



Thriving Communities

Greater Adelaide Regional Plan Discussion Paper

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Chair, State Planning Commission

Greater Adelaide Regional Plan Introduction

- The State Planning Commission is preparing a new Greater Adelaide Regional Plan (Regional Plan)
- Craig Holden, Chair of the State Planning Commission will present on the Greater Adelaide Regional Plan Discussion Paper
- This is an opportunity for Council Members to engage with the Greater Adelaide Regional Plan from a capital city context
- City of Adelaide's City Plan Studio, open from 1 – 15 September 2023:
 - Talks to the relationship between the development of Council's City Plan and the Greater Adelaide Regional Plan
 - Provides links to the State Government's consultation materials on the Greater Adelaide Regional Plan



Greater Adelaide Regional Plan Consultation

- A discussion paper has been released for community engagement
- Consultation on the Greater Adelaide Regional Plan closes 6 November 2023
- Council Members had an opportunity to attend a briefing run by the State Planning Commission on 17 August 2023
- Kadaltilla / Adelaide Park Lands Authority were invited to a briefing on 25 August 2023
- Council will consider a draft submission on the discussion paper on 10 October 2023



GREATER
ADELAIDE
REGIONAL
PLAN

Greater Adelaide Regional Plan Discussion Paper



Acknowledgement of Country

We acknowledge the Kurna, Peramangk, Ngarrindjeri and Ngadjuri peoples as the Traditional Owners of the Greater Adelaide region. We also acknowledge and extend our respect to Elders past, present and emerging, and other First Nations peoples across South Australia.

Our aim is to walk side by side with First Nations peoples across our state, in a manner which is respectful to their cultural and heritage beliefs and to their spiritual connections with Country.

State Planning Commission Principles

The Commission has set the following principles to guide the GARP's scope and preparation.



Integrated

Bringing together land use planning with the delivery of transport infrastructure and public spaces



Relevant

Responds to economic growth, investment scenarios and other opportunities for the Region



Aligned

Reference, reflect and progress the objectives of the State Planning Policies and other Government strategies and plans



Visionary

A clear vision for the next 30-Years with short, medium and long term actions



User-friendly

Easy to understand and digital, with the focus on maps, graphics and actions



Measurable

Includes performance indicators to measure the success of the Plan



Land use focused

Identify sufficient land supply to support housing diversity, affordable living and employment growth

This Discussion Paper will guide a collaborative process to develop the new plan. The Discussion Paper is divided into two core parts

The Commission hopes this Discussion Paper will stimulate fruitful discussion and fresh ideas about how and where Greater Adelaide will grow.

1. How should Greater Adelaide grow?

First, we invite discussion on how we expect our state and the world more broadly to change over the next 30 years. And how these changes might affect where and how we live and work. Here the Commission shares its insights into the possible impact of global trends on the region, and what they might mean for future land use decisions. We include questions to prompt ideas and feedback about how Greater Adelaide should grow.

2. Where should Greater Adelaide grow?

Second, we provide the foundation for detailed discussions about where we could accommodate growth. We explore where housing growth should occur, where land should be set aside for jobs, where transport and infrastructure investment should be prioritised, and where valuable environmental and conservation assets should be preserved.

Change is certain. We need to plan for it

Projections show Greater Adelaide's population could grow by up to 670,000 people over the next 30 years.

That would be a 46% increase on today's population. We need to be ready.

Our housing needs are also changing.

- The average household size is decreasing. Single person households have increased 78% over the last 30 years
- This is the main reason why housing demand now outstrips population growth.
- If this trend continues, we will need an extra 300,000 homes over the next 30 years.



How should Greater Adelaide Grow?

While the Commission relies on traditional tools to plan for long term growth and change, it has also explored ideas about the future, and plausible scenarios, to better prepare and plan for change.

Following consideration by the Department of Premier and Cabinet (DPC), industry experts and thought leaders, 12 major trends and drivers of change that will shape the future of Greater Adelaide have emerged.



**1.
Housing
availability and
affordability**



**2.
Liveability**



**3.
Climate impacts
and biodiversity
loss**



**4.
Decarbonisation**



**5.
Digitisation**



**6.
Decentralisation**



**7.
Automation
and advanced
manufacturing**



**8.
Changing
mobility
systems**



**9.
Workforce, skills
and migration**



**10.
Reconciliation,
including voice,
treaty, truth**



**11.
Food and water
security**



**12.
Societal
inequality**

Outcomes for Greater Adelaide

Based on the SPPs and global trends, the Commission has proposed the following four outcomes to guide the discussion about how Greater Adelaide should grow



A **greener**, wilder and climate resilient environment



A more **equitable** and socially-cohesive place



A **strong economy** built on a smarter, cleaner, regenerative future



A greater choice of **housing** in the right places

Wherever people choose to live within Adelaide's planned urban form, the Commission is exploring the concept of 'Living Locally'.

