



Australian Institute
of Landscape Architects

**swanbury
penglase**
architects *of*
human space









**biodiversity – health & well being – green
infrastructure – quality design – urban heat island**

macro – meso - micro

macro

THE 30-YEAR PLAN FOR GREATER ADELAIDE

2017 Update



Government of South Australia
Department of Planning,
Transport and Infrastructure

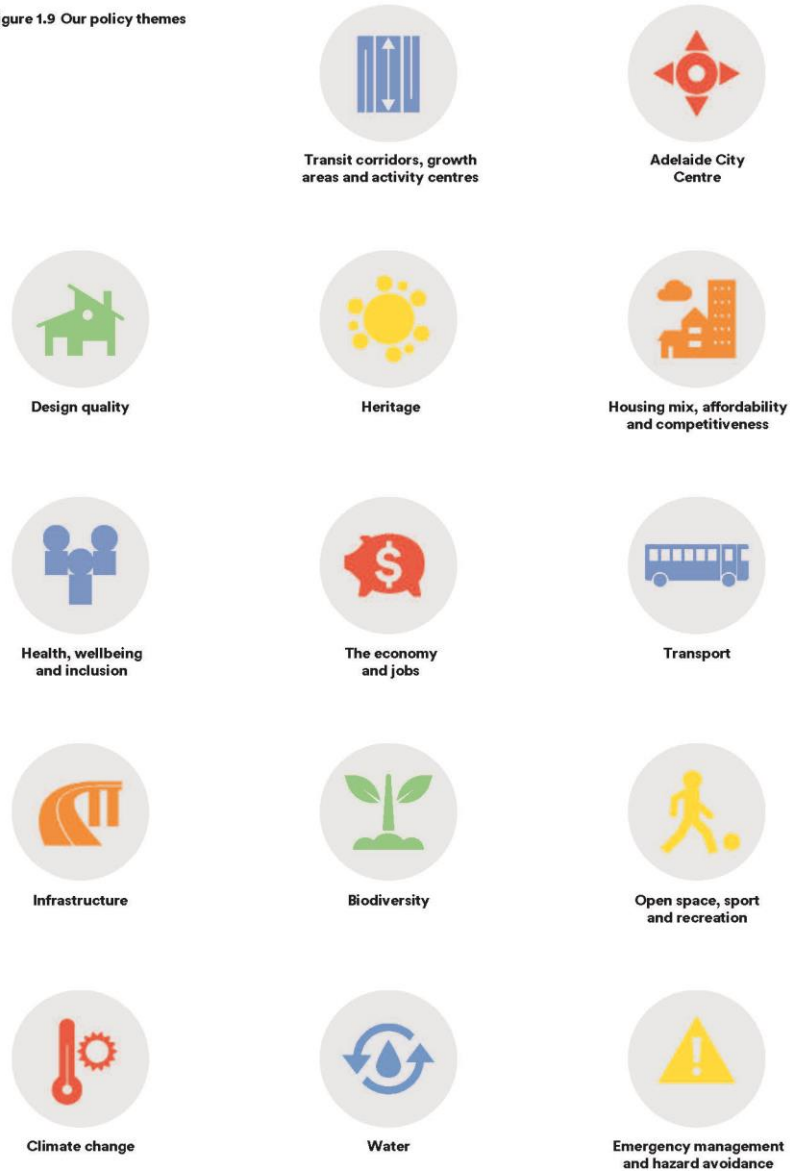
Figure 1.1 Objectives of the Plan



Figure 1.2 Principles of the Plan



Figure 1.9 Our policy themes



Our targets

These six high level targets will help measure our progress on delivering the new urban form and how Greater Adelaide will become a more liveable, sustainable and competitive place.

Part 3 outlines these targets in detail.

1



Containing our urban footprint and protecting our resources

1.1 - 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045

1.2 - 90% of all new housing in Outer Greater Adelaide will be built in established townships and designated urban development areas

Baseline

1.1 - 76%

1.2 - 88%

Method

Annual dwelling count data

4



Walkable neighbourhoods

Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan* Adelaide by 25% by 2045

Baseline

Inner Metro: 73%

Middle Metro: 53%

Outer Metro: 30%

Method

A multi-criteria analysis (through GIS)

