



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 4 February 2025

at 7.00 pm

in the Colonel Light Room, Adelaide Town Hall

Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE
Meeting Agenda, Tuesday, 4 February 2025, at 7.00 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Councillor Noon (Chair)

Councillor Martin (Deputy Chair)

Deputy Lord Mayor, Councillor Elliott and Councillors Abrahimzadeh, Couros, Davis, Giles, Hou, Li, Dr Siebentritt
and Snape

Agenda

Item	Pages
1. Acknowledgement of Country	
At the opening of the City Planning, Development and Business Affairs Committee meeting, the Chair will state:	
‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.	
And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’	
2. Apologies and Leave of Absence	
Nil	
3. Confirmation of Minutes - 5/11/2024	
That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 5 November 2024, be taken as read and be confirmed as an accurate record of proceedings.	
View public 5 November 2024 Minutes .	
4. Declaration of Conflict of Interest	
5. Deputations	
6. Workshops	
6.1 Catalyst Site Policy Review Code Amendment	3 - 19
7. Reports for Recommendation to Council	
7.1 Built Heritage Management Policy Review for Approval	20 - 42
7.2 Submission to the Accommodation Diversity Code Amendment consultation	43 - 56
7.3 Draft Light Square / Wauwi Master Plan Phase 2 Consultation Summary	57 - 113
7.4 Community Land Management Plan Adelaide Central Market Amendment	114 - 142
7.5 Recission of the Liquor Licensing Policy	143 - 150
8. Reports for Noting	
Nil	
9. Closure	

Catalyst Site Policy Review Framework and Principles

Strategic Alignment - Our Places

Public

Tuesday, 4 February 2025

City Planning, Development and Business Affairs Committee

Presenter: Sarah Gilmour, Associate Director Park Lands, Policy and Sustainability

PURPOSE OF WORKSHOP

The purpose of this workshop is to seek Council Members' feedback to finalise principles for collaboration with the State Government on the review of catalyst site policies.

The City Planning, Development and Business Affairs Committee considered an item on Catalyst Site Policy Review Framework and Principles at its meeting on 5 November 2024 ([Link 1](#)). The Committee's recommendation was put to the Council at its meeting on 12 November 2024, where the Council resolved:

That Item 7.7 - Catalyst Site Policy Review Framework and Principles, be deferred to a workshop at the next meeting of the City Planning, Development and Business Affairs Committee.

At the Council meeting, an Undertaking was given to include in the workshop how the Catalyst Site Policy Review Framework and Principles impact the City Plan, including overlays.

This workshop responds to the Council's decision and the Undertaking on 12 November 2024.

Since January 2023, the following advocacy, investigations and opportunities relevant to catalyst site policies have been undertaken:

November 2023 - the City of Adelaide's submission to the Greater Adelaide Regional Plan Discussion paper reiterated the request for catalyst policy review and identified the Council's intention to progress a Code Amendment to amend catalyst site policy.

February 2024 - Council endorsed its Housing Strategy – Investing in our Housing Future, that seeks to improve catalyst site policy, allow for amalgamation of sites, review building height limits and implement policies that allow for alternative housing models.

March 2024 – the State Government released the Expert Panel's report and its response ([Link 2](#)). The State Government supported the Expert Panel's recommendation that the State Planning Commission should review the size and purpose of catalyst sites and that there is an opportunity to prescribe additional criteria for the creation of catalyst sites. A time frame for this was not provided by the State Government.

April 2024 – a Catalyst Site Policy Review Options Report was prepared for the April 2024 City Planning, Development and Business Affairs Committee Meeting. The report item was withdrawn following release of the Expert Panel Recommendations on the State Planning System Implementation Review and the State Government's response which supports working with the City of Adelaide to review catalyst site policy.

May 2024 – an overview of the State Government's response to the Expert Panel's report and alignment with the City of Adelaide's submission was presented to the City Planning, Development and Business Affairs Committee in May 2024 ([Link 3](#)).

June 2024 – the Administration wrote to the State Planning Commission seeking to collaborate with the State Planning Commission as a matter of priority on the commencement of the catalyst policy review. To date no response has been received.

September 2024 – Council endorsed its City Plan – Adelaide 2036 which identifies a review of catalyst site policy and sets principles for height and overall city form (Strategy 7 – New Housing Models and Strategy 8 – Designing for Urban Life, Diversity and Density).

September 2024 - The State Government released the implementation program for the Expert Panel's recommendations, which indicate that the Greater Adelaide Regional Plan (GARP) would provide direction for the City of Adelaide on catalyst site policy review.

October 2024 – The State Government released the draft GARP which does not commit to the review of catalyst site policy.

The workshop highlights the work already undertaken to review catalyst site policies in response to Council decisions, how this links with the City Plan, and the outcomes of the State Government's Expert Panel recommendations on the Planning System Implementation Review.

The Expert Panel supports a review of the size and purpose of catalyst sites and additional criteria for the creation of sites. The City of Adelaide agrees with the Expert Panel's review.

The principles will be presented to the Council in March 2025 for endorsement prior to communicating the principles to the State Government seeking to progress the policy review.

KEY QUESTIONS

The workshop presents the following key questions to seek Council Members' feedback to finalise a framework and principles for collaboration with the State Government on the review of catalyst site policies.

- What are Council Members' views on the Principles for collaborating with the State Government on a review of catalyst site policy?
- What are Council Members' views on a new Overlay in the Planning and Design Code as an option to investigate in collaboration with the State Government?

- END OF REPORT -

Our Places

Catalyst Site Policy Review Framework and Principles

To seek Council Members' feedback to finalise
principles for collaboration with the State
Government on a review of catalyst site policies

Park Lands, Policy and Sustainability
Sarah, Gilmour, Associate Director Park Lands,
Policy and Sustainability

Catalyst Site Policy Review Framework and Principles

Key Messages



- The City of Adelaide has been seeking a review of catalyst site policy since January 2023
- The State Government indicated support for a State Government led review through their response to the Planning System Implementation Review and the draft Greater Adelaide Regional Plan (GARP) in 2023/24
- The City of Adelaide timed a review of catalyst site policy in the State Government's Planning and Design Code for 2024/25
- The State Government is yet to progress the review and has not provided a timeframe for it to commence
- Administration is seeking Council Member feedback on principles for a review of catalyst site policy to put to the State Government requesting they commence the review

Catalyst Site Policy Review Framework and Principles

Key Questions

KEY QUESTION

What are Council Members' views on the Principles for collaborating with the State Government on a review of catalyst site policy?

KEY QUESTION

What are Council Members' views on a new Overlay as an option to investigate in collaboration with the State Government?

Catalyst Site Policy Review Framework and Principles

Workshop Outline



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1. What is Catalyst Site Policy?
2. Where does Catalyst Site Policy Apply?
3. Expert Panel Recommendations
4. Council Decisions on Catalyst Site Policy
5. Timeline of Catalyst Site Policy Review
6. Review Approach
7. Relationship between the Review and City Plan
8. Principles for Policy Review
9. Next Steps
10. Key Questions

1. What is Catalyst Site Policy?

- The State Government's definition of catalyst sites in the Planning and Design Code is: *Sites greater than 1500m², which may include one or more land parcels*
- Criteria to establish a catalyst site is limited only to the size of the site
- The City of Adelaide's position is that the definition as provided in the Code doesn't give clarity to developers or the community about development outcomes and should be improved
- The Expert Panel and City of Adelaide agree that:
 - The size of catalyst sites should be increased
 - The current definition in the Planning and Design Code should be improved
 - Catalyst site policy should encourage the amalgamation of land and only apply to sites that are much larger than 1500m²
- The State Government has agreed to review the purpose and size of catalyst sites but has not provided a timeframe

2. Where does Catalyst Site Policy Apply?

- Catalyst site policies apply in the following areas:
 -  Melbourne Street West Subzone (Business Neighbourhood Zone)
 -  East Terrace Subzone (City Living Zone)
 -  City High Street Subzone (City Main Street Zone)
 -  St Andrew's Hospital Precinct Subzone (Community Facilities Zone)
- Note: Residential Areas
 City Living Zone

Most of the CBD has unrestricted height (other than airport limits)

Catalyst sites have been used in areas where lower height limits apply to encourage development and increased population

The map shows that most of these areas are within or adjacent to residential areas

As catalyst site height limits are generally not capped, heights similar to the CBD are possible in these areas



3. Expert Panel Recommendations

In April 2023 the Expert Panel for the Planning System Implementation Review recommended that:

“The State Planning Commission should review the size and purpose of catalyst sites.”

In addition, the Panel considered there was opportunity to prescribe additional criteria for the creation of catalyst sites. This could include, but is not limited to, considering the merits of:

- Additional incentive policy through both planning and non-planning mechanisms to encourage the creation of catalyst sites
- Additional design parameters and/or expectations to ensure catalyst sites satisfactorily transition into the urban landscape
- Requiring the provision of a structure plan for catalyst sites to bring the community into the conversation at the policy level before approvals are sought and obtained
- Requiring an outline consent to be obtained for catalyst sites to give both the applicant and community certainty
- Preparing additional guidance material pertaining to catalyst sites and what is and is not capable of being deemed catalytic
- Appeal rights

‘the minimum size of catalyst sites needs to be dramatically increased to ensure the policy applies only to those truly catalytic sites and to encourage the amalgamation of land’.

The City of Adelaide agrees with the Expert Panel recommendations, none of which have been actioned by the State Government to date

4. Council Decisions on Catalyst Site Policy

31 January 2023

Submission to the Planning System Implementation - Expert Panel Review

“Catalyst sites should not be permitted within or adjacent to residential areas, including from Main Streets or business zones within the wider residential locality”

8 August 2023

Requests that Administration bring forward a review of catalyst site policy and seek State Government support for a Code Amendment in the 2023/24 financial year to enact Council’s decision on 31 January 2023 that catalyst sites

“should not be permitted within or adjacent to residential areas, including from main streets or business zones within the wider residential locality”

14 May 2024

Notes the update on the State Government’s response to the Expert Panel into the Planning System Implementation Review

Notes that Administration will continue to work, consistent with Council’s submission, with State Government Agency, Planning and Land Use Services, on the implementation of the recommendations of the Planning System Implementation Review

12 November 2024

That Catalyst Site Policy Review Framework and Principles, be deferred to a workshop at the next meeting of the City Planning, Development and Business Affairs Committee

An Undertaking was given to include in the workshop, how the Catalyst Site Policy Review Framework and Principles impact the City Plan, including overlays

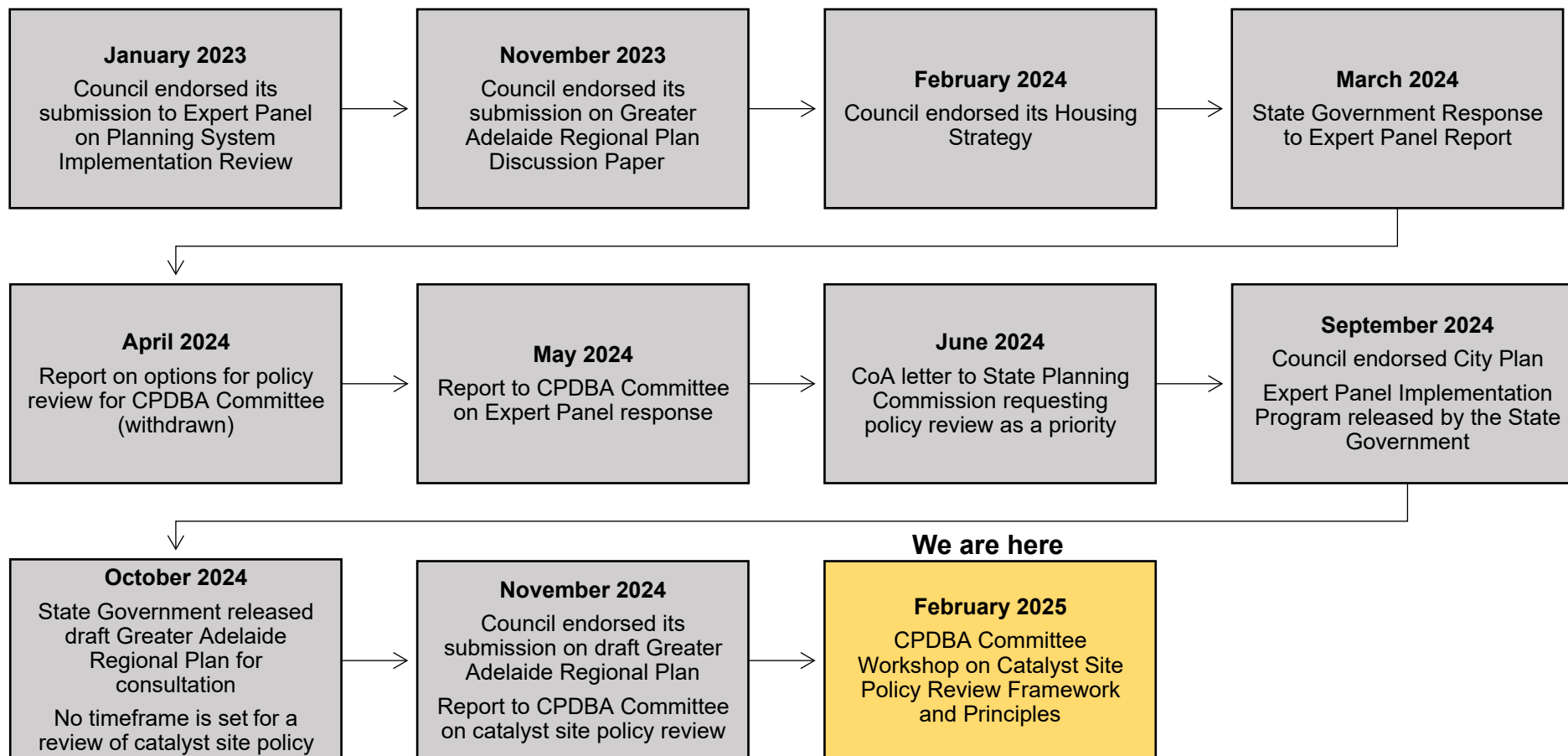
5. Timeline of Catalyst Site Policy Review

- Council's submission to the Planning System Implementation Review in January 2023 identified that policy improvements are needed to address community concerns about catalyst site policy
- Administration has been advocating since January 2023 for a review of catalyst site policy
- Administration completed a review of catalyst site policy for consideration by the Council in April 2024
- The report coincided with the release of the Expert Panel on Planning Reform recommendation that the State Planning Commission should review the size and purpose of catalyst sites and that there is the opportunity to prescribe additional criteria for the creation of catalyst sites
- Council and the State Government agree with the Expert Panel's recommendation that a review of catalyst site policy is required
- The State Government's response to the Planning System Implementation review indicates the review will be led by the State Planning Commission working collaboratively with the City of Adelaide. This has not progressed to date
- The draft Greater Adelaide Regional Plan does not set a timeframe for a review of the catalyst site policy

5. Timeline of Catalyst Site Policy Review

This slide identifies the timeline of key decisions, CoA submissions, CoA strategic work that relate to the review of catalyst site policies

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6. Review Approach

- The City of Adelaide and the State Government agree changes are required to catalyst site policy
- The State Government has indicated it intends to lead the review as per the Expert Panel's recommendation, including deciding whether a Code Amendment is necessary
- There is agreement to create a new definition of a catalyst site with a site area that is genuinely catalytic to encourage land amalgamation
- There is an opportunity to develop new or replacement policy, including Overlays with strong design criteria to manage building height and interfaces

7. Relationship between the Review and City Plan

On 2 November 2024, an Undertaking was given to include in the workshop, how the Catalyst Site Policy Review Framework and Principles impact the City Plan, including overlays

- The City Plan provides a framework for the review of catalyst site policy - see previous report to the City Planning, Development and Business Affairs Committee on 5 November 2024 ([Link 2](#)). The review progresses Strategy 7 and Strategy 8 of the City Plan (see below)
- The City Plan includes information about desired building heights in the local area framework
- Council's Housing Strategy also encourages amalgamation and master planning of large and significant development sites in the City of Adelaide

Strategy 7 – New Housing Models

Aims to facilitate the introduction of new housing models and the conversion of underutilised sites and buildings for housing to accommodate residential growth.



Strategy 8 – Designing for Urban Life, Diversity and Density

Aims to guide future development outcomes and protect existing character by managing built form as well as the interface between development and the adjacent public realm and neighbouring sites.



8. Principles for Policy Review

Detailed principles were presented to the City Planning, Development and Business Affairs Committee on 5 November 2024 ([Link 1](#)).

The principles have been refined to the following for discussion with Council Members:

- Catalyst sites should not be permitted within or adjacent to residential areas, including from Main Streets or business zones within the wider residential locality (as per Council decision)
- Policies that encourage amalgamation of sites is supported
- Development of a greater height and scale is supported in appropriate locations informed by the City Plan
- The Expert Panel's additional criteria for the creation of catalyst sites around design and process should be addressed (*see slide title 3. Expert Panel's Recommendations*)
- Developments which exceed the maximum height identified in the Planning and Design Code should attract third-party appeal rights

9. Next Steps

- 4 March 2025 – Report to the City Planning, Development and Business Affairs Committee on catalyst site policy review principles
- 11 March 2025 – Council decision on catalyst site policy review principles
- March 2025 – Council decision communicated to the State Government
- 2025/26 – Pending action by the State Government to commence the review, the City of Adelaide can collaborate with the State Government through its Code Amendment program

Catalyst Site Policy Review Framework and Principles

10. Key Questions

KEY QUESTION

What are Council Members' views on the Principles for collaborating with the State Government on a review of catalyst site policy?

KEY QUESTION

What are Council Members' views on a new Overlay as an option to investigate in collaboration with the State Government?

Built Heritage Management Policy Review for Approval

Strategic Alignment - Our Places

Public

Tuesday, 4 February 2025
City Planning, Development and Business Affairs Committee

Program Contact:
Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:
Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek the endorsement of the amended Built Heritage Management Policy (the Policy) as contained in **Attachment A**, which will replace the:

- Built Heritage Management Policy, dated 8 November 2016 ([Link 1](#)), and the
- North Adelaide Public Realm Policy ([Link 2](#)).

This Policy covers the conservation and promotion of built heritage places, historic character streetscapes, historic areas, archaeology, designed landscapes and public realm elements of Adelaide, North Adelaide and the Adelaide Park Lands.

The Policy's scope has been broadened to include built heritage and the public realm in North Adelaide, Adelaide, and the Adelaide Park Lands.

Key amendments to the Policy include:

- Broadening the definition of built heritage and including designed landscapes, archaeology, public realm elements, adaptive reuse and cultural heritage within the Policy's purpose.
- Expanding the policy scope to include Adelaide, North Adelaide and the Adelaide Park Lands.
- Inserting references to key related City of Adelaide strategic and policy documents, including the Heritage Strategy 2021-2036, and the National Heritage Management Plan (NHMP).
- Removing redundant references to the former City of Adelaide Strategic Plan and the Adelaide (City) Development Plan.
- Removing Policy Restrictions and Key Performance Indicators as these are captured in City of Adelaide strategic documents.
- Providing a more comprehensive glossary including definitions of new terms such as cultural heritage.
- Updating references to relevant legislation.
- Formatting to the current Council Policy template and consequential amendments to the review history.

Pending the Council's decision on the Policy, the Chief Executive Officer is responsible for finalising the Built Heritage Management (Public Realm) Operating Guidelines (the draft Operating Guidelines) (**Attachment B**).

The Operating Guidelines will replace the existing North Adelaide Public Realm Operating Guidelines ([Link 3](#)).

RECOMMENDATION

The following recommendation will be presented to Council on 11 February 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the expanded scope of the Built Heritage Management Policy to cover the conservation and promotion of built heritage places, adaptive reuse, historic streetscapes, historic areas, archaeology, designed landscapes and public realm elements of Adelaide, North Adelaide and the Adelaide Park Lands.
 2. Adopts the Built Heritage Management Policy as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025, to replace the Built Heritage Management Policy, dated 8 November 2016, *North Adelaide Public Realm Policy* and *North Adelaide Public Realm Operating Guidelines*.
 3. Notes the Built Heritage Management (Public Realm) Operating Guidelines as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025 to be finalised by the Chief Executive Officer.
 4. Authorises the Chief Executive Officer, or delegate, to make minor typographical, syntactical and technical amendments to the documents as contained in Attachment A and Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025, for the purposes of finalising the documents.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Encourage bold, interesting and purposeful development that supports the changing needs of our community and city.
Policy	This report delivers consolidation of Council policies as it proposes to amend the Built Heritage Management Policy 2016 (Link 1) and replace the <i>North Adelaide Public Realm Policy</i> (Link 2) and <i>North Adelaide Public Realm Operating Guidelines</i> (Link 3) (formally known as the North Adelaide Historic (Conservation) Public Realm Charter).
Consultation	Public consultation on the Policy is not proposed as it does not relate to private property. It is a guide for the Administration.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The Policy has been amended to include a broader definition of built heritage, including designed landscapes, archaeology, public realm elements, adaptive reuse, and cultural heritage. References to the city refer to Adelaide, North Adelaide, and the Adelaide Park Lands.
24/25 Budget Allocation	Not as a result of this report
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The Policy includes a five year review schedule with the next scheduled review due in 2030.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Where the replacement of public realm elements relates to finite historic materials that can no longer be accessed or replaced, a suitable alternative in keeping with the visual setting will be used.
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. The purpose of this report is to seek endorsement of the amended Built Heritage Management Policy (the Policy) as contained in **Attachment A**, which will replace the:
 - 1.1. Built Heritage Management Policy, dated 8 November 2016 ([Link 1](#)), and the
 - 1.2. North Adelaide Public Realm Policy ([Link 2](#)).
2. The Policy was scheduled for review in 2021. The *National Heritage Management Plan for the Adelaide Park Lands and City Layout* (the NHMP) was delivered in 2023/24.
3. The Policy review was undertaken in the first quarter of 2024/25 to enable alignment with the NHMP and the Council's *City Plan—Adelaide 2036*, which was endorsed on 10 September 2024.

Built Heritage Management Policy

4. The purpose of the Policy (**Attachment A**) is to set out the City of Adelaide's policy position and implementation approach to the conservation and promotion of built heritage.
5. This Policy covers the conservation and promotion of built heritage places, historic character streetscapes, historic areas, archaeology, designed landscapes and public realm elements of Adelaide, North Adelaide and the Adelaide Park Lands
6. The Policy's scope has been broadened to include built heritage and the public realm in North Adelaide, Adelaide, and the Adelaide Park Lands.
7. Information previously included in the North Adelaide Public Realm Policy ([Link 2](#)), is now addressed in the Policy.
8. Other key amendments to the Policy include:
 - 8.1. Broadening the definition of built heritage and including designed landscapes, archaeology, public realm elements, adaptive reuse and cultural heritage within the Policy's purpose.
 - 8.2. Expanding the policy scope to include Adelaide, North Adelaide and the Adelaide Park Lands.
 - 8.3. Inserting references to key related City of Adelaide strategic and policy documents, including the Heritage Strategy 2021-2036, and the NHMP.
 - 8.4. Removing redundant references to the former City of Adelaide Strategic Plan and the Adelaide (City) Development Plan.
 - 8.5. Removing Policy Restrictions and Key Performance Indicators as these are captured in City of Adelaide strategic documents.
 - 8.6. Providing a more comprehensive glossary including definitions of new terms such as cultural heritage.
 - 8.7. Updating references to relevant legislation.
 - 8.8. Formatting to the current Council Policy template and consequential amendments to the review history.
9. A marked version of the Policy changes is provided ([Link 4](#)) to assist in considering the amendments.

Related Policy Review Activity

10. Draft Built Heritage Management (Public Realm) Operating Guidelines (the draft Operating Guidelines) have been developed (**Attachment B**) to assist the City of Adelaide in managing historic elements in the public realm in Adelaide, North Adelaide, and the Adelaide Park Lands.
11. The draft Operating Guidelines will replace the existing North Adelaide Public Realm Operating Guidelines ([Link 3](#)).

Next Steps

12. Pending the Council's decision on the Policy (**Attachment A**), the Administration will update the corporate Policy Register and publish the Policy on the City of Adelaide's website.
13. The next review of the Policy will be scheduled for 2030.
14. Pending the Council's decision on the Policy, the Chief Executive Officer is responsible for finalising the Built Heritage Management (Public Realm) Operating Guidelines to guide work in the public realm by the City of Adelaide.

DATA AND SUPPORTING INFORMATION

Link 1 – Built Heritage Management Policy, 8 November 2016

Link 2 – North Adelaide Public Realm Policy

Link 3 – North Adelaide Public Realm Operating Guidelines

Link 4 – Built Heritage Management Policy – marked up version

ATTACHMENTS

Attachment A – Built Heritage Management Policy for approval

Attachment B – Draft Built Heritage Management (Public Realm) Operating Guidelines for noting

- END OF REPORT -

BUILT HERITAGE MANAGEMENT POLICY

Date this document was adopted

legislative / non-legislative

PURPOSE

Adelaide is renowned for its heritage character. Cultural heritage including heritage buildings, designed landscapes and historic character streetscapes are the City of Adelaide's (City) 'autobiography', giving the community a sense of historical perspective, providing recognisable links with people and events in history as well as a sense of community pride.

The conservation of Built Heritage contributes to the City's character, appeal, and competitive advantage. The protection and conservation of the City's heritage buildings and historic character streetscapes are for the benefit of present and future generations.

This policy covers the conservation and promotion of built heritage places, historic character streetscapes, historic areas, archaeology, designed landscapes and public realm elements of Adelaide, North Adelaide and the Adelaide Park Lands which is implemented by the City of Adelaide through the:

- Heritage Strategy
- Heritage Incentives Scheme
- Heritage Advisory Service
- Promotions
- Public Realm Guidelines.

STATEMENT

Objectives

Support the invigoration of the City's unique built heritage and historic character through the conservation of the City's heritage buildings and historic character streetscapes in accordance with *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* (the Burra Charter) for the benefit of present and future generations.

Encourage capital investment in the conservation and adaptive reuse of heritage buildings, for the purpose of contributing to a city of outstanding places that meets the aspirations of the community.

City of Adelaide's Roles

Advisor – City of Adelaide will support the management and conservation of heritage places by the provision of advice through the Heritage Advisory Service and the Heritage Incentives Scheme.

Custodian – City of Adelaide will act as custodian for heritage assets in public spaces (the public realm), through their identification, management and enhancement as part of public works.

Part-funder - City of Adelaide will part fund heritage conservation projects that satisfy the principles of this policy.

Partner - City of Adelaide will partner with others (community, property owners, State and Commonwealth Governments) in the management and promotion of built heritage, particularly via heritage conservation projects.

