RE: DRAFT PLANNING AND DESIGN CODE

The Adelaide Park Lands Authority appreciates the opportunity to provide feedback on the draft Planning and Design Code (P&D Code). We look forward to working with the State Planning Commission to refine the P&D Code to ensure it promotes the special status, attributes and character of the Adelaide Park Lands.

The Authority considered the proposed P&D Code on 6 February 2020 and resolved to provide the following comments:

- Recommends that a self-assessment and referral process is undertaken in accordance with the Environment Protection and Biodiversity Conservation Act 1999 regarding any possible effect the P&D Code may have on the values which underpin the National Heritage Listing of the Adelaide Park Lands and City Layout.
- Supports the recognition of the special attributes of the Adelaide Park Lands through inclusion of a dedicated Zone in the P&D Code.
- Suggests renaming City Park Lands Zone to Adelaide Park Lands Zone.
- Suggests that the boundary of the Adelaide Park Lands Zone should include the six squares which are a part of the Adelaide Park Lands.
- Suggest the deletion of the proposed Subzones in favour of comprehensive Zone wide policies.
- Strengthens policies to prevent inappropriate development (land uses and built form) in the Adelaide Park Lands Zone noting the removal of the current non-complying pathway.
- Recommends including within the ‘Desired Outcomes’ of the Zone more descriptive policies to protect and enhance the unique features of the Adelaide Park Lands.
- Suggests revising the ‘Built-form and Character’ provisions to provide greater clarity regarding new buildings in the Adelaide Park Lands, including the incorporation of the City of Adelaide’s Park Lands Building Design Guidelines (under development) into the P&D Code; or being adopted as a Design Standard to further support high quality Park Lands building design.
- Suggests the unique planning considerations for the zone warrant zone specific policy content on matters including movement and parking, advertising and fencing (rather than the general policy that applies across other zones that does not adequately recognise the unique qualities of the Adelaide Park Lands).
• Supports public notification where it involves all other code assessed development assessments; however, suggest minor types of development that are currently not subject to notification be exempt from public notification.
• Suggests reinstatement and addition of mapping and / or concept plans to support a clearer statutory planning framework.
• Suggests educational establishment, hotel and public infrastructure should be Code Assessed (Performance Assessed) Development rather than Restricted Development.

Attachment A to this letter provides detailed recommendations on how the Code could be amended to meet these suggestions.

We welcome any opportunity to discuss our feedback and suggestions with the State Planning Commission in more detail.

Please contact Martin Cook, Executive Officer, Adelaide Park Lands Authority on [numbers redacted] to arrange a time to discuss further.

Yours sincerely,

Sandy Verschoor
LORD MAYOR
Presiding Member, Adelaide Park Lands Authority

24 February 2020

Enc: Attachment A

Cc: Hon Stephan Knoll MP, Minister for Planning
### Planning and Design Code Changes

<table>
<thead>
<tr>
<th>Comment (Risk / Potential Impact)</th>
<th>Proposed amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The Park Lands Zone in the Adelaide (City) Development has been called the City Park Lands in the Planning and Design Code</strong>&lt;br&gt;Neither of these names align to the Adelaide Park Lands Act.</td>
<td>Amend name to Adelaide Park Lands Zone</td>
</tr>
<tr>
<td><strong>The 1 Park Lands Zone and 11 policy areas have been amended to 1 Zone and 2 Sub Zones. The proposed sub zone boundaries are not consistent with the policy area boundaries of Adelaide (City) Development Plan, APLMS or the CLMP’s.</strong>&lt;br&gt;The rationale for the 2 sub zones is unclear.</td>
<td>Delete the sub zones and reinforce policy intent through policy amendments detailed below.</td>
</tr>
<tr>
<td><strong>The Adelaide Park Lands includes the six city Squares, as defined by the Adelaide Park Lands Plan. The Adelaide (City) Development Plan and Planning and Design Code locate the Squares within its surrounding Zone. For example, the Hindmarsh square is in the Capital City Zone (also called Capital City Zone in the Planning and Design Code).</strong>&lt;br&gt;Locating the six city squares in the Adelaide Park Lands Zone would be appropriate recognition and seek to ensure that they are used and developed consistent with their identification as part of the Adelaide Park Lands.</td>
<td>Amend the zone boundaries to put the Six Squares policies from their respective Zones into the ‘Adelaide Park Lands Zone’. Amend procedural matters of the “Square” Zones and Sub Zones to remove the requirement for consultation based on ‘Zone adjacency’.</td>
</tr>
<tr>
<td><strong>The new policy approach is much more permissive. Adelaide (City) Development Plan lists all developments as non-complying unless specifically envisaged in the Zone.</strong>&lt;br&gt;Given the special status, attributes and character of the Adelaide Park Lands, a more conservative approach to land use policy is considered the preferred approach.</td>
<td>List what is inappropriate development. All other development other than listed is deemed inappropriate. It will remain performance assessed under the Planning and Design Code policy rather than being restricted development which will mean that it will not be strictly assessed by the Planning and Design Code Policy.</td>
</tr>
</tbody>
</table>
| **The descriptive policy guidance has been deleted.**<br>Some existing policy that deals with management and matters outside the planning system (such as landscape planting species) should be | Reinstate necessary policy except where:  
- Redundant  
- Duplication  
- Management |
| Land Use: The Code is less specific on which land uses are considered appropriate in the Adelaide Park Lands Zone. | The Adelaide Park Lands are primarily for outdoor recreational purposes and any other land uses should ancillary and supportive to these uses. The draft Code provides little guidance to assess uses other than those specifically envisaged. The implication may be inadequate policy basis to refuse inappropriate land uses, this being at odds with legislative framework in place for the Adelaide Park Lands. | Reinstate land use strategy of the Development Plan where envisaged land uses are clear outlined and all other land uses are considered inappropriate. |

