

Greater Adelaide Regional Plan

Overview

The Greater Adelaide region, spanning 11,000 square kilometres from Cape Jervis to Murray Bridge taking in the townships of the Barossa and the boundary of Port Wakefield, is home to approximately 85 per cent of the state's population.

In 2023, the State Planning Commission (Commission) released the Greater Adelaide Regional Plan Discussion Paper for public consultation. This document generated a productive three-month consultation period, during which the community engaged in robust discussions and shared valuable ideas on the region's long-term vision, transport priorities, open spaces, community infrastructure and potential zoning changes.

Following the consultation, feedback was reviewed, and a report prepared for the Commission. The Commission, in collaboration with councils, stakeholders and the community, used feedback to develop the Greater Adelaide Regional Plan (the Plan).

The Plan set out a long-term vision for Greater Adelaide, detailing where people will live and work, how they will move around and where they will access services. It provides data and recommendations for managing growth and adapting to changes in our community and urban environment.

Between 23 September 2024 and 4 November 2024, communities, councils, state agencies, industries, interest groups and other key stakeholders were invited to have their say on the Plan.

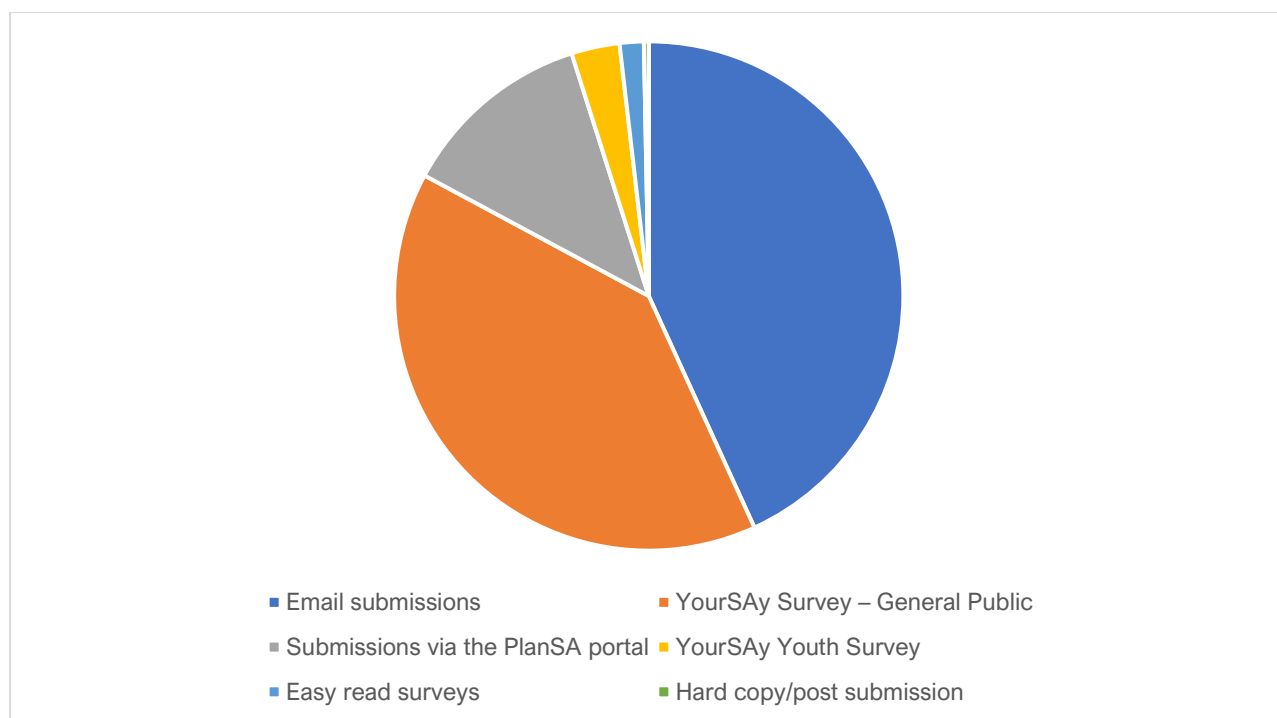
This document provides an overview of the engagement activities undertaken and a short summary of the main themes of feedback received during the engagement process.

