



REGIONAL PLANNING PROGRAM

DRAFT Greater Adelaide Regional Plan Regional Plan Technical Guide

The screenshot displays the 'Greater Adelaide' web application interface. The main navigation bar includes 'Vision', 'Context', 'People, Housing and Liveability', 'Productive Economy', 'Natural Resources, Environment and Landscapes', 'Transport and Infrastructure', and 'Delivery and Implementation'. The 'Vision' section is active, showing a map of Greater Adelaide with various planning layers overlaid. A 'Layers' panel on the left lists categories such as Coastal Environment, Scenic Landscape, and Coastal Hazards. Overlaid on the map are three key visualizations:

- Projected Population:** A line chart showing 'Actual and Projected Population (2021-2051)'. The Y-axis represents population, and the X-axis represents years from 2026 to 2051. It compares 'Actual' population (2021) with two 'Growth Scenario' lines: 'Medium' and 'High'.
- Planning Vision for Greater Adelaide:** A text box stating: 'A liveable, connected region, with world-leading industries, thriving communities and a cherished natural environment.' Below the text is a photograph of the Adelaide city skyline.
- Population by Age:** A horizontal bar chart comparing the percentage of the population in different age groups for the years 2023 and 2041. The age groups are 0-12, 13-19, 20-24, 25-34, 35-44, 45-54, 55-74, and 75+.

September 2024



About this guide

This guide has been prepared to assist planning practitioners and interested persons in understanding how the draft Greater Adelaide Regional Plan (the Plan) works and how it was prepared.

This guide provides:

- A general description of each element of the Plan, including structure, digital platform, interactive maps, feature information, actions and targets.
- The legislative framework and how the Plan integrates into the planning system.
- An understanding of the structure, policy intent and maps of the Plan.
- Technical principles and conventions for the Plan.
- An overview of the investigations, assumptions and how the Plan was prepared.

You can access the Regional Planning Program page [here](#).

Need more help?

To find out more visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.

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1. Introduction

The *Planning, Development and Infrastructure Act 2016* (the PDI Act) requires a regional plan to be prepared for each planning region.

The Greater Adelaide Regional Plan (the Plan) defines the long-term spatial vision for growth and change in the Greater Adelaide region, focusing on the integration of land use, transport and the public realm. It plays a significant role in identifying land for housing and employment, and identifying long-term infrastructure needs to support sustainable growth.

The Government of South Australia has adopted projections for Greater Adelaide's growth over the next 30 years that includes up to 670,000 more people, 315,000 new houses and about 254,000 additional jobs.

To support the preparation of the Plan, the State Planning Commission (the Commission) and the Planning and Land Use Services (PLUS) division of the Department of Housing and Urban Development (DHUD) has engaged extensively with state government agencies, local government, industry and the community. This included three months of consultation on the Greater Adelaide Regional Plan Discussion Paper (the Discussion Paper) commencing in August 2023.

Strategic foresight was used to identify the critical uncertainties and mega-trends most pertinent to Greater Adelaide, including their potential land use implications. Analysis of State Planning Policies, constraints and opportunities provided the initial identification of areas potentially suitable for long-term housing and employment growth.

Six streams of detailed growth investigations, including analysis of infrastructure capacities, provide the evidence base for narrowing the identification of future growth areas.

1.1 Legislative framework

The PDI Act sets out the framework for South Australia's planning system. Section 64 provides that a regional plan must be prepared for each planning region.

1.1.1 Planning regions

Section 5 of the PDI Act enables the Governor of South Australia to divide the state into specific planning regions through proclamation. There are currently seven planning regions:

- Greater Adelaide
- Eyre and Western
- Far North
- Kangaroo Island
- Limestone Coast
- Murray Mallee
- Yorke Peninsula and Mid North

Following on from the Governor's proclamation, the Commission 'identified' that the following South Australian Planning Strategies, prepared under the *Development Act 1993*, apply until such time as the new regional plans are prepared and adopted:

- [The 30-Year Plan for Greater Adelaide 2017 Update](#)
- [The Eyre and Western Region Plan \(April 2012\) \(PDF, 3443 KB\)](#)
- [Far North Region Plan \(July 2010\) \(PDF, 3415 KB\)](#)

- [Kangaroo Island Plan \(January 2011\) \(PDF, 2776 KB\)](#) and [Addendum \(January 2014\) \(PDF, 869 KB\)](#)
- [Limestone Coast Region Plan \(August 2011\) \(PDF, 5836 KB\)](#)
- [Mid North Region Plan \(May 2011\) \(PDF, 5976 KB\)](#)
- [Murray and Mallee Region Plan \(January 2011\) \(PDF, 3699 KB\)](#) and [Addendum \(December 2013\) \(PDF, 3425 KB\)](#)
- [Yorke Peninsula Regional Land Use Framework \(December 2007\) \(PDF, 1159 KB\)](#)
- [Port Augusta Structure Plan \(July 2010\) \(PDF, 4862 KB\)](#)
- [Greater Mount Gambier Master Plan \(February 2008\) \(PDF, 890 KB\)](#)
- [Andamooka Structure Plan \(July 2013\) \(PDF, 2962 KB\)](#).

1.1.2 The Greater Adelaide Region

This Plan is the regional plan for the Greater Adelaide region, as per section 5(2) of the PDI Act. The region incorporates the following local government areas:

- Adelaide Hills Council
- Adelaide Plains Council
- Alexandrina Council
- Barossa Council
- Campbelltown City Council
- City of Adelaide
- City of Burnside
- City of Charles Sturt
- City of Holdfast Bay
- City of Marion
- City of Mitcham
- City of Norwood Payneham & St Peters
- City of Onkaparinga
- City of Playford
- City of Port Adelaide Enfield
- City of Prospect
- City of Salisbury
- City of Tea Tree Gully
- City of Unley
- City of West Torrens
- City of Victor Harbor
- District Council of Yankalilla
- Light Regional Council
- Mount Barker District Council
- Rural City of Murray Bridge
- Town of Gawler
- Town of Walkerville

Appendix 1 contains a map of the Greater Adelaide planning region.

The PDI Act also enables planning regions to be divided into parts relating to sub-regions, as per the process described in section 6 of the Act.

Before a sub-region can be gazetted, the Minister for Planning must seek the advice of the Commission and give any council directly affected notice and opportunity to make a submission within a consultation period of at least 28 days. Due consideration of the proposed subregional geographies needs to be given. This may include consideration of administration boundaries, relevant economic, social and cultural factors, community interests and relevant environmental factors (including water catchment areas and biogeographical regions).

The establishment of formal sub-regions under the PDI Act was out of scope for the first iteration of the Plan.

1.1.3 Designated Entity

Section 64(2) of the PDI Act states that if a Joint Planning Board (JPB) has been constituted in relation to an area of the state, the regional plan for that area must be prepared by the JPB.

A JPB is a body corporate with its own powers and responsibilities and is constituted in accordance with the terms of a planning agreement, which sets out the functions, membership and how a JPB is to operate.

The only mandated function of a JPB is preparation of a regional plan for the area of the JPB, although other functions can be undertaken, such as appointing a regional development assessment panel and progressing regionally relevant amendments to the Planning and Design Code (Code). Where there is no JPB, the PDI Act requires the Commission to prepare the regional plan.

As there are no JPBs established within the Greater Adelaide region, the Commission is the Designated Entity for the preparation of the Plan.

1.2 Role of statutory instruments

The PDI Act prescribes four main statutory instruments. In the context of the Plan scope, it is important to consider the role of each instrument to ensure that duplication is avoided.

Figure 1 provides an overview of the planning systems strategic and assessment framework and the relationship of regional plans to other tools within the planning system.

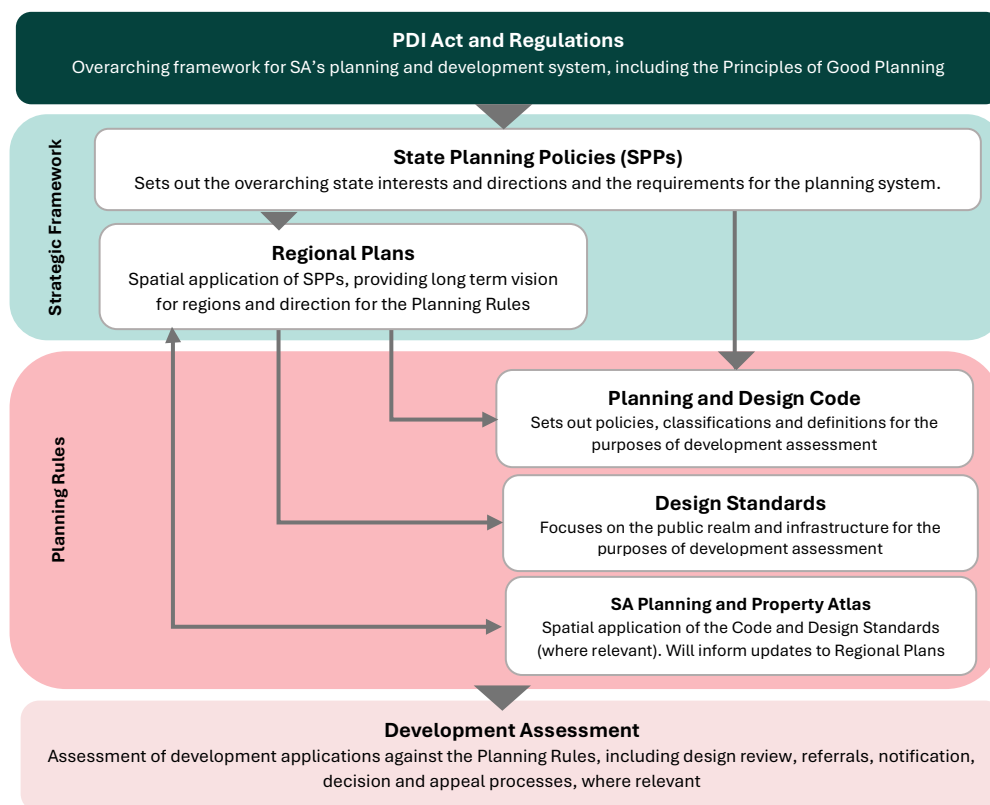


Figure 1 The planning systems strategic and assessment framework

1.2.1 State Planning Policies

[State Planning Policies](#) (SPPs) are the highest order policy document in South Australia's planning system. They outline matters of importance to the state in land use planning and development and provide a policy environment aimed at enhancing our liveability, sustainability and prosperity

The SPPs are given effect primarily through regional plans and the Code.

Prior to the introduction of SPPs, similar state-wide policies were contained in the various volumes of the Planning Strategy for South Australia, including *The 30-Year Plan for Greater Adelaide*. With the SPPs already in place, the regional plans must adopt a more defined role of providing a spatial vision for future growth and change in a particular region.

1.2.2 Regional plans

Regional plans define the long-term spatial vision for growth and change in a region. Essentially, they are the spatial representation of the SPPs as they apply to a region. A regional plan must include:

- A long-term vision (over a 15-to-30-year period) for the region, including provisions about the integration of land use, transport infrastructure and the public realm.
- Maps and plans that relate to the long-term vision.
- Contextual information about the region or area, including forward projections and statistical data and analysis as determined by the Commission or required by a practice direction.
- Recommendations about the application and operation of the Code.
- A framework for the public realm or infrastructure within the region or area.

Regional plans may be divided into parts relating to sub-regions, and may include structure plans, master plans, concept plans or other similar documents.

Development assessment

A regional plan cannot be used for the purposes of assessing development applications except for a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the PDI Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

1.2.3 Planning and Design Code

The Code sets out the policies, rules and classifications which may be applied in various parts of the state for the purposes of development assessment.

The Code applies zones, subzones and overlays that form spatial layers in the South Australian Property and Planning Policy Atlas (SAPPA) to specify policies and rules that govern the use and development of a particular area. Code amendments focus on proposals to either refine policy or definitions, or to amend the spatial application of a zone, subzone or overlay.

1.2.4 Design Standards

Design standards are instruments that supplement the Code, with a focus on the public realm and infrastructure. They aim to promote good design in public places, help manage the interface between the public and private realm, and contribute to efficiencies in the delivery of high-quality infrastructure in conjunction with development.

1.3 Rules for regional plans

The digital Greater Adelaide Regional Plan accessed via the Planning Portal is to be taken as the statutory instrument under section 64(1) of the PDI Act. The Plan can be downloaded in full or in parts upon commencement. The PDF will be date-stamped with the relevant version number at the time of download.

Regional plans identify long-term strategies the form of written content and/or depicted on corresponding maps where these can be spatially specific.

Regional plans must be consistent with all relevant SPPs. Where SPPs can be spatially applied, these state interests should be mapped within regional plans.

As prescribed by the PDI Act, regional plans must be considered when:

- Preparing or amending a statutory planning instrument, such as Code Amendments.
- Preparing and assessing EIS for impact-assessed developments.
- Preparing Infrastructure Scheme proposals.

Code Amendments

Practice Direction 2 – Preparation and Amendment of Designated Instruments requires a proposal to initiate a Code Amendment to include identification of the relevant regional plan, and an assessment of how the matters or issues proposed to be addressed by the proposed Code Amendment will relate to the relevant regional plan.

A draft Code Amendment must be supported by an assessment of the strategic planning outcomes intended to be achieved through the draft Code Amendment, including an analysis of the consistency of the draft Code Amendment with the relevant provisions of the regional plan.

Impact-assessed development

Regional plans are not used for development assessment. However, they must be taken into consideration when an EIS is prepared to accompany an impact assessed development application. The EIS must evaluate the extent to which the expected effects of a proposed development would be consistent with relevant SPPs. It will also need to provide any necessary commitments regarding avoidance, mitigation or management of potentially adverse effects on any matter that may be directly relevant to a special legislative scheme.

Infrastructure Schemes

When initiating an Infrastructure Scheme, the Minister for Planning can act only on the advice of the Commission. In providing this advice, the Commission must consider the relevant regional plan (as per sections 163(5) and 165(5) of the PDI Act). This includes consideration of any amendments that might be made in connection with the scheme.

1.3.1 Recommendations and actions

Regional plans also make recommendations about the application and operation of the Code for specific areas, with cadastral defined spatial mapping and specific textual amendments wherever possible. These recommendations do not automatically update a zone or policy within the Code. Any proposed amendment to the Code will still need to undergo a statutory process under the PDI Act, which will require compliance with the Community Engagement Charter.

Recommendations in the regional plans can be identified in several ways including:

- rolling short-term (0-5 year) actions
- primary mapping layer
- endorsed structure plans that include recommendations for future land use, public realm, and infrastructure.

In addition to making recommendations to the Code, actions may relate to the amendment or establishment of other planning instruments such as design standards, practice guidelines or Infrastructure Schemes. Other actions may include:

- Further strategic planning investigations - structure plans, master plans, growth plans.
- Urban design frameworks.
- Investigations on specific matters.

Actions primarily focus on matters controlled under the PDI Act and work to achieve theme outcomes and strategies. Actions can be proposed that are not the responsibility of the Commission.

Complying Code Amendments

Section 75 enables the Minister for Planning to agree to change the Code via a streamlined process for implementing a recommendation from a regional plan. This could relate to amending zoning or overlays in the Code to implement new growth areas or other spatial changes identified in the regional plans. These are referred to as complying changes (section 75 of the PDI Act).

This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay. Recommendations seeking Code amendments in the regional plan in accordance with section 75(1)(b) of the Act, must be reflected in maps or spatial information and supported by specific information about the changes that are being proposed.

To make such a change, the Minister must be satisfied that:

- The regional plan provided sufficient specificity with maps, spatial information, and description of the changes being proposed.
- Consultation has occurred in accordance with the Community Engagement Charter.

No complying changes are proposed in the first iteration of the Plan.

Relevant Clause

Section 75 – Complying Code Amendments

(1) The Minister may, after seeking the advice of the Commission, initiate or agree to an amendment to the Planning and Design Code under this section if—

- (a) the amendment comprises a change to—
- (i) the boundary of a zone or subzone; or
 - (ii) the application of an overlay; and
- (b) the amendment is consistent with a recommendation in the relevant regional plan that, through the use of—
- (i) specific maps or other spatial information; and
 - (ii) specific information about the changes that are being proposed, clearly and expressly identifies (in the opinion of the Minister) the changes that are considered to be appropriate.
- (2) An amendment under subsection (1) must be the subject of consultation under the Community Engagement Charter.
- (3) An amendment under this section is affected by an instrument deposited on the SA planning portal for publication on the SA planning database (in accordance with requirements established by the Chief Executive).
- (4) An amendment under this section -
- (a) takes effect from a date specified in the instrument under subsection (3); and
 - (b) takes effect without the need to take any other steps under this Division and without the need to be approved under any other provision of this Act; and
 - (c) does not need to be referred to the ERD Committee under this Part (and is not subject to disallowance).

Application

A complying Code Amendment can be initiated or agreed to by the Minister for Planning, after seeking the advice of the Commission. However, under section 75(2) of the PDI Act, a complying change must still be the subject of consultation under the Community Engagement Charter.

Accordingly, a new section is proposed to be incorporated in the Community Engagement Charter which outlines the minimum mandatory consultation requirements for a Complying Code Amendment.

Proposed updates have also been prepared to **Practice Direction 2 – Preparation and Amendment of Designated Instruments** that outline the process involved and the required information to seek a complying change to the Code.


Both these proposed changes were subject to community consultation earlier in 2024 and are currently being finalised.

[View the proposed amended Charter and Practice Direction.](#)

To the right is an example from the Kangaroo Island Regional Plan which recommends (through an action) to ‘further the establishment of the new township centre identified in the American River Place Plan by undertaking a Code Amendment to apply the Township Activity Centre Zone’. This example is considered to amend the boundaries of the existing and proposed zones, as contemplated by section 75(1)(a) and could be progressed as a complying change.

Actions

Code Amendment American River → ^
Township Centre



About this Action
Further the establishment of the new township centre identified in the American River Place Plan by undertaking a Code Amendment to apply the Township Activity Centre Zone.

1.3.2 Governance and reporting

The Commission will monitor the implementation of the Plan and provide updates on the progress of actions and targets.

The Plan will be updated quarterly with revised contextual information (such as land supply data) and to track housing supply targets. It will be updated at least annually to monitor the implementation of actions and targets.

Unlike *The 30-Year Plan for Greater Adelaide*, point-in-time reporting will be available for users in the digital platform and an annual report card will be provided by the Commission and published on the Regional Planning Portal.

Targets and measures

Each target will be reviewed and reported at least annually. Targets in the Plan will include the following information:

- what the target is and a description of the measurable outcome
- how the target will be measured
- current status
- visual indicator of the target value.

Actions

An up-to-date implementation plan will be maintained, with five-year rolling actions. This includes dynamic reporting to track the implementation by theme, location and the entity responsible.

All the targets and actions, including their implementation status will viewed in a targets and actions dashboard to be developed and accessed from the digital regional plan.

1.4 Regional plan mapping layers

Data and information in a regional plan may reside in Primary Layers or Reference Layers.

Primary Layers

The Primary Layers of the Plan contain information that is required to be included in regional plans under section 64 of the PDI Act. They will spatially implement SPPs and seek to provide direction about future land use changes, including amendments to planning instruments. These layers may form recommendations to amend the Code (which could then occur either through sections 73 or 75 of the PDI Act).

Amendments to Primary Layers need to be made in accordance with sections 71, 73 of 76 of the PDI Act (see *section 1.5 of this guide*).

Reference Layers

The Reference Layers of the Plan contain information that is not required to be included in a regional plan under section 64 of the PDI Act. They will contain material that would assist a user, landowner, agency, council, the Commission or the Minister for Planning in considering strategic opportunities, constraints or contextual information that would assist in making decisions about long-term land use and infrastructure planning.

As this information is still included in the Plan, any Reference Layer amendments need to be made in accordance with sections 71, 73 or 76 of the PDI Act (see *section 1.5 of this guide*).

1.5 Regional plan amendments

The processes associated with initiating and making amendments to a regional plan are set out in the PDI Act. Sections 71, 73, and 76 of the PDI Act enable three different processes to amend a regional plan for specific purposes or circumstances.

Except for an amendment to a regional plan undertaken in accordance with section 71, an amendment to a regional plan does not have effect unless and until it is approved by the Minister for Planning and published on the SA planning portal.

1.5.1 Section 71 amendments

Section 71 of the PDI Act allows, amongst other things, a designated instrument to incorporate material from different sources, and to be updated in circumstances where the source material is amended.

For a regional plan to incorporate material from different sources, the initial incorporation must form part of the public consultation during the preparation of, or substantive amendment to (pursuant to section 73 of the PDI Act), the regional plan.

In circumstances where material is incorporated into a regional plan, no further public consultation is undertaken on a section 71 amendment to a regional plan.

Section 71(a)

Section 71(a) of the Act allows a regional plan to be linked to ‘other instruments and standards under this Act’.

Where a link is established, a regional plan may be updated to reflect amendments made to the linked document, as of right. This process ensures the regional plan remains consistent with the other documents issued under the PDI Act.

For the purposes of section 71(a) of the PDI Act, this Plan is linked to the following instruments established under the PDI Act, being:

1. State Planning Policies

Section 64 of the PDI Act requires the regional plan to be consistent with any SPP (insofar as may be relevant to the relevant region or area). Where SPPs are amended, this link will allow the regional plan to appropriately reflect the amendment.

2. The Planning and Design Code

This would mean that the regional plan may be updated to reflect the application of zones, subzones and overlays within the Code to ensure it remains contemporary. Any amendments to the Code to reflect the regional plan would still need to be made in accordance with sections 73 or 75 of the PDI Act.

This Plan may be updated from time to time in accordance with amendments made to documents linked for the purposes of section 71(a) of the PDI Act to ensure consistency between instruments prepared under the PDI Act.

Section 71(b)

Section 71(b) enables a regional plan to ‘refer to or incorporate wholly or partially and with or without modification, a policy or other document prepared or published by a prescribed body, either as in force at a specified time or as in force from time to time’.

Regulation 19 of the PDI Regulations identifies what bodies are prescribed for the purposes of section 71(b) of the PDI Act.

The following documents are wholly incorporated into this Plan without modification (unless otherwise indicated) as in force from time to time:

Legislative Authority to update through section 71	Document	Agency/Body	Inclusion in the Plan
<i>Note: New regulation required</i>	Land Supply Dashboard	Department of Housing and Urban Development	Amends housing and employment land supply data and future infrastructure layers
<i>Note: New regulation required</i>	Population Projections	Department of Housing and Urban Development	Amends population and demographic data in the Context section of the Plan

1.5.2 Section 76 amendments

Section 76 of the PDI Act enables the Minister for Planning to efficiently amend a regional plan to fix errors, ensure it is consistent and/or to reflect the requirements of any plan, policy, standard, report, document or code prepared under another Act in prescribed circumstances.

For the purposes of section 76(1)(d) of the PDI Act, a plan, policy, standard, report, document or code may be prescribed by the PDI Regulations to enable a regional plan to be updated in accordance with one or more of those documents. Regulation 21 prescribes the relevant documents.

No public consultation is undertaken on a section 76 amendment to a regional plan. However, a notice must be published in the Government Gazette to give effect to the amendment.

1.5.3 Section 73 amendments

If an amendment to a regional plan cannot be facilitated using section 71 or section 76 of the PDI Act, a section 73 amendment must be undertaken.

A section 73 regional plan amendment may be initiated by the Commission, state government agencies or councils (either individually or jointly if they form a JPB). However, unlike a Code Amendment, private landowners / stakeholders cannot initiate a regional plan amendment (refer section 73(2)(b)(vii) of the PDI Act). The section 73 amendment process requires a proponent to facilitate community engagement in accordance with the Community Engagement Charter.

Appendix 2 provides a further overview of the three pathways for amending a regional plan.

