



GREATER ADELAIDE REGIONAL PLAN

Summary
September 2024



STATE
PLANNING
COMMISSION



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Introduction

Adelaide is internationally recognised as one of the most liveable cities in the world and is fortunate to have some of the country's premier beaches, agricultural and wine regions right on its doorstep. The natural environment surrounding the metropolitan area and its townships are major tourist attractions, resulting in a significant source of economic activity. Greater Adelaide is also a great sporting and festival state and the home of some of Australia's most-popular cultural events.

The Greater Adelaide Regional Plan (the Plan) maps the Government of South Australia's long-term planning vision for Greater Adelaide to 2051 and beyond. It provides governments, businesses, industry and not-for-profits with the data and direction to better plan for and respond to growth and change in our community and urban environment, whilst achieving our conservation goals. All within in an electronic platform that can be tailored to the user's requirements.



What is the Greater Adelaide Regional Plan?

The Plan will establish a new 30-year plan for the Greater Adelaide region, identifying where people will live and work, how they will move around, and where they will access services.

It will replace the current 30-Year Plan for Greater Adelaide and determine how our 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 also protects the features and characteristics that make the Greater Adelaide region so special including our premium food and wine areas, our scenic landscapes and natural environment, our cultural and built heritage, our world class beaches and our overall quality of life.

Greater Adelaide has a healthy supply of land for the next 15 years. The Plan includes long-term investigation areas to provide housing for the 16 to 30-year time period.

Snapshot

The Greater Adelaide Regional Plan delivers a planning vision for Greater Adelaide through to 2051.

It will determine where an additional 315,000 houses and 254,000 jobs will be located and what infrastructure is required to support an extra 670,000 people over the next 30 years - an increase of 46% on today's population.

- Land for approximately 215,000 homes is already zoned or currently being rezoned (i.e. Concordia, Sellick's Beach, Dry Creek). Much of this land is not yet serviced by infrastructure and will deliver housing over the next 15 years. Infrastructure and utility planning is occurring for these areas now.
- On this basis, the Plan ensures that there is ample supply in well located greenfield and infill locations to accommodate the long-term need for approximately 100,000 additional homes. Much of this land will not be needed for 15+ years but should be preserved from encroachment now, with detailed land use and infrastructure planning to occur in the future as more land is required.

Housing targets have been set for each of Greater Adelaide's Land Supply Regions. These targets have been established as a means to significantly increase housing supply based on the constraints and known capacity of infrastructure in each council area. These housing targets can be found in the Greater Adelaide Land Supply Regions section of the [Regional Planning Portal](#). A snapshot of local government targets is provided here.



