

Deputy Lord Mayor, Councillor Noon - QoN - Local Area Plans and City Plan – Adelaide 2036

Tuesday, 13 October 2026
Council

Council Member
Deputy Lord Mayor, Councillor
Carmel Noon

Public

Contact Officer:
Ilia Houridis, Director City Shaping

QUESTION ON NOTICE

Deputy Lord Mayor, Councillor Carmel Noon will ask the following Question on Notice:

'Noting that Council endorsed City Plan – Adelaide 2036 on 10 September 2024, establishing a spatial and local area framework for the future growth and development of the City of Adelaide, and noting that the Local Area Plan provisions contained in section 53 of the Statutes Amendment (Planning, Infrastructure and Other Matters) Act 2025 have not yet commenced:

1. To what extent does City Plan - Adelaide 2036, together with Council's Housing Strategy and other relevant adopted strategies, already align with the Local Area Plan framework contemplated by proposed section 245A?
2. Of the actions and initiatives identified through City Plan – Adelaide 2036:
 - a. which have been completed;
 - b. which are currently being progressed; and
 - c. which remain to be commenced?
3. Has Administration engaged, or does it propose to engage, with the Department for Housing and Urban Development, the State Planning Commission or the Minister for Planning regarding how the work already undertaken through City Plan - Adelaide 2036 may be recognised should the Local Area Plan provisions commence, including:
 - a. whether City Plan could form the substantive basis of any future Local Area Plan; and
 - b. the potential application of the full or partial exemption provisions contained in proposed section 245A(5)?
4. Should the Local Area Plan provisions commence, what additional strategic planning, consultation, Planning and Design Code amendments, resourcing or other work is anticipated to be required of the City of Adelaide?
5. How could any future Local Area Plan process be used to advance implementation of City Plan – Adelaide 2036 and avoid duplication of work already undertaken?'

REPLY

1. The City Plan – Adelaide 2036 (City Plan), endorsed by Council on 10 September 2024, formed the City of Adelaide's input into the Greater Regional Plan for Adelaide (GARP), an approach commended by the State Planning Commission.
2. The GARP was released in March 2025 however, state-level infrastructure planning was incomplete, and therefore many local governments had not completed local level strategic planning.

3. To address this, the State Government introduced a requirement through Regulation 245A of the *Planning, Development and Infrastructure Act* (SA) to undertake Local Area Planning.
 - 3.1. This requirement came into effect in July 2026. Local Area Plans are due for completion by 30 June 2028.
4. The City Plan and the Council's *Housing Strategy – Investing in our Housing Future* align with the purpose of the Local Area Plan, as they set out the city's housing and population targets.
5. Since September 2024, City Plan implementation projects have included:
 - 5.1. The City of Adelaide's submission to the Greater Adelaide Regional Plan.
 - 5.2. The Code Amendment Program 2023- 2026, which includes heritage-related Code Amendments and contributions to State-led Code Amendments, such as the City Building Heights Code Amendment.
 - 5.3. City Public Realm Greening Program.
 - 5.4. Light Square / Wauwi draft Master Plan and traffic safety assessment.
 - 5.5. Main Street Revitalisation projects.
 - 5.6. Council's participation to deliver the City East Housing Project, with new community and commercial assets to be delivered to Council.
 - 5.7. 22 projects added to the Adaptive Reuse City Housing Initiative pipeline with the potential to deliver 623 dwellings.
 - 5.8. The City of Adelaide's Community Facilities Policy and Investment Prioritisation Framework.
 - 5.9. Activating Vacant Land and Buildings for Housing, Housing Strategy Implementation Project.
 - 5.10. City Plan Residential Investment Prospectus.
6. The Department for Housing and Urban Development (DHUD) is yet to release its template for Local Area Plans but has prepared a fact sheet ([Link 1](#)) setting out key requirements.
7. Based on information available to date, the following amendments and/or an addendum to the City Plan may be required to achieve the statutory requirements of the Local Area Plan:
 - 7.1. Further information about State-led infrastructure, such as power and water, to support housing supply, including an opportunity to identify constraints recently documented through the vacant and underutilised site assessment.
 - 7.2. Supplementary information about employment trends and employment land planning (if required).
 - 7.3. Opportunity to incorporate other City of Adelaide strategic priorities for example from the Integrated Transport Strategy which was developed after the City Plan.
 - 7.4. Opportunity to prepare a 5-year priority action plan with costings.
 - 7.5. Opportunity to translate the City Plan's strategic priorities into potential changes to the Planning and Design Code, including reducing the procedural steps for future Code Amendments where Council and the Minister for Planning agree the change through the Local Area Plan.
 - 7.6. Pending final advice from DHUD, consultation may be required on the amendments in accordance with the State Government's Engagement Charter.
8. Administration has been engaging with DHUD on the requirements for Local Area Planning and is keeping the State Planning Commission abreast of key housing related policy projects, in consultation with DHUD, as appropriate.
 - 8.1. Administration has approached discussions with DHUD on the basis that the City Plan forms the basis for the Local Area Plan.
 - 8.2. Whilst there is an opportunity for the City of Adelaide to seek an exemption, there is merit in working with DHUD to strengthen housing diversity targets, document infrastructure priorities, and progress Code Amendment policy priorities.

Staff time in receiving
and preparing this reply

To prepare this reply in response to the question on notice took approximately 6.5 hours.