Practice Direction 2 – Preparation and Amendment of Designated Instruments sets out the process involved to undertake an amendment to designated instruments, such as the Code. At this point in time, the Practice Direction does not cover the process to undertake a regional plan amendment, so will require an update to reference the process and requirements for future amendments to regional plans. It is envisaged the process will be very similar to that of a Code Amendment.

1.5.4 Register of Amendments

A list of amendments made to this Plan in accordance with sections 73 and 76 of the PDI Act will be set out in a 'Table of Amendments' tab on the left-hand side of the Regional Planning Portal.

The amendments table will detail the date of amendment commencement and a brief statement(s) about the amendment made. As the digital regional plan is an online platform, the system automatically records every amendment that made, further ensuring the best possible record management.

2. The Plan scope and structure

2.1. Commission’s drafting and delivery principles

In March 2022, the Commission established series of principles to form an overarching framework for the preparation of the regional plans. These are identified below.

Regional plans will:

1. Reflect whole-of-government plans but have a strong focus on the future planning of land use and the integrated delivery of critical transport, other infrastructure, and the public realm.
2. Establish a long-term vision (30 years) with:
 - Immediate actions (0–5 years) proposed to implement these outcomes and targets through other instruments (e.g. Code Amendments).
 - Short to medium outcomes and targets identified (0–15 years).
 - Indicative medium to long term outcomes (16–30 years) identified that will be reviewed in future regional plan updates as new data and information becomes available.
3. Identify sufficient land supply to support housing diversity, affordable living, and employment growth.
4. Align with the Objects of the PDI Act, the Principles of Good Planning and is consistent with the SPPs.
5. Not duplicate the SPPs or other government strategies or plans.
6. Contain clear principles for orderly development and the management of growth, including a hierarchy of places to guide the form and intensity of settlements and the prioritisation of release of urban lands.
7. Remain relevant over time by providing scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.
8. Recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments, wherever appropriate.
9. Include precise performance indicators and targets with a consistent set of metrics to measure implementation and success.

In addition to the drafting principles above, the Commission set four additional principles to guide the delivery of the regional plans:

Delivery of the regional plans will be:

1. User-friendly and easy to understand, with the focus on maps, images, graphics and actions.
2. Interactive and digital by default being accessed via the SA planning portal.
3. Divided into four main themes:
 - People, Housing and Liveability
 - Productive Economy
 - Natural Resources, Environment and Landscapes
 - Infrastructure and Transport.
4. Transparent and accountable through good governance.



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 SPPs and other government strategies and plans



Visionary

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



User-friendly

Easy to understand and digital, with the focus on maps, images, 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

2.2. The digital Regional Planning Portal

The regional plans have been developed for a digital online platform. The portal gives all South Australians access to state-wide planning and infrastructure framework that will:

- Provide a long-term vision for each region.
- Support targets and actions for land use, transport infrastructure and the public realm through interactive maps, dynamic data, and spatial plans.
- Increase the availability, accuracy, and relevance of data to inform integrated land use and infrastructure decisions, including current and forward projections, statistical data, and analysis.
- Facilitate deeper up-front engagement with the community, landowners, agencies, and other stakeholders about plans for their area and how it will affect their land, neighbourhood or towns.

- Allow faster implementation of planning strategies to respond quickly to housing demand or employment growth by streamlining zoning changes with reduced workflows and touchpoints.

Further benefits of digital regional plans include:

- All planning land use strategies and maps can be easily accessed, amended, and maintained.
- Contextual information relating to population projections, housing, land supply and employment can be readily updated and ingested into the digital platform as required, ensuring the contextual information remains up to date and relevant.
- Maps within the regional plans are interactive by default. The user can zoom, pan, modify certain spatial mapping layers, and search property addresses to suit their interests.
- Whole-of-government strategies and mapping data can be integrated into the relevant regional plan and updated as required. This ensures mapping data and policies remain consistent, relevant, and aligned.
- Analytical data on how the regional plans can be utilised to assist with future amendments and user interface enhancements.

To ensure accessibility is maintained for all users, the digital Regional Planning Portal can also generate a customisable PDF of the regional plan, which can be downloaded and used as a hardcopy.

Method of operation

A digital regional plan is a dynamic online system, which actively responds to user inputs and the level of interrogation sought by the user. Users can:

- Zoom to a particular mapping extent that enables more specific policy to be presented.
- Modify certain layers on a spatial map.
- Search function to identify regional plan policy for specific allotments.

The digital plan will be the plan of which ‘judicial notice’ will be taken. The digital plan will be the official copy from which the generation of content and the download of PDF versions occur.

The digital plan will operate in the following manner:

- Region-wide policies will continue to be visible notwithstanding the level of spatial extent applied in any map.
- Critical constraints or restrictions of land will continue to be identified in any map.
- The reference layers will be determined by the choice of the user.

User Guides can be found via the following links:

- [How to Use - Tools and Features in the Regional Plan](#)
- [How to Use - Search Tool in the Regional Plan](#)

2.3. Approach to sub-regions

As the establishment of formal sub-regions under the PDI Act was out of scope for the first iteration of the Plan, the Commission resolved to adopt the ‘land supply regions’ used in the Population Projection reports for the purposes of delineating targets and measures, and to avoid confusion with concept of statutory sub-regions.

The use of land supply regions (LSRs) is a simple and logical way of measuring population growth, and land supply and demand in the Plan.

These LSRs are used for preparing and reporting on population projections and land supply and demand in the Land Supply Dashboard.

Greater Adelaide is made up of 10 LSRs (see **Figure 2**). Adoption of these regions for the purposes of setting and measuring targets is beneficial because they:

- Are based on Australian Bureau of Statistics (ABS) geography and is easy to update and compare trends over time.
- Recognise the ABS Greater Adelaide Capital City region within the much larger Greater Adelaide region.
- Are mostly concordant with local government area geography, with only a couple of exceptions.
- Are relatively understood by local government and other stakeholders for the purposes of targets and measures.

Given to the digital and dynamic nature of the regional plans, and the mechanisms provided under the PDI Act, opportunity exists to update the Plan on a more regular basis, including the possible establishment of formal sub-regions in a future iteration.

2.4. Main features of the Plan

The regional plan is divided into sections (or parts) to assist with its readability and application – both digitally and printed PDF versions.

The Plan’s structure includes a long-term vision, themes, outcomes, strategies, actions, contextual information and reference material in the form of text, maps, graphs and tables. These will be maintained and kept up to date by one of the three statutory processes available under the PDI Act to ensure data and information remains relevant. The overarching structure is identified below:



Figure 2 The Plan's land supply regions for the purposes of targets and measures

PART	OVERVIEW
Rules of Interpretation	
Rules of Interpretation	This section explains the structure of a regional plan, how it is to be read and applied.
Vision and context	
Vision	Long-term vision for the Greater Adelaide region and Acknowledgement of Country.
Context	Reference material on population, housing and employment trends that is used to inform long-term planning decisions.
Themes	
Outcomes	The content is grouped into five themes, each with at least one outcome sought which links back to the long-term vision for Greater Adelaide.
Theme text	Provides further context and clarity on the challenges/opportunities facing the region.
Sub-themes	
Long term strategic objectives	Identifies strategic objectives that should be implemented to achieving the broader outcomes of the Plan and the implementation of the SPPs at regional level.
Sub-theme text	Focused text relating to the specific sub-theme and associated SPPs. The text may recognise broader government plans and strategies as contextual information.
Targets and Measures	
Target	Assist to monitor the effectiveness of strategies and actions being implemented to deliver the objectives, vision and relevant SPPs for the region.
Target status	Provides a status on whether the target has been achieved.
Actions	
Actions	Future actions that state or local government will undertake to implement the objectives and strategies contained within each regional plan. The regional plan recommends actions for a rolling 5-year period.
Maps	
Primary mapping layer	Spatial implementation of the SPPs and seeks to provide direction about future land use changes, particularly amendments to planning instruments. These may form recommendations to the Code under section 73 or 75 of the PDI Act.
Reference mapping layer	These mapping layers are for information purposes to assist a user in decision making or to further understand context.

2.5. Structure overview

2.5.1. Vision

Section 64(3) of the PDI Act prescribes that a regional plan must include a long-term vision (over a 15-to-30-year period) for the relevant region, including provisions about the integration of land use, transport infrastructure and the public realm. This guides the framework for managing growth, change, land use and development in that region.

The overarching vision for the region assists in providing context to the individual themes, outcomes, strategies and actions that have proposed.

The vision statement is supported by a long-term spatial vision for each region which identifies:

- long term future transport and infrastructure
- future settlement hierarchy which provides a guide to the long-term function and growth of each township or settlement
- significant employment and primary production assets
- top drivers of change, primarily significant projects or investments that will influence growth and change that the Plan and other planning instruments may need to respond to.

Users can navigate through the different mapping features of the vision map, which will dynamically pan and zoom into the spatial locations of these mapping features. The purpose of the vision map is to provide further context on what is occurring and planned in the region. These features align with the long-term vision statement.

2.5.2. Acknowledgement of Country

This section acknowledges the Traditional Owners of land and their ongoing connection to the land through storylines, spiritual and cultural connections, and histories.

Mapping can be found in the *Aboriginal Cultural Heritage Values* section of the *People, Housing and Liveability* theme. This section will also identify Native Title Claimant Applications and Determination Areas. This is intended to assist with the preparation of engagement plans under the Community Engagement Charter, recognising that Prescribed Body Corporations are the first point of contact for government or other parties who wish to talk to Native Title holders or undertake activities on Native Title land.

This section also provides additional opportunities to include cultural mapping developed in collaboration with Traditional Owners to further identify and protect the cultural values of each region. This will require long-term collaboration with First Nations groups.

2.5.3. Context

Contextual information is material that assists in informing long-term planning decisions. Contextual information reflects projections and information published by government and commonly used to inform long-term land use planning decisions. It establishes common planning assumptions that local government, state agencies and infrastructure providers should use for land use and infrastructure planning.

Population projections

Population projections seek to understand the most likely future demographics of the population of the state. Projections play a critical role in planning for the state's sustainable growth.

The state government provides population projections at several geographic levels which are updated every five years. These projections follow the release of final figures from the most recent Census of Population and Housing published by the ABS.

The population projections published in the regional plan reflect the state's adopted projections that should be used by state agencies and local government when making long-term land use

planning decisions. High-growth projections are to be used when evaluating residential and employment supply.

Housing land supply

Housing land supply reporting is a point-in-time analysis of residential development trends, projected demand, and land supply across the region. This information will be used as an evidence base to determine the capacity of the land use planning system to provide an adequate supply of appropriate land to meet market demand.

The following contextual data is maintained in the Plan for residential land supply.

Data	Source	Minimum update frequency
Dwelling types	ABS	1 year*
Total dwellings	PLUS	1 year*
Dwellings occupied	ABS	5 years
Average people per household	ABS	5 years
Number of dwellings built per year	PLUS	1 year*
Current housing land supply	PLUS	1 year*
Future housing land supply	PLUS	1 year*

**Can be updated as required.*

Employment land supply

Employment land supply reporting is a point-in-time analysis of employment development trends, projected demand, and land supply across the region. This information will be used as an evidence base to determine the capacity of the land use planning system to provide an adequate supply of appropriate land to meet market demand.

The following contextual data is maintained in the regional plan for employment land supply.

Data	Source	Minimum update frequency
Industry types (employment)	ABS	5 years
Vacant land consumption	PLUS	1 year*
Employment land use mix	Valuer-General	1 year
Current employment land supply	PLUS	1 year*
Future employment land supply	PLUS	1 year*

**Can be updated as required.*

2.5.4. The Plan themes and sub-themes

The Plan been prepared around the four main themes originally set by the Commission in 2022 for all regional plans. A fifth theme was added following feedback on the Kangaroo Island Regional Plan to enable users to directly navigate to the implementation section.

Each theme contains at least one outcome aligning with the overall regional vision.

<p>Theme: People Housing and Liveability</p> <ul style="list-style-type: none">• Outcome 1: More housing in the right places• Outcome 2: Liveable, accessible and inclusive communities <p>Theme: Productive Economy</p> <ul style="list-style-type: none">• Outcome 3: A strong economy built on a smarter, cleaner future <p>Theme: Natural Resources, Environment and Landscapes</p> <ul style="list-style-type: none">• Outcome 4: A greener, wilder and more climate resilient environment <p>Theme: Transport and Infrastructure</p> <ul style="list-style-type: none">• Outcome 5: An integrated and connected region <p>Theme: Implementation and Delivery</p> <ul style="list-style-type: none">• Outcome 6: Coordinated delivery of land use and infrastructure planning
--

There are 16 SPPs with an additional six Special Legislative Schemes (SLS) that apply in various areas of the region. Although interconnected, SPPs are grouped under the most applicable theme headings and are identified as sub-themes.

The five themes and relating sub-themes are divided in the groups depicted in **Figure 3**.

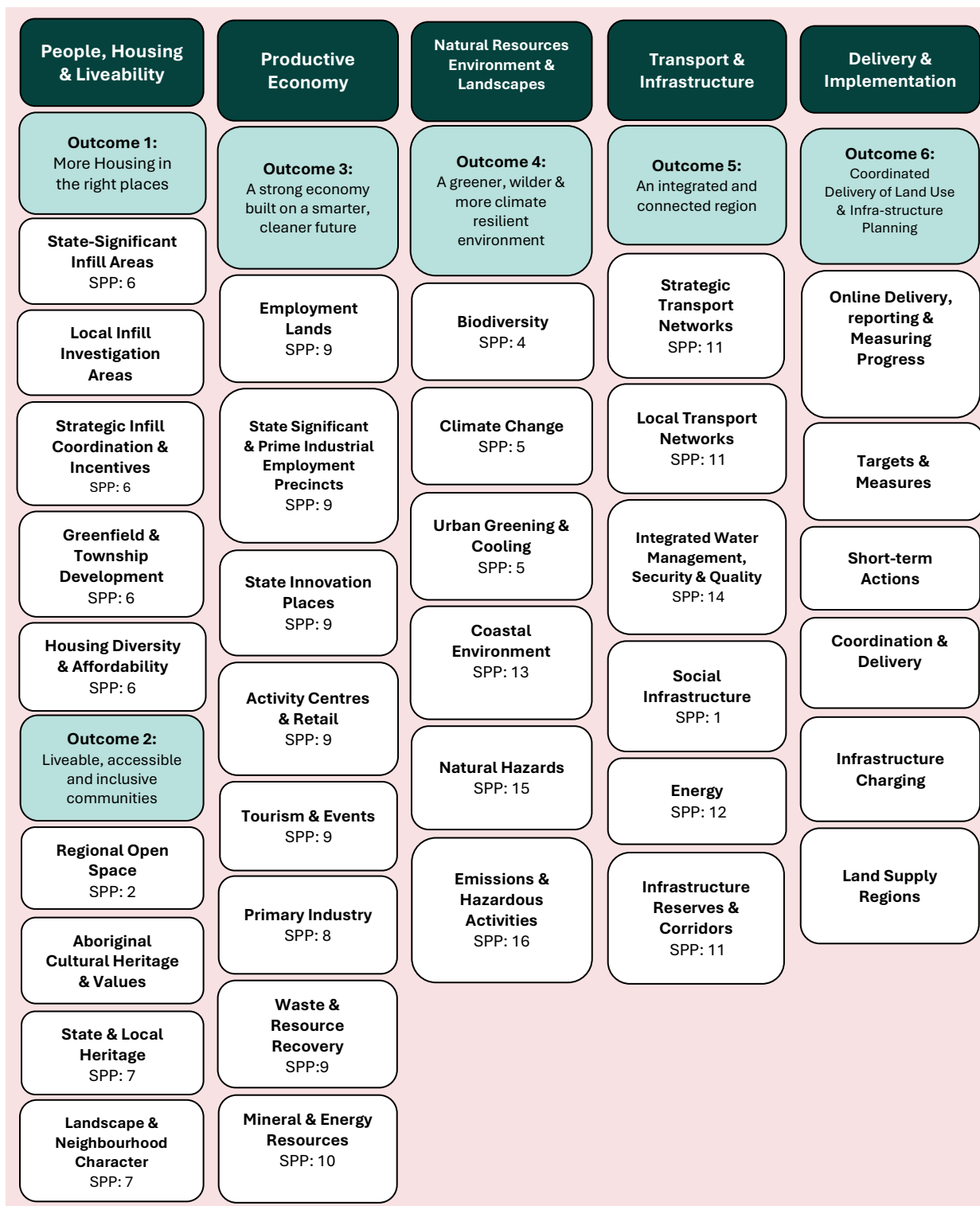


Figure 3 Structure of the Plan - Themes, outcomes and sub-themes aligned with SPPs

Theme commentary

Commentary under each theme heading provides further context on the outcome sought, as well as the challenges and opportunities for the region to assist the reader in understanding the considerations behind each of the outcomes, long-term strategic objectives, actions, and mapping layers. This section may also recognise broader government plans and strategies

relevant to region, but address matters outside of the planning system and are implemented outside of the PDI Act.

Sub-themes

Under each theme is a series of sub-theme drop-down boxes that that broadly align with the following:

- the objectives of the SPPs in the context of the region, and hyperlink where relevant
- actions proposed to be implemented within the next 5 years
- performance measures and targets where appropriate
- mapping layers with layer descriptors which reflect the spatial strategies and directions for each region.

2.5.5. Targets

The regional plan includes targets that assist the Commission to monitor the implementation of the Plan. The targets are a key tool to measure progress against the high-level strategic objectives for each region and to identify if the strategies and actions in the Plan have been effective in delivering these objectives.

Each target will be reviewed and reported at least annually.

Targets in the Plan will include the following information:

- what the target is and a description of the measurable outcome
- how the target will be measured
- current status
- visual indicator of the target value.

2.5.6. Actions

The Plan recommends actions for a rolling 5-year period, including recommendations to amend the Code with cadastral defined spatial mapping and specific textual amendments identified where possible. The responsibility for these actions can be assigned to a council, Commission, DHUD or state agencies.

Actions include (but are not limited to):

- Recommendations to amend the Code.
- Amendments to other planning instruments.
- Further investigations required that may inform amendments to the regional plan or other planning instruments or inform other land use or infrastructure matters including preparation of an Infrastructure Scheme.
- Planning and delivery of infrastructure or public realm improvements.
- Preparing or amending other strategies or plans relevant to land use, public realm, or infrastructure matters for the region.

2.5.7. Mapping

The mapping layers featured in the regional plan contain two layers of spatial information:

- **Primary layers** – Spatial implementation of the SPP and seek to provide direction about future land use changes, particularly amendments to planning instruments. These may form recommendations to the Code under section 73 or 75 of the PDI Act. These seek to respond to the Principles for Statutory Instruments identified in each SPP and seek to provide the spatial implementation of each SPP for each region.
- **Reference layers** – Reference material that would assist a user, landowner, agency, council, Commission, or the Minister for Planning in considering strategic opportunities, constraints or contextual information that would assist in making decisions about long-term land use and infrastructure planning.

Each mapping layer includes a descriptor that identifies what the mapping layer is and its purpose. In the case of primary layers, these also form spatial strategies for the region, identifying matters such as:

- where future land use and infrastructure changes are expected
- land that should be preserved or urban development should be avoided (due to environmental or cultural value)
- identifying long term urban form outcomes envisaged (i.e. areas of heritage and character and those expected to intensify)
- areas that should be avoided due to hazard risk or where mitigation and adaptation strategies may be required.

These mapping layers assist in strategic planning decision making and investigations (particularly in relation to amendments to statutory instruments) by:

- Informing appropriate land uses and zone selection.
- Identifying constraints (e.g. hazards or environmental) and opportunities (e.g. current / future infrastructure provision).
- Identifying additional investigations that will be required (e.g. is the land subject to hazards, have native vegetation or biodiversity value that needs to be considered?).
- Identifying state agency interests and application of overlays in the Code.
- Assist with preparing engagement plans including identification of state agency interests, Traditional Owners or other non-government stakeholders or interest groups.

For example, in **Figure 4**, the Bushfire – High Risk layer identifies areas where there is a high risk from bushfire and essential infrastructure or increases to people living or working should be avoided where possible. In practice, this spatial mapping layer should be considered when proposals to amend other planning instruments are considered, and whether amendments to zoning will increase risk to people, property, or essential infrastructure.

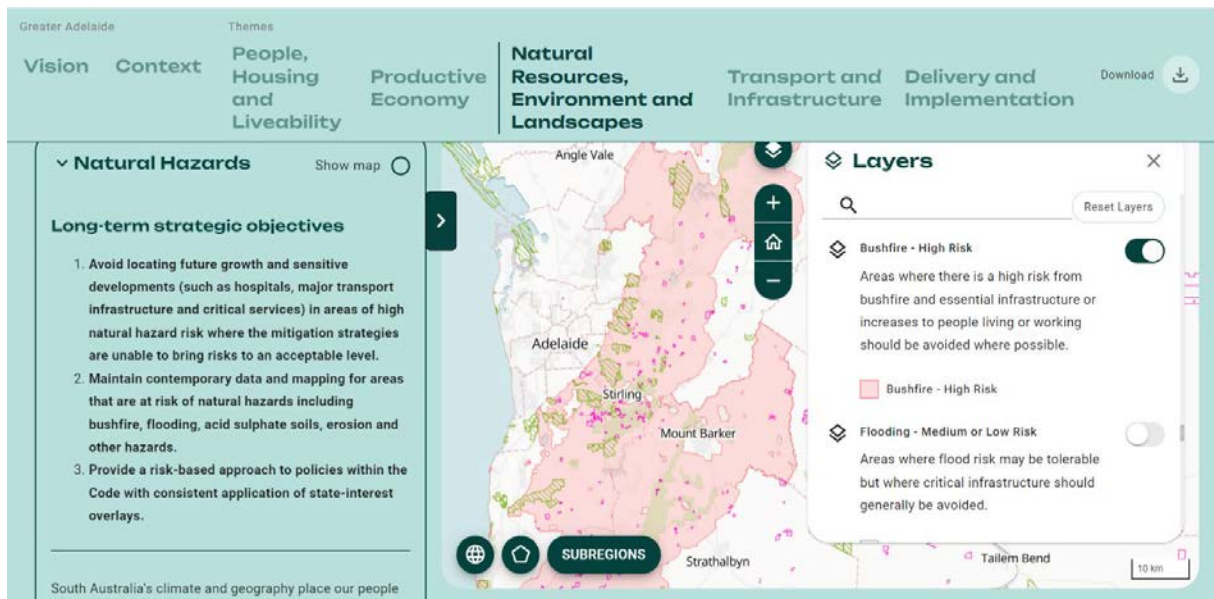


Figure 4 Example of application of mapping layer

Each mapping layer in each theme within the Plan, including its descriptor and status (primary or reference) is provided in **Appendix 3**.

2.5.8. Other documents and plans

Regional plans may incorporate structure plans, master plans, concept plans or other similar documents.

For example, the draft Kangaroo Island Regional Plan incorporates a council endorsed structure plan that informs the future land use, public realm and infrastructure changes expected for an area.

Structure plans

Structure plans provide a broad spatial expression of the desired development outcomes for an area and can include transit corridors, centres, renewal areas, employment lands or greenfield sites. Structure plans may also be used to identify infrastructure and governance matters that will require resolution to facilitate the desired development outcomes of an area.

Structure plans should identify:

- Future land use changes to inform amendments to the Code including zone selection and introduction of concept plans to assist with infrastructure and land use coordination.
- Key structural elements of a township or growth area including major roads or transport infrastructure.
- Identify areas of public realm and open space that will be delivered or upgraded.
- Major constraints or hazards, or environment areas that should be conserved or protected.
- Key infrastructure required to facilitate identified growth, particularly where infrastructure funding, coordination and agreements will be required between private landowners and state and local governments.