This builds on the affordable living and walkable neighbourhood strategies in the current 30-Year Plan.



Planning for growth is complex.

The availability and cost of infrastructure and services is a key consideration for determining where growth should occur. But we need to balance these costs against other considerations, such as the protection of environmental and agricultural land, and the protection of residential amenity.

In the past, infrastructure provision has not always been timely. Better integration of land use and infrastructure so we direct urban development to the most appropriate locations will help maximise the use of existing infrastructure and services. It will also help us plan for new infrastructure before rezoning land.

Infrastructure in established areas

vs

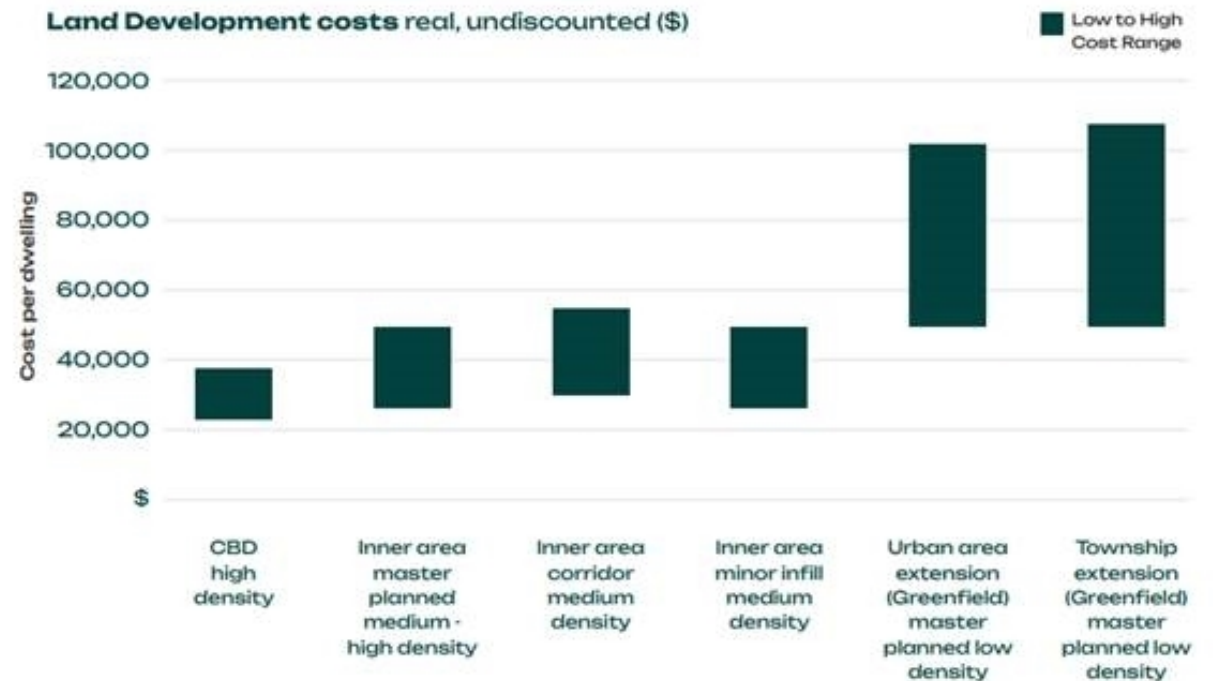
Infrastructure in greenfield areas

Infrastructure cost

- The Commission is working with Infrastructure South Australia (ISA) to identify infrastructure cost differences between infill and greenfield development.
- The work of ISA and other infrastructure agencies around Australia shows land development costs in urban and township extension areas can be significantly higher than land development costs in established residential areas.

Figure 4 – Land development cost comparison

Source : Infrastructure SA





Where should Greater Adelaide Grow?

•A central role of the Greater Adelaide Regional Plan is to ensure enough land is available to support projected housing and employment growth over the next 30 years. This is being considered in three phases:

Phase 1.

Commission's land supply principles

Setting principles to guide decision making about where land for housing and jobs will be provided

Phase 2.

Constraints to urban development

Identifying the physical, environmental and policy constraints to urban development in Greater Adelaide.

Phase 3.

Planning vision and location needs and preferences

Identifying investigation areas that provide an opportunity to support sustainable growth in Greater Adelaide, whilst meeting the needs of current and future populations.

