



CITY OF
ADELAIDE

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5 August 2019

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The Hon Stephan Knoll MP
Minister for Planning
C/- DPA Coordinator, Statutory Planning/Planning Division
Department of Planning, Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

Dear Minister

Pre-Transition Development Plan Amendment – Statement of Intent

Pursuant to Section 25(1) of the Development Act 1993, please find enclosed a signed copy of a Statement of Intent adopted by Council at its meeting held on 25 June 2019.

Council now seeks your agreement to progress a Development Plan Amendment.

The intention of the Development Plan Amendment is to ensure Council's statutory assessment provisions are up to date before transitioning the Adelaide (City) Development Plan to the new Planning and Design Code.

With the focus on Planning Reform for the last few years there has not been an opportunity to pursue a general update to the Development Plan. Consequently, some policies in the Adelaide (City) Development Plan are out-of-step with current and approved Council strategies and Council resolutions, and other policies are redundant and/or do not support desired development outcomes in the City.

Some policies also require updating to ensure consistency with the Planning Strategy for South Australia (The 30 Year Plan for Greater Adelaide).

This Statement of Intent is in direct response to your letter dated 2 May 2019 requesting Council to identify any Development Plan Amendments to be pursued during 2019 prior to transition to the Planning and Design Code.

Rick Hutchins, Manager Spatial Planning & Heritage, is available to work through the technical requirements to reach agreement on the Statement of Intent. He can be contacted on 8203 7241.

Kind regards

Mark Goldstone
CEO

Enc: Word and PDF copy of Statement of Intent



Statement of Intent

By the Council

Adelaide (City) Development Plan

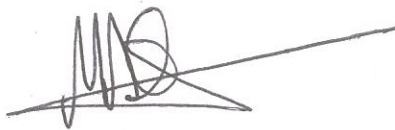
Pre-Transition Development Plan Amendment

by the

City of Adelaide

July 2019

Pursuant to section 25 (1) of the *Development Act 1993* this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.



Mark Goldstone
CHIEF EXECUTIVE OFFICER

Date: 5/8/2019

Stephan Knoll
MINISTER FOR PLANNING

Date:

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1. Introduction

1.1 Statement of Intent

Pursuant to section 25(1) of the Development Act 1993 (the Act) the City of Adelaide (the Council) has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations).

The SOI details the scope, relevant strategic / policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the Development Plan Amendment (DPA).

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

1.2.1 Council Contact Person

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is:

- Alison Cusack RPIA, Senior Policy Planner, Spatial Planning and Heritage, City of Adelaide.

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

Due to the focus on Planning Reform for the last few years there has not been an opportunity to pursue a general update to the Development Plan. Consequently, some policies in the Adelaide (City) Development Plan are out-of-step with current and approved Council strategies and Council resolutions, and other policies are redundant and/or do not support desired development outcomes in the City.

Some Adelaide (City) Development Plan-specific policies also require updating now to ensure consistency with the relevant volume of the Planning Strategy for South Australia (The 30 Year Plan for Greater Adelaide).

The transition from the Adelaide (City) Development Plan to the new Planning and Design Code is scheduled to occur in early 2020 and be finalised by 1 July 2020. It is understood that policies will be transitioned with minimal change. Key out-of-date policies in the Adelaide (City) Development Plan require updating during 2019 to provide a contemporary policy basis for the transition to the new Code.

This Statement of Intent (Sol) is in direct response to a request from the Minister for Planning. His letter dated 2 May 2019 requested Council to identify any Development Plan Amendments to be pursued during 2019 prior to transition to the Planning and Design Code.

Council endorsed the preparation of a Statement of Intent, including a detailed table of policy topics for review, at the 25 June Council meeting. The policy topics proposed to be addressed by the proposed Pre-Transition DPA have been discussed with DPTI and are listed in Appendix A.

2.1.2 Affected Area

The area affected by the proposed DPA is the whole of the City of Adelaide.

2.1.3 Potential Issues

Potential issues associated with the subject land include:

- Pending State Heritage Listing of City of Adelaide Plan and Park Lands.

3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets:

Target	How the target will be implemented:
The 30-Year Plan for Greater Adelaide	
1.85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.	By strengthening policies to enable residential development and increased liveability in the City of Adelaide.
2. 60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O'Bahn and bus) and high frequency bus routes by 2045	This target will not be directly implemented by this DPA.
3. Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045.	This target will not be directly implemented by this DPA.
4. Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045 (Inner Metro baseline: 73%)	This DPA will partially address this target by introducing policies relating to public open space, street level design, pedestrian network and city movement network.
5. Urban green cover is increased by 20% in metropolitan Adelaide by 2045 (baseline 27.28%)	This target will not be directly implemented by this DPA.
6. Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.	This target will not be directly implemented by this DPA.

