

Capital City Building Heights

What is the Planning and Design Code?

The Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

The city is the state's premier economic, civic, service, cultural and tourism centre, and contains some of our most important buildings and institutions. In recent years, more people have been attracted to city living and there has been an influx of new apartment buildings. The city has also seen significant institutional investment including the new Royal Adelaide Hospital; university, science and research buildings; and the Adelaide Oval.

The Capital City Zone includes criteria for over height development which seek high standards of design, sustainability and contribution to the public realm. A review of how these criteria are considered during development assessment has found they are applied too widely, can detract from prevailing heights and are not clearly linked to a demonstrated public benefit or public realm outcome. Further clarity and guidance in the current policy is required, to ensure intended outcomes are being fairly and consistently achieved.

Adelaide City Council Minor Amendments Development Plan Amendment

A Development Plan Amendment (DPA) has been prepared to amend Principle of Development Control 21 of the Capital City Zone of the Adelaide (City) Development Plan to remove ambiguity and improve policy expression regarding expectations for over-height development in the zone.

Transitioning to the Code

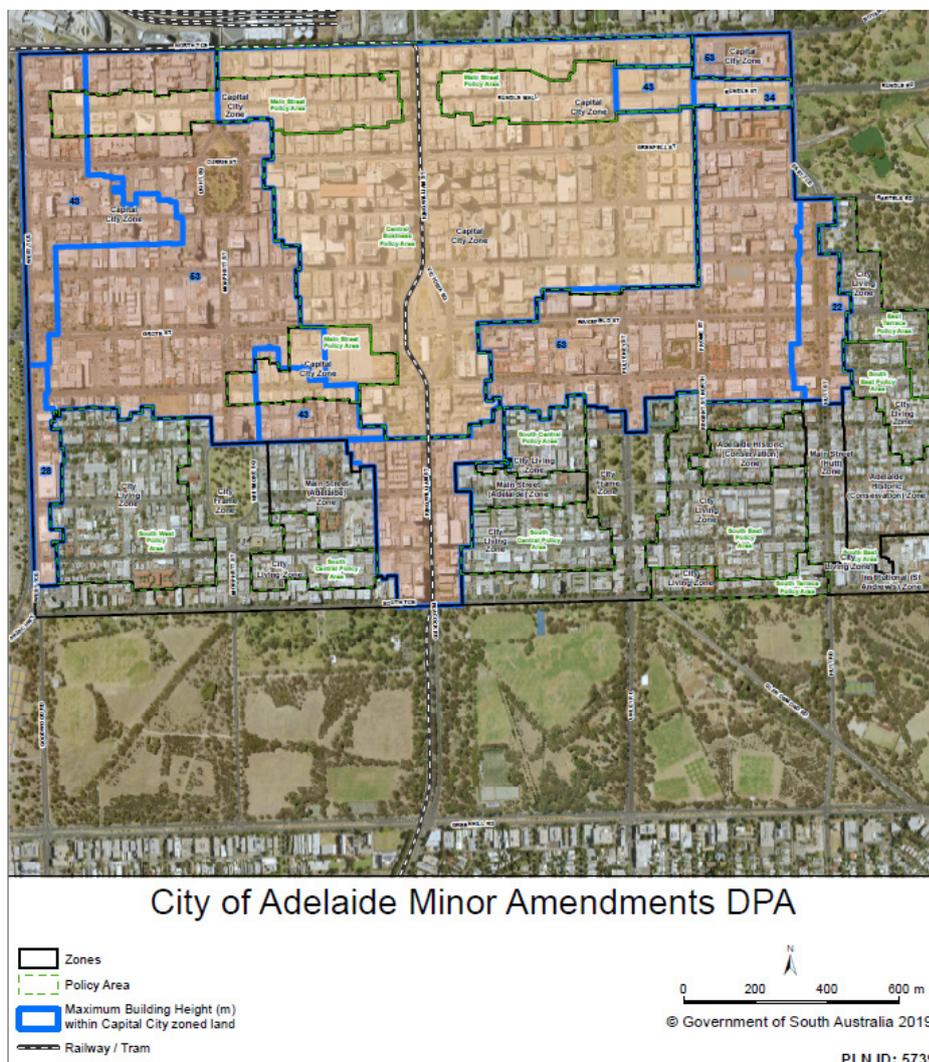
The State Planning Commission has released Phase Two and Phase Three of the Planning and Design Code for public consultation. The Code will transition the policy amendments for over height development proposed in the Adelaide City Council Minor Amendments Development Plan Amendment, into a new structure and format while maintaining its underlying intent.

What are the benefits?

The Planning and Design Code will support improved development outcomes for over height development in our capital city by:

- Ensuring proposals for over-height development have regard to the surrounding context including character, city form, urban design and public realm
- Refining design and sustainability policies to improve their expression to ensure their consistent interpretation and application to development applications
- Refining policies in relation to transitioning taller building heights at the interface of the capital city zone and other zones seeking lower building scales
- Elevating the provision of affordable housing in new residential and mixed use development
- Retaining incentives related to conservation and re-use of heritage buildings and important character elements

Area affected by the change



Want to know more?

The Adelaide City Council Minor Amendments Development Plan Amendment has completed public consultation and further submissions will not be received. Further information can be found under 'view closed matters' at www.saplanningportal.sa.gov.au/have_your_say. It is emphasised though, that the close of this DPA does not preclude you from making a submission in relation to these proposed policy changes as they are reflected in the draft Code.

Details of the policies relating to the assessment of building heights in our capital city can be found in the following parts of the Planning and Design Code:

- Capital City Zone and City Main Street Zone
- Maximum Building Height (Metres) and Maximum Building Height (Storeys) Technical and Number Variations Overlays.

For further information on the Code, you can visit the SA Planning Portal at:

www.saplanningportal.sa.gov.au/en/have_your_say