Who we heard from

Submissions and survey responses were received from a range of stakeholders including members of the public, landowners, industry, community groups and government. A total of **673 submissions** were received during the 6-week engagement period from:

- YourSAy Survey – General Public (258)
- YourSAy Youth Survey (20)
- Email submissions (302)
- Submissions via the PlanSA portal (80)
- Hard copy/post submissions (3)
- Easy read surveys (10)

In addition, 18 online community and stakeholder briefing sessions and workshops were held during the engagement period and were attended by a total of 684 participants.



Most survey respondents identified themselves as living in Greater Adelaide (more than 80% of respondents). More than half of respondents (62%) indicated that they own a property in Adelaide. Survey respondents came from 33 council areas across Adelaide. The most common council areas that survey respondents lived in are the City of Onkaparinga, City of Playford, City of Mitcham, Alexandrina Council and the City of Campbelltown.

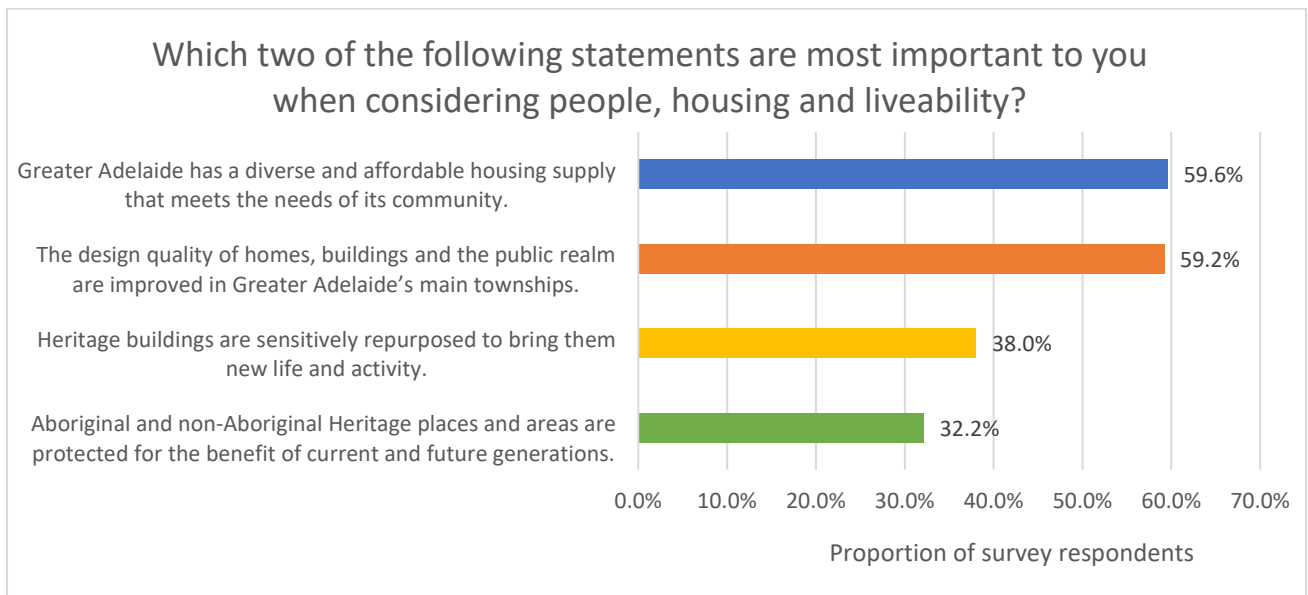
What we heard

Whilst the feedback received from the survey and submissions covered a diverse range of topics and viewpoints, the key areas of feedback can be categorised under the following five themes of the Plan:

- People, housing and liveability
- Productive economy
- Natural resources, environment and landscapes
- Transport and infrastructure
- Delivery and implementation.

