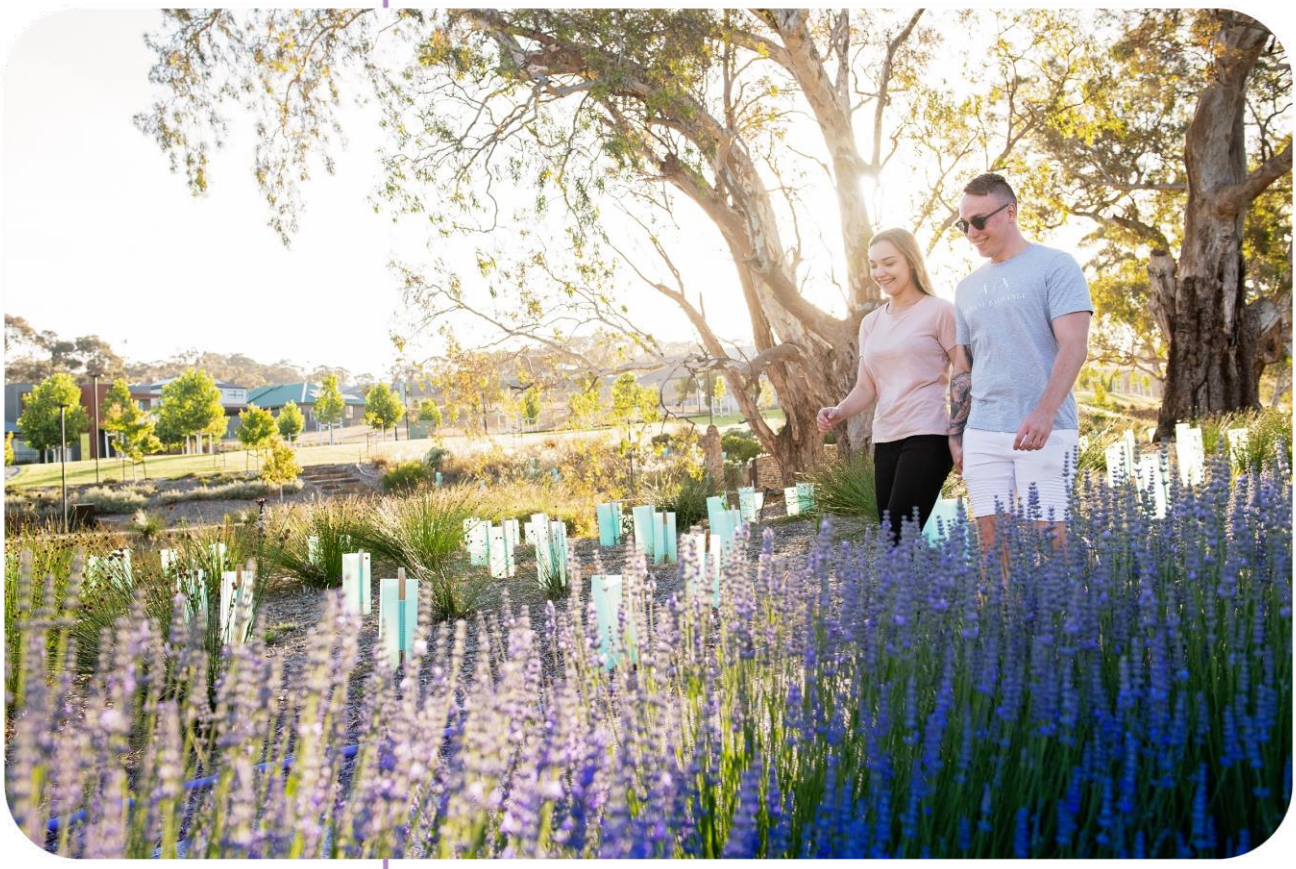
# Growth Planning Framework Guidelines



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Government of South Australia
Department for Housing and Urban Development

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Miravale Development, Lanser Communities

## Purpose

When planning for the growth of urban areas, both the state and local governments primarily operate under the processes and statutory instruments of the *Planning Development and Infrastructure Act 2016* (PDI Act). These instruments help set out how land (i.e. farming or underutilised land) is identified and preserved for long term growth, and associated land required for infrastructure and utilities over the long term (up to 30 years). Land is progressively rezoned over time as it is required for properly sequenced and orderly growth. This will only occur when infrastructure is resolved through either infrastructure agreements (Deeds) or Infrastructure Schemes.

