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# Frequently Asked Questions Greater Adelaide Regional Plan

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## 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 provides 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.

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## 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. The 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 planning 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 region?



## How does the Plan influence policy and what gets built on the ground?



The Greater Adelaide Regional Plan (the Plan) provides a framework for local councils, state government agencies, and developers to follow. Its policies shape other planning documents like the Planning and Design Code, which directly affects what types of developments are allowed in different areas.

For example, if the Plan identifies a need for more housing in a particular corridor, councils or others may propose to rezone land to support medium density housing.

Infrastructure providers can plan with greater clarity to accommodate future growth.

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## How many new homes will we need by 2051?

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Projections tell us we need to plan for another 315,000 homes over the next 30 years. The Greater Adelaide region has capacity for 164,000 homes and a further 47,000 homes could go on land already identified for future residential rezoning. This means we will need to identify and protect land for an additional 100,000 homes. The Commission is planning for a high-growth scenario and will stage the release of new land to meet the forecasted demand.

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## How does the Plan address housing affordability and availability?

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The Plan seeks to improve housing choice and affordability by:

- Identifying areas suitable for increased housing supply, including infill development and greenfield development.
- Encouraging diverse housing types, including townhouses, apartments, and Missing Middle type housing developments.
- Supporting infrastructure investment in areas that can accommodate growth sustainably.
- Ensuring housing is located near jobs, transport, and services to reduce living costs and improve accessibility.
- Providing certainty for developers and councils. The Plan helps guide land supply and housing delivery to better meet demand.

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## How does the Plan address sustainability and climate resilience?

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The Plan incorporates sustainability by:

- Protecting environmentally sensitive areas and high-value agricultural land from inappropriate development.
- Encouraging climate-responsive design, including energy-efficient buildings and green infrastructure.
- Supporting public transport, walking, and cycling infrastructure to reduce car dependency and emissions.
- Planning for water sensitive urban design to manage stormwater and mitigate flood risks.

By embedding resilience in land use decisions, the Plan ensures Greater Adelaide can adapt to future environmental challenges.

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## How does the Plan address climate change?

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Investigations were undertaken in 2021 to identify climate change issues in each of the seven planning regions. Key findings were developed into Draft Regional Plan Climate Change Content to inform climate change-related content for the regional plans.

The investigations involved data collection and risk-based assessment methodologies to identify and articulate the key changes projected for each region and their likely impact on regional communities, industries, infrastructure and the natural environment. Findings were communicated and discussed with stakeholders through a series of regional visits.

The Commission has also been working with the Department for Environment and Water to develop the Planning for Climate Change brochure. This work explores how the South Australian planning system is responding to the challenges and opportunities of climate change. It can be viewed at [plan.sa.gov.au/en/climate-change](https://plan.sa.gov.au/en/climate-change).

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## How will the Plan be updated in the future?

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The Plan is a digital-first system that will be reviewed and updated periodically to reflect:

- Population and economic changes, ensuring land use planning keeps pace with growth.
- Advancements in infrastructure and technology, such as transport and energy innovations.
- Community feedback and emerging challenges, such as climate adaptation and housing needs.

Public engagement will be a key part of any future updates, ensuring the plan remains relevant and continues to reflect the aspirations of Greater Adelaide's residents.

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## How can the community have a say in planning decisions?

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Community input is essential in shaping how the Greater Adelaide region grows. Residents can get involved by:

- Participating in public engagement on changes to the Planning and Design Code.
- Being involved in local government planning strategies.
- Submitting feedback when the Plan undergoes a review.

By staying informed and involved, community members can help ensure the Plan supports their needs and aspirations.

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## Living Locally is already occurring in some parts of Greater Adelaide, why this vision?

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Living Locally is easier to achieve in some contexts than others. Many established suburbs and town centres already offer access to everyday needs within a short walk, cycle or public transport journey from home. Achieving this in greenfield areas typically reliant on cars will be harder. There cannot be a one size fits all approach to applying the principles of Living Locally, the Plan will need to offer choice and flexibility to apply Living Locally principles to all growth types.

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## What are some additional resources?

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### Rules for Regional Plans

These outline the rules associated with the Plan as a designated instrument and the process for amending regional plans in accordance with the Planning, Development and Infrastructure Act 2016.

### Technical Guide

Provides additional information in respect of the assumptions, investigations undertaken and development of the Greater Adelaide Regional Plan.

### Greater Adelaide Regional Plan Engagement Report

A report developed by the State Planning Commission which outlines the engagement undertaken, feedback received, and alterations made to the Plan based on engagement.

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## Need more help?

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### Visit

[regional.plan.sa.gov.au](http://regional.plan.sa.gov.au)



### Email

[PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)



### Call

PlanSA Service Desk on 1800 752 664.



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