Information Provider - City of Adelaide will promote and educate to foster community awareness and appreciation of the City's built heritage.

Advocate - City of Adelaide will advocate to:

- Other spheres of Government for funding to support heritage promotion and conservation
- State Government bodies for policy changes that support the use and adaptive re-use of listed buildings
- Property owners to invest in their heritage assets.

Application of this document

City of Adelaide will undertake to support and develop services and programs that support built heritage management by:

- Supporting the conservation and promotion of the City's built heritage and historic character streetscapes in accordance with the Burra Charter by:
 - Providing professional advice during the development assessment process.
 - Grants and professional advice to conserve and revitalise-heritage buildings.
 - Fostering community awareness and promoting the value of heritage buildings and historic character streetscapes through promotional and educational activities (e.g. heritage plaques).
 - Identifying historic elements in streetscapes for the purpose of protecting and revitalising historic character streetscapes as settings for heritage places.
- Assisting property owners, community groups, industry and government in the management of built heritage.
- Part funding conservation projects that satisfy the policy principles.
- Advocating to:
 - Other spheres of Government for funding to support heritage conservation and promotion.

- Government bodies for policy changes that support the use and adaptive reuse of listed buildings.
- Property owners to invest in their heritage assets
- Conserving, preserving, restoring, maintaining and retaining the heritage significance of buildings in accordance with the Burra Charter.

OTHER USEFUL DOCUMENTS

Related documents

- *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013 (the Burra Charter)
- Heritage Strategy 2021-2036 and Action Plan
- Heritage Incentives Scheme Operating Guidelines
- Heritage Plaque Program Operating Guidelines
- Heritage Promotions Program
- Built Heritage Management (Public Realm) Operating Guidelines
- National Heritage Management Plan for the Adelaide Park Lands and City Layout

Relevant legislation

- *Planning Development and Infrastructure Act 2016 (SA)*
- *Heritage Places Act 1993 (SA)*
- *State Government Planning and Design Code*
- *Building Code of Australia*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cth)*

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Adaptive Reuse means changing a place to suit the existing use or a proposed use.

Built Heritage refers to purposely designed and/or constructed Places including, buildings and settlement patterns, historic character streetscapes, historic areas, archaeology, designed landscapes and public realm elements.

City refers to Adelaide, North Adelaide and the Adelaide Park Lands.

Conservation as defined in The Burra Charter and for the purposes of the Policy includes preservation, restoration, reconstruction, adaptation and stabilisation.

Cultural Heritage means the aesthetic, historic, scientific, social or spiritual value for past, present or future generations embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Development is as defined in the *Planning, Development and Infrastructure Act 2016 (SA)*.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Historic Character-Streetscapes are those streets and areas of the City that are characterised by a cohesive historic character and identity.

Historic Character is a place that retains the physical form, style and features of an historic period but does not satisfy the criteria for Local Heritage listing.

ADMINISTRATIVE

As part of City of Adelaide's commitment to delivering the Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements. When no such provision is made a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **five** years unless legislative or operational change occurs beforehand. The next review is required in **2030**.

Review history:

Trim Reference	Authorising Body	Date	Description of Edits
ACC2024/106023		TBD	Policy Review. Updated to include Cultural Heritage align with the National Heritage Management Plan
ACC2017/97381	Associate Director People & Governance	8 November 2016	Minor amendments made to illustrate a change in operational process
ACC2016/94879	Strategy, Planning & Partnerships Committee	31 May 2011	Policy Review
ACC2007/84633	City Strategy & Policy Committee	27 Aug 07	Reflect HIS changes by encouraging listing
COCO2002/822 (1999/01856)	Strategy & Policy Committee	2 Sept 02	Policy Introduced

Contact:

For further information contact the Park Lands, Policy & Sustainability Program

City of Adelaide
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Built Heritage Management (Public Realm) Operating Guidelines

Date this document was adopted

administration

PARENT DOCUMENT: Built Heritage Management Policy

PURPOSE

The purpose of this Operating Guideline is to provide for the conservation and management of unlisted historic elements of cultural heritage significance within the public realm of Adelaide, North Adelaide and the Adelaide Park Lands. Significant historic public realm elements are detailed in **Appendix A** and include (but are not limited to):

- Archaeological deposits
- Road surfaces
- Kerbs and water tables
- Footpaths and driveway crossovers
- Kerb strapping
- Hawker stands
- Lighting
- Bus shelters
- Bollards / hitching posts
- Garden hoops
- Willow/twig benches
- Boot scrapers
- Street name plates
- Building-mounted signage
- Blue Plaques
- National Trust Plaque
- National Heritage Plaque
- Drinking fountains
- Benchmarks
- Public utilities
- Hydrants

These elements are available as a GIS dataset. The data is as accurate as possible, but cannot be considered exhaustive. If previously unidentified elements are found within your work area, please seek further advice.

OPERATION

Application of this document

City of Adelaide will undertake to manage historic elements in the public realm in accordance with the following principles and considerations:

Conservation Principles

Public realm elements are important parts of the historical fabric of the City of Adelaide and any works to or affecting them must be undertaken in line with the conservation principles of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* that requires a cautious approach:

Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

These general principles are to be considered in works that have the potential to impact Significant Historic Public Realm Elements and/or their setting as identified in

Appendix A:

- Reconsider the necessity of works that affect significant historic public realm elements and their context.
- Retain and conserve existing significant historic public realm elements in situ wherever possible.
- Ensure a consistent approach to public realm works and the inclusion/retention of significant historic public realm elements.
- Ensure new work does not negatively impact the visual setting of public realm elements.
- Reinstate altered/damaged public realm elements, that have not been laid in the traditional manner.
- Ensure that where new work is required, it is accurate to the original detail, materials and appearance of the original.
- Encourage new work to be identified as such, to distinguish it from historic fabric.
- Work should consider the likelihood of uncovering archaeological remains of significance and appropriately address this risk.
- New work completed to historic detail (eg reinstatement of public realm previously not laid in a traditional manner) is considered to be 'Significant' for the purposes of this Guideline.

Considerations

The following must be incorporated into scoping and delivery of projects affecting, or having the potential to affect Significant Historic Public Realm Elements:

- Works to Significant Historic Public Realm Elements should only be carried out by a contractor specialising in the required type of work, employing operators skilled and experienced in the required type of work.
- Only carry out the work outlined, retaining all existing original fabric wherever possible.
- Wherever possible works shall retain and protect these items in their original condition and location.
- Utilise City of Adelaide standard details for significant elements such as stone kerbing and water tables. Where non-standard, seek advice from the City of Adelaide's Heritage Advisors.
- Where these items are potentially impacted by proposed works (including proposed removal or demolition), advice shall be sought by the City of Adelaide as to an appropriate course of action and approval of any non-standard construction techniques.
- The removal or alternation of any original fabric beyond that documented must not occur without prior review by the City of Adelaide's Heritage Advisors and/or the relevant heritage authorities prior to undertaking any work.
- Some heritage features located within the public realm are attached to adjacent properties and may also require building owner consent to make any alterations. Examples include building mounted street signs.

- Before further work can take place, samples should be prepared of any work for approval by the City of Adelaide's Heritage Advisors and the relevant authorities. Further samples may be required if the initial samples are rejected or need adjustment. Once approved, all subsequent work must match the approved samples, which are to be marked indicating the particular location and remain to allow comparison with the remainder of the project.
- Where significant historic public realm items identified are for demolition or removal, construction hold points are required where requested by the City of Adelaide's Heritage Advisors.
- All salvaged materials shall be identified for transportation and stockpiling at the City of Adelaide's depot. Prior to any works commencing the depot must be contacted to confirm the storage of the materials.
- Storage of materials needs to be clearly recorded so that these are not inadvertently destroyed. The exact materials, types, quantities, end storage location and details of any subsequent transfers need to be recorded in the City of Adelaide records systems for easy retrieval and identification. These salvaged materials should be reused where possible for repair and reconstruction purposes under the supervision of the City of Adelaide's Heritage Advisors.

Archaeology

All efforts must be made to assess the likelihood of discovering archaeological sites through the design process. Initial advice can be sought from the City of Adelaide's Heritage Advisors and/or Aboriginal Affairs and Reconciliation. Where appropriate, archaeologists should be engaged to provide advice and undertake further investigation.

The *Heritage Places Act 1993* (SA) includes statutory protections for the archaeological remains of non-Aboriginal origin. You must stop work and seek further advice from the City of Adelaide's Heritage Advisors if you:

- Have reasonable cause to suspect that the excavation or disturbance will or is likely to result in an archaeological artefact of heritage significance being discovered, exposed, moved, damaged or destroyed.
- Have discovered or located an archaeological artefact of heritage significance.

The *Aboriginal Heritage Act 1988* (SA) includes statutory protections for the archaeological remains of Aboriginal origin. You must stop work, not disturb the site and seek further advice from and contact Aboriginal Affairs and Reconciliation Division, Department of Premier and Cabinet if you:

- Discover an Aboriginal site or object.
- Discover anything that looks like skeletal human remains (police must be called first).

OTHER USEFUL DOCUMENTS

Related documents

- Built Heritage Management Policy
- Infrastructure Guidelines, Standards and Standard Drawings
- Asset Management Plans
- Adelaide Park Lands and City Layout National Heritage Management Plan
- *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*

Relevant legislation

- *Heritage Places Act 1993* (SA)
- *Aboriginal Heritage Act 1988* (SA)
- *Planning Development and Infrastructure Act 2016* (SA)

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Archaeological Deposit means known or undiscovered subterranean elements of potential historic significance

Built Heritage refers to purposely designed and/or constructed Places including, buildings and settlement patterns, historic streetscapes, historic areas, archaeology, designed landscapes and public realm elements.

Conservation as defined in The Burra Charter and for the purposes of the Guideline includes preservation, restoration, reconstruction, adaptation and stabilisation.

Cultural Heritage means aesthetic, historic, scientific, social or spiritual value for past, present or future generations embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Development is as defined in the *Planning, Development and Infrastructure Act 2016* (SA).

Historic-Character Streetscapes are those streets and areas of the City of Adelaide that are characterised by a cohesive historic character and identity.

Historic Character is a place that retains the physical form, style and features of an historic period but does not satisfy the criteria for Local Heritage listing.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Significant Historic Public Realm Elements are those elements contained in Appendix A.

ADMINISTRATIVE

As part of the City of Adelaide's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **5** years unless legislative or operational change occurs beforehand. The next review is required in **2030**.

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2024/180106	TBD	TBD	First version of these guidelines. Supersedes North Adelaide Public Realm Operating Guidelines

Contact:

For further information contact the Park Lands, Policy and Sustainability Program

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APPENDIX A: SIGNIFICANT HISTORIC PUBLIC REALM ELEMENTS

The following table lists Significant Historic Public Realm Elements that are to be retained, protected and conserved.

If the item is not included on the following list, and there is reason to believe the element may be significant please seek further advice.

Example Image	Item	Significance
Roadway & Drainage Elements		
None Available	Macadamised road surfaces (may be present under bitumen)	Important historic element demonstrating early road construction
	Stone kerbs and stormwater tables	Important historic element demonstrating early road construction
	Brick kerbs and stormwater tables	Important historic element demonstrating early road construction
	Composite brick/stone kerbs and stormwater tables	Important historic element demonstrating early road construction

Example Image	Item	Significance
	Stone kerbing	Important historic element demonstrating early road construction
	Granite kerbing	Important historic element demonstrating early road construction
	Central stone and brick culverts/drains	Important historic element demonstrating early road construction
	Stone and timber raised driveway culverts	Important historic element demonstrating early road construction
	Metal kerb strapping	Important historic element demonstrating early road construction

Example Image	Item	Significance
	Hawker Stand - Kerb Markers	Important historic element demonstrating early commerce practices in the public realm
	Basement Light Tiles	Important historic element demonstrating the approach to providing lighting to basements
Lighting		
	Municipal Tramways Trust (MTT) poles	Important historic element demonstrating the elements of the former Municipal Tramways Trust system
	'Adelaide' Light Fitting	Important historic element demonstrating historic public lighting style

Example Image	Item	Significance
	Union Hotel Gas Lights	Important historic elements demonstrating the evolution of historic lighting fuels and fittings
Street Furniture		
	Reconstructed Bus Shelter (former Municipal Tramways Trust (MTT) Tram shelter)	Important historic element demonstrating the elements of the former Municipal Tramways Trust system
	Cast Iron Bollards	Important historic elements demonstrating early street furniture
	Cast iron hitching posts	Important historic elements demonstrating the types of general amenities provided for community

Example Image	Item	Significance
	Timber hitching posts	Important historic elements demonstrating the types of general amenities provided for community
	Boot Scrapers at St John's Church Boot Scrapers located in the façade of Buildings	Important historic elements demonstrating the types of general amenities provided for community
	Drinking Fountains	Important historic elements demonstrating the types of general amenities provided for community
	McCallum Fountain	Important historical element for Glenelg area, kept in safekeeping by City of Adelaide

Example Image	Item	Significance
	Early hitching post (Forwood Down Co.) Wakefield Street.	Important historic elements demonstrating the types of general amenities provided for community
	Cast and painted street name plates affixed to buildings	Important historic elements demonstrating the historic wayfinding provided for the road system
Interpretive		
	Blue enamel house number plates with white numbering	Important public realm element providing consistency for house numbering
	Blue Heritage Plaques	Important public realm element provided by the City of Adelaide to enhance the interpretation of the historic context of the public realm
	National Trust Brass markers	Important public realm element demonstrating the history of heritage listing

Example Image	Item	Significance
	National Heritage Marker	Important element to commemorate the National Heritage listing of Adelaide's colonial grid plan and encircling Adelaide Park Lands
Services		
	Cast-iron benchmarks	Important historic element demonstrating the development of early infrastructure
	Bricks marked with a benchmark on private property	Important historic element demonstrating the development of early infrastructure
	Historic fire hydrants	Important historic element demonstrating the development of early infrastructure
Image unavailable – Archaeological/ subterranean element	Early stormwater, sewerage and water infrastructure	Important historic element demonstrating the development of early infrastructure

Example Image	Item	Significance
Adelaide Park Lands		
	Galvanised steel fence post embedded in tree: Strangways Terrace	Important historic element relating to the uses and infrastructure of the Adelaide Park Lands
	Galvanised steel "Simpson" fence posts	Important historic element relating to the uses and infrastructure of the Adelaide Park Lands
	Cast iron "Francis Morton & Co, Liverpool" fence posts	Important historic element relating to the uses and infrastructure of the Adelaide Park Lands
	Former Reservoir fencing (South Terrace)	Important historic element relating to the uses and infrastructure of the Adelaide Park Lands

Example Image	Item	Significance
	Timber fenced Tennis Court: Mills Terrace	Important historic element relating to the uses and infrastructure of the Adelaide Park Lands

Submission to the Accommodation Diversity Code Amendment consultation

Strategic Alignment - Our Community

Public

Tuesday, 4 February 2025
City Planning, Development and Business Affairs Committee

Program Contact:
Sarah Gilmour, Associate Director Park Lands, Policy & Sustainability

Approving Officer:
Ilia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek endorsement of a submission to the State Planning Commission on the Accommodation Diversity Code Amendment (the Code Amendment) that is open for consultation until 27 February 2025 ([Link 1](#)).

The Code Amendment is one in a series of State Government led Code Amendments that seek to facilitate increased housing supply and diversity. The Code Amendment addresses this by:

- Encouraging a range of affordable and sustainable smaller housing types
- Providing greater flexibility in design requirements
- Addressing both self-contained and not self-contained housing types, and guiding the provision of common areas and facilities
- Ensuring retirement facilities and supported accommodation are not unreasonably constrained by building height criteria.

The Code Amendment aligns with the City of Adelaide's Housing Strategy – *Investing in our Housing Future*, by supporting housing supply and enabling flexibility of housing to adapt to changing demographics over time.

The City of Adelaide's draft submission contained in Attachment A acknowledges the alignment of the Code Amendment with the Housing Strategy – *Investing in our Housing Future* and the joint ambitions of the State Government and Council to facilitate housing diversity and rental supply.

The submission reiterates comments provided to State Government Agency, Planning and Land Use Services for broader housing policy improvements and recommends some amendments to the proposed policies to ensure that new housing supply is of a reasonable standard to support liveability and residential amenity.

The draft submission expresses some concerns with the level of detail and perceived rigour in the proposed policies. In particular, the potential for the quality and amenity of new housing – particularly co-living and apartment housing to be compromised.

The proposed submission seeks to ensure that any Code Amendment that supports density also puts in place measures that support liveability.

RECOMMENDATION

The following recommendation will be presented to Council on 11 February 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Endorses the submission to the State Planning Commission on the Accommodation Diversity Code Amendment consultation as contained in Attachment A of Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.

2. Authorises the Chief Executive Officer, or delegate, to make minor technical or typographical amendments to the submission on the Accommodation Diversity Code Amendment consultation as contained in Attachment A of Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025 for the purposes of finalising and lodging the submission.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Support increased residential growth and housing affordability through partnerships and advocacy. Reduce rental pressures by increasing housing supply and unlocking properties for long-term tenants.
Policy	The recommendation proposed in this report aligns with the City Plan – <i>Adelaide 2036</i> and Housing Strategy – <i>Investing in our Housing Future</i> .
Consultation	This report responds to a consultation process being undertaken by the State Planning Commission in relation to a State Government led amendment to the Planning and Design Code (Code Amendment).
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	To align Planning and Design Code policies with Council policy relating to the City Plan – <i>Adelaide 2036</i> and Housing Strategy – <i>Investing in our Housing Future</i> .
24/25 Budget Allocation	Not as a result of this report
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. The State Planning Commission has prepared the Accommodation Diversity Code Amendment (the Code Amendment) which affects the whole of South Australia and is open for consultation until 27 February 2025.
2. A submission to the Code Amendment is being made as part of the City of Adelaide's Code Amendment Program which includes Code Amendments led by the City of Adelaide and submissions to relevant State Government led Code Amendments.
3. The Code Amendment is one in a series of State Government led Amendments that increase housing supply and diversity. These include:
 - 3.1. Future Living Code Amendment – consultation completed in August 2024. Council decided on 5 March 2024 not to participate in the Code Amendment.
 - 3.2. Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment – Council made a submission on 12 April 2024 in support of the intent of the Code Amendment given the alignment with Council's housing growth and diversity ambitions. The Code Amendment was finalised in November 2024.
 - 3.3. Affordable Housing Code Amendment – Initiated in October 2024 and to be released for consultation in early 2025.

Key changes proposed in the Code Amendment

4. The draft Code Amendment proposes to:
 - 4.1. Introduce a new 'co-living' land use definition for residential accommodation that is not self-contained as it does not contain either a full kitchen or full bathroom and provides shared facilities.
 - 4.2. Replace minimum floor area requirements for dwellings and apartments with minimum habitable room dimensions.
 - 4.3. Include policies for the provision of communal recreation space and shared facilities for student accommodation.
 - 4.4. Update policies for communal open space to clarify that private open space can be substituted with communal open space, with a lower rate applying for apartments, and new provisions guiding design such as solar access, planting areas and facilities.
 - 4.5. Introduce a new 'Significant Retirement Facilities and Supported Accommodation Sites Overlay' to be applied over suburban neighbourhood-type zones, including the City Living Zone in the City of Adelaide. The new Overlay:
 - 4.5.1. Allows for buildings up to four storeys on sites over one hectare and up to six storeys on sites over two hectares (without public notification).
 - 4.5.2. Includes policy that seeks to mitigate interface impacts with adjoining properties.
 - 4.5.3. Supports non-residential uses in association with supported accommodation or retirement facility development, such as a café or consulting rooms for the provision of allied health services.
 - 4.6. Amend Significant Development Sites policy in Urban Corridor Zones (which does not affect the City of Adelaide).

Draft Submission

5. A draft submission is provided as **Attachment A** – Submission on the Accommodation Diversity Code Amendment.
6. It notes the alignment of the draft Code Amendment with the strategic ambitions of the City of Adelaide, including the City Plan – *Adelaide 2036* and the Housing Strategy – *Investing in our Housing Future*, and the role of the Adelaide City Centre as a State significant infill and urban renewal area as referenced in the draft Greater Adelaide Regional Plan.
 - 6.1. The City Plan seeks a population for the City of Adelaide of 50,000 by 2036, with the Housing Strategy outlining Council's commitment to increasing housing diversity, affordability and supply within the city to support population growth.

- 6.2. The Code Amendment seeks to facilitate housing supply, with a focus on a new housing form: co-living, as well as amendments to apartment design and communal spaces policies.
7. The City of Adelaide was included in early discussions with State Government Agency, Planning and Land Use Services, and had the opportunity to provide preliminary feedback to early draft policy changes. While the Code Amendment is focused on housing supply, the City of Adelaide requested that the Amendment address housing and design-related matters including:
 - 7.1. Urban greening and open space provision
 - 7.2. Universal design and adaptability for future use
 - 7.3. Liveability including functional internal spaces with access to light and ventilation
 - 7.4. Sustainability and design of waste collection systems
 - 7.5. Interface management including building height and design.
8. The draft submission notes that limited content, investigations and changes to broader housing policies suggested by the City of Adelaide were included in the Code Amendment.
9. The draft submission expresses some concerns with the level of detail and perceived rigour in the proposed policies. In particular, the potential for the quality and amenity of new housing – particularly co-living and apartment housing to be compromised.
10. The proposed submission seeks to ensure that any Code Amendment that supports density also puts in place measures that support liveability, to that end, the draft submission seeks that the State:
 - 10.1. Retains and strengthens policies to ensure that all housing is developed to a reasonable standard of amenity.
 - 10.2. Ensures new co-living development is designed to be adaptable in the future to cater for changing housing needs and preferences.
 - 10.3. Includes additional policy to facilitate adaptive reuse for apartment/co-living development design, with an additional recommendation that this be supported by a new Adaptive Reuse Practice Guideline.
 - 10.4. Ensures communal and private open space is accessible, functional and fit for purpose.
11. A detailed table of technical comments on the Code Amendment is provided and is summarised as follows:
 - 11.1. Co-living
 - 11.1.1. There is uncertainty about how this form of housing will operate or be managed. Whilst there is potential that it could provide an affordable rental opportunity there is concern that the requirements identified in the planning policies and in the Practice Guideline may result in poor quality and liveability of the built form outcomes.
 - 11.1.2. The draft submission seeks amendments to the policies for co-living to ensure quality long term housing outcomes.
 - 11.1.3. The draft submission seeks to unbundle car parking spaces from individual residences to enhance choice and affordability.
 - 11.2. Apartment Design
 - 11.2.1. Further consideration of the proposal to replace minimum dwelling sizes with minimum habitable room dimensions is requested.
 - 11.2.2. The City of Adelaide supports minimum bedroom dimensions of three metres rather than 2.5 metres as proposed in the draft Code Amendment, as is required in Victoria's Better Apartments Design Standards and Planning NSW's Apartment Design Guide.
 - 11.2.3. Additional policy is recommended to facilitate adaptive reuse for apartment and co-living housing.
 - 11.2.4. Communal open space requirements are supported with recommendations to amend the policies to ensure that open space provision is proportional to number of residents with prescribed minimum dimensions.
 - 11.3. Student Accommodation
 - 11.3.1. Additional policies to guide communal spaces (internal and external) in student accommodation are supported.

- 11.3.2. Amendments are recommended to require the inclusion of minimum dimensions of open spaces to ensure the provision of functional spaces.
- 11.4. Significant Retirement Facility and Supported Accommodation Overlay
- 11.4.1. Acknowledge that there are currently no sites within the City Living Zone that are currently one hectare or greater, so the application of this policy would rely on site amalgamations in the City of Adelaide.
- 11.4.2. Much of the City Living Zone is in the Historic Area Overlay, with many properties also in the Local Heritage Place Overlay or State Heritage Place Overlay. Clarification is sought on how the policies in these Overlays would operate if the Significant Retirement Overlay policies were to be relevant.
- 11.5. Review the content of the Practice Guideline - Communal Recreation Areas and Shared Facilities, as some content may be more suited within the Planning and Design Code.
- 11.6. The City of Adelaide is progressing a program of Code Amendments informed by its City Plan and Housing Strategy and will consider addressing broader housing and design policy matters through these amendments, including car parking, waste management, built form interface management such as building height and design.

Next Steps

12. Pending Council's decision, the submission will be provided to the State Planning Commission before consultation closes on 27 February 2025.

DATA AND SUPPORTING INFORMATION

Link 1 – [Accommodation Diversity Code Amendment for consultation](#)

ATTACHMENTS

Attachment A – Submission on the Accommodation Diversity Code Amendment

- END OF REPORT -

Enquiries: Sarah Gilmour 8203 7033
Reference: ACC2024/183665

XX February 2025

Mr Craig Holden
Chair
State Planning Commission
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Dear Mr Holden

Submission to the draft Accommodation Diversity Code Amendment consultation

Thank you for the opportunity to provide input to the Accommodation Diversity Code Amendment (the Code Amendment) on consultation until 27 February 2025.

On 11 February 2025, the Council endorsed the following position on the Code Amendment.

In 2023, Council set its ambition for greater housing diversity in the City of Adelaide through its Strategic Plan 2024-2028. Development of Council's Housing Strategy - *Investing in our Housing Future* in 2024 was driven by the Council's desire to increase population and act where the market has failed to provide sufficient affordable housing.

The City of Adelaide supports the intent of the Code Amendment to enable greater housing diversity and rental supply as this strongly aligns with the objectives of its Housing Strategy, and the role of the city as a State significant infill and urban renewal area as referenced in the draft Greater Adelaide Regional Plan.

The Council notes the:

- State Government's intention to undertake further housing related Code Amendments in 2025 relating to policies for Affordable Housing.
- Alignment of the State Government's Code Amendment program, with the City of Adelaide's support, through its submission to the Expert Panel Planning System Implementation Review, for amendment of the Planning and Design Code to strengthen policies that promote residential development and good design in the city.

The City of Adelaide acknowledges the constructive working relationship between Planning and Land Use Services and the City of Adelaide as it relates to a shared ambition for housing diversity and housing supply outcomes.

While the Code Amendment is focused on housing supply, the City of Adelaide has previously requested the Amendment address housing and design-related matters including:

- Urban greening and open space provision
- Universal design and adaptability for future use
- Liveability including functional internal spaces with access to light and ventilation
- Sustainability and design of waste collection systems
- Interface management including building height and design.

The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.

The Code Amendment includes limited consideration of these matters and not to the extent that the City of Adelaide considers adequately addresses the policy gaps for housing development in the city.

The City of Adelaide is progressing a program of Code Amendments informed by its City Plan and Housing Strategy and will consider addressing broader housing and design policy matters through these amendments, including car parking, waste management, built form interface management such as building height and design.