Growth planning occurs at different scales. It could be as small as one allotment divided into two where only a land division application is required or it could involve the major rezoning of rural land for 10,000+ homes, where all tools outlined in this guideline are likely to be deployed. Different entities have different roles to play depending on the scale of the growth.

The statutory instruments that are used in planning for growth under the PDI Act include State Planning Policies, Regional Plans and the Planning and Design Code (P&D Code), including concept plans.

These statutory instruments are supplemented by non-statutory strategic planning tools that are given weight through actions in the regional planning process, such as corridor plans, structure plans, infrastructure schemes and local housing strategies. At the more detailed application stage when the division of land is sought, developers/applicants will often rely on more detailed masterplans they have prepared as they drive the delivery of staged land division plans. After approval of a land division, titles can be issued, and landowners can apply for a house or other land uses in accordance with zoning/ P&D Code requirements.

This guideline outlines the different tools, who is responsible for them and when to use them. A more detailed guideline will be available Q4 2025, providing greater procedural details on how we plan for growth in South Australia.

While other Acts interact with the planning for growth, such as the *Urban Renewal Act* the focus of this guideline are processes under the PDI Act.

## What stage of growth planning are we up to in Greater Adelaide?

With the release of the Greater Adelaide Regional Plan (GARP) in March 2025 and the upcoming release of the six country regional plans in Q4 2025, , the government is embarking on a range of more detailed strategic planning exercises to get ready for

long term growth. There is a role for state and local government, as well as landowners in these processes, depending on the scale of growth.

## Growth Planning Statutory Instruments and Tools

There are a number of statutory and non-statutory tools available to state government, local government and developers when undertaking strategic planning for growth, starting with high-level conceptual planning through to detailed planning at the allotment level.



Liberty, Two Wells, Hickinbotham Group

## Corridor Plans

### What

Corridor planning translates regional directions outlined in a Regional Plan into more targeted, sub-regional planning for growth corridors or clusters of new development. It resolves the spatial relationship (the way different places, land uses, or physical elements relate to one another) between existing and new growth areas, major regional infrastructure, and environmental or physical constraints. This level of planning supports early decisions on infrastructure coordination, land use definition and prioritisation of delivering structure planning exercises.

If it becomes apparent that there are competing pressures on the land that could compromise a long-term urban outcome, the Corridor Planning process may recommend that the land be put in a Deferred Urban Zone, a holding zone, while more detailed further work is undertaken.

### A Corridor Plan should include:

- a high-level land use plan that defines housing and employment locations, types and projections (including population).
- Identifies major infrastructure requirements including trunk infrastructure and regional-level social infrastructure such as schools and hospitals for example.
- Preliminary sequencing of growth areas across the corridor including infrastructure sequencing.

In relation to the Greater Adelaide Regional Plan, the following 4 corridors that each require a Corridor Plan:

- North-western spine,
- North-eastern spine,
- Eastern spine; and
- Southern spine.