The Commission's Principles for Identifying Land for Housing and Jobs

The 7 Principles

1.

We will plan for a high-growth scenario and stage the release of new land to meet the forecast demand of 300,000 dwellings by 2051.

2.

Sub-regions will have their own distinct part to play in Greater Adelaide's future and each Local Government Area will have targets to accommodate growth.

3.

Land supply beyond the planned future urban lands must take into consideration existing capacity of land that is available for development within the existing boundaries (defined by EFPAs).

4.

Planning will accommodate rolling 15-year land supply targets for a range of land supply types.

5.

The encroachment of urban areas on places of high primary production, landscape or environmental significance should be avoided.

6.

To account for zoned land that may not become available for development due to landowner intention, an additional amount of land supply will be identified.

7.

Identification and prioritisation of growth areas will be based on the transparency of costs to community (infrastructure provision, housing cost, ongoing living costs, climate change resilience costs) for differing forms of supply.

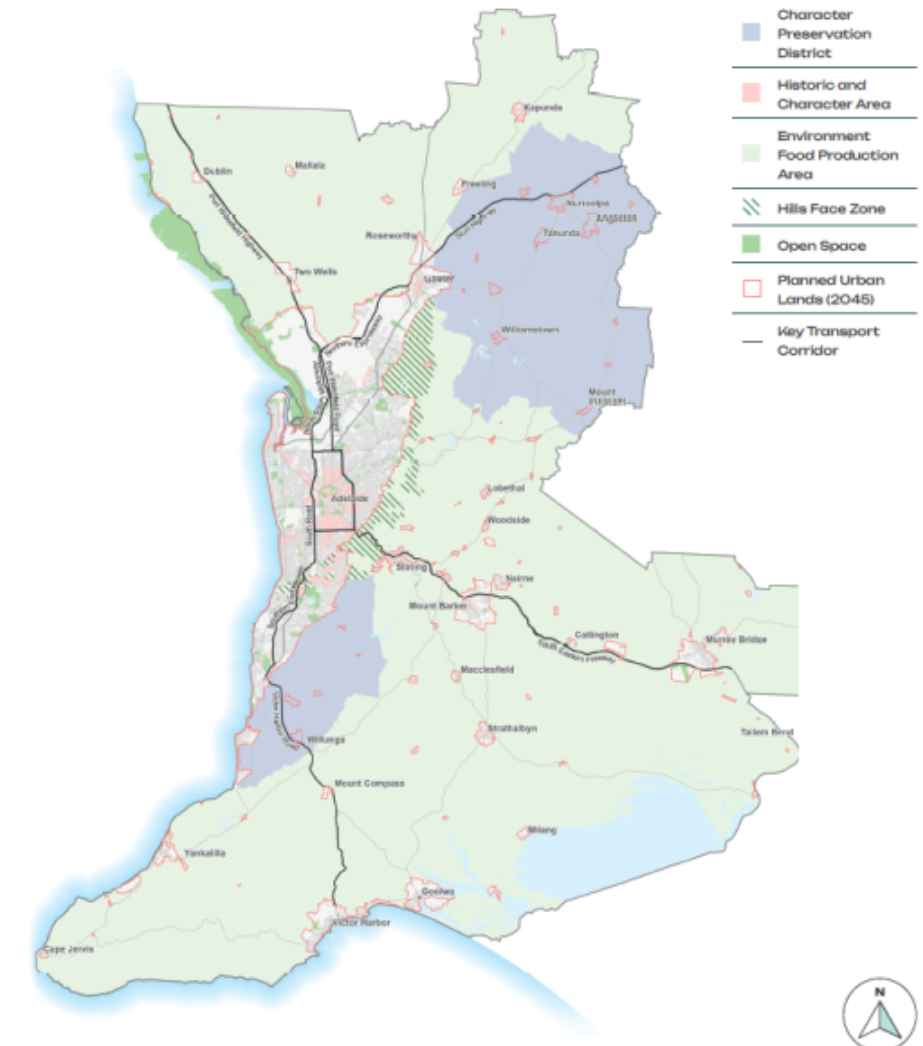
Future land supply challenge

Not all of the Greater Adelaide region can or should be used for new housing and employment.

Adelaide has limited land we can consider for long-term growth, with the coastline to the west, the Hills to the east, and policies in place to protect the valuable food and wine regions surrounding the urban area.

The Commission also recognises the value of heritage and character areas.