*Established urban areas, including townships in Outer Metropolitan Adelaide

2



More ways to get around

60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045

Baseline

40.2%

Method

GIS analysis of dwellings built and proximity to public transit

5



A green liveable city

Urban green cover is increased by 20% in metropolitan Adelaide by 2045

Baseline

27.28%

Method

Survey/aerial photography

3



Getting active

Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045

Baseline

Inner Metro: 24%

Middle Metro: 14.4%

Outer Metro: 9.1%

Method

ABS data

6



Greater housing choice

Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

Baseline

Metropolitan Adelaide: 75% of new dwellings are detached houses

Townships: 90% of new dwellings are detached houses

Method

Analysis of dwelling count data (rolling 5 year average)

Design quality



Relevant Targets

- 1 Target 1
- 2 Target 2
- 3 Target 3
- 4 Target 4
- 5 Target 5
- 6 Target 6

Facilitate good design outcomes that ensure new development positively contributes to existing neighbourhoods

As the face of Greater Adelaide changes (through its increased focus on urban infill), it will be important to ensure new development in existing suburbs is undertaken sensitively. The planning system will therefore facilitate the development of neighbourhoods that reflect local identity and supports decision-making that builds local character.

Well-designed new development will help to activate open spaces, contribute to the streetscapes, and facilitate the creation of new housing products for the market.

The enhancement of supporting neighbourhood infrastructure such as streetscapes and local parks, should be part of any new major development. A quality public realm not only contributes to quality of life and wellbeing, but also builds community pride, attracts investment and economic development.

Competitiveness will be further strengthened by encouraging high quality and innovative design that creates beautiful buildings and public places. New and redeveloped precincts will have unique characters, with an urban form that builds the distinctive character and valued heritage of Adelaide's existing neighbourhoods. New and revitalised public spaces will be vibrant gathering place, with active edges and managed events programs supported by innovative, adaptable infrastructure.



Harts Mill Surrounds

Design quality

Policies

- P25.** Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.
- P26.** Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.
- P27.** Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors and existing detached housing precincts.
- P28.** Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.
- P29.** Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.
- P30.** Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.
- P31.** Recognise the unique character of areas by identifying their valued physical attributes.
- P32.** Encourage higher density housing to include plantable space for trees and other vegetation where possible.



Health, wellbeing and inclusion

Relevant Targets

- 2 Target 2
- 3 Target 3
- 4 Target 4
- 5 Target 5

Create healthy neighbourhoods that promote cycling, walking and public life

Healthy, walkable neighbourhoods are places where people can afford to live, learn, work and play. They offer a wide range of services that can easily be reached on foot or by bicycle, including schools, health care, shops, parks, sports facilities and public transport. They also provide streets and public spaces that support diverse and vibrant public life, biodiversity and physical activity opportunities. They connect people with nature, support social interaction, are multi-functional and will better meet active and healthy lifestyles as

Adelaide's new and more compact urban form evolves. Healthy neighbourhoods also have access to affordable and diverse housing options which meet Greater Adelaide's varied household and family structures.

Creating compact mixed use communities ('the new urban form') is essential to supporting increases in walking, cycling and public transport. Higher residential densities are needed to create vibrant neighbourhoods by ensuring that there are enough people to support local shops, services, public transport and community facilities within walking distance. The better integration of transport and land use planning is a critical component of this.



Health, wellbeing and inclusion

Policies

P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:

- diverse housing options that support affordability
- access to local shops, community services and facilities
- access to fresh food and a range of food services
- safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity
- diverse areas of quality public open space (including local parks, community gardens and playgrounds)
- sporting and recreation facilities
- walkable connections to public transport and community infrastructure.

P48. Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.

P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.

P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.

P51. Facilitate and support the value of local ownership by supporting communities and businesses to help shape and look after their local open spaces and streetscapes.

P52. Support a diverse range of cultural initiatives, such as public art, to stimulate the revitalisation of communities and social cohesion.

P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.

P54. Prioritise Planning and Development Fund grants for improved access to quality public realm (such as playgrounds, linear paths and new open space purchases) at strategic locations.



Bonython Park

Climate change



Relevant Targets

1 Target 1

2 Target 2

3 Target 3

4 Target 4

5 Target 5

Mitigate against and adapt to our changing climate

Adelaide is vulnerable to changes in the temperature, extreme weather events, sea level rise, and associated storm surges. Greater Adelaide's future prosperity and liveability will depend on how effectively we address and respond to the impacts of climate change.

Promoting a more compact urban form (through locating jobs and housing closer to public transport to reduce car travel)

will play a critical role in reducing the growth of greenhouse gas emissions. Additionally, creating environments that are green and cooling will make Greater Adelaide more liveable in a warmer climate, hotter temperatures and extreme weather conditions.