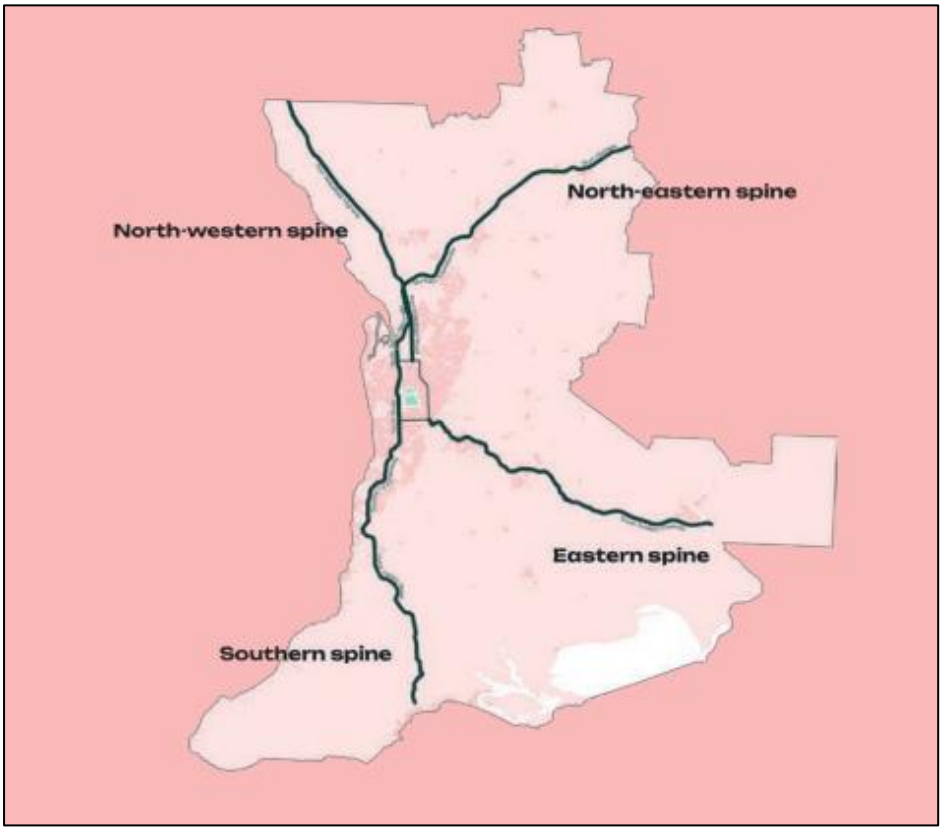
**Who**

The Department for Housing and Urban Development (DHUD) will lead the preparation of the Corridor Plans, working in collaboration with other state agencies, local government and major landowners. Corridor planning will not resolve matters of detail but rather help drive prioritisation of growth based on infrastructure costing and provision and the preparation of the more detailed structure plans based on orderly development principles.

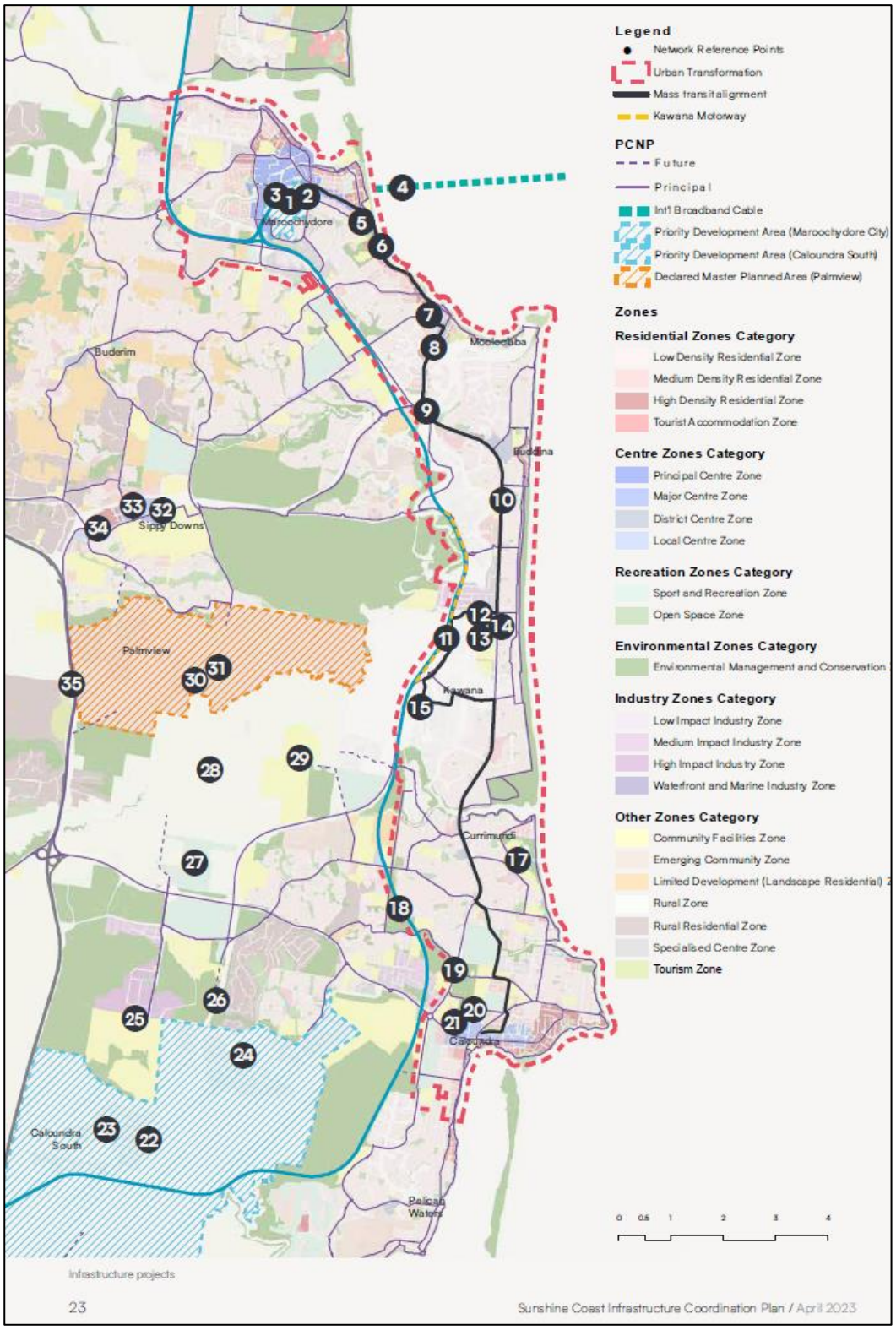
A supporting action from the GARP is for state agencies to undertake infrastructure planning for the growth areas, with this work being completed for the outer-north of Greater Adelaide by mid-2026. This work will form a critical input to the Corridor Plans. Any strategic planning work undertaken by relevant councils will also be considered in the Corridor Planning. DHUD will coordinate with state agencies, through the Infrastructure Coordination Group (ICG), as the relevant infrastructure planning actions are undertaken by agencies.