Figure 6 – High-level constraints
Greater Adelaide

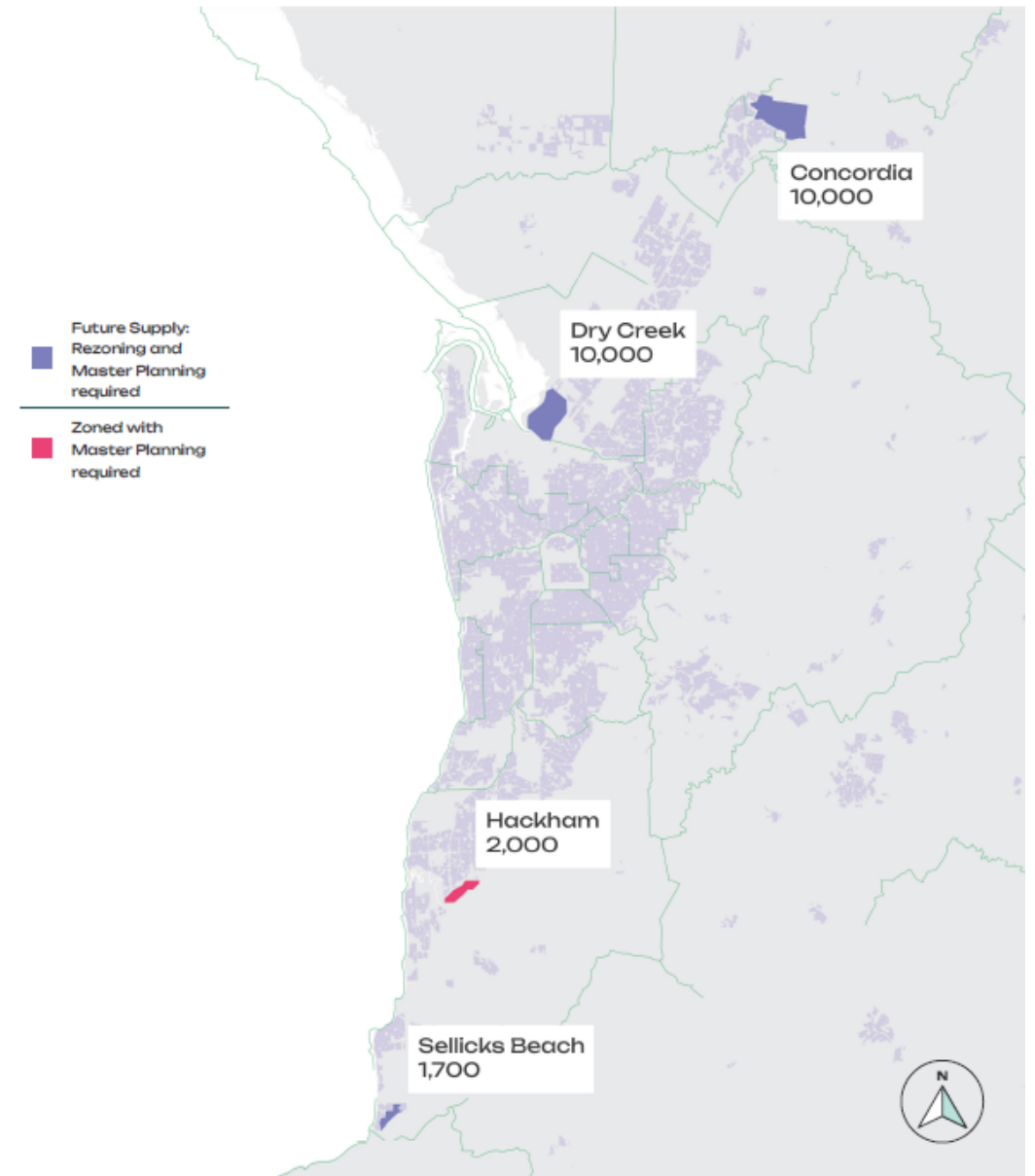


We need a combination of greenfield, township, satellite city and infill development in the right places, with timely infrastructure provision.

Land already zoned for residential development and the recently announced fast-tracking of release of residential land means there is a pipeline of land for housing and jobs for the next 15 years.

We need to investigate and identify the 16 to 30year opportunities for growth.

Each local government area will need to play a role in accommodating growth.