3.3.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

Policy	How the policy will be implemented:
The 30-Year Plan for Greater Adelaide	
<u>Transit corridors, growth areas and activity centres</u>	
P9. Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.	Updating policy relating to public open spaces, design at street level, waste management, encroachments over public land, Universal Design, and car parking.

Pre-Transition DPA
3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
<u>Adelaide City Centre</u>	
P14. Strengthen the overall built form of the city, which is characterised by a grid pattern of streets and squares, contrasting with the open space of the Park Lands.	Updating policy to Park Lands to ensure consistency with Council documents and provide policy clarity around exceptions to "no net increase in building floor areas" to enable toilet change room and accessibility upgrades to existing buildings.
P18. Create vibrant and distinctive laneways, each with their own individual character, with small bars, restaurants, shops and cafes that contribute to city vibrancy.	Updating policy relating to public open spaces, design at street level, waste management, encroachments over public land, Universal Design, and car parking.
P19. Reinforce the inner and outer built form edge of the Park Land terraces by encouraging quality medium to high-rise mixed-use developments that increase the diversity of housing while also contributing to, and activating, the public realm.	Same as P18 response.
P23. Reinforce the role of the Park Lands as a major recreational, sporting, tourism, natural and open-space asset destination for the city and metropolitan Adelaide that connects the city to the suburbs.	Updating policy to Park Lands to ensure consistency with Council documents and provide policy clarity around exceptions to "no net increase in building floor areas" to enable toilet change room and accessibility upgrades to existing buildings.
P24. Enhance the city's street network to support the intensity and complexity of people movement, business and community activity, to provide great 'people places' befitting Adelaide's heart.	Same as P18 response.
<u>Design Quality</u>	
P25. Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.	Updating policy relating to public open spaces, design at street level, waste management, encroachments over public land; Universal Design, climate-risk and car parking.
P28. Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.	Same as P25 response.
P29. Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and open spaces.	Same as P25 response.
P30. Encourage higher density housing to include plantable space for trees and other vegetation where possible.	Same as P25 response.

Policy	How the policy will be implemented:
<u>Heritage</u>	
P39. Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.	Same as P25 response.
<u>Health, wellbeing and inclusion</u>	
<p>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • Diverse housing options that support affordability • Access to local shops, community services and facilities • Access to fresh food and a range of food services. • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity. • Diverse areas of quality public open space (including local parks, community gardens and playgrounds) • Sporting and recreation facilities • Walkable connections to public transport and community infrastructure. 	Same as P25 response.
P48. Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.	Same as P25 response.
P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.	Same as P25 response.
P51. Facilitate and support the value of local ownership by supporting communities and businesses to help shape and look after their local open spaces and streetscapes.	Same as P25 response.
P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.	Same as P25 response.

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

City of Adelaide's most recent Strategic Directions Report in 2011 was not completed. Council received Ministerial advice that it was not necessary to complete due to the Planning Reforms and subsequent Ministerial Development Plan Amendments. There are, however, some policy change recommendations from the report which are still relevant to the proposed DPA. These include:

- Review car parking provisions
- Review primary pedestrian area
- Review ways development can support sustainable transport modes
- Optimise green building standards for all development regarding:
 - sustainable and efficient water use, including Water Sensitive Urban Design
 - Efficient use of energy and renewable energy
 - Incorporation of green building technologies
 - Waste reduction and resource recovery
 - Biodiversity conservation
- Better promote good building design by strengthening building appearance, streetscape and City skyline policies
- Incorporate relevant State Government Better Development Plan Modules (Planning Review)
- Acknowledge National Heritage Listing of the Park lands and City Layout
- Provide consistent expression and measurement of building heights, private open space, private landscaped open space and landscaped open space.
- Ensure the Development Plan for the Park Lands aligns with the Park Lands Management Strategy (being developed by the Adelaide Park Lands Authority), including buildings/Park Lands Building Design Guidelines.

Relevant Council Strategies and Policies

More recent Council strategies and policies which inform this DPA include:

- City of Adelaide Strategic Plan 2016-2020
- Adelaide Park Lands Management Strategy 2015-2025
- Carbon Neutral Adelaide Strategy and Action Plan 2016-2021
- Adelaide Design Manual
- Smart Move Transport and Movement Strategy 2012-2022
- Disability Access and Inclusion Plan 2019-2022

3.2.2 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.

3.2.3 Other Policies or Local Issues

- The Council-wide Section of the Development Plan

This DPA will consider alignment between Council-wide and zone policies to minimise duplication.

▪ Council's Current DPAs:

Council-initiated

- Section 29 Amendments (*currently awaiting adoption*)
- Residential and Main Streets Stage 2 (*awaiting a specific request from the Minister to cease or proceed*)

Minister-initiated

- Minor Amendments DPA (*initiated by Minister on 4 April 2019*)
- Lot Fourteen (old Royal Adelaide Hospital) Innovation Area DPA (*initiated by Minister on 26 May 2019*)

▪ The Development Plans of adjoining areas

Development Plans for adjoining Council areas will not be affected by this DPA.

