



Greater Adelaide Regional Plan

September 2024

Who is the State Planning Commission?

The State Planning Commission (the Commission) is the state's principal development assessment and planning advisory body.

The Commission provide independent advice and leadership on all aspects of planning and development throughout our state. The Commission are responsible for the preparation of the regional plans.

What is a regional plan?

A regional plan defines the long-term spatial vision for growth and change in a region. It focuses on the integration of land use, transport, and the public realm. Regional plans play a significant role in identifying land for housing and employment, and identifying long-term infrastructure needs to support sustainable growth.

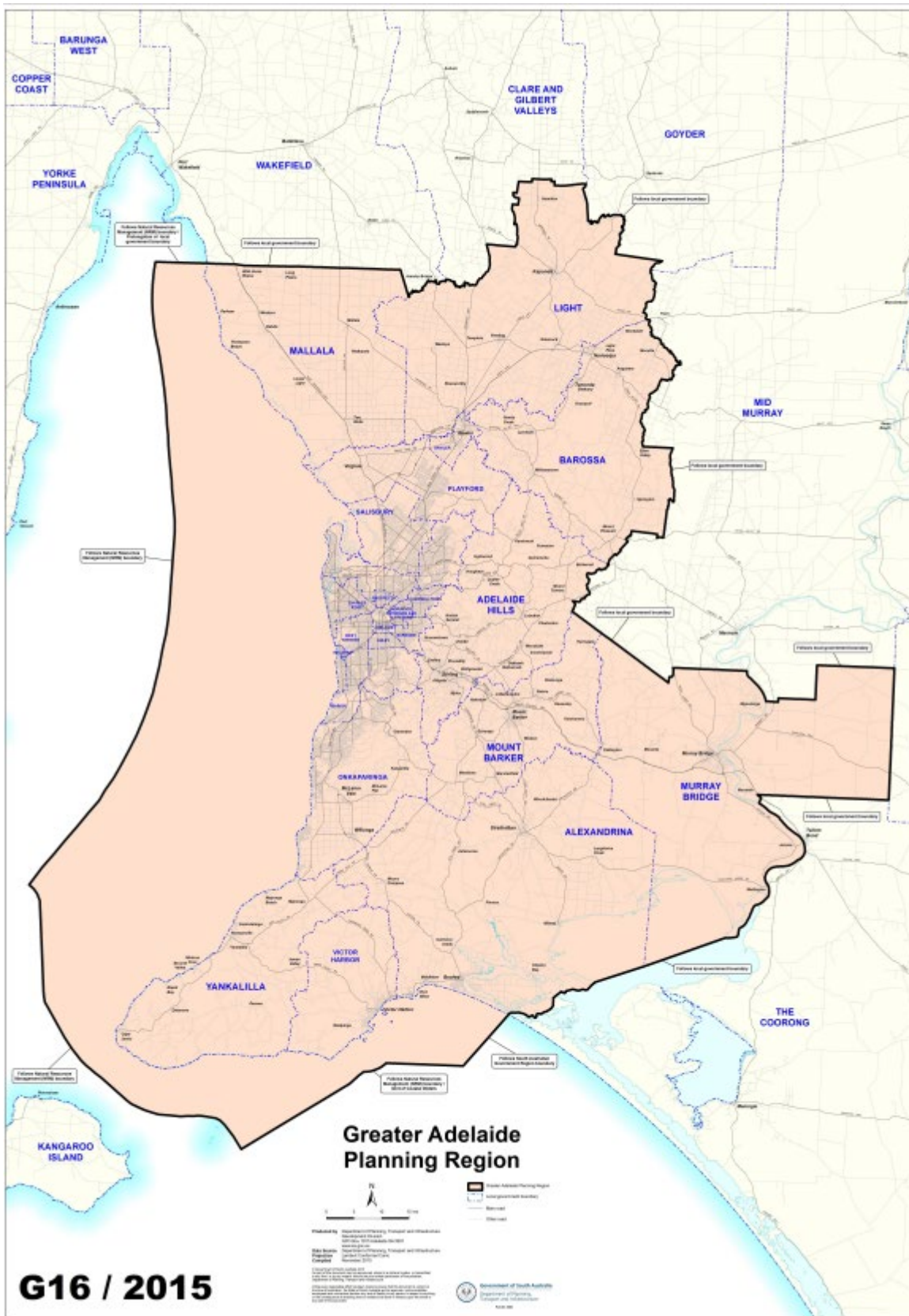
Regional plans highlight how these important changes can be accommodated over a 15 to 30-year period.