Feedback was well spread across all themes, with **people, housing and liveability** the most highly rated or commented on themes in surveys and submissions. **Transport and infrastructure** was the next most rated theme by survey respondents, with **natural resources, environment and landscapes** the second most frequent commented on theme in submissions received.

People, housing and liveability

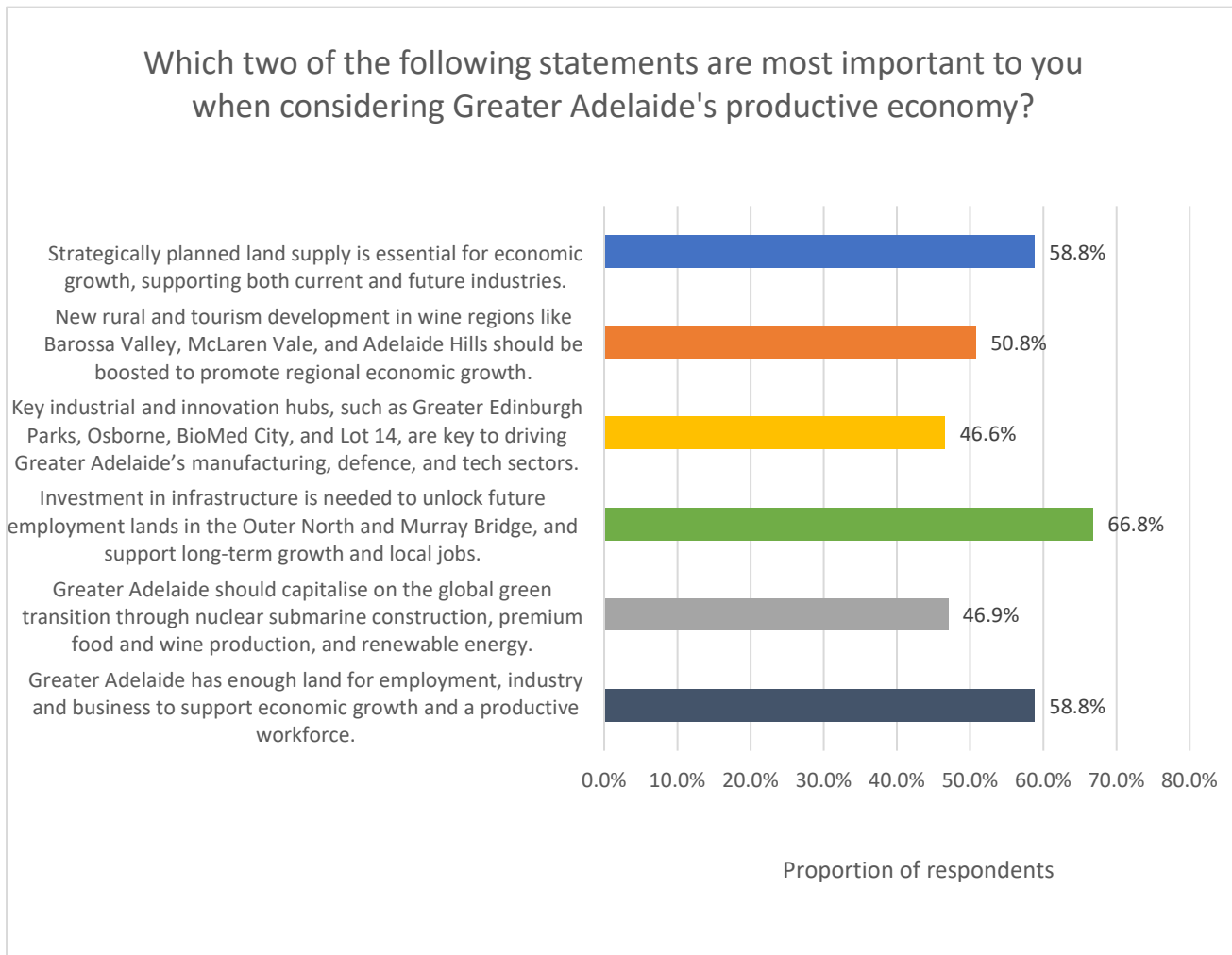


Ensuring that Greater Adelaide has a diverse and affordable housing supply that meets the needs of its community was the most important statement to survey respondents in this theme. This was very closely followed by the design quality of homes, buildings, and the public realm. Submissions relating to this theme frequently provided commentary about greenfield and township development, infill housing, and the need for diverse and affordable housing.