**When**

The North-eastern and North-western spines in 2025-2026 followed by the eastern and then southern spines.



## Example of a Corridor Plan



## Local Government Housing Strategies and Local Areas Planning

### What

Under the GARP, councils are required to prepare Local Government Housing Strategies by 2028 to outline how they will deliver housing targets assigned to council area, through increased housing supply to improve affordability and support a diverse range of housing need.

Councils are crucial in planning for housing; influencing its quantity, quality, and affordability through land rezoning, development application assessment, and local infrastructure delivery. The Local Housing Strategies will identify a councils' housing priorities in response to local issues, constraints and opportunities, and outline the timing and requirements for code amendments and local infrastructure and services. Councils will be responsible for identifying zoning and maintaining an adequate supply of zoned land (at least 5 years housing-ready and 15 years zoned capacity) to meet their housing target, with the strategies providing a streamlined pathway for initiating code amendments.

### Who

Local government, in accordance with guidance material and templates provided by state government, prepared in partnership with the Local Government Association (LGA) to ensure a consistency in approach.

### When

2028



Sunset, Port Noarlunga, Hickinbotham Group

## Structure Plans

### What

Structure Plans outline the future development of an area (i.e. Kudla), guiding land use (i.e centres, residential areas, transit corridors, etc), trunk infrastructure and urban layout. It provides a framework for amendments to the P&D Code through the application of appropriate zones and overlays, as well as forming the basis for statutory Concept Plans in the P&D Code. Structure Plans provide certainty, drive orderly development and underpin the development of infrastructure agreements or schemes. It is expected that the higher-order detail provided for in the structure plan allows for the preliminary costing of infrastructure and consideration of how allocation of those costs may occur to beneficiaries.

It will be necessary to set up good governance arrangements at the outset of a structure planning process to provide a mechanism for collaboration and resolution across multiple stakeholders. The specific governance arrangements for a structure plan area will be developed on a case-by-case basis with regard to relevant stakeholders, asset providers and relevant authorities.

### Structure Plans should identify:

1. Future land use changes to inform amendments to the P&D Code including zone selection and Concept Plans to assist with infrastructure and land use coordination.
2. Trunk infrastructure required to facilitate identified growth, particularly where infrastructure funding, coordination and agreements will be required between private landowners and state and local governments.
3. Areas of public realm and regional open space that will be delivered or upgraded.
4. Major constraints, hazards or environment areas that should be conserved or protected.