The City of Adelaide does not support proposed changes that reduce the standard of amenity sought for apartments, group dwellings, co-living and battle axe developments and considers that the proposed policies for co-living and changes to apartment design may result in sub-optimal housing outcomes.

It is recommended that policies be reviewed to ensure that all housing is developed to a reasonable standard of amenity and that co-living and apartment developments are designed for flexibility and adaptability to cater for changing housing needs and preferences.

The City of Adelaide recommends that the Code Amendment include policies to facilitate adaptive reuse of existing non-residential buildings for residential purposes such as apartments and co-living.

These policies would contribute a further stream to housing supply and diversity and facilitate the preservation of architectural heritage, reduce commercial vacancies and contribute to sustainability targets.

To support these policies a new Practice Guideline for Adaptive Reuse is recommended. The City of Adelaide has developed guidelines through the Adaptive Reuse City Housing Initiative (ARCHI) for shop-top adaptive reuse that may inform the development of a Practice Guideline on a wider scale. Details are available on the City of Adelaide website [Adaptive Reuse City Housing Initiative | City of Adelaide](#)

Enclosed is a table of technical comments that includes detailed recommended changes to the policies in the Amendment.

The City of Adelaide is progressing a program of Code Amendments informed by its City Plan—*Adelaide 2036* and Council's Housing Strategy—*Investing in our Housing Future* and will consider addressing broader housing and design policy matters through these amendments.

The City of Adelaide encourages ongoing collaboration with the State Planning Commission to facilitate planning policy that promotes a diversity of quality, affordable, and accessible housing outcomes in the city.

To that end, I invite you to contact Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability on 8203 7033 or s.gilmour@cityofadelaide.com.au to discuss how the City of Adelaide can work with the State Planning Commission and Planning and Land Use Services on housing diversity and affordability.

Yours sincerely

Michael Sedgman
Chief Executive Officer

Encl: 1. Technical comments draft Accommodation Diversity Code Amendment

Enclosure 1 - City of Adelaide - Technical comments on the draft Accommodation Diversity Code Amendment & Practice Guideline 3

Topic	Comments	Changes or outcomes recommended
Co-living		
Definition	The definition of co-living could be difficult to interpret, especially as terms like residence, residents, and occupants are all used within the policies. For example, the difference between the terms co-living and co-living residences requires clarification. In addition, the definition relies on terms including 'full sized fridge' which are difficult to determine and enforce or control, thereby making a determination on the land use difficult. This is exacerbated when the definition is similar to other residential land uses (but specifically excluded from) such as student accommodation and ancillary accommodation. Co-living <i>accommodation</i> may be easier to understand – and align with the student accommodation definition. Within this definition private spaces could be referred to as bedrooms or residences.	Recommend reviewing the definition of co-living and associated terminology to ensure clarity of both the definition and its application within the policies. Remove subjective requirements such as 'full sized fridge' from being a determining factor in the definition.
Policies	Long term options for this built form must be ensured, therefore flexibility and adaptability are critical to be considered at the design and assessment stage of development. It is recommended that an additional policy be included, similar to PO 41.2 in Design in Urban Areas applying to student accommodation, to ensure flexibility/adaptability for other uses/dwelling types in the future.	Include additional policy in Design/Design in Urban Areas similar to PO41.2 in Design in Urban Areas.
Policies	Removal of 'provide a high standard of amenity for occupants' from PO22.1 in the Design General Policies and PO31.1 in the Design in Urban Areas General Policies is not supported. Given that these policies apply to a wide range of housing types, and co-living relies on shared and communal facilities, it is imperative that liveability and amenity are	Review policies to ensure high standards of amenity and liveability are still required in the assessment of all housing types.

Topic	Comments	Changes or outcomes recommended
	maintained. Replacement with 'layouts are functional and provide for efficient use by occupants' does not seek to aim for the highest level or even a reasonable level of amenity for the wide range of housing types that these policies apply to.	Where accommodation relies on communal or shared spaces and facilities the requirements for these spaces should be of an extremely high quality to mitigate smaller/non-self-contained accommodation.
Policies	Support for PO 22.7 in the Design General Policy and PO 31.7 in the Design in Urban Areas General Policy, however it is recommended that the policy is amended to refer to accessible housing designed using universal design principles that meet the National Construction Code – 2022 Livable Housing Design Standard rather than disability access units.	Revise wording of proposed PO22.7 in the Design General Policies and PO31.7 in the Design in Urban Areas General Policies.
Policies	Car parking provision for co-living housing in high density locations is likely to add significant cost to the development, with relatively little return. Car parking spaces should be 'unbundled' from individual residences – to provide choice and flexibility of cost.	It is recommended that car parking requirements are not linked to individual residences to provide options and flexibility for prospective residents. Consideration should be given to providing other options, including provision of car sharing facilities.
Applicability in the city	It is noted that the co-living policies will apply to most zones in the City of Adelaide (other than the Adelaide Park Lands, City Riverbank and Community Facilities Zone). This aligns with the City of Adelaide's Housing Strategy – <i>Investing in our housing future</i> by facilitating a diversity of housing outcomes across the city.	No changes required, subject to new built form meeting relevant zone requirements in regard to scale, intensity, height and heritage adjacency etc.
Apartment Dwellings		
Apartment room size dimensions rather than minimum apartment size	There is some concern that the change from minimum apartment sizes to minimum habitable room dimensions could result in more onerous and time-consuming assessment processes.	Ensure that the policy approach does not result in a more onerous assessment process.

Topic	Comments	Changes or outcomes recommended
	In addition, the City of Adelaide considers that the minimum dimensions and storage requirements should facilitate long term liveable housing standards. As previously advised to Planning and Land Use Services, the proposed minimum of 2.5m for secondary bedrooms is considered too small, a minimum of 3.0m is recommended for all bedrooms as is required in Victoria's Better Apartments Design Standards and Planning NSW's Apartment Design Guide. Given that co-living will be a rental housing outcome – the design standards (including minimum room sizes) should be in accordance with the requirements of the Building Code and Housing Safety Authority (with respect to rooming houses)	It is recommended that the minimum dimension of any bedroom is 3m.
Policies to guide shared facilities and indoor communal spaces for student accommodation	The City of Adelaide supports the addition of PO 41.3 and PO 41.4 in the Design in Urban Areas General Policies to guide the provision of communal indoor recreation space and shared facilities for student accommodation. However, as noted in comments on the draft Practice Guideline, the policy guidance needs to be updated to include students or provide more guidance in the Planning and Design Code.	Provide greater guidance in the Planning and Design Code on how to address these criteria or include reference to student residents or simply refer to residents serviced, in Column B of the draft Practice Guideline.
Opportunities for adaptive reuse	To facilitate adaptive reuse, include additional policy for apartment/co-living design (see suggestion). An Adaptive Reuse Practice Guideline may further assist with the adaptation of non-residential buildings for residential uses. The City of Adelaide Adaptive Reuse City Housing Initiative (ARCHI) has a range of resources that could inform the development of a Practice Guideline.	Suggested additional policy <i>Where an existing building envelope is being adapted to accommodate a new residential use, provision of private open space / communal space may be compensated with high quality living spaces that <u>exceed</u> minimum internal room dimensions and benefit from good access to natural light, ventilation, and outlook.</i> Recommend an Adaptive Reuse Practice Guideline be prepared to support and facilitate adaptive reuse as a mechanism to

Topic	Comments	Changes or outcomes recommended
		support housing diversity and housing supply.
Private and Communal open space requirements	The City of Adelaide supports the addition of private and communal open space criteria for student accommodation and co-living based on an amount per bedroom/residence. This requirement should ensure that spaces are proportionally increased based on the number of residents living in these types of accommodation. However, to ensure that these spaces are usable for the residents, minimum dimensions should be prescribed, as currently applies for other housing types.	Include minimum dimensions for private and communal open space for co-living and student accommodation – as per dwellings.
Significant Retirement/Aged Care Overlay		
Policies	The increasing need and demand for retirement and supported accommodation facilities is acknowledged and the opportunity to facilitate new and updated housing for these markets is supported.	No changes required
Policies	The City of Adelaide recommends that opportunities for retirement and supported accommodation also be encouraged in mixed use locations and buildings (ie U City in the CBD), that don't rely on large sites but provide housing choice in locations close to transport and services.	Consider strengthening policies in the Code to encourage retirement and supported accommodation in mixed use zones and within mixed use buildings around transit stops/stations and services where accessibility is rated high to facilitate opportunities to age in place.
Policies and notification	The City of Adelaide acknowledge that larger sites provide potential for greater management of interfaces with adjoining lower density/height development. However, there is a missed opportunity to include additional design and interface policy to support developments of this scale and mitigate community concerns, particularly given the limited opportunity for public notification with this approach.	Consider additional policies to guide interface management and building and site design policies to minimise impacts on adjoining property owners.

Topic	Comments	Changes or outcomes recommended
Policies	PO2.1 provides an opportunity for increased development yield but does not provide any guidance on what is meant by 'off-site impacts'. For example whether this includes traffic, parking, noise, waste management, and/or contextual impacts.	Further detail should be included to ensure consideration of all relevant off-site impacts at assessment.
Policies	There is an opportunity to ensure that universal design principles are added to the Code (notwithstanding that these are relevant to all housing types, not just retirement and supported accommodation).	Recommend that policies include a requirement to be designed in accordance with the National Construction Code 2022 Livable Housing Standard.
Applicability in the City of Adelaide	The Code Amendment proposes to apply the new Overlay across the City Living Zone within the City of Adelaide. The FAQs for the Code Amendment indicate that the Overlay is not proposed to be applied to residential areas that do not anticipate residential infill – such as the Established Neighbourhood Zone, however the Amendment Instructions – Amendment to Part 3 – Overlays includes the Established Neighbourhood Zone. Whilst this does not impact the City of Adelaide, it is unclear what the intention is regarding application of the Overlay in residential areas that do not anticipate residential infill. For the City of Adelaide, this may mean that application of the Overlay is unsuitable for the North Adelaide Low Intensity Subzone of the City Living Zone. Whilst there are currently no sites within the City Living Zone that are 1 hectare in area, the definition does allow for more than one site (as per catalyst site definition) so it does not preclude this potentially being applicable.	Clarify the areas to which the Overlay is deemed appropriate to apply, taking into consideration the expected intensity of development of the underlying Zone or Subzone.

Topic	Comments	Changes or outcomes recommended
Interaction with other Overlays – in particular the Historic Area Overlay and Local Heritage Place/State Heritage Place Overlay etc	It is unclear how the proposed Overlay policies apply in areas where Heritage/Historic Area overlays also apply. Whilst the likelihood of applicability in the City Living Zone is limited given current allotment sizes, as much of the City Living Zone is also within the Historic Area Overlay – enabling 4-6 storey retirement/aged living without notification could be cause for concern.	Further clarification is needed on how the policies in the Overlay would interact with other Overlay policies that may apply, particularly heritage and historic areas.
Other/Technical comments		
Consistency of terminology	Further to the comments regarding the co-living definition – refine terms used in the policy.	Review use of co-living, co-living residence, co-living occupants etc to ensure consistent approach.
Practice Guideline		
Column B – Policy Guidance	The policy guidance provided refers to co-living and self-contained residents only, however the Planning and Design Code Policy that is referenced also includes shared spaces and facilities for Student Accommodation. Review the policy guidance to ensure that outcomes address all relevant housing options.	Include reference to student residents in Column B – or simply refer to residents serviced.
Communal Recreation Spaces and Shared Facilities	Minimum ratios for shared facilities are very low – ie 1 toilet per 10 residents. Whilst it is acknowledged that this aligns with the requirements for the Building Code of Australia (for a rooming house), it could lead to poor outcomes for residents.	Review how the requirements for shared facilities are expressed to ensure that non-self-contained housing provides a reasonable amenity for residents and enables flexibility of design to adapt to alternative uses.

Draft Light Square / Wauwi Master Plan Phase 2 Consultation Summary

Strategic Alignment - Our Environment

Public

Tuesday, 4 February 2025

**City Planning, Development
and Business Affairs
Committee**

Program Contact:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:

Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

At its meeting on 6 August 2024, ([Link 1](#)) the City Planning, Development and Business Affairs Committee considered and endorsed the draft Light Square / Wauwi Master Plan (draft Master Plan) for public consultation and requested further clarification in the draft Master Plan of the planning, detailed design and construction phases, and how a staged approach to implementation could also be considered.

The purpose of this report is to present the outcomes of phase 2 consultation (**Attachment A**).

The outcomes of the phase 2 consultation will be presented to the Kadaltilla / Adelaide Park Lands Authority at their meeting on 27 February 2025.

The draft Master Plan ([Link 2](#)) presents two options for a pedestrian-centred, safe, activated, inclusive, and greener Light Square/Wauwi (the Square) that can be adapted to suit the level of ambition and change to the transport network and greening outcomes sought by the Council.

Phase 2 consultation sought feedback on draft Master Plan options and priorities, which occurred from 1 August 2024 to 20 November 2024. The consultation included meetings with key stakeholders, three community consultation sessions, and an Our Adelaide online survey, which had 220 responses.

Option 1 of the draft Master Plan, to reconfigure the road network and provide direct access to the Square on the western side, received strong support during the phase 2 consultation.

The City of Adelaide's 2024/25 Annual Business Plan and Budget includes funding to complete detailed design and costings for priority elements in the draft Master Plan. Priority elements include a traffic impact assessment and safety audit to test the feasibility of the draft Master Plan options.

The proposed project is being undertaken in a staged process as set out in the draft Master Plan.

RECOMMENDATION

The following recommendation will be presented to Council on 11 February 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the outcomes of phase 2 consultation on the draft Light Square / Wauwi Master Plan as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.
2. Notes the high level of stakeholder support for draft Option 1 in the draft Light Square / Wauwi Master Plan as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Environment The status, attributes and character of our green spaces and the Park Lands are protected and strengthened
Policy	The development of a Master Plan for Light Square/Wauwi is a priority ‘New Move’ in the <i>Adelaide Park Lands Management Strategy – Towards 2036</i> . The City Plan identifies activation and access to Light Square/Wauwi as important to creating an oasis within the city.
Consultation	Targeted stakeholder and community consultation has occurred in two phases as part of the development of the Master Plan. Phase 1 consultation held from February to May 2024 identified issues and opportunities to inform the draft Master Plan development. Phase 2 consultation from August to November 2024 sought feedback on the draft Master Plan to identify the level of support for the draft Master Plan options and to prioritise the project principles. Feedback was received via targeted stakeholder meetings, community sessions, written feedback and Our Adelaide online consultation platform. Of the respondents to the Our Adelaide survey, 40% were City of Adelaide residents. The outcome of phase 2 consultation is provided in Attachment A .
Resource	The draft Master Plan provides recommendations to guide future public realm investment according to community and Council priorities.
Risk / Legal / Legislative	Consideration for existing public artwork and the ongoing programming of community sessions within the Square has influenced the program and development of design and planning principles. The staged approach to the Master Plan seeks to manage financial sustainability for the City of Adelaide.
Opportunities	The draft Master Plan provides a vision and framework to enhance Light Square/Wauwi and guide future investment. It addresses a broad range of matters from Kaurna culture, history, art, culture, greening, active transport, safety, access, inclusion, population growth, events and activation. The draft Master Plan provides an opportunity to implement sustainable, renewable and green systems, infrastructure, practices and materials in our projects. This includes an opportunity to test the market regarding the City of Adelaide’s sustainability targets, including circular economy and scope 1, 2 and 3 emissions, use of Aboriginal and Torres Strait Islander-owned businesses and social enterprises, inclusion and diversity, and buy local principles.
24/25 Budget Allocation	The 2024/25 Annual Business Plan and Budget includes a \$250,000 capital budget allocation for detailed design and costings of priority elements of the draft Master Plan. Priority elements include a traffic impact assessment and safety audit to test the feasibility of the draft Master Plan options. Further detailed design is subject to the 2025/26 and future Annual Business Plan and Budget processes and Council decision.
Proposed 25/26 Budget Allocation	Future costs to implement the Master Plan will be identified through detailed design and be listed within the schedule of new and significant upgrades for implementation from 2026/27, subject to Council decision through budget deliberations.
Life of Project, Service, Initiative or (Expectancy of) Asset	Implementation of the Master Plan and the associated implications for the Long-Term Financial Plan will be considered further through the detailed design process.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	While no direct costs are associated with the Master Plan, the enhanced/upgraded and new features will require corresponding asset and ongoing maintenance budgets. These costs are subject to future budget deliberations.
Other Funding Sources	External funding sources will be sought to implement the Master Plan. Council may prioritise its investment in delivery of the Master Plan contingent on external party funding support, such as State or Federal Government investment.

DISCUSSION

Background

1. Council approved the development of a Master Plan for Light Square/Wauwi as part of the 2023/24 Annual Business Plan and Budget.
2. The development of Master Plans is a priority 'New Move' in the *Adelaide Park Lands Management Strategy – Towards 2036*.
3. The City of Adelaide developed the draft Light Square/Wauwi Master Plan (draft Master Plan) with the support of Oxigen Landscape Architects (Oxigen) with subconsultants Yellaka – Karl Telfer who provided Kaurna cultural inputs and Wallbridge Gilbert Aztec (WGA) who provided strategic transport planning inputs.
4. The draft Master Plan presents two options for a pedestrian-centred, safe, activated, inclusive and greener Square.
5. At its meeting on 27 June 2024, Kadaltilla considered the draft Master Plan for the purposes of phase 2 community consultation.
6. At its meeting on 9 July 2024 ([Link 3](#)), the Council requested that the Administration provide advice on how the Master Plan could be delivered through a staged approach before approving its release for public consultation.
7. At its meeting on 13 August 2024 ([Link 4](#)), the Council received staging options and endorsed the draft Master Plan for the purposes of public consultation subject to further clarification in the draft Master Plan of the planning, detailed design and construction phases, and how a staged approach to implementation could also be considered.

Consultation

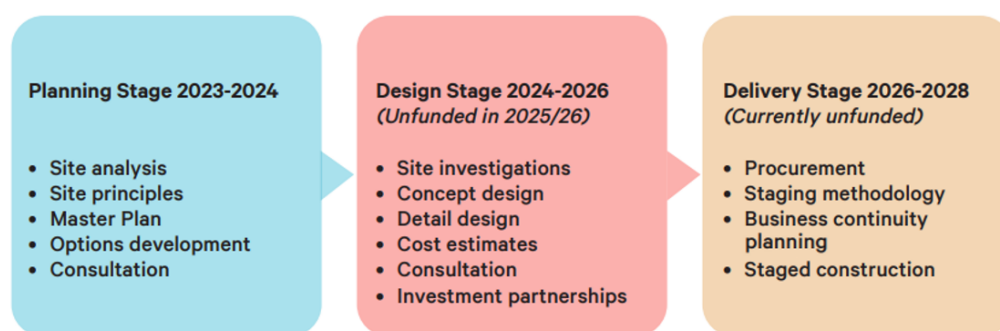
8. Targeted stakeholder and community consultation occurred in two phases as part of the development of the Master Plan.
 - 8.1. Phase 1 consultation to inform development of the draft Master Plan occurred from February 2024 to May 2024 and included extensive site visit meetings with key stakeholders and an online survey which opened on 18 March 2024 and closed on 15 April 2024.
 - 8.1.1. Phase 1 consultation revealed an expectation that the draft Master Plan be bold and transformational for the west end and invite increased use and enjoyment of the Square.
 - 8.2. Phase 2 consultation to seek feedback on the draft Master Plan options and priorities occurred from August 2024 to November 2024 and included meetings with key stakeholders, community consultation sessions, and an Our Adelaide survey which opened on 4 September 2024 and closed on 14 October 2024.
 - 8.2.1. Phase 2 consultation revealed strong support for Option 1 of the draft Master Plan to create an accessible and people friendly space.
9. Phase 2 consultation included:
 - 9.1. 16 workshops / site meetings facilitated by the Administration
 - 9.2. One community information session at Wauwi Inparrila (Housing Choices)
 - 9.3. Two pop-up community sessions in Light Square/Wauwi
 - 9.4. 4,000 postcards to residents and businesses near Light Square/Wauwi
 - 9.5. 1,749 letters to residents and businesses near Light Square/Wauwi (with an approximate 200 metre radius).
10. Written feedback included:
 - 10.1. 220 Our Adelaide survey responses
 - 10.2. 11 written submissions.
11. A summary of participation by the community follows:
 - 11.1. 40% of respondents to the Our Adelaide survey were residents in the City and North Adelaide, as well as residents from adjoining local government areas (30%), other metropolitan local government areas (15%) and residents from regional local government areas (4%).

- 11.2. City of Adelaide resident survey responses were reflected in the overall responses with 74% who prefer Master Plan Option 1, 13% prefer Option 2, 7% prefer neither option, 4% prefer elements from both and 2% unsure.
12. Stakeholders were invited to meetings and community sessions to hear about and provide feedback on the draft Master Plan. Stakeholders included:
 - 12.1. State Government departments and agencies
 - 12.1.1. Art Gallery of South Australia
 - 12.1.2. Arts South Australia
 - 12.1.3. Department for Infrastructure and Transport
 - 12.1.4. SAPOL
 - 12.1.5. South Australian Public Transport Authority
 - 12.2. Community
 - 12.2.1. Adelaide West End Association
 - 12.2.2. Community members
 - 12.2.3. Local residents and businesses, through attendance at the community information session and pop-up sessions
 - 12.3. Non-government organisations
 - 12.3.1. Encounter Youth
 - 12.3.2. Housing Choices South Australia
 - 12.3.3. Lions Arts Centre, Creative Industries
 - 12.4. Education
 - 12.4.1. Youth Inc
 - 12.4.2. TAFE SA
 - 12.4.3. University of South Australia, Enterprise Hub
 - 12.5. Council Committees and Subsidiaries
 - 12.5.1. Adelaide Economic Development Agency
 - 12.5.2. City of Adelaide's Access and Inclusion Advisory Panel
 - 12.5.3. City of Adelaide's Reconciliation Committee.
13. The responses from the Our Adelaide online survey and written feedback for preferred draft Master Plan options show that the majority of respondents supported Option 1 with a range of other preferences:
 - 13.1. 77% prefer Option1
 - 13.2. 10% prefer Option 2
 - 13.3. 7% prefer neither option
 - 13.4. 2% prefer elements from both
 - 13.5. 2% were unsure
 - 13.6. 1% support the draft Master Plan (but did not specify an option in particular)
 - 13.7. 1% provided other feedback
 - 13.8. One person objected to Option 1.
14. The Our Adelaide online survey responses provide a ranking for the principles for each of the three draft Master Plan themes. The highest ranked principles for each theme are listed below:
 - 14.1. Greener – Greening, including an increase in tree canopy, provides shade, cooling and planting diversity, including seasonal colour and celebration of Australia's native flora.
 - 14.2. Safer – The useable area of the Square is expanded with reconfigured road geometry to prioritise pedestrian access to the lawns, pathways and facilities whilst reducing traffic speeds and enhancing safety.

- 14.3. Inclusive – Activity, event and exhibition spaces are built into the design, working with adjacent creative and arts industries to brand the area as a place of creativity and innovation.
15. Consultation feedback highlighted a range of matters for further consideration in future proposed project stages. Key topics that emerged under the three draft Master Plan themes include:
- 15.1. Greener**
- 15.1.1. Hardstand and Greening – ensure that hardstand is minimised and responds to climate change impacts. Support for more greening and retaining trees.
- 15.2. Safer**
- 15.2.1. Active Transport – opportunity to improve safety and access for walking, wheeling and cycling.
- 15.2.2. Safety – investigate how business activation can improve safety and how nighttime, cycling and pedestrian safety can inform the detail design stage.
- 15.2.3. Traffic, Parking and Access – investigate how road related changes will impact traffic movement, flow, safety and access. Integration of parking and vehicle access needs for surrounding residents and businesses.
- 15.3. Inclusive**
- 15.3.1. Accessibility – opportunity to improve access to the Square and inclusion through path and crossings design.
- 15.3.2. Culture and Heritage – protect Heritage Values, incorporate many cultures in the design.
- 15.3.3. Eastern and western frontage – investigate the benefits and disbenefits for the eastern and western frontages as a result of moving the western carriageway to the eastern side of the Square.
- 15.3.4. Inclusiveness – consider how the needs of those experiencing homelessness can be incorporated in the design.
- 15.3.5. Event space/layout – investigate events space location options to minimise noise and disruption to surrounding residents and consider the design of a potential exhibition space in context of the surrounding arts district.
- 15.4. Other considerations**
- 15.4.1. Implementation – minimise construction duration and impacts and continue to engage with stakeholders.
- 15.4.2. Alternative options – a number of alternative options were suggested including traffic tunnels, a cruciform layout and overpasses.
16. A summary of targeted and community consultation is provided in **Attachment A**.

Next Steps

17. The City of Adelaide's 2024/25 Annual Business Plan and Budget includes funding to complete detailed design and costings for priority elements in the draft Master Plan. Priority elements include a traffic impact assessment and safety audit to test the feasibility of the draft Master Plan options.
18. The proposed project is being undertaken in a staged process as set out in the draft Master Plan and shown



Planning and Design Staging

Timelines and staging are indicative only and subject to modification.

Factors affecting timing and delivery include available funding, annual budget and service delivery priorities.

below:

19. The detailed design outcomes are scheduled to be presented to Council in 2025, ahead of a decision on the Master Plan.

DATA AND SUPPORTING INFORMATION

Link 1 – [City Planning, Development and Business Affairs Committee – Minutes – 6 August 2024](#)

Link 2 – [Draft Light Square/Wauwi Master Plan – released for public consultation](#)

Link 3 – [Council – Minutes – 9 July 2024](#)

Link 4 – [Council – Agenda – 13 August 2024](#)

ATTACHMENTS

Attachment A – Phase 2 – Light Square/Wauwi Master Plan – Public Consultation Summary Report

- END OF REPORT

Light Square/Wauwi Draft Master Plan

Phase 2: – Public Consultation Summary Report

February 2025



ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna People of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

If you have any queries regarding this document please contact:

Contact Officer: Jared Wilson
Title: Team Leader, Park Lands Planning
Program: City Shaping
Phone: (08) 8203 7199
Email: J.Wilson@cityofadelaide.com.au

Record Details

HPRM Reference:
HPRM Container: 2023/02346

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EXECUTIVE SUMMARY

Council approved the development of a Master Plan for Light Square/Wauwi as part of the 2023/24 Annual Business Plan and Budget. The development of a Master Plan for the Square is a priority New Move in the *Adelaide Park Lands Management Strategy —Towards 2036*, and activation of and access to the Square are identified as important in the City Plan.