1.5m
Population today

2.2m
2051 population projection

↑ 46%



649k
Homes today

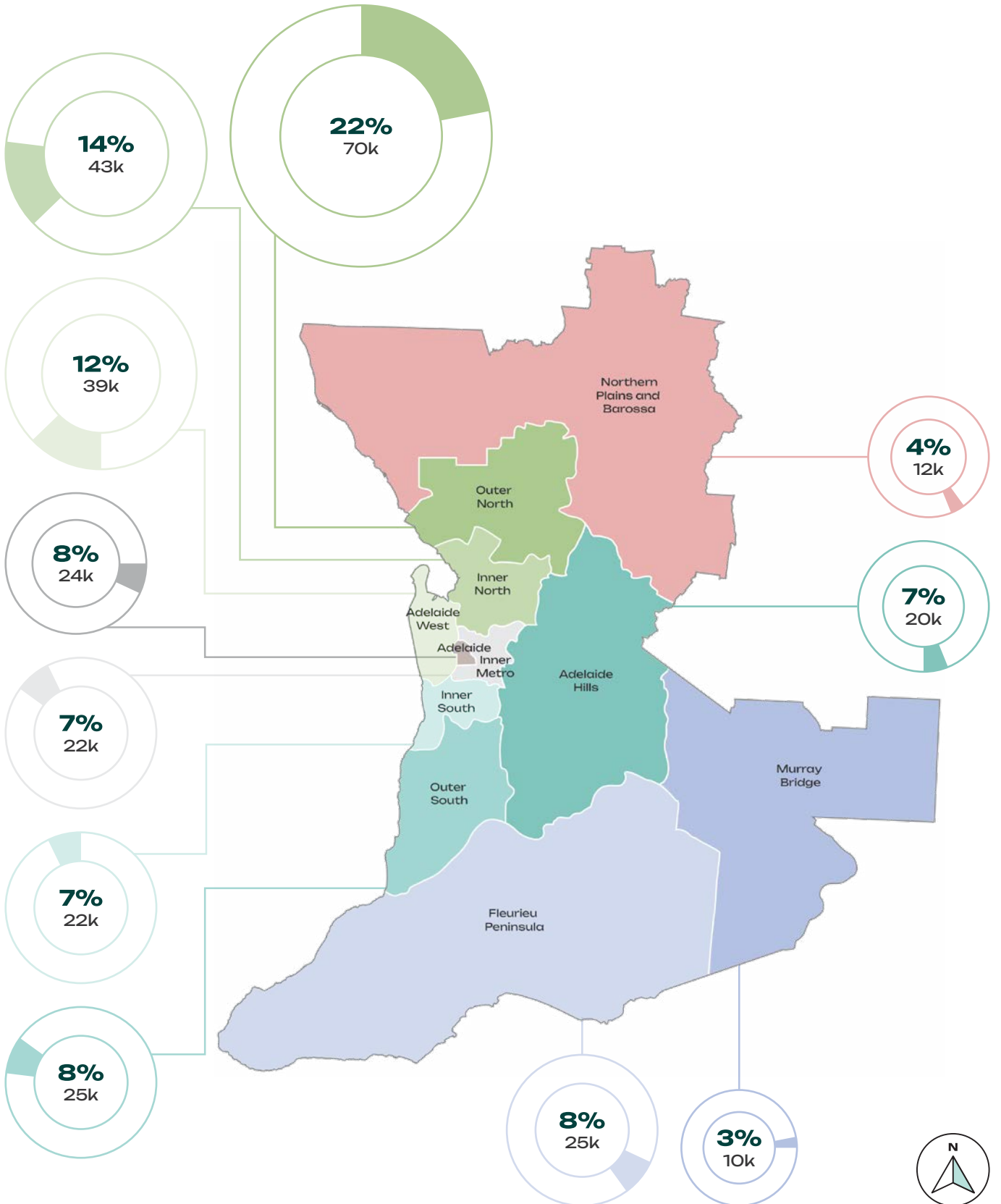
315k
2051 new homes required

↑ 49%



254k
2051 additional jobs created

Housing target growth 2021 - 2051



A planning vision for Greater Adelaide

A liveable, connected region, with world-leading industries, thriving communities and a cherished natural environment.

Greater Adelaide is synonymous with a great way of life. Integrated urban planning supports the aspiration to ‘live locally’ with equitable access for people to thriving natural environments and to the amenities and services they need for a healthy, prosperous life.

Living locally means locating housing, jobs and services closer together so people can meet most of their daily needs within a comfortable walk, ride or public transport journey from home. It aims to create connected, convenient, cohesive and climate-smart communities by reducing the need for long-distance car travel and increasing physically active travel to reduce carbon emissions and transition to a net-zero emissions future.

Living locally



Walkability and active travel



Affordable living



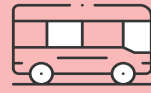
Open space and recreation



Housing choices at all stages of life



Everyday shopping and services



Public transport options



Local learning opportunities



Sense of community



Arts, culture and experiences



Safer streets and spaces



Local jobs options

More housing in the right places

Australia is facing a national housing crisis. Rising demand, constrained supply and escalating prices make the timely supply of well-located housing one of the greatest challenges for the Greater Adelaide region.

While the planning system can't build houses, it can establish an enabling environment for the faster delivery of more houses, through adequately zoned and serviced land and streamlined approval pathways.

A combination of greenfield, township and infill development, with appropriately timed infrastructure, has been identified to accommodate the next 30 years of housing need.





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.

Target 1:



Requires the state to maintain a rolling supply of zoned land for 15 years, and of this 5 years must be development ready land, which means land that houses can be built on now.

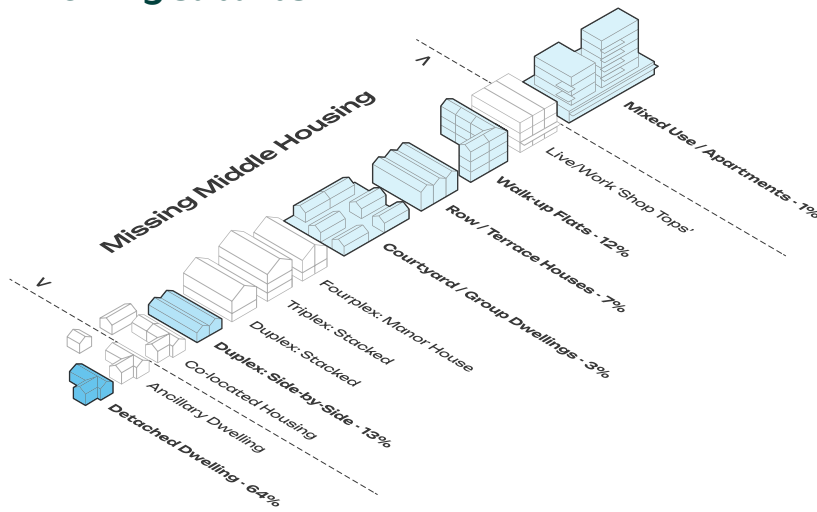
To achieve this, housing supply targets for each local council area have been prescribed over 10-year increments, based on the constraints and known capacity of infrastructure in each area. Councils will lead this work as the entities responsible for planning their local area. Communities will be consulted on this work.

The Government of South Australia will lead the planning for major growth areas such as Concordia and Roseworthy, coordinating infrastructure provision, and prioritising state strategic infill sites and urban corridors. The CBD can accommodate many more people and the state and the City of Adelaide will work together to achieve this.