Greenfield & Satellite City Growth Investigations



North-western spine



North-eastern spine

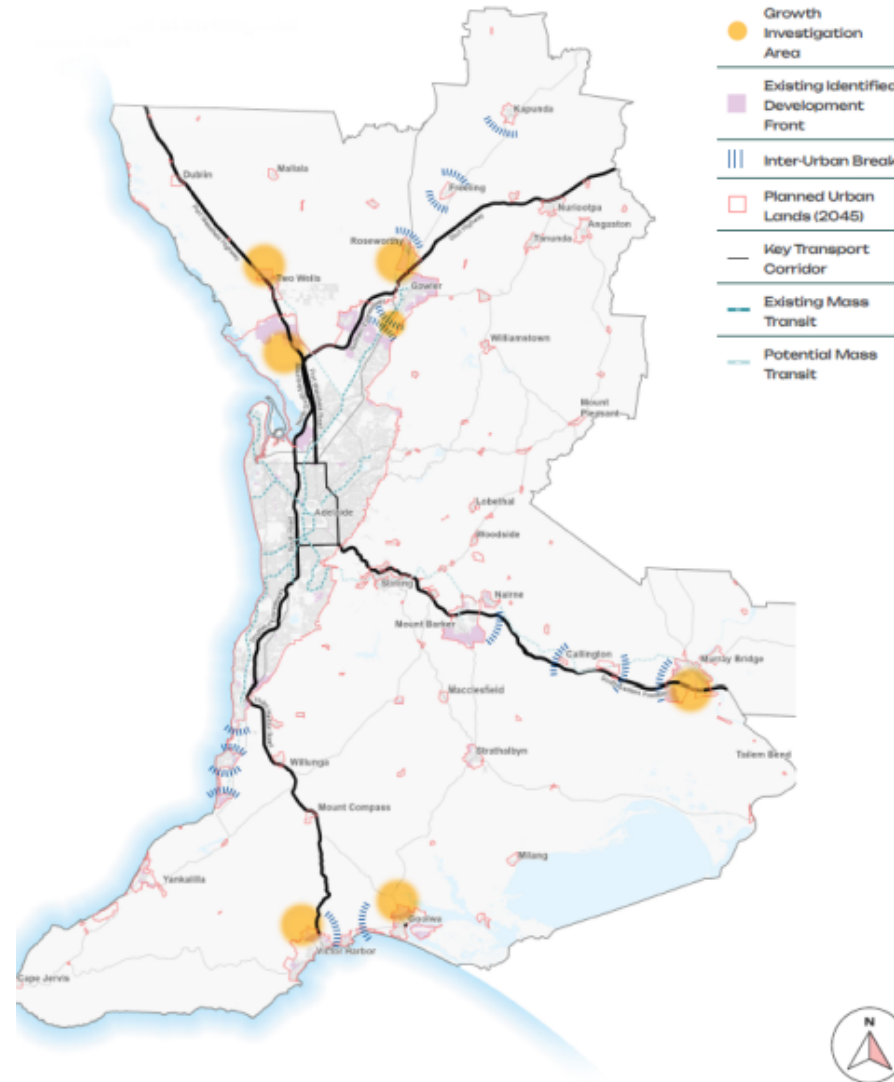


Eastern spine



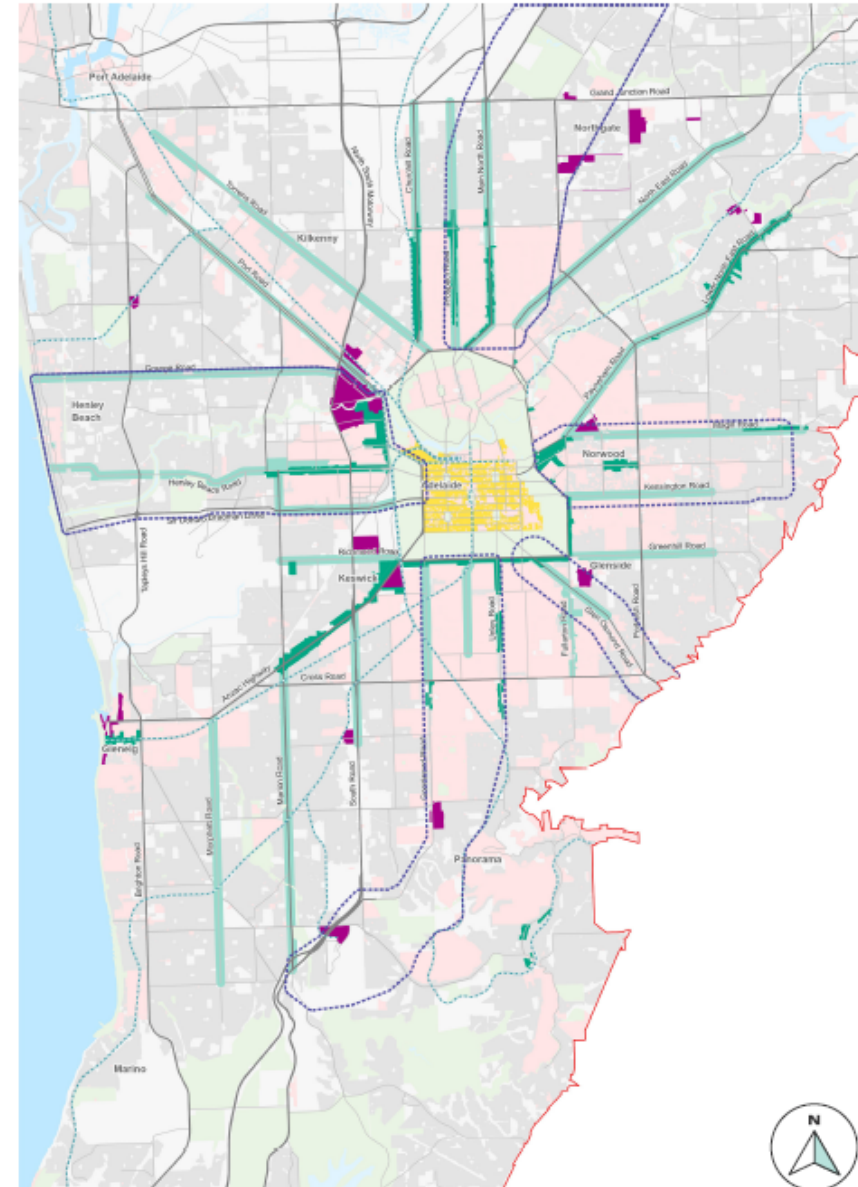
Southern spine

Proposed Areas of Investigations



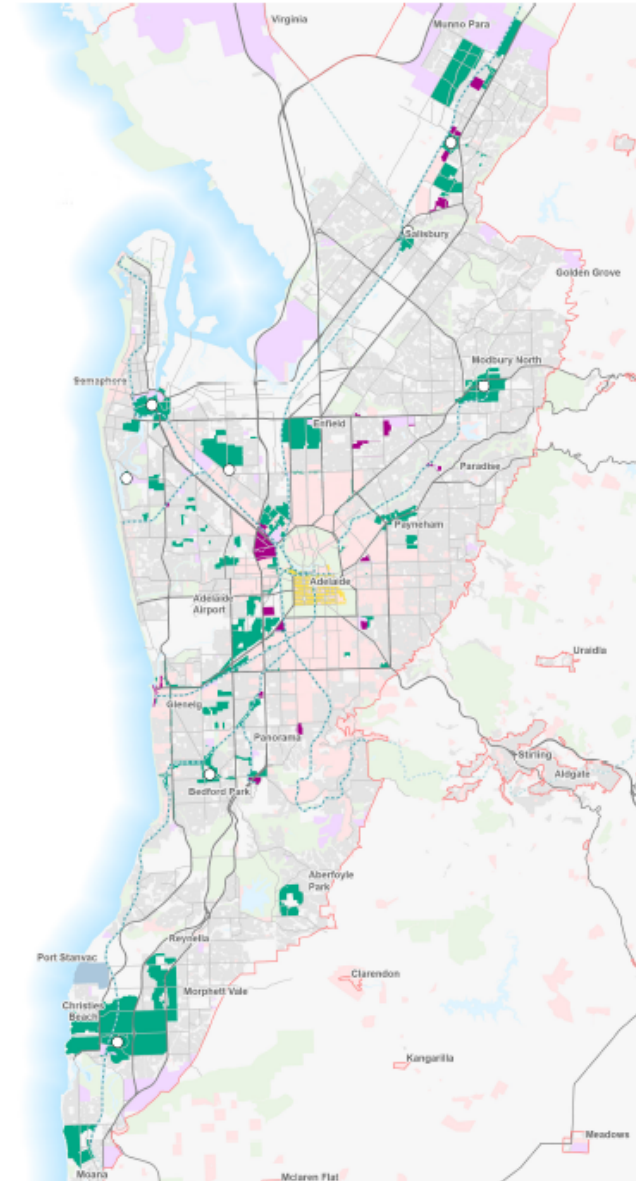
Proposed areas of investigation: Strategic infill and corridor growth

- Existing Corridor Zone
- Corridor Investigation Area
- Strategic Infill
- Adelaide CBD
- Historic and Character Area
- Open Space
- Established Urban Area
- Planned Urban Lands (2045)
- Major Road
- Mass Rapid Transit Investigation Area
- Existing Mass Transit