The draft Master Plan presents two options for a pedestrian-centred, safe, activated, inclusive, and greener Light Square/Wauwi (the Square) that can be adapted to suit the level of ambition and change to the transport network and greening outcomes sought by the Council.

This report summarises Phase 2 consultation findings on the draft Master Plan including preferred option and prioritisation of principles. The consultation identified further considerations for the draft Master Plan options that will help inform future project phases, which are summarised as ten recommendations in this report.

Consultation for the draft Master Plan was informed by the City of Adelaide Community Consultation Policy.

Phase 2 follows on from Phase 1 consultation which occurred from February to May 2024. Phase 1 engagement identified issues, opportunities and ideas for the future of the Square and informed development of the [draft Light Square/Wauwi Master Plan](#).

Phase 2 consultation occurred from August to November 2024 and included meetings with key stakeholders, consultation events and an Our Adelaide online survey which opened on 4 September 2024 and closed on 14 October 2024. Consultation included:

- **220** Our Adelaide survey submissions
- **11** written submissions
- **16** workshops/meetings facilitated by the Administration
- **1** community information session
- **2** pop-up community sessions
- **4,000** postcards via letterbox drop to residents and businesses near Light Square / Wauwi
- **1,749** letters sent to residents and businesses near Light Square / Wauwi (within approximately a 200m radius).

Consultation Response:

A high level of support was received through all forms of feedback for Option 1.

Option 1 proposes to relocate the western roadway to the eastern side of the Square and reclaim open space for community.

Option 1 provides the greatest outcomes for all three themes raised by the community for a Greener, Safer and Inclusive Light Square/Wauwi.

A snapshot of Phase 2 consultation is provided below.

Draft Light Square/Wauwi Master Plan

Phase 2 Consultation Snapshot

We consulted on the draft Master Plan from August to November 2024 to find out the level of support for the Master Plan options and to prioritise the Master Plan Principles to guide decision making

We received feedback in a number of different ways

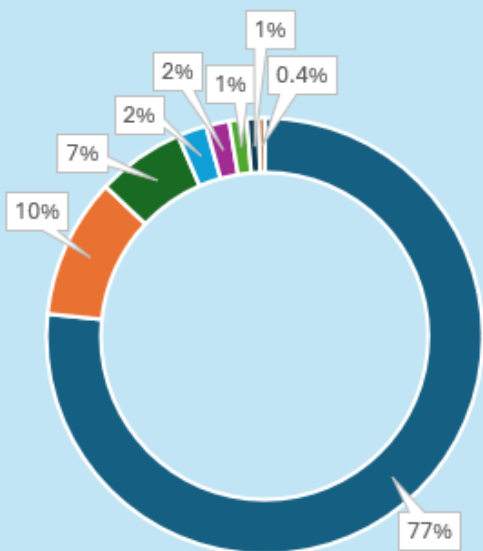
 220 Our Adelaide survey responses	 11 Written submissions / feedback	 46 Participants across 2 pop-up community sessions	 1 Community information session attended by 28 people	 16 Stakeholder meetings
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We heard from

 CoA residents 40% & residents from neighbouring councils 30%	 Some residents from other metropolitan local government areas 15% & regional local government areas 4%	 32% indicated they were ratepayers	 14% were from a business or organisation
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We heard the majority of survey respondents and those who provided written feedback prefer

Option 1	77%
And there was some support for Option 2	10%
There were also a range of other views:	
• Neither	7%
• Elements from both	2%
• Unsure	2%
• Support for the Master Plan	1%
• Other feedback	1%
• Objection to Option 1	0.4%



The top reason for choosing Option 1:	
Provides direct access to the Square on the western side without crossing road	44%
The top reason for choosing Option 2:	
Provides the most similar option compared to the current Square	46%

We also asked Our Adelaide survey respondents to prioritise the principles for each Master Plan theme. The following ranked highest for each theme

Greener Greening, including an increase in tree canopy, provides shade, cooling and planting diversity, including seasonal colour and celebration of Australia's native flora	Safer The usable area of the Square is expanded with reconfigured road geometry to prioritise pedestrian access to the lawns, pathways and facilities whilst reducing traffic speeds and enhancing safety	Inclusive Activity, event and exhibition spaces are built into the design, working with adjacent creative and arts industries to brand the area as a place of creativity and innovation
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Future Considerations

We now have a better understanding about the level of support for and what people value about the Master Plan, including majority support for Option 1. Many people also provided feedback that will help inform future project stages and require further investigation under the following themes:

 Vehicle access along the western edge	 Impacts for the eastern side of the Square	 Safer and more inviting active transport network
 Parking and access needs	 Traffic impacts	 Community benefit and Heritage Values

1. HOW WE ENGAGED

Phase 2 engagement included in-person engagement with targeted stakeholders to present the draft Master Plan, community sessions and an online survey using the Our Adelaide online engagement platform and opportunity for written feedback.

In-person engagement

From August to November 2024, 16 meetings were held with a range of stakeholders to present and discuss the draft Master Plan and encourage feedback.

Meetings also provided the opportunity to show how feedback from Phase 1 consultation had informed the draft Master Plan. Discussions highlighted stakeholders' site-specific functions to consider in further development of the Master Plan options. This will help inform future project stages.

Community Information Session

A community information session, organised in collaboration with Housing Choices South Australia, was held on 24 September 2024 at Wauwi Inparrila in Mellor Street. The session provided an overview of the draft Master Plan and included a Q&A session and was attended by 28 people.

Pop-Up Community Sessions

Two pop-up community sessions were held in Light Square/Wauwi. These were positioned on the south-east (25 September 2024) and north-west (10 October 2024) of the Square and had 46 people engage with Council Administration about the draft Master Plan.

Our Adelaide

A comprehensive consultation package was available through the City of Adelaide's online engagement platform - Our Adelaide, from 4 September 2024 to 14 October 2024 including:

- Project information
- Background information
- Link to draft Master Plan
- [3D visualisation](#) of the existing layout and the two draft Master Plan options
- Links to Greener, Safer, Inclusive Factsheets
- Frequently Asked Questions and Answers
- Online methods to provide feedback via an online survey as well as hard copy surveys available at libraries, community centres and customer service centre
- Administration contact details for further information.

A summary of activity on the platform is provided below:

- 3,526 visitors: which could be individuals or individuals visiting on behalf of organisations.
- 4,139 visits to the Our Adelaide page (which means some visited more than once).

- 2,699 downloads from the Our Adelaide page, including the below top file downloads:
 - 1,314 downloads of the draft Light Square/Wauwi Master Plan
 - 53 downloads of the Our Adelaide engagement pack and Light Square/Wauwi Master Plan
 - 712 downloads of the Option 1 map
 - 536 downloads of the Option 2 map
 - 27 downloads of the Greener Factsheet.

Promotion

Promotion of the consultation included:

- Notification of consultation posted on the City of Adelaide's social media platforms
- Corflute signs with QR codes to the consultation were placed in 10 locations in and around Light Square / Wauwi
- Customer Contact Centre screen advertising of the consultation
- 120 A6 sized project postcards were distributed to libraries, community centres, Customer Contact Centre, Housing Choices South Australia, Unilodge and Atira by Scape in Waymouth Street
- 4,000 project postcards via letterbox drop to residents and businesses near Light Square/Wauwi
- Letters sent to 1,749 residents and businesses near Light Square/Wauwi (approximately within a 200m radius)
- Posters promoting the Community Information Session distributed to Housing Choices South Australia and Unilodge and Atira by Scape in Waymouth Street
- Email to respondents of the Phase 1 consultation survey.



Figure 1: Overview of material used for phase 2 consultation

See full copies of the consultation material in Appendix 1.

Overview of engagement activities and participation

Activity	Participation
Survey (online and hard copy)	220
Written submissions	11
2 x placed-based pop-up community sessions	46
1 x community information session	28
Number of stakeholder meetings	16
Visitors to the Our Adelaide page	3,526
Downloads from Our Adelaide pages	2,642

Social media

Item	Total number of people who saw the content	Engagements (actions including likes, comments & shares)
11 organic (unpaid posts)	19,200	219
1 paid post	25,675	1,944
Total		
11 posts	44,875	2,163

2. WHO WE HEARD FROM

In total, 231 submissions were received comprised of:

- 11 written submissions
- 220 Our Adelaide online survey responses.

We heard from:

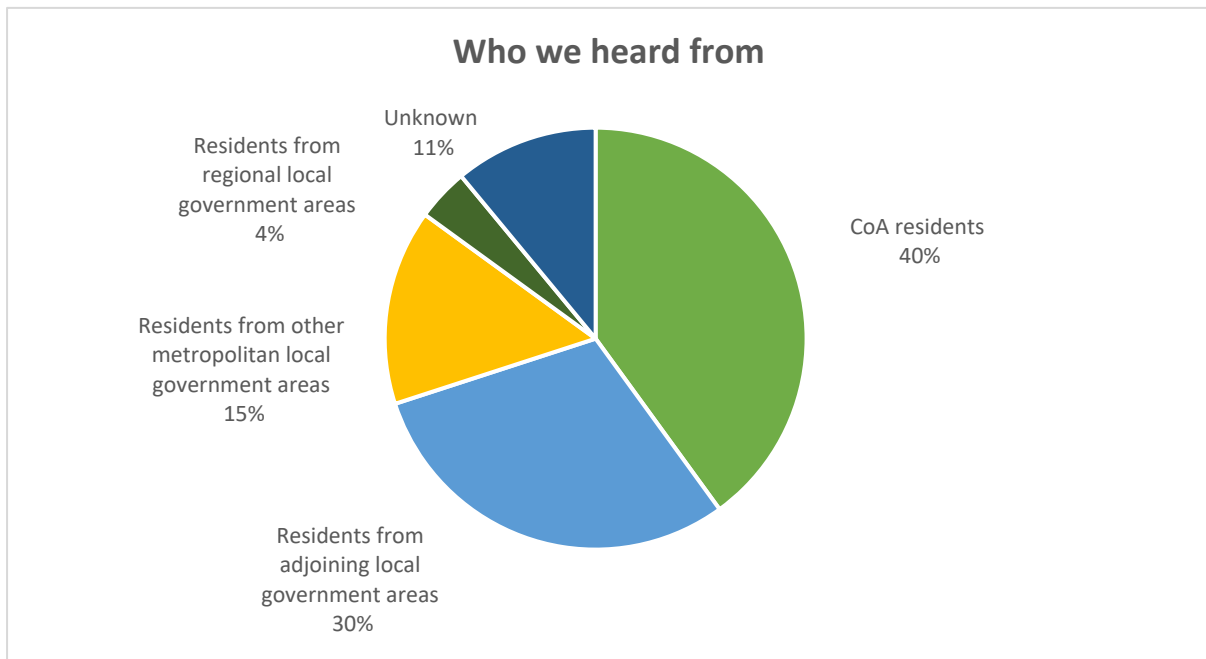


Chart 1: Our Adelaide participants and locations

**Note postcode data was provided by approximately 90% of respondents*

- Residents in the City and North Adelaide (40%)
- Residents from adjoining local government areas (30%)
- Residents from other metropolitan local government areas (15%)
- Residents from regional local government areas (4%)

Written feedback

- 11 written submissions were received from:
 - 4 individual community members
 - Green Adelaide
 - Adelaide West End Association
 - Bike Adelaide
 - Dr David Ness, Adjunct Professor, University of South Australia (*permission provided to include name and position*)
 - Karidis Corporation
 - Walking SA
 - TAFE

Meetings

Stakeholders were invited to explore the draft Master Plan and to provide feedback through a series of workshops, presentations and meeting.

Workshops included respondents from Phase 1 consultation to provide continuity and further explore issues and opportunities. Feedback was noted during the workshops and considered with all feedback received.

Stakeholders included:

- Adelaide West End Association
- Art Gallery of South Australia
- Arts South Australia
- Department for Infrastructure and Transport (DIT)
- Encounter Youth
- Housing Choices South Australia
- Lions Arts Centre, Creative Industries
- SAPOL
- TAFE SA
- University of South Australia, Enterprise Hub
- Youth Inc
- Community members through attendance at the Community Information Session and two pop-up community sessions on site
- Adelaide Economic Development Agency
- City of Adelaide Reconciliation Committee
- City of Adelaide Access and Inclusion Advisory Panel
- Traffic Signal Working Group (City of Adelaide, DIT, South Australian Public Transport Authority).

Community Information Session

The evening community information session provided an opportunity for people who wanted to know more about and provide feedback on the draft Master Plan. Attendees included local residents, users of local services and business owners (note not all attendee affiliations with the area were recorded).

Pop-Up Community Sessions

The daytime pop-up community sessions provided the opportunity for those engaged with the project and passers-by to find out more about the project and provide feedback. Participants included students, local residents and business owners, clients of local businesses and local workers.

3. WHAT WE HEARD AND RECOMMENDATIONS

Prioritisation of the draft Master Plan options and principles and feedback from submissions, Our Adelaide and face-to-face meetings and events has been summarised

This feedback provides the level of support for the options presented in the draft Master Plan and matters for further consideration to inform future phases of the project, including detailed design. Option 1 and Option 2 below were presented in the draft Master Plan.

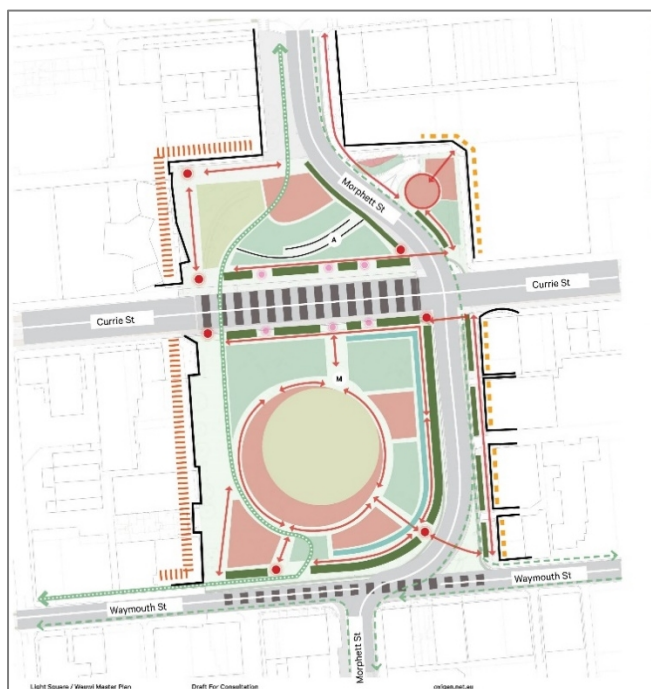


Figure 2: Draft Master Plan Option 1 will reduce road pavement by 22% and increase usable space in the Square by 9%. It will relocate north south traffic to the eastern side of the Square and return the western edge of the Square to Park Land Purposes.

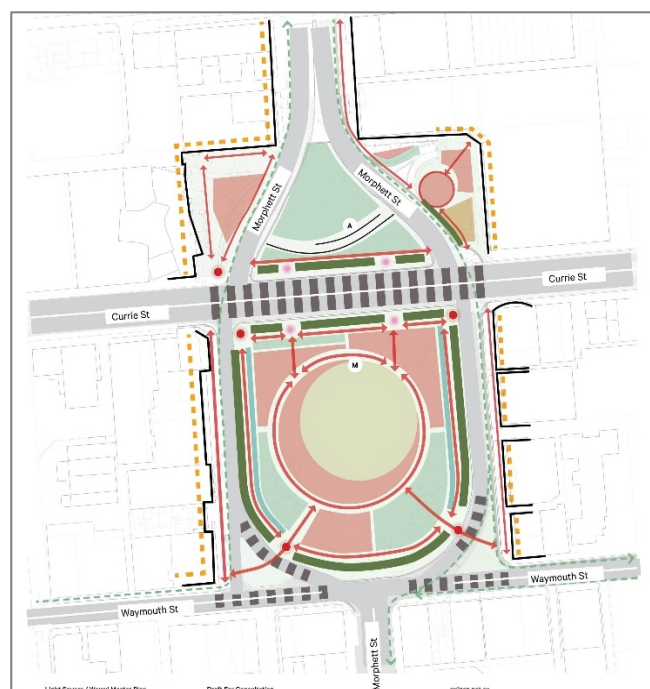


Figure 3: Draft Master Plan Option 2 will reduce road pavement by 15% and increase usable green space in the Square by 4% by reducing the number of traffic lanes on the southeast and southwest of the Square.

The responses from the Our Adelaide online

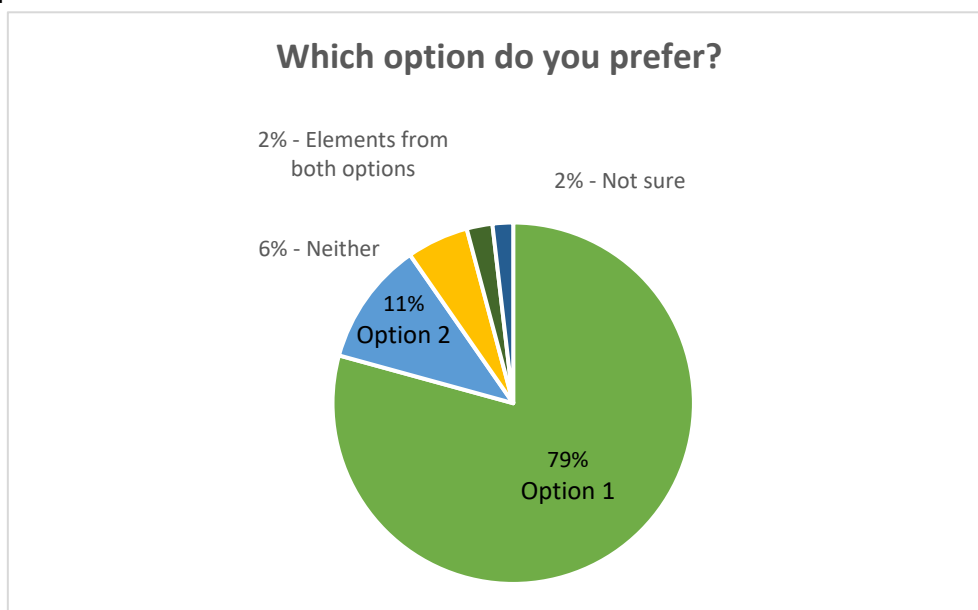


Chart 2: Our Adelaide survey responses for preferred draft Master Plan option

survey for draft Master Plan options are:

- 79% (173) prefer Option 1
- 11% (24) prefer Option 2
- 6% (14) prefer neither option
- 2% (5) prefer elements from both options
- 2% (4) were not sure

Response for Option 1

Reasons for choosing Option 1, selected from multiple choice options, relate to direct access and separation between vehicle and active transport modes:

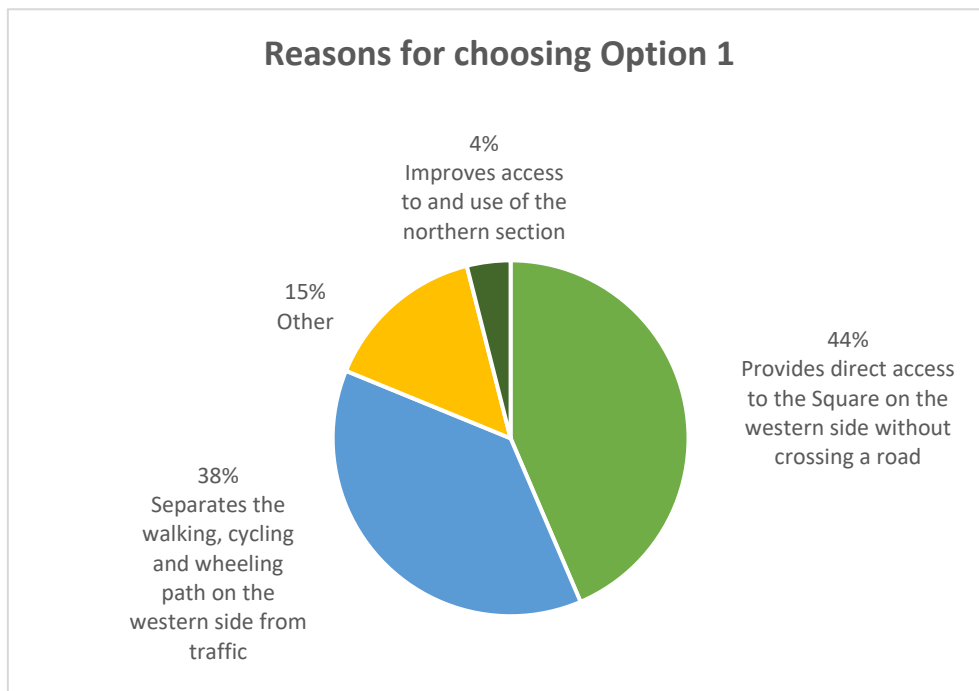


Chart 3: Our Adelaide survey reasons for choosing Option 1

- **44% (75) because it provides direct access to the Square on the western side without crossing a road**
- 38% (65) because it separates the walking, cycling, and wheeling path on the western side from traffic
- 4% (7) because it improves access to and use of the northern section of the Square
- 15% (25) selected Other and feedback provided is shown by key theme below:
 - More greening/open space
 - Creates a more inviting/people friendly space
 - Provides versatile space for a diversity of uses.

Response for Option 2

Reasons for choosing Option 2, selected from multiple choice options, relate to similarity to the current Square and a balance between reducing road space and increasing greening:

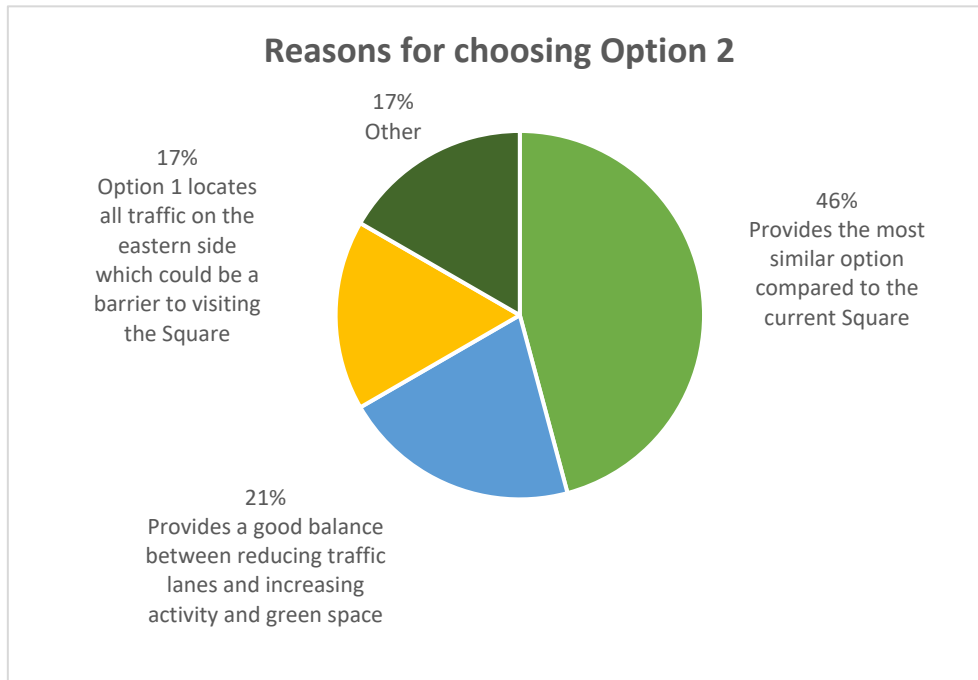


Chart 4: Our Adelaide survey reasons for choosing Option 2

- **46% (11) because it provides the most similar option compared to the current Square**
- 21% (5) because it provides a good balance between reducing traffic lanes and increasing activity and green space
- 17% (4) because Option 1 locates all traffic on the eastern side which could be a barrier to visiting the Square
- 17% (4) selected Other, these include that Option 2:
 - Maintains current road/purpose
 - Maintains traffic flow
 - Option 1 may increase noise on the eastern side of the Square.

Response for Neither Option

Reasons for choosing neither option were provided in free text and are grouped under the following broad reasons:

- Reduces traffic flow and increases congestion
- Rather explore other options that do not reduce traffic flow
- Change not needed
- Needs traffic assessment and safety audit, costings and state government commitment to the road changes

- Already other event spaces and lots of other Park Lands to enjoy
- Funding – limited and not supportive of funds being spent on this project.

Response for Elements from Both

Preferred elements from both options were provided in free text and include:

- Traffic access around the Square
- Improved paving and lighting
- More greenery, shade and trees
- Open lawns
- Flexible events space
- Safer pedestrian access
- Increased defined space for cycle lanes
- Direct access to the Square for pedestrians.

Response for ‘Not sure’

Reasons for choosing ‘not sure’ were provided in free text and include the following broad reasons:

- Not supportive of funding for this project but rather for rail line to the airport
- Limited consideration for cyclists
- Uncertainty about what it means for permit holders
- Pedestrian crossing times are too long.

Principles

Our Adelaide survey respondents were asked to prioritise the draft Master Plan Principles for each of the themes to guide investment and delivery of the Master Plan. The top ranked principle for each of the three themes are listed below:

Greener

- Greening, including an increase in tree canopy, provides shade, cooling and planting diversity, including seasonal colour and celebration of Australia’s native flora

Safer

- The usable area of the Square is expanded with reconfigured road geometry to prioritise pedestrian access to the lawns, pathways and facilities whilst reducing traffic speeds and enhancing safety

Inclusive

- Activity, event and exhibition spaces are built into the design, working with adjacent creative and arts industries to brand the area as a place of creativity and innovation.

Written Feedback

Written feedback included support for Option 1 (4 respondents), support for both (3 respondents), other feedback (1 respondent), concerns (1 respondent), neither (1 respondent) and opposition to Option 1 (1 respondent).

Feedback was also provided about issues and potential improvements summarised below:

- Participants provided detail about cycling and pedestrian network issues and potential improvements
- Expressed concern that Option 1 impacts Heritage Values and symmetry of the Square
- Requested investigation of the benefits and disbenefits for the eastern and western edges
- Requested further consideration of minimising hardstand
- Requested greater emphasis on Biodiversity Sensitive Design and Water Sensitive Urban Design.

Meetings and Events

There was general support for the draft Master Plan options from stakeholder meetings.

Feedback from those who attended consultation events was mixed with some support for the draft Master Plan and concerns raised, in particular about access for residents on the western side, changes to traffic movement and impacts to Heritage Values.