As our population ages and our households change, greater diversity of housing type and dwelling size is needed. The predominant housing form is currently detached housing across the majority of suburbs (except the CBD). The Plan encourages more retirement living options, co-located housing, duplexes, triplexes, manor houses, courtyard housing, terraces, small-scale apartment buildings and 'build to rent' homes to meet different housing needs, affordability, and lifestyle choices.

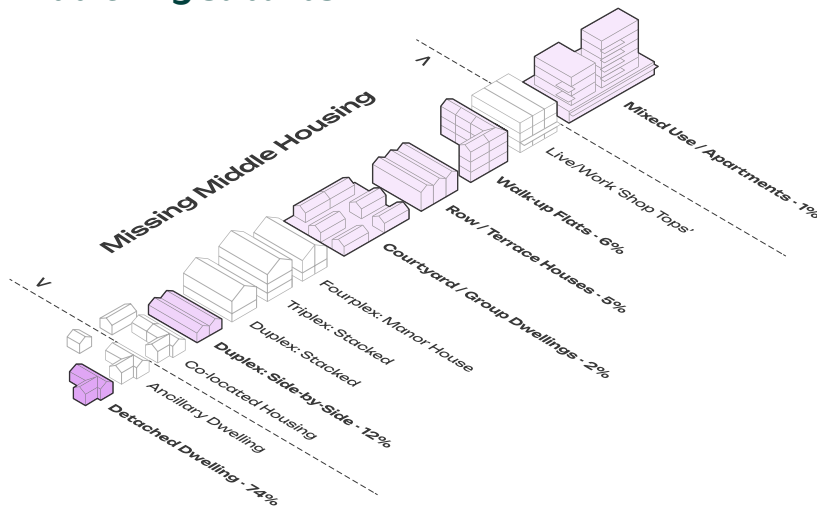
Inner ring suburbs



Current housing across inner Adelaide

- Detached dwellings represent 67% of housing stock
- Dwellings not coloured represent <1% of housing stock
- 67% of dwellings are 3 bedroom or more
- 37,000 excess bedrooms after allowing 1 spare room per household

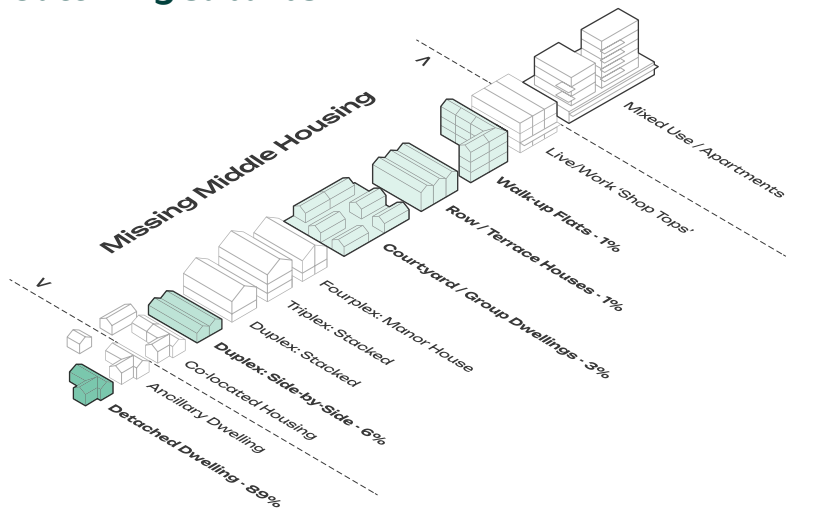
Middle ring suburbs



Current housing across middle Adelaide

- Detached dwellings represent 74% of housing stock
- Dwellings not coloured represent <1% of housing stock
- 79% of dwellings are 3 bedroom or more
- 145,000 excess bedrooms after allowing 1 spare room per household

Outer ring suburbs



Current housing across outer Adelaide

- Detached dwellings represent 89% of housing stock
- Dwellings not coloured represent <1% of housing stock
- 87% of dwellings are 3 bedroom or more
- 109,000 excess bedrooms after allowing 1 spare room per household



Infill development

No new general infill development areas have been planned or identified for future growth. Where land already supports this type of development, the focus will be on improving development outcomes to support more tree canopy protection, improved design outcomes, and in protecting areas that have character or historic value.

Larger strategic infill sites that allow for a master planned approach of new housing are prioritised in the Plan especially in established areas.

There are 14 state-significant infill areas identified and 60 local infill investigation areas. However, determining the housing type and density of each and their infrastructure requirements will take time and coordination between landowners, councils, the community, and government.

In addition, urban corridor development and denser housing forms close to vibrant activity centres will play a key role in ensuring the ongoing delivery of housing supply and choice near existing jobs, services, and transport in inner and middle metropolitan areas.





A range of new strategic infill investigation areas have been identified that will require further detailed planning. The planning for the state-significant sites will be led by the Department for Housing and Urban Development and includes:

- State significant precincts that typically involved the redevelopment of former industrial land that can be redeveloped for higher community benefit through increased employment opportunities and new housing such as Thebarton/Hindmarsh, Keswick/Ashford and Kent Town/Stepney.
- Regional centres (and surrounds) that are well serviced by mass transit and significant employment and services such as Elizabeth City Centre, Port Adelaide and Noarlunga.
- Urban corridors that are well serviced by transport, employment and local amenities such as The Parade and Unley Road.
- Significant neighbourhood renewal precincts where the Government of South Australia owns significant amounts of land and/or there is significant state infrastructure such as Seaton, Magill Campus and Paradise Interchange.
- Adelaide CBD, led in collaboration with the City of Adelaide, is a key contributor to infill growth and it will play a more important role in delivering convenient and affordable housing opportunities.



