

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

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



3

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



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



5

Before



After



Example 3

Before

approx. 60-70% non hard surface

- Many large trees & shrubs
- Small grassed area

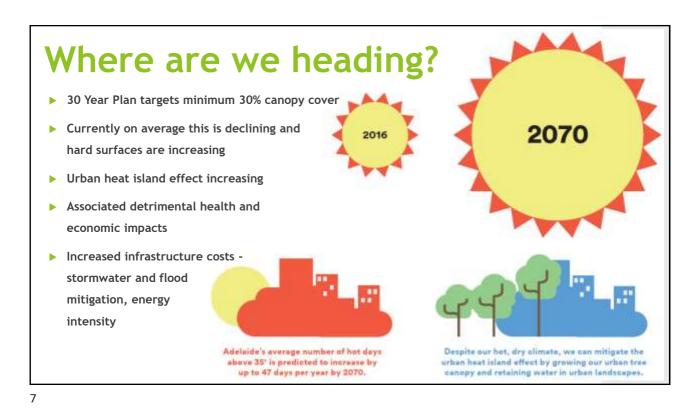
After

approx. 0% non hard surface

- Minimal if any green at all

Density increase - 1:5





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