Encouraging and enabling the establishment and expansion of green industries, technologies and building innovation will provide Adelaide with a competitive advantage and improve its capacity for ongoing resilience to climate change.



Climate change

Policies

P105. Deliver a more compact urban form to:

- protect valuable primary production land
- reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas
- conserve areas of nature protection areas
- safeguard the Mount Lofty Ranges Watershed
- reduce vehicle travel and associated greenhouse gas emissions.

P106. Protect key coastal areas where critical infrastructure is at risk from sea level rise, coastal erosion and storm surges, and ensure new coastal development incorporates appropriate adaptation measures.

P107. Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.

P108. Promote green infrastructure (including green roofs, vertical gardens and water sensitive design) in higher density and mixed-use developments to assist with urban cooling, reduce building energy use and improve biodiversity.

P109. Support a zero waste culture by reducing the waste footprint of new development.

P110. Encourage the adoption of best practice waste management design and systems in high-density residential and mixed use developments.

P111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets

and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.

P112. Provide the opportunity for neighbourhood-level alternative energy supplies, which may include embedded and distributed renewable energy, co-generation and smart grid/green grid technology.

P113. Promote energy efficiency, the use of renewable energy sources and neighbourhood level alternative energy supplies and storage in new developments to reduce energy costs and carbon footprint.

P114. Encourage the provision of electric vehicle charging points in new higher-density developments, large public and private car parks, activity centres and employment lands.



Biodiversity



Relevant Targets

5 Target 5

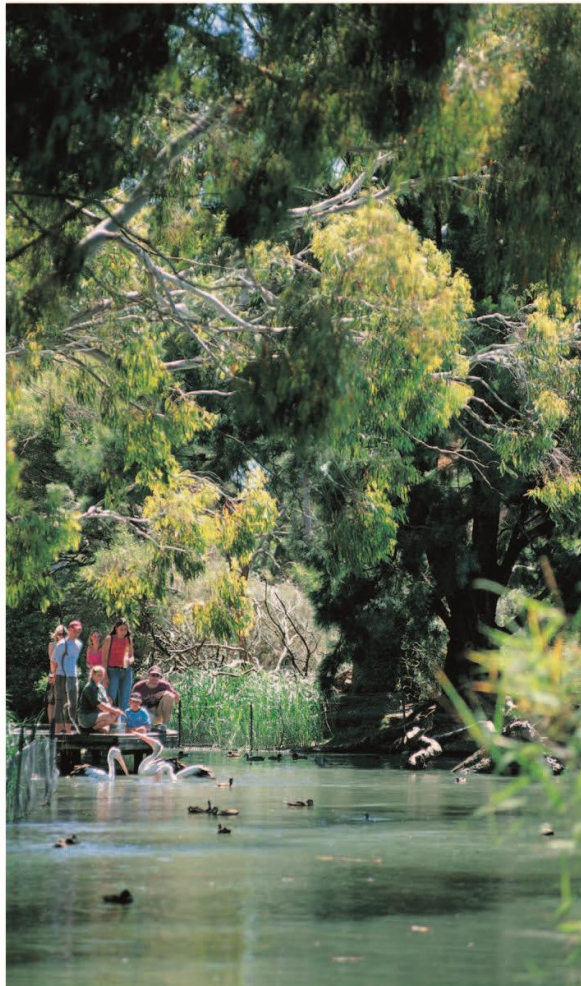
Valuing our natural environment and enhancing biodiversity

Adelaide is rare in world terms because it is a capital city in the middle of a biologically diverse area. However, our patterns of consumption and development have fragmented and disrupted natural systems, resulting in a significant loss of biodiversity.

Protecting and re-establishing this biodiversity is important to restoring and maintaining our functioning ecosystems – particularly in key areas such as the Mount Lofty Ranges – and making our environment more resilient against the anticipated impacts of climate change.

Protecting and improving biodiversity within our urban environments is also important.

Maintaining a healthy, biologically diverse environment will help make Greater Adelaide a better and more productive place to live. It will provide us with premium food and wine for exporting, clean air and water, building materials, recreational opportunities and increased tourism opportunities.



Biodiversity

Policies

P90. Delineate and maintain areas with significant environmental values to protect landscape health; conserve biodiversity; and improve development certainty and transparency (represented in Map 10). This includes:

- **Nature Protection Areas:** These are largely undeveloped areas that retain significant environmental values recognised through existing legislation. This includes protected public lands (such as conservation and marine parks), private protected lands (such as Heritage Agreements), and areas of native vegetation and listed wetlands. These areas should be protected from development unless specific exemptions apply.

