



# Urban infill in the Electorate of Hartley

Hon. Vincent Tarzia MP  
Member for Hartley  
Speaker of the House of Assembly,  
Parliament of South Australia

*Presentation to the 38<sup>th</sup> Commonwealth Parliamentary Association  
Australia and Pacific Regional Conference, "The Challenge of Urbanisation"*



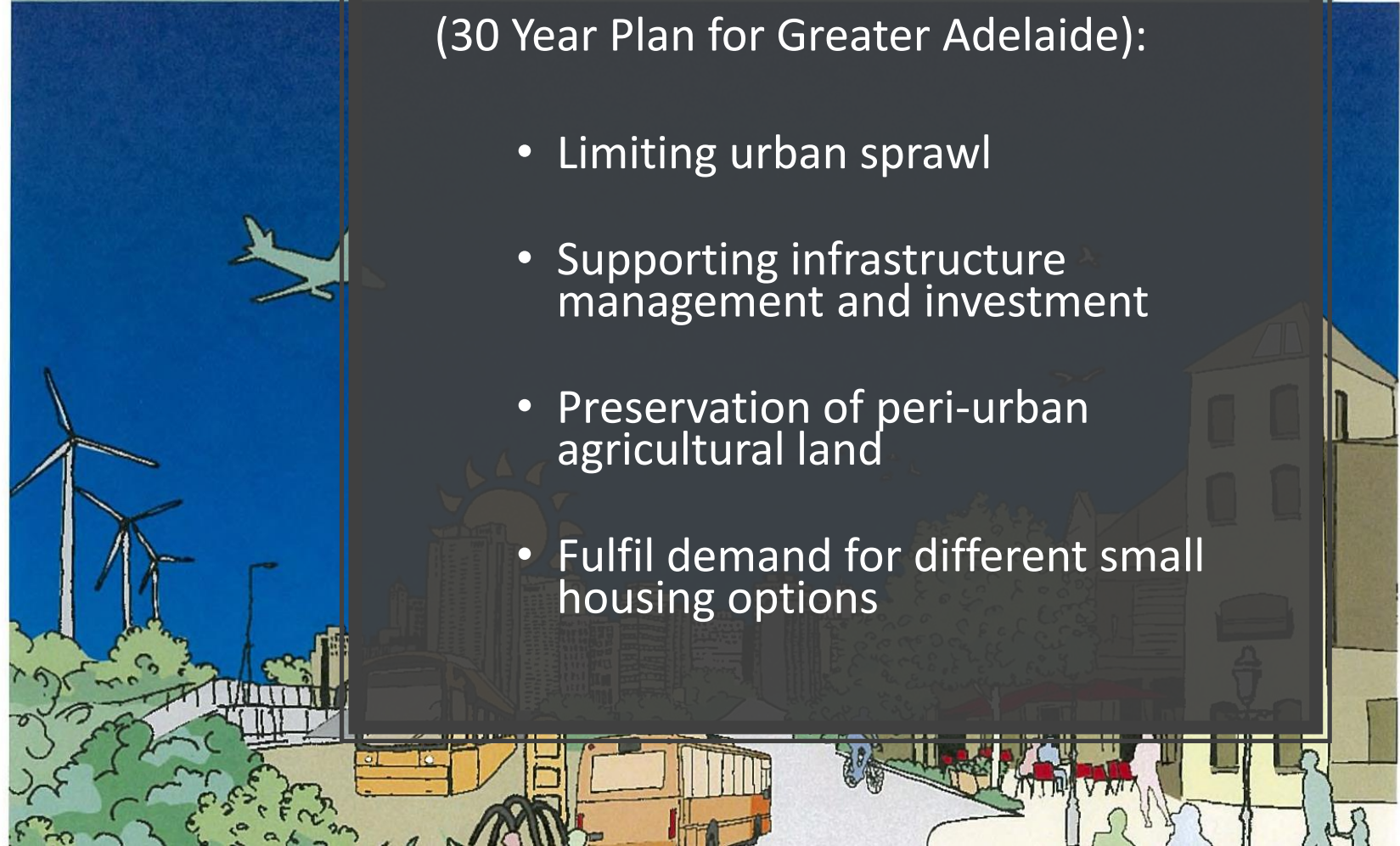
# The 30-Year Plan for Greater Adelaide

A volume of the South Australian Planning Strategy

## Policy Drivers

(30 Year Plan for Greater Adelaide):

