

# City shaping

## Our vision for the new urban form

Greater Adelaide is one of the most liveable regions in the world. So, how will this updated 30-Year Plan help make it even better for those of us living here now and in the future?

Firstly, we need to talk more about the future shape and form of Greater Adelaide. How can Adelaide grow up and not out and in a way that suits local context and needs? We don't want tall buildings everywhere and we want to protect and build on the character we value. Yet we also want to contain our urban footprint.

To achieve this, the CBD will continue to be the primary focus of our new walkable urban form, with more residents and mixed-use development envisioned. As we move to a new way of living in and along the city's edge, the Adelaide Park Lands will become the new backyard and meeting place for locals and visitors.

Metropolitan Adelaide will be one to three storeys, complemented by four to six storeys along key transport boulevards that connect the city to the suburbs. Of course, there will be areas where taller buildings are envisioned such as the CBD, Glenelg foreshore, parts of the edges of the Park Lands, large redevelopment sites, and areas where the interface with surrounding suburbs can be well managed. Challenges such as overlooking, access to sunlight and car parking will be addressed.

New tram networks will connect the city to the suburbs through corridors that provide new lifestyle options. These main streets will feature three to four storey mixed-use buildings with shops, cafes and restaurants on the ground level. New residential design guidelines will ensure the sensitive transition between the

bustling activity of main streets and the rest of the neighbourhood is done in a way that gives back to the existing community.

Local neighbourhoods will generally be one to two storeys and will support an increased diversity of housing types (including affordable housing options) to better meet our changing demographics and needs. This will give older people more opportunities to 'age in place' and give young people the chance to get their foot on the housing ladder.

This requires encouraging alternative housing types (the 'Missing Middle'), in addition to our plentiful supply of detached houses and multi-storey apartments. Alternative housing types include next generation granny flats, row terraces and laneway housing. New development will build on and enhance local valued character. Neighbourhoods will offer a wide range of services that can easily be reached on foot or bicycle, including schools, health care providers, shops, parks, sports facilities and public transport.

New housing will be focused in areas close to existing and new high quality public transport infrastructure. Our new compact urban form will be supported by continued improvements to our public transport system such as the electrification of the rail lines and the building of a new tram network. This will be supported by ride-sharing initiatives, electric vehicles and emerging technologies such as driverless cars. Less reliance on private vehicles will



reduce the requirements for car parking. This will shape our city by reducing the need for large expansive ground level car parks which use up valuable real estate.

Greater emphasis will be placed on the quality of our public open spaces and streets. They will connect people with nature, support social interaction, and be walking and cycling friendly. The need to promote green infrastructure as an essential component of the new urban form will be recognised. These healthy walkable neighbourhoods will be an integral part of our new urban form and support the increased uptake of cycling and walking.

The Environment and Food Production Areas and Character Preservation Areas legislation will protect our valued primary production areas and their supporting townships from urban encroachment. The historic character of our townships will continue to be protected while population growth to support the sustainability of local small businesses and community infrastructure will be encouraged. New urban fringe growth will occur only within designated urban areas and township boundaries and will make efficient use of existing infrastructure.

Does this mean that all of Greater Adelaide will change? The answer is no, there will be areas where there is limited or no change. Change will be focused where it best suits. Local area planning will be undertaken so that this high level vision is grounded in local context and needs. Communities will play a greater role in determining how their city develops through involvement at the early stages of planning.