| Built form: New and larger buildings are more clearly contemplated with a departure from the Adelaide (City) Development Plan key policies that seek:  - A reduction of building floor area, fenced and paved areas,  - Progressive return of alienated land to the Park Lands; and  - Reduction in the number of extent of buildings should be reduced. | The consequences on the Park Lands values of these changes without any evidence of investigation is unknown. In addition, the draft policy PO 1.7 doesn't allow for buildings to change use over time. In addition, these are hard to update over time. The list is not comprehensive and has the potential to be inaccurate. A clearer policy direction would be to accept that buildings will change over time and this is acceptable provided building are multipurpose and publicly accessible for community members. | Reinstate approach to built form in an overall policy rather than specific building directions. All buildings should be designed to be adaptable to a range of use that support the outdoor recreation value of the Park Lands. Delete PO1.7 and PO 1.8 and strengthen other polices to support adaptive reuse provided they are multipurpose and community accessible. To support good design, seek adoption the draft Park Lands Building Design Guidelines as a Design Standard or to be adopted as policy in the P&D Code. |
- Golf links
- Adelaide Aquatic Centre
- Reid Building (now Adelaide Botanic High School)
- Conservatory in Veale Gardens

Other buildings such as the boat sheds are to be maintained and enhanced.

Thebarton Police Barracks is to be returned as recreation value.
Adelaide High School is not to expand beyond their existing site.
Adelaide Oval and Memorial Drive Tennis complex can only be expanded for formal recreational uses.

**Built Form:** Proposed PO 1.7 seeks to enable redevelopment of buildings that are ancillary and complementary to existing uses. Buildings defined at a high level. However, some of these are inadequate or inaccurate descriptions.

PO 1.8 identifies a future for the Adelaide Aquatic Centre. However, this is a departure from the Adelaide (City) Development Plan which sought no increase in total floor area.

**Heritage:** Whilst the Local and State Heritage Places have been retained the policy response is not clear.
National heritage has not been mentioned.

There is a need for a policy to outline what is the policy response for heritage place. For instance, the olive groves are heritage places, the Development Plan should outline what development is appropriate around these places. In addition, to identify the National heritage significance of the Adelaide Park Lands.

**Planting character and landscaping areas:** This has
Special landscaped character is important for determining what should be considered

Reinstate policy where necessary.

Reinstate important areas by way of reinstating the Special
been retained however at a very high level. when siting a new building or structure. The P&D Code removes the detail that identifies the location of these areas (some of which are heritage places) this would mean with the Relevant Authority would need to investigate and determine what is the special landscape character as part of the assessment process which doesn't support streamlined decision making.

**Movement:** Car parking is supported provided it is ancillary. This is a change from the Adelaide (City) Development which seeks in various locations to limit, remove and reinstate to Park Lands.

This is a policy change without justification. Strategy 2.8 of the Adelaide Park Lands Management Strategy seeks a number of actions including to provide car parking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists.

The proposed P&D Code General Modules car parking rates will result in excessive car parking in the Park Lands based on standard car parking rates.

**Procedural matters**

<table>
<thead>
<tr>
<th>Performance Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop and Restaurants have been outlined with policies that provide a performance assessed pathway. The criteria for assessment does not appear to be adequate to guide good development.</td>
</tr>
<tr>
<td>There is a risk that development would be odds with the APLMS and the general outcomes of the Adelaide Park Lands.</td>
</tr>
<tr>
<td>Remove Shops and Restaurants from Performance Assessed and make them All of other Code Assessed.</td>
</tr>
</tbody>
</table>

| Restricted Development as interpreted by the State Planning Commission is being used as simply a pathway of being assessed by the State Planning Assessment Commission. It also has a different approach to assessment. |
| DPTI have advised that restricted development is not an assessment guideline rather a pathway for assessment authority. As such non-complying doesn't exist and there is no clear policy direction of what inappropriate and unacceptable development is. |
| Insert a policy that outlines what is inappropriate development. This means, in the Park Lands, all development other than exempt is inappropriate. Given that Education Establishments and Public Infrastructure are anticipated on in the Zone it is recommended |
From an assessment pathway perspective, it is unclear why restricted development have been used for education establishments, hotels and public infrastructure.

Education establishments and public infrastructure are anticipated to a degree.

Hotels are not anticipated and not supported as would be inconsistent with the character and values of the Adelaide Park Lands.