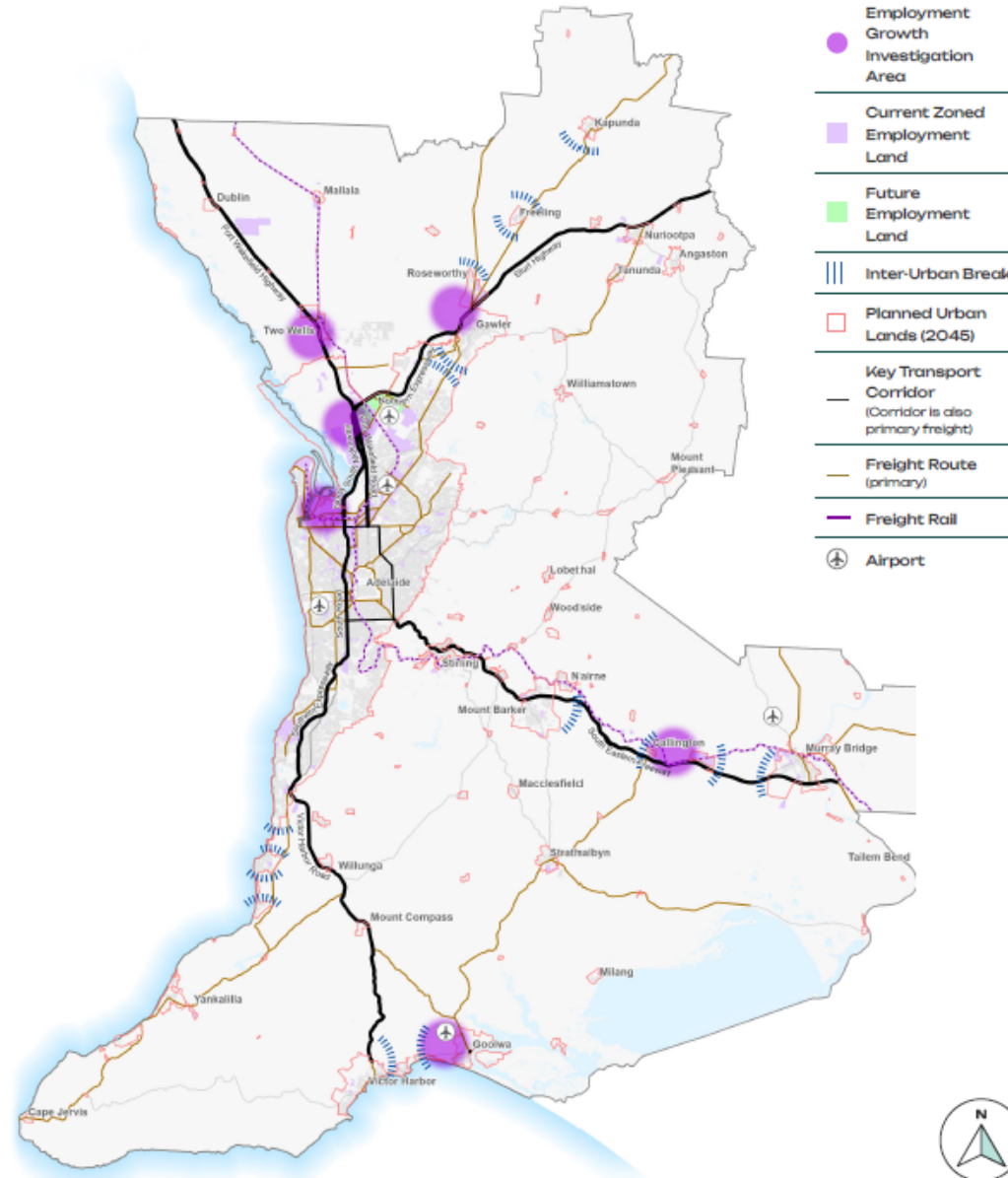


Urban activity centres and neighbourhood regeneration : Proposed Investigations

- Neighbourhood and Centre Regeneration
- Strategic Infill
- Potential Innovation District
- Adelaide CBD
- Existing Identified Development Front
- Historic and Character Area
- Open Space
- Established Urban Area
- Planned Urban Lands (2045)
- Existing Mass Transit
- Potential Mass Transit
- Major Activity Centre