Key themes across all feedback relating to **people, housing and livability** are listed below:

- Many respondents suggested infrastructure is failing to keep pace with housing development. This included comments about all kinds of infrastructure – including the need for greater investment in public transport to reduce car dependency. Green infrastructure such as parks and open space were also highly valued and regarded as a key part of contributing to liveable neighbourhoods.
- Some respondents express strong concern over high-rise developments in suburban areas, with many suggesting that buildings greater than four stories in height disrupt neighbourhood character, especially in areas with predominantly low-rise patterns of existing homes.
- Respondents suggested a greater focus on diverse and affordable housing options across Greater Adelaide is needed to enhance liveability, particularly for low-income and vulnerable communities.
- Some suggested design standards of homes should prioritise sustainability through energy efficiency, resilience to extreme weather, and minimising the urban heat island effect.

Productive economy



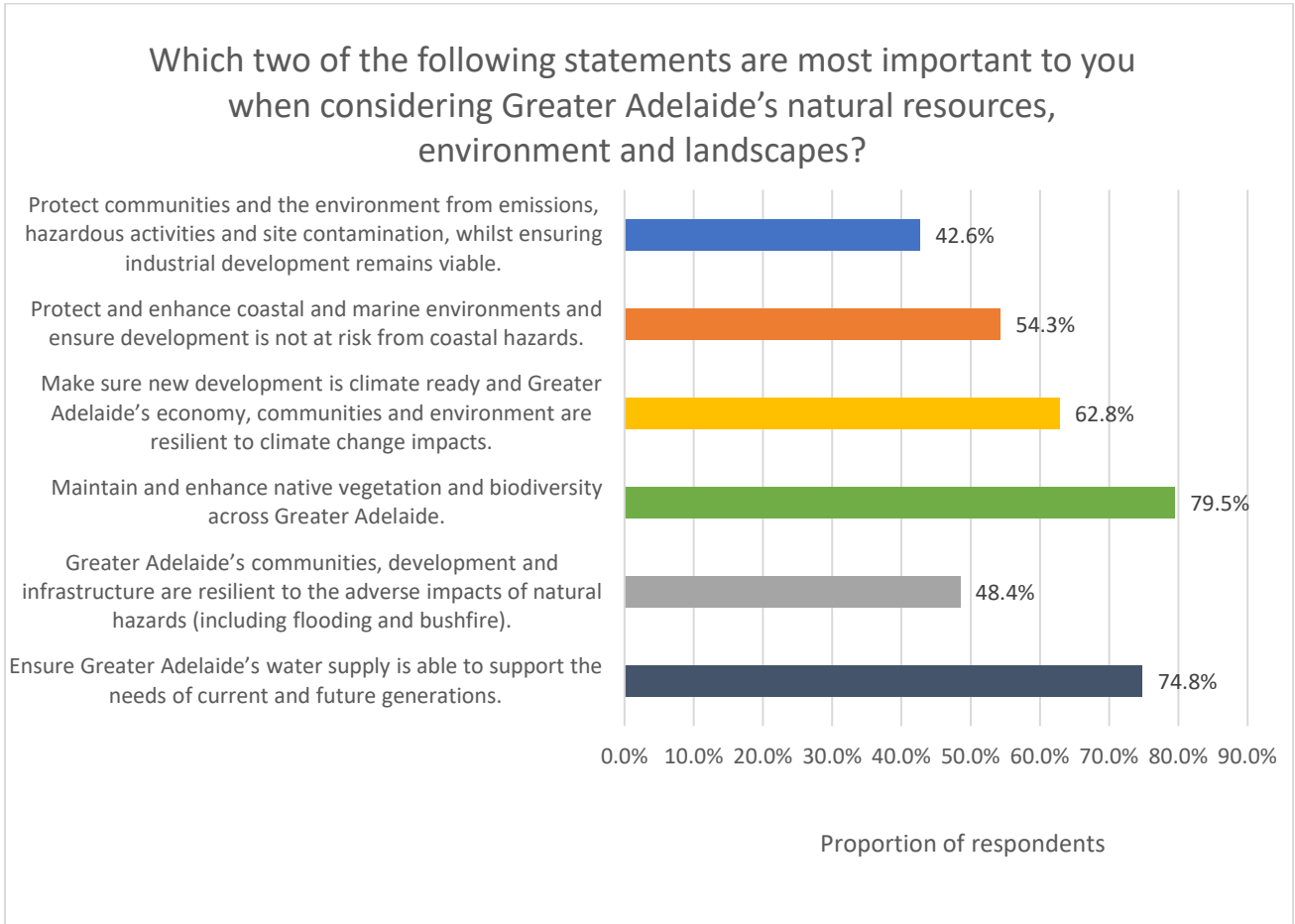
Survey respondents most commonly prioritised the need for infrastructure investment to unlock employment lands in the Outer North and Murray Bridge to support local jobs. Other popular statements were strategically planned land supply to support economic growth and ensuring that there is enough land in Greater Adelaide to allow our productive workforce to grow.