This could result in excessive notification for minor applications. There is a need to scale notification impact.

The removal of policy detail and maps doesn't allow streamlined assessment. It also makes it difficult for stakeholders to understand the future development outcomes. It is good practice for planning documents to be clear in the policy framework to form a basis of decisions with the policy framework flexible enough to be responsive. Maps are useful to provide clarity.

For policy alignment, there is an opportunity to look to the Adelaide Park Lands Management Strategy. The Adelaide Park Lands Management Strategy uses a series of maps to support the siting and site planning of the Park Lands. It is considered for policy streamlining and alignment that these be adapted for the Planning and Design Code.

<table>
<thead>
<tr>
<th>Public Notification has increased significantly with all other Code Assessed being publicly notified. It does not reflect the scale of impact of development.</th>
<th>This could result in excessive notification for minor applications. There is a need to scale notification impact.</th>
<th>Reduce notification for minor applications to reflect impact.</th>
</tr>
</thead>
<tbody>
<tr>
<td>From an assessment pathway perspective, it is unclear why restricted development have been used for education establishments, hotels and public infrastructure. Education establishments and public infrastructure are anticipated to a degree. Hotels are not anticipated and not supported as would be inconsistent with the character and values of the Adelaide Park Lands.</td>
<td>The removal of policy detail and maps doesn't allow streamlined assessment. It also makes it difficult for stakeholders to understand the future development outcomes. It is good practice for planning documents to be clear in the policy framework to form a basis of decisions with the policy framework flexible enough to be responsive. Maps are useful to provide clarity. For policy alignment, there is an opportunity to look to the Adelaide Park Lands Management Strategy. The Adelaide Park Lands Management Strategy uses a series of maps to support the siting and site planning of the Park Lands. It is considered for policy streamlining and alignment that these be adapted for the Planning and Design Code.</td>
<td>Adapt the Adelaide Park Lands Management Strategy maps for the Planning and Design Code.</td>
</tr>
<tr>
<td>Other</td>
<td>Mapping: All of the supporting mapping has been deleted.</td>
<td>Adapt the Adelaide Park Lands Management Strategy maps for the Planning and Design Code.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 1: Proposed Changes to Draft Policy.

Note
This document contains City of Adelaide edited version of the Planning and Design Code (Phase 3) released for consultation on 1 October 2019.

Blue text highlights the edits Council has made to the policy.
The changes made are based on the Development Plan Code Analysis for the Park Lands Zone and associated policy areas. This document tracked the location of current Dev Plan policy, identified what is missing, what errors have been made and provides a response and recommendations in regard to the direction of future Code policy.

City Adelaide Park Lands Zone

Table 1 - Accepted Development Classification

<table>
<thead>
<tr>
<th>Class of Development</th>
<th>Accepted Development Classification Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal building work</td>
<td>7 There will be no increase in the total floor area of the building</td>
</tr>
<tr>
<td></td>
<td>8 There will be no alteration to the external appearance of the building</td>
</tr>
</tbody>
</table>

Except where any of the following apply:
- A Local Heritage Place identified in the Local Heritage Place Overlay
- A State Heritage Place identified in the State Heritage Place Overlay
Shade sail
Except where any of the following apply:
- Local Heritage Place Overlay
- State Heritage Place Overlay
- Sloping Land Overlay

22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.

23 Shade sail consists of permeable material.

24 The total area of the sail - does not exceed 40m².

25 No part of the shade sail will be:
   (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment.
   (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.

26 Primary street setback — at least as far back as the building line of the building to which it is ancillary.

27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m.

28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:
- A Local Heritage Place identified in the Local Heritage Place Overlay

16 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.

17 Panels and associated components do not overhang any part of the roof.
• A State Heritage Place identified in the State Heritage Place Overlay

**Water tank (underground)**
Except where any of the following apply:
• Sloping Land Overlay

18 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.

8 The tank (including any associated pump) is located wholly below the level of the ground.

---

**Table 2 – Deemed-to-Satisfy Development Classification**

<table>
<thead>
<tr>
<th>Class of Development</th>
<th>Deemed-to-Satisfy Development Classification Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Provisions referred to are Deemed-to-Satisfy Criteria</td>
</tr>
<tr>
<td></td>
<td>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone</th>
<th>General Development Policies</th>
<th>Subzone (applies only in the area affected by the Subzone)</th>
<th>Overlay (applies only in the area affected by the Overlay)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Temporary advertisements**
Except where any of the following apply:

• Hazards (Flooding)
• Local Heritage Place
• State Heritage Place

[Advertisements]: 4.2 *(ADD RELEVANT POLICIES)*

None

None

None
| Temporary public service depots associated with public infrastructure, Park Lands management and construction activities | DTS 1.4 (ADD RELEVANT POLICIES) | None | None | None |
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'.

**Deemed-to-Satisfy Development Classification Criteria**

Provisions referred to are Deemed-to-Satisfy Criteria.