Local area planning will be led by councils to contribute to delivering on housing targets set for each local government area. The Plan includes areas for further council investigation such as:

- Smaller scale activity centres and main streets (and surrounds) such as Salisbury City Centre, Burnside Village and Brighton Road that generally provide local employment, services and access to public transport.
- Regeneration areas that have ageing housing stock that is likely to be replaced by new housing and have good access to transport and services such as Findon, Plympton and Camden Park.
- Locations close to fixed mass transit infrastructure such as Greenfields Train Station and Klemzig Interchange.
- Brownfield sites where there are opportunities to replace underperforming employment land with new housing or mixed-use development.

Infill

- State-led Precincts

- Proposed Urban Corridor (10+years)

- Existing Urban Corridor

- Existing Identified Development Front

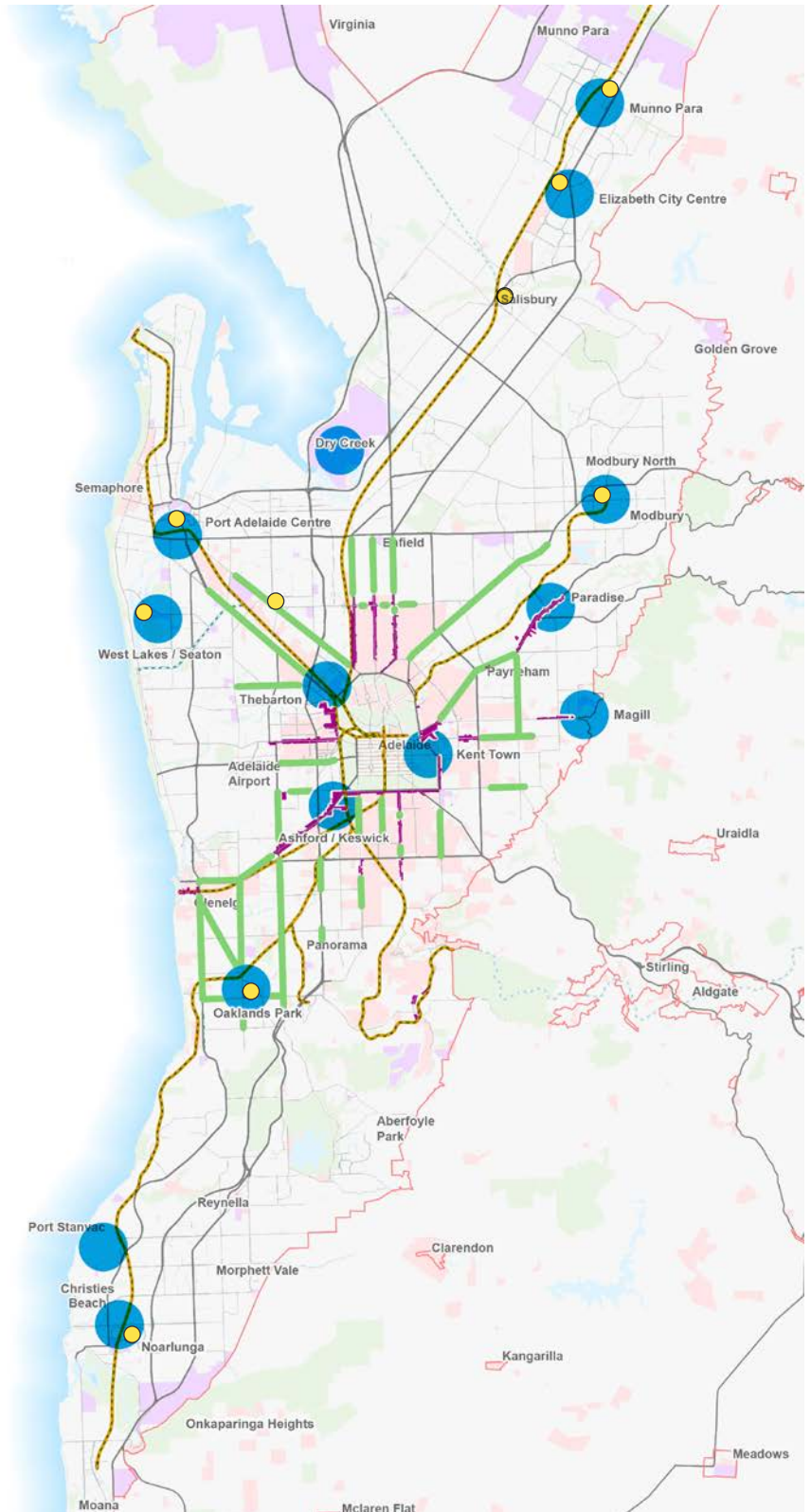
- Historic and Character Area

- Open Space

- Planned Urban Lands (2045)

- Existing Mass Transit

- Major Activity Centre





Greenfield and townships

Greenfield development is the urban development of broad hectare land. This often occurs on land on the edge of suburbia such as Angle Vale and Two Wells or regional cities like Murray Bridge.