Key feedback themes relating to the **productive economy** are listed below:

- The importance of protecting prime agricultural land from residential development.
- The need for strategic infrastructure to support economic growth in regional areas, such as upgraded roads, improved public transport, and reliable utilities like water and drainage systems.
- Localised job opportunities that reduce commuting and build regional prosperity. Aligning this with Adelaide's strengths, such as green energy, agriculture, and advanced manufacturing, were mentioned by some respondents.
- Respondents emphasise support for small businesses in Adelaide and suggest local hubs within housing estates to foster community-driven economies.

- Growing and preserving tourism - with some noting the importance of preserving key character and primary production areas.

Natural resources, environment and landscapes



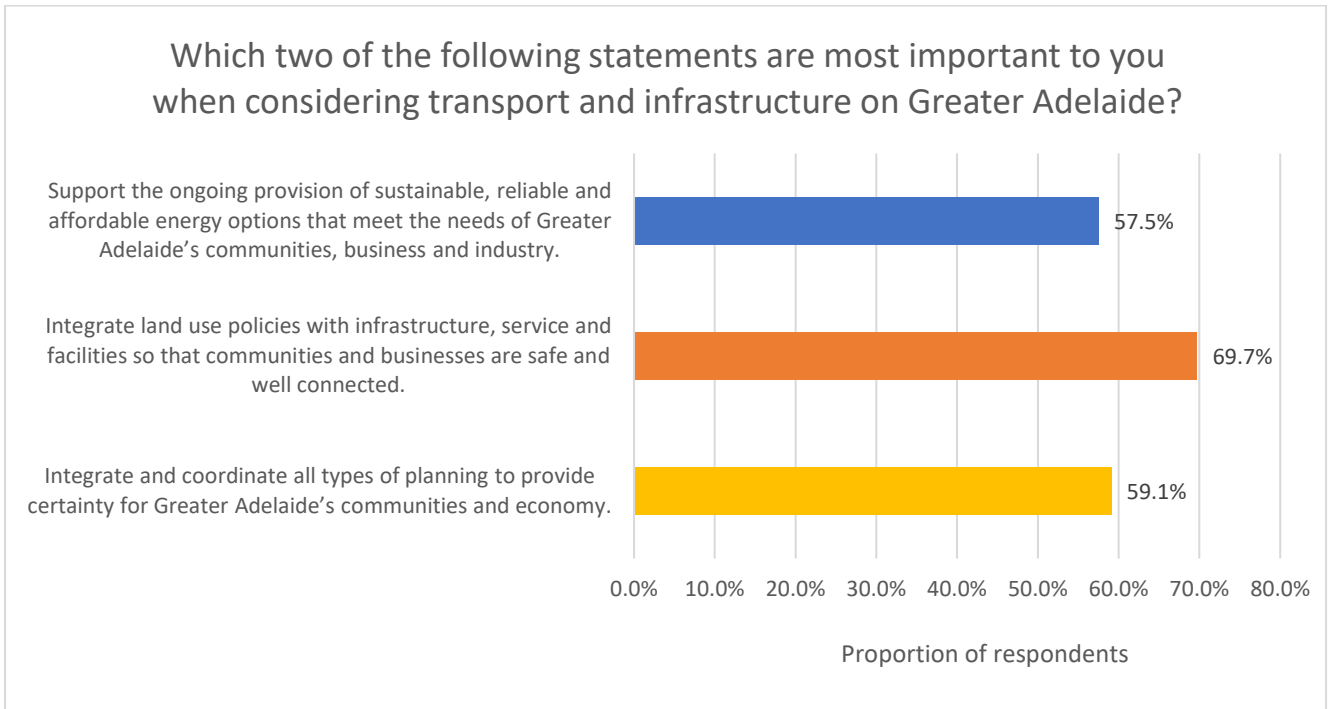
Survey respondents most commonly prioritised the need to maintain and enhance native vegetation and biodiversity across Greater Adelaide. Water supply was also important to survey respondents as the second most popular response. This was followed by climate ready development that creates greater resilience to impacts. Submissions relating to this theme frequently provided commentary about the value of native vegetation and biodiversity.

Key feedback themes relating to **natural resources, environment and landscapes** are listed below:

- Greater focus on the robust protection and enhancement of Adelaide’s tree canopy and enhancement of green spaces, which were often mentioned as important ways reduce the heat island effect.
- There is strong support for preserving Greater Adelaide’s scenic landscapes and agriculturally productive areas.

- There is recognition of the importance of integrating First Nations knowledge and respecting culturally significant sites within Greater Adelaide’s environmental planning.
- There was mixed response to the proposed Northern Parklands – with those directly impacted indicating their opposition and some alternative green corridor routes suggested.