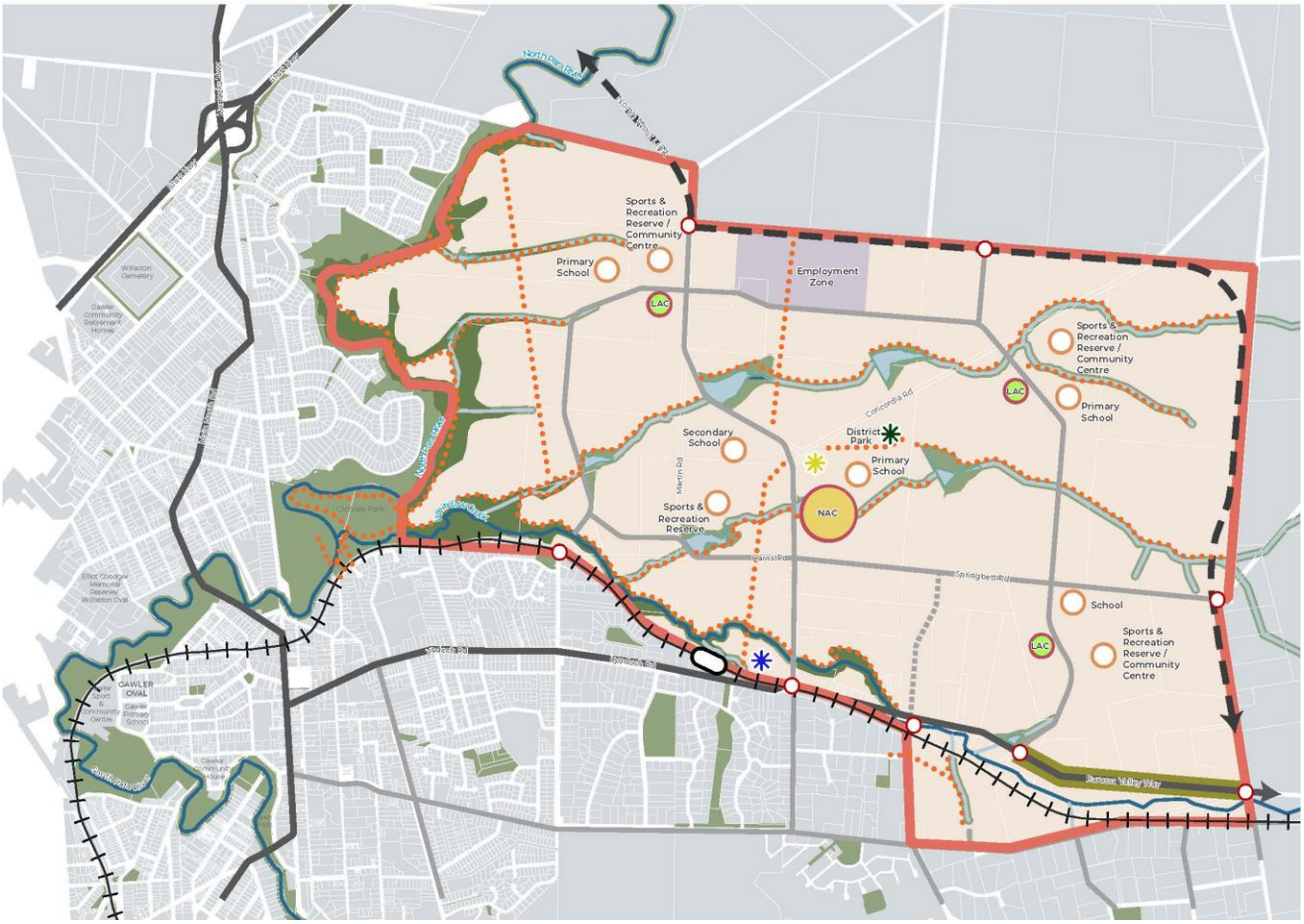
### Who

The state government will lead the structure planning for all seven growth areas in Greater Adelaide – Kudla, Roseworthy, Two Wells, Murray Bridge, Riverlea, Goolwa and Victor Harbor.

### When

Structure planning for all seven greenfield growth areas will be completed by 2030 commencing with Kudla in late 2025.

## Example of a Structure Plan




Draft Concordia Structure Plan

## Infrastructure Schemes and Agreements

A key component of planning for growth is the resolution of the infrastructure and services required, and who pays for them. The PDI Act provides for infrastructure schemes, both basic and general schemes. A basic infrastructure scheme is a statutory instrument, that is prepared in accordance with the process prescribed in the PDI Act. A basic infrastructure scheme will be applied where the scale is sufficient to warrant its application but can only apply to the following infrastructure - roads, stormwater, electricity and water infrastructure.