Where a development comprises more than one Class of Development, the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

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<tr>
<th>Zone</th>
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</tr>
</thead>
</table>

Except where any of the following apply:

- Hazards (Flooding)
- Local Heritage Place
- Major Urban Transport Routes
- Sloping Land
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes
Table 3 - Applicable Policies for Performance Assessed Development

<table>
<thead>
<tr>
<th>Class of Development</th>
<th>Applicable Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The following policies are applicable to the identification of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</td>
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<tr>
<th>Zone</th>
<th>General Development Policies</th>
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<th>Overlay (applies only in the area affected by the Overlay)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition of a State or Local Heritage Place</td>
<td>None</td>
<td>None</td>
<td>Local Heritage Place: All</td>
</tr>
<tr>
<td>Restaurant</td>
<td>All</td>
<td>Clearance from Overhead Powerlines: PO 1.1</td>
<td>State Heritage Place: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Design in Urban Areas [External Appearance]: PO 1.4</td>
<td>Future Road Widening: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Design in Urban Areas [Car-Parking Appearance]: PO 6.1, 6.4, 6.5</td>
<td>Hazards (Flood): All</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Interface Between Land Uses [Hours of Operation]: PO 2.1, PO 6.1, PO 6.2</td>
<td>Key Railway Crossings: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transport, Access and Parking [Movement Systems]: PO 1.4</td>
<td>Local Heritage Place: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</td>
<td>Major Urban Transport Routes: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Sloping Land: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>State Heritage Place: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Traffic Generating Development: All</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Urban Transport Routes: All</td>
</tr>
</tbody>
</table>
# Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

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<th>Subzone</th>
<th>Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(applies only in the area affected by the Subzone)</td>
<td>(applies only in the area affected by the Overlay)</td>
</tr>
<tr>
<td>Shop</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking-[Vehicle Access]: PO-3.1, 3.5, 3.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking-[Vehicle Parking Rates]: PO-5.1</td>
<td>Adelaide Oval: All</td>
<td>Future Road Widening: All</td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking-[Vehicle Parking Areas]: PO-6.1, 6.6</td>
<td>Eastern Parklands: All</td>
<td>Hazards-(Flooding): All</td>
</tr>
<tr>
<td></td>
<td>Clearance from Overhead-Powerlines: PO-1.1</td>
<td></td>
<td>Key-Railway Crossings: All</td>
</tr>
<tr>
<td></td>
<td>Design in Urban Areas [External Appearance]: PO-1.4</td>
<td></td>
<td>Local-Heritage-Place: All</td>
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<tr>
<td></td>
<td>Design in Urban Areas [Car-Parking Appearance]: PO-6.1, 6.4, 6.5</td>
<td></td>
<td>Major-Urban Transport Routes: All</td>
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<tr>
<td></td>
<td>Interface Between Land Uses-[Hours-of Operation]: PO-2.1</td>
<td></td>
<td>Sloping-Land: All</td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking-[Movement Systems]: PO-1.4</td>
<td></td>
<td>State-Heritage-Place: All</td>
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<td></td>
<td></td>
<td>Traffic-Generating Development: All</td>
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<td>Urban-Transport Routes: All</td>
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The following policies are applicable to the assessment of the identified Class of Development.

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<tr>
<td></td>
<td>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO-12.1, 12.2</td>
<td>(applies only in the area affected by the Subzone)</td>
<td>(applies only in the area affected by the Overlay)</td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking [Vehicle Access]: PO-3.1, 3.5, 3.6, 4.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking [Vehicle Parking Rates]: PO-5.1 (Add point-in relation access walking as predominant mode of transport, and add point-in relation to public transport)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Transport, Access and Parking [Vehicle Parking Areas]: PO-6.1, 6.2, 6.4, 6.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary public service depots associated with public infrastructure, Park Lands management and construction activities</td>
<td>PO 1.4</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All</td>
<td>None</td>
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<tbody>
<tr>
<td>None</td>
<td>None</td>
<td>None</td>
<td>Traffic Generating Development: All</td>
</tr>
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<td>None</td>
<td>None</td>
<td>None</td>
<td>Urban Transport Routes: All</td>
</tr>
<tr>
<td>All</td>
<td>All</td>
<td>Adelaide Oval: All</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Eastern Parklands: All</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Any Relevant Overlay: All</td>
<td></td>
</tr>
</tbody>
</table>

### Table 4 – Restricted Development Classification

<table>
<thead>
<tr>
<th>Class of Development</th>
<th>Exclusions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Establishment</td>
<td>Educational Establishment</td>
</tr>
</tbody>
</table>
Public infrastructure

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

The ‘Adelaide Park Lands’, encircle the City providing the most extensive and intact Park Lands in an Australian City. The Adelaide Park Lands provide a unique world renown publicly accessible and well connected open space system that forms part of the Adelaide Metropolitan Open Space System linking the City, inner suburbs, hills and coast.

DO 2

The Adelaide Park Lands contain a range of uses that provide public benefit for use by the people of South Australia. The Adelaide Park Lands – that creates a distinctive landscaped park setting – supports an extraordinary range of outdoor recreation uses, environmental values, cultural heritage (indigenous and post-colonial) and social connections. The Adelaide Park Lands primarily provides a range of unenclosed and outdoor landscapes including urban address, formal park, sports and recreation, woodland and riparian. Ranging from micro, small, medium, large to major hubs supporting passive recreation through to large events and major sporting events. The uses within the Adelaide Park Lands support a high quality residential amenity to adjacent areas.