While there is, at present, a strong supply of zoned residential greenfield land in Greater Adelaide, to ensure a sufficient land supply pipeline is maintained, the Plan identifies an additional 11,200 ha of suitable undeveloped, greenfield land spread across Greater Adelaide's four major growth spines.

The seven new growth areas can accommodate approximately 96,000 additional houses over the next 30 years.

The Plan recognises that the timely provision of essential infrastructure to these new growth areas is critical to the successful delivery of new housing. The high cost of developing new greenfield areas can no longer be funded by the development process alone and will need to be shared between the government, community, developer and homebuyer.



The Plan also identifies opportunities for the moderate expansion of smaller townships such as Strathalbyn, Kapunda, Normanville and Middleton where development is not restricted by high value environment or agricultural land. These townships can support more local housing, although may be limited by a lack of transport and social infrastructure.



After detailed investigations, new long-term development fronts have been identified along the following four growth spines:



Northwestern spine – connected by Port Wakefield Highway which identifies additional future growth in Two Wells and south of Riverlea to take advantage of existing and planned major infrastructure.



Northeastern spine – connected by the Northern Expressway and the Gawler rail line includes future growth at Kudla (taking advantage of the Gawler rail line) and Roseworthy, that can leverage extensive planned investment and may warrant future regional infrastructure including investigation of extensions to passenger rail services.



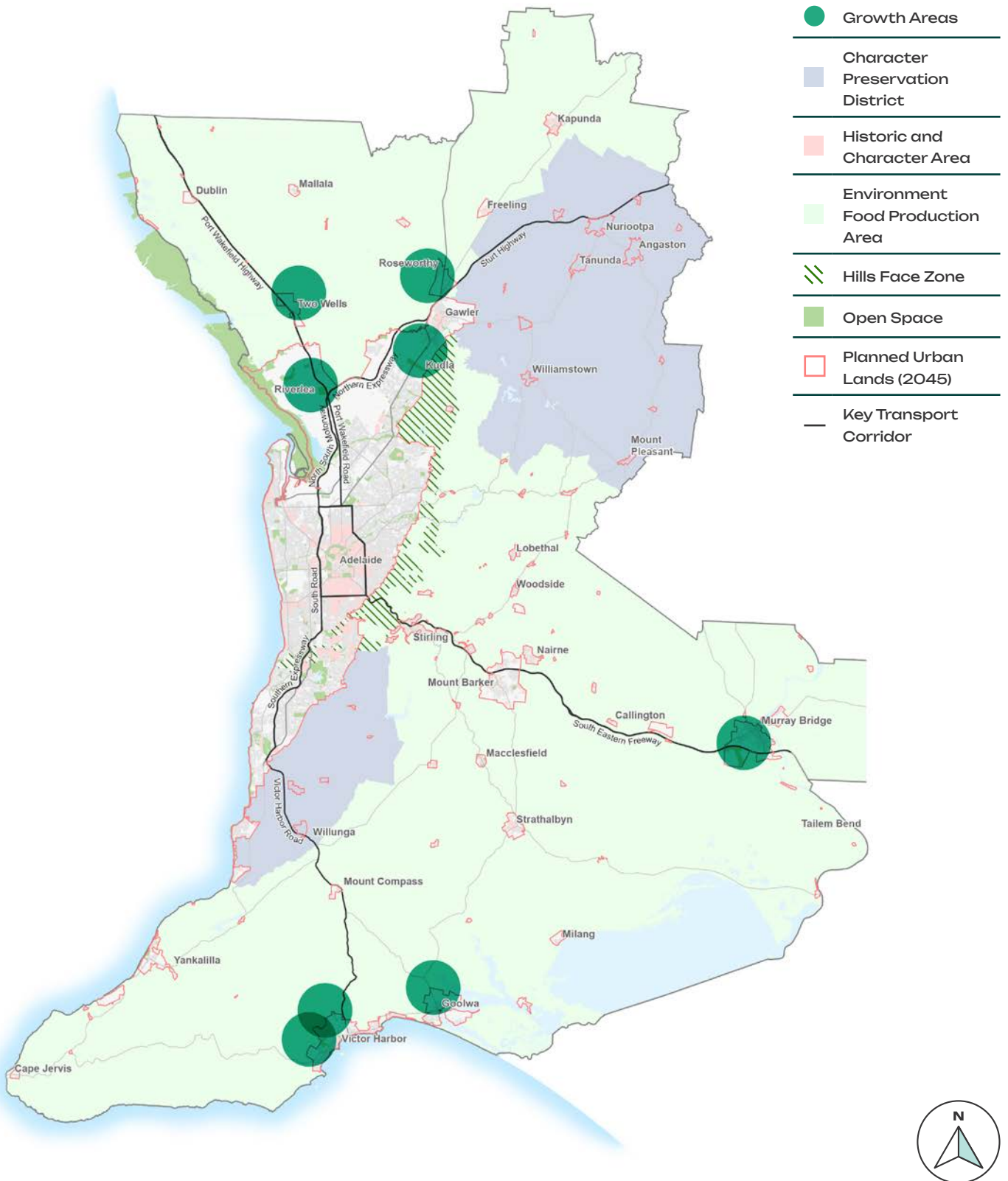
Southern spine – focusses growth around the coastal towns of Victor Harbor and Goolwa, taking advantage of the Fleurieu Connections Project and providing an attractive alternative to living in the urban area of metropolitan Adelaide.



