

Planning and Development Reforms in Adelaide

October 2012

On 25 October 2012 the South Australian Minister for Planning, John Rau, announced the finalisation of the Adelaide Development Plan Amendment (DPA), which introduces new planning policies for the city. The policies are aimed at providing a sound platform for development, attract investment and stimulate more activity and vibrancy in the heart of the city and around the Adelaide Park Lands.

Press release available [here](#).

An interim DPA took effect in March 2012 but has now been amended further to a consultation process. The additional changes resulting from consultation on the interim amendment plan include:

- exemption to minimum building heights;
- new Procedures for local heritage;
- increased public notification requirements; and
- earlier community engagement.

Full Development Plan Amendment [here](#).

The planning and development reforms are part of the Government's broader plan to create a 'vibrant Adelaide' encompassed in the [30 Year Plan for Greater Adelaide](#).

Background

In September 2011 the Minister for Planning commissioned a report into changes that could be made to the Adelaide Development Plan to provide a supportive and enabling policy regime for the city's revitalisation. The Minister's report finalised in December 2011, included a range of recommendations on policy improvements that could be made to unlock the city's potential and complement the range of initiatives that would help shape a vibrant and liveable city.

The Adelaide Development Plan Amendment

The Adelaide Development Plan Amendment (DPA) aimed to establish a more robust and flexible planning framework for Adelaide, supporting high-quality, innovative design in new development. The DPA reforms include:



- a new Capital City Zone providing for framework to stimulate investment across the square mile, while also setting high standards for design excellence;
- a change in allowable building heights;
- a greater mix of uses (housing, shops, cafes, restaurants and offices);
- better links between ground floors and public spaces and more vibrant main streets;
- better defined boulevards (such as King William, Grote and Wakefield streets);
- activation of the city squares and park lands;
- innovative development on 'catalyst sites' that encourage more vibrant neighbourhoods;
- quality outcomes with design at the forefront of the planning process through the establishment of a new city design review panel; and
- faster decisions - answers within 10 days of lodgement with design review panel input.

Since the interim reforms were introduced in March 2012, \$1.2 billion worth of private development projects have been proposed, which includes four projects worth \$256 million that have been approved by the Development Assessment Commission, the planning authority for the City of Adelaide for projects over \$10 million.

Consultation on the DPA took place from 28 March until 1 June 2012 and was conducted by the Development Policy Advisory Committee (DPAC), an independent statutory committee that provides advice to the Minister on planning and development issues.

A total of 52 submissions were received, including 6 from councils, 13 from State Government agencies and 33 from the public and business sector.

All submissions are available [here](#).

The Minister revised the amendment on the basis of DPAC's report on the consultation and recommendations. Notice of the Minister's approval of the final amendment was given in the South Australian Gazette on 25 October 2012.