Structure plans that specifically address zone selection and the establishment of concept plans for incorporation into the Code provide the opportunity to facilitate fast-tracked rezoning processes via section 75 of the PDI Act, once infrastructure agreements have been adequately resolved.

Integrated structure plans

To ensure that infrastructure interventions are clearly defined within structure plans and to assist in the delivery of infrastructure through an Infrastructure Scheme, Integrated Structure Plan guidelines are currently being prepared by the Housing Infrastructure Planning and Development Unit (HIPDU) of the Department for Housing and Urban Development.

This project is underway and expected to be completed by the end of the year.

3. Preparation of the Plan

3.1. High-level process

Preparation of the GARP followed the process required for a statutory instrument under the PDI Act, as well as several streams of interrelated strategic planning work. This strategic planning work informed the application of the State Planning Policies to plan for long-term growth and change whilst working to answer the following:

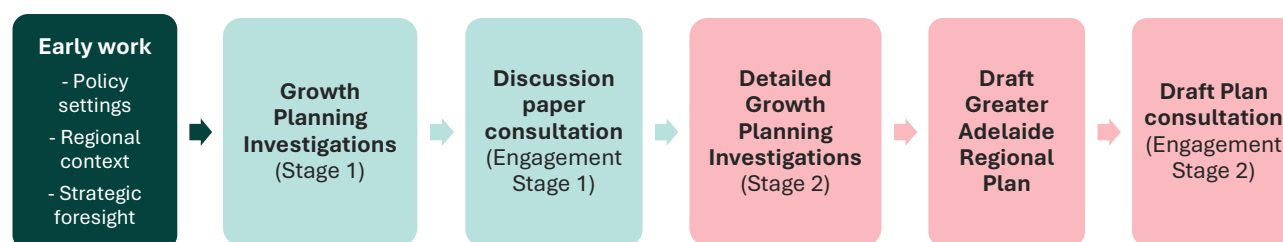
1. **What** outcomes (desired future conditions) are aspired to in Greater Adelaide?
2. **How** will these outcomes be achieved (strategies, recommendations and actions)?
3. **Where** in the region will the strategies, recommendations and actions for achieving them apply?
4. **When** are the strategies, recommendations and actions anticipated to take effect?
5. **Who** is responsible for carrying out the strategies, recommendations and actions identified in the regional plan?

In February 2023, in accordance with section 73 of the PDI Act, the Commission endorsed the [Proposal to Initiate](#) to formally commence the preparation of the Plan. This document details the scope, relevant strategic and policy considerations, nature of investigations, engagement processes to be carried out and associated time frames.

The initiation document outlines all the investigations being undertaken by PLUS and other agencies that will contribute to the Plan, as well as those that are proposed to be undertaken by a consultant.

The Commission also prepared an [Engagement Plan](#) to meet the principles and performance outcomes of the Community Engagement Charter.

The high-level strategic planning process undertaken is outlined in below:



A more detailed process map of the interrelated streams of work can be found in **Appendix 4**.

3.2. Applying the State Planning Policies

Under section 64(3) of the PDI Act, regional plans must be consistent with the SPPs, where applicable to the relevant region or area. The focus of applying the SPPs was on those areas that the SPPs speak to being part of the regional plan’s implementation.

The Commission identified all SPPs that can be spatially applied in regional plans (including those for SLS). This exercise was completed in co-ordination with the relevant state agencies that are custodians of each state interest. A key task of the Plan preparation was to resolve potential conflicts and tensions between various land use planning interest layers considering regional

priorities and aspirations, long-term trends and existing policy settings. Considering the overarching objective and each of the SPPs in their entirety was important to understand the overall combination of interests and the relevant provisions that apply to each situation.

The spatial application of the appropriate SPPs was further informed by local knowledge and consultation with the community and other stakeholders through the Discussion Paper, and evidence and data analysis through Stage 2 Investigations.

The following sections discuss these considerations and inputs further.

3.3. Policy settings

The Plan was prepared within national, state and local strategic and policy settings, including:

- National Urban Policy (draft) and Housing Accord
- Principles of Good Planning under the PDI Act
- other relevant state government strategic documents
- local government strategic documents, such as structure plans and master plans.

3.3.1. Draft National Urban Policy

The draft [National Urban Policy](#) (NUP) outlines the Australian Government's goals and objectives to enable our urban areas to be liveable, equitable, productive, sustainable and resilient. The policy intends to include a shared vision for sustainable growth in our cities and suburbs, developed in partnership with state and territory governments. Principles have been developed to support governments to achieve this vision.

PLUS provided feedback to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA) on the draft NUP during consultation, concluding that the draft principles broadly align with the directions already set in the SPPs.

3.3.2. National Housing Accord

The Australian Government has agreed to a [National Housing Accord](#) (Accord) with states and territories, local government, institutional investors and the construction sector. In August 2023, an ambitious target to build 1.2 million well-located homes over five years from mid-2024 was set. This was designed to recognise the housing supply shortfall in recent years and also put increased emphasis on future supply.

National Cabinet also agreed to the [National Planning Reform Blueprint](#) to outline planning, zoning, land release and other measures to improve housing supply and affordability.

The Blueprint's measures that are most aligned to Plan include:

- updating state, regional, and local strategic plans to reflect housing supply targets
- promoting medium and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- ensuring the efficient use of government land and the delivery of best practice redevelopment projects.

How the Housing Accord target was incorporated into the Plan assumptions is discussed in section **Appendix 6**.

3.3.3. Principles of Good Planning

Section 14 of the PDI Act identifies Principles of Good Planning, which support and enhance the state's liveability and prosperity in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state.

The Principles of Good Planning are required to be considered in all elements of the planning system and therefore have a statutory function. The following principles are most relevant to regional plans:

(a) long-term focus principles as follows:

- (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
- (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;

(f) investment facilitation principles as follows:

- (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth;
- (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;

(g) integrated delivery principles as follows:

- (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
- (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
- (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

3.3.4. State government strategies and policies

Preparation of the Plan involved consideration of content that reflect whole-of-government strategies and policies, where relevant to implementing the SPPs and planning for growth. The Plan does not duplicate these other documents.

Appendix 5 lists the state government strategies and plans that were considered as part of the regional planning process. Some of the key state government documents include:

- South Australian Economic Statement
- State 20-Year Infrastructure Plan
- Urban Greening Strategy (draft)
- Our Housing Future
- Housing Roadmap
- Climate Change Action Plan
- Net Zero policies.

3.3.5. Local government strategies

Part of the core business of councils is to undertake strategic planning for their local area, and one of the core goals of the regional planning process was to liaise with each council to identify investigations that are relevant for consideration in preparing the Plan.

The role of councils has been elevated under the PDI Act as a Designated Entity that can undertake amendments to regional plans. Councils also manage and maintain the extensive network of local infrastructure that is essential for creating liveable and sustainable communities including local roads, stormwater systems, footpaths and bike paths, open space and playgrounds and the management of parking.

Aligning the current population, housing, and employment projections with council strategic management plans under the *Local Government Act 1999*, such as strategic asset management and long-term financial plans, will enhance whole-of-government coordination.

Once established, councils will have the opportunity to proposed and undertake an amendment to the regional plan, which provide opportunities for council to incorporate strategic land use plans and structure plans.

3.4. Regional context

To understand what the Commission needed to plan for and to contribute to gaining an overall picture of the region, various datasets were compiled, including current land supply, recent development activity and trends, population projections and demographic indicators.

3.4.1. Land supply and development activity

The *Residential Land Supply Update 2022* informed the following:

- Residential development trends within the Greater Adelaide planning region.
- Updated development shares (i.e. dwellings built by development type).
- Land supply estimates for each residential land supply type.
- Updated land supply estimates based on the revised land supply methodology.

An update to this report was later published towards the end of 2023, which formed the basis for the inaugural Land Supply Dashboard. Both the report and dashboard are linked below:

- [Land Supply Report for Greater Adelaide – Residential, June 2023](#)
- [Land Supply Dashboard](#)

3.4.2. Population projections

In May 2019, the state government endorsed *Population Projections for South Australia and Regions, 2016-2041*¹. This projection series was used to inform the *Local Area (SA2 and LGA) Population Projections for South Australia, 2016 to 2036*², which were published in the following year.

¹ DPTI, *Population Projections for South Australia and Regions, 2016-2041*, May 2019

² DPTI, *Local Area (SA2 and LGA) Population Projections for South Australia, 2016-2036*, 2020

In late 2021, the ABS conducted its most recent nationwide census, providing an opportunity to rebase and calibrate the projections. Data from this census has slowly been released over the course of the last 12-18 months. Upon this census data becoming available PLUS engaged a demographic specialist to assist in undertaking a revised set of state-wide, region based, population projections to provide a central evidence base.

Preliminary population projections were created across three growth scenarios (low, medium and high) to identify a high-level future demand for housing and employment, and to form the basis of future housing demand. The Commission endorsed this approach.

In 2023 and 2024 the population projections for the state and its regions and local areas were completed, links to these documents are provided below:

- [Demographic Trends in South Australia and Projection Assumption Suggestions](#)
- [Population Projections for South Australia and Regions, 2021-2051](#)
- [Local Area Population Projections for South Australia, 2021-2041.](#)

3.5. Strategic foresight

The Commission partnered with the Department of the Premier and Cabinet (DPC) to undertake a strategic foresight process to reviewed mega trends and critical uncertainties as they relate to land use planning.

A Thought Leader workshop was held in November 2022 to explore scenarios of how these uncertainties could plausibly unfold in Greater Adelaide, and what the land use implications may be.

This set the path for a series of Commission workshops to consider what might be the desirable scenario in Greater Adelaide and what planning could do to get there. These workshops set the key ‘building blocks’ for the Discussion Paper, and ultimately the draft Plan.

On 30 March 2023, the Commission endorsed the four outcomes proposed for inclusion in the Discussion Paper (see **Figure 5**).

Urban form was identified as the integrating framework to achieve the Plan’s outcomes. A draft vision emerged of a balanced mix of greenfield and infill housing that is well serviced by amenities, infrastructure and employment land to reduce the need to travel long distances for everyday needs. These areas will also be well located to manage hazards, and preserve important environment areas, primary production and cultural and built heritage.

Dubbed Living Locally, this concept aligns with the Principles of Good Planning as well as SPPs including integrated planning, climate change, and housing supply and diversity, and was further explored through consultation on the Discussion Paper.

Proposed Plan outcomes in the Discussion Paper

1. A greener, wilder and climate resilient environment
2. A more equitable and socially cohesive place
3. A strong economy built on smarter, cleaner future
4. Better housing choices in the right places.

Figure 5 Initial Plan outcomes

Commitment to innovative and sustainable planning practices

In continuing to develop the Plan and other strategic planning initiatives, the Commission and PLUS are participating in a series of workshops as part of the commitment to innovative and sustainable planning practices. These include:

Regenerative Futures Lab – Trish Hanson, Urban Mind Studio

1. Worldviews and culture
2. Regenerative Futures Frameworks
3. Techniques to navigate ambiguity

Cultural Capacity Training – *Zion Engagement and Planning*

1. Working with Country
2. Working with Community
3. Working with Culture

Learnings from these workshops so far have helped inform early thinking in the draft Plan around regenerative practices and planning with Country, and work in these spaces will continue to evolve.

4. Growth Planning Investigations

Growth planning investigations involved two key stages of data gathering, research and detailed analysis exercise to build a robust evidence-base to inform long term growth planning decisions in the Greater Adelaide regional plan. This also established key assumptions to improve alignment of planning processes across government, external stakeholders and contractors (such as population and land supply projections and scenarios).

A broad methodology and example GIS sieve analysis inputs was endorsed by the Commission in October 2022 (see **Table 1**).

Table 1 Growth Area Investigations Methodology (simplified, greenfield example)

Stage 1 Growth planning	Stage 2 Growth planning
1. Apply early work to form baseline	Six components of investigation
<p>Land Supply Report update, June 2022</p> <ul style="list-style-type: none"> Greenfield, infill and employment <p>Identify need</p> <ul style="list-style-type: none"> Population projections Economic inputs 	<p>Engage consultants</p> <ul style="list-style-type: none"> Review internal work Undertake further investigation and detailed infrastructure analysis Infrastructure capacity analysis Based on benchmarking, identify infrastructure needs Refinement of potential growth areas
2. Accommodating growth	Delivery of recommendations
<p>Existing constraints (e.g.)</p> <ul style="list-style-type: none"> CPD and EFPA Hills Face Coastline and national parks <p>First cut mapping:</p> <ul style="list-style-type: none"> Identify all contiguous development options Proximity to transport corridors EFPA and Code submissions Council inputs <p>Second cut mapping</p> <ul style="list-style-type: none"> Topography and hazards EPA and mining buffers Proximity to employment lands Lower cost of infrastructure delivery 	<p>Review and consultation</p> <ul style="list-style-type: none"> Internal cross-check, peer review Sign off growth area investigation outputs for inclusion in draft Plan Public consultation

4.1. Stage 1 investigations – Evidence-base

Stage 1 of the Plan’s growth planning methodology involved the following components.

- Applying early work to form baseline.
 - How did we get here – looking at past strategies and decisions made, the impacts of these decisions and what has changed.

- For whom and what are we planning for now – current population, dwelling and employment requirements, future priorities and challenges.
 - Current development activity and land supply – a stocktake of what is happening already.
2. Determining how to accommodate growth.
 - Growth pattern scenarios – consolidated, expansion and/or polycentric, capacity of each to meet priorities, challenges and desired future state.
 - Method for identifying viable growth opportunities in each scenario.
 - Identification of further key investigations required.

4.2. Stage 1 – Land supply principles

In February 2023, the Commission adopted several Land Supply Principles to provide further detail and define metrics for the growth planning methodology. The purpose of these principles is to provide clear guidance for the identification and early prioritisation of potential future growth areas for further investigation. These are identified below.

Land Supply Principles

1. A **high-growth scenario (300,000 new dwellings)** will be applied to forecast housing demand in Greater Adelaide for 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. **Planning will accommodate 15-year land supply targets for a range of growth typologies:**
 - a. **greenfield master planned communities**
 - b. **logical extensions of existing townships**
 - c. **regional city expansion**
 - d. **general infill**
 - e. **strategic infill sites**
 - f. **coordinated regeneration of neighbourhoods and corridors.**
4. Land supply beyond the planned future urban lands must **take into consideration existing latent capacity** of land that is available for development within the existing boundaries (captured by Environment and Food Production Areas (EFPAs)).
5. An **additional land supply buffer (40%) will be identified** to account for land that may not become available for development.
6. The **encroachment of urban areas on places of high primary production, landscape or environmental significance should be avoided** other than in exceptional circumstances, in particular:
 - a. Character Preservation Districts (CPDs)
 - b. Hills Face Zone.
7. Identification and prioritisation of growth areas will be based on the **transparency of costs to community (infrastructure provision, housing cost, ongoing living costs)** for differing forms of supply.

4.3. Stage 1 – Opportunities and constraints mapping

To determine the scale and scope for growth area investigations, it is critical to have a grasp of the relevant constraints, which need to be appropriately considered when identifying residential and employment growth opportunities.

First cut mapping

On 15 December 2022, the Commission was presented with the first cut of opportunities and constraint criteria, with some base level mapping to illustrate the outputs spatially.

Constraint criteria was separated into two types of constraints, one was physical and the other policy based as detailed in **Table 2** and illustrated in **Figure 6**.

Table 2 Constraints presented to the Commission on 15 December 2022

Physical Constraints	Policy Constraints / Values
<ul style="list-style-type: none"> • Waterbodies and wetlands • Adelaide Park Lands • Areas of significant landscape value • Vegetation Heritage Agreements • Active mining tenements + 300 m buffer • High-value agricultural land • Coastal Areas • High-Risk Flood Areas • Gradient > 1 in 3 • National Parks and Conservation Areas • Mount Lofty Water Supply Catchment • Gas and Liquid Petroleum Facilities • Seaports / airports • Defence • EPA Licenced Activities • Active landfill sites 	<ul style="list-style-type: none"> • Environment and Food Production Areas • Character Preservation Districts • Hills Face Zone • Heritage area and character overlays

**Note bushfire overlays were not used as are currently under review and considered in detailed investigations as part of the broader growth investigations undertaken.*

It was determined at this meeting a greater breakdown of constraints was to better reflect the types of constraints and key challenges. These four (4) categories were identified as:

1. Physical
2. Policy
3. Infrastructure
4. Hazards.

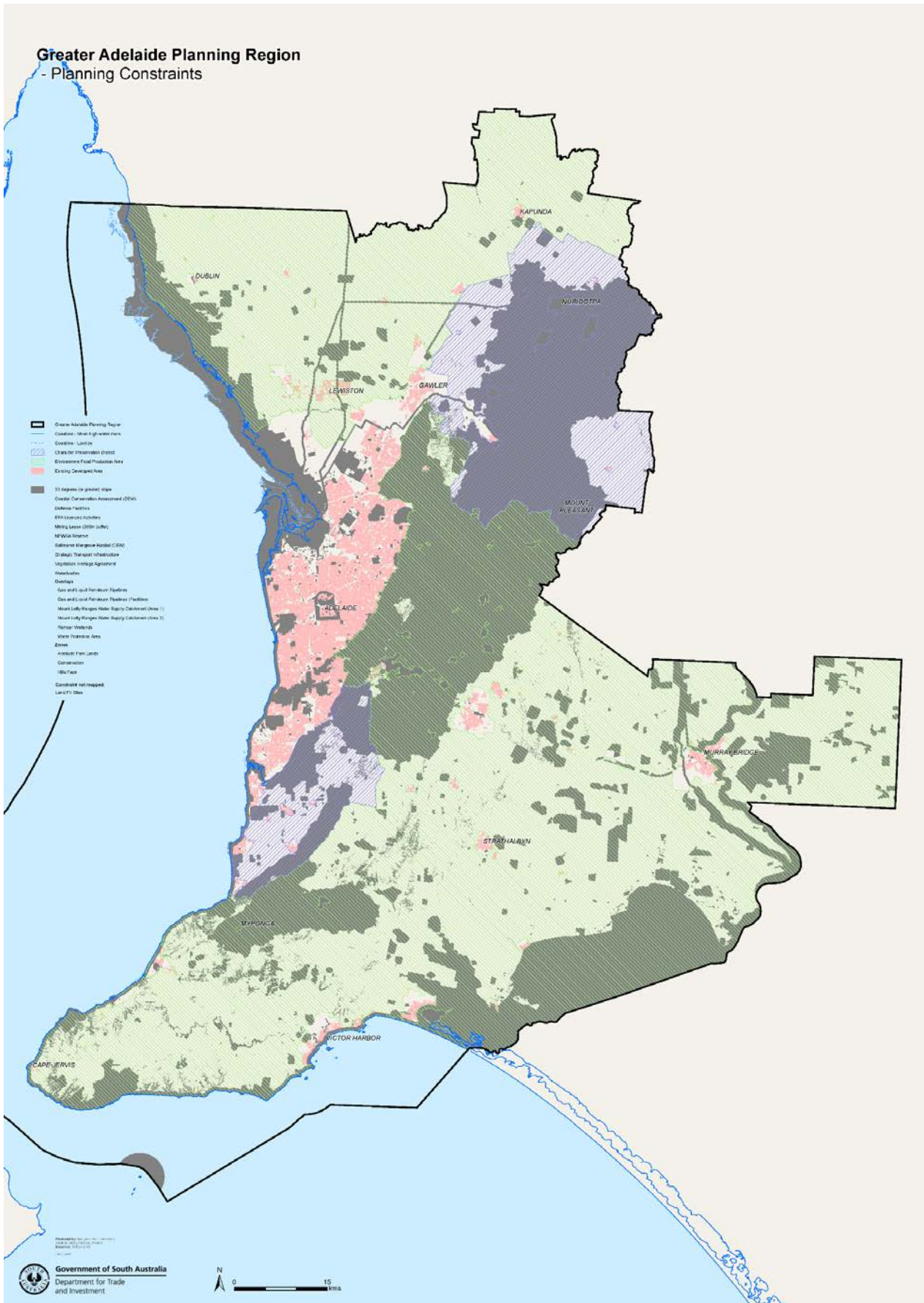


Figure 6 Planning constraints map presented to the Commission on 15 December 2022

First cut opportunities were identified using a series of criteria outlined in **Table 3**, were then fed through a GIS model and resulted in a spatial output, as illustrated in **Figure 7**. This highlighted some high-level opportunities, where multiple criteria were met (i.e. areas with darker shades of blue).

Table 3 GIS inputs for opportunities presented to the Commission on 15 December 2022

What is known	Urban Infill	Greenfield
EFPA submissions	800 m to fixed rail or tram station	Renewal SA Land
Council growth investigations	800 m to O-Bahn station	Rural Living Zoned land
Previous 30-Year Plan growth area investigations	800 m to Urban Activity Centre	1 km to major road connector
Rezoning / Code Amendment proposals	400 m to Suburban Activity Centre	Broad hectare land adjacent existing development fronts
Code Submissions	400 m to public open space greater than 4,000 sq m	800 m from fixed line public transport stations (operational and decommissioned)
Inner Rim Structure Plan (remaining corridors) and other government strategic planning work	Dwellings with year built between 1950-70 and CV/SV Ratio ≤ 1.3	
Rural Living Zoned land	Dwellings with year built between 1950-89 and CV/SV Ratio ≤ 1.8	
	Renewal SA Land	
	SA Housing Trust Land	

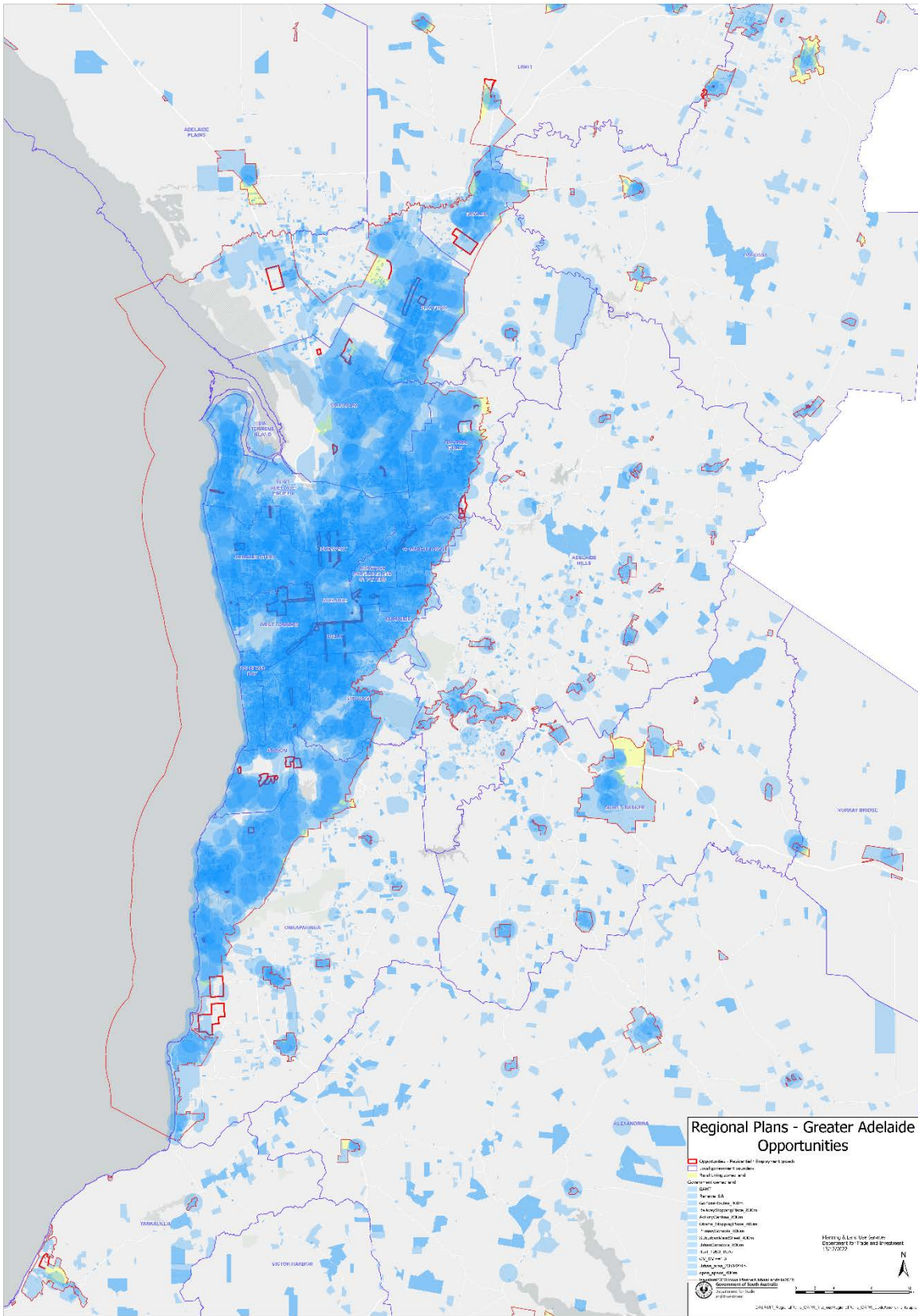


Figure 7 First cut opportunities GIS analysis presented to the Commission on 15 December 2022

Second cut mapping

In response to Commission feedback on 15 December 2022, planning constraints were updated and separated into four (4) key categories as detailed in **Table 4** and illustrated in **Figure 8**.