Eastern spine – connected by the South Eastern Freeway, this spine includes Mount Barker and Murray Bridge. Mount Barker was identified as a significant growth area in the 2010 30-Year Plan for Greater Adelaide and has seen significant growth since. As there is still already existing growth capacity for the next 10 to 15 years, no additional growth is planned. Murray Bridge provides significant long-term growth opportunities, having the potential to establish it as one of Greater Adelaide’s significant satellite cities.

Vision Map

Greenfield and township development



A strong economy built on a smarter cleaner future

The Government of South Australia is committed to developing a smart, sustainable and inclusive economy. There is a significant opportunity for Greater Adelaide to capitalise on the global green transition and build South Australia's talent with the construction of the AUKUS nuclear-powered submarines, alongside its continued production and export of premium food and wine and renewables industry.

Investors and businesses seek clarity, opportunity and security. One way to do this is through the identification and provision of strategically planned land supply that provides employment, economic growth and future industries.

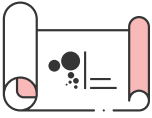
Target 2:



No net loss of employment potential within inner-metropolitan land supply regions.



Maintain a 15 year rolling supply of zoned employment land within Greater Adelaide Region.



The aspirations of the South Australian Economic Statement to deliver a smart, sustainable and inclusive future is facilitated through the allocation of sufficient land for current and future industries. This is achieved by:

- Identifying and protecting national, state and prime industrial lands such as Greater Edinburgh Parks and Osbourne which support manufacturing, logistics and defence industries.
- Protecting the state's innovation places such as BioMed City and Lot 14, and establishing mixed-use strategic infill developments nearby (e.g. Stepney and Thebarton) to create attractive and well serviced communities for workers to live in.
- Promoting new rural and tourism development opportunities and growth in Greater Adelaide's wine regions such as Barossa Valley, McLaren Vale and Adelaide Hills.
- Reinforcing the role of the Elizabeth Regional Centre as critical for the growth of northern Adelaide whilst also identifying the need for a new regional centre to support the growth of key areas such as Riverlea Park, Roseworthy and Two Wells in the next 30 years.



Additional employment land has also been identified to ensure new communities have conveniently located employment, as well as the preservation of state and federally significant sites.

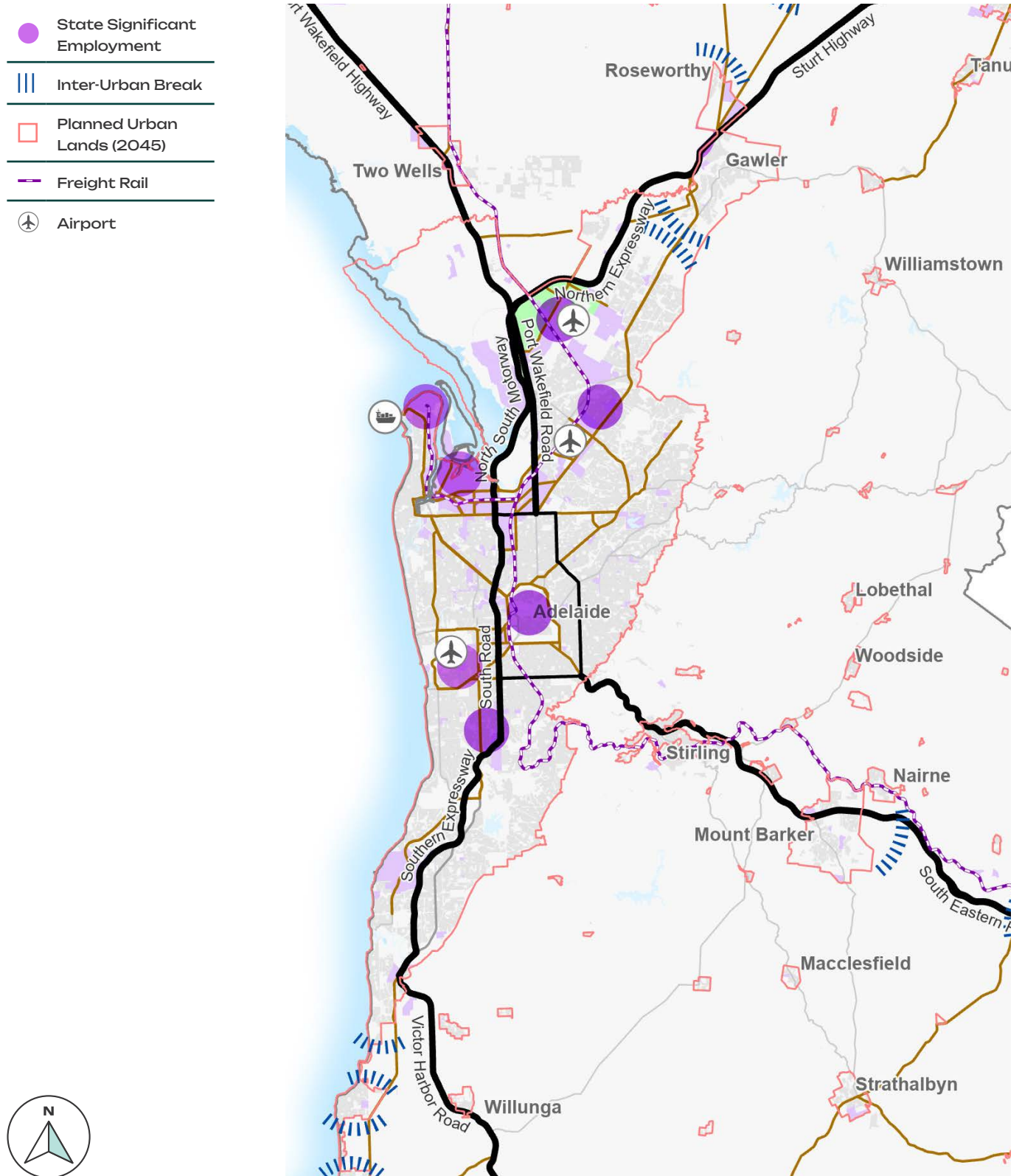
Based on projected population growth and other economic trends, it is expected that there is demand for approximately 4,900 ha of employment land to 2051.