The *Planning, Development and Infrastructure Act 2016* requires a regional plan to be prepared for each planning region in the state. There are seven regions:

- Greater Adelaide
- Kangaroo Island
- Eyre and Western
- Far North
- Yorke Peninsula and Mid North
- Limestone Coast
- Murray Mallee

The regional plans must be consistent with the State Planning Policies which are the highest level of planning policy to address economic, environmental and social planning priorities and Special Legislative Schemes.

What is the Greater Adelaide Planning region?



What is the Greater Adelaide Regional Plan and what happens to the 30-Year Plan for Greater Adelaide?

The Greater Adelaide Regional Plan (the Plan) will replace the current 30-Year Plan for Greater Adelaide and determine how future urban growth will be managed by investigating and guiding:

- where houses and employment land will go
- how housing and population will be serviced
- which areas need conservation and protection
- what major infrastructure is needed and how it will be provided.

The Plan plays a critical role in informing future zoning changes to the Planning and Design Code. It also facilitates a cross-government approach to integrated planning and coordinating the strategic use of land with necessary services and infrastructure.

Based on population projections, the draft Plan has identified land to accommodate 315,000 homes over the next 30-years, associated land for employment, open space and infrastructure. Land for approximately 215,000 homes is already zoned or currently being rezoned (i.e. Concordia, Sellick's Beach, Dry Creek). Infrastructure and utility planning is occurring for these areas now to deliver housing over the next 15-years.

The Plan will replace the *30-Year Plan for Greater Adelaide*. Several economic and demographic changes have occurred since the inception of the 30-Year Plan for Greater Adelaide in 2010. A significant portion of planned future growth areas have been developed or have commenced activity that will lead to future development.

What is the process to prepare the Greater Adelaide Regional Plan?

The *Planning, Development and Infrastructure Act 2016* (the Act) requires a regional plan to be prepared for each of the seven planning regions in the state.

In accordance with Section 73 of the Act, the Commission prepared a Proposal to Initiate document in October 2022, which outlines the scope of the plan, investigations and schedule. The Commission also prepared an engagement plan that meets the principles and performance outcomes of the Community Engagement Charter.

What land is being considered for future housing and employment growth?

The Greater Adelaide Regional Plan will identify the future long-term opportunities for growth including strategic infill, greenfield and township areas.

Unlike previous plans, a target split for future greenfield and infill development is not required as the investigations have identified that there is ample land supply in well located greenfield and infill sites to provide community with a range of housing choices.

The land identified for residential and employment growth has been based on extensive investigations, in close consultation with the Department for Infrastructure and Transport and utility providers. Social infrastructure agencies have also been consulted throughout the drafting process.

Other key considerations for where growth occurs have been based on avoiding sensitive areas such as good quality agricultural land, land affected by hazards, areas of environmental and scenic beauty and heritage areas to name a few.

The Commission recognises that not all of the Greater Adelaide region can or should be used for new housing and employment. As such, the following has not been considered for future growth:

- Barossa and McLaren Vale Character Preservation Districts
- Hills Face Zone
- smaller townships such as Myponga and Carrickalinga - councils may wish to undertake investigations for logical township inclusions, through their own strategic planning work
- hazardous areas like high-risk flood zones, landfill sites, polluting activities and gas facilities have not been considered
- inter-urban breaks, better known as 'green belts' between townships.

When can I have my say?

Feedback on the Plan is open for 6-weeks from 23 September 2024 to 4 November 2024 (5:00 pm). To learn more about the Plan and how you can have your say, visit regional.plan.sa.gov.au.

How can I provide feedback and learn more?

A series of online briefing sessions and workshops have been planned for people to attend and learn more about what is proposed to meet the needs of South Australia's growing population.

Registration is essential for all briefing sessions and workshops and can be done at plansaevents.eventbrite.com.

To find out more visit regional.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664

How can I stay up to date on the Regional Planning Program?

If you would like to stay updated on the Regional Planning Program, including Greater Adelaide and the country regional plans, please register for the Planning Ahead Newsletter at plan.sa.gov.au.

When will the Greater Adelaide Regional Plan be implemented?

Feedback on the draft Plan will be collated, summarised and released via an engagement report on the PlanSA portal.

Following engagement, the Plan will consider feedback received and the finalised Plan will be released in the first quarter of 2025. It will be the first fully digital capital city regional plan in Australia.