Table 4 Revised planning constraints

Policy	Infrastructure	Physical	Hazards
Adelaide Parklands Zone	Active mining tenements and production (300 m buffer)	Waterbodies and wetlands	High-Risk Flood Areas
Areas of significant landscape value	Mount Lofty Ranges Water Supply Catchment	Coastal areas	
Vegetation Heritage Agreements	Gas and Liquid Petroleum Pipelines / Facilities		
National Parks and Conservation Areas	Seaports		
Heritage and Character Area Overlay's	Airports		
High value agricultural land (PIRSA)*	Defence		
Environment and Food Production Areas (EFPA)	EPA licensed activities		
Character Preservation District	Active landfill sites		
Hills Face Zone			

Amendments relation to the criteria to identify opportunities centred around separating urban infill and greenfield opportunities given the difference in land use and infrastructure requirements.

Building on this, the Commission identified a series of typologies to assist in determining the various land use, infrastructure and policy responses required as part of the Stage 2 detailed investigations to be undertaken by the consultants.

The spatial output from applying the refined opportunities and contains criteria in the GIS environment formed the basis of Discussion Paper content for Stage 1 Engagement.

**Greater Adelaide Planning Region
- Planning Constraints**

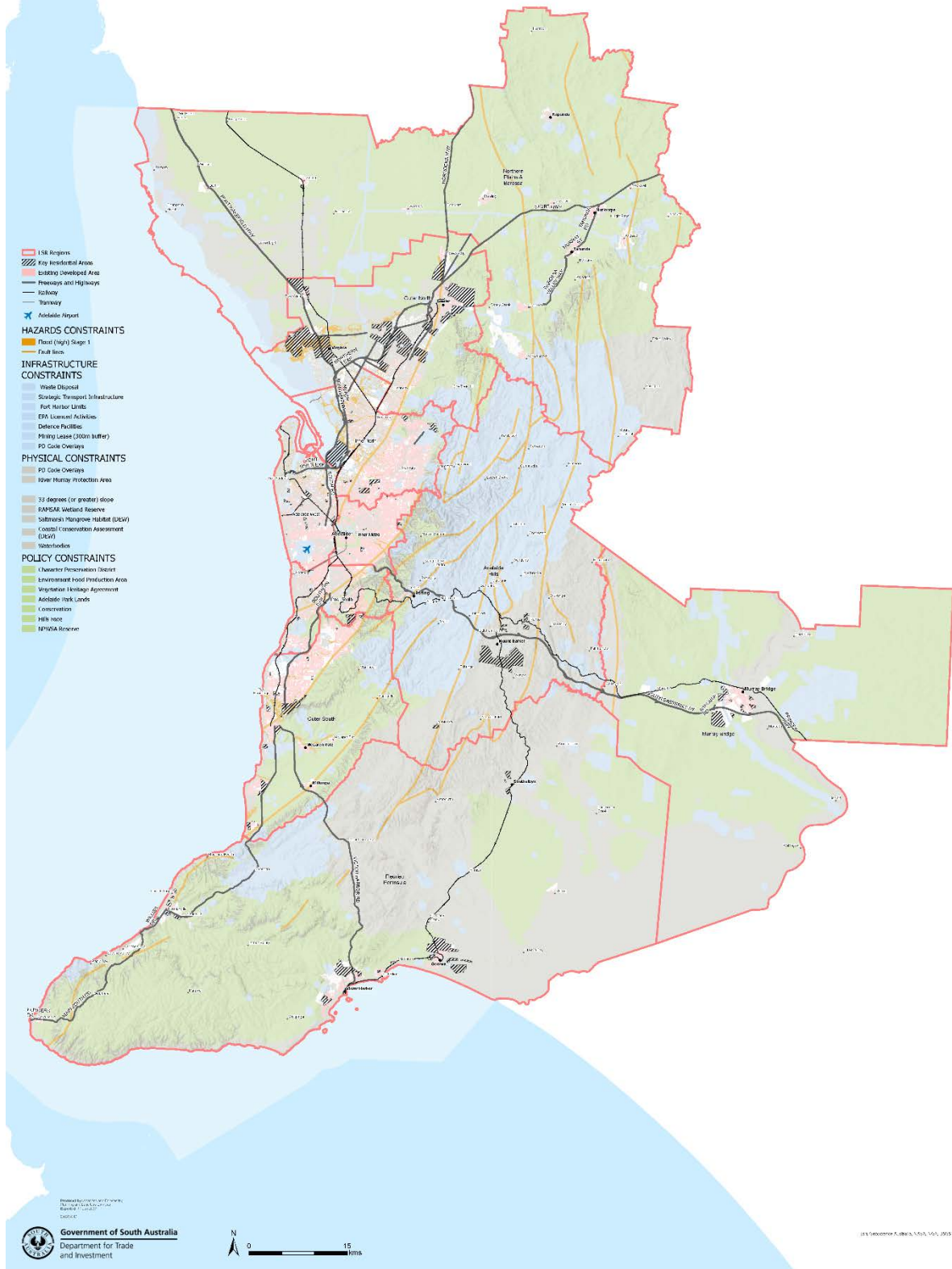


Figure 8 Planning constraints map update for 19 January 2023 Commission meeting

4.4. Stage 1 – Engagement

4.4.1 Discussion Paper

In August 2023, the Commission released the Discussion Paper to stimulate broad conversation with professionals, industry and the community about how residential and employment growth could be accommodated over the next 30 years. This formed Stage 1 Engagement for the preparation of Plan.

The Discussion Paper content was the culmination of preceding streams of work including:

- Regional context – population projections and current land supply
- Strategic foresight - including development of a vision and future outcomes
- Stage 1 growth investigations – options for further investigation.

The Discussion Paper posed two significant questions:

1. How should Greater Adelaide grow?
2. Where should Greater Adelaide grow?

The purpose of the Discussion Paper was to present early work and the Commission’s thinking on how and where to accommodate future growth, and to receive feedback and suggestions to inform the preparation of the draft Plan. The three-month public consultation process on the Discussion Paper concluded in November 2023, with more than 70 engagement events undertaken and 750 submissions received in response.

The Discussion Paper can be viewed here: [Greater Adelaide Regional Plan Discussion paper](#).

A summary of the feedback received through the Discussion Paper engagement is provided in the [What We Heard Report](#).

4.5. Stage 2 – Detailed investigations overview

PLUS engaged a team of consultants to assist with undertaking the Stage 2 detailed investigations into the housing and employment growth opportunities and other planning matters identified in the Discussion Paper. This involved further land suitability assessments, dwelling capacity analysis, infrastructure assessments, market considerations and policy analysis.

The objective of the Stage 2 investigation phase was to deliver a robust evidence-base and a series of expert third-party recommendations to assist PLUS with informing recommendations to the Commission for inclusion in the draft GARP (such as suggested policy changes or strategies).

The scope was divided up into six components, which are identified in **Figure 9** Components of Stage 2 investigations and consulting teams below. Feedback received from Stage 1 Engagement on the Discussion Paper was also reviewed and considered as part of this investigation phase.

Greenfield Growth Area Investigation	Transit Corridor and Targeted Infill	Housing Diversity Study	Employment Land Supply	Open Space Strategy	Targets and Measures Review
Arup	Mott MacDonald	UniSA	TSA Riely	Aurecon	Arup

Figure 9 Components of Stage 2 investigations and consulting teams

4.5.1 Stage 2 investigation assumptions

PLUS provided consulting teams with a consistent set of assumptions to be used alongside the Commission's key directions and growth principles articulated in the Discussion Paper to undertake relevant Plan investigations.

The draft Plan does not include a target for an infill / greenfield development split. Therefore, these assumptions were also designed to provide consultants with goals to identify enough infill and greenfield development growth opportunities to cater for different scenarios, including a high population growth and:

1. a higher greenfield growth scenario across Greater Adelaide (50% greenfield)
2. a higher metropolitan Adelaide infill growth scenario (70% infill).

The series of assumptions were drawn from a range of recent or previously released reports and data, and have been designed to provide a consistent, high-level starting point from which further detailed investigations can be undertaken relevant to local contexts, constraints and urban form typologies across the Greater Adelaide region.

Appendix 6 summaries some of the key population, housing and land supply assumptions provided to consultants to frame the questions posed on how and where Greater Adelaide can grow.

4.5.2 Investigation outputs

The investigation reports and strategies have been prepared as background information to help inform the growth investigations for the Plan. The recommendations from these reports have contributed to the considerations of the Commission and had been utilised, along with other inputs, to identify priority growth areas for the draft Plan.

Each component of investigation is discussed further in the proceeding sections.

5. Greenfield growth area investigations

This component of Stage 2 Investigations involved the detailed investigation of the potential residential greenfield and township growth areas, building on the work undertaken by the Commission and PLUS in Stage 1, and identified in the Discussion Paper. These key areas have the potential to shape the future of the region and will need significant policy intervention, infrastructure investment and coordination before they are developed.

Arup was commissioned to undertake these greenfield growth area investigations by PLUS through the Department for Infrastructure and Transport (DIT) to enable consideration and alignment of concurrent transport studies. The investigations examined eight growth investigation areas across Greater Adelaide linked to metropolitan Adelaide by four key transport spines. The investigations targeted new land parcels to understand their suitability and capacity to accommodate growth.

5.1 Scope and assumptions

The eight growth areas examined as part of the greenfield growth area investigations are outlined in **Table 5** below, with locations shown in **Figure 10**. The detailed Investigations of the identified growth areas involved:

- Detailed analysis of all data, research and information available in relation to urban land uses and economic development in the eight growth areas.
- Localised evaluation, including detailed consultation with local governments and infrastructure agencies to understand the constraints and drivers for growth.
- Analysing existing and future physical and social infrastructure capacities and provision.
- Assessing land parcels suitability to accommodate development from a planning perspective.

The Commission also emphasised the principle of prioritising growth areas based on transparency of costs to the community from infrastructure provision, as well as housing cost, ongoing living costs and climate change resilience costs.

Table 5 Greenfield growth area context

Major transport spine	Land supply region	Local government area	Greenfield growth areas examined
North-western spine	Northern Plains and Barossa	Adelaide Plains Council	Two Wells
	Outer North		Dublin
City of Playford		Riverlea	
Light Regional Council		Roseworthy	
North-eastern spine	Outer North	Town of Gawler	Kudla
Eastern spine		Murray Bridge	Rural City of Murray Bridge
Southern spine	Fleurieu Peninsula	City of Victor Harbor	Victor Harbor
		Alexandrina Council	Goolwa

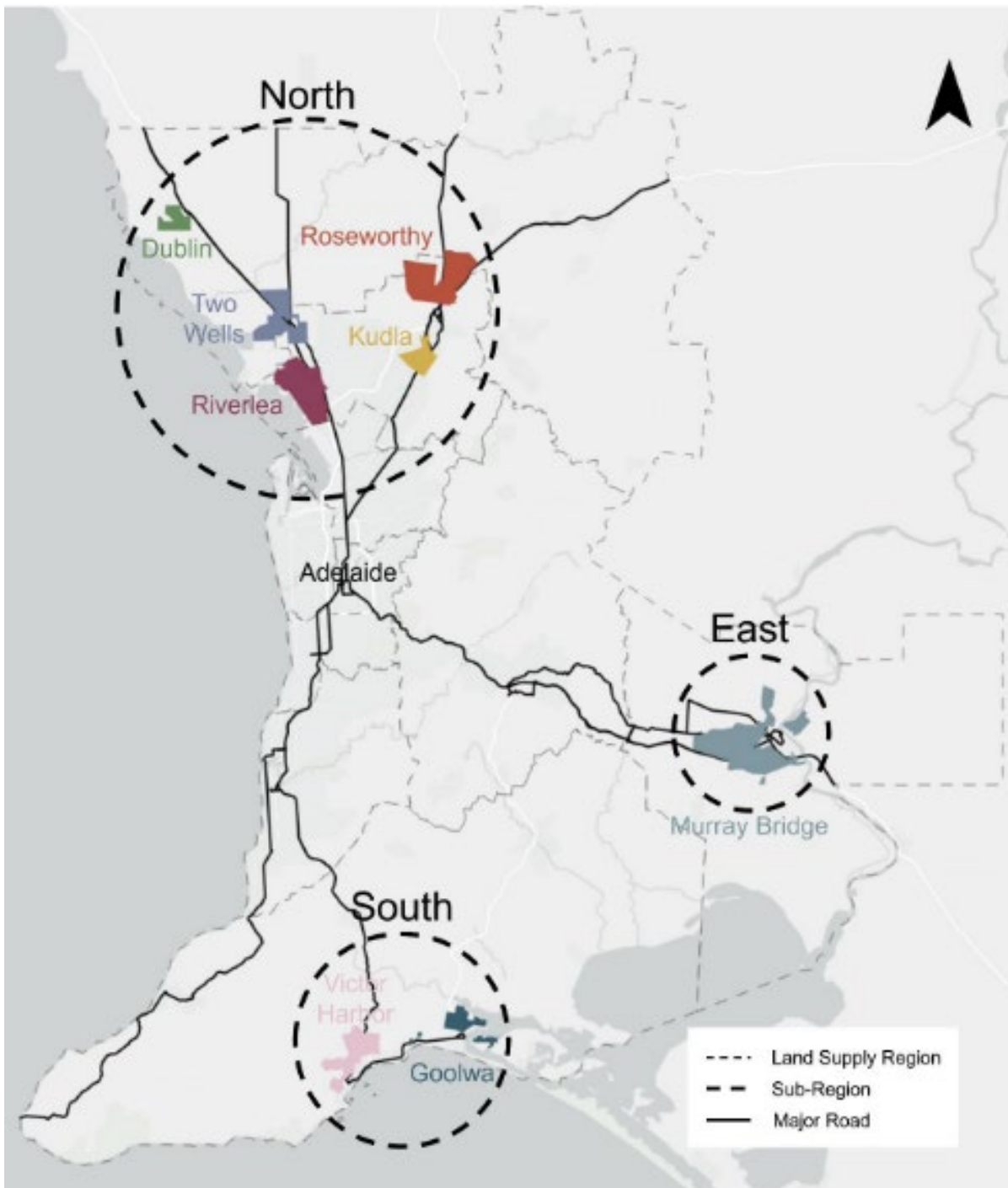


Figure 10 Location of greenfield growth areas examined (Arup, 2024)

The assumptions listed below were provided by PLUS and applied to the greenfield growth area investigations:

- Greater Adelaide is projected to grow by up to 670,000 additional people between 2021-2051.
- The gross number of new dwellings required over the next 30 years is 315,000 dwellings (net).

- Greater Adelaide currently has a latent land supply capacity which could accommodate up to 215,000 additional dwellings.
- A goal of finding land for an additional 94,000 greenfield dwellings to 2051 was set, in addition to currently identified land supply capacity (includes 15,000 from the Housing Accord targets for South Australia).
- An additional goal of finding a 1,500 ha of greenfield employment land was also set, based on assumptions provided by TSA Riely.

These assumptions represent a high population growth and higher greenfield growth scenario (50% share of greenfield development across Greater Adelaide). These parameters were provided to define the scope of the technical greenfield investigations only. This is to ensure a wider pool of long-term growth areas are investigated to accommodate high population growth and varied market factors / preferences, with a view to providing a range of options for inclusion in the Plan.

5.2 Methodology

Arup developed a comprehensive methodology to ensure the investigations were undertaken in a robust manner, building an evidence base and assessment of available options. A core focus of the methodology was an emphasis on ongoing collaboration and engagement with the PLUS team, local government, state agencies and infrastructure providers, ensuring that a series of clear and implementable recommendations were made for the GARP.

The high-level methodology undertaken by Arup is identified in **Figure 11**.



Figure 11 High-level methodology for Greater Adelaide greenfield growth area investigations (Arup, 2024)

5.2.1 Step 1

Step 1 involved a detailed research and analysis piece for the purposes of building a baseline of evidence for the project. This provided a detailed understanding of local context and involved building on the existing work undertaken by PLUS and councils.

Engagement with the Commission and councils occurred to understand bespoke drivers for growth - localised characteristics and opportunities that strengthen why people and businesses would locate in the area now and into the future. This exercise fed into the refinement of the growth areas' boundaries and provided an evidence baseline for supporting the investigations and recommendations.

5.2.2 Step 2

The **Step 2** land suitability assessment considered key planning constraints and environmental risks (e.g., flooding, bushfire, state significant native vegetation and environmental protected areas) to determine the suitability for future development within each growth area. The boundaries of each growth area were reduced where required, resulting in refined mapping for residential and employment in both a high and low suitability category. A first run of yield numbers for residential and employment land were calculated at this stage.

5.2.3 Step 3

Step 3 involved an infrastructure analysis which tested the identified land against capacity in key infrastructure networks, including transport, water, sewer and social infrastructure. The analysis drew upon a combination of a desktop study and engagement with infrastructure agencies. This allowed for an understanding of existing and planned provision of infrastructure for the growth areas and analysed the additional infrastructure needed to unlock development within the growth areas.

Following the results of the land suitability, infrastructure analysis, and targeted stakeholder engagement, yield results were checked and tested against the goals to ensure that a sufficient quantum of land had been identified.

5.2.4 Step 4

A Multi-Criteria Assessment (MCA) was then undertaken in **Step 4** to assess and compare the residential land in the growth areas, to provide a high-level prioritisation. This assessment examined a variety of factors, including environment, infrastructure, liveability and capacity for growth. The MCA was undertaken at two levels – strategic and local – to provide different viewpoints on how the areas can perform and contribute to the estimated growth.

5.2.5 Step 5

Step 5 generated recommendations for the draft Plan with a direct alignment with the evidence base the outcomes sought by the Commission with respect to the land use pattern.

5.3 Results and key recommendations

The greenfield growth area investigations delivered a selection of new greenfield land supply for Greater Adelaide primarily for the longer-term, which included:

- More defined areas for growth – including an identification of land budgets and approximated dwelling and employment yields for new growth areas.
- An identification of the infrastructure capacity to support future development.
- High-level recommended prioritisation of growth based on the Commission’s Land Supply Principles.
- Recommended policy interventions including potential Code Amendments.

Throughout these Investigations Arup worked towards a goal of finding enough greenfield land to accommodate an additional 94,000 dwellings and 1,500 ha of employment land in the 30-year time horizon. Key findings from the Investigations include:

- Land to accommodate approximately 101,569 residential lots was identified across the eight greenfield growth areas, achieving the goal set by PLUS through a conservative approach to this investigation.
- There is significant land for future employment uses available, with approximately 3,090 ha of employment land identified. This can support a staged approach to the provision of employment lands with growth areas across the region.
- An order of magnitude costing score for infrastructure items was identified, which will be a critical input into future, more detailed work to be undertaken on land release

prioritisation, structure planning and infrastructure planning and delivery. This work will be undertaken by PLUS and infrastructure agencies as a key action of the Plan.

The recommendations are in the form of mapping and spatial datasets for each of the growth areas and include high level policy considerations to support the successful implementation of newly identified greenfield growth areas.

A series of recommended actions have also been identified to allow future investigations to adapt and respond to new and changing information and market conditions also includes an identification of where further detailed work is required to address gaps in current information sources.

5.4 Draft Plan inputs

The recommendations derived from the greenfield growth area investigations have been used to inform policy direction and the spatial representation of greenfield growth in the draft Plan, aligning with the following Plan outcomes:

- Outcome 1: More housing in the right places
- Outcome 3: A strong economy built on a smarter, cleaner future
- Outcome 5: An integrated and connected region
- Outcome 6: Coordinated delivery of land use and infrastructure planning.

The identified growth areas for greenfield growth within the 30-year time horizon are spatially identified in the draft Plan within the *People, Housing and Liveability* theme, in the *Greenfield and Township Development* sub-theme.

Long-term future employment land in greenfield areas is mapped in *Employment Lands*, within the *Productive Economy* theme.

Each relevant LSR also spatially identifies these areas as proposed longer-term additional supply in the *Delivery and Implementation* theme.

These are subject to further specific investigation before any code amendments can be proposed.

5.4.1 Environment and Food Production Areas

Most of the long-term future growth areas identified are located in the EFPA, where under the PDI Act, the division of land for the purpose of creating additional allotments for residential development is precluded.

The draft Plan does not alter the boundaries of the EFPA

The Commission is required to conduct a review of the EFPA boundaries every 5 years. This review must focus on the suitability and adequate supply of land to support a minimum 15-years supply of land for housing and employment growth within Greater Adelaide, as well as whether existing urban areas are able to support urban renewal and consolidation. The boundaries of the EFPA may only be amended following review or inquiry by the Commission.

There are future growth areas, such as Roseworthy, that are currently in the EFPA that would be logical to expand as infrastructure investment is occurring right now. While their removal from the EFPA would still need to be subject to a further review or inquiry by the Commission, these future growth areas have been identified based on consideration of a range of factors, including

their environmental and agricultural value. Other areas will not be supported to be removed from the EFPA, such as the Virginia Triangle and areas of scenic beauty and environmental value.

An action of the draft Plan will be to prepare a schedule of areas to be considered for removal (and retained) from the EFPA during future reviews by the Commission to ensure a 15-year rolling supply of land to accommodate housing and employment growth. This will be included in the first update to the Plan.

6. Transit corridor and targeted infill study

The Discussion Paper outlined a direction to focus infill on strategic sites and in a targeted way to reduce the reliance on general infill for housing supply into the future. To support this, PLUS, through the Department for Infrastructure and Transport (DIT), engaged Mott MacDonald and subconsultants Holmes Dyer to undertake a Transit Corridors and Targeted Infill Study (TCTIS) to inform the draft Plan.

This study provides an evidence-based investigation of potential urban infill opportunities and prioritises them at a high-level based on capacity to meet the high-growth scenario, market dynamics, the Commission's 'Living Locally' principles and known infrastructure capacity.

6.1 Scope and assumptions

This TCTIS identifies possible housing supply and policy options within transit corridors and targeted infill sites for the Commission to consider as part of the preparation of the Plan.

The Commission provided direction for more infill to occur on strategic sites and in a targeted way to reduce the reliance on general infill into the future. The Commission also emphasised the principle of prioritising growth areas based on transparency of costs to the community from infrastructure provision, as well as housing cost, ongoing living costs and climate change resilience costs.