Where a basic infrastructure scheme has been proposed for a growth area, social infrastructure deeds will also be required. While Deeds (or agreements) are not a statutory instrument under the PDI Act, they hold the same weight as a scheme as a legally binding document, attached to the land title through a Land Management Agreement.

The following social deeds may be required for a growth area, depending on the scale of growth:

- Local Social Infrastructure Deed – which will be negotiated by the relevant council in close consultation with DHUD for the Basic Infrastructure Scheme.
- State Social Infrastructure Deed – which will be negotiated by the Scheme Coordinator and factored into the overall costs for the development, given that costs will be potentially captured across multiple instruments.

The principles of the PDI Act outline that the beneficiaries of the development pay for the infrastructure. For small scale development, infrastructure costs will likely be entirely borne by the developer, which will be factored into the feasibility for a project. Where the scale of the development is large, or where a project will interact with existing infrastructure, beneficiaries will extend beyond the development site and costs will be appropriately apportioned across state government, local government and the developer. These costs need to be carefully calculated to ensure the cost of developing a growth area is not prohibitive.

The State Development and Coordination Facilitation Bill establishes the Coordinator General's Office and is intended to improve the coordination and facilitation of state-significant projects and establish a new mechanism, being the Primary Infrastructure Scheme. The Primary Infrastructure Scheme can cover social and physical infrastructure. Further information about this process will be available upon establishment of the Office of the Coordinator-General.

## Code Amendment - Concept Plans

### What

Concept Plans are a statutory tool within the P&D Code to guide development within a specific spatial area through a visual expression of the desired development over time. Concept Plans are referenced through zone policies and contained in Part 12 of the P&D Code. Concept Plans are designed to support the orderly development of land through staging of development and/or the provision of infrastructure.

A Concept Plan could be specific maps extracted from the relevant Structure Plan, converted into a format that is compatible with the P&D Code. They will have less detail than a structure plan, which have also been used to develop infrastructure schemes or agreements, about what infrastructure costs and who pays.

The flexibility in the P&D Code's suite of contemporary zones (like the Masterplanned Neighbourhood Zone) create potential for development to undermine delivery of infrastructure envisaged by an infrastructure scheme. To guard against this, a new process to provide a nexus between the development application and the Scheme needs to be established.

Concept Plans that identify infrastructure envisaged by an infrastructure scheme will play a role in creating this nexus. DHUD is currently working through the most suitable additional mechanisms to create this nexus, either through:

- the governance/procedures to be set out in infrastructure schemes themselves; or
- through information requirements/conditions/procedures prescribed in the Planning, Development and Infrastructure (General) Regulations 2017.

In either case, it is intended this nexus will establish a requirement for engagement with the Scheme Coordinator and a proponent of major land divisions within a designated growth area to ensure development proposals are consistent with infrastructure schemes. The Scheme Coordinator will be required to fulfill this role within prescribed timeframes.

By way of example, should additional yield be proposed that affects the infrastructure interventions required, the scheme coordinator will amend the scheme appropriately. Once the scheme is amended, the assessment of the application can commence.