DO 3

Development within the Park Lands will be compatible the heritage values and improve the biodiversity and sustainability of the Adelaide Plains. Public land should be used to conserve wildlife habitats and areas of natural vegetation, to allow for movement of wildlife, to conserve sites of scientific, cultural or heritage interest and for re-vegetation.

DO 4

The Adelaide Park Lands are primarily accessed through the existing road network and shared paths. Shared paths will be expanded to support improve connectivity and recreation within the Park Lands and surrounding regional networks. Access road and car parking will progressively be rationalised and reduced whilst supporting activation of the Adelaide Park Lands. Non Park Lands car park sites will be utilised.
DO 5

The six city squares Hindmarsh Square, Hurtle Square, Whitmore Square, Victoria Square, Light Square and Wellington Square provide a formal park setting and a focal point for the outdoor recreational needs and social connections of city residents, workers and visitors. Access to and enjoyment of the squares will be progressively strengthened to remove the barriers to access by the existing road and car parking networks.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria
Land Use and Intensity

PO 1.1
A diverse range of open space, outdoor recreation areas and outdoor sporting activities.

DTS / DPF 1.1
Development comprises one or more of the following land uses:

- Conservation work
- Horse Adjistment
- Multi-purpose outdoor tourism, cultural and community uses
- Cemetery within existing site boundaries
- Outdoor Recreation area (informal and formal)

Shop and restaurant ancillary to a tourism, cultural, community and/or recreational use and where located located on map (XXX reflect non-complying list locations)

Special Events where located on map (XXX reflect complying and non-complying list locations)

Education establishment within existing site boundaries

Licensed premises ancillary to a multi-purpose recreation facility and located on map (XXX)

Sporting field or club facility

Structures associated with a public facility such as bike and vehicle parking, picnic/barbeque area, shelter and toilet.

PO XX

Land uses other than those listed in DTS/DPF 1.1 are inappropriate

PO XX

Development within the Park Lands provides a range of publicly accessible land uses for the community.

DTS/DPF XX

None are applicable
PO 1.2
Shops and restaurants that in appropriate areas of the Park Lands:

(a) providing a range of goods and services for the users of activities in the Park Lands and where such goods and services are not otherwise conveniently located; and
(b) positively contributing to Park Lands activation and setting without being visually prominent.

DTS / DPF 1.2
Shops and restaurants that are:

(a) ancillary to a recreational use, club, tourism, cultural, community and or sporting facility;
(b) temporary except where located in area marked XXX on map (reference park numbers, include Botanic Park, Eastern Park Lands, Southern Park Lands Policy Areas, Western Park Lands Policy Areas, River Torrens West Policy Area Area Marked F on Map Adelaide 48)
(c) not exceeding 50 -100m2 in gross leasable floor space; and
(c) not increasing the building footprint.

PO 1.3
Special events and formal recreation uses of a temporary or transient nature limiting their impacts on the amenity of residential areas and the recreational use of the open and natural character of the Park Lands.

DTS/DPF 1.3
None are applicable

PO 1.4
The use of land or buildings to house temporary public service depots or site compounds associated with public infrastructure, Park Lands management and construction activities where the duration and scale of impacts to the Park Lands and adjacent Zones are minimised.

DTS / DPF 1.4
Temporary public service depots or site compounds:

(a) occupy land for no longer than 3 months;
(b) safe and convenient alternatives are provided to any disrupted movement patterns; and
(c) ensure waste litter and water are contained on site.

PO Development should not:

(a) result in noise emissions which adversely affect the amenity of neighbouring premises or other Park Land users, or the emission of atmospheric or liquid pollutants;
(b) introduce, expand or intensify any activity which may detrimentally affect the amenity of premises within any adjacent Zone (including areas in an adjoining local government area).
Built Form and Character

PO XX
Development comprises one or more of the following built form:

Advertising
Boating facilities
Bridges to support pedestrian and cycling infrastructure
Bike parking
Conservation works
Earthworks
Golf course
Landscaping and associated works
Lighting
Monuments
Multi-purpose recreation, tourism, cultural and community buildings and structures
Outbuildings
Inclusive play space
Public toilets
Public infrastructure within existing site boundaries
Sculptures
Shade structures
Temporary advertising
Temporary structures to support events
Tree Damaging Activity
Ancillary vehicle parking to uses

PO XX
All development is in appropriate other than development listed in XX and XX.

PO XX

Development in the Squares that supports the outdoor relaxation, enjoyment and leisure of the City’s population. The landscaped areas should be enlarged to support visual and functional amenity. Development should:

a) Provide ease of movement for pedestrian and cyclists accessing the squares

b) Reduce and rationalise car parking and vehicular areas to enhance the squares visual and functional amenity as premier public open spaces

c) Retain and enhance large canopy trees

d) Minimise buildings, structures, utilities and service facilities

e) Incorporate high quality design

XX Development is sited and located in accordance with concept plans XXX (Reflect the Adelaide Park Lands Management Strategy and the existing Adelaide (City) Development Plan)

PO XX
Development to protect and enhance the role of the River Torrens/Karrawirra Parri, its valley and tributaries, as a habitat for native fauna and especially native water fowl, associated with the re-establishment of vegetation of local provenance wherever possible.