The TCTIS task involved:

1. Review theoretical capacities of existing zoned infill areas (including corridors) – based on current zoning and policy.
2. Review relevant population and demographic factors, market dynamics and economic considerations to determine more realistic yields in the 30-year time horizon.
3. Identify and recommend sites suitable for infill development based on realistic potential dwelling yields for different typologies in targeted areas to align with the urban form aspirations set by the Commission.
4. Identify infrastructure capacity issues that would need to be resolved to assist with the prioritisation of longer-term infill development.
5. Outline recommendations to increase yields, improve quality and diversity that can be supported by further investigations or proposed code amendments where appropriate.
6. Consider and recommend delivery mechanisms for managing infill at a strategic level (e.g. precinct plans).

The assumptions listed below set the foundations for the TCTIS:

- Greater Adelaide will require 315,000 net additional dwellings to house this projected population growth.
- Infill investigations should assume a 70:30 infill to greenfield split, requiring capacity for 210,000 net additional dwellings from urban infill.
- Existing capacity estimates for urban infill were 45,400 from strategic infill sites (including the City) and 70,500 from general infill. Additional capacity of 124,000 dwellings was assumed required from infill development.

These assumptions represented the high population growth and a higher infill growth scenario (70% share of infill development within the metropolitan area). These parameters were provided to define the scope of the technical infill investigations only. This is to ensure a wider pool of long-term growth areas are investigated to accommodate high population growth and varied market factors / preferences, with a view to providing a range of options for inclusion in the Plan.

6.1.1 Infill typologies

The Commission endorsed the following infill typologies to initially guide the scope, capacity analysis and implementation review in the TCTIS. These were identified in the Discussion Paper and feedback received through the consultation period was provided to Mott MacDonald.

As the definitions were initially drawn from the Land Supply Report, the typologies were further reviewed and refined as part of the detailed infill investigations to better align with the outcomes sought in the draft Plan.

Table 6 List of infill typologies provided by PLUS to guide the TCTIS

	<i>Discussion paper term</i>	Infill term	Description
Strategic Infill	<i>Strategic Infill</i>	Targeted Infill	Housing developments that typically occur on large, repurposed sites at higher densities (sometimes referred to as ‘brownfield sites’). The government’s Land Supply Report currently defines strategic infill sites as those that result in a net housing increase of greater than 10 houses.
	<i>CBD</i>	CBD	Housing development that occurs within the Adelaide city centre.
	<i>Corridor</i>	Urban Corridor	Denser housing development along high-frequency public transport routes.
Broader Infill	<i>Regenerated Neighbourhoods & Urban Activity Centres</i>	Regenerated Neighbourhoods	Areas of public housing or aging housing stock that are redeveloped through coordinated regeneration providing a variety of housing types.
		Urban Activity Centres	Higher-density housing focussed in and around large centres that service a broad population and include public transport interchanges or high frequency public transport connections. Due to their scale and population catchment, they generally provide a full range of services like shopping, entertainment, health, community and recreation.
	<i>General Infill</i>	General Infill	Small-scale infill, such as the division of existing allotments into 2, 3 or 4 smaller allotments. This may also include a range of emerging or small-scale forms of accommodation such as ancillary accommodation or co-housing options.

6.2 Methodology

The TCTIS was undertaken in accordance with the methodology represented in **Figure 12**, involving concurrent streams of investigation into growth areas, dwelling capacity, infrastructure assessment, market assessment and policy analysis. It was informed by targeted stakeholder engagement to inform the high-level infrastructure and market assessments, as well as to consider the identified growth areas and policy options for implementation.

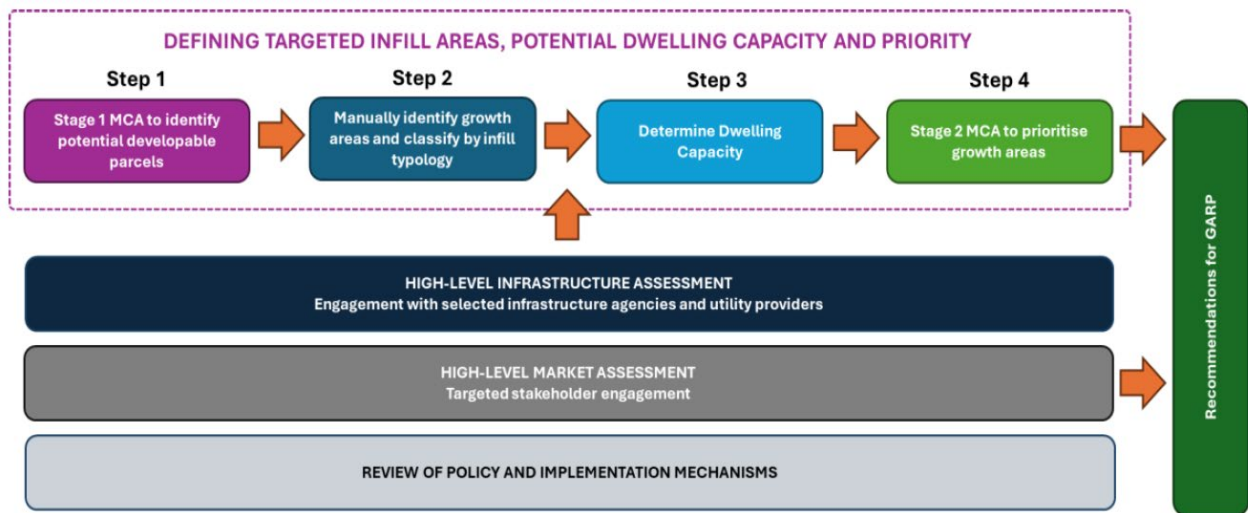


Figure 12 Transit corridor and targeted infill study methodology (Mott MacDonald, 2024)

6.2.1 Step 1

Step 1 involved a first-run multi-criteria analysis of exclusions and positively and negatively weighted criteria were used to identify favourable parcels for development. This analysis was applied at the individual allotment level using GIS and a range of datasets available to Mott MacDonald, including publicly available data and information supplied by PLUS.

The first Stage MCA was a high-level analysis of the land within the metropolitan area, and included the following:

Excluded land parcels

- Land within certain zones
 - Strategic Employment (some later overrides, e.g. Thebarton)
 - Established neighbourhood
 - Open space
 - Community facilities
 - Hills face
- Certain land uses
 - Open space
 - Education (some later overrides, e.g. UniSA Magill)
- State and local heritage sites and areas
- Land with ANEF ≥ 30 and restrictive airport building height limits
- Land with Strata or Community Title.

Of the remaining land, the following cores were applied either using a 'positively' or 'negatively' weighted criteria as set out below:

Positive Criteria	Negative Criteria
<ul style="list-style-type: none"> • Proximity to employment land <ul style="list-style-type: none"> ○ City ○ Strategic Employment Zone ○ Business and industry clusters ○ Major universities • Proximity to Services <ul style="list-style-type: none"> ○ Urban and suburban activity centres ○ Primary and secondary schools • Proximity to alternative transport modes <ul style="list-style-type: none"> ○ Rail stations, tram stops and O-Bahn interchanges ○ Go zones ○ Strategic cycling routes • Proximity to open space and coast • Favourable Capital Value to Site Value ratio • Vacant and government owned land • Building age 1946-1990 	<ul style="list-style-type: none"> • Land within certain overlays <ul style="list-style-type: none"> ○ Flooding ○ Character Area and Historic Area ○ Heritage Adjacency ○ Tunnel Protection ○ Road Widening ○ Major Urban Transport Routes ○ Gas and Liquid Petroleum Pipelines • Land with known constraints <ul style="list-style-type: none"> ○ Groundwater prohibition area ○ Site contamination ○ Land Management Agreements • Within proximity to EPA licensed sites • Land within ANEF 20 or 25 or with lower airport building height limits • Non-private residential sites • Building age pre-1946 and post-1991

Those areas which after the MCA scored highly were identified for future analysis.

6.2.2 Step 2

Step 2 involved analysis manually identified growth areas in GIS having regard to:

- Areas identified in the Discussion Paper, submissions received on that Discussion Paper and past planning studies and plans.
- High scoring sites from the first-run MCA.
- Living Locally principles (e.g. proximity to activity centres, places of amenity and connection to public transport).
- Areas of concentrated allotments with favourable capital value to site value (CV:SV) ratios, older building stock and government-owned land.

6.2.3 Step 3

Step 3 of investigations was a calculation of dwelling capacity using GIS to exclude allotments, filter out less favourable parcels for development and apply broad based assumptions based on net residential site densities for different infill typologies. Manual adjustments were made to dwelling capacity based on existing studies, projects, or state government announcements (e.g. Defence site at Smithfield).

Various infill typologies for urban infill were identified to assist with differentiating contexts, implementation barriers, realistic yields and potential policy responses and delivery

mechanisms. The range of infill typologies were identified in the Discussion Paper, however as investigations progressed, combinations of types and naming conventions evolved.

6.2.4 Step 4

Using the information and analysis on dwelling capacity, market considerations and infrastructure provision for each growth area, a Stage 2 MCA was undertaken as **Step 4** to prioritise growth areas based on:

- the ability of areas to contribute to a high growth scenario
- market conditions
- infrastructure capacity assessments.

Implementation considerations

A detailed review of implementation approaches and Code policy for strategic infill was undertaken, informed by discussions with stakeholders, the proposed infill typologies and the recommendations of the Expert Panel for the Planning System Implementation Review. This produced a library potential policy options for future consideration.

6.3 Results and key recommendations

The study found that, together with the current infill supply available, there is sufficient potential capacity for the Plan to achieve 210,000 additional dwellings from infill over the next 30 years. These sites were over the majority of the Adelaide Metropolitan area, classified into the different typologies initially provided by the Commission.

The study offered a series of recommendations, including areas identified to focus potential infill growth, for consideration in the draft Plan.

Key recommendations include:

1. Broaden the typologies of strategic infill assessed by this study to cover inner city sites, major centres, other centres and major sites. Adopt higher built form and density approaches for these areas than currently anticipated by the Code to facilitate greater development opportunity.
2. Expand the consideration of regeneration neighbourhoods to areas around larger activity centres and to areas with high concentrations of well-connected aged housing stock or public housing.
3. The DHUD to lead work with state agencies, infrastructure providers and councils to undertake further sub-regional infrastructure network capacity studies and establish key trigger points for major upgrades, particularly in the context of the cumulative impact on electricity, water, wastewater and stormwater networks.
4. Undertake detailed planning (i.e. structure, master or precinct planning) for the highest priority infill sites that:
 - a. Creates a structure plan or concept plan to spatially identify key design principles and development initiatives.
 - b. Defines development expectations and public realm outcomes.
 - c. Outlines infrastructure requirements and funding options.

- d. Provides a template for other growth areas implemented by the state, councils or other proponents.

It was considered the state could undertake planning for priority areas to, firstly, provide definition of development expectations, infrastructure requirements, funding options and public realm outcomes, and secondly, to provide a template for subsequent structure planning, either by the state or by councils in other growth areas.

These could be delivered under the *Urban Renewal Act 1995* (a Precinct Plan) or under the PDI Act (as a part of a regional plan and/or a combination of a Code Amendment and an Infrastructure Scheme). An infrastructure plan should be a distinct product of the detailed planning process.

6.4 Infill peer review

PointData Pty Ltd was engaged by PLUS to undertake a further review of the infill capacity and market response analysis that led to the recommendations in the TCTIS. PointData were engaged, due to their previous experience in undertaking such analysis not only in Adelaide but also interstate.

More specifically, valuation, planning analytics and land economics models were applied to ascertain market realistic dwelling yield for potential infill growth areas identified in the TCTIS, and to test which dwelling typologies, densities and policies (financial, planning and economic) should be a focus to achieve the Plan outcomes sought by the Commission.

The peer review focussed on neighbourhood regeneration and corridor type infill proposals and did not cover areas identified as 'Strategic Sites' at that point in time.

PointData undertook analysis firstly on regenerated neighbourhoods and then subsequently on transit corridors. The analysis was undertaken using a variety of scenarios including theoretical capacity, market realistic, and theoretical alterations to planning policy in the Code.

Overall, there was not any significant variation in potential dwelling yields between Mott MacDonald and PointData analysis for both regenerated neighbourhoods and corridors. General infill consumption aligned with PLUS Land Supply Report for Greater Adelaide in the near to medium term.

The PointData work suggested that areas surrounding the city centre and more broadly to the inner south-west and outer north-east parts of metropolitan Adelaide should be a focus and were likely to see market response in the short-medium term. Other locations saw a better response in the long-term including extensions to existing corridors.

6.5 Draft Plan inputs

The recommendations provided in the TCTIS and the findings in the subsequent review were used to identify key infill areas that aligned with the Plan outcomes and directions set by the Commission, in particular:

- **Outcome 1:** More housing in the right places
- **Outcome 5:** An integrated and connected region
- **Outcome 6:** Coordinated delivery of land use and infrastructure planning.

The identified focus areas for infill are spatially identified in the draft Plan within the *People, Housing and Liveability* theme, and the following sub-themes:

- State-significant infill areas
- Local infill investigation areas
- Strategic infill coordination and incentives

These are subject to further specific investigation before any code amendments can be proposed.

Determining the specific infill growth areas and policy recommendations to be reflected in the draft Plan involved:

- The Commission's direction to distribute infill dwelling yields across metropolitan Adelaide (LSRs) where possible to enable flexibility for the market to respond across differing locations and typologies.
- Consideration of whether the identified infill areas in the TCTIS were:
 - Of a scale and expected yield that warranted express identification in the Plan so as to potentially require specific consideration in wider structure planning and/or infrastructure planning.
 - The subject of Code Amendments as supply is already accounted for (including density), or alternatively, a decision has been made on the proposal.
- With respect to transit corridor dwelling supply:
 - As sufficient supply exists in corridors that are already zoned, new corridor rezonings to be considered from 10 years onwards (2031+).
 - A more immediate priority is to undertake a more detailed review of Code corridor policies in current areas to enable efficient supply whilst not comprising quality.
 - Some infill corridors were not identified in the draft Plan as investigations are pending regarding the movement of traffic and freight across metropolitan Adelaide, particularly with the completion of the North-South Motorway.
- Further analysis of the typologies identified in the TCTIS as to the most effective level of planning oversight for differing types of infill, based on considerations such as:
 - scale and potential to deliver new housing
 - extent of state government land holdings
 - significant public transport infrastructure
 - the need to consider local communities views
 - local infrastructure considerations (i.e. stormwater).
- The need for further consideration of specific policy responses in the Code. Careful consideration of key policy issues such as building interface, amenity and design of infill development need to balance financial viability to encourage the denser forms of housing required to accommodate growth in targeted infill areas.

7. Housing Diversity Study

A lack of housing choice in Greater Adelaide presents a critical lack of appropriate housing to accommodate the changing needs and preferences of the region's population.

A diverse range of housing (including built form and price point) can accommodate the changing needs and preferences of people at different life stages, supporting the lifestyle preferences of different household types and socio-economic groups, by allowing them to relocate and change their housing as needed, ideally without having to leave their neighbourhood and community.

Over half of the submissions received during consultation on the Discussion Paper related to housing availability and affordability. A research team from UniSA was engaged by PLUS to complement internal housing diversity work undertaken.

7.1 Scope of work

Historically, Greater Adelaide has been dominated by detached dwellings on large blocks of land and by multilevel apartment buildings within the CBD. Subsequently, there is a significant lack of housing diversity, highlighting a substantial 'missing middle' in the region. Encouraging a range of dwelling types, such as more townhouses, row dwellings, multiple dwellings, ancillary accommodation and manor houses, will improve housing options that cater for a range of demographics and offer locational choice.

The Commission identified several demographic types to explore in terms of housing diversity. As such, particular attention was given to the housing needs and preferences of:

- overseas migrants
- ageing population – particularly over 60s and over 85s
- lone person households – particularly older single women
- Aboriginal households
- people with disability
- very low- and low-income households
- students/youth.

The purpose of this study was to understand levels of housing diversity across the region, the housing needs and preferences of identified demographics and the current planning barriers to the delivery of different housing typologies.

In addition, the study explored various housing typologies (state-wide and nationally) and considered their suitability in providing additional housing stock within the region. These were considered against the current Code policies to identify barriers to and potential opportunities for delivering a more diverse housing stock.

7.2 Assumptions and key inputs

Greater Adelaide was considered as three subregional rings, largely based on the distinct characteristics of housing stock.

The suburbs included in the inner Adelaide ring, are widely considered as 'heritage areas' or 'character areas' while the suburbs incorporated in the middle Adelaide ring, can be categorised

as ‘mixed heritage’ and ‘post-war’ areas. The outer Adelaide ring mostly consists of newly established greenfield areas.

Adelaide CBD was excluded from the investigations, acknowledging the higher proportion of apartments and high-rise developments in the area would have skewed the data and affected the validity of the analysis.

A review of recent academic and market research, complemented by current government policies and strategies, was undertaken to establish the housing needs and preferences of the identified demographic groups.

ABS and PlanSA data was used to identify and examine population and housing statistics for Greater Adelaide. Further, ABS data was used to understand the appropriateness of current housing stock for the population. This component of the investigation examined dwelling size compared to household size and housing need, by surveying the number of excess bedrooms across the region.

A desktop analysis of exemplar Australian housing case studies and Australian land use planning policies was undertaken to explore a range of housing typologies and assess their suitability in the Greater Adelaide context.

To understand how the South Australian planning system can better facilitate an affordable and diverse range of housing, examination of the Code undertaken to identify weaknesses and/or barriers within the planning system, with specific focus on zoning, overlays and assessment pathways.

7.3 Results and key recommendations

The housing diversity study highlighted the following recommendations:

- Projections indicate household sizes will continue to get smaller, however, there is little diversity in dwelling size across the region, particularly in the outer ring.
- A more diverse range of housing stock is needed across the region to ensure there are a range of dwellings, including larger dwellings (multiple bedrooms and bathrooms) and smaller dwellings suitable for lone and 2 person households to reflect changing demographic and lifestyle patterns and offer more affordable options to cater for all demographics.
- Smaller, adaptable, and ability appropriate housing stock is needed within established areas (particularly within the middle and outer rings) to ensure people can age in place, maintain access to their communities, transport, education, employment and day-to-day services.
- Diversity across the rental sector is needed, with respect to dwelling type, price point and location, particularly close to the CBD.
- The predominance of large, detached housing is very difficult to transition into smaller forms of living that reflect current demographic trends and enable walkability, public transport provision, living local and ageing-in-community.
- Data highlighted the importance of designing and delivering higher density housing that caters to the needs of families and larger households.

- Growing sentiment on sustainability issues, energy prices and affordability are also driving a portion of housing consumers away from detached housing on large blocks of land to smaller dwellings that are more efficient to heat, cool, run electricity and maintain.
- Excess bedroom modelling revealed that if the middle and outer rings reflected the current built form of the inner ring, housing supply would better match housing need and demand.
- Housing diversity across middle and outer rings should aim to provide 61% detached dwellings, 22% semi-detached dwellings and 17% units/apartments.
- The change in urban form would help address the challenges of achieving walkability, public transport, living local and ageing in community, as well as provide opportunity to increase urban greening and tree canopy coverage throughout urban areas.
- Current land use definitions and assessment pathways generalisation may act as a barrier to the development of missing middle housing typologies and there is an opportunity to the Code to better reflect the housing diversity objectives.
- Improved clarification of housing typologies within the land use planning system will provide increased awareness and certainty to industry.

The recommendations produced by the housing diversity study were used to inform draft Plan strategies in **Outcome 1: More Housing in the Right Places**, by:

- Identifying priorities to increase diverse housing types to inform new assessment pathways and policies to be considered in the Code.
- Assisted in setting housing targets and encouraging a more proactive and place-based approach for long-term housing needs and preferences.

7.4 Further work

There are several recommendations for further investigation including:

- Opportunities for adaptive reuse of buildings for housing, including the adaptation and conversion of larger existing dwellings into multiple units.
- Further consideration of the market realities of delivering diverse housing stock in the region and how this can be improved.
- Investigating concessions through the land use planning system for housing projects that address an identified unmet housing need.
- Identification of key areas for housing diversity focused policy.
- Review of current terminology used within planning legislation and planning instruments.
- Investigation of land leasing, “build-to-rent” models as particular class of residential in the Code (some of which is currently underway).
- Consider the expansion and application of Future Living Code Amendment to provide housing for smaller household types and ageing in place across the state.

8. Employment Land Strategy

A central role of a regional plan is to identify a sufficient supply of land to support employment growth. To provide an evidence base for decision making during preparation of the draft Plan, PLUS engaged TSA Riely to undertake investigations into employment lands – focussing on the industrial and retail sectors.

The objective of this component of the Stage 2 investigations was to better understand current and emerging trends in the market, and how these may influence the type, consumption rate, locational and infrastructure needs for employment land into the future.

This project was designed to produce background material and strategies to inform strategic planning priorities for both PLUS and DIT, with inputs feeding not only into the draft Plan, but also high-level transport planning and Local Area Transport plans. It also acts as an evidence-based for the consideration of Code amendments, particularly those that propose rezoning of inner-city employment land.

8.1 Scope and assumptions

The deliverables for this employment land work included:

- Background investigations, including employment trends analysis and projected demand for land (both industrial and activity centre).
- An employment (industrial) land strategy
- An activity centres strategy.

Key inputs used to as a baseline for the investigations include [Population projections for South Australia and Regions, 2021-2051](#) and the Land Supply Report for Greater Adelaide: Employment Lands, June 2023.

The employment lands investigation adopted the high-population growth scenario to 2051 to inform demand projections for both industrial and activity centre area projections. Other assumptions used were:

1. Current zoned vacant land consumption rate of 93 ha per annum assumed to continue.
2. Assumed all currently identified vacant and future land to be consumed, including Greater Edinburgh Parks.

8.2 Methodology

The employment land investigations comprised four progressive stages. An overview of each is provided below.

8.2.1 Stage 1: Employment trends analysis

Stage 1 involved undertaking research and analysis, in conjunction with market and industry engagement (such as Renewal SA, Property Council), to identify emerging trends and key economic drivers that are likely to affect future demand for employment land and strategic transport infrastructure. This information was used to prepare a high-level view of future employment land activity and potential jobs and formed a background report to assist in the identification of future land use and strategic transport infrastructure requirements.

8.2.2 Stage 2: Develop an employment land strategy

The second stage involved reviewing the Metropolitan Adelaide Industrial Land Strategy (2007) and undertaking a benchmarking exercise with interstate jurisdictions to inform a new Industrial Employment Land Strategy for Greater Adelaide.

This strategy aims to reflect the evolution of employment lands since 2007, in terms of the types of employment activities undertaken (i.e. not just industrial but also retail / commercial), reflect the current strategic planning and land use planning frameworks (i.e. SPPs and the Code). It also:

- Provided a clear set of definitions.
- Identified key employment precincts, as identified in the SPP 9 (employment land), to increase protection from sensitive land uses and rezoning (where appropriate).
- Identified land use requirements for the key employment activities (i.e. the four Broad Industry Categories) to assist in growth planning and structure planning functions within both PLUS and DIT.
- Provided benchmarking for different employment activities to assist in growth area planning. This information was provided to Arup to identify future employment lands as part of the greenfield growth area investigations.

8.2.3 Stage 3: Local area employment projections

Outputs from stages 1 and 2 informed the development of more detailed employment land projections for Greater Adelaide at local area geographies.

Completion of this work requires the following bodies of work to be completed:

- Local area population projections (LGA and SA2), 2021-2041
- Employment land trends (Stage 1)
- Employment land strategy (Stage 2).

8.2.4 Stage 4: Develop an activity centres strategy

Stage 4 was the development of an activity centres strategy to assist with planning for activity centres. It was intended that this document acts as a reference in broader planning processes, including structure planning.

