

Reforms of Adelaide's Planning and Development Laws

March 2012

On 27 March 2012 SA Premier Jay Weatherill together with the Adelaide City Council announced significant reform of Adelaide's planning and development laws, brought about by an agreement between the South Australian Government and Adelaide City Council.

The reforms encompass the South Australian Government's Capital City Development Plan Amendment and the establishment of the City Review Design Panel; together with the Adelaide City Council's Heritage Development Plan Amendment.

The planning and development reforms are a part of Premier Weatherill's broader plan to create a 'vibrant Adelaide,' encompassed in the [30 Year Plan for Greater Adelaide](#), released in 2010. The Adelaide City Council's press release is available [here](#). The Premier's press release is available [here](#).

The Capital City Development Plan Amendment

The Capital City Development Plan Amendment (DPA) aims to establish a more robust and flexible planning framework for Adelaide, that will support high-quality, innovative design in new development. The Capital City 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.

The Capital City DPA was brought into immediate operation on a temporary basis while public consultation is undertaken. While the amendment is now in effect, changes can still be made in response to public consultation. The period for public consultation is open from now until 1 June 2012. The public consultation process will include public meetings. Information on how to make submissions under the public consultation is available [here](#). The South Australian Government has provided a community info sheet, which is available for download [here](#).

City Design Review Panel

The establishment of a City Review Design Panel is an integral part of the planning and development reforms, and aims to put design at the forefront of development approval processes. All development projects over \$10 million before the Development Assessment Commission (DAC) will be scrutinised by the City Review Design Panel, an expert design panel headed by the Government Architect, Ben Hewett. The panel will also advise the DAC on whether the design of a project is in keeping with the surrounding area.

This new review process aims to promote high-quality, innovative design and ensure buildings are better connected with their surroundings.

The Heritage Development Plan Amendment

The Heritage DPA proposes to designate 77 buildings within the Adelaide CBD as local heritage places. The designation aims to protect Adelaide's heritage and historic character through a period of business and population growth.

The 77 buildings proposed for listing have been identified by four heritage surveys of Adelaide that have been commissioned by the Adelaide City Council since the *Development Act 1993*.

The Heritage DPA has now entered a period of public consultation. Feedback on the 77 proposed sites can be provided online [here](#). Feedback can also be provided in person at the Adelaide City Council planning lab at 25 Pirie St Adelaide, Monday – Friday 8.30am – 5.30pm. The Adelaide City Council has prepared a [summary list](#) of the proposed sites, together with a [Fact Sheet](#) on the heritage listing process.

The full Heritage Development Planning Amendment is available [here](#).

Response

The South Australian Division of the Property Council of Australia, who have been advocating for such reform to development and planning in Adelaide for some five years, have welcomed the reforms.