- **Complementary Developed Landscapes:** These are substantially modified farming landscapes where existing land uses and significant environmental values, different from those in Nature Protection Areas, co-exist in a way that provides mutual benefits. The generally open and undeveloped nature of these landscapes should be maintained through appropriate zoning to support continuation of the primary production systems that create environmental niches for target species.

P91. Protect coastal features and biodiversity including:

- habitats that are highly sensitive to the direct impacts of development
- important geological and/or natural features of scientific, educational or cultural importance
- landscapes of very high scenic quality.

P92. Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.

P93. Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.

P94. Protect the natural and rural landscape character of the Hills Face Zone and ensure that land uses in this zone contribute to this landscape backdrop and area of significant biodiversity.

P95. Support the enhancement of the urban biodiversity of metropolitan Adelaide through a connected and diverse network of green infrastructure.

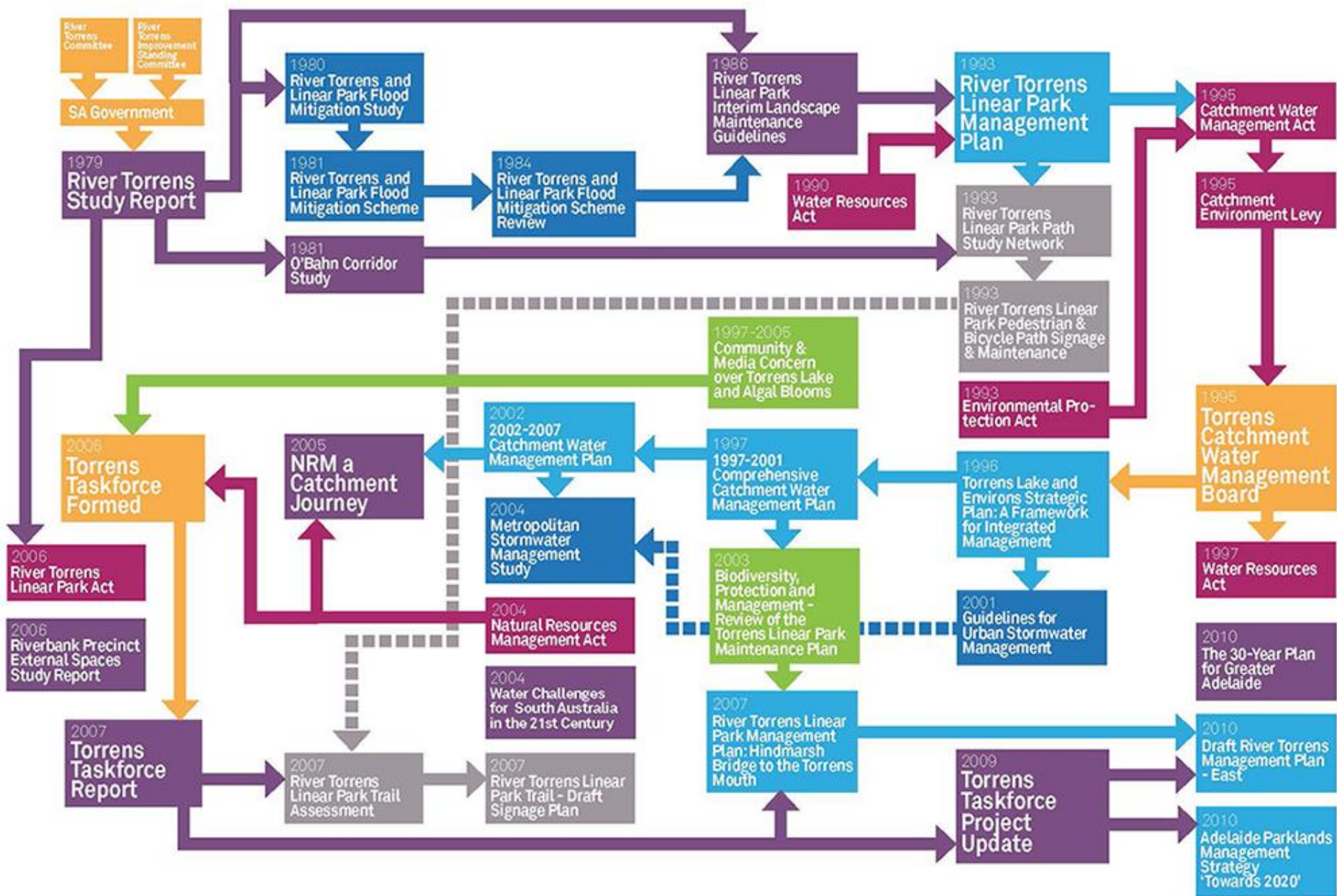
P96. Incorporate information on nature protection areas, complementary developed areas and coastal features within the South Australian Multiple Land Use Framework, to support consideration of benefits and consequences for land users and the wider community in land use decision-making.