8.3 Results and key recommendations

This work produced recommendations for consideration in the drafting of the Plan and provided the DIT with information relating to potential trip origin/destinations to input into various transport studies being undertaken. Other outputs from the four stages include:

- An analysis of key trends, with a detailed description of their influences on all categories of employment land.
- Demand projections, setting out the overall need for employment land overall at 5-year intervals to 2051, broken down by land supply region.

- High level summary of infrastructure implications, roles and responsibilities (i.e. state or local) for both industrial employment land and activity centres.
- Investigations of employment land benchmarks to support the provision of adequate employment lands in greenfield growth areas.
- Identification of criteria to determine strategically important employment precincts worthy of higher levels of protection from encroaching sensitive land uses.
- That industrial employment land, particularly within the inner metropolitan areas of Adelaide be valued highly for their role in providing access to services and facilities to local populations.
- The land use implications for different types of employment land, based on the various roles they play and aligning with the four broad industry categories as per **Figure 13**.

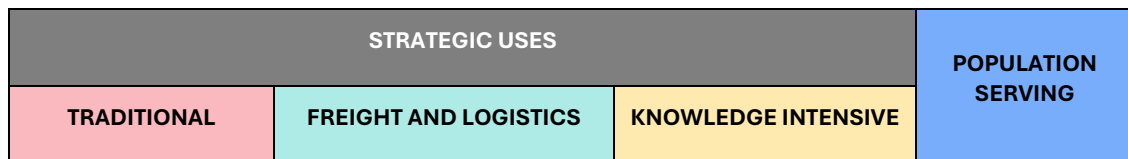


Figure 13 Broad industry categories (Source: TSA Industrial Employment Land Strategy)

8.4 Draft Plan inputs

The recommendations within both the industrial employment land strategy and the activity centre strategy were used to inform consideration of strategies for the following outcomes, in particular:

- **Outcome 2:** A strong economy built on a smarter, cleaner future
- **Outcome 5:** An integrated and connected region

The identified strategies for employment land are spatially identified in the draft Plan within the *Productive Economy* theme, and the following sub-themes:

- Employment lands
- State-Significant and Prime Industrial Employment Precincts
- State innovation places
- Activity centres and retail

There is also crossover with the *People, Housing and Liveability* (especially State-Significant Infill Areas) given the mixed-use opportunities presented in infill areas and the desire to plan new housing in proximity to employment.

Other recommendations identified to inform the draft Plan were:

- The amount of additional industrial employment land required to be found through the greenfield investigations work with Arup.
- The development of a hierarchy of employment precincts including:
 - National industrial employment clusters
 - State significant industrial employment precincts
 - State innovation places

- Prime industrial employment precincts.
- Consideration of emerging employment precincts at Stepney, Hindmarsh and Thebarton which would be candidates for urban renewal but also maintain a mix of employment uses.
- The Plan targets aim for no net loss of inner metropolitan Adelaide employment land (includes the LSRs of Inner Metro, Inner South, Inner North and Adelaide West) by maintaining employment opportunities including through additional floor area or job density generated through mixed use / urban renewal.
- A centres hierarchy was established and is identified in the draft Plan to identify the specific role, function and infrastructure needs of each centre type and to assist with optimising the distribution of retail and service businesses and supports liveability, convenience and choice across the region.

9. Open Space Strategy

Consistent with the recommendations of the Discussion Paper, a Greater Adelaide Open Space Strategy (the Strategy) has been prepared by Aurecon to inform the development of the draft Plan and guide the provision of a quality open space network throughout the region.

The focus of the Strategy is to:

- Develop the Open Space Network for Greater Adelaide.
- Update/replace the current Metropolitan Open Space System (MOSS).
- Propose a methodology for quantifying Greater Adelaide’s current open space network, based on best-practice.
- Develop a classification system for open space typologies.
- Identify principles and targets to guide governance priorities and actions.

9.1 Methodology

This project progressed in two stages. High level details of the scope are proposed below.

9.1.1 Stage 1: Review, analysis and recommendations

Stage one identified best practice in the provision, management and operation of open space networks and analyse how best practice can be incorporated into a new Strategy. It considered:

- Definitions and classification of open space – both function and hierarchy.
- Principles to guide assessment of open space and to assist with planning, funding, acquiring, designing and prioritising.
- Benchmarking quality and quantity.
- Review current best practice in Australia against current provisions in Greater Adelaide, including the principles guiding the provision of open space as detailed in the Discussion Paper.
- A framework for an Open Space Strategy for Greater Adelaide.

An analysis stage made recommendations on how to build on the current Metropolitan Open Space Strategy to create a quality and equitable open space network across the Greater Adelaide region. This considered the current spatial distribution of MOSS, consideration of new benchmarking linked to future growth, and GIS analysis to consider where new opportunities existing for the provision of long-term open space (public and private).

9.1.2 Stage 2: Develop a new Open Space Strategy for Greater Adelaide

Stage 2 provided a draft Strategy for Greater Adelaide that establishes:

- A vision for open space in the Greater Adelaide region.
- Overview of the benefits of open space.
- Identification of the opportunities and challenges across the region.

- A revised open space network that builds on the former MOSS and is aligned to the vision in the draft Plan and long term-plan for growth.
- A set of guiding principles supported by objectives and targets.
- A classification system for open space typologies

When preparing the Strategy, consideration was given to the relevant local and state government policies as well as direct feedback from the Commission and the Green Adelaide Board. Other state agencies consulted on during preparation include:

- Office for Design and Architecture SA
- Department for Environment and Water
- Office for Recreation, Sport and Racing.

Green Adelaide (within the Department for Environment and Water) was a key stakeholder in the development of the Open Space Strategy.

Green Adelaide is in the process of preparing an Urban Greening Strategy and greening open space is an important aspect of this. Development of the open space strategy for Greater Adelaide has been identified in this draft document as a key action.

9.2 Commission Directions

Inter-urban breaks were identified within the Discussion Paper. The Commission considered that the purpose and function of the identified inter-urban breaks should be unique and respond to values, land uses and needs as identified across the Greater Adelaide region. The Commission agreed to seven principles to guide the development of inter-urban breaks and to assist development of a new Strategy.

Inter-Urban Breaks

1. Are spatially and functionally defined through the identification of landscape, environmental, cultural, and economic values.*
2. Can protect open space, biodiversity, amenity, First Nations and European cultural and landscape values where they exist between major urban areas.
3. Can protect non-urban uses for example primary production, forestry, nature-based tourism in recognition of their contribution to the regional economy.
4. Can provide land for active and passive public recreation and ecosystem services where they exist and are in close proximity to population centres.
5. Support enhanced community and sub-regional identity and sense of place.
6. Limit further fragmentation of land holdings and restrict various forms of urban activity where inconsistent with identified values.
7. Are managed through a range of land uses, tenures and management practices which protect and enhance the identified values.

9.3 Key strategy outputs

The following principles were developed and form part of the Strategy:

1. **Connecting people with nature and places** – open spaces build stronger communities, promote health and wellbeing, and connect people with nature and key destinations.
2. **Creating quality spaces for everyone** – open spaces are equitable and accessible at a range of scales, sizes, tenures and experiences, and are connected to each other and with movement corridors.
3. **Building on Greater Adelaide’s sense of place** – quality open spaces create better places by contributing to high amenity precincts, enhancing and reinforcing local character and natural systems, supporting housing density and diversity, and generating economic value.
4. **Increasing Greater Adelaide’s climate resilience** – green open spaces increase biodiversity and habitat, create climate resilience, reduce heat island impacts. Increase tree canopy cover and integrate water sensitive urban design.

New classification for open spaces were also developed:

- **Green space** - refers to land that is predominantly covered by vegetation or natural landscapes. They are characterised by the presence of trees, plants, grass and other forms of vegetation. Green spaces contribute to sustainability by improving air quality, reducing pollution, and supporting biodiversity and natural systems.
- **Greenways** - refer to a network of corridors that link people and fauna to open spaces and green spaces across Greater Adelaide. Greenways create safe opportunities for walking and cycling to public open space. They also link important natural systems, such as watercourses and biodiversity corridors, to improve flora and fauna habitats.
- **Public space** - refers to accessible areas that are intended for local use by the community. They serve as gathering places and provide opportunities for social interactions, cultural events and civic engagement. They are typically owned and maintained by local government or public entities.

9.4 Draft Plan inputs

The strategy recommendations aligned with the Plan outcomes and directions set by the Commission, in particular:

- **Outcome 2:** Liveable, accessible and inclusive communities
- **Outcome 6:** Coordinated Delivery of Land Use and Infrastructure Planning.

The map new open space network (public and private) and investigation areas can be found in the draft Plan within the *People, Housing and Liveability* theme, and in the Regional Open Space sub-themes.

An action for further work includes Investigating new governance and funding models to establish, manage and equitably distribute regionally significant open space, including the Adelaide Park Lands and to facilitate a new Northern Park Lands.

The Strategy includes eight inter-urban breaks. These are defined between key township in:

- The Barossa
- Northern Park Lands
- Western Hills
- Willunga / Southern
- Coast to Vines
- Fleurieu
- Light River
- Monarto

These inter-urban breaks will be a mix of private and public land. The future development of the inter-urban breaks is considered to benefit from comprehensive and place-based master plans to guide their future uses and integration with Greater Adelaide.

A key inter-urban break is a new Northern Park Land to support the growth in the outer north of Adelaide.

The future development of the Kudla growth area will be supported by the establishment of the Northern Park Lands – a new linear park that over time will provide an uninterrupted green corridor from the Hills Face Zone to Karbeethan Reserve and the Gawler River. The Northern Park Lands will provide a clear inter urban break between the new and established areas of Gawler, and become a place for active recreation, greening initiatives, community respite, local sports facilities and walking and cycling trails.

The government will prepare an implementation strategy within the next 12 months that outlines how the Northern Park Lands will be delivered. The strategy will seek to ensure that the early delivery of the first stage of works on government-owned land will coincide with the delivery of the first new homes in the adjacent Kudla growth area.

10. Targets and Measures

Targets and measures are an important element of the Plan, as they send signals to key stakeholders and the market on priorities and desired pace of land use changes over the life of the plan. This holds the government and other stakeholders accountable to driving and implementing change as a result. Over time and through implementation, the measuring and reporting of targets builds a strong evidence base for future policy intervention and updates to the Plan.

The Commission is seeking to deliver best practice, contemporary targets and measures that utilise a range of datasets as it is acknowledged that not all the targets in *The 30-Year Plan for Greater Adelaide* could easily be monitored on an ongoing basis.

In the first instance, a focus has been placed on four key priority targets for public consultation. These include:

- residential land supply
- employment land supply
- housing
- tree canopy.

These targets will be further refined and finalised after considering the feedback received during the public consultation phase.

10.1 Land supply targets

Residential Land Supply Targets

Section 7(3)(iii) of the PDI Act states:

'adequate provision cannot be made within Greater Adelaide outside environment and food production areas to accommodate housing and employment growth over the longer term (being at least a 15 year period).'

This section advises a minimum 15 years of supply is required to support housing growth over the longer term before changes to the EFPA Overlay can be considered.

This requirement has been used to inform the residential land supply target (see **Figure 14**) as it will trigger the consideration of additional residential land supply options.

The 'development ready' land supply target was set based on extensive research of interstate jurisdictions where the need to ensure a sufficient supply of serviced land to accommodate the peak and troughs of demand is required.

This target will be measured by data used to inform the residential land supply dashboard.

TARGET 1: RESIDENTIAL LAND SUPPLY	
Outcome: More Housing in the right places	
A timely, efficient and continuous supply of land across Greater Adelaide and its LSRs will support greater choice of housing in the places that are well serviced.	
Target	Target 1.1: Maintain a 5-year rolling supply of development ready residential land. Target 1.2 Maintain a 15-year rolling supply of zoned residential land.
Measure	1. Land supply reporting on capacity (known and estimated). 2. Utilise region specific discounts and yields to estimate supply over undeveloped zoned and future land supply.
Geography	<ul style="list-style-type: none"> Greater Adelaide Planning Region Land Supply Region
Frequency	<ul style="list-style-type: none"> Annual
Data Source	<ul style="list-style-type: none"> Land valuation PlanSA Development Application data Land division spatial layer

Figure 14 Proposed Target 1 in the draft Plan

Employment Land Supply Targets

Section 7(3)(iii) of the PDI Act states:

‘adequate provision cannot be made within Greater Adelaide outside environment and food production areas to accommodate housing and employment growth over the longer term (being at least a 15 year period.’

This section requires a minimum 15 years of supply to support employment growth over the longer term before changes to the EFPA Overlay can be considered.

This requirement has been used to inform the employment land supply target (see **Figure 15**) and will determine when action may be required to consider additional employment land supply options.

TARGET 3: EMPLOYMENT LAND SUPPLY	
Outcome: A strong economy built on a smarter, cleaner future	
Providing timely and a continuous supply of employment land across Greater Adelaide and its LSRs will ensure we can maximise the opportunities to build a strong economy.	
Target	Target 3.1 No net loss of zoned employment potential within the inner metropolitan sub-regions of Greater Adelaide, unless land has been identified for future strategic infill development within the plan. Target 3.2 Maintain a 15-year rolling supply of zoned employment land.
Measure	Land supply reporting on capacity (known and estimated).
Geography	Target 3.1: Inner Metro, Inner North, Inner South and Adelaide West LSRs. Target 3.2: Greater Adelaide Planning Region
Frequency	<ul style="list-style-type: none"> Annual
Data Source	<ul style="list-style-type: none"> Land valuation PlanSA Development Application data Land division spatial layer

Figure 15 Proposed Target 3 in the draft Plan

This target will be measured by data used to inform the annual land supply reports.

10.2 Housing targets

The housing targets for Greater Adelaide and 10 LSRs are based on:

- The high population projection scenario for Greater Adelaide.
- The existing dwelling stock in the region at the 2021 census.
- The population counted in non-private dwellings at the 2021 census and the forecasted growth in this population.
- Average household size and occupancy rates for each region based on the 2021 census.
- The potential for new dwelling in each region based on the applicable Code polices at January 2023, the remaining strategic growth options of the current *30-Year plan for Greater Adelaide* and the proposed future growth options in the draft Plan.

The housing target modelling process uses the inputs above to estimate of the number of additional dwellings (net dwelling increase) required to accommodate projected population growth. The diagram below provides a broad outline of this process.

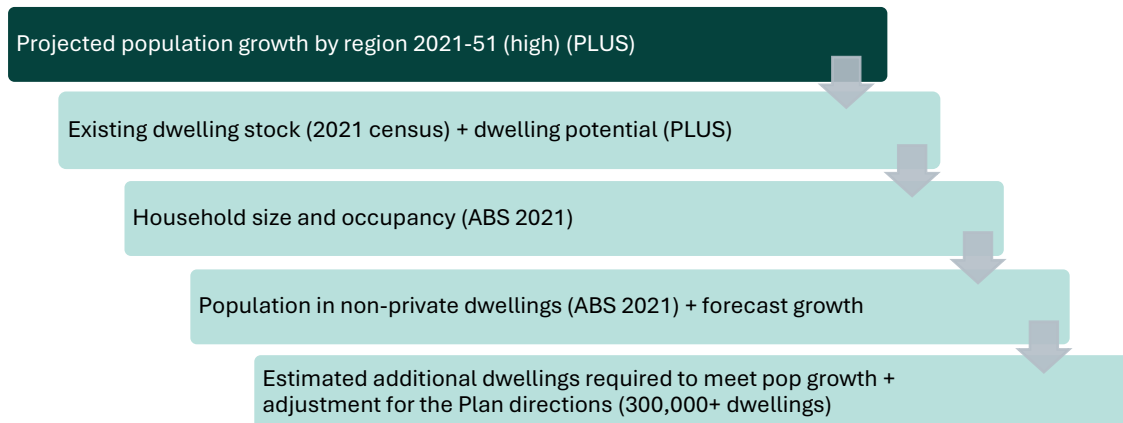


Figure 16 Broad housing target modelling process

Based on the modelling process above, the estimated dwelling requirement for Greater Adelaide was around 300,000 dwellings. In recognition of the National Housing Accord Target for Australia to build 1.2 million additional homes by 2029, an additional 15,000 dwellings were added to the target for Greater Adelaide.

As a result, the overall dwelling target for Greater Adelaide is determined to be 315,000 additional dwellings by 2051.

Land supply region and local government area targets

Local government housing targets were prepared using the following method:



Figure 17 LGA housing target modelling process

The local government area targets are presented in 10-year increments (2021-31, 2031-41 and 2041-51) to recognise the increasing uncertainty over time (particularly 2041-2051). To overcome this uncertainty, the Commission has agreed to review and adjust housing targets every 2 years. The diagram in **Figure 19** outlines the process for reviewing and adjusting housing targets.

TARGET 2: REGION AND LOCAL AREA HOUSING	
Outcome: More Housing in the right places	
A timely, efficient and continuous supply of land across Greater Adelaide's LSRs and local government areas will support greater choice of housing in the places that are well serviced.	
Target	Target 2.1: Regional housing targets to 2051, based on high population growth projections. Target 2.2: Local government housing targets to 2051, based on high population growth projections.
Measure	<ul style="list-style-type: none"> Dwellings built
Geography	<ul style="list-style-type: none"> Greater Adelaide planning region Land supply region Local government area
Frequency	<ul style="list-style-type: none"> Annual
Data Source	<ul style="list-style-type: none"> Land valuation PlanSA Development Application data Land division spatial layer

Figure 18 Proposed Target 2 in the draft Plan

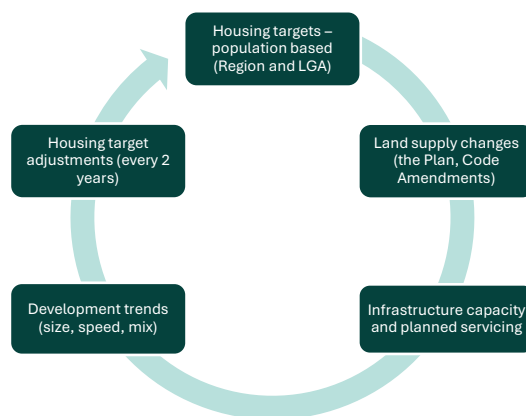


Figure 19 Process of reviewing LGA housing targets

10.3 Tree canopy target

In recent years, there has been significant advancements in the measurement and analysis of tree canopy data. This progress has resulted from a partnership between the state government and 18 local governments to measure tree canopy cover across metropolitan Adelaide using LiDAR³ data.

The 30-Year Plan for Greater Adelaide’s Urban Green Cover Target was reviewed as part of developing the government’s draft Urban Greening Strategy for Metropolitan Adelaide. Based on the consultation process, tree canopy growth to date and the availability of improved data, this updated tree canopy target is proposed (see **Figure 20**). This target recognises that achieving 30% tree canopy cover maximises economic, environmental and health benefits.

TARGET 4: URBAN TREE CANOPY	
Outcome: A greener, wilder and more climate resilient environment	
An increased urban tree canopy will ensure a cooler and greener urban environment.	
Target	Target 4.1 No net loss of tree canopy (3m or greater) cover. Target 4.2 Achieve a 30% tree canopy (3m or greater) cover across metropolitan Adelaide by 2051.
Measure	By 2030 all Local Government Areas to increase tree canopy (3m or greater) cover by 2% over residential and open space areas (excluding industrial and infrastructure).
Geography	Target 4.1 and 4.2: Greater Adelaide planning region Measure 1: Local government areas (LGA)
Frequency	<ul style="list-style-type: none"> • Every 3 years
Data Source	<ul style="list-style-type: none"> • LiDAR data • Zoning spatial layer

Figure 20 Proposed Target 4 in the draft Plan

Interim 5-year target

To identify where more tree canopy cover is most needed, it is useful to monitor tree canopy cover at different scales and land-use types. This interim target will be reviewed and adjusted to respond to progress made in increasing tree canopy coverage, improvements in technology, and emerging challenges and opportunities.

Current status - Tree canopy cover report card

Tree canopy cover refers to trees (3 m or taller) located across both the public and private realm. As of 2022, urban canopy cover was **16.7%** over the metropolitan Adelaide region.

There is significant local variation, with some local government areas having relatively low coverage (e.g. under 10%) while others have high coverage (e.g. above 30%), with significant variation across individual suburbs.

³ LiDAR (Light Detection and Ranging) is a remote-sensing method that scans the surface of a survey area using a device installed in a light aircraft that fires to make a digital three-dimensional image of objects on or near the ground, such as buildings, roads and trees.

Some of this canopy variability is due to historical landscape differences such as topography, soil and rainfall, while other change is more recent due to human land management impacts. Additionally, some council areas contain protected areas or other large open spaces, while others have airports and commercial areas less suitable to accommodating more trees.

Methodology and data source

Tree canopy data was captured across metropolitan Adelaide in 2022 using a repeatable and accurate airborne LiDAR and high-resolution satellite multispectral imagery. Further information is available at: [Urban tree canopy data analysis report](#).

The frequency of future measurement to track the progress of this target is proposed to be every 3 years at this stage. Further investigation is being undertaken by Green Adelaide to identify how best to measure other types of urban greening.

10.4 Future targets and measures

Arup has been commissioned by PLUS to identify a series of best-practice targets and measures to further support the strategic outcomes identified in the Plan, in particular to align with the Living Locally principles outlined in the Discussion Paper.

This review has commenced and is in the process of researching how other jurisdictions and relevant land use and growth strategies report on and measure the following:

- walkable neighbourhoods
- housing diversity
- proximity to public transport

This research will be used, in conjunction with feedback received during the draft Plan consultation period, to consider new targets and measures and will form a critical part of measuring the success of the regional plan moving forward.

11. Working with state agencies

One of the core focuses during preparation of the draft Plan was to improve alignment of land use and infrastructure planning to deliver better outcomes for growing communities.

Approximately 30 departments, offices or areas of government were engaged as part of the Plan drafting process.

Regular communication and correspondence was provided to state agencies and utility providers at various levels, advising of information requirements to complete investigations. This included the review of draft content, actions and mapping layers impacting various state interests and government departments.

11.1 Infrastructure agency and utility provider collaboration

As part of the infrastructure analysis for the draft Plan, multiple meetings occurred with PLUS, its contractors and staff from key infrastructure agencies and utility providers, including SA Water, the DIT, SA Power Networks (SAPN), ElectraNet, the Stormwater Management Authority (SMA), the Department for Education (Education) and SA Health.

An infrastructure workshop was held with executives from key infrastructure agency providers including SA Water, DIT, SAPN, ElectraNet, Infrastructure SA, Education, SA Health, Tafe SA and SAFECOM. This workshop identified high level opportunities and constraints associated with long-term infrastructure provisioning in alignment with the infrastructure investigations being undertaken.

Engagement with these key infrastructure agencies were subsequently continued with individual contractors with respect to the infill and greenfield investigations, which assisted with outputs and investigations.

A full list of state agencies and utility providers engaged during the Plan content drafting is contained in **Appendix 7**.

Tools for ongoing collaboration

New tools and governance arrangements within the Department for Housing and Urban Development, including HIPDU and the Infrastructure Coordination Group will coordinate infrastructure investment and facilitate well-serviced developments.

Aligning the 20-Year State Infrastructure Strategy (Infrastructure SA) and the State Transport Plan (DIT) with the Plan allows for coordinated infrastructure planning, providing greater alignment, clarity and confidence. Other agencies and infrastructure providers plans will also consider the long-term growth assumptions identified to ensure integrated planning outcomes.