▪ Schedule 4 of the Regulations

Not applicable.

3.3 Minister's Policies

3.3.1 Planning Policy Library

The DPA will draw on the SA Planning Policy Library modules where relevant, however it is anticipated that alignment between Adelaide (City) Development Plan and the SA Planning Policy library will occur during the subsequent transition to the Planning and Design Code.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

There are no Ministerial policies introduced through section 25(5), 26 or 29 of the Act that will be amended by this DPA.

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

- Minor Amendments DPA
- Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area DPA

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this Sol) that will inform this DPA include the following:

- Development Plan Review under Section 30 of the Development Act, 1993 – Strategic Directions Report, 22 November 2011
- Adelaide Design Manual – Building Interface Guidelines, (2015)
- Carbon Neutral Foundation Report, November 2015
- Smart Move - City of Adelaide's Transport and Movement Strategy 2012-2022
- Adelaide Park Lands Management Strategy, August 2017
- Draft Adelaide Park Lands Building Design Guidelines, 2019
- Submissions to the Department of Planning, Transport and Infrastructure in relation to the Planning Reforms, including:
 - Development Plan Review, 22 December 2017
 - City of Adelaide response to the Draft State Planning Policies, 15 August 2018
 - City of Adelaide response to the Integrated Movement systems and Natural Resources and Environment Discussion Paper, 12 November 2018
 - City of Adelaide response to the Productive Economy Discussion Paper, 15 February 2019
- Public Value Principles for creation of new public open spaces – March 2019

4.1.2 Investigations Initiated to Inform this DPA

No major additional investigations are intended to be undertaken to inform this DPA.

4.2 Consultation

The following key stakeholders will be consulted during the investigations stage for input into the proposed DPA:

- Department of Planning, Transport and Infrastructure

Government agencies, State Members of Parliament, interested parties, individuals and Councils will be consulted during the consultation stage of the DPA, as detailed in the Practitioners Guide to preparing Development Plan Amendments.

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.

5. Proposed DPA Process

5.1 DPA Process

Council intends to **undertake the following DPA process:**

☐ **Process A**

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

☐ **Process B1 (with consultation approval)**

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

☒ **Process B2 (consultation approval not required)**

A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

☐ **Process C**

A copy of the DPA will be released for concurrent agency and public consultation (not more than 4 weeks for agency comment and not less than 4 weeks for public comment). Landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Process B2 (consultation approval not required) has been selected because it provides the maximum opportunity to receive both agency and public consultation feedback whilst also enabling completion of the DPA before the Adelaide (City) Development Plan is required to be transitioned to the Planning and Design Code under the *Planning Development and Infrastructure Act 2016*.

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- Rick Hutchins, RPIA

This person satisfies the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. This person is not considered to have a conflict of interest or perceived conflict of interest in the DPA.

6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

6.3 Mapping

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- William Harmer, Spatial Planning & Heritage, City of Adelaide

7. Proposed DPA Timetable

Process B2 (consultation approval not required) Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	4 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	6 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.

Appendix A

Attachment A – Recommended Adelaide (City) Development Plan Policy Updates - June 2019

Topic	Purpose	Need	Recommendation
Park Lands Zone and Policy Areas	Remove redundant policy that is no longer required for works/development that have been undertaken. For example, Adelaide Oval Footbridge and removal of SA Water Depot.	To remove obsolete policies.	Pursue via pre-transition DPA.
	Merge similar policies to avoid repetition in Zones and Subzones.	To ensure Development Plan is precise and clear in its intent.	Pursue via pre-transition DPA.
	Introduce policies to reflect and ensure consistency with the new works/development envisaged within the Adelaide Park Lands Management Strategy and other Council documents.	To resolve policy inconsistencies.	Pursue via pre-transition DPA.
	Introduce policies to guide future development of major activities that have significantly changed since policy was last amended for example, Botanic High School and Adelaide Oval.	Practical need to enable sound assessment decisions for any future development applications.	Pursue via pre-transition DPA.
	Refine policy to enable exceptions to the “no net increase in building floor areas” policies to enable toilet, changeroom and accessibility upgrades to existing buildings.	To enable minor upgrades to existing facilities.	Pursue via pre-transition DPA.
	Update policies that guide assessment of new buildings in the Park Lands.	Urgent need to contemporise Development Plan.	Explore with DPTI during Statement of Intent Stage, noting that this likely to be addressed during transition to Planning and Design Code, to