P97. Minimise or offset the loss of biodiversity where this is possible and avoid such impacts where these cannot be mitigated (for areas not covered by the *Native Vegetation Act 1991*).

How does policy translate to projects?

*The best way to predict the future is to
design it*

Buckminster Fuller





Water_Greenway_People_Place_Environment

Figure 4 - Environmental Landscape

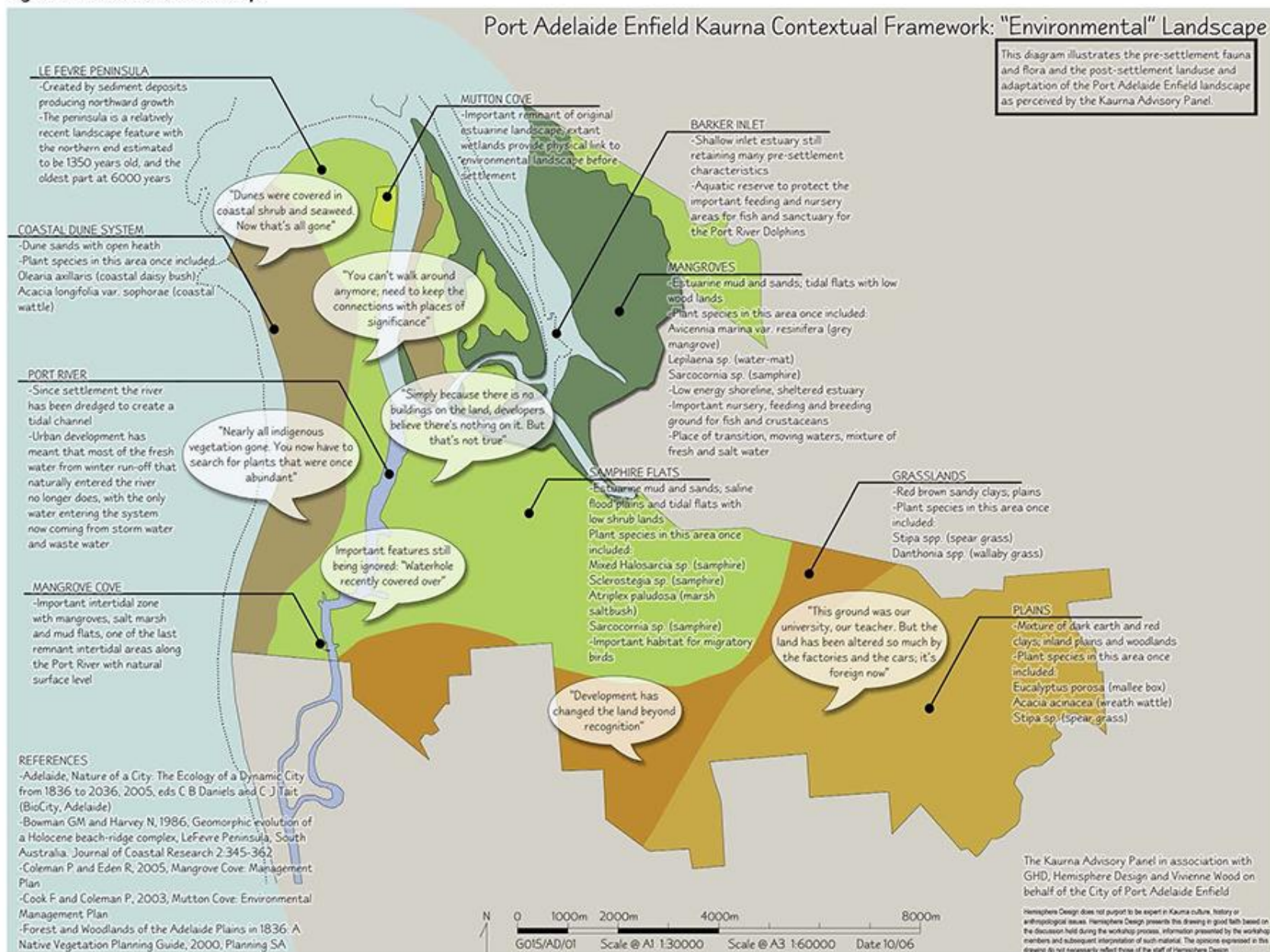
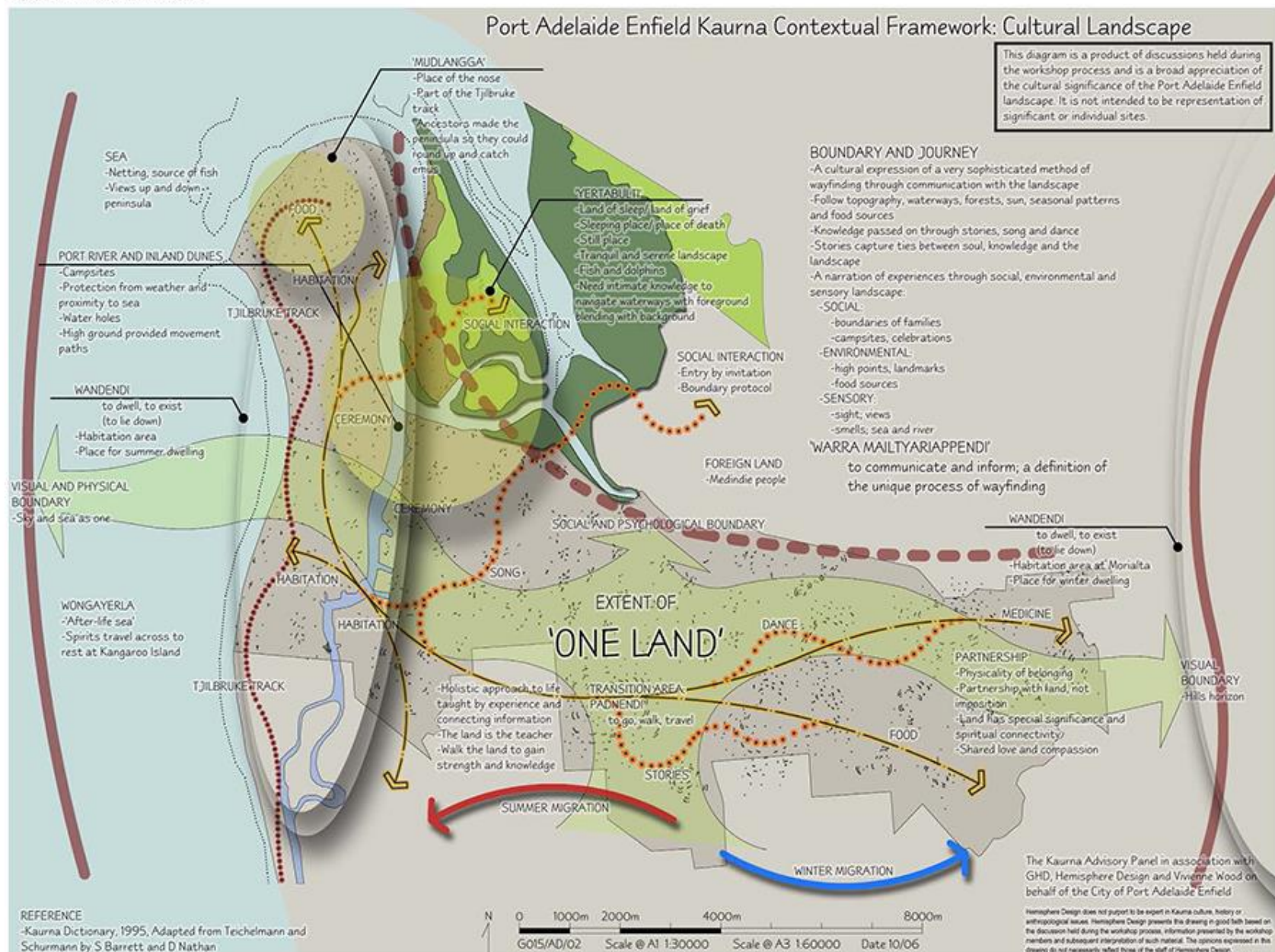
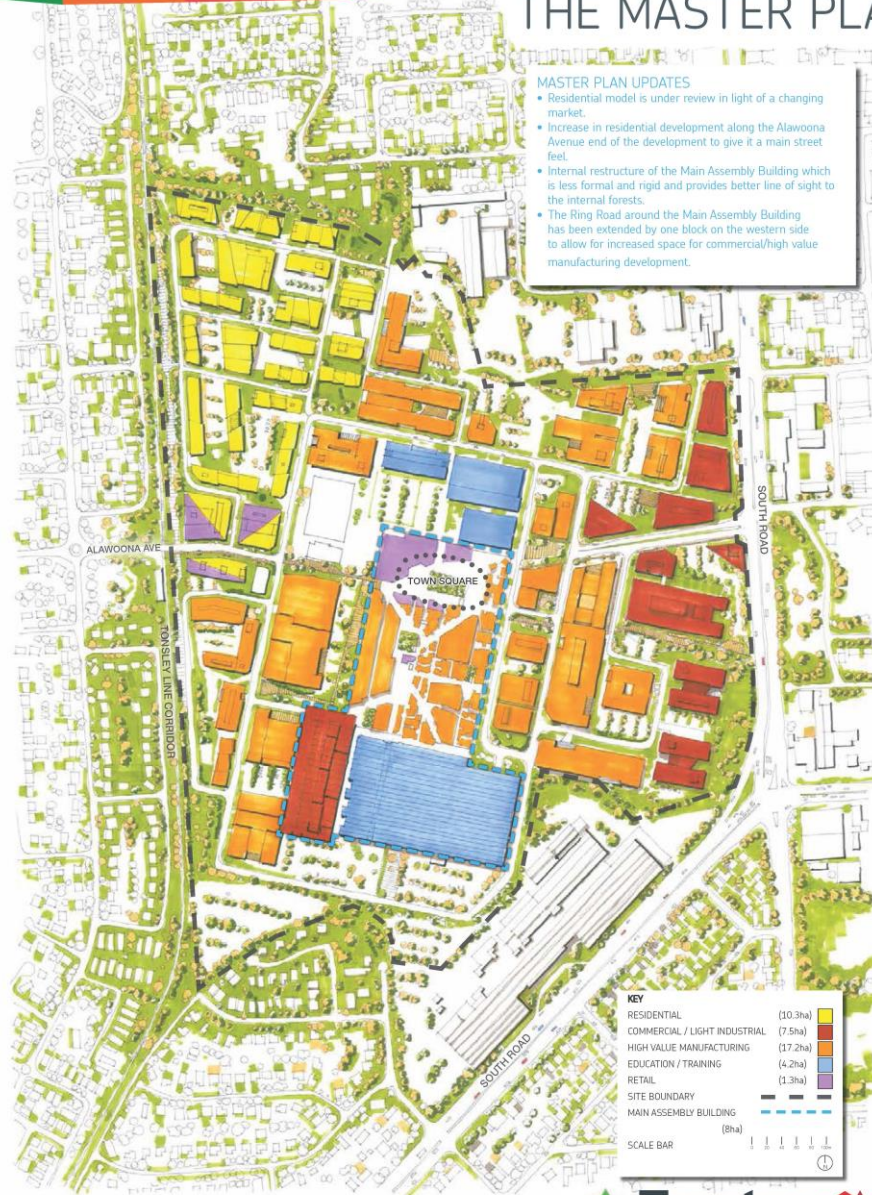