Feedback themes are summarised as:

Greener

Hardstand and Greening

- Concern with the options having too much hardstand and support for more greening and retaining trees

Safer

Traffic and Access

- Concern about how road related changes will impact traffic movement, flow and safety
- Consider the impact from closure of Philip Street and access to Hindley Street from road changes proposed in Option 1
- Overall need to retain limited vehicle access for cars/access cabs, moving trucks and emergency vehicles for the western side of the Square
- Need to incorporate bus movements in road design

Parking

- Consider parking needs of the area, for residents, businesses and visitors including for drop-off and pick-up and accessible parking

Safety

- Investigate how business activation, nighttime uses and cycling and pedestrian changes can improve safety outcomes

Inclusive

Eastern and Western Frontage

- Identify the benefits and disbenefits for the eastern and western edges from Option 1

Inclusiveness

- Consider how the needs of those experiencing homelessness could be integrated in the design

Culture and Heritage

- Support for Aboriginal and Torres Strait Islander Peoples and culture being represented in art and landscaping, and for potential cultural learning opportunities
- Interest in the future of existing artworks
- Concern with Option 1 and alignment with Light's Plan for the Squares and City Layout

Event Space

- Consider noise mitigation and reducing disruption in the event space
- Consider existing West End exhibition spaces when considering exhibition spaces for the Square

Other

Construction

- Support for short construction time with minimal disruption and impacts

Alternative Suggestions

- Construction of a traffic tunnel
- Consideration of traffic safety improvements that could be implemented in the short term.

Recommendations

Issues and opportunities raised in the consultation are summarised into ten recommendations as outlined below and will inform future project stages:

Greener

- Recommendation 1: Ensure detail design increases green space with hardstand designed to address climate change impacts and not overwhelm the space

Safer

- Recommendation 2: Undertake intersection modelling and model pedestrian crossing locations and options (eg zebra crossing, pedestrian actuated crossing, ramps) including wait times and impacts on traffic flow

- Recommendation 3: Undertake a detailed road safety audit and active transport modelling to consider current issues and hotspots to increase safety and accessibility, including traffic calming measures.
- Recommendation 4: Assess car parking options and needs, (including drop-off spaces, emergency vehicles, ride share and accessible parking), including servicing for residents
- Recommendation 5: Design for nighttime use and lighting design informed by CPTED and stakeholder input
- Recommendation 6: Model options to address access requirements to western side under Option 1 including, assessing the impacts from closure of Philip Street and removal of the slip lane to Morphett Street UPark and Waymouth Street, and access to Hindley Street
- Recommendation 7: Work with the South Australian Public Transport Authority (SAPTA) to facilitate bus movements.

Inclusive

- Recommendation 8: Continue to engage with stakeholders in subsequent design phases for input and to keep informed on progress
- Recommendation 9: Undertake further assessment of impacts (business, traffic, access) to the eastern side of the Square due to the introduction of a dual carriageway on the eastern side in Option 1

Other

- Recommendation 10: Note for potential future project stages (include elements for detailed design stage such as tree retention and artworks)

Response Detail

The Our Adelaide online survey asked respondents to indicate their preferred draft Master Plan option by selecting one of the following:

1. Option 1
2. Option 2
3. Some from both options
4. Neither option
5. Not sure.

A summary of these and examples of free text responses for the preferred options is provided in Table 1.

Table 1: Summary of Our Adelaide feedback for preferred option

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
Option 1 (173 responses)	Greening	More greening (62) • More green space, tree canopy and open space for people and nature <i>'I'm excited by the prospect of the native and seasonal gardens around the square and an engaging and diverse landscape of trees and flora'</i> • Contributes to cooling <i>'The area would be cooler and all the apartment buildings would have a healthy green space that people could safely and easily access for respite from the cityscape'</i> • Contributes to creating a greener city <i>'This is a real and rare opportunity to deliver on the residents' vision of a greener City of Adelaide, and in the very heart of the City'</i>	• Support for a greener, cooler space is noted.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
	Pedestrians	Safer and improved access for pedestrians (33) <i>'The whole square is hostile to pedestrians and prioritises the movement of cars. The Square is in an area with a lot of pedestrians (Housing SA, Universities/TAFE), yet it is difficult to cross the square....Option 1 will encourage more pedestrian use because the square will finally be accessible'</i>	Support for a more comfortable and safer walking path and environment for pedestrians is noted.
	Safety	Increases safety (30) - Safer for active transport <i>'Better use of space and safer for active transport'</i> - Generally safer <i>'Safer for all modes of transport'</i>	Support for a space that is better shared between transport modes is noted.
	People focused	- Generally more people friendly (25) <i>'Makes it more appealing for people'</i> - Shift from car focus to people focused space <i>'It really opens up the Square to be people friendly by limiting cars to just one side of the Square....I think we should be ambitious and create people-centric spaces in our city to allow more vibrancy'</i>	Support for a people focused space is noted.
	Cycling	Cycling improvements (24) Off road path <i>'Having the space for a bicycle lane without cars would be an absolute treat, and fit amongst other improvements being made to the city to make it more bike friendly.'</i>	Support for a space that is better shared between transport modes and the link between creating a more inviting space is noted.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
		• Safer <i>'Much safer for cyclists and active transport'</i> • More active transport options <i>'Makes the existing green space more accessible to pedestrians and gives people more active transport options through the area, making it more inviting for community gathering to enjoy the sun and green space'</i>	
	Usability and more inviting space	Increases usability (23) and accessibility to/around the Square (17) • Less traffic impacts and road space create a more usable space <i>'It provides an opportunity to reduce a significant amount of paved space and open up an accessible and active area. The current (and Option 2) situation of having to cross a road to get to the open space significantly reduces the usability of that space as the perceived access across a busy road makes it difficult to use'</i> • Addresses the issue of currently being surrounded by traffic (17) <i>'Grassed spaces are no longer surrounded by roadways, making them more accessible and more pleasant - no longer an island in the roads'</i> • More inviting with less traffic impacts, improved access and spaces and better connected to its surrounds (16) <i>'Increased appeal, especially the western 'boulevard', offering a pleasant gradient between the buildings and the grass'</i>	• Support for a space that is better shared between transport modes and the link between creating a more usable space is noted.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
	Less vehicle impacts	Less traffic/car dependency (16) and impacts (13) - Improved movement flows <i>'Less traffic, less conflict points for traffic and people'</i> - Less car dominant <i>'The prioritisation of green space and removal of road surface is important for safety and also modernising our city to reduce car-dependency'</i>	Support for a space that is better shared between transport modes is noted.
	Benefits for the West End	Positive for the area (12) <i>'Will put the West on Adelaide's map and represent an inclusive, cultural space - for all to access rather than "travel through"'</i> <i>'Hopefully this increases the investment and appeal to the west end of the Adelaide CBD'</i> <i>'Would be a huge boost for not only Adelaide but the identity of South Australia'</i>	Support for the potential benefits for the West End is noted.
	Traffic relocation	Moves traffic to the eastern side with better connection and interface with the western side of the Square (12) <i>'Connects the Square to the west where there are a lot of apartments (now and in the future)'</i> <i>'it connects the square to the rich centres of learning and art located on the western side'</i>	Support for better connecting to surrounding uses and projected future changes is noted.
	Wellbeing	Quieter/contributes to wellbeing (10) <i>'Option 1 has a quieter half to relax in'</i>	The benefits to wellbeing are noted.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
		<i>'Option 1 will give greater, safer access for public to enjoy open space and promote a sense of uninterrupted access for community wellbeing'</i>	
	Place-based design	Designed for increasing population/caters to urban needs (8) <i>'resident population around the square is increasing rapidly. Open Space for these residents is essential'</i> <i>'It best caters for the diverse needs of an inner urban oasis - local residents, students, office workers, visitors'</i>	Support for the design's response to projected future changes and needs of city users is noted.
	Economic benefits	Provides opportunities for economic benefits (4) <i>'Option 1 has the potential to create substantial economic uplift by activating alfresco dining areas and event spaces'</i> <i>'Hospitality options are more plentiful near the western side of the park and would benefit hugely by being linked to green space'</i>	Support for increased activation is noted.
	Culture and Heritage	Inclusion of Aboriginal culture (2) <i>'Residents and workers in this part of the city would greatly benefit from such a fantastic design that references Aboriginal First Nations culture, while increasing plant and canopy space'</i>	Support for sharing of culture and increase in greening is noted.
	Northern section	Improves northern section (2) <i>'It allows the Northern section of the square (north of Currie Street) to become a functional space - integrating to the nearby TAFE. This is a significant benefit that Option 2 does not provide'</i>	Support for a better connected northern section is noted.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
		<i>'Even the small northern-most lobe of the park created makes a very useful link to open space by Adelaide TAFE'</i>	
	Comments on Option 2	- Continues the island-in-the-road effect - Provides too much space to roads and events - Does not improve access/connection for the northern section - Unappealing to spend time near roads and is what we already have (not inviting and hard to access) - Would spend money on what we already have/for little change – and maintains some of the issues	Comments on some of the issues with the current design are noted.
Option 2 (24 responses)	Access	Maintains current road/purpose (6) <i>'Maintains critical road access to residential buildings'</i> <i>'The Square is mainly used for people to get easy access to the city and to have a nice stroll of course....So prioritise roads for the Square as this is what is most popularly used'</i>	Access to residential buildings is noted as a requirement for future project phases – see recommendation 6.
	Culture and Heritage	Symmetry/keeps original vision for Adelaide (4) <i>'Option 1 no longer can claim the name 'Light Square' – it will need to be renamed...Option 2 retains the ability to use the name Light Square...allows for event flow of traffic around the Square. There is much made of increased population and therefore increased traffic – Option 1 is not fit for purpose'</i>	- Engagement has included meetings with Heritage SA and the Department for Climate Change, Environment, Energy and Water about Heritage Values. This will continue in subsequent phases of the project. See recommendation 8. - The proposed Option 1 design responds in a contemporary way to defining the Square though its landscape design as a balance between the relocated roadway, and the treatment on the western side.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
			This creates a centred Square, reinforcing the symmetry. The design also supports the social and health requirements of the community, which are of value to the National Heritage listing. Draft Master Plan Option 1 includes landscape treatment on the western edge that reflects the symmetry of the current Square.
	Traffic	- Option 1 removes too much road/disrupts traffic flow (3) <i>'Option 1 reduces too much traffic space, will increase congestion and increase pollution'</i> - Maintains traffic flow (3) <i>'the way the roads that surround Light Square are great the way they are - convenient and offer quick one-way traffic around the Square'</i>	The next project stage is for a traffic impact assessment that will assess the impact of the road changes including traffic flow.
	Improvements	Improves security/amenity/more functional (3) <i>'Option 2 provide not only the improvements in the security and amenity of the Square but also keeps the vital north bound Light Square traffic lane open'</i>	- Safety is one of the key themes of the draft Master Plan and applies to both draft Master Plan Options - see recommendation 5. - Both options keep a north bound traffic lane, for Option 1 this is relocated to the eastern side of the Square.
	Road changes	Impacts of removal of road on the western side (3)	Impacts of shifting the north bound carriageway to the eastern side will

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
		<i>'Whilst no. 1 has more open space, the scale of a single two-way road is a greater single barrier and reduces the effect of the original Square'</i> <i>'Putting all traffic on the eastern side may increase noise levels for the eastern side...'</i>	be assessed in future project stages - see recommendation 9.
	Comments on Option 1	• <i>'Option 1 is ill considered...recommend MFS and SA Ambulance be asked to provide their input to Option 1. It is not safe for residents'</i> • <i>'Reduces too much traffic space and will increase congestion and increase pollution'</i>	• Option 1 will retain access for emergency vehicles and design options assessed as part of the traffic impact assessment and safety audit - see recommendation 6.
Neither Option (14 responses)	Traffic flow	• Will increase travel time • Will make the traffic problem worse (idling, bottlenecks) and displace traffic elsewhere • Does not reduce traffic only reduces the space for it • Limited north south corridor/redirection options • Need to keep traffic flowing/reduces flow • Stops access to Pirie Street from the west • Will cause major congestion	• The next project stage is for a traffic impact assessment that will assess the impact of the road changes including traffic flow.
	Less cars	• Option 1 and 2 both aim to reduce cars – which will make the traffic problem worse • Cars essential for economy and vitality of the city	• The draft Master Plan aims to encourage a better balance between many transport modes. The next project stage is for a traffic impact assessment that will assess the impact of the road changes including traffic flow.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
	Vehicle access	Option 1: - Prevents residents on western side from accessing pick-up and drop-off and increase walking distance if located elsewhere - Could create safety and traffic flow concerns if instead located on Waymouth Street - Needs of older adults need to be considered - Back entrance to Spence on Light (on Ann Street) not a suitable alternative pick-up-drop-off point	- Vehicle access for the western edge is to be maintained for residential, business and emergency services. - Comments on Ann Street are noted.
	Pedestrian access	Option 1 does not improve pedestrian access from the east	Next project stages will include identifying options to improve pedestrian access - see recommendation 2 and 3.
	Green space	- Important to have a space just for relaxation, this doesn't have to be for activities – particularly important with a growing population - Need more trees to be a buffer from the traffic	- The draft Master Plan aims to increase tree canopy by between 25%-30%. - Support for creating a green refuge is noted and future project stages will seek to balance the space for activities and those for relaxation to realise the draft Master Plan's Vision which includes creating 'a green oasis'.
	Need	- Already have lots of Park Lands - Pedestrians already provided for - No need for large changes	The next project stage is for a traffic impact assessment that will assess the impact of the road changes including traffic flow. It will also

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
		• Survey peak hour car numbers on western side • Analysis needed of lost car parks including adjacent businesses • Analysis needed of increase in travel time • Not an events space – enough other Park Lands event spaces • Is already green • Where is the evidence that this is needed and crowd support behind it – provide reassurance this is not just an attempt to privatise the space. • Already functions as open space • No traffic assessment and road safety audit done	include assessing car parking options and needs – see recommendation 4. • Consultation on the draft Master Plan indicated strong support for the draft Master Plan options with ~90% of respondents preferring one of the two options and ~9% in total who did not support either option, were unsure or opposed to Option 1. • The Squares form part of the Adelaide Park Lands and the draft Master Plan does not intend to privatise the space. The Square is maintained as ‘community open space’ – which is part of the draft Master Plan’s Vision (p. 12).
	Alternative Suggestions	• Pedestrian bridges or tunnels • Pedestrian bridge with lift and amenity improvements more cost effective and still achieve more and safer use of the Square • Cut and cover traffic tunnels • Options that do not impede traffic flows • Create monumental tourist icon • Morphett Street running through the middle of the Square • Increase daytime activity with green space directly adjacent to buildings with no east or west roads • Leave road as is – if desired develop the green space	• Public transport access improvements are noted – but are outside the scope of this project • The draft Master Plan aims to create a place that will attract visitors/tourists and is part of the Vision • Traffic tunnels and bridges are not part of current considerations • Moving Morphett Street to run through the centre of the Square is not part of current considerations.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
		- Improvements needed to tram, train and active transport options and need to remove buses and cars to make this viable – without this it will just reduce traffic flow rather than level of traffic and frustrate the local community - Leave as is	
	Funding	- Current budget allocation inadequate - Do not support use of funds on the project - Must provide fully scoped estimate of costs - Evidence of full DIT ministerial commitment about the changes to the roads and for funding road realignments - Considerable cost for squashing all car traffic into a smaller space – leading to less safe pedestrian crossings	- Implementation of some of the detailed design and future project stages are unfunded and subject to future annual business plans and budget processes. - State and Federal funding and grant opportunities would be pursued. - Administration has discussed this project with DIT and will continue to engage in future project stages. - The draft Master Plan aims to create a safer more inviting environment for pedestrians – see recommendation 2 and 3.
Elements from both (5 responses)	Greening	- More trees and greenery - More shaded spaces - Open lawns - Event flexible space	Support noted for an increase in greening and a combination of green spaces.
	Cycling elements	Increase defined area of the road for cycle lanes	Detailed design will define the design of cycle lanes – see recommendation 3.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
	Pedestrian elements	• Safer pedestrian access • Better ability for pedestrians to cross to the Square without having to cross the road	• Support noted – pedestrian access will be further investigated in future project stages – see recommendation 2 and 3.
	Layout	• Maintain the Square (rather than large plaza) – provides vehicle access around the Square • Maintain diagonal pedestrian flow across the Square (with better features, including improved lighting and paving) • Layout and space on both options	• Support for the layout of Option 2 is noted. • The design of the path network will be explored further in future project stages. The draft Master Plan options propose a pathway around the edge of the Square to continue to provide access when activity and event spaces are in use.
	Cultural significance	• Cultural significance relates to all	• The draft Master Plan values the integration of many cultures for the future of Light Square/Wauwi. This is expressed in the draft Master Plan Vision, principles and strategies.
Not sure (4 responses)	Permit holders	• Concern about continuation of service from the location and date and impact of construction. • Supportive of greening, path upgrades and toilet block.	• Stakeholders will be consulted throughout next stages of the project – see recommendation 8. • There is no intention to revoke permits. • The draft Master Plan does not include a proposed public toilet. If this were to be considered in the next phases of the project, it would require further consultation.

Option	Theme	Summary of Feedback and sample of direct quotes	Consideration of feedback
	Not supportive of funding this project	Supportive of a train/tram connection to the airport for tourism/economic benefits	The suggestion for a train/tram to the airport is outside of the project scope.
	Minimal consideration for cyclists	- Limited consideration of cyclist movement. - There are safety challenges for city cyclists. - Non-separated cycle lanes do not provide any protection and not supported. - Planning needed to link to east-west corridor along Currie Street and to integrate this into north-south corridor for cyclists along Morphett Street.	Future project stages will define design of cycling lanes and safety improvements – see recommendation 3.
	Pedestrians	Long wait time to cross Light Square/Wauwi when walking east or west along Waymouth Street	Improvements to crossings will be investigated as part of detailed design – see recommendation 2.

Further Considerations from Survey

Some survey respondents provided additional feedback that has been summarised and grouped into themes in Table 2 below along with how feedback has been considered.

Table 2: Summary of Out Adelaide feedback for further consideration

Theme	Feedback	Consideration of feedback
Active transport	Consider potential conflict of uses for shared path	Further consideration of the design of the shared path will be part of future project stages – see recommendation 10.
Traffic and street layout	- Traffic needs to be more of a consideration and options based on current traffic volumes - Remove Currie Street - Morphett Street to continue right through the middle and remove all the extra slip lanes eg Hindmarsh Square/Mukata	- Traffic assessment in next stage of the project will assess the impacts on traffic flows. - Removing Currie Street is out of scope as it is a major bus corridor.
Traffic impacts	Consider reaction to ‘traffic calming’ measure, that it may divert traffic to surrounding streets and how it will be addressed	Traffic assessment in next stage of the project will assess the impacts on traffic flows.
Car Park	- Concern that no access from the south to the TAFE carpark would redirect access from congested Hindley Street and North Terrace - Not supportive of no entrance to Waymouth Street – as limited ways to access Topham Mall car park	Car park redirection options will be assessed in future project stages - see recommendation 6.
Greening	- More mid-storey planting for biodiversity - Very important to have access to lawns and a retreat space with minimal hardstand	- Greening section includes direction on planting for biodiversity (p. 26) with the planting scheme based on a core selection of low shrubs and ground covers to increase biodiversity - The draft Master Plan aims to increase tree canopy by between 25%-30%. - Support for creating a green refuge is noted and future project stages of detailed design will seek to balance the space for activities and those for relaxation to realise the draft Master Plan's Vision which includes creating ‘a green oasis’

Theme	Feedback	Consideration of feedback
Event space	Position the event space to the northern side of the Square as there is more residential on the southeast side	Considerations for event space is noted. Ideal location and layout for the event space to be assessed in event layout analysis (detail design stage) – see recommendation 10.
Urban elements	Support for: - Similar elements to Hindmarsh Square/Mukata, and to encourage lunching in the Square increase: - seats - shade - places for food trucks - Neither option addresses the major issue for workers in the precinct (need more seating and cafes/restaurants) - Consider food and beverage option in the Square	Urban elements to be determined in detail design stage.
Current use	Maintain current fitness group use	There is no intention to cancel current permits
Implementation	- Project staging is important for success and improvements can be made without waiting for all project stages to be complete: - increase trees and biodiversity in the Square as soon as possible - road on the western side could be closed but bitumen surface kept for a while (for Option 1)	Project staging is addressed in the Master Plan and future project stages are currently unfunded and subject to Council budget processes.

Written Feedback

Feedback on the draft Master Plan included 11 written submissions. Table 3 below highlights the reasons for supporting a particular option (if expressed) and feedback on Master Plan elements that will assist with informing future project stages.

Table 3: Summary of written feedback and further considerations

Theme	Feedback	Consideration of Feedback
Karidis Corporation		
Option 1	Option 1 (on the basis of considerations – see considerations below) as it: • <i>‘Enhances connectivity between the Square and a growing population in the western precinct of the city’</i> • <i>‘Has the potential to enhance the connection between future development and the amenity provided by the Square’.</i>	• Conditional support noted. • The draft Master Plan aims to create a space that will serve as a communal ‘front yard’ for a growing population and to enhance local connections.
Considerations	Considerations (formalised in the Master Plan or alternative means) • <i>‘Council commits to undertake ongoing consultation with adjacent landowners throughout the process including finalisation of the master plan, detailed design and implementation’</i> • <i>‘Prior to works commencing suitable site access is agreed between the parties that ensures suitable access for any future development of the land (including access for emergency services, waste management and other services, car parking areas and drop off areas)’</i> • <i>‘Site access is maintained in a way that does not compromise future use’.</i>	• Future project stages will include ongoing consultation with stakeholders. • Vehicle access for the western edge is to be maintained for residential, business and emergency services. • See recommendations 4, 6 and 8.
Walking SA		
Option 1	Option 1 as it: • <i>‘Will create one large public space and one even larger public space, both of which would be relatively removed from traffic. Both would be easily accessible to people working, studying and recreating in the area to the west of Light Square’</i> • <i>‘Waymouth Street will now have the option of walking on both sides of the road’</i> • [benefits are] <i>‘at the expense of those to the east of the Square...access [to the Square] would require crossing of what will be a busy, wide road’</i>	• Support noted. • Impacts and benefits to the eastern side of the Square will be part of future project stages - see recommendation 9.
Pedestrian crossing	• Support for pedestrian actuated crossing for southeast corner crossing without long wait time or impact on traffic flow	• Detail on suitable pedestrian crossing type will be part of the traffic

Theme	Feedback	Consideration of Feedback
		assessment and safety audit stage - see recommendation 2.
Speed limits	Support for low speeds for pedestrian routes. Including the southeast pedestrian route (who seem to have to cross Morphett Street and a narrow roadway for bikes and vehicles)	- The narrow lane near the building edge is a cycling lane. There is bicycle access via the left slip lane onto Waymouth Street. - Traffic calming options will be part of future project stages - See recommendation 3.
Road layout	- Prefer cruciform approach for city Squares, along boundaries would only be for loading area. <i>'Best caters to traffic, while providing easy access to the square from all sides.....minimises road crossings for pedestrians'</i> <i>'If traffic studies result in Option 2 being abandoned, we hope that the cruciform model will be considered'.</i>	Moving Morphett Street to run through the centre of the Square is not being pursued.
Bike Adelaide		
Option 1	Option 1 as support: <i>'greater return of space to Park Lands than Option 2 and the greater increase in green public space'</i> <i>'the maintenance of (almost all) vehicle through and turning movements'</i> <i>'reincorporation of the northern section of the Square back to usable public space'</i> <i>'potential for improved active transport access from the Square towards (and beyond) Morphett St Bridge, with potential bikeway to directly connect the Square with the Torrens Linear Trail on both sides of the river'</i> <i>'consistency of the design with the City's strategic goals to triple cycling journeys into the city, encouraging transport diversity, reducing community carbon emissions, reducing hard-stand in the Park Lands and enhancing access to open, green public spaces'</i>	Support for improvements to cycling network and public space noted.
Option 2	Option 2 - marginal support based on: <i>'marginal increase in green space'</i> <i>'maintenance of the public square as isolated and cut-off by roads on all sides'</i>	Reasons for preferring Option 1 noted.

Theme	Feedback	Consideration of Feedback
	• <i>'maintains the existing safety issues for cyclists through retention of the existing intersection design and layout'</i> • <i>'lack of meaningful improvement to achieve the City's strategic goals of increasing cycling, reducing carbon emissions, enhancing transit diversity, improving public space accessibility, enabling activation of city squares, reducing hardstand/built form in the Park Lands'</i>	
Current issues for cyclists	• Queuing issues that block bike lanes: • southbound bike lane at UPark Light Square • northbound slip lane off Waymouth St • Morphett St eastbound left turning lane into Currie St • southern side of the Currie/Morphett St intersection • Better clarity needed to: • enter westbound Waymouth Street from Light Square/Wauwi • Ensure vehicles do not drift into cycle lanes (north of Currie St and corner of Morphett Street and Waymouth Street travelling south)	• Current cycling issues are noted for future consideration - see recommendation 3.
Separated bike lanes	• Include buffered or kerb-separated on-road bike lanes	• Types of cycle lanes are noted for future consideration - see recommendation 3.
Directional marking	• Indicate: • the expected northbound cycling entry point from Morphett St into Light Square to reach the shared path • how cyclists will turn left onto westbound Waymouth St from southbound Morphett St • provide cycling slip lane to join the shared path directly from Currie Street • bicycle advance stop lines (ie bike boxes) on east and westbound lanes of Waymouth St, northbound from Morphett St into Light Square/Wauwi	• Potential improvements for cyclists are noted for future consideration - see recommendation 3.
Connection to the River Torrens/ Karrawirra Pari	• Opportunity to create a bi-directional kerb separated bikeway on the western side of Morphett Rd from the Square to Montefiore Rd and the Torrens Linear Trail	• Potential opportunity for cycling connection is noted for future consideration - see recommendation 3.
Dr David Ness, Adjunct Professor, University of South Australia		
Option 1	Opposition to Option 1	• Opposition is noted.
Heritage	• <i>'Would destroy the symmetry and balance of Light's Plan for the Squares. A very serious heritage issue'.</i>	• Engagement has included meetings with Heritage SA and the Department for Climate Change, Environment, Energy

Theme	Feedback	Consideration of Feedback
	<i>'Almost equivalent green space could still be enabled' [Waymouth Street closed to cars and reduce lanes around the Square to 2 lanes], 'with traffic flow (reduced) on both East and West sides'.</i>	and Water. This will continue in subsequent phases of the project. See recommendation 8. The proposed design of Option 1 responds in a contemporary way to defining the Square through its landscape design as a balance between the relocated roadway, and the comparatively wide edge treatment to the western side. This creates a centred Square as a distinct element, reinforcing the symmetry. The design also supports the social and health requirements of the community, which are of value to the National Heritage listing. Heritage Values and considerations will be part of the detailed design stage.
East side of the Square	Concern with <i>'inequitable treatment of businesses and property owners on opposite sides of the Square. While those on West would benefit from much increased values ('unearned increment'), those on the east would be worse off. Again, this is contrary to Light's Plan that is perfectly balanced'.</i>	Potential impacts is noted for future consideration - see recommendation 9.
Hardstand	<i>'far too many hard surfaces within both Options 1 and 2.....squares are meant to be the green lungs of the city'.</i>	- The draft Master Plan proposes to increase green space by between 4% and 9% and aims to minimise hardscape (p. 27). - Minimising hardstand and impacts to be explored in future project stages - see recommendations 1 and 2.
Adelaide West End Association (AWEA)		
Option 1	Support for Option 1 <i>'While we fully support the overarching goals of the Light Square/Wauwi Master Plan, Option 1 presents the most exciting opportunity for the future of</i>	Support for potential benefits of Option 1 noted.