PO 1.5
The adaptive reuse of existing buildings to only where development:

- progressively returns alienated land to the Park Lands uses (as per Map XXX);
- supports higher utilisation of buildings by multiple community groups,
- improves the design quality and appearance of the building,
- minimises the need to increase the building footprint; and
- positively contributes to the cultural value, amenity and activation of the Park Lands.

DTS/DPF 1.5
None are applicable

PO 1.6
New Development should that seek to reduces and minimises the building footprint, fenced and hard surfaces on the landscaped and open setting of the Park Lands and should only be considered where development:

(a) is ancillary to the use and enjoyment of open space;
(b) rationalises and reduces the overall building footprint within the Park Lands the development is the replacement of an existing building;
(c) buildings is provides low scale (up to 3 storeys) and retains important views;
(d) provides a high quality contextual design response that complements the heritage values, open space function and natural and cultural character of the area;
(e) natural creek channels and water courses are enhanced as major landscape and stormwater management features;
(f) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the City zone; and
(g) the building is designed to be enable multi-use purpose and can be used by more than one user by different groups;
(h) is contained within the existing sites boundaries for the following sites:
   - Golf Club – Park 1. Buildings should also be relocated in the vicinity of War Memorial Drive with no increase in total floor area
   - Adelaide Aquatic Centre – Park 2 - Buildings and structures should be consolidated and replaced with structures more appropriate to the Park Lands environment and with no increase in total floor area. Other than this, no additional buildings should be permitted.
   - Adelaide Botanic High School – Park 11
   - Adelaide High School – Park 24
   - Conservatory in Veale Gardens – Park 21
   - Thebarton Police barracks – Park 27 - The Thebarton Police Barracks should be remediated and the area returned recreational use, with
particular emphasis on the Port Road frontage.

- National Wine Centre - Park 11 - Buildings will also not result in an increase in total floor area.
- Memorial Drive Tennis Centre and Memorial Drive Leisure Centre - Park 26
- Victoria Park - Park 16 - No increase in total floor area

DTS/DPF 1.6
None are applicable

XX Expansion of indoor recreation is considered to be contrary to the open character for the Park Lands.

PO 1.7

The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including:

(a) Torrens Lake - boating facilities
(b) Police Barracks and Old Adelaide Gaol - adaptation of existing buildings and supportive public uses
(e) Adelaide and Botanic High Schools - education and related facilities
(d) National Wine Centre - Multi-purpose event complex - tourism-related facilities within the existing site boundaries
(e) Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities
(f) Adelaide Zoo - a range of ancillary activities that add to the zoo as a key city attraction
(g) Golf Course and club house - club facilities and restaurants
(h) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities
(i) North Adelaide and Adelaide Central Train Station - rail services facilities
(j) Adelaide Aquatic Centre - Consolidate and replace existing buildings with recreational sporting, club rooms and associated administrative functions

DTS/DPF 1.7
None are applicable

PO 1.8

Development at the Adelaide Aquatic Centre site to consolidate and replace existing buildings with recreational sporting, club rooms, facilities and associated administrative functions.

DTS/DPF 1.8
None are applicable

PO 1.9
Development of public infrastructure is appropriate within sites, existing roads, railway corridors or the O-Bahn corridor where it does not create any additional
impact on the amenity of the Adelaide Park Lands and enhances pedestrian access through the Park Lands.

DTS/DPF 1.9
None are applicable

PO XX

The electricity substation and water reservoir at the corner of Barton Terrace East and O'Connell Street should be returned to park lands usage.

Built Form and Character

PO 2.1
A contextual design response that complements the heritage values, open space function, natural and cultural character of the area and is suitably screened by landscaping.

DTS/DPF 2.1
None are applicable.

PO 2.2
Development includes lighting that positively contributes to wayfinding, public safety, security, activity and amenity within the Park Lands.

DTS/DPF 2.2
None are applicable.

PO 2.3
Utility and supply services, holding tanks, sub-stations, power lines and other utility facilities that are unobtrusive and where practicable placed underground.

DTS/DPF 2.3
None are applicable.

PO 2.4
Development sited and designed to minimise negative amenity impacts on residential uses in the City Living Zone.

DTS/DPF 2.4
None are applicable.

PO XX
Development sited and designed to reinforce the National Heritage values, landscape character and cultural (indigenous and post-colonial) heritage values.