- Limiting urban sprawl
- Supporting infrastructure management and investment
- Preservation of peri-urban agricultural land
- Fulfil demand for different small housing options





# Solutions

- Increased urban infill (70% of growth) with housing design diversification
- Re-zoning some broad acre land for development
- Preservation of Barossa Valley and McLaren Vale wine and agricultural regions

Urban infill –  
the  
'missing middle'

expanding  
design choices

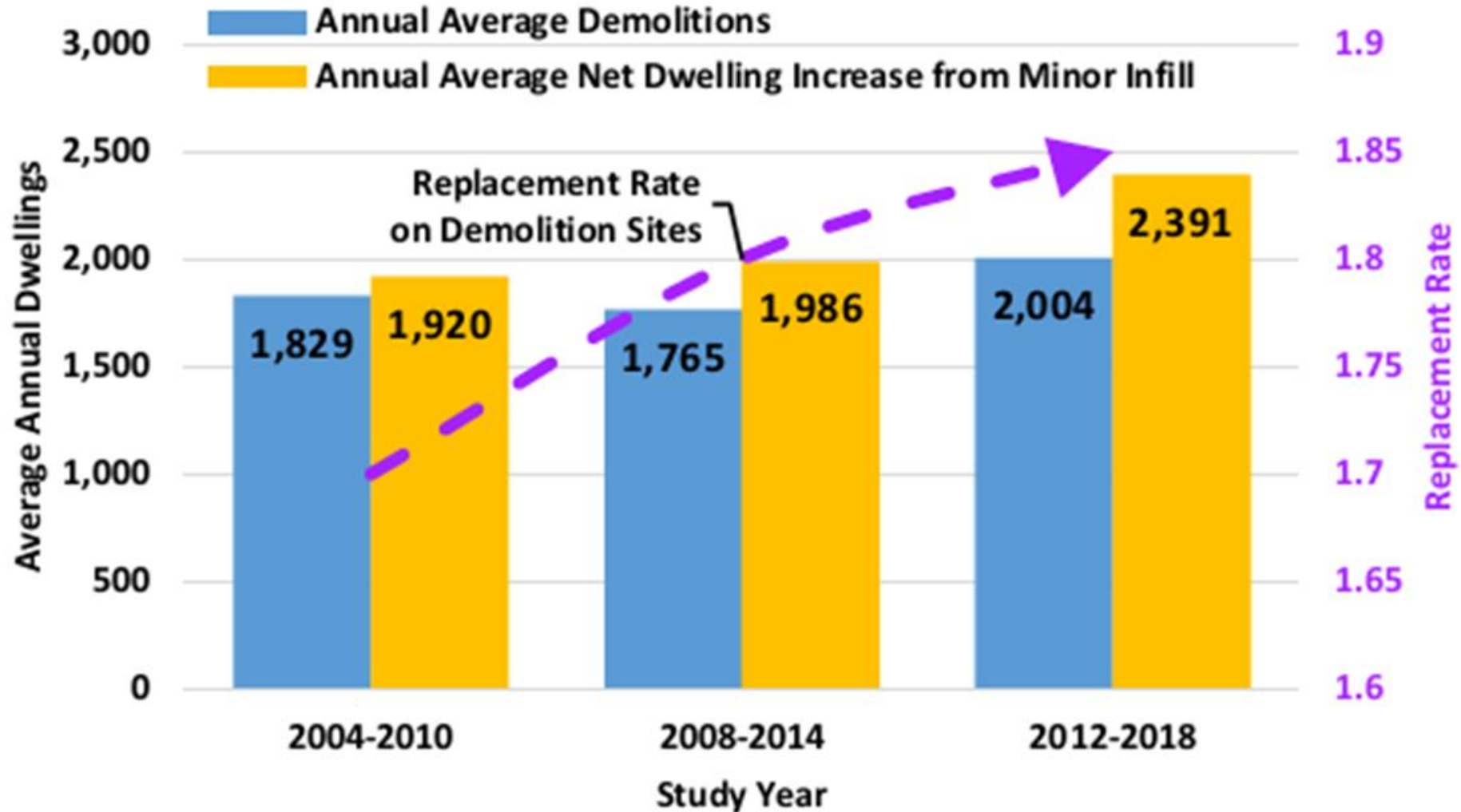


15 year urban infill target set in 2010  
(151,500 net growth in new dwellings)  
was met in 6 years