12. Glossary of terms

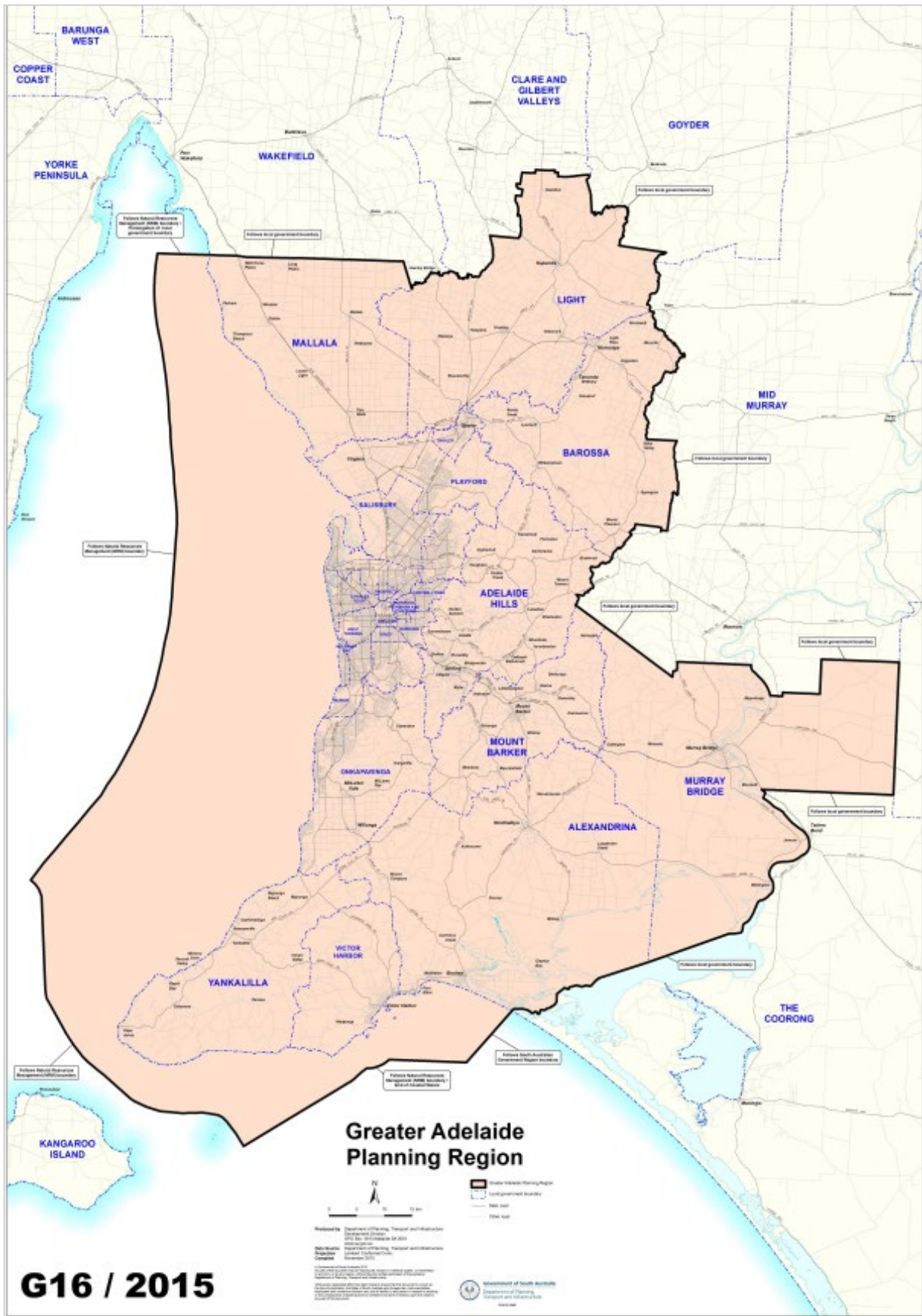
Acronym	Term	Meaning
	PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
JPB	Board	Joint Planning Board A body corporate with its own powers and responsibilities and is constituted in accordance with the terms of the Planning Agreement, which sets out the functions, Board membership and how a Board is to operate.
	Code	The Planning and Design Code, being a statutory instrument under the Act for the purposes of development assessment and related matters within South Australia.
	Commission	State Planning Commission An independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is also the state's principal development assessment and planning advisory board.
	Designated Entity	Designated Entity means a person or entity authorised or approved to prepare a draft of a proposal to prepare or amend a designated instrument under section 73 of the PDI Act.
	Minister	Minister for Planning Minister responsible for administering the <i>Planning, Development and Infrastructure Act 2016</i> .
ABS	Australian Bureau of Statistics	Australian government agency that collects and analyses statistics on economic, population, environmental and social issues to advise the government.
EIS	Environmental Impact Statement	The highest level of development assessment under the <i>Planning, Development and Infrastructure Act 2016</i> .
EPA	South Australian Environment Protection Authority	South Australia's independent environment protection regulator engaged to protect, restore and enhance the environment through the risk-based regulation of pollution, waste, noise and radiation.
LGA	Local Government Association of South Australia	Membership organisation providing leadership and support to local government by advocating to achieve greater influence for local government in matters affecting councils and communities.
PLUS	Planning and Land Use Services	Planning and Land Use Services is a division of the Department of Housing and Urban Development who is responsible for coordinating and leading key planning and statutory processes for South Australia.
SAPN	SA Power Networks	Principal electricity distributor in South Australia, delivering electricity from high voltage transmission network connection points operated by ElectraNet.

Acronym	Term	Meaning
SLS	Special Legislative Schemes	Policy directions that designate areas of significant importance to the state, in connection with the State Planning Policies.
SPP	State Planning Policy	A framework for land use that aims to improve the liveability, sustainability and prosperity of South Australia.
	Structure Plans	Structure Plans provide a broad spatial expression of the desired development outcomes for an area and can include transit corridors, centres, renewal areas or greenfield sites. Structure plans may also be used to identify the regional distribution of targets, policies or actions relevant to an area and infrastructure and governance issues that will require resolution to facilitate the desired development outcomes of an area.

13. Appendices

1. Greater Adelaide Region Map
2. Mechanisms for Updating a Regional Plan
3. List of Mapping layers in each Theme
4. Interrelated streams of GARP work
5. Links to other state government documents
6. Growth Investigations Baseline Assumptions
7. State Agency and Service Provider Engagement

Appendix 1. Greater Adelaide region map



Appendix 2. Mechanisms for updating a regional plan

Section 71 - Incorporation of material and application of instrument

Overview

Section 71 of the PDI Act enables automatic linking to be set up between different planning instruments or to include information from other sources.

Section 71 (a) – Linking between a regional plan and the Code

- Relevant clause:** 71(a) A designated instrument may be linked to other instruments and standards under this section of the Act.
- Application:** The Section 71(a) process provides a pathway for the linking of another designated instrument to a regional plan. This can enable a process of updating the mapping layers and other information automatically in the regional plan to reflect updates made to another instrument.
- Example:** If a high bushfire risk area map that is in the Code mapping gets updated via a Code Amendment, then there could be a process in place to simultaneously update this mapping within a regional plan, to ensure consistency between the two instruments.

Section 71 (b) – Linking between a regional plan and another document or plan prepared by a prescribed body.

- Relevant clause:** A designated instrument may - refer to or incorporate wholly or partially and with or without modification, a policy or other document prepared or published by a prescribed body, either as in force at a specified time or as in force from time to time.

This clause is to be read in conjunction with Part 4, (19), Planning, Development and Infrastructure (General Regulation) 2017.

For the purposes of section 71(b) of the Act, the following bodies are prescribed:

- (a) the Minister, in relation to Ministerial building standards;*
- (ab) the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993;*
- (ac) the Chief Executive;*
- (b) Standards Australia;*
- (c) the Commonwealth Scientific and Industrial Research Organisation;*
- (d) any body prescribed by these regulations for the purposes of section 122 of the Act.*

- Application:** Section 71(b) enables the inclusion of information published by particular bodies or agencies.
- Example:** The incorporation of part of the Environment Protection (Water Quality) Policy 2015 published by the EPA. The EPA is a prescribed body under section 122 of the Act referred to in regulation 19(d).

Where relevant strategies, plans or documents are to be referred to or incorporated into a regional plan, new regulations may be required to prescribe the relevant body responsible.

Section 73 – Amendment of designated instruments

Overview

Section 73 provides the process to amend a designated instrument (such as a regional plan) for more substantial types of changes.

Relevant clause: (2) *A proposal to amend a designated instrument may be initiated by—*

- (aa) in relation to a state planning policy – the Commission acting at the request of the Minister; or*
- (a) the Commission acting on its own initiative or at the request of the Minister; or*
- (b) with the approval of the Minister, acting on the advice of the Commission—*
 - (i) the Chief Executive; or*
 - (ii) another agency or instrumentality of the Crown; or*
 - (iii) a joint planning board; or*
 - (iv) a council; or*
 - (v) a provider of essential infrastructure; or*
 - (vi) a scheme coordinator appointed under Part 13 Division 1; or*
 - (vii) in relation to the Planning and Design Code or a design standard—a person who has an interest in land and who is seeking to alter the way in which the Planning and Design Code or a design standard affects that land.*

Application: The Section 73 process relates to more substantial amendments, which seek to amend statutory elements such as the vision, primary mapping layers, or actions in a regional plan. Due to the nature of the amendment, the process is extensive includes community engagement that must comply with the Community Engagement Charter. Some examples could include:

- Changes to the wording of policy associated with growth directions (which would alter the effect of an underlying policy reflected in a regional plan).
- Change to boundaries of growth areas or creating new growth areas.
- Introduction of new structure plans prepared by local governments to inform future infrastructure agreements and rezonings to accommodate residential and employment growth.
- Amendments to primary mapping layers that represent state agency interests and may result in future amendments to overlays in the Planning and Design Code.

The Act allows that bodies such as the Commission, state government agencies or councils (either individually or jointly if they form a Board) to initiate an amendment to a regional plan. However, it is important to note that (unlike a Code Amendment - refer 73(2)(b)(vii) in the adjacent column) private landowners / stakeholders cannot initiate a regional plan amendment process.

Practice Direction 2 – Preparation and Amendment of Designated Instruments sets out the process involved to undertake an amendment to designated instruments such as the Code.

At this point in time the Practice Direction does not cover the process to undertake a Regional Plan Amendment. It is anticipated this Practice Direction will however be updated with a specific section to guide this process. It is envisaged the process will be very similar to that of a Code Amendment.

Section 76 – Minor or operational amendments

Overview

Section 76 enables the Minister to efficiently amend a regional plan to fix errors or to ensure consistency with matters under other Acts.

Relevant clause:	<p><i>76(1) The Minister may, by notice published in the Gazette, amend a designated instrument—</i></p> <p><i>(a) in order to make a change of form (without altering the effect of an underlying policy reflected in the designated instrument); or</i></p> <p><i>(b) in order to take action which, in the opinion of the Minister, is—</i></p> <p><i>(i) addressing or removing irrelevant material or a duplication or inconsistency (without altering the effect of an underlying policy reflected in the designated instrument); or</i></p> <p><i>(ii) correcting an error; or</i></p> <p><i>(c) in order to provide consistency between the designated instrument and any provision made by the regulations (including to provide information in a designated instrument that relates to the content or effect of any regulation); or</i></p> <p><i>(d) in accordance with any plan, policy, standard, report, document or code which—</i></p> <p><i>(i) is prepared, adopted or applied under another Act; and</i></p> <p><i>(ii) falls within a class prescribed by the regulations for the purposes of this provision.</i></p>
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This clause is to be read in conjunction with Part 4, (21), Planning, Development and Infrastructure (General Regulation) 2017.

21—Minor or operational amendments

The following documents are prescribed for the purposes of section 76(1)(d)(ii) of the Act:

(a) a coastal management plan (or part of a coastal management plan) approved by the Governor under the Coast Protection Act 1972;

(b) an environment protection policy (or part of an environment protection policy) under the Environment Protection Act 1993;

(c) a management plan (or part of a management plan) for a park or reserve adopted under the National Parks and Wildlife Act 1972;

(d) the list or amendment to the list of places entered, either on a provisional or permanent basis, in the State Heritage Register under the Heritage Places Act 1993;

(ea) the Metropolitan Adelaide Road Widening Plan under the Metropolitan Adelaide Road Widening Plan Act 1972;

(eb) a lease, licence or native title mining agreement under the Mining Act 1971;

(f) a management plan (or part of a management plan) under the Fisheries Management Act 2007;

(g) an aquaculture policy under the Aquaculture Act 2001;

(h) a regional landscape plan, water allocation plan or landscapes or water affecting activities control policy (or a part of any such plan or policy) under the Landscape South Australia Act 2019.

Application: Section 76 enables the Minister to efficiently amend a regional plan to fix errors or to ensure consistency within a designated instrument or plans or policies under another act.

For example, an amendment which does one or more of the following may be considered a minor or operational amendment:

- Addressing or removing irrelevant material or a duplication or inconsistency with other parts within a regional plan (providing the amendment does not alter the effect of an underlying policy);
- To add or remove a State Heritage Place, if identified, where the State Heritage Place Register has been amended under the *Heritage Places Act 1993*.
- Correcting a typographical, cartography style or numerical error.

A minor or operational amendment can often be addressed within a matter of weeks under delegation.

Example: An example of an amendment under Section 76(1)(d) could enable the updating of mapping in a regional plan in the event that a new mining lease is approved under the *Mining Act 1971*. This type of efficient amendment is contemplated by Part 4, (21)(eb) Planning, Development and Infrastructure (General Regulation) 2017.

Part 4, (21) Planning, Development and Infrastructure (General Regulation) 2017 could be amended to prescribe additional documents for this purpose (but needs to meet both tests in section 76(d)(i) and (ii).

Appendix 3. List of mapping layers in each theme

Theme: People, Housing and Liveability

Outcome 1: More housing in the right places

Overview

Regional plans should identify appropriate land for housing development and redevelopment in areas that are accessible and well-connected to services, employment, and infrastructure. Housing demand should be well understood and informed by projected population growth and demographic trends. Land supply in regional areas should take into account the projected workforce population, including housing that may be required for non-residents working in large-scale mining, agricultural, industrial or infrastructure projects.

Sub theme	Layer	Description	Primary / Reference
State-Significant Infill Areas	State-Significant Infill Areas	Areas where the state will lead planning and coordination due to their scale, level of government ownership and importance to deliver well located homes.	Primary
	Railway Corridors	Existing operational railway corridors.	Reference
	Public Transport	Bus corridors, including dedicated, high priority, high and standard frequency.	Reference
	Activity Centres	Existing activity centres and main streets providing convenient concentrations of retail, commercial, administrative, and other facilities.	Primary
	Existing Urban Corridors	Existing Urban Corridors identified under the Code.	Primary
	Existing Employment Land	Areas currently zoned for industrial employment uses under the Code.	Primary
	Existing Residential	Areas that are currently neighbourhood-type or rural/township zones in the Code. These areas have a predominant residential focus of various scales and intensities.	Primary
Local Infill Investigation Areas	Local infill investigation areas	Areas that will be investigated for additional housing through local area planning to support a diverse range of housing and to meet the evolving needs of local communities.	Primary
Greenfield and Township Development	Future Greenfield Supply – in EFPA	Land identified for future greenfield land supply which is located within the EFPAs.	Primary
	Future Greenfield Supply – Outside EFPA	Future greenfield growth areas located outside of the EFPAs.	Primary
	Existing Townships	Areas that are currently rural/township zones in the Code. These areas have a predominant residential focus of various scales and intensities.	Primary
Housing Diversity and Affordability	Areas currently identified for affordable housing	Areas where the Affordable Housing Overlay is currently applied which seeks to deliver 15% affordable housing in new development.	Primary
	Areas identified for future affordable housing	Areas where the Affordable Housing Overlay is proposed to be applied in the future.	Primary

Outcome 2: Liveable, Accessible and Inclusive Communities

Overview

Regional plans should protect areas of special character and continue to provide for the management or conservation of land, building, heritage places and areas. Regional plans should identify the need for high quality open spaces and recognise and support the appropriate conservation of areas and places of cultural heritage significance.

Sub Theme	Layer	Description	Primary / Reference
Regional Open Space	Inter-Urban Breaks	Identifies inter-urban breaks that will be preserved for their landscape, environmental, cultural, and economic values.	Primary
	National Parks and Conservation Reserves	Parks and reserves managed by the National Parks and Wildlife Service of South Australia.	Primary
	Green Space	Identifies green space (public and private) that should be preserved and contribute to air quality, reducing pollution, and supporting biodiversity and natural systems.	Reference
	Greenways	Identifies corridors (public and private) that provide opportunities to link people and fauna to green spaces and provide future opportunities for walking and cycling.	Reference
	Northern Park Lands	The Northern Park Lands will become a place for active recreation, greening initiatives, community respite, local sports facilities and walking and cycling trails.	Primary
Aboriginal Cultural Heritage and Values	Native Title Determinations	Identifies Prescribed Body Corporates that are the first point of contact for government or other parties who wish to talk to Native Title holders or undertake activities on Native Title land.	Primary
	Native Title Claims	Identifies Native Title Claimant Applications where a claim group has identified they hold native title rights and interests in an area of land and/or water, according to their traditional laws and customs.	Primary
State and Local Heritage	Historic shipwrecks	Identifies shipping vessel graveyard's indicative locations that should be protected and conserved.	Primary
	National Heritage	Identifies sites or places on the National Heritage List.	Primary
	State Heritage Place	Identifies State Heritage Places which should have their heritage and cultural values maintained through conservation, ongoing use, and adaptive reuse.	Primary
	Stage Heritage Area	Identifies State Heritage Areas under the <i>Heritage Places Act 1993</i> which hold heritage and cultural values to the state	Primary
	Local Heritage Place	Identifies local heritage places that should be maintained through conservation, ongoing use, and adaptive reuse.	Primary

Sub Theme	Layer	Description	Primary / Reference
	Historic Area	Identifies areas where historic themes and characteristics are deemed to warrant conservation.	Primary
Landscape and Neighbourhood Character	Character Area	Identifies areas that have been identified as having locally important character or streetscape values.	Primary
	Character Preservation District	Identifies Barossa and McLaren Vale Character Preservation Districts where the special character is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the districts	Primary
	Scenic Landscapes	Areas that have high scenic value or cultural qualities that should be preserved.	Primary

Theme: Productive Economy

Outcome 3: A strong economy built on a smarter, cleaner future.

Overview

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

Regional plans should ensure that key assets underpinning the region’s current and potential future primary industry development in agriculture, forestry, fisheries, and aquaculture are identified and protected.

Sub Theme	Layer	Description	Primary / Reference
Employment Lands	Airports and Airfields	Airports and Airfields.	Reference
	Seaports	Seaports.	Reference
	Major Transport Route	Functional Hierarchy for South Australia's Land Transport Network - Existing Major Traffic and Freight Routes.	Reference
	Future Employment	Land identified for future employment.	Primary
	Existing Employment Land	Areas currently zoned for industrial employment uses under the Code.	Primary
State Significant and Prime Industrial Employment Precincts	State Significant Industrial Employment Precinct	Land identified for State Significant Industrial Employment Precincts.	Primary
	National Employment (Economic) Clusters	Land identified as having alignment with national economic policy and priorities.	Primary
	Prime Industrial Employment Precinct	Land identified as Prime Industrial Employment Precincts	Primary
	Interface Management Overlay	The interface management layer buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.	Primary
	Significant Interface Management Overlay	The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.	Primary
State Innovation Places	State Innovation Places	Land identified for State Innovation Places.	Primary

Sub Theme	Layer	Description	Primary / Reference
Activity Centres and Retail	Activity Centres Hierarchy	Identifies the hierarchy of activity centres (regional and district).	Primary
	Activity Centres	Existing activity centres and main streets providing convenient concentrations of retail, commercial, administrative, and other facilities.	Primary
Tourism and Events	Existing Tourism	Land subject to zoning in the Code that specifically envisages tourism and ancillary land uses.	Primary
Primary Industry	Primary industry assets	Key primary production assets that should be protected from incompatible development.	Primary
	Primary Industry Lands	Land that is zoned to be generally used for primary production and rural value adding activities such as ancillary industry and tourism development.	Primary
	Productive Land – Soil Suitability	Productive land value based on soil type suitability for three crop types (wheat, rye grass and grapes).	Reference
	Environment and Food Production Area	The Environmental and Food Production Area Overlay identifies areas that protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment.	Primary
Waste and Resource Recovery	Landfill Sites (closed and operational, potential to generate Landfill Gas)	The Landfill Sites Layer identifies operational or closed landfill gas sites that have the potential to generate landfill gas emissions.	Primary
	Landfill Gas Investigation Area (500m buffer)	The Landfill Gas investigation Area identifies areas where there is potential risk of environmental issues associated with current and historic landfill sites including odour, landfill gas and groundwater contamination.	Reference
Mineral and Energy Resources	Mining and Production Tenements	Mining and production tenements issued under the <i>Mining Act 1971</i> and <i>Roxby Downs (Indenture Ratification) Act 1982</i> .	Primary
	Resource Extraction Protection Area	The Resource Extraction Protection Area Overlay layer identifies areas which seek to protect current and future state significant resource extraction activities from the encroachment of incompatible development and ensure that these activities have regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.	Primary
	Resource Extraction Zone	The Resource Extraction Zone layer identifies areas which support the provision and protection of land for the extraction, production and/or processing of a mineral, extractive or petroleum resource and ensures that development does not inhibit the future extraction of such resources	Primary
	Strategic Resource Areas	Strategic resource areas of key economic value to the State due to the quantity or	Reference

Sub Theme	Layer	Description	Primary / Reference
		quality of construction materials or mineral resources that are extracted or contained within that area	

Theme: Environment, Natural Resources and Landscapes

Outcome 4: A Greener, Wilder and more Climate-Resilient Environment

Biodiversity

Overview

Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands. Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

Sub Theme	Layer	Description	Primary / Reference
Biodiversity	Native Vegetation Heritage Agreements	Areas subject to Native Vegetation Heritage Agreement under the <i>Native Vegetation Act 1991</i> , for the conservation of native biodiversity on private land.	Primary
	National parks and conservation reserves	Parks and reserves managed by the National Parks and Wildlife Service of South Australia.	Primary
	Vegetation land cover	The indicative distribution of native and exotic vegetation coverage that may have environmental and biodiversity value.	Primary
	Ramsar Wetlands	The Ramsar Wetlands layer seeks to ensure the protection of recognised Ramsar wetlands that are representative, rare or unique wetlands or are important for conserving biological diversity.	Primary
	Threatened Ecological Communities	The indicative distribution of threatened ecological communities protected by the <i>Environment, Protection and Biodiversity and Conservation Act 1999</i> .	Reference
	Threatened ecological communities – national significance	The indicative distribution of threatened ecological communities protected by the <i>Environment, Protection and Biodiversity and Conservation Act 1999</i> .	Reference
	Scenic Landscapes	Areas that have high scenic value or cultural qualities that should be preserved	Primary

Climate Change/ Urban Cooling

Overview

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

Sub Theme	Layer	Description	Primary / Reference
Climate Change	Projected change in average daily max. temperature 2020-2039 (c) (RCP 4.5)	Projected change in average daily max. temperature 2020-2039 (°C) in a medium emissions future scenario.	Reference
	Projected change in average daily max. temperature 2040-2059 (c) (RCP 4.5)	Projected change in average daily max. temperature 2040-2059 (°C) in a medium emissions future scenario.	Reference
	Projected change in average rainfall 2020-2039 (%) (RCP 4.5)	Projected change in average annual rainfall 2020-2039 (%) compared to 1986-2005 baseline and based on medium emissions scenario.	Reference
	Projected change in average rainfall 2040-2059 (%) (RCP 4.5)	Projected change in average annual rainfall 2040-2059 (%) compared to 1986-2005 baseline and based on medium emissions scenario.	Reference
Urban Greening and Cooling	Land Surface Temperature	Land surface temperature across metropolitan Adelaide.	Reference
	Stratified Tree Canopy Height	Stratified Tree Canopy Height based on LiDAR data and high-resolution satellite multispectral imagery captured over metropolitan Adelaide in 2022.	Reference
	Tree Canopy Coverage Percentage	Tree canopy cover percentage based on LiDAR data and high-resolution satellite multispectral imagery captured over metropolitan Adelaide in 2022.	Reference

Coastal Environment

Overview

Regional plans should identify areas subject to coastal hazards such as sea-level rise; flooding and storm surges; mangrove and wetland-based mosquito and midge issues; and coastal retreat. Areas where growth is envisaged should be identified as well as areas for conservation or those of high landscape value.

