

Catalyst Site Policy Review Framework and Principles

Strategic Alignment - Our Places

Public

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

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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 The report item was withdrawn following release of the Expert Panel Recommendations on the State Planning System Implementation Review and the State Government's response which supports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 -