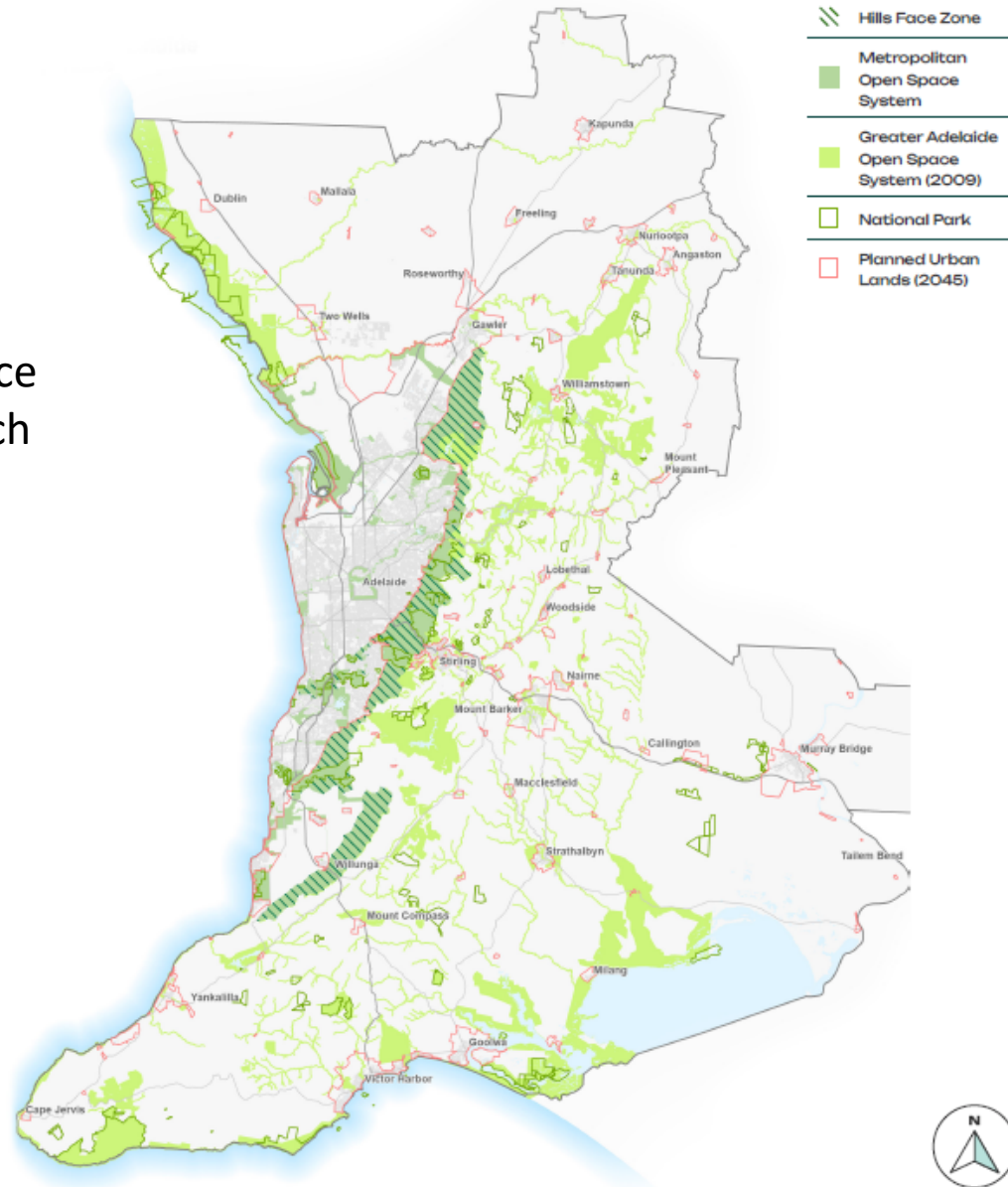


Employment Lands Proposed Investigations



Open space and greening

Commission is proposing the development of a new Open Space Strategy for Greater Adelaide, which will build on the existing MOSS framework





Next Steps

Next steps for growth investigations

Urban development models with the greatest capacity to accommodate growth are:



**Urban
corridors**



**Satellite
cities**



**Strategic
infill sites**



**Master
planned
communities**



**Regenerated
neighbourhoods
and activity
centres**

Open Space and Urban Greening - Investigations

The Commission will build on the MOSS framework in the GARP to create quality open space across the region

This includes recognising:

- Urban forests, parks and lake reserves
- Watercourse and coastal linear parks
- Trails, greenways, shared use paths and green buffers
- Sustainable recreation and sporting facilities
- Inter-urban breaks.



The GARP will be developed and finalised following extensive discussions with local government, state agencies, the community and industry.

Stage 1**Consultation
of Discussion
Paper**

Aug - Nov, 2023

**Review
of public
feedback**

Late 2023

**What We Have
Heard report
and draft
directions**

Early 2024

Stage 2**Consultation of
draft Greater
Adelaide
Regional Plan**

Mid 2024

**Approval and
implementation
of Greater
Adelaide
Regional Plan**

Late 2024

**Monitor, report
on and review
actions**

On-going