Theme	Feedback	Consideration of Feedback
	<i>the Square, delivering long-term benefits in terms of community connection, economic vitality, and environmental sustainability’.</i>	
Green Adelaide		
Support	Support for the vision and three themes of the draft Master Plan	Support noted.
Greening	<i>‘contribution towards enhancing greening and biodiversity could be enhanced with careful design’</i> <i>‘expansion in hard surfaces within the centre of the Square has the potential to become an inhospitable heat sink if not carefully managed’</i> – recommend incorporate Water Sensitive Urban Design and mixed diverse plantings to compensate for loss of any existing lawn area (permeable surfaces) <i>‘recommend greater emphasis is placed upon delivering practical outcomes in terms of Biodiversity Sensitive and Water Sensitive Urban Design’</i>	- The design detail to improve greening and biodiversity and address climate change impacts will be considered in future project stages - see recommendation 1. - This will be guided by the Resilience and Climate Change section of the draft Master Plan (p. 27) which includes to assess ‘the design for low carbon and climate resilience’
TAFE		
Support	Support for the draft Master Plan as it: <i>‘aims to make Light Square/Wauwi greener, safer and more inclusive - ...align with our vision for our students’.</i> <i>‘By increasing capacity for events and exhibitions, opening further green space for social enjoyment, and expanding the social infrastructure the draft Master Plan will enhance this shared space and significantly improve the wellbeing of our West End community’</i>	Support for enhancing the West End and shared alignment noted.
Community members		
Pedestrian crossings	- Safer crossings (ie zebra crossing) needed for better access and inclusion to key destinations to southwest side of the Square (as no safe way currently to cross over Waymouth St without going across the park and using the crossing) - Ramps needed on footpaths for trolleys and wheelchairs - Lack of crossing on the southwest limits use of the Square by residents who have to use the Currie St crossing and bypass the Square - Design and placement of crossings need to consider older adults and access for those living with a disability	- The Access and Inclusion section of the draft Master Plan (p. 34) responds to improving access and creating ‘universally accessible and equitable open space’. - Access and safety improvements will be part of the safety audit in the next stage of the project. Traffic assessment and safety audit will assist with defining the

Theme	Feedback	Consideration of Feedback
		detail for crossing type - see recommendation 2 and 3.
Urban elements and greening	• Objection to public toilets in the Square due to safety, disruption and displacement of greening –if it must be placed in the Square prefer in the northern section close to buses and universities away from residential buildings • Support for an outdoor gym to keep active as gym costs can be a barrier • Support efforts to increase greening	• The draft Master Plan does not include a proposed public toilet. If this were to be considered in the next phases of the project, it would require further consultation. • Urban elements will be considered in future project phases - see recommendation 10.
Heritage	• Not aligned with Light's intent for the Park Lands	• Engagement has included meetings with Heritage SA and the Department for Climate Change, Environment, Energy and Water. This will continue in subsequent phases of the project. See recommendation 8. The proposed design of Option 1 responds in a contemporary way to defining the Square through its landscape design as a balance between the relocated roadway, and the comparatively wide edge treatment to the western side. This creates a centred Square as a distinct element, reinforcing the symmetry. The design also supports the social and health requirements of the community, which are of value to the National Heritage listing. Heritage Values and considerations will be part of the detailed design stage.
Longer-term aim	• Morphett Street should not be a north-south car corridor • Complete greening of Whitmore Square/Iparrityi and Light Square/Wauwi and infill Sir Lewis Cohen Ave	• One of the draft Master Plan Principles is for greening to permeate into the

Theme	Feedback	Consideration of Feedback
		surrounding streets and lanes and extend to the Adelaide Park Lands. • The Integrated Transport Strategy is currently open for consultation. • The draft Master Plan aims to create an improved walking, cycling and wheeling area.

Meetings and Events

Feedback received at meetings and engagement events has been summarised and grouped into themes and considerations noted in Table 4 below.

Table 4: Summary of feedback from meetings and events and further considerations

Theme	Feedback	Consideration of Feedback
Access & Inclusion Advisory Panel		
Parking	- Retain angle parking spaces on the eastern side, which are heavily utilised for accessing Brain Injury SA - Additional Accessible Parking: Explore opportunities to add more accessible angle parking spaces and accessible passenger loading zones	Further parking considerations and transport needs will be part of future project stages - see recommendation 4.
Traffic impacts	Traffic Noise and Speed: Prioritise design features, such as increased greening, to mitigate the impact of traffic noise and speed	- The importance of greening is one of the three themes of the draft Master Plan and has been again highlighted in phase 2 consultation as a value to be increased, along with reducing the impacts of traffic and creating a calm space. - Future project stages will include consideration for how garden design can provide a green buffer to reduce traffic and noise impacts – see recommendation 10.
Accessible Crossings	Ensure that design solutions prioritise accessible and safe pedestrian crossings.	Options to improve pedestrian safety and accessibility will be part of future project stages - see recommendations 2 and 3.
Lighting	Develop a lighting strategy that enhances safety during the nighttime.	- Lighting section (p. 31) includes that: The Master Plan: Increases safety and wayfinding through lighting design. - Lighting design detail will be part of future project stages - see recommendation 5.
Design Options	Note that the draft Master Plan does not address design options for Colonel William Light's Monument and pond. Please refer to the Panel's input from the May 2024 meeting when planning any redevelopment.	Detail on design options for the monument and pond will be included in future project stages.

Theme	Feedback	Consideration of Feedback
Themes and key considerations from other meetings and events combined		
Traffic	- Issues to consider: - speed limit change well before the Square - traffic calming with pavers make more noise - increasing traffic and how they it will all be squeezed in on the eastern side - how options will impact Waymouth Street – there is a childcare centre on the street - how the east west traffic flow will impact Waymouth Street if it becomes a corridor - Waymouth Street may become as busy as Currie Street but is half the size and no traffic lights at West Terrace intersection - will moving all traffic to the east side cause traffic to back up along with traffic backing up along Waymouth Street out to Morphett Street due to Town Hall (Pirie Street) zebra crossing	Traffic calming options; impacts to Waymouth Street if it becomes two-way; impact of concentrating vehicle traffic on the eastern side; impact of displaced traffic and backlog to be assessed in future traffic impact assessment - see recommendations 2, 3 and 9.
Bus movements	Bus movements need to be investigated: - From King William to Currie Street and right onto Montefiore Rd - Currie Street to Morphett St slip lane used to get to North Tce - Bus layover on Currie Street (between north and south sections of the Square) needed due to lack of space at the bus terminal	Investigating bus movements will be part of future project stages - see recommendation 7.
Parking	- Consider that people need to be able to access businesses – do not look at project in isolation but consider cumulative impacts from many surrounding projects - Concern with what will happen with parking on the western side - Businesses need loading zones	Assessing car parking needs and options will be part of future project stages - see recommendation 4.
Access	- Ensure changes to access still allow neighbouring businesses and organisations to service the building/needs of users and visitors - Closure of one-way connection from Philip Street to Morphett Street to consider that this is used as a drop-off zone for Enterprise Hub – prefer to keep access to Philip Street to retain drop off - Consider impact on access to Hindley Street (including for trucks that pull into the Hindley Street Music Hall)	Access requirements will be further assessed in future project stages - see recommendation 6.

Theme	Feedback	Consideration of Feedback
	- Investigate a model like the north side of Hindmarsh Square/Mukata for access for businesses – as it allows access for businesses without becoming an access road – change of road pavement assists - Maintain access to the slip lane that goes past the Mercury to North Terrace for access to the Creative Quarter - Vehicle access to the western side is essential for drop off and pick up, removal and waste trucks and emergency vehicles, access cabs, ease of access for those living with a disability and older adults with limited mobility - Need accessible drop-off spot for TAFE	
Pedestrians	- Define the pedestrian path to Hindley Street - Potential scramble crossing at Hindley St and Morphett St to increase safety – particularly for young people	Improvements to the pedestrian network will be assessed in future project stages – see recommendations 2 and 3.
Safety	- Business activation along the western edge is very important for Option 1 as it would be a deep space away from the road and visibility - Nighttime activation – can businesses be encouraged to operate on a Friday and Saturday night - To inform the design understand what components in the TAFE precinct encourages loitering – including in the car park - Assume CCTV upgrade will occur - Will you work with the university – worry about young women and safety at night - Safety on the southern end needs to be improved - Look at hotspots for cycling crashes to ensure new design addresses current issues	Lighting design and layout design for safety will be considered in future project stages – see recommendation 5.
Connection	- Square is a wayfinder to Pinky Flat and Tulya Wardli - Number of crossing points and wait times travelling from south through the Square to Hindley Street – could there be a pedestrian bridge over Currie Street - Improve the Waymouth St to West Tce travel path - The proposed shared/cycle path on the western side in Option 1 breaks up the northern space	Improving connections within and from the Square will be considered in future project stages – see recommendation 10.

Theme	Feedback	Consideration of Feedback
Eastern and western frontage	- Prefer better frontage for both sides of the Square – could soften the interface between the buildings and the Square - Unbalanced road layout (Option1) will unfairly disadvantage residents on the east side and benefit businesses on the west side	Assessment of impacts to the eastern side under Option 1 will be investigated in future project stages - see recommendation 9.
Inclusiveness	Public housing is where the money could be spent – what thinking has been done about people who camp, wash and stay in the Square?	Design of public space to help meet some of the needs of people experiencing homelessness will be explored in future project stages - see recommendation 10.
Trees	Retain trees in the TAFE courtyard	Tree retention noted - see recommendation 10.
Artworks	- Difficult to give direction on the current artworks which will need to be part of a holistic approach looking at Kurna layer, biodiversity and greening and the position and purpose of the artwork - Design brief considerations: art and Kurna Elders/artists part of control/steering group - Indigenous representation in art will be important - Retain Catherine Helen Spence sculpture	- Proposed approach to artworks noted and will be considered for future project stages - see recommendation 10. - Future project stages will continue to involve engagement with Aboriginal and Torres Strait Islander peoples.
Event Space	- Noise from more events can impact use of the Enterprise Hub if it is loud as the building is not soundproof - Music already comes through the residential building from events – will there be a time limit to events? - Many gallery spaces already in the area – not sure if more needed, perhaps focus on temporary activation	Event space design and noise impacts to surrounding buildings will be considered in future project stages. Feedback on exhibition space noted. Detail on exhibition spaces to be investigated in future project stages. See recommendation 10.
Hardstand	- Both options remove a lot of road and not a lot of green so not a lot for people to enjoy - A lot of pathways are proposed and this is where Squares are being ruined – less paths, more green – but consider that people who need to push a trolley or travel on wheels need a path	The draft Master Plan proposes to increase green space by between 4% and 9%. The draft Master Plan aims to minimise hardscape (p. 27). Design to minimise impacts and increase accessibility will be explored in future project stages - see recommendations 1 and 2.
Heritage	Do the rules say the Square should be symmetrical? - the National Heritage Listing includes Morphet Street	Engagement has included meetings with Heritage SA and the Department for Climate

Theme	Feedback	Consideration of Feedback
	• Tell the story of Light • Support for seclusion and more native plants – education component to see plants uses by First Nations people- could run cultural tours	Change, Environment, Energy and Water. This will continue in subsequent phases of the project. See recommendation 8. • The proposed design of Option 1 responds in a contemporary way to defining the Square through its landscape design as a balance between the relocated roadway, and the comparatively wide edge treatment to the western side. This creates a centred Square as a distinct element, reinforcing the symmetry. The design also supports the social and health requirements of the community, which are of value to the National Heritage listing. Heritage Values and considerations will be part of the detail design stage. • The approach to the interpretive element will be included in future project phases – see recommendation 10.
Surrounding uses	• National Centre for Vocational Education and Research and the International College of Hotel Management are not marked on the draft Master Plan maps but are part of the education precinct • Have new businesses moving into Waymouth Street and the Hotel been considered?	• More layers will be mapped as part of the next stage of the project including key organisations. • Businesses around the Square were sent a letter and received a postcard about the draft Master Plan. Engaging with surrounding businesses will continue in the next phases of the project.
Construction	• Concern over a long construction time • Desire for less impacts due to impact on old buildings and disruption to residents	• Construction time will be subject to funding availability and resources. • Construction considerations (minimising dust, noise, vibration) to be considered in future project stages – see recommendation 10.

Theme	Feedback	Consideration of Feedback
Alternative Suggestions	• Sink Currie Street and tunnel the traffic • Temporary measures in the meantime such as traffic lights and a stop sign rather than a give way sign on the western side	• Traffic tunnels are not part of current considerations

4. APPENDIX 1: MATERIAL DEVELOPED FOR PHASE 2 DRAFT MASTER PLAN CONSULTATION



Figure 4: Corflutes that were displayed in the Square



Figure 5: Email banner

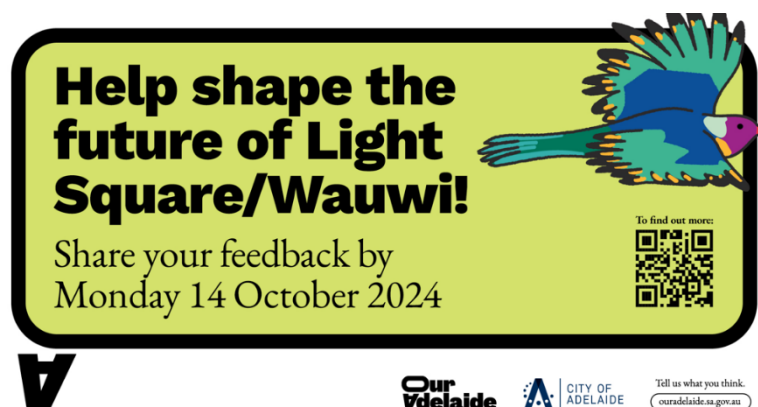


Figure 6: Digital screens



Figure 7: Postcards



Figure 8: Poster for community information session

Theme 1 – Greener

Draft Light Square/Wauwi Master Plan

Light Square/Wauwi is envisioned as a vibrant green oasis in the city's north-west.

The importance placed on greening from people who participated in consultation earlier this year helped shape one of the three themes of the draft Master Plan – **Greener**, Safer and Inclusive.

Principles

Principles for creating a **Greener** Light Square/Wauwi in the draft Master Plan are:

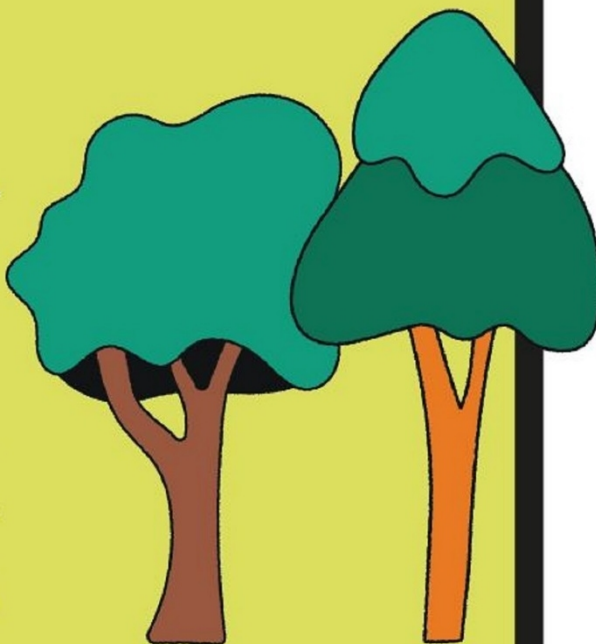
- The Square is re-imagined as a green oasis within the city that contributes to health and wellbeing.
- Greening, including an increase in tree canopy, provides shade, cooling and planting diversity, including seasonal colour and celebrating Australia's native flora.
- The landscape character of the Square permeates into the surrounding streets and lanes further connecting the North Terrace Cultural Boulevard and the River Torrens/Karrawirra Pari.

See strategies for a **Greener** Square with a focus on **Greening**; and **Resilience and Climate Change**; on pages 25–27 of the draft Master Plan.

Options

The draft Master Plan has two options that both propose to increase green space.

	Option 1	Option 2
Increase in green space	9%	4%
Increase in space for biodiversity	14%	13%
Increase in tree canopy	30%	25%



We'd like to hear from you

Through the Our Adelaide survey we want to know your priorities for the principles and what you think about the options.

This will help with next steps for the project which will be detail design and costings for the preferred option – these will help us seek funding to transform the Square*.

**Note that the draft Master Plan is a concept, and its implementation is unfunded and subject to future annual business plan and budget processes.*



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Tell us what you think.

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Figure 9: Factsheet on the Greener draft Master Plan theme provided on Our Adelaide and displayed at community sessions

Theme 2 – Safer

Draft Light Square/Wauwi Master Plan

Light Square/Wauwi is envisioned as a place that enhances safety and wellbeing, with less impact from traffic. It increases green space, creating a safer and welcoming environment for people to meet, stay, walk, wheel and cycle.

The importance placed on safety from people who participated in consultation earlier this year helped shape one of the three themes of the draft Master Plan – Greener, Safer and Inclusive.

Principles

Principles for creating a Safer Light Square/Wauwi in the draft Master Plan are:

- The usable area of the Square is expanded with reconfigured road geometry to prioritise pedestrian access to the lawns, pathways and facilities, whilst reducing traffic speeds and enhancing safety.
- Boundary interfaces are managed to increase safety and define access, including clearly legible and accessible crossings, entry points and paths.

- The Square is designed to promote safety at all times of the day and night, including lighting design that enhances safety, wayfinding and the sense of place.
- The impact of traffic noise and speed is reduced in favour of enhancing wellbeing and improving active transport, amenity and safety.

See strategies for a Safer Square with a focus on **Pedestrian Movement**; **Vehicle Movement**; and **Lighting**; on pages 28–31 of the draft Master Plan.

Options

The draft Master Plan has two options that both propose to reduce road area and prioritise safe entry points and pathways, improved intersections and crossings, traffic calming and better connect people with surrounding destinations.



Legend	Existing Light Square/Wauwi	Option 1	Option 2
--- Total area within scope of Master Plan	39,108m ²	39,108m ²	39,108m ²
Area of road surface	18,740m ²	15,260m ²	16,916m ²
Area of road surface removed	N/A	4,096m ²	2,895m ²
Footpaths, lawns and gardens (green space)	20,368m ²	19,752m ²	19,297m ²
Total area of green space	20,368m ²	23,848m ²	22,192m ²
Percentage of green space	52%	61%	56%



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Figure 10: Factsheet on the Safer draft Master Plan theme provided on Our Adelaide and displayed at community sessions

Theme 3 – Inclusive

Draft Light Square/Wauwi Master Plan

Light Square/Wauwi is envisioned as a place that celebrates diverse cultures, creative expression and supports community wellbeing.

The importance placed on an inclusive space from people who participated in consultation earlier this year helped shape one of the three themes of the draft Master Plan – Greener, Safer and **Inclusive**.

Principles

Principles for creating a more Inclusive Light Square/Wauwi in the draft Master Plan are:

- The Square's bold transformation reflects inclusiveness and a diversity of cultures including interpretation and storytelling.
- The Square integrates the cultural aims of Kaurna people and other non-Kaurna people.
- The Square has a unique character informed by its location at the centre of the art, innovation, medical and educational precinct set to grow.
- Activity, event and exhibition spaces are built into the design, working with adjacent creative and arts industries to brand the area as a place of creativity and innovation.
- Universal design principles are incorporated with smart technologies to improve people's experiences.

See Strategies for an **Inclusive** Square with a focus on **Aboriginal and Torres Strait Islander Culture; National Heritage Values; Access and Inclusion; Events and Programming; Public Art; and Technology and Innovation** on pages 32–37 of the draft Master Plan.

Options

The draft Master Plan has two options that both propose to foster a welcoming environment, inclusiveness, understanding and appreciation across various cultures and provide for a variety of uses including a space for events, fitness, recreation, gathering, relaxing and social connection.

We'd like to hear from you

Through the Our Adelaide survey we want to know your priorities for the principles and what you think about the options.

This will help with next steps for the project which will be detail design and costings for the preferred option – these will help us seek funding to transform the Square*.

**Note that the draft Master Plan is a concept, and its implementation is unfunded and subject to future annual business plan and budget processes.*



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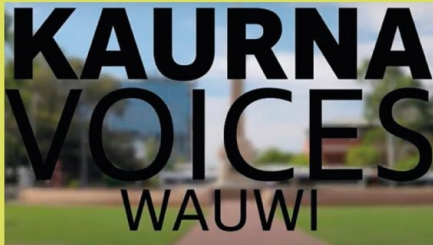
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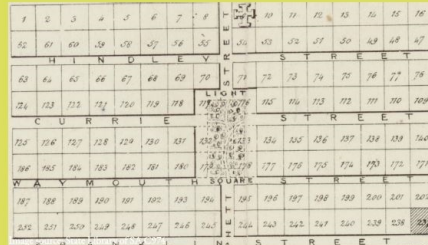
ouradelaide.sa.gov.au

Figure 11: Factsheet on the Inclusive draft Master Plan theme provided on Our Adelaide and displayed at community sessions

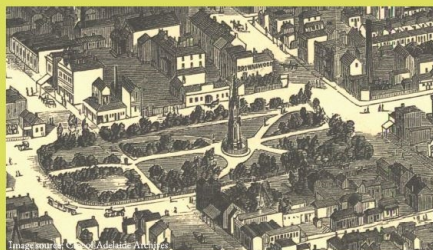
Light Square/Wauwi through the years



The Kaurna name for the Square is in honour of Wauwi, wife of Kaditpina, a prominent Kaurna Elder at time of colonisation and to recognise the long association Aboriginal peoples have with the Square, including as told through the Kaurna Voices Project.



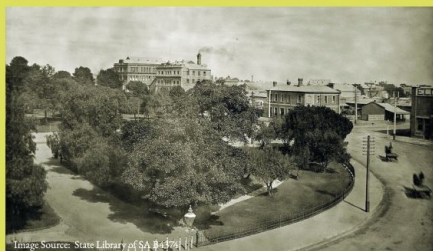
Plan of the Square as a village green, 1837 by Colonel William Light.



The Square in 1876 before the Currie St cut through in 1910 and showing the original memorial to Colonel Light.



Aerial view of the Square 2024.



The Square in 1911 shows it once had more trees and was surrounded by fencing.



The Square in 1954 after changes and replanting in 1952.

Today the Square has a range of uses including:



A gathering place for protesters.



A place to celebrate the LGBTQIA+ community with Pride Walk.



Gallery for the 2024 Tiny ArtWorks exhibition by students from the Adelaide College of the Arts.



Today the Square is experiencing an increase in residential development that is set to grow and transform the area along with increased university, health and medical uses. The Master Plan embraces these changes and builds on the area's reputation for art, culture and night time economy.

Figure 12: Information sheet showing how Light Square/Wauwi has changed over time displayed at community sessions

Community Land Management Plan Adelaide Central Market Amendment

Strategic Alignment - Our Economy

Public

Tuesday, 4 February 2025
**City Planning, Development
and Business Affairs
Committee**

Program Contact:
Mike Philippou, Associate
Director Strategic Property &
Commercial

Approving Officer:
Tom McCready, Director City
Infrastructure

EXECUTIVE SUMMARY

The Adelaide Central Market land (the Land) is classified as Community Land, and the Council adopted a Community Land Management Plan (CLMP) in 2010.

A change is proposed to the use of the Grote Street Building (which includes Federal Hall and the Market Tower). This change will provide consistency of permitted use across the entire land holding. The proposed changes are set out in the amended CLMP at **Attachment A**.

This report seeks Council's authorisation to proceed with public consultation on the amended CLMP, in accordance with the *Local Government Act 1999* (SA).

RECOMMENDATION

The following recommendation will be presented to Council on 11 February 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Authorises the Administration to proceed with public consultation on the amended Community Land Management Plan for the Adelaide Central Market, which is contained within Attachment A to Item 7.4 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.
2. Notes the content of the proposed consultation pack, which is contained within Attachment B to Item 7.4 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.
3. Notes that the Council will review the results, including the submissions received, from the public consultation process at a future meeting to determine its position on the amended Community Land Management Plan.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Economy Continue the support for the Adelaide Central Market Authority (ACMA) Subsidiary and the delivery of the ACMA Charter and Business Plans.
Policy	The Council's Community Consultation Policy prescribes public consultation for the amendment to a Community Land Management Plan under Sec 198 of the <i>Local Government Act 1999 (SA)</i> .
Consultation	Section 198 of the <i>Local Government Act 1999 (SA)</i> requires the administration to consult with the public on amendments to the Community Land Management Plan that significantly impact the community's interests.
Resource	The public consultation will be undertaken by the Strategic Property & Commercial Program.
Risk / Legal / Legislative	The <i>Local Government Act 1999 (SA)</i> governs how this matter should be managed under Sections 197, 198, and 199.
Opportunities	The amended Community Land Management Plan provides the opportunity for the Grote Street Building to have the same permitted use as the ground floor of the Market.
24/25 Budget Allocation	Not as a result of this report
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. The Corporation of the City of Adelaide is the registered owner of the Adelaide Central Market land within Certificate of Title Volume 6257 Folio 377 at 44-60 Gouger Street, Adelaide (the Land).
2. The Land is classified as Community Land being the subject of a Community Land Management Plan (CLMP).