PO XX
New monuments that retain from the heritage values and contribute to enjoyment of the Park Lands and should:
(a) have materials of a colour and stone type that is compatible with the predominant appearance of surrounding monuments;
(b) have similar height and plan dimensions to immediately adjacent monuments; and
(c) not conflict in design detail or overall form.
Natural / Cultural Landscape Character

PO 3.1

Development that protects and enhances and improves public access to: areas of special landscape character including (identified in Concept Plan XX X (To be prepared):

- a) the avenue of Moreton Bay Figure trees along War Memorial Drive;
- b) a group of trees at the north west corner of Park No 2;
- c) the Casuarinas in Park 3 adjacent to Main North Road;
- d) the Pinus canariensis in Park 4;
- e) the Araucarias in Parks 4 and 5 adjacent to LeFevre Road;
- f) a stand of trees in Park 6 along LeFevre and Kingston Terraces;
- g) the avenue of Palms along Robe Terrace;
- h) the olive groves in Parks 7 and 8 between Mann Road and Park Road;
- i) the stand of Eucalyptus trees adjoining MacKinnon Parade west;
- j) the mixed exotic and Australian native plantings surrounding the University Oval in Park 12.; the formal character of the avenue of Plane trees in Botanic Park and in Frome Road;
- k) the avenue of Moreton Bay Figure trees in the Botanic Gardens;
- l) the significant avenue of Plane trees and significant individual trees in Park 14;
- m) the Kensington Gardens tramway embankment;
- n) a central row of Peppercorn trees and Eucalypts along the tributary and Wakefield Road in Park 15;
- o) the Olive Grove between the tributary and East Terrace in Park 15;
- p) the dominant groups of Eucalypts at the northern, southern, western and Fullarton Road edges of Park 16;
- q) the Olive Grove in the north western corner of Park 16;
- r) the avenues of trees along the cycle paths of Park 16;
- s) the Glover Playground;
- t) the remnant native vegetation to the area south of Victoria Racecourse;
- u) the old Engineering and Water Supply Reservoir mound within the Southern Park Lands;
- v) Veale Gardens;
- w) The historic Glenside carriage ways row of stately elm trees;
- x) areas of remnant native vegetation;
- y) the olive groves adjacent the Police Barracks in Park 27 South;
- z) the stand of Eucalypts between the railway and the river in Park 27 north;
- aa) the trees, particularly the Moreton Bay Figs on the northern side of the Adelaide Oval, together with buildings of heritage value;
- bb) the Pioneer Women’s Memorial Garden in Park 12;
- cc) the Palm trees surrounding the Parade Ground in Park 12;
- dd) the Women’s War Memorial Gardens;
- ee) the avenue of Elms along Victoria Drive;
- ff) areas and items of indigenous;
- gg) areas of post-colonial cultural heritage value significance.
- hh) the Pennington Gardens (west);
- ii) Osmond Gardens;
- jj) Himeji Gardens; and
- kk) the Creswell Gardens.

DTS/DPF 3.1

None are applicable.
PO 3.2
Development is sited and designed to maintain the visual distinction between the predominantly open landscape character of the Park Lands and the built-form of adjacent Zones.

DTS/DPF 3.2
None are applicable.

PO 3.3
Development conserves sensitive to native biodiversity and incorporates ways to protect and improve biodiversity through its design.

DTS/DPF 3.3
None are applicable.

PO 3.4
Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.

DTS/DPF 3.4
None are applicable.

Advertisements

PO 4.1
Small, directional and unobtrusive permanent advertisements or advertising hoardings only in association with an existing or approved uses within the Park Lands building.

DTS/DPF 4.1
None are applicable.

PO 4.2
Temporary advertisements relating to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character limited in size and number and not detract from the open and natural character of the zone.

DTS / DPF 4.2
Temporary Advertisements:
(a) not exceeding 2m2 on a building or site;
(b) not displayed more than 1 month prior to the event and 1 week after the event concludes except for an advertisement that relates to a federal, State or local government election; and
(c) do not:
   (i) move or flash;
   (ii) reflect light so as to be an undue distraction to motorists;
   (iii) be internally illuminated; or
   (iv) be used to principally advertise brands or products.

Fencing

PO XX
Additional permanent fencing is not envisaged in order to support public access
and an open character.

DTS/DPF XX
None are applicable

Movement, access and parking
PO XX
Development provides universal public access to the Park Lands
PO XX
DTS/DPF XX
None are applicable.

Development to support walking and cycling as primary modes of transport to and within the Park Lands.
DTS/DPF XX
None are applicable.

PO XX
Development should be limited to ensure that car parking is sufficient to serve the needs of the permanent activities in the Park Lands. Where appropriate, additional vehicle car parking should only be limited to car parking ancillary to permanent activities in the park lands and only provided where development has supported transport and movement with adequate:
  o Walking and cycling infrastructure such shared paths
  o Optimisation of the public transport network to access the Park Lands
  o Utilisation of on-street car parking
  o Utilisation of drop off and pick up areas
  o Utilisation of shared vehicle parking within existing car parks
  o Utilisation of non-Park Lands car park sites in the City or adjoining Council areas
  o Rationalisation of existing vehicle parking; and
  o Utilising the existing road network.

PO XX
Development should support disabled vehicle access whilst reducing the need for access roads and to utilising reconfigured on-street networks where possible.
DTS/DPF XX
None are applicable.