There is currently 1,945 ha of vacant zoned employment land in Greater Adelaide and an additional 1,700 ha future employment land. Most of this is within Greater Edinburgh Parks and requires significant trunk infrastructure to bring to market. Accounting for this, there is projected to be a shortfall of over 1,200 ha.

To cover the long-term shortfall, the Plan has identified an additional 3,000 ha with the majority located in both the Outer North and Murray Bridge regions, which will require significant infrastructure to be established. These new employment lands are located on major freight routes and in proximity to future residential growth areas to support local employment opportunities where possible.

Vision Map

State significant employment land





A greener, wilder and more climate resilient environment

Carefully planned neighbourhoods tend to be greener, safer, healthier, more prosperous, and better serviced. As our metropolitan areas and regional towns densify, the role and value of public open spaces will continue to increase in importance.

Not all residents in Greater Adelaide have equitable access to good quality urban green spaces and, in turn, the benefits they provide. Strategies to prioritise urban greening investment include measures that address biodiversity, climate change, urban greening and cooling, coastal environment, natural hazards, emissions and hazardous activities.

Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities, and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

Tree canopy retention and replacement is one way of reducing the impacts of climate change and builds on recent significant tree reforms by the Government of South Australia. New tree canopy targets are being explored through the draft plan.

Target 3:



Achieve 30% tree canopy cover (excluding industrial and infrastructure areas) across metropolitan Adelaide by 2051 (based on LiDAR captured in 2022).

The following four open space principles underpin the planning for growth in the Plan:



Connecting people with **nature and places**



Creating **open spaces** for everyone



Building on Greater Adelaide's **sense of place**

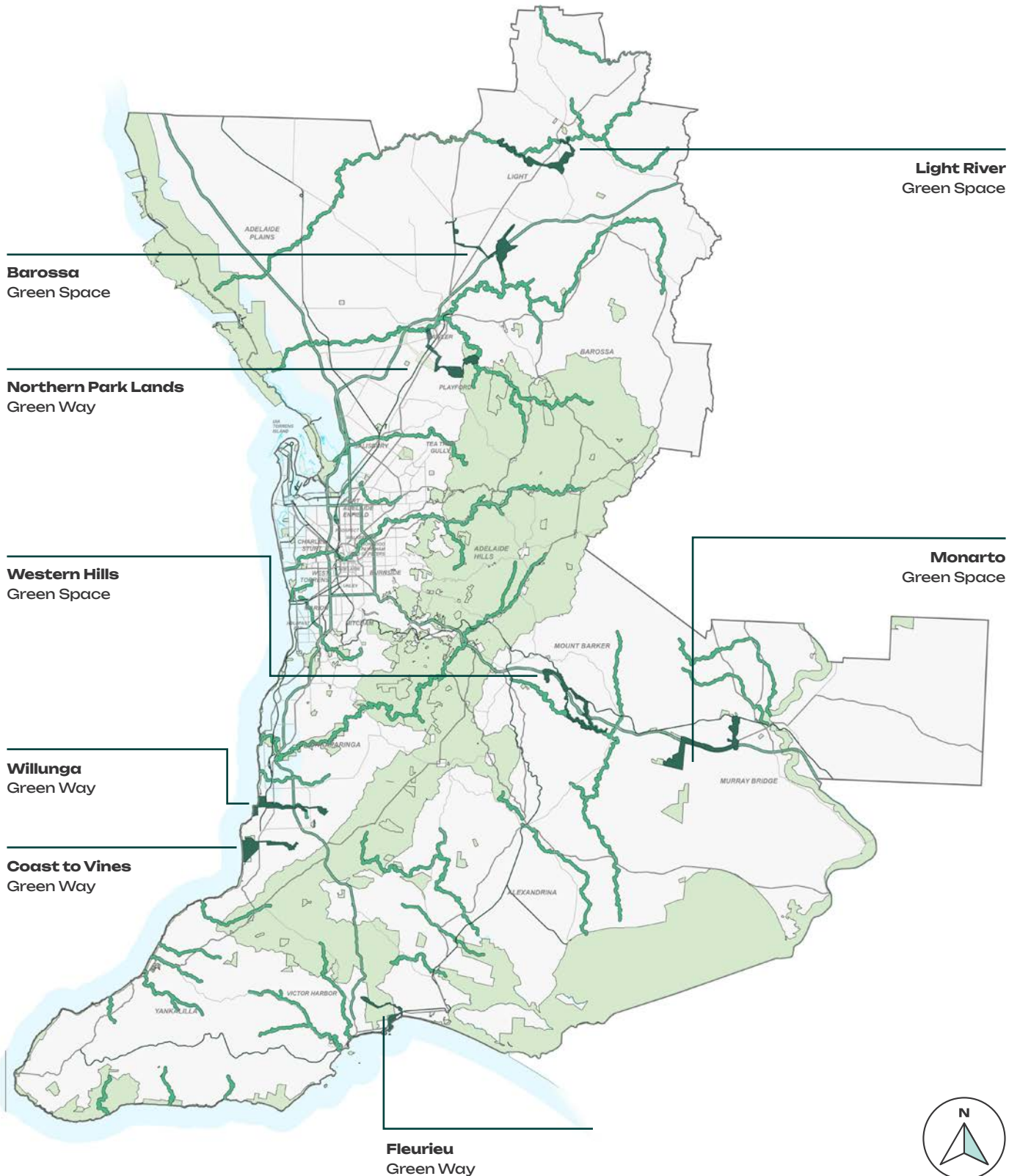


Increasing Greater Adelaide's **climate resilience**

Using these principles, the Plan supports the creation of a new Greater Adelaide Open Space System that lays out a hierarchy of well located high quality green public spaces and streetscapes.

Greater Adelaide Open Space System Inter-Urban Breaks

- Green Space
- Green Ways
- Inter-Urban Break





An integrated and connected region

The core role of a regional plan is to coordinate land use planning and major infrastructure across a range of state government portfolios, e.g. transport, health and education. This helps plan for urban consolidation, renewal and the logical expansion of growth areas based on costs to service and other opportunities and constraints.



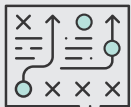
For the first time, the Plan will align with Infrastructure SA’s 20-Year State Infrastructure Strategy and the Department for Infrastructure and Transport’s State Transport Strategy, planned for release in 2025.



Effective alignment of land use and infrastructure planning will allow for a more integrated and accurate view of the infrastructure required to deliver better outcomes for growing communities. It will also provide for the prioritisation of growth.



Integrated planning will enable the timelier provision of services that communities expect and require for quality of life. It will also help avoid previous pitfalls where development was not supported by adequate infrastructure planning and financing and is now experiencing an infrastructure backlog, such as being experienced in the outer northern suburbs now.



Regional plans facilitate the identification and preservation of strategic land parcels to support staged infrastructure delivery of schools, health services and other essential services. This avoids land being rezoned, where in the past the state has been required to acquire land at residential land values. This can be avoided through the preservation of land for state infrastructure (and retaining the land in a lower value rural zoning).



The digital regional plan format can be easily updated as new infrastructure information becomes available. While infrastructure agencies and utility providers have generally provided the information they have available (i.e. SA Water planned networks), most will rely on the Plan to be settled before commencing detailed long term infrastructure planning to support growth. As this information becomes available, the Plan will be updated to help plan for prioritisation of growth, based on lowest cost infrastructure delivery.

Coordinated delivery of land use and infrastructure planning

The Plan has been prepared in an electronic platform, in line with South Australia's nation leading planning system. A hard-copy PDF will also be available for users to download and print. The electronic platform allows the Plan to be updated regularly as new data becomes available. Regular updates will be scheduled following the Plan's release by the Government of South Australia in March 2025. State agencies and local government can seek amendments to the Plan through the State Planning Commission and with the approval of the Minister for Planning.



Central Forest

Central Forest

C13

C13

MAB

MAB


CCTV USED
IN
THIS AREA

How to get involved

Following a substantial three-month engagement process on the Greater Adelaide Regional Plan Discussion Paper in late 2023, the Plan has now been released for an additional six-week online engagement period from 23 September to 5:00pm 4 November 2024.

1

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

2

Following this engagement period, the Plan will be updated and provided to the State Planning Commission for endorsement.

3

Once endorsed, the finalised Plan will be submitted for approval to the Minister for Planning.

4

The finalised Plan is expected to be released in the first quarter of 2025 and will be fully digital and accessible via the Regional Planning Portal.

5

Councils and state agencies will have the opportunity to further evolve their own growth planning strategies for inclusion in the Plan via a scheduled amendment in late 2025.