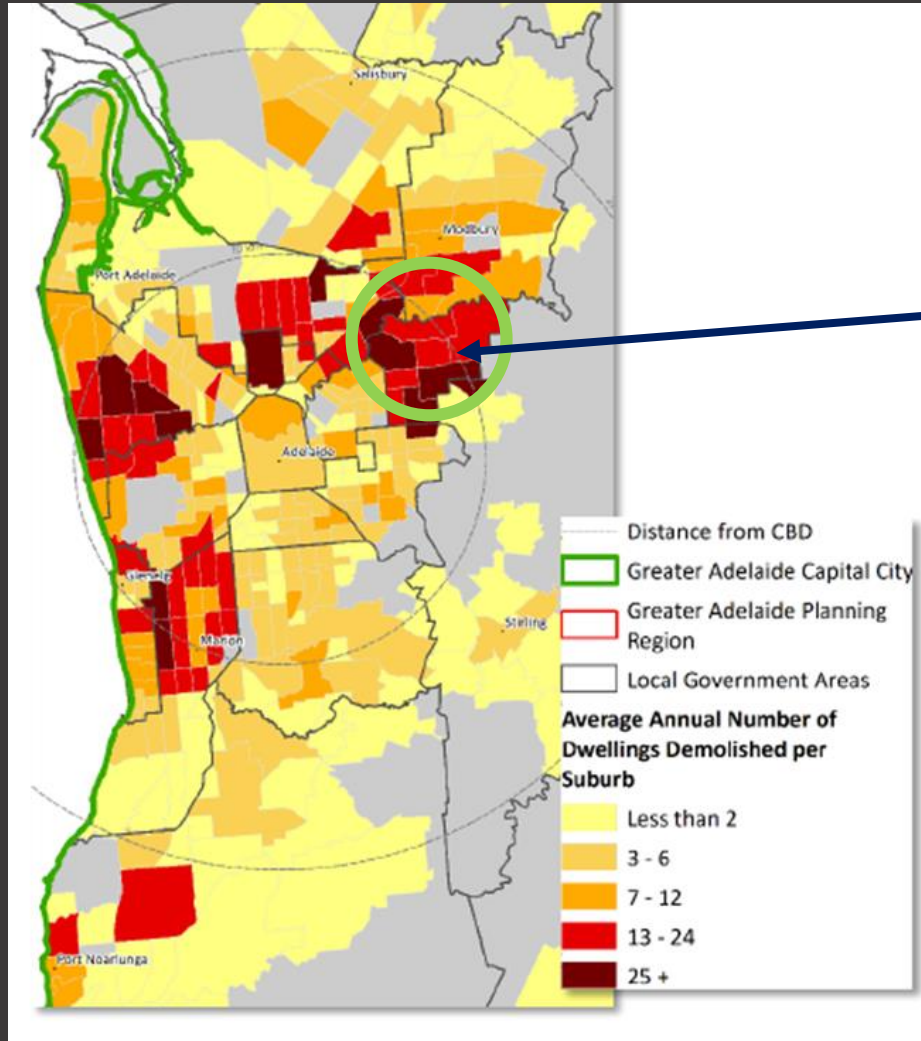


# Demolitions and Minor Infill

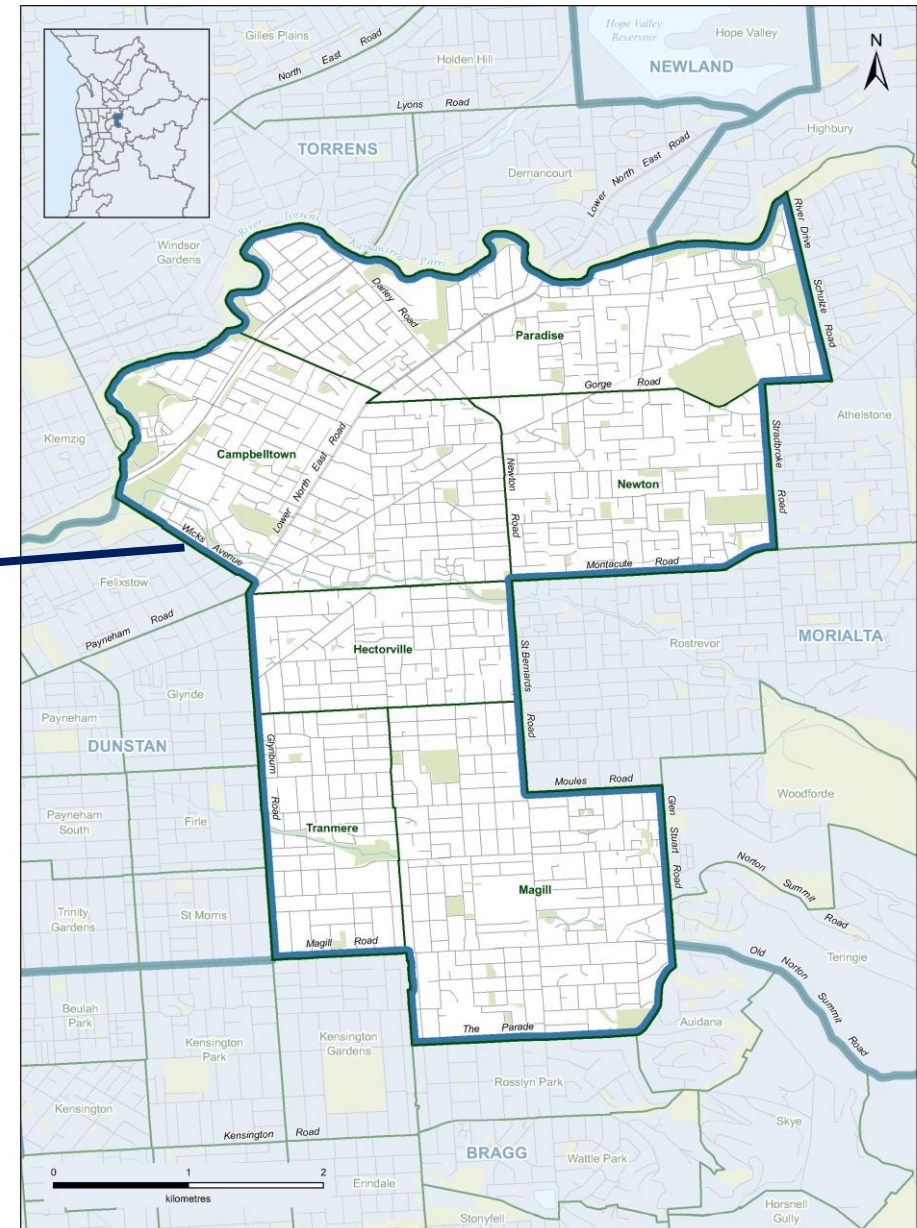
## Adelaide Statistical Division, 2004 to 2018



# Annual Dwelling Demolition for Infill – Electorate of Hartley



Source: DPTI, Minor Infill Greater Adelaide, 2012-2018



# Examples of urban infill





Urban infill at street level

---

# Community concerns



Parking congestion



Increased traffic



Block sizes too small

# Community concerns



Overshadowing by tall developments



Loss of character, poor design



Pressure on infrastructure



Loss of open space

As consultation continues on a new residential planning code...

