City of Adelaide can pursue to achieve the ambitions set out in the City Plan:

- Lead – City of Adelaide will invest time and/or resources.
- Partner – City of Adelaide will actively seek partnership opportunities.
- Facilitate – City of Adelaide will utilise levers available to support implementation.
- Advocate – City of Adelaide will seek out support and/or partners to undertake state or nationally significant actions.
- Regulate – City of Adelaide will fulfil legislative roles and requirements.