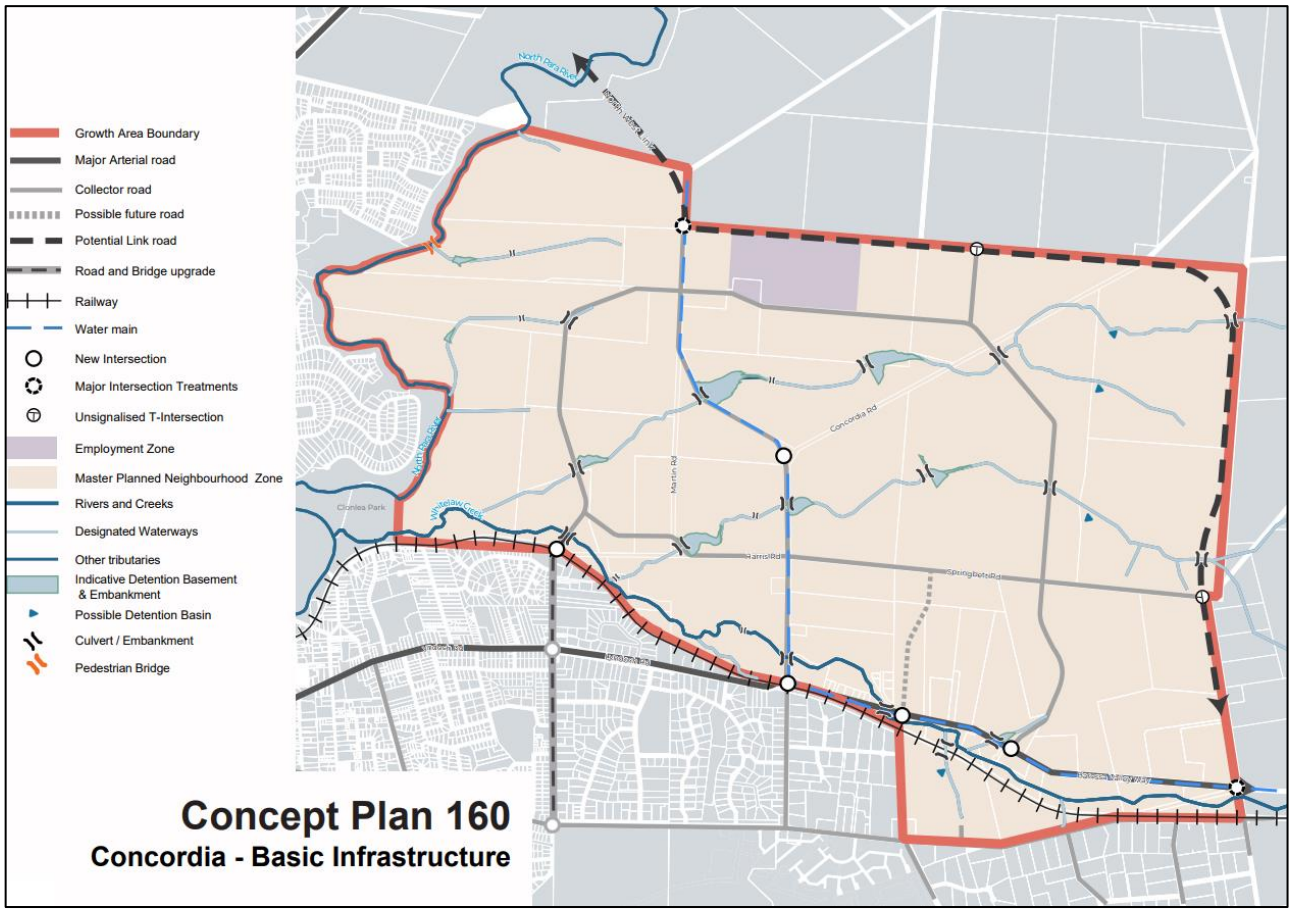
### Who

A concept plan forms part of an amendment to the P&D Code and will be prepared by the Designated Entity responsible for the amendment. For large scale rezoning processes this will be led by the state government or State Planning Commission. For smaller scale rezonings where a Concept Plan is required it will be led by the relevant local government or the landowner.

### When

The Minister for Planning will only support an amendment to the P&D Code to accommodate growth at scale, where infrastructure has been resolved and there is clarity about costs and who plays.  A concept plan is a key component of linking the P&D Code to the Infrastructure Scheme at the development application stage.

### Example of a Concept Plan




Draft Concordia Concept Plan

## Masterplan

### What

For the purposes of this document, a masterplan is a document prepared by the developer that guides the more detailed conceptual layout and delivery of land, following the rezoning of the land to accommodate growth. It can be a longer-term plan that guides the development over a development area, often over staged releases of land. It should provide for inter-connectedness of areas with appropriate flexibility and adaptability within the bounds of the P&D Code and Concept Plan.

### A Masterplan can include the following:

- Urban design elements, including illustrating how the streets, squares and open spaces of a neighbourhood are to be structured and connected.
- Define the heights, massing and bulk of buildings
- Determines the distribution of activities and uses that will be permitted.
- Identifies movement patterns and networks for people moving by foot, cycle, car, public transport, and service vehicles.
- Sets out the basis for provision of local infrastructure and other infrastructure elements such as utilities.