Topic	Purpose	Need	Recommendation
			allow adequate time for parallel progression and consultation on Park Lands Building Design Guidelines.
	Remove policies which are related to ongoing management items and which are not "development" as defined by legislation. For example: <ul style="list-style-type: none"> Type and location of future landscaping; Landscape setting and management; Future works to watercourses 	To simplify to be clearer on matters that are development.	Pursue via pre-transition DPA.
Universal Design	Strengthen policies to encourage universal design in residential and commercial buildings.	Core object of the PDI Act.	Explore with DPTI during Statement of Intent Stage, likely to be addressed during transition to Planning and Design Code, particularly if a statewide approach to this is being developed.
Climate Risk	Identify opportunities to strengthen achievement of emission reductions via development location, siting, design, materials and construction, and ensure consistency with Carbon Neutral Adelaide Action Plan.	Need to update Development Plan policies where current policies are ineffective or identify alternative approach.	Explore with DPTI during Statement of Intent Stage, likely to be addressed during transition to

Topic	Purpose	Need	Recommendation
			Planning and Design Code, particularly if a statewide approach to this is being developed.
Waste	Replace existing Waste Management Policies (Objective 28 and PDC 101-104) to embed the "Better Practice Guide – Waste Management for Residential and Mixed-Use Development" for medium to high residential and mixed-use developments.	Urgent need to update Development Plan policy to ensure quality liveability outcomes.	Explore with DPTI during Statement of Intent Stage, likely to be addressed during transition to Planning and Design Code, particularly if a state-wide approach to this is being developed.
Encroachments over Council land	Update existing and introduce policy consistent with Council policy on encroachments. Note: 26 March 2019 revised policy adopted by Council and additional work required in relation to balconies.	Opportunity to realise consistency between Development Plan policy and encroachment policy.	Seek confirmation from DPTI on how this will be incorporated as a document that will be considered through the assessment process. If no response, pursue via a pre-transition DPA.

Topic	Purpose	Need	Recommendation
Child Care	Identify additional opportunities to facilitate child care centres to be developed to meet the needs of children, families and workers in the City.	Potential opportunity to act on recent Council decision	Address during transition to Planning & Design Code.
Public Open Space	Introduce design policy around the creation and design of new public open spaces, consistent with recent Shaping Streets and Spaces work.	Will address a policy gap.	Pursue via pre-transition DPA.
Design at street level	Review and identify opportunities to improve guiding design outcomes at street level. This includes strengthening of policy relating to ensuring building infrastructure (services, fire booster cabinets, emergency entrances, loading and unloading) is consolidated and located to support achievement of active street frontages.	Opportunity to realise consistency between Development Plan policy and other Council documents.	Seek confirmation from DPTI on how this will be incorporated as a document that will be considered through the assessment process. If needed, pursue via a pre-transition DPA.
City movement network	Consolidate and update transport policy and maps to simplify and reflect current Council strategies.	Opportunity to realise consistency between Development Plan policy and Council strategies.	Pursue via pre-transition DPA.

Topic	Purpose	Need	Recommendation
Transport – Pedestrian network	Additional identified pedestrian links are needed to provide permeability for pedestrian movement across the city. Existing policies (CW PDC 226 and 227 (and Map Adel/1 Overlay 2A)) have not been updated to reflect changes to zoning and development patterns.	Update out of date policy.	Pursue via pre-transition DPA.
Transport – Use of vacant land for public car parking	Amend policy to address the economic impact of vacant land being used for off-street car parking by amending policy to limit the use of vacant land for at-grade parking.	Clarify the definition of "ancillary" car-parking to limit the change of use to car parking city wide.	Pursue via pre-transition DPA.
Transport – Car parking provision	Where carparking is required strengthen policy to enable: <ul style="list-style-type: none"> • Shared vehicles • Disabled Parking • Emerging sustainable technologies EV 	To allow parking provisions being achieved in a larger variety of ways, in preference to individual on-site parking.	Pursue via pre-transition DPA.
Transport – Adaptability of car parking structures	Strengthen policy that any new area of a building that is designed for use for car parking etc is adaptable: <ul style="list-style-type: none"> • to existing technologies such as electric vehicles • adaptable floor plates to respond to changing transport future • changing needs for loading and unloading 	To enable adaptable car parking structures.	Pursue via pre-transition DPA.
Stormwater management	Strengthen policies to support WSUD in new city developments.	Existing policies are not specific to the city.	Explore with DPTI during Statement of Intent Stage, likely to be addressed during transition to Planning and Design Code, particularly if a

Topic	Purpose	Need	Recommendation
			state-wide approach to this is being developed.
Mapping and Tables	Many of the existing Council Wide maps are out of date.	Update out of date mapping and tables as needed.	Address during transition to Planning & Design Code.
Significant Trees	Update Development Plan to remove trees from the heritage register that been removed.	Update out of date tables.	Pursue via pre-transition DPA.
Public Art	Strengthen policies to support the incorporation of public art in new development.	Enable public art in development.	Address during transition to Planning & Design Code.