Sub Theme	Layer	Description	Primary / Reference
Coastal Environment	State Marine Parks Network	Identifies marine parks protected under the <i>Marine Parks Act 2007</i> to ensure the protection of marine habitats and biodiversity.	Primary
	Adelaide Dolphin Sanctuary	Adelaide Dolphin Sanctuary.	Primary
	Blue Carbon	Blue carbon ecosystems, such as seagrasses, mangroves, and salt marshes, with high carbon storage values.	Reference
	Scenic Landscapes	Areas that have high scenic value or cultural qualities that should be preserved.	Primary
	Coastal Hazards	Areas of potential drift hazard or storm surge hazard.	Primary
	Potential for coastal inundation – mean high water springs	Areas that are potentially subject to coastal inundation	Reference
	Potential for coastal inundation – 1% AEP storm surge	Areas that are potentially subject to coastal inundation (1% AEP storm surge).	Reference
	Coastal Areas	Areas where coastal processes occur, and the environment should be preserved to allow for coastal processes and hazards.	Primary

Natural Hazards

Overview

Regional plans should identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

Sub Theme	Layer	Description	Primary / Reference
Natural Hazards	Flooding – High risk	Areas that are subject to flooding which poses an unacceptable hazard risk to sensitive or vulnerable uses.	Primary
	Bushfire – High risk	Areas where there is a high risk from bushfire and essential infrastructure or increases to people living or working should be avoided where possible.	Primary
	Flooding – Medium or Low Risk	Areas where flood risk may be tolerable but where critical infrastructure should generally be avoided.	Primary
	Bushfire – Medium or general risk	Areas where there is a medium to low hazard risk from bushfire and where future development should mitigate the threat of bushfire on life and property.	Primary
	Acid sulfate soils	Areas where the proportion of land susceptible to acid sulfate soil potential exceeds 10%.	Primary
	Coastal Areas	Areas subject to the Coastal Areas Overlay, which seeks to provide for coastal processes and respond to coastal hazards.	Primary

Emissions and Hazardous Activities

Overview

Regional plans should identify the location of its industrial land uses in addition to any other contributors to emissions and/or hazardous activities. Separation distances and the areas for both compatible and restricted development should be identified.

Sub Theme	Layer	Description	Primary / Reference
Emissions and Hazardous Activities	Site contamination	Sites identified in the South Australian Environment Protection Authority (EPA) public register that may have site contamination.	Reference
	EPA licensed activities	Current EPA licensed sites.	Primary
	Petroleum pipeline licenses	Petroleum pipeline licence applications issued under the <i>Petroleum and Geothermal Energy Act 2000</i> , <i>Petroleum (Submerged Lands) Act 1982</i> and <i>Offshore Petroleum and Greenhouse Gas Storage Act 2006</i> .	Primary
	Landfill gas investigation area (500m buffer)	The landfill gas investigation area identifies areas where there is potential risk of environmental issues associated with current and historic landfill sites including odour, landfill gas and groundwater contamination.	Primary
	Landfill sites (closed and operational, potential to generate landfill gas) – All sites	The landfill sites layer identifies operational or closed landfill gas sites that have the potential to generate landfill gas emissions.	Primary
	Gas and Liquid Petroleum Pipelines (Facilities) overlay	The Gas and Liquid Petroleum Pipelines (Facilities) Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities.	Primary
	Gas and Liquid Petroleum Pipelines overlay	The Gas and Liquid Petroleum Pipelines Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipelines and associated infrastructure.	Primary
	Interface Management Overlay	The Interface Management Overlay buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.	Primary
	Significant Interface Management Overlay	The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.	Primary

Sub Theme	Layer	Description	Primary / Reference
	EPA Ground Water Prohibition Area	The Groundwater Prohibition Layer identifies groundwater prurition areas under the Environment Protection Act 1993 where there is potential for contaminated groundwaters that is a risk to human health.	Primary

Theme: Transport and Infrastructure

Outcome 5 – An Integrated and Connected Region

Strategic Transport Networks

Overview

Regional plans should implement SPPs by identifying the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

Consideration should be given to identifying future strategic infrastructure corridors and facilities requiring protection, including setting aside appropriate land to accommodate increases or changes to regional growth, new technologies and changing demands.

Sub Theme	Layer	Description	Primary / Reference
Strategic Transport Networks	Airports and Airfields	Airports and Airfields.	Reference
	Seaports	Seaports.	Reference
	Potential Greater Adelaide Freight Bypass	Potential road corridor as part of the High Productivity Vehicle Business Case and technical investigations.	Reference
	Major Transport Routes	Functional Hierarchy for South Australia’s Land Transport Network – Existing Major Traffic and Freight Routes.	Primary
	State Maintained Roads	State Maintained Roads.	Primary
	Key tourist routes	Functional hierarchy for South Australia’s Land Transport Network – Tourist Routes.	Primary
	Railway Corridors	Existing operational railway corridors.	Reference
Local Transport Networks	Cycling infrastructure	Identifies the bike direct network of bicycle routes.	Reference
	Pedestrian priority and high activity areas	Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.	Reference
	Public Transport	Bus corridors, including dedicated, high priority, high and standard frequency.	Reference
	Micromobility Schemes	Identifies the locations of shared micro-mobility schemes that provide short-term paid access to shared e-bikes or e-scooters.	Reference

Integrated Water Management, Security and Quality

Overview

Regional plans should identify areas for the growth and location of future development and associated short and long-term water infrastructure requirements and serviceability. Regional catchments should be identified to understand the upstream and downstream impacts. Watershed areas should be identified and mapped.

Sub Theme	Layer	Description	Primary / Reference
Integrated Water Management, Security and Quality	Trunk water infrastructure	The location of potable water trunk infrastructure.	Reference
	Water Main	Water main.	Reference
	Reclaimed Water Main	Reclaimed Water Main.	Reference
	Sewer Mains – Waste Water Gravity Main	Sewer Mains – Waste Water Gravity Main.	Reference
	Sewer Mains – Waste Water Pumping	Sewer Mains – Waste Water Pumping.	Reference
	Sewer Mains – Waste Water Vacuum	Sewer Mains – Waste Water Vacuum.	Reference
	Sewer Mains – Waste Water Low Pressure	Sewer Mains – Waste Water Low Pressure.	Reference
	Water protection area	Areas defined under the <i>Environment Protection Act 1993</i> , which seeks to safeguard the state’s public water supplies.	Primary
	Water Resources Overlay	Land around watercourses and waterbodies where the quality of surface water should be protected and natural flow paths maintained.	Primary
	Watercourses and waterbodies	Identifies creeks, rivers and lakes that should be protected and enhanced to improve water quality and maintenance of natural flow paths.	Primary
	Prescribed wells area	The prescribed wells area layer identifies areas regulated under the <i>Landscape South Australia Act 2019</i> where the taking of groundwater needs to manage to ensure that water use is sustainable.	Primary
	Prescribed surface water areas	The Prescribed Surface Water Area Overlay seeks to ensure sustainable water use in prescribed surface water areas, to maintain the health and natural flow path of watercourses, and avoidance of water use in some circumstances under the <i>Landscape South Australia Act 2019</i> .	Primary
	River Murray Flood Plain Protection Area	The River Murray Flood Plain Overlay layer seeks to conserve and enhance the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource as per the <i>River Murray Act 2003</i> .	Primary

Sub Theme	Layer	Description	Primary / Reference
	River Murray Tributaries Protection Area	The River Murray Tributaries Area Overlay layer seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area as per the <i>River Murray Act 2003</i> .	Primary
	Mount Lofty Ranges Catchment (Area 1)	Seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from primary reservoirs or diversion weir catchments from the Mount Lofty Ranges.	Primary
	Mount Lofty Ranges Catchment (Area 2)	Seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.	Primary

Social Infrastructure

Sub Theme	Layer	Description	Primary / Reference
Social Infrastructure	Schools	Schools.	Reference
	Non-Government Schools	Non-government schools.	Reference
	Public Hospitals	Public hospitals.	Reference
	Private Hospitals	Private hospitals.	Reference
	Emergency Services Places	Emergency services places.	Reference

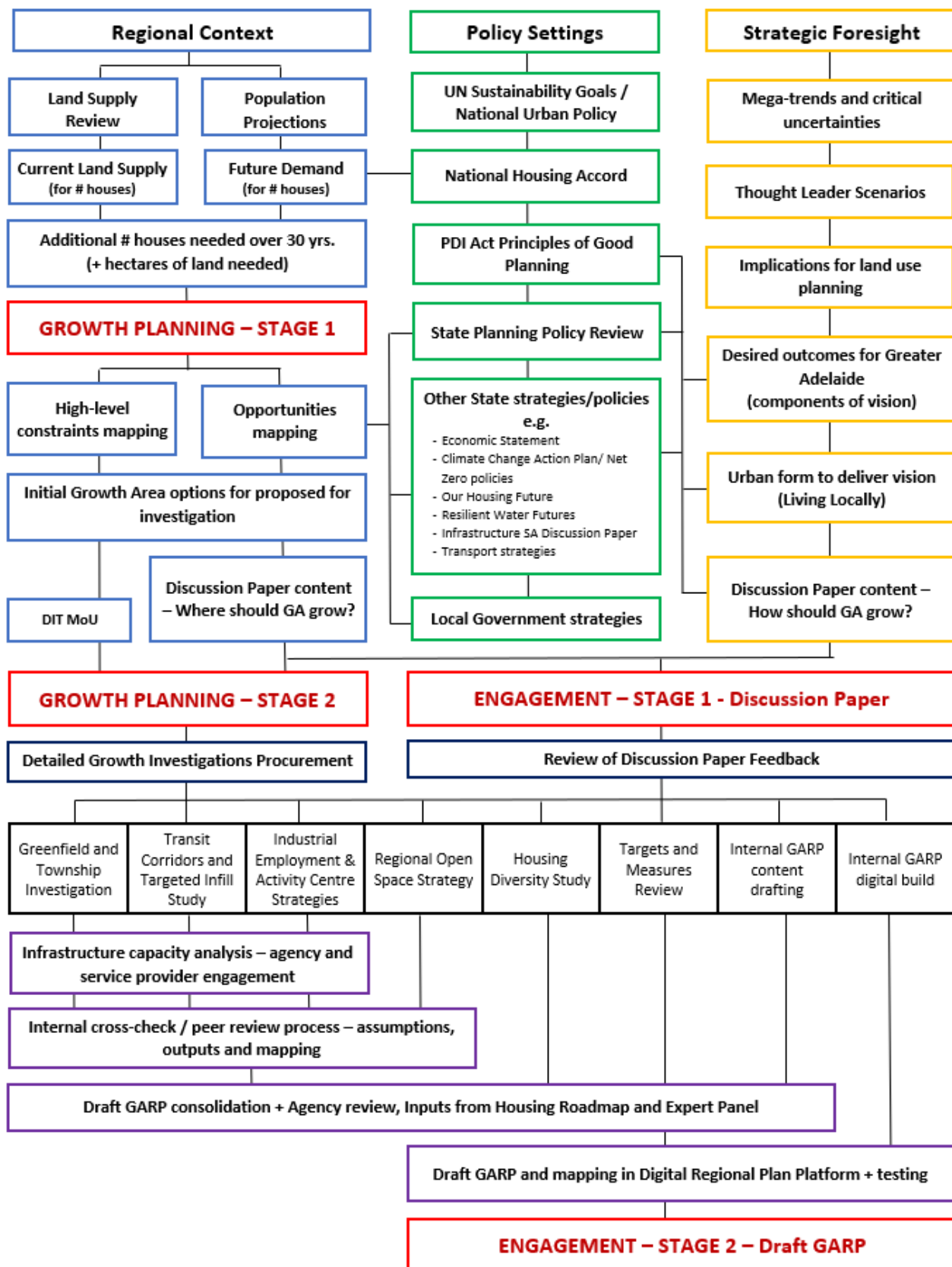
Energy

Overview

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

Sub Theme	Layer	Description	Primary / Reference
Energy	SAPN Substations	Identifies existing substations.	Reference
	SAPN Overhead high voltage lines	Identifies electricity transmission lines – high voltage overhead.	Reference
	SAPN Overhead low voltage lines	Identifies electricity transmission lines – low voltage overhead.	Reference
	SAPN Underground high voltage lines	Identifies electricity transmission lines – high voltage underground.	Reference
	SAPN Underground low voltage lines	Identifies electricity transmission lines – low voltage underground.	Reference
	Electricity Transmission Major	Electricity Transmission Major.	Reference
	Electricity Transmission Major Underground	Electricity Transmission Major Underground.	Reference
	Petroleum Pipeline facilities	Petroleum Pipeline facilities.	Primary
	Petroleum Pipeline Licenses	Petroleum Pipeline Licenses.	Primary
	Gas and Liquid Petroleum Pipelines (Facilities)	Gas and Liquid Petroleum Pipelines (Facilities).	Primary
	Gas and Liquid Petroleum Pipelines	Gas and Liquid Petroleum Pipelines.	Primary
	Renewable energy (solar) – Suitability rating	The potential suitability of land to produce solar powered renewable energy generation.	Reference
	Renewable energy (wind) – Suitability rating	The potential suitability of land to produce wind powered renewable energy generation.	Reference

Appendix 4. Interrelated streams of the Plan work



Appendix 5. Links to other state government documents

Government of South Australia

South Australian Economic Statement 2023

Housing Roadmap 2024

Attorney General's Department (AGD)

Aboriginal Affairs Action Plan 2022 (to be updated)

South Australia's Implementation Plan for the National Agreement on Closing the Gap

Department for Education

8 Year Enrolment Demand Forecast

20-Year Infrastructure Plan for Public Education and Care (2024)

Department for Energy and Mining (DEM)

Energy and Mining Strategy (2020)

Department for Environment and Water (DEW)

Climate Change Action Plan 2021-2025

Blue Carbon Strategy for South Australia

Waste Strategy 2020-25

Water Security Statement 2022

Murray-Darling Basin Plan Implementation Strategy

Tracking changes in South Australia's environment: trend and condition report cards 2023

Urban Water Directions Statement 2022

Department for Infrastructure and Transport (DIT)

Functional Hierarchy for SA's Land

Transport Network

High Productivity Vehicle Network

DIT Forward Work Plan 2021-2024

Green Infrastructure Commitment (2021)

Freight and Supply Chain Strategy (2024)

Northern Adelaide Transport Study (announced 2024)

Department of Primary Industries and Regions (PIRSA)

Strategic Plan 2021- 2025

Regional Development Strategy 2021

Environmental Protection Authority (EPA)

Good for Environment, Good for Business

EPA Guidelines

The Mouny Lofty Ranges Watershed

Inclusive SA

State Disability Inclusion Plan 2019-2023

Infrastructure SA (ISA)

20-Year State Infrastructure Strategy

Landscape Boards

State Landscape Strategy

Green Adelaide Regional Landscape Plan 2021-2026

Urban Greening Strategy (draft)

Hills & Fleurieu Landscape Plan 2021-26

Northern & Yorke Landscape Plan 2021- 26

Murraylands & Riverland Landscape Plan

2021-2026

Office for Recreation, Sport and Racing

State Sport and Recreation Infrastructure Plan 2020-2040

Game On – Getting South Australia Moving

SA Fire & Emergency Services

Commission (SAFECOM)

Stronger Together: South Australia's Disaster Resilience Strategy

SA Health

State Public Health Plan 2019-2024

South Australia's Plan for Aging Well 2020-2025

SA Health and Wellbeing Strategy 2020 – 2025

South Australian Housing Trust (SAHT)

Our Housing Future 2020-2030

South Australian Aboriginal Housing Strategy 2021-2031

Local Affordable Housing Plan Toolkit (2022)

South Australian Tourism Commission (SATC)

South Australian Visitor Economy Sector Plan 2030

Preventative Health SA

South Australian Walking Strategy 2022-2032

Healthy Parks Healthy People SA 2021-2026

Appendix 6. Growth investigations baseline assumptions

1. Population projections

In the Discussion Paper, the Commission commit to utilising the current [cabinet-endorsed high-series population projection](#) to inform the identification of growth options for housing and employment in the Plan.

Key Question 1

How much could we grow by?

The high-series population projection shows that the Greater Adelaide Planning Region could grow by up to 670,000 additional people, or approximately 22,300 people per year, in the 30-year period to 2051.

Assumption 1

Greater Adelaide is projected to grow by up to 670,000 additional people between 2021-2051.

2. Estimated dwelling requirement

It is estimated 300,000 additional dwellings⁴ will be required to accommodate 670,000 people over 30 years from 2021 to 2051. This equates to 2.23 persons per additional dwelling.

Key Question 2

How many dwellings will be needed?

This represents an annual average net increase of around 10,000 dwelling per year (which is higher than our current level of around 7,500-8,000 per year). Once replacements for demolitions are included this would equate to a gross annual build of around 12,500 dwellings

Note: approximately 70,000 additional dwellings will need to be built to replace demolished dwellings over the next 30 years.

National Housing Accord Target:

The Housing Accord target for Greater Adelaide seeks a gross dwelling build of around 75,000 dwellings over the next 5 years to 2029 – see section titled ‘The National Housing Accord’ for details. To reach this target it is assumed that we need a further 15,000 dwellings above our high dwelling projection, in this period. It was also assumed that this additional supply will come from greenfield/township developments. This amount has been added to our original dwelling estimate of 300,000 to give a revised 30-year net dwelling demand of 315,000.

Gross dwelling construction target over next 30 years

The gross number of new dwellings required over the next 30 years is 315,000 + 70,000 (demolitions) = 385,000 dwellings.

⁴ The estimated dwelling requirement was calculated using a simplified model that uses projected population (High), existing housing stock, dwelling occupancy, average household size and non-private dwellings.

Assumption 2

Greater Adelaide will require 315,000 net additional dwellings to house projected population growth from 2021-2051. This includes an additional 15,000 dwellings to satisfy the housing accord targets. The **gross** number of new dwellings required over the next 30 years is 385,000 dwellings.

3. Current land supply

The 30-Year Plan for Greater Adelaide (2017 Update) identified a significant land supply pipeline for the region to cater for projected growth until 2045. Some of this land has already been zoned and developed, but a significant portion remains to be zoned, developed, or made available to the market.

As a result, a significant portion of Greater Adelaide’s projected population growth to 2051 should be able to be housed within lands already identified for development. This is often referred to as Greater Adelaide’s current land supply potential and can be spatially identified by lands located within the ‘Planned Urban Lands to 2045’ spatial layer.

Based on recent land supply reports, and by the Commission’s key assumptions in the Discussion Paper, it is estimated that existing land supply potential could accommodate around 215,000 of the 315,000 additional dwellings required from 2021-2051. Refer to spreadsheet for details.

Key Question 3

How much land is currently identified for growth and how long will it last?

Assumption 3

Greater Adelaide currently has a latent supply capacity of land already identified for future urban growth which could accommodate up to 215,000 additional dwellings (spread across all land supply types).

4. New land supply

With the existing latent supply capacity taken into account, the Plan will need to identify new growth areas across the region to accommodate approximately 100,000 additional dwellings to meet the estimated supply gap. In addition to this, the Commission has recommended the inclusion of an uncertainty buffer of 40% to ensure a sufficient supply of future growth opportunities are identified.

Key Question 4

How much additional land should be identified to cater to projected demand?

5. Infill and Greenfield split – High Infill Growth Scenario

Over the past 10-15 years, a significant proportion of Greater Adelaide’s net annual dwelling growth has been constructed in existing urban areas (infill development). The ratio of infill to greenfield development across the Greater Adelaide Region has ranged between 85:15 in 2017 to approximately 65:35 in the post-

Key Question 4a

Where do we expect the additional supply will be built in a high infill growth scenario?

pandemic years. Our latest analysis shows that that the recent relative increase in greenfield housing can be partly attributed to the impact of HomeBuilder and other government housing stimulus measures.

Despite the recent shift, infill development continues to provide more than two-thirds of new housing supply and this trend is projected to continue without significant policy intervention.

It is therefore considered appropriate for the detailed infill growth investigations informing the Plan to apply a 70:30 infill to greenfield split. The table below summarises the calculations and assumptions used to estimate the amount of additional infill (general and strategic) supply required.

Scenario 1 - Urban consolidation 70% infill:30% greenfield - focus on strategic infill

	Devt share	Dwellings required (net)	Current supply estimate	Estimated supply gap	Additional supply buffer	Additional supply required including buffer
Greenfield (metro fringe & major townships)	30%	105,000	98,000	-7,000	40%	9,800
General Infill	30%	90,000	70,500	-19,500	0	19,500
Strategic Infill	40%	120,000	45,400	-74,600	40%	104,440
	100%	315,000	213,900	-101,100		133,740

Assumption 4a

Growth investigations to inform the Plan should seek to identify infill land to accommodate a minimum of 124,000 infill dwellings in addition to current latent supply capacity, to 2051.

6. Infill and greenfield split – High Greenfield Growth Scenario

Over the past 10-15 years, a significant proportion of Greater Adelaide’s net annual dwelling growth has been constructed in existing urban areas (infill development). The ratio of infill to greenfield development across the Greater Adelaide region has ranged between 85:15 in 2017 to approximately 65:35 in the post-pandemic years. Our latest analysis shows that that the recent relative increase in greenfield housing can be partly attributed to the impact of HomeBuilder and other government housing stimulus measures.

Given this recent development share change, and for the purposes of identifying greenfield growth areas, it is considered appropriate for the detailed greenfield/township growth investigations to apply a 50:50 infill to greenfield split. The table below summarises the calculations and assumptions used to estimate the amount of additional greenfield supply required.

Key Question 4b

Where do we expect the additional supply will be built in a high greenfield growth scenario?

Scenario 2 - Greenfield/Township 50% infill:50%

	<u>Devt share</u>	<u>Estimated Dwellings required (net)</u>	<u>Current supply estimate</u>	<u>Estimated supply gap</u>	<u>Additional supply buffer</u>	<u>Additional supply required inc buffer</u>
Greenfield/township	50%	165,000 ⁵	98,000	- 67,000	40%	93,800
General	25%	75,000	70,500	- 4,500	0	4,500
Strategic	25%	75,000	45,400	- 29,600	40%	41,440
	100%	315,000	213,900	- 101,100		139,740

Assumption 4b

Growth investigations to inform the Plan should seek to identify land to accommodate a minimum of 94,000 greenfield/township dwellings in addition to current latent greenfield supply capacity, to 2051 (see table above).

7. The National Housing Accord

The Australian Government has agreed to a [National Housing Accord](#) (Accord) with states and territories, local government, institutional investors and the construction sector. In August 2023, the states and territories agreed to a target to build 1.2 million well-located homes over 5 years from mid-2024. It is an ambitious target designed to recognise the housing supply shortfall in recent years, and also put increased emphasis on future supply.

Key Question 5

What impact will the National Housing Accord Targets for South Australia have on the GARP?

Note: the Accord target is a gross dwelling build and not a net dwelling stock increase.

- South Australia's share of the Accord target is 84,000 dwellings built over the 5 years. The Accord targets were allocated to states and territories based on their national population share.
- The Greater Adelaide planning region accounts for 90% of our dwelling growth, hence Greater Adelaide's Accord target share is around 75,000 dwellings (15,000/year)
- In South Australia we demolish around 2,500 dwellings each