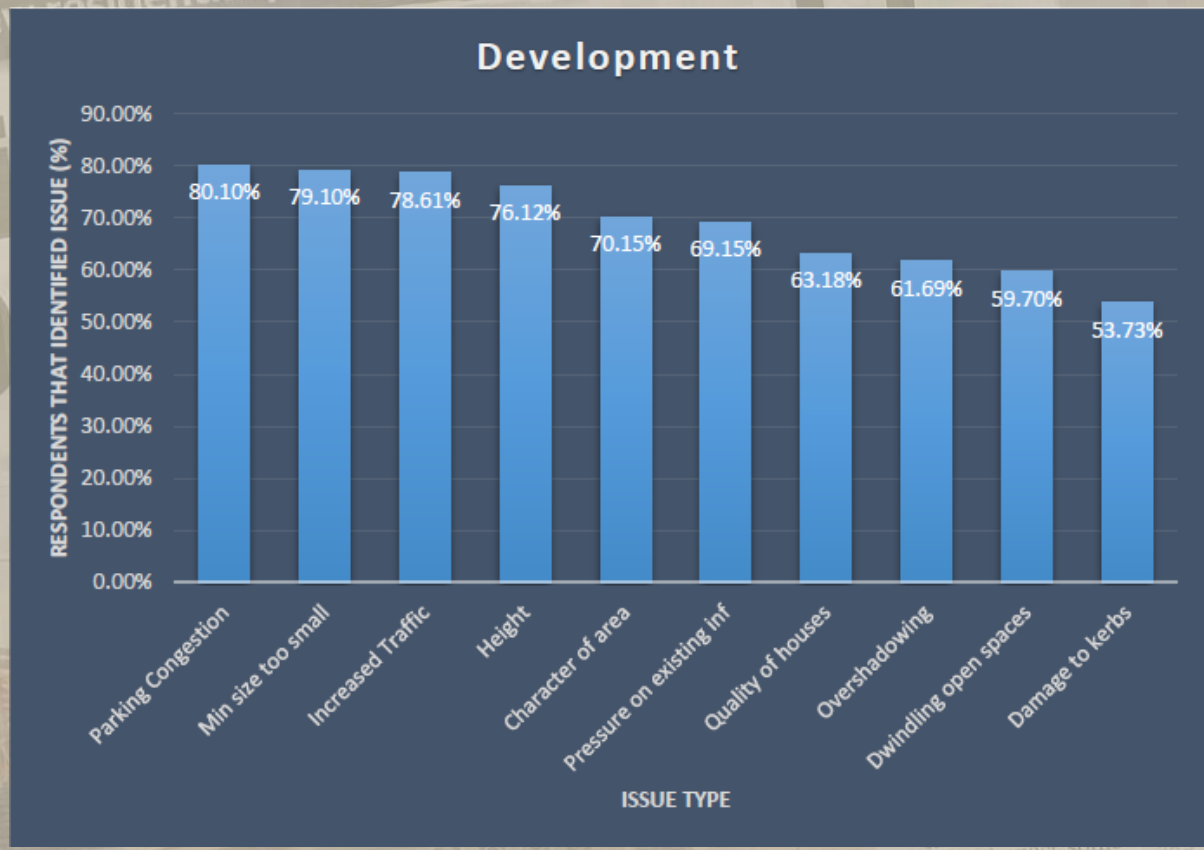
# Urban infill as 12,000

**COLIN JAMES**

MORE than 12,000 houses have been demolished across Adelaide in the past seven years for urban infill, official figures show.

A Department of Planning, Transport and Infrastructure study found there was "a concentration of demolitions within 10km of the CBD, and spreading further out to suburbs in the northeast and south within Tea Tree Gully, Campbelltown, Salisbury, Marion and Onkaparinga".

A departmental report said the infill was the result of the



# The Advertiser

## Urban infill a need, but must be done right

THE end of the quarter-acre block is gathering pace across much of Adelaide, as it must. There is a lot to regret about that. A house with a big backyard, with oranges and lemons in winter and stone fruit in summer, suited different time and a slower pace of life.

The most crucial difference, of course, is that there are fewer people to accommodate. Back in the 1950s, we were barely half a million people in Adelaide; by the time we reached one million, we were now closer to 1.2 million.

through the outer suburbs that were once themselves a solution. Our figures today show that more than 12,000 houses have gone in just seven years as part of planned urban infill, which is the only reasonable way to meet present and future demand for residential housing in Adelaide.

But it must be done with great care. Mistakes come at a high cost and the move by Campelltown Council last month to raise the minimum size of its blocks is a warning.

# Community Survey Results – Urban Infill (Electorate of Hartley, June 2018)

Planning Minister... will help the state to... Urban... and whether people want to live there... FIRST there was... escape from... threat...

# Changing the rules



Development rules contained in approved Development Plans



Residential development assessed by local government



Statutory process to amend Development Plan rules

# Specific changes sought

Minimum block size of 250 square metres

Increase frontages and rear and side setbacks

Provision of storage and on-site car parking

Exclude driveways from site area assessments

Notification for all 2 storey developments

# Reform process



Commenced Development Plan Amendment (DPA)  
in May 2018



Council meeting August 2018 approved statement of  
intent to amend the Development Plan



Council meeting March 2019 approved interim  
Development plan amendment for consultation



Mandatory 2 month public consultation period



Approved by Minister as interim DPA in September  
2019

# Role as an MP



Advocacy role with local and state governments on behalf of constituents



Capturing and representing constituent concerns



As a Government member, ability to engage directly with Minister

The quality of design policy within Development Plans is varied. Some have contemporary policy that provides positive guidance toward achieving good outcomes, while others do not.

Contemporary policy is important with the rise in infill development, where communities have raised concerns as to the impact some of these new homes are having on existing neighborhoods. Issues include increased traffic on local streets, loss of vegetation, increased noise and the loss of privacy, and site coverage when buildings are replaced with more dense building forms.



issues and better align development outcomes with community expectations.

## Future arrangements

- New Residential Code from 2020
- New Design Guidelines
- Design accreditation required for assessing development applications

Questions?

---