

Future Proofing Urban Renewal

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Cminus



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What's Happening?

- ▶ 9 years into our 30 year plan - combatting urban sprawl through EFPA & CPA
- ▶ Changing Demographics
- ▶ Minor infill now contributes 25-35% of total annual new dwellings
- ▶ The majority are undertaken on small scale, disparate, single allotments
- ▶ Target is 85% of new dwellings to come from infill by 2045¹
- ▶ Masterplanned subdivisions much easier to manage
- ▶ Small scale infill is difficult to regulate for WSUD / maintenance of tree canopy

Note 1: Correction, The 30-Year Plan for Greater Adelaide - 2017 Update

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Before



Example 1 - Before

Left hand block

approx. 40-50% non hard surface

- Several medium/large trees/shrubs
- Grassed area and bare ground

Right hand block

approx. 60-70% non hard surface

- Several medium/large trees/shrubs
- Grassed area and bare ground



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After



Example 1 - After

Left hand block

approx. 15-20% non hard surface

- One or two small/medium shrubs
- Small grassed area

Right hand block

approx. 30-40% non hard surface


- One or two small/medium shrubs
- Small/medium grassed areas

Density increase - 1:2




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Before



After



Example 2

Before

approx. 25-35% non hard surface


- One or two small/medium shrubs
- Small grassed areas

After

approx. 5-10% non hard surface

- Minimal if any small shrubs
- Small grassed areas


Density increase - 1:5




NEGATIVE TO POSITIVE.

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Before



After



Example 3

Before

approx. 60-70% non hard surface


- Many large trees & shrubs
- Small grassed area

After

approx. 0% non hard surface

- Minimal if any green at all

Density increase - 1:5



NEGATIVE TO POSITIVE.

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Where are we heading?

- ▶ 30 Year Plan targets minimum 30% canopy cover
- ▶ Currently on average this is declining and hard surfaces are increasing
- ▶ Urban heat island effect increasing
- ▶ Associated detrimental health and economic impacts
- ▶ Increased infrastructure costs - stormwater and flood mitigation, energy intensity



Adelaide's average number of hot days above 35° is predicted to increase by up to 47 days per year by 2070.



Despite our hot, dry climate, we can mitigate the urban heat island effect by growing our urban tree canopy and retaining water in urban landscapes.

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What can be done?

- ▶ Greater prescription in the new planning code to maintain tree canopy and green cover
- ▶ Combine greening initiatives with innovation in water sensitive design
- ▶ Learn from other jurisdictions mistakes and create exemplar infill with usable public realm, cool green streets, and smart design
- ▶ Harmonise and strengthen all government policies
- ▶ Incentivise green infrastructure and WSUD on big and small developments alike
- ▶ Create an ecosystem where the elusive balance of incentivisation for innovation against increased costs can be delivered

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One Central Park - Sydney

 NEGAT
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POSITI
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