### Who

Usually the landowner/developer

### When

Can be done at any stage of the land speculation process.

## Example of a Masterplan




Playford Alive Master Plan

## Land Division Plan

### What

Land Division Plans are detailed plans showing proposed new allotments to be created as part of a development. They also include details of road reserves, stormwater detention and open space reserves as required to support new allotments.

### Who

The Land Division Plan is generally lodged with the relevant planning authority for land division consent by the applicant. Land Division Plans are often prepared in conjunction with detailed development-wide engineering plans which support the vesting of roads and reserves in the relevant road authority.

### When

After the land is rezoned.

### Example Land Division Plan

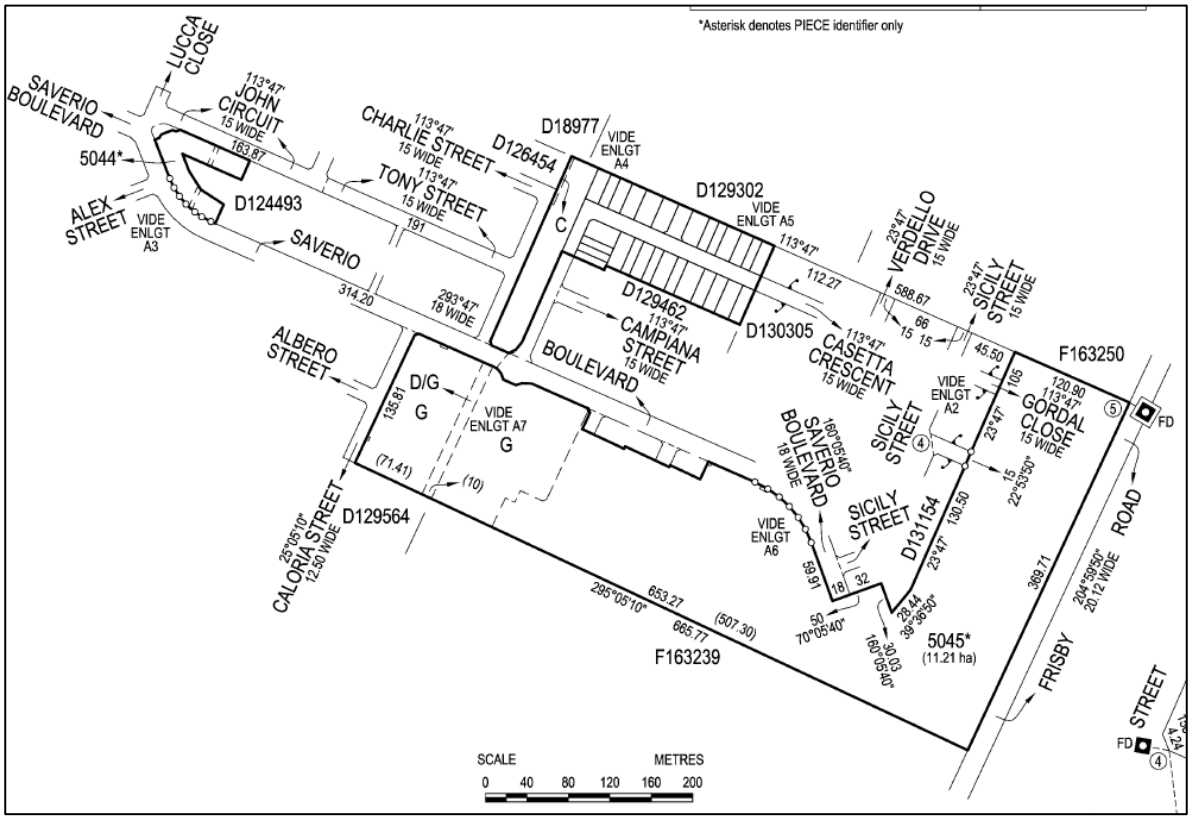


## Plan of Division

### What

Following land division consent being granted for a Land Division Plan, more detailed Plans of Division are then prepared by a land surveyor, for lodgement with the Land Titles Office to create new allotments (titles). For larger developments, these plans of division create allotments in stages, with remaining stages being reserved as “super-lots”, for subdivision at a later date. The developer’s masterplan will often drive the delivery of staged land divisions.

### Example of a Plan of Division





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Department for Housing
and Urban Development