

Development Industry Round Table

SUMMARY OF DISCUSSION 8 September 2022

Introduction

Green Adelaide is leading the creation of the first Urban Greening Strategy for metropolitan Adelaide.

To support the preparation of this Strategy an initial phase of scoping and engagement (Stage 1 – scoping and early engagement) was undertaken, including an extensive literature review, practitioner survey (127 respondents) and targeted conversations with key stakeholder groups.

Green Adelaide is now in its second phase of engagement, which is being undertaken to support the preparation of the Strategy. This report summarises the outcomes from the **Development Industry Round Table** that occurred as part of Stage 2 – developing the Strategy.

Development Industry Round Table

In partnership with the State Planning Commission, Green Adelaide held a round table discussion with 28 leaders representing 22 organisations including industry peak bodies, State and local government, service providers and the not-for profit sector was held at the Office for Design and Architecture SA on 8 September 2022 (see Table 1 for list of organisations represented at the Development Industry Round Table).

The objective of the event was to draw in development industry perspectives into the preparation of an Urban Greening Strategy for metropolitan Adelaide, including identifying practical ideas for implementation. It also provided an opportunity to launch of the new Adelaide Garden Guide for New Homes.



The round table was a combination of presentations (with guests Craig Holden, Chair of the State Planning Commission; Dr Ariella Helfgott, Director of Strategic Foresight at the Department of the Premier and Cabinet; Taylor Hood, EnvironDevelopment National Manager of the Urban Development Institute Australia QLD; and Rebecca Connelly, Associate of Clover Green Space) and interactive discussion.

Table 1: List of organisations represented at the Development Industry Round Table

Boards / State Government / Service Providers	Industry Peak Bodies / NGOs
Green Adelaide Board	Australian Institute of Architects SA
State Planning Commission	Australian Institute of Landscape Architects SA
Department for Environment and Water (Green Adelaide)	Planning Institute of Australia SA
Department for Trade and Investment (Planning and Land Use Services)	Urban Development Institute of Australia SA
Renewal SA	Master Landscapers of SA
Department of the Premier and Cabinet	Housing Industry Association SA
SA Power Networks	Property Council of SA
SA Water	Toro Group (Property Projects)
Local Government Association SA	Botten Levinson
	Water Sensitive SA
	TreeNet
	Urban Future Exchange
	Adelaide Sustainable Building Network



During the round table, participants were asked to respond to a question, which has previously been asked of participants at the Greening Adelaide Leaders Event and Greening Adelaide Summit in May 2022. This quick reflection was sought via the online platform Mentimeter. Below is a summary of the responses from the leaders in the room (a full list of responses is provided in **Appendix 1**).

A quick reflection –

What is your biggest hope for this work?

- Targeted actions and directions for progress
- Clear responsibilities and achievable outcomes
- Shared commitment
- Better policies and incentives
- A greener and more sustainable Adelaide
- More diverse and abundant nature
- Encourage a change of mindset in homeowners
- Community value and prioritise trees and green space
- Improved understanding that green landscapes improve human physical and mental health
- Sensible outcomes for industry and community
- Coordinated approach with other priorities
- Development sector sees itself as a leader in ensuring a green future for Adelaide

Round Table Discussion #1 – What is the role of the development sector in urban greening?

What role does the development sector typically play now and what role could the development sector play in the future?

- Help develop and display 'best practice' housing in new developments. But to do this there can't be too many regulations/requirements on new dwellings – there is a responsibility for existing property owners to also address the issue of greening (retrofit)
- Lead by example
 - The development sector is very visible, which provides an opportunity to show leadership in this space
 - Most master planned developments have greening / landscaping as a key element for projects (meeting minimum requirements),
 - Master planned developments provide greater opportunity to demonstrate better greening outcomes given the scale of development
- Help educate the community – not necessarily the key educator (coordinated campaign)
 - Have design standards for the community to understand what is required and the implications to get better buy-in
 - Material to help understand the implications of trees and footing design etc.
 - Need to understand consumer preferences and provide design options
- Need to bring mum and dad developers along on the journey
 - Most of their decisions are made based on economics
 - They aren't necessarily considering the longer-term costs – affordability and manageability
- Show the financial benefit – affordable housing versus affordable living
 - People need to understand the whole-of-life cost versus upfront cost to help make decisions on their home design/build
 - By getting a better understanding of what people want and what drives them the development sector can respond
- Involve the developers and builders in the conversation not just the industry bodies
 - Give them creative space to design solutions for WSUD/BSUD
 - Think practically not just strategically

Round Table Discussion #2 – How do we create cooler, greener and more liveable places?

What improvements or innovations could be introduced?