Figure 5 - Cultural Landscape



THE MASTER PLAN













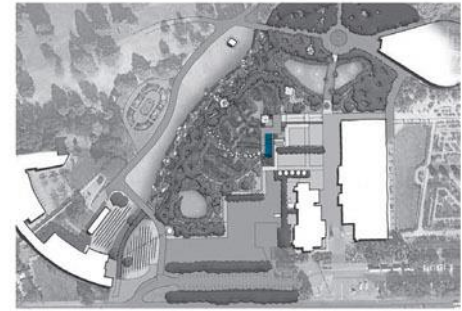
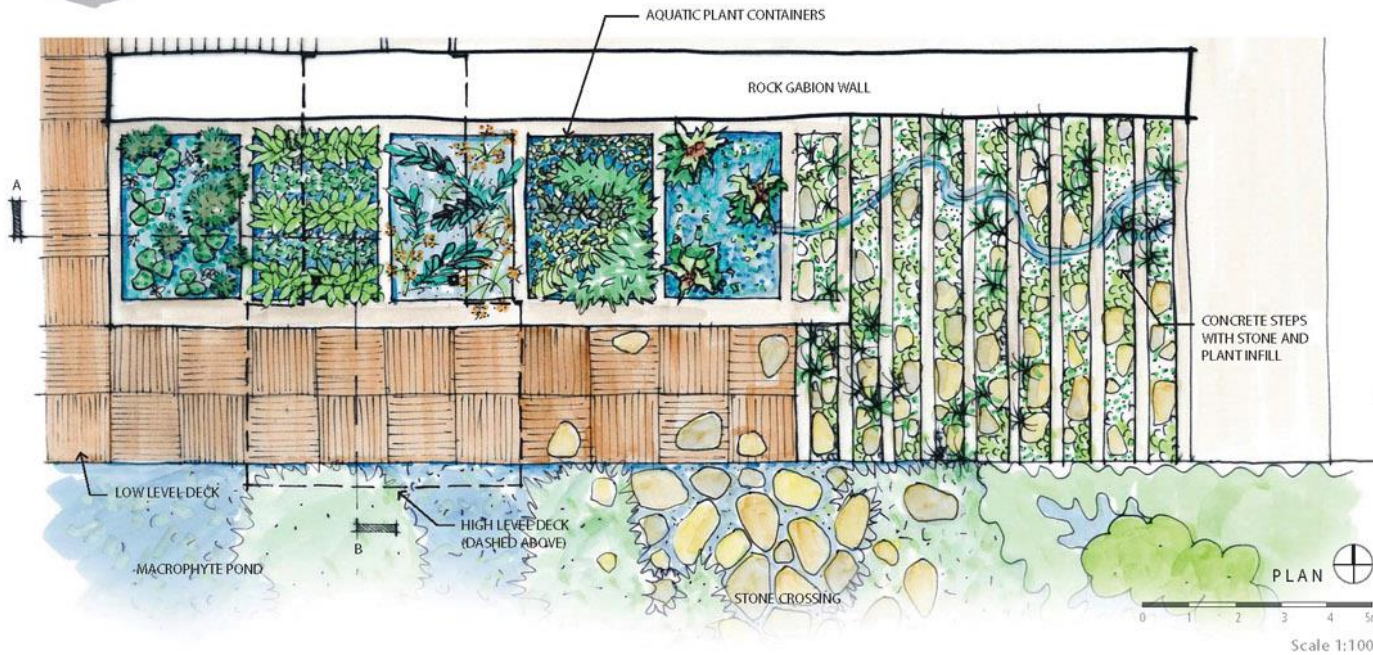
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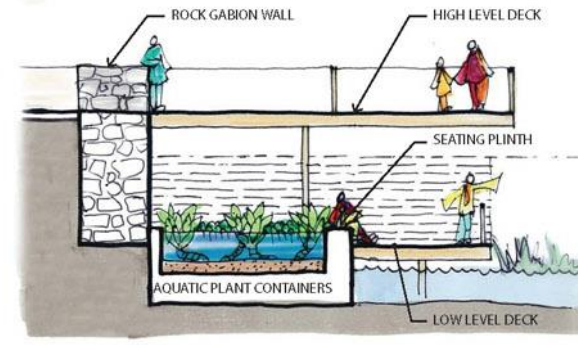
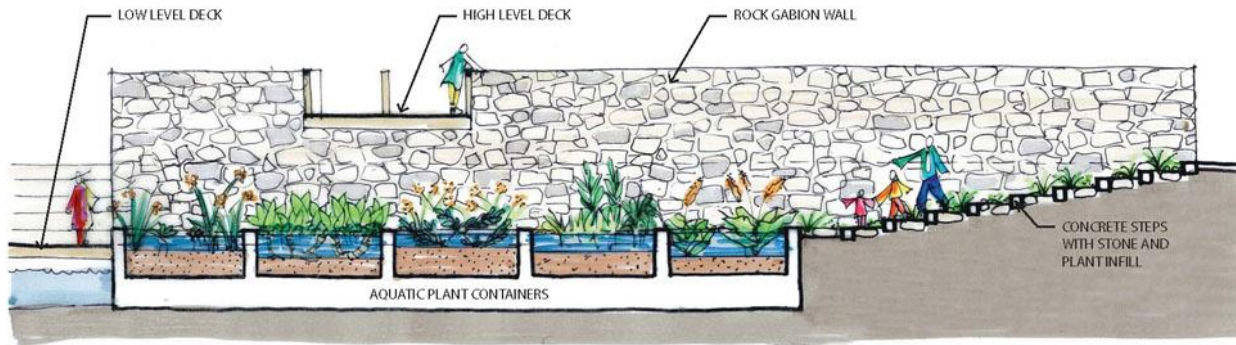


ZONE 4: EDUCATION ZONE

Aquatic Tanks



The plant containers provide the opportunity for the Botanic Gardens to develop unique, close up displays of wetland plant biodiversity from both local and world wide wetlands. This provides a unique and powerful interpretive and educational experience for both visitors and students.





micro