Community Land Management Plan (CLMP)

3. All local government land (except roads) owned by a Council or under the care, control, and management of the Council is classified as community land unless it has been excluded or revoked of this classification.
4. A Council must prepare and adopt a management plan for its community land pursuant to Section 196 of the *Local Government Act (SA) 1999* (the Act). The current adopted CLMP for the Adelaide Central Market land was titled Adelaide Central Market Complex and was adopted in 2010 and can be viewed here [Link 1](#).
5. A CLMP's main purpose is to capture the purpose and management of the land and buildings.
6. Since 2010 many changes have occurred at the Adelaide Central Market resulting in amendments to the CLMP being:
 - 6.1. The Adelaide Central Market Authority was established under Section 42 of the Act.
 - 6.2. The Adelaide Central Market Authority Charter was adopted and Gazetted.
 - 6.3. A Headlease was executed between The Corporation of the City of Adelaide and The Adelaide Central Market Authority.
 - 6.4. The Adelaide Central Market Authority Board was established.
 - 6.5. A proposed change of use of the Grote Street Building (Federal Hall and Market Tower) from administrative use to events and activation space, commercial and storage use, consistent with the ground floor of the market.
7. Public consultation is required if an amendment to a CLMP significantly impacts the community's interest pursuant to Section 198 (3) of the Act. The proposed change of use constitutes a significant amendment and, therefore, requires public consultation. The proposed consultation pack is provided in **Attachment B**.
8. An amended CLMP for the Adelaide Central Market land, incorporating the amendments set out in paragraph 6, is provided in **Attachment A** for the purpose of public consultation.
9. In accordance with Council's Community Consultation Policy, the amended CLMP will be the subject of a minimum 21-day public consultation period. The public consultation will be supported by public notices and the display of information via Council's website, customer centre, libraries and community centres.
10. The form and nature of the CLMP are defined by legislation. The changes to the format of the CLMP better address the obligations of the legislation, including the addition of Performance Measures and Targets as provided for in sections 1.6 and 2.6 within the CLMP document.
11. The CLMP does not describe the context of the changes. However, the consultation pack does outline this context, in addition to the timelines for consultation and the opportunity to submit feedback.
12. A further report will be presented to Council with the results of the public consultation informing the Council's decision-making with respect to the amended CLMP.

DATA AND SUPPORTING INFORMATION

Link 1 – 2010 Adopted Community Land Management Plan

ATTACHMENTS

Attachment A – Amended Community Land Management Plan for the Adelaide Central Market for consultation

Attachment B- Consultation Pack – Amended Community Land Management Plan – Adelaide Central Market

- END OF REPORT -

AMENDED COMMUNITY LAND MANAGEMENT PLAN FOR CONSULTATION

ADELAIDE CENTRAL MARKET

NOVEMBER 2024



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ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present, and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

DOCUMENT PROPERTIES

Record Details

HPRM Reference: ACC2024/48670

HPRM Container: 2017/03832

Disclaimer

City of Adelaide has made every endeavour to ensure that the contents of this plan are accurate as at the date of publication. City of Adelaide must act to uphold and promote observance of the principles in Section 8 of the [Local Government Act 1999 \(SA\) \(legislation.sa.gov.au\)](https://legislation.sa.gov.au) in the performance of its roles and functions. As such, it reserves the right to periodically update supporting documents and information which inform this Community Land Management Plan in order for the Council to continue to observe those principles.

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INTRODUCTION

Section 199 of the *Local Government Act 1999 (SA)* requires a council to manage Community Land in accordance with a Community Land Management Plan (CLMP). Land owned by a council or under a council's care, control and management is classified as Community Land.

In accordance with Section 196 of the *Local Government Act 1999 (SA)*, Council must prepare and adopt a management plan for the Adelaide Central Market Complex. The initial CLMP was adopted by Council on 26 July 2010.

The two components within the Adelaide Central Market CLMP are:

- Market stalls and commercial tenancies on the ground level, the Adelaide Central Market Authority (ACMA) office located on level 1, and the Grote Street Building (which includes Federal Hall and the Market Tower)
- Adelaide Central Market UPark

DETAILS OF THE COMMUNITY LAND MANAGEMENT PLAN

Property Identification (Section 196(3)(a) of the Local Government Act 1999 (SA))

Name of Property	Location	Certificates of Title
1a. Adelaide Central Market	42-60 Gouger Street, Adelaide, 41-59 Grote Street, Adelaide and 1-12 Western Roadway	Volume 6257/Folio 377
1b. Adelaide Central Market Authority (ACMA) office	Level 1, 44-56 Gouger Street, Adelaide.	
1c. Grote Street Building	43-55 Grote Street, Adelaide.	
2. Adelaide Central Market UPark	21-59 Grote Street, Adelaide.	Volume 6257/Folio 377

*Figure 1 – Community Land Management Plan – Adelaide Central Market Complex
Locality map*



Owner (Section 196(4))

The Corporation of the City of Adelaide is the owner of the land.

1. ADELAIDE CENTRAL MARKET

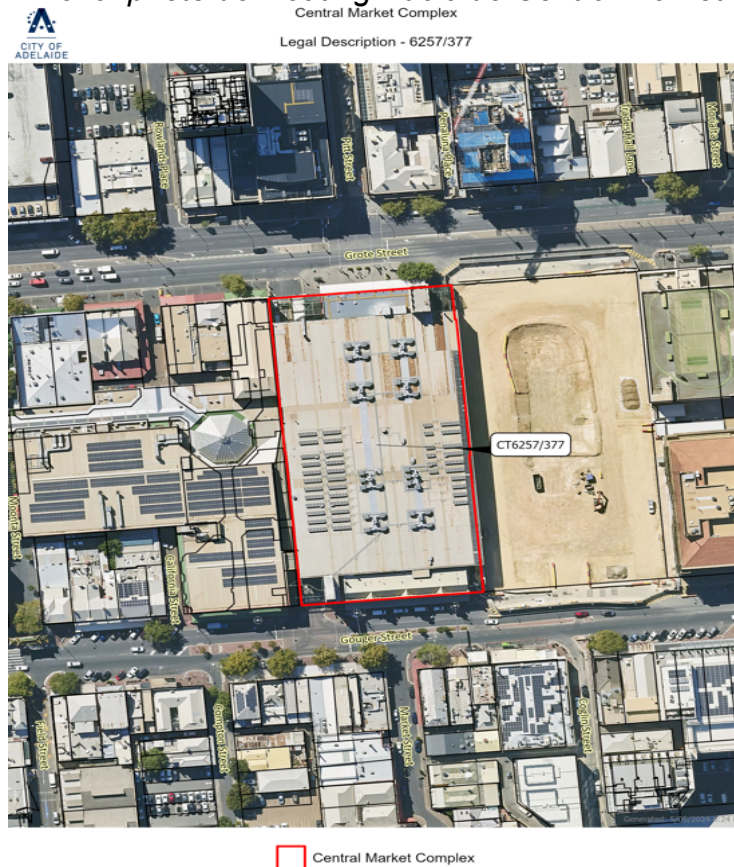
1.1 Description

Name of Property: Adelaide Central Market
Location: 42-60 Gouger Street, Adelaide
41-59 Grote Street Adelaide and
1-12 Western Roadway

Certificate of Title: Volume 6257 Folio 377

The Corporation of the City of Adelaide is the owner of the land described in Certificate of Title Volume 6257 Folio 377 Allotment 1000 in Deposited Plan 127498 (the **Land**).

Figure 2 – Aerial photo delineating Adelaide Central Market Complex.



1.2 Purpose for which land is held (Section 196(3)(b))

The land is for the purposes of providing:

- Retail, commercial and office use
- Event and activation space
- Storage facilities
- Carparking discussed separately below
- Rights of Way
- Easements for Party Wall Support Rights
- Service Easements,
- Easements for Light and Air, Access, Emergency Egress and Façade maintenance

1.3 Objectives for management of the land (Section 196(3)(c))

The objectives for the management of the land are to:

- Provide facilities for market, retail, commercial and office use
- Maintain the building in good condition
- Protect the heritage status of the building

The Adelaide Central Market Authority Charter (as amended from time to time) reflects the objectives for the management of the land, in accordance with the *Local Government Act 1999 SA (Act)*.

1.4 Policies related to the management of the land (Section 196(3)(c))

Adelaide Central Market, Adelaide Central Market Authority Office, and Grote Street Building

The management of the land is considered (as far as practicable) with Council's relevant plans and policies (as amended from time to time), including but not limited to:

- Adelaide Central Market Authority Charter (including relevant agreements and policies referenced in the Charter)
- Headlease (the lease granted by the Council to the Authority in respect of the Market)
- City of Adelaide Strategic Plan
- Adelaide Central Market Authority Strategic Plan
- Conservation Management Plan
- Asset Management Policy
- Asset Management Plans for Buildings
- Long Term Financial Plan
- Community Consultation Policy
- Disability Access and Inclusion Plan Lighting Policy
- Safer City Policy
- National Competition Policy
- State Heritage Policy

In accordance with the *Local Government Act 1999 (SA)*, in the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of this CLMP, the provisions of the official plan or policy prevail to the extent of the inconsistency

1.5 Management arrangements (Section 196(3)(c))

Adelaide Central Market, Adelaide Central Market Authority Office, and Grote Street Building

The Adelaide Central Market Authority was established under Section 42 of the *Local Government Act 1999 (SA)* to manage and operate the Adelaide Central Market.

The management consists of:

- Strategic Management Plans
- Annual Business Plan and Budget
- Regular reporting to ACMA Board
- Quarterly and annual reporting to Council
- Financial Management
- Asset Management Plans for Buildings

1.6 Performance targets and measures (Section 196(3)(d))

Performance targets are:

- Ensure land is suitable for supporting market operations
- Generate optimal revenue that supports Council's services and functions
- Council's maintenance standards and levels of service
- Manage the Heritage building in accordance with the Conservation Management Plan and Asset Management Plans

Performance measures

- The performance of the land will be measured by the management and operational criteria of the Headlease arrangement and the criteria in the Adelaide Central Market Authority Charter (as amended from time to time)
- Conduct routine inspections of the facilities and continue to identify improvements to the infrastructure
- Ensure performance is meeting the requirements of the Conservation Management Plan

2. ADELAIDE CENTRAL MARKET UPARK

2.1 Description

The Adelaide Central Market UPark consists of the following components:

- The UPark situated on level one within the Adelaide Central Market. This component is owned by the Corporation of the City of Adelaide and is included in this CLMP.
- A portion of the car park to the west is above Market Plaza and China Town. This area is independently owned, but it is leased to the Corporation of the City of Adelaide and forms part of the Adelaide Central Market UPark operation. This portion is not Community Land.
- There are access ramps between the Corporation of the City of Adelaide-owned area and the leased areas.

2.2 Purpose for which land is held (Section 196(3)(b))

The land is held for the purpose of providing:

- Car parking in support of market operations
- Rights of Way
- Easements for Party Wall Support Rights
- Service Easements,
- Easements for Light and Air, Access, Emergency Egress and Façade maintenance

2.3 Objectives for management of the land (Section 196(3)(c))

The objectives for management of the land are to provide:

- Increase visitation to the market and within the UPark
- Maximise commercial return

2.4 Policies related to the management of the land (Section 196(3)(c))

The management of the land is consistent with (as far as practicable) with Council's relevant plans and policies, including but not limited to:

- City of Adelaide Strategic Plan
- Disability Access and Inclusion Plan Lighting Policy
- Safer City Policy

2.5 Management arrangements (Section 196(3)(c))

The UPark is managed and operated by the City of Adelaide.

2.6 Performance targets and measures (Section 196(3)(d))

UPark is managed in accordance with the Council's Annual Business Plan and Budget.

Heritage - Attachment A

The Gouger Street building and the Grote Street building are listed in the Development Plan as Local Heritage [City Significance] items.

The citation the Development Plan extends the heritage curtilage to 12 metres back from the Grote Street and Gouger Street frontages.

The Grote Street Building includes Federal Hall and the Market Tower.

Attachment A provides a description of the history of the Adelaide Central Market relevant to the Adelaide Central Market Complex – Community Land Management Plan.

While all of the heritage listings are as one citation, the Market Tower is mentioned as an identifiable item.

Part of the history of the Adelaide Central Market relevant to the Adelaide Central Market Complex - Community Land Management Plan

The text presented below was copied from the City of Adelaide Heritage Study, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991.

“In 1900, plans were drawn of an impressive two storey brick façade facing Grote Street to replace the existing sheds.

The building will be in red brick, with terra-cotta facings, and will undoubtedly be seen to special advantage in Grote Street, the magnificent width of this thoroughfare given excellent opportunities for viewing architectural beauties.

As can be seen the building is to be two storeys in heights, the lower of which is to be filled with shops, with handsome plate-glass fronts. The arches above the shop fronts are to be filled with stained glass, which will greatly add to the appearance.

Included in the plans was an 80 feet x 32 feet assembly room on the first floor where wedding parties, dances and parties could be held. (*Note: to become known as Federal Hall*).

The buildings nominated for the Register (the Grote Street buildings constructed in 1900, and the Gouger Street buildings erected in 1906) reflect the second phase of the construction of substantial buildings to be erected on the site that housed market functions.

The Grote St building is a two-storey brick building with a four storey tower to the western end of the building.

A modern steel-framed, mesh clad pedestrian and car park entrance is attached to both ends of the building. The brickwork used in all the walls of the building is of good quality. The bricks are laid in a Flemish bond and are, and were always designed to be, exposed.

The roof of the building is disguised behind a parapet. The building features a decorative brick parapet using profiled bricks. The brickwork to the tower has been laid to create a decorative scalloped pattern.

The Gouger Street shops constructed in 1906, are housed in a two-storey building of brick that features rendered decoration and parapets to the face of the building. The main features of the building are three distinctive gables, projecting from above the parapet.

Both buildings (the Grote and Gouger Street shops) are constructed in architectural styles popular at the time and therefore they represent an important architectural style and period.”

Figure 3 – Certificate of Title: Adelaide Central Market Complex

 REAL PROPERTY ACT, 1986  South Australia	The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.	<table border="0"><tr><td>Product</td><td>Register Search (CT 6257/377)</td></tr><tr><td>Date/Time</td><td>30/04/2024 10:36AM</td></tr><tr><td>Customer Reference</td><td></td></tr><tr><td>Order ID</td><td>20240430002955</td></tr></table>	Product	Register Search (CT 6257/377)	Date/Time	30/04/2024 10:36AM	Customer Reference		Order ID	20240430002955
Product	Register Search (CT 6257/377)									
Date/Time	30/04/2024 10:36AM									
Customer Reference										
Order ID	20240430002955									

Certificate of Title - Volume 6257 Folio 377

Parent Title(s)	CT 6118/750		
Creating Dealing(s)	RTU 13578573		
Title Issued	30/07/2021	Edition 1	Edition Issued 30/07/2021

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 1000 DEPOSITED PLAN 127498
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

PORTION OF THE WITHIN LAND MARKED H1 ON D127498 IS LIMITED TO THE REDUCED LEVELS A.H.D. AS DESCRIBED ON D127498

Conditions

SUBJECT TO AN ENCROACHMENT PURSUANT TO SECTION 7 (7) OF THE STRATA TITLES ACT, 1988 VIDE SP 13530

Easements

SUBJECT TO RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED AA. BA. CA ON D127498 (TG 6824156)

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED G ON D127498 (T 433517)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED A ON D127498 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED B ON D127498 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED H ON D127498 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED DA ON D127498 (TG 6824160)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED F ON D127498 (T 433516)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
--------------------------	-----

Figure 3 - Certificate of Title: Adelaide Central Market Complex



LAND
SERVICES
SA

Product

Date/Time

Customer Reference

Order ID

Register Search (CT 6257/377)

30/04/2024 10:36AM

20240430002955

Priority Notices

NIL

Notations on Plan

NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G50/1999
PLAN FOR LEASE PURPOSES VIDE G789/2000
PLAN DEPOSITED D127498
REGISTERED PROPRIETOR CONSENTS TO ENCROACHMENT OF S13530

Administrative Interests

NIL

Community Land Management Plan – Adelaide Central Market

PURPOSE:	DIVISION	AREA NAME:	ADELAIDE	RE-APPROVED:	08/07/2021	 D127498 SHEET 1 OF 8 108177_text_01_v06_Version_6			
MAP REF:	6628/41/M	COUNCIL:	THE CORPORATION OF THE CITY OF ADELAIDE	DEPOSITED:	29/07/2021				
LAST PLAN:		DEVELOPMENT NO:	020/D008/20/001/62676						
AGENT DETAILS:	ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		SURVEYORS CERTIFICATION:	I Mark Antony Peter Williams, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 19th day of May 2021 8th day of July 2021 Mark Antony Peter Williams Licensed Surveyor					
AGENT CODE:	ALSY								
REFERENCE:	20A0957LT-ICD(A)								
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6118	750		ALLOTMENT(S)	11	F	26448 ADELAIDE		
CT	6118	752		ALLOTMENT(S)	91	F	212881 ADELAIDE		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
EXISTING		SHORT	EASEMENT(S)	F	PARTY WALL RIGHTS	G	T 433516		
EXISTING	1000	SHORT	EASEMENT(S)	G	PARTY WALL RIGHTS	F	T 433517		
EXISTING	1000	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	AA, BA, CA			TG 6824156		
EXISTING		LONG	RIGHT(S) OF WAY WITH LIMITATIONS	DA		1000, 1001 (MARKED X)	TG 6824160		
NEW	1000	SERVICE	EASEMENT(S) WITH LIMITATIONS	A	FOR WATER SUPPLY PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA		
NEW	1000	SERVICE	EASEMENT(S) WITH LIMITATIONS	B	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA		
NEW	1000	SERVICE	EASEMENT(S) WITH LIMITATIONS	H	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA		
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	C	PATHWAY MAINTENANCE	1001			
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	D	LIGHT AND AIR	1001			

							 D127498 SHEET 2 OF 8 108177_text_01_v06_Version_6
EASEMENT DETAILS:							
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
PROPOSED	1000	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	E	ACCESS PURPOSES	1001	
PROPOSED	1001	LONG	EASEMENT(S) WITH LIMITATIONS	R	RIGHTS OF SUPPORT	1000	
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	FS	WATER SUPPLY PURPOSES	1001	
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	Z	FACADE MAINTENANCE	1001	
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	J	EMERGENCY EGRESS	1001	
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	K	GAS SUPPLY	1001	
PROPOSED	1000	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	P	ON FOOT ONLY	1001	
PROPOSED	1000	LONG	EASEMENT(S) WITH LIMITATIONS	CM	FACADE MAINTENANCE	1001	
PROPOSED	1001	LONG	EASEMENT(S) WITH LIMITATIONS	Q	LIGHT AND AIR	1000	
PROPOSED	1000	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	C	ON FOOT ONLY	1001	
ANNOTATIONS: PORTION OF ALLOTMENT(S) 1000 MARKED H1 EXISTS ABOVE A LEVEL OF 48.24 METRES AHD AND BELOW A LEVEL OF 54.40 METRES AHD PORTION OF ALLOTMENT(S) 1001 MARKED H2 EXISTS ABOVE A LEVEL OF 54.40 METRES AHD PORTION OF ALLOTMENT(S) 1001 MARKED H1 EXISTS BELOW A LEVEL OF 48.24 METRES AHD EASEMENT(S) C, D, E, R, FS, Z, J, K, P, CM, Q DO NOT FORM PART OF THE DIVISION PROCESS THE HEADING IS INCORRECT AND SHOULD BE DIVISION AND EASEMENT PLAN							

Figure 3 - Certificate of Title: Adelaide Central Market Complex

D127498

SHEET 3 OF 8

108177_pland_1_V01_Version_6

EASEMENT LIMITATION(S) SCHEDULE	
IDENTIFIER	HEIGHT LIMITATION
A	UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)
B	UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)
C	UPPER LIMIT OF C EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)
CM	UPPER LIMIT OF CM EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)
D	UPPER LIMIT OF D EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)
E	UPPER AND LOWER LIMITS OF E EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)
H	UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)
J	UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)
K	UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)
P	LOWER LIMIT 48.55 METRES AHD (SEE CROSS SECTIONS) UPPER LIMIT 51.05 METRES AHD (SEE CROSS SECTIONS)
FS	UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)
Z	LOWER LIMIT 54.40 METRES AHD (SEE CROSS SECTIONS)
Q	LOWER LIMIT 53.50 METRES AHD (SEE CROSS SECTIONS) UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)
R	UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
 P.O. BOX 1000 KENT TOWN 5071
 Tel (08) 9130 1666 Fax (08) 9362 0099 A.B.N. 93 007 753 988

REFERENCE: 20A0951LT0-ICDIA

PAP: 6/25/2021

Community Land Management Plan – Adelaide Central Market

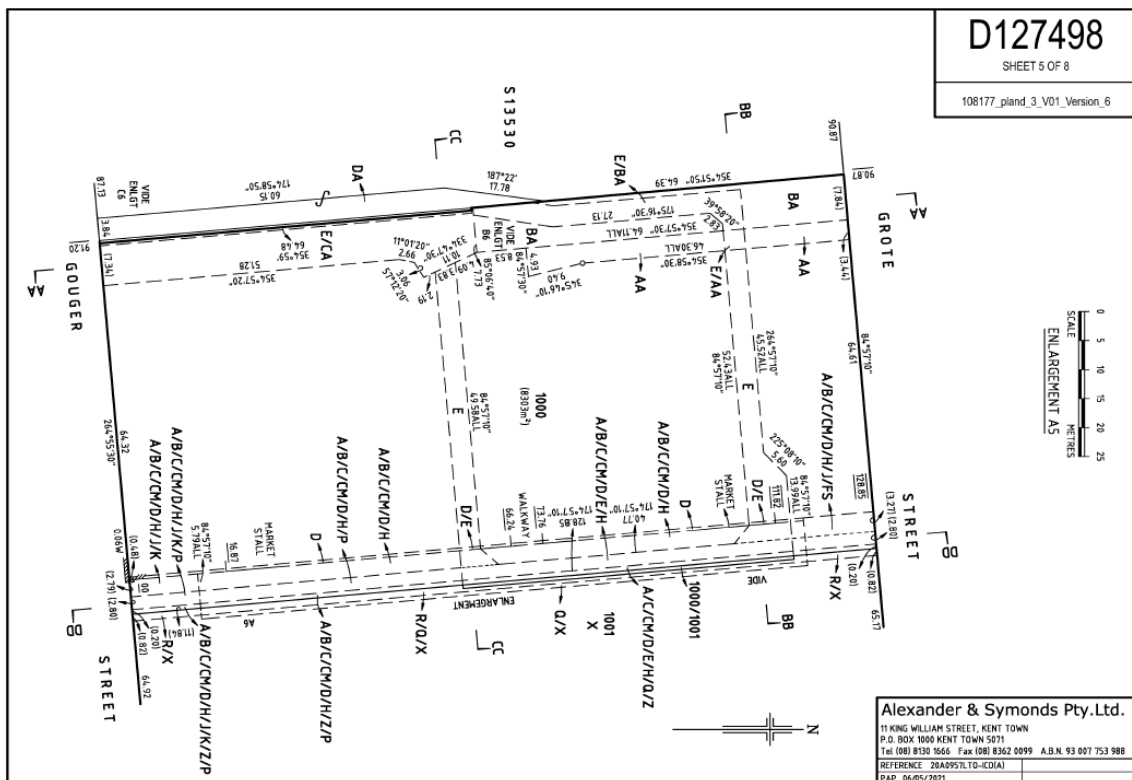
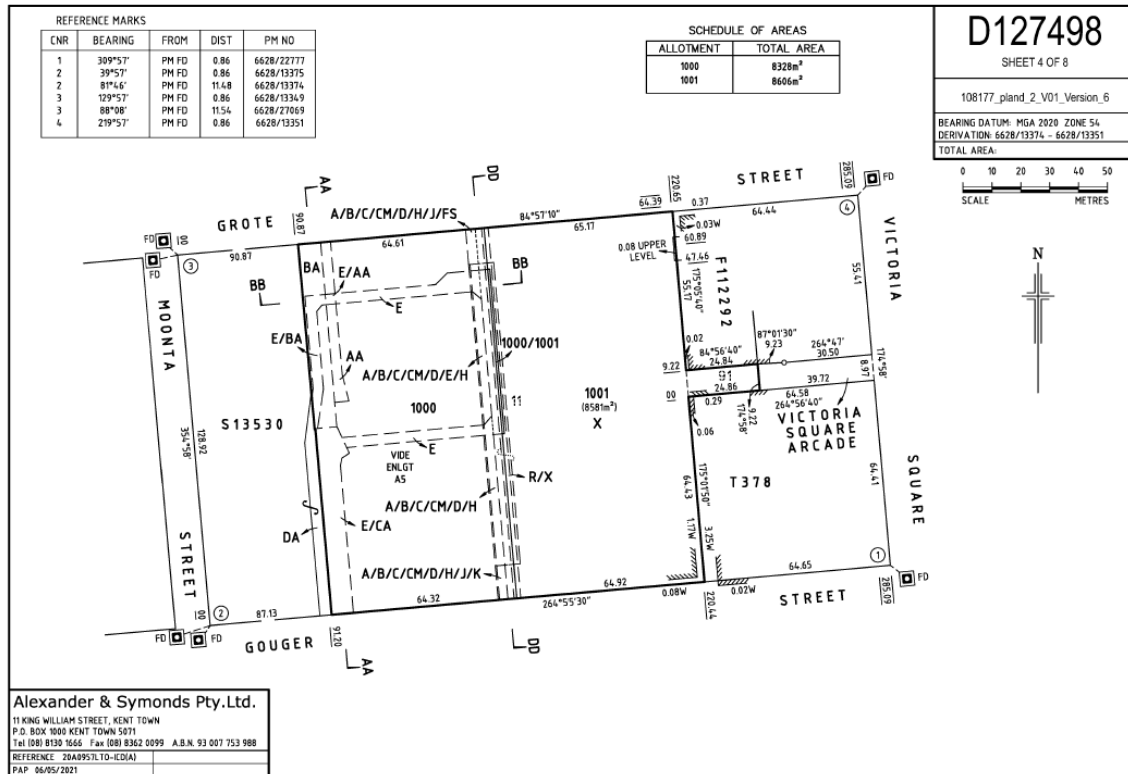