Transport and infrastructure



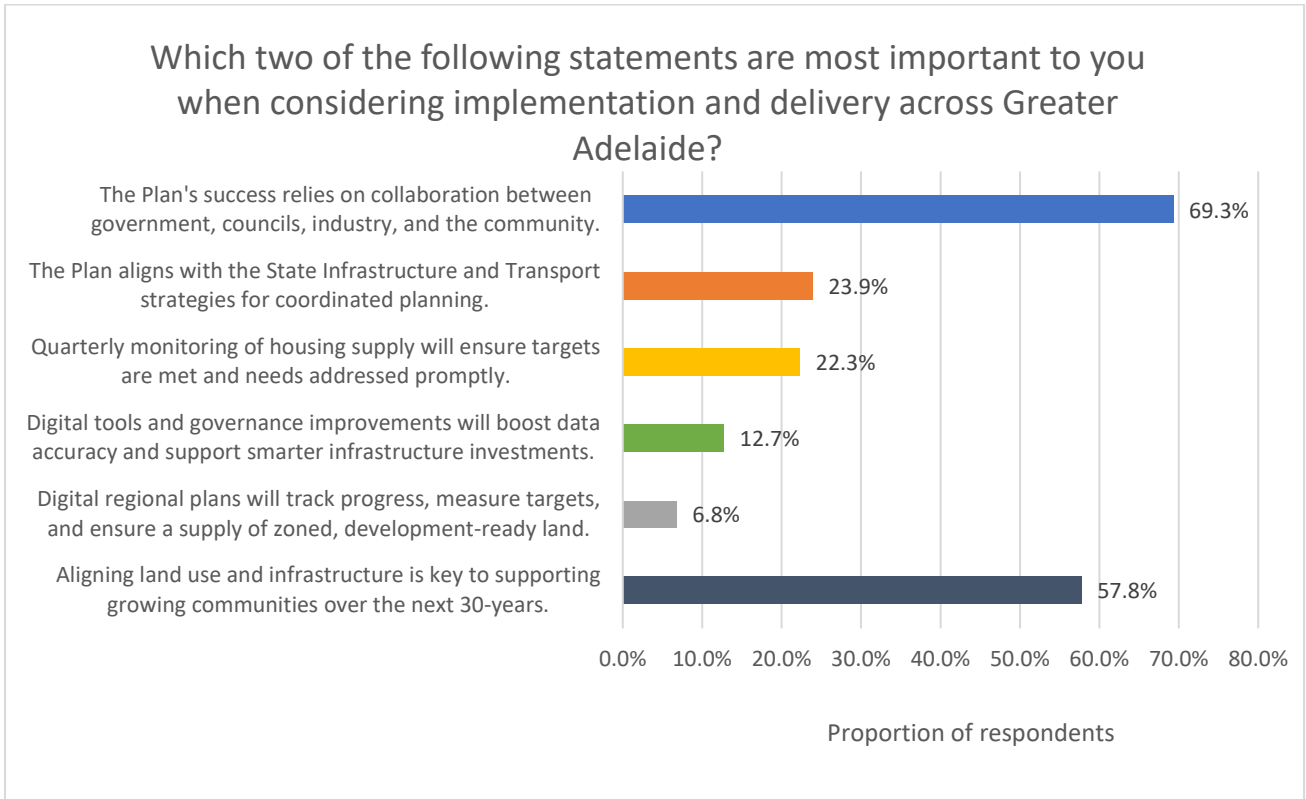
Survey respondents most commonly prioritised integration of land use policies with infrastructure, services and facilities so communities and businesses are safe and well connected. Submissions relating to this theme frequently provided commentary about transport and the importance of interconnected planning and infrastructure.

Key feedback themes relating to **transport and infrastructure** are listed below:

- There is strong support for ongoing investment in public transport along corridors and focused around higher density hubs. There was a clear desire from many to shift away from car-centric neighbourhoods.
- Respondents would like to see increased integration between land use policies with infrastructure and transport, to ensure communities are well provide for.
- Improving roads for all users (including cars and bikes) was a common theme with the recognition that traffic volumes across Greater Adelaide are increasing. It was also noted by many that there is a strong modal shift to Electric Vehicles which require different types of supporting infrastructure.

- There is strong support for expanding rail services to key areas like Mount Barker, Murray Bridge, Victor Harbor, and the Barossa Valley. Respondents also emphasised the need for more affordable and accessible public transport, particularly in outer areas like Angle Vale and Virginia, where improved safety and connectivity are critical.

Delivery and implementation



Survey respondents most commonly prioritised that the success of the Greater Adelaide Regional Plan relies on collaboration between government, councils, industry and the community. Alignment of land use and infrastructure to support growing communities was also a high priority for respondents. Submissions relating to this theme frequently provided commentary about collaborative delivery.

Key feedback themes relating to **delivery and implementation** are listed below:

- Many respondents stress the importance of genuine community engagement and respecting local insights in planning decisions, particularly around density changes, infrastructure needs, and zoning adjustments.
- Many express the need for clear, transparent planning processes with realistic timelines and accountability measures. Benchmarking was regularly raised as an opportunity to measure the success of the Plan and outcomes for Greater Adelaide.

Next steps

All feedback received during the 6-week consultation will be reviewed and considered for inclusion in the final version of the Plan.

Once updated, the revised Plan will be submitted to the Commission for endorsement. Following endorsement, it will be submitted to the Minister for Planning for approval.

We anticipate the finalised Plan will be publicly released early 2025 and made available via the [Regional Planning Portal](#).

Contact

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