PO XX

Development should support delivery/loading/unloading to existing buildings whilst minimising the adverse impacts to the Park Lands
Car parking areas should be located and designed to ensure:

1. Safe and convenient pedestrian movement and traffic circulation through and within car parking areas; and
2. Minimise visual impact through the incorporation of landscaping, swales and permeable surfaces

Development does not restrict public access to land within the zone and ensures the Park Lands are universally accessible.

Car parking in the zone should be reduced and limited to only serve activities within the Park Lands unless otherwise permitted in the relevant sub-zone.

Rationalisation and reconfiguring of existing car parking should result in no increase to existing parking in Park 1, Park 2, Park 13 and Park 14, Park 16 and Park 23.

Public infrastructure that provides shared pedestrian and cycling links that maintain and enhanced connectivity throughout the Park Lands

Public vehicle access limited to existing roads.
Procedural Matters (PM)

Notification of Performance assessed development

Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of development are excluded from notification except where it involves any of the following:

(a) the site of the development is adjacent land to land in a different zone
(b) development identified as "all other code assessed development" in Adelaide City Park Lands Zone Table.

Eastern Park Lands Sub-Zone

Assessment Provisions
(AP)-Desired-Outcomes

(Do)-Do-1

Formal and informal recreation that provides tourism, education, research and informal recreational enjoyment including, the Zoological Gardens, Botanic Gardens, Botanic Park, the National Wine Centre and Victoria Park, carefully managed to sensitively balance the interaction between the built, natural and landscaped environment.

Performance Outcomes and Deemed to Satisfy/Designated Performance Outcome Criteria

Land-Use and Intensity

PO-1.1

A range of community, tourism, educational and recreational uses for the wider community.

DTS/DPF-1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone.

Built-Form and Character

PO-2.1

National Wine Centre contained within its existing site boundaries and that will not result in an increase in total floor area.

DTS/DPF-2.1

None are applicable.

PO-2.2

The upgrading or replacement of existing buildings, structures and facilities in the Zoological and Botanic Gardens minimises negative visual impact as when viewed from outside of the subzone.

DTS/DPF-2.2

None are applicable.
PO 2.3
Maintain or improve views to the Zoo from the River Torrens/Karrawirra Parri Valley when fencing, structures or buildings are upgraded or replaced.
DTS/DPF 2.3
None are applicable.

PO 2.4
Fencing to the northern boundary of the Botanic Gardens to improve visual continuity and access between the Botanic Gardens and Botanic Park and visually improves this aspect to the Botanic Garden.
DTS/DPF 2.4
None are applicable.

Movement and Access
PO 3.1
Maintain car parking for Park Lands users and visitors at the following locations:
(a) in designated car parks along the Hackney and Fullarton Road frontages; and
(b) limited parking on the inner racecourse track area at Victoria Park (in an area south of the cycle track east of Halifax Street) but only when races and special events are being held.
DTS/DPF 3.1
None are applicable.

Adelaide Oval Sub-Zone
Assessment Provisions
(AP) Desired Outcomes
(DO) DO 1
A sub-zone providing a centre for important outdoor civic, leisure and cultural functions for the City-based on Elder Park, Adelaide Oval and Memorial Drive tennis courts with development of the River Bank as the premier cultural and tourism area of the City.

The premier sporting and tourism area of the City supporting large scale outdoor civic, leisure, sporting and cultural activities of national significance, incorporating Adelaide Oval, Adelaide Riverbank, Elder Park, Memorial Drive tennis precinct and the Torrens Parade Ground.

Performance Outcomes and Deemed to Satisfy/Designated Performance Outcome Criteria
Land Use and Intensity
PO 1.1
A vibrant mix of recreational facilities to meet the needs of the state.
DTS/DPF 1.1
Development comprises one or more of the land uses listed in DTS 1.1 of the Zone.

PO-1.2

Community, cultural, tourism, shop, restaurant or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road.
None are applicable.

PO 1.3

Special events on Elder Park and Adelaide Oval activate this precinct.

None are applicable.

PO 1.4

Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.

None are applicable.

Built Form and Character

PO 2.2

Development of the Adelaide Oval:

(a) protects and maintains the cultural significance and heritage value of Adelaide Oval; and
(b) continues the distinct built form character of Adelaide Oval.

None are applicable.

PO 2.3

Buildings associated with the continuation of formal recreational uses associated with Adelaide Oval and Memorial Drive within existing site boundaries.

None are applicable.
<table>
<thead>
<tr>
<th>Class of Development</th>
<th>Accepted Development Classification Criteria</th>
</tr>
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<tbody>
<tr>
<td><strong>Internal building work</strong>&lt;br&gt;Except where any of the following apply:&lt;br&gt;- A Local Heritage Place identified in the Local Heritage Place Overlay&lt;br&gt;- A State Heritage Place identified in the State Heritage Place Overlay</td>
<td>9. There will be no increase in the total floor area of the building&lt;br&gt;10. There will be no alteration to the external appearance of the building</td>
</tr>
<tr>
<td><strong>Shade-sail</strong></td>
<td>29. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</td>
</tr>
</tbody>
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