Figure 3 - Certificate of Title: Adelaide Central Market Complex

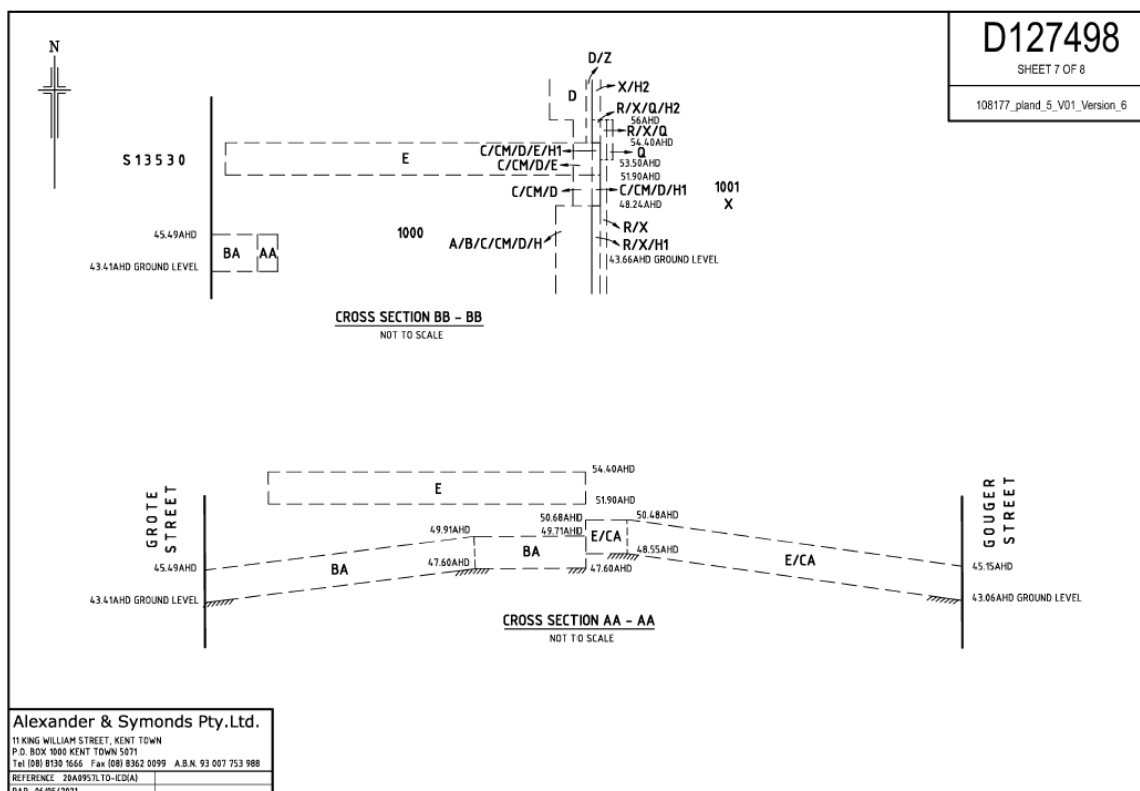
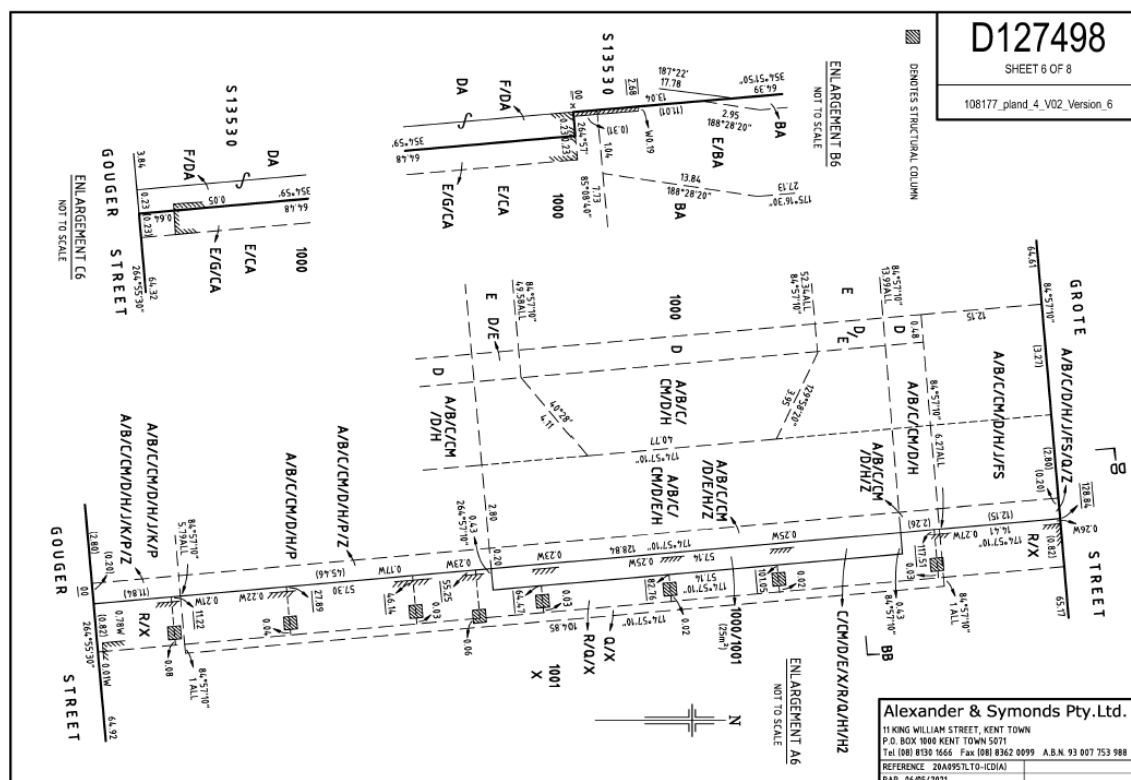
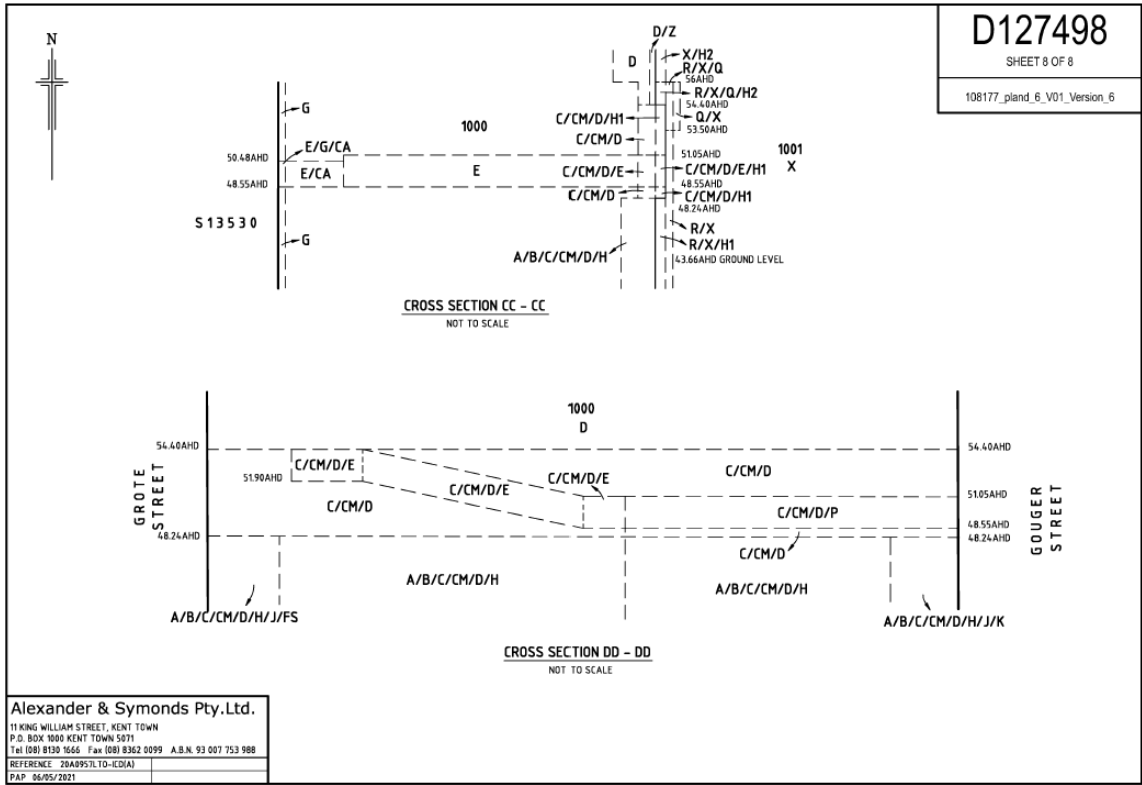


Figure 3 - Certificate of Title: Adelaide Central Market Complex



AMENDED COMMUNITY LAND MANAGEMENT PLAN – ADELAIDE CENTRAL MARKET

Public Consultation

Consultation closes at 5:00 pm, **Monday, 17 March 2025.**



**Our
Adelaide**



CITY OF
ADELAIDE

Project Information

This consultation seeks the community's feedback on the amendment to the Community Land Management Plan for Adelaide Central Market.

Background

Council is required to prepare and adopt a Community Land Management Plan for community land under its ownership. This is a requirement pursuant to Section 197 of the *Local Government Act 1999* (SA).

The Corporation of the City of Adelaide is the owner of the land described in Certificate of Title Volume 6257 Folio 377 Allotment 1000 in Deposited Plan 127498. The aerial photo below delineates the Adelaide Central Market Complex.



There are two components within the Adelaide Central Market Complex:

- 1) Adelaide Central Market comprises of market stalls and commercial tenancies on the ground level, the Adelaide Central Market Authority (ACMA) Offices located on level 1, and the Grote Street Building (which includes Federal Hall and Market Tower).
- 2) Adelaide Central Market UPark.

At its meeting on 11 February 2025, Council authorised the administration to engage with the community on the major amendment to the Community Land Management Plan—Adelaide Central Market.

The major amendment is the proposed use of the Grote Street Building (which includes Federal Hall and Market Tower). The proposed use is events and activation space for hire, commercial and retail.

The City of Adelaide is seeking feedback on:

- Amended Community Land Management Plan – Adelaide Central Market.
- Grote Street Building change of use for events and activation space for hire and commercial and retail. This will ensure consistent use throughout the Adelaide Central Market.

Frequently Asked Questions

What is a Community Land Management Plan (CLMP)?

CLMPs are a requirement under the *Local Government Act 1999* (SA), addressing how community land is used.

Why the need for a Community Land Management Plan?

Section 199 of the *Local Government Act 1999* (SA) requires a council to manage community land according to a management plan.

How do I provide my feedback?

There are a number of ways in which you can provide feedback:

Submission Form (attached to this information pack)

Online

ouradelaide.sa.gov.au

Contribute your feedback via the **Online Survey**.

Email your comments to ouradelaide@cityofadelaide.com.au.

Written Submissions

All written submissions must be received by 5.00 pm on the date advertised and should be addressed to:

Community Consultation

Proposed Community Land Management Plan – Adelaide Central Market

GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing.

- Feedback from the public consultation process will be collated and presented in a report to Council in April 2025 and will assist Council in its deliberations associated with the amendment of the Community Land Management Plan for this site.
- We will inform businesses/residents in the surrounding areas of the outcome of Council's decision.

For enquiries please contact:

Susan Fox

Commercial Contracts and Leasing Coordinator

T: 8203 7998

E: s.fox@cityofadelaide.com.au

Or visit ouradelaide.sa.gov.au

Amended Community Land Management Plan Adelaide Central Market

Our Adelaide

Submission Form

Submissions close at 5.00 pm, Monday, 17 March 2025.

This form can also be completed online at ouradelaide.sa.gov.au.

Please include your name and residential address to ensure your submission is considered by Council. Formal submissions including names and addresses of respondents may on occasion be made public through reports to Council. Required information is marked with an *asterisk.

First Name:		Last Name:	
Email Address:			
Address:			
Business/Organisation Name (if applicable):			
Gender:	☐ Male ☐ Female ☐ Other Identity	Year of Birth:	
Are you a City of Adelaide Ratepayer?	☐ Yes ☐ No		
Please tell us how you participate in city life (tick all that apply):			
☐ Work	☐ Live	☐ Shop	☐ Business Owner/Operator
☐ Study	☐ Tourist	☐ Play (e.g. leisure, recreation, entertainment, dining)	
Please indicate your main areas of interest (tick all that apply):			
☐ Council Services & Programs	☐ Open Space & Recreation	☐ City Design, Planning & Development	☐ New & Future Projects
☐ Social & Community Issues	☐ Policy, Budget and Management Plans	☐ Environmental Issues	☐ Arts & Events in the City
Please indicate the locations that are of interest to you (tick all that apply):			
☐ East End	☐ North Adelaide	☐ South East	
☐ South West	☐ West End		

OurAdelaide.sa.gov.au is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes ☐ No

Our Vdelaide

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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Strongly Agree Disagree	Agree	Neutral	Disagree	Strongly
----------------------------	-------	---------	----------	----------

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Rescission of the Liquor Licensing Policy

Strategic Alignment - Our Places

Public

Tuesday, 4 February 2025

City Planning, Development
and Business Affairs
Committee

Program Contact:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:

Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek approval to rescind the City of Adelaide's *Liquor Licensing Policy 2013* (the Policy) ([Link 1](#)) and the associated *Liquor Licensing Operating Guidelines 2013* (the Operating Guidelines) ([Link 2v](#)) approved by Council on 12 November 2013.

Since the Policy was adopted in 2013, the City of Adelaide's roles, responsibilities, and influence regarding liquor licences have changed under the *Planning, Development and Infrastructure Act, 2016* (SA), and the *Liquor Licensing Act 1997* (SA).

There is no longer a mechanism for the City of Adelaide to place conditions on liquor licences, nor can it refer to the Policy during development assessment.

There are limits as to how the City of Adelaide can implement the requirements set out in the current and any future Liquor Licensing Policy.

To support development proponents and the community with information about applications for licensed premises and liquor licences, the existing Development Information Guide for Licensed Premises ([Link 3](#)) has been updated (**Attachment A**). It sets out general guidance on key issues related to licensed premises applications. This Development Information Guide replaces the Policy and the Operating Guidelines.

RECOMMENDATION

The following recommendation will be presented to Council on 11 February 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS
TO COUNCIL

THAT COUNCIL

1. Approves the rescission of the Liquor Licensing Policy dated 12 November 2013.
2. Approves the rescission of the Liquor Licensing Operating Guidelines 2013.
3. Notes the updated Development Information Guide for Licensed Premises and Liquor Licences as contained in Attachment A to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025 to be finalised by the Chief Executive Officer or delegate.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Create safe, inclusive and healthy places for our community
Policy	This report recommends that the Liquor Licensing Policy and associated Operating Guidelines be rescinded as significant changes to the relevant legislation, by-laws and internal policy and processes have occurred since the adoption of the Policy in 2013. The Policy is no longer enforceable.
Consultation	Internal consultation occurred as part of the review of the Policy and the drafting of the updated Development Information Guide for Licensed Premises and Liquor Licences.
Resource	Not as a result of this report
Risk / Legal / Legislative	The report recommends the Policy and the associated Operating Guidelines be rescinded to align with current liquor licensing legislation, including the <i>Planning, Development and Infrastructure Act, 2016</i> (SA), and the <i>Liquor Licensing Act 1997</i> (SA).
Opportunities	The Development Information Guide for Licensed Premises has been updated to set out general guidance on key issues related to licensed premises and Liquor Licences applications (Attachment A).
24/25 Budget Allocation	The review was undertaken within existing operating resources.
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. The purpose of this report is to seek approval to rescind the *Liquor License Policy 2013* (the Policy) ([Link 1](#)) and the associated *Liquor Licensing Operating Guidelines 2013* (the Operating Guidelines) ([Link 2](#)).
2. The objectives of the Policy are to:
 - 2.1. Assist the City of Adelaide to enhance safety and vibrancy by advocating for responsible alcohol sale and consumption and high standards in alcohol trading practices.
 - 2.2. Define the City of Adelaide's policy position on liquor licensing matters.
 - 2.3. Support the application of the Development Plan (superseded by the Planning and Design Code) in maintaining and enhancing the desired character of city places.
3. The Policy includes a series of statements regarding the location and operating hours for licenced premises.
4. The Operating Guidelines set out standard conditions for liquor licences, including desired opening hours for precincts throughout the city, noise requirements and refers to queuing permits.
5. Since the Policy was adopted in 2013, the City of Adelaide's roles, responsibilities, and influence regarding liquor licences have changed under the *Planning, Development and Infrastructure Act, 2016* (SA), and the *Liquor Licensing Act 1997* (SA).

Legislative Changes

6. In November 2019, the final stage of legislative amendments to the *Liquor Licensing Act 1997* (SA) came into effect resulting in:
 - 6.1. The *Liquor Licensing Act 1997* (SA) precluding local governments from intervening in licensing decisions on planning matters covered under the *Planning, Development and Infrastructure Act 2016* (SA).
 - 6.2. The City of Adelaide no longer being able to undertake enforcement action.
 - 6.3. No avenues within the legislative framework for the City of Adelaide to be a party to applications and legal proceedings in relation to liquor licences.
7. The reforms removed the Administration's ability to influence liquor licenses, and its ability to require conditions on licenses.
8. Administration can work with the Commissioner in the assessment of an application for a liquor licence, by providing the Commissioner with the following information:
 - 8.1. Confirmation as to whether an Applicant has been granted Development Authorisation for the proposed licensed premises.
 - 8.2. Confirmation that a Development Authorisations has any planning conditions imposed that are associated with trading hours or capacity.
 - 8.3. That the Development Authorisation is not outdated.
 - 8.4. Assessment of concerns identified by the City of Adelaide, including complaints made to the City of Adelaide about the premises.
9. The City of Adelaide can also lodge a complaint to the Commissioner about noise emanating from, or the behaviour of persons making their way to or from, licensed premises is unduly offensive, annoying, disturbing or inconvenient to people who live, work or worship in the vicinity of the licensed premises.
10. Consumer and Business Services SA (CBS) acts as a delegate of the Liquor and Gambling Commissioner which is a licensing authority under the *Liquor Licensing Act 1997* (SA).
 - 10.1. CBS places conditions of approval on liquor licences. These conditions typically refer to opening hours and occupant numbers. When determining liquor licences, CBS may confer with the Administration to ensure that the prescribed use and opening hours are allowable under relevant Development Authorisations.
 - 10.2. CBS typically imposes conditions on liquor licences that align with the hours of operation approved in relevant Development Authorisation. In cases where no specific conditions exist, such as with older existing use rights, CBS may set their own conditions regarding hours of operation or patron numbers.
 - 10.3. CBS is not mandated or required to apply the conditions requested by the City of Adelaide.

11. The State Government's Planning and Design Code (the Code) is used to assess development proposals.
 - 11.1. The Code contains policies to assess licensed premises.
 - 11.2. The Code guides the development of licensed premises and includes some provisions to address noise. However, it does not include specific policy regarding opening hours or patron numbers and has limited provisions to address issues regarding noise from licensed premises.
 - 11.3. In assessing a licensed premises development application, Administration requires an acoustic report, which recommends noise mitigation measures and hours of operation. The report is independently reviewed, and any hours of operation of licensed premises are determined based on both the acoustic assessment and the planning review of the local area. Hours of operation are then included as conditions in the Development Authorisation.
 - 11.4. The Code does not refer to the Policy, so it cannot be referred to when determining an application, nor when placing conditions on an approval.

Review Findings

Challenges

12. There is no longer a mechanism for the City of Adelaide to place conditions on liquor licences. Legal advice on this matter has confirmed that a Liquor License Policy cannot be referred to for decision-making during development assessment.
13. There are limits as to how the City of Adelaide can implement the requirements set out in the current and any future Liquor Licensing Policy.
14. The Policy may cause uncertainty for the community who ask the City of Adelaide to enforce a policy that is no longer relevant or enforceable due to legislative changes.

Opportunities

15. An updated Licensed Premises Development Information Guide was identified as an opportunity to communicate the City of Adelaide's role in licensed premises and liquor licence applications.
16. The updated Development Information Guide for Licensed Premises and Liquor Licences has been prepared (**Attachment A**) that:
 - 16.1. Provides information about roles and responsibilities for liquor licensing and relevant policies in the Code.
 - 16.2. Whilst advisory in nature and not enforceable, refers to the existing regulatory role and functions of the City of Adelaide where appropriate, including relevant permits and permissions required (such as outdoor dining).
17. A marked version showing changes to the Development Information Guide is provided ([Link 4](#)).

Next Steps

18. Pending Council's decision on the Policy and Operating Guidelines, they will be rescinded and removed from the Policy Register and the City of Adelaide's website.
19. The updated Development Information Guide (**Attachment A**) will be publicly available on the City of Adelaide's website.

DATA AND SUPPORTING INFORMATION

Link 1 – City of Adelaide Liquor License Policy 2013

Link 2 – City of Adelaide Liquor Licensing Operating Guidelines 2013

Link 3 – Existing [City of Adelaide Licensed Premises Development Information Guide](#)

Link 4 – Marked version showing changes to the Licensed Premises Development Information Guide

ATTACHMENTS

Attachment A–Development Information Guide for Licensed Premises and Liquor Licences

- END OF REPORT -

Licensed Premises and Liquor Licences

Who should read this guide?

Anyone who wishes to lodge a development application with City of Adelaide for a licensed premises or apply for a liquor licence.

Introduction

Licensed premises such as restaurants, cafés, bars and nightclubs contribute to the vibrancy of the city for residents and visitors. These premises are encouraged in several key areas of the city but should be carefully managed to ensure their compatibility with sensitive land uses such as housing. The most common issues associated with licensed premises are noise, long hours of operation and inappropriate patron behaviour.

There are two approval processes required for licensed premises:

1. Approval of the land use and any associated building works. This requires the lodging of a development application on the Plan SA Planning Portal.
2. Approval of the liquor licence. This requires the lodging of an application with the Office of Consumer and Business Services (Liquor and Gambling Commission).

The Development Application

Development approval is required if a new licensed premises is being established in a new building or a change in land use in an existing building is proposed (e.g. from an office to a restaurant).

The proposed development is assessed against the State Government's Planning and Design Code, which contains planning guidelines that seek to balance the impacts of a new development with the amenity of existing developments.

When assessing a development application for a licensed premise several issues are taken into account, including:

The Zone or Subzone in which the site is located

Licensed premises are desired in some parts of the city but not all. Licensed premises are envisaged within the Capital City Zone, the City Main Street Zone and appropriate sites in the East Terrace Subzone in the City Living Zone.

New licensed premises are generally not envisaged within residential areas in the south of the city and the residential areas of North Adelaide.

The proposed hours of operation of the development

Licensed premises should operate in a way that reinforces the character of their locality and encourages the appropriate behaviour of their patrons within and around their premises.

The proposed development's likely noise and nuisance impacts on surrounding developments

Noise emanating from licensed premises and associated with patrons arriving and leaving the premises must be carefully considered. Music and entertainment within the venue itself, as well as noise associated with patrons walking through the surrounding area to their vehicles/transport late at night, can have significant impact on the amenity of nearby residents.

There is often a correlation between late closing hours of licensed premises and anti-social behaviour in surrounding areas. Limiting the hours of operation, even within different parts of a venue, as well as incorporating noise attenuation measures such as sound proofed walls, double glazed windows and music-limiting devices inside can help minimise the venue's impacts on the surrounding area.

Licenced Premises

The City of Adelaide may require a detailed report from an acoustic engineer to accompany a development application for licensed premises where it is anticipated that there will be potential for noise impact.

The size and scale of the licensed premises is also considered in assessing the potential noise impact. Depending on the nature of the application, the City of Adelaide may require the preparation of a management plan that addresses matters such as patron behaviour and techniques that may be used to minimise disturbance of nearby properties.

Where refuse will be stored and collected on site

A designated area that is easily accessible within the site must be provided for the storage and collection of refuse, such as bottles, food scraps and cardboard. The collection of refuse should take place at times when the noise will have the least impact on nearby sensitive land uses such as residential land uses.

Building Assessment

An assessment against the requirements of the Building Code generally considers the following (but is not limited to):

- Is the number of toilets provided (for male and female as well as people with a disability) suitable for the total area or the number of customers proposed?
- Is appropriate access provided for people with a disability?
- Where and how many emergency exits and exit signs are provided?

A building assessment may be required if a new licensed premises is being established in a new building, if a change in land use in an existing building is proposed and/or when internal fit out works are proposed. It is recommended that you contact the City of Adelaide's Development Assessment team for advice.

It is important to note that a building assessment and certificate of occupancy will determine the maximum occupancy of the building at any one time. The certificate of occupancy will determine the maximum occupancy and should be considered in any liquor licence application.

Licensing and the Office for Consumer and Business Services

If you are considering the sale and/or consumption of alcohol, you will need to apply for a liquor licence. Consumer and Business Services are responsible for administering the Liquor Licensing Act 1997 (SA). Information on lodging an application for a liquor licence can be found on the office's website www.cbs.sa.gov.au or by contacting them on 13 18 82.

Consumer and Business Services will require all necessary planning and building consents to be obtained before issuing a liquor licence.

Local Government Involvement in Liquor Licensing

An applicant for a liquor or gaming licence under the *Liquor Licensing Act 1997* (SA) will be required to provide relevant permits and approval documents to the Licensing Authority or provide written consent from a council.

Consumer and Business Services requires the completion of a 'Council Approvals Form' for liquor licenses.

The Council Approval Forms for [short term liquor licences](#) and [liquor licences](#) can be found on the Consumer and Business Services website.

The applicant must also post a notice of their application in a prominent position on the premises so that it is clearly visible to people passing the premises. Applications are also advertised online in the Advertised Liquor and Gaming Notices.

Licensed Premises

Under the Liquor Licensing Act 1997 (SA), the City of Adelaide can take the following action with regard to applications for liquor licenses:

1. General right to make a written submission - when an application is advertised, any person may make a written submission to the Commissioner in regard to the application if there are concerns regarding inconsistency with the Liquor Licensing Act 1997 (SA), it is not in the community interest, the applicant has a non-compliant reputation, or if granted would cause undue offence, annoyance, disturbance or inconvenience to people who reside, work or worship in the vicinity of the premises or proposed premises e.g. in the vicinity of a school or kindergarten and issue such as undue noise from the premises or from patrons arriving at / leaving the premises etc.
2. Complaints - the City of Adelaide can lodge complaints with the Office of the Liquor and Gambling Commission regarding the operation of a licensed premise (e.g. if noise or patron behaviour is proving to be problematic for surrounding residents).

Outdoor Dining

If you wish to have outdoor tables and chairs on a City of Adelaide footpath, an Outdoor Dining Permit is required. While the City of Adelaide supports outdoor dining and the activity contributes to the vibrancy of the city, there are requirements as to where it is permitted and how much of the footpath can be used.

Please contact the City of Adelaide's Outdoor Dining team on 8203 7203 or via email: outdoordining@cityofadelaide.com.au to discuss the specifics of your site. More information, including how to lodge an outdoor dining application online, can be found on the City of Adelaide website.

Events

Development approval may be required for events exceeding 60 days and for events on private land.

Information regarding events can be found on the [City of Adelaide's website](http://cityofadelaide.com.au).

Further Information

For further information or to discuss your specific requirements, please contact:

- Office of Consumer and Business Services (Liquor and Gambling Commission), www.cbs.sa.gov.au or can be contacted on 131 882
- City of Adelaide Development Assessment team on 8203 7183
- City of Adelaide Outdoor Dining team on 8203 7203 or via email: outdoordining@cityofadelaide.com.au.