- Incentives for commercial car parks to include permeable surfaces, stormwater swales and trees – it is easy to do but does not occur as there is little to no economic return for commercial developers
 - Needs to have funding incentive from State Government to occur more broadly
- Educational pieces with school age children – partner with schools in planting out verges
- Public health campaign – expand the Healthy Parks Healthy People campaign into the commercial sphere
- Education and incentives – community needs to be brought along on the journey, so they understand their impact, opportunities and to improve the outcomes
- Partner with Bunnings (or nursery/other home garden centre) to help educate re: using the right tree (or a competition)
- Public/private interface – constraint is having the right trees in the right location to not impact on existing infrastructure – upfront costs associated with that

Are there changes to the planning system and other regulatory settings that we would need to consider?

- Increased diversity in housing to match housing needs – State Planning Commission is reviewing co-housing policy
 - Co-housing Code Amendment on hold till after the local government elections
 - More consultation and educational pieces are needed to support this Code Amendment to make sure the community understands the change – not just more housing, more parking, and less trees
 - Will require changes to the *Residential Tenancies Act* to allow for some of these changes
- More deemed-to-satisfy solutions on what integrated water and the landscape looks like – but need to be mindful that it doesn't impact on affordability
- Review of the Planning and Development Fund (and the grant program) – can this be a resource to incentivise the development sector

What body of research do we need to inform/ justify any new innovation?

- Costs benefit analysis to –
 - Underpin this work and understand who pays for this – need some modelling
 - Support development that has good environmental performance

- Consider how to provide ongoing financial support for greening – it is an ongoing, long-term commitment that requires ongoing financial support (i.e. strata fees for maintenance of green walls)
- Development sector has an understanding of carbon but more support needed on ecology and biodiversity
 - Green Adelaide has commissioned work on BSUD and intervention points at different scales of development
- Need to understand why people make decision/choices
 - Different drivers
 - Developers versus consumers
- Getting more diversity in tree selection and species to meet our greening targets – currently lack information in this space
 - Resilient South project – more diversity in tree species and resilience of trees and different species

Round Table Discussion #3 – Working together

How can we best work together with the development sector to help deliver urban greening outcomes?

What are your 3 urban greening priorities for the development sector?

- Working well together on greenfield sites, but need more work on smaller infill sites – coordination of services and being smarter with design
- If infill is going to be the focus for housing development, then we need better coordination of services
 - Need to think strategically about sites
 - Consider more opportunities for strategic development sites – land coordination, consolidation, availability
- Need to bring along the mum and dad investors – shouldn't all be the development sector
- Need to change the market demand
- Planning isn't the only tool – needs to be enabling but also need to have better and smarter design solutions
- Planning and Development Fund – open space incentives/funding
 - Should be spent where the money is collected/where development is occurring – more transparency on where the investment is occurring
 - Opportunity for development industry to access the fund to invest back into the surrounding environment
 - More strategic allocations where urban heat is occurring
- Opportunities for greening along transport corridors/active transport corridors
- Need to consider how developers interact with the public realm – it doesn't just stop at private land – that intersection provides an opportunity
- Showcase benefits to health and relate it back to cooler and greener – public health campaign in the commercial selling of property

What are your top urban greening priorities for Government action?

- Intersection upgrades – need to be greener
- Greening along corridors – opportunity to provide more greening at bigger scale
- Commercial focus – expand the conversation (funding, incentives etc.)
- Need an impartial 'umpire' when it comes to trees re: risk and tree removal
- Low hanging fruit – every public space (water capture and reuse for trees)

Appendix 1 – all responses to the question: What is your biggest hope for this work?

- Cooler greener city through targeted actions and clear responsibilities across industry and Government
- Clear directions for progress, change tree protection regulations, bring utilities along to increase tree canopy
- Clear deliverables
- Clarity of how to promote urban greening on private and public land and how they interact
- Achievable greening outcomes for residential development and change in mindset re: greening
- Higher priority for increased streetscape greening
- Shared aspirations and responsibility
- Shared commitment to collaboratively increasing green cover
- Better policy for retaining existing vegetation
- Better policies, incentives and action by Government and industry or increasing vegetation
- A greener and more sustainable Adelaide
- Cool liveable city in the future
- Shade
- More diverse & abundant nature in cities with cost saving & increased community health & safety
- Trees for the kids to live with
- Diverse vegetation that makes all communities feel connected to country and increases liveability
- Community valuing green spaces and living the benefits
- Encourage change of mindset for homeowners to continue greening their property
- Society appreciating the benefit of increased urban tree canopy
- Community value trees and green spaces and prioritise this in housing choices over media rooms/butler's kitchens
- Getting the whole community behind our greening endeavours
- Improved understanding that green landscapes improve human physical and mental health and therefore saves the community money
- Sensible outcomes for industry and community – not massive cost imposts
- An approach that is coordinated with other competing priorities and isn't solely focused on new development but existing dwellings as well
- That the development sector sees itself as a leader in ensuring a green future for Adelaide
- Better understanding of opportunities for green from the development sector
- Consider competing space for infrastructure on medium density development sites
- Consider competing space for infrastructure on medium density sites and the need for tree guards etc
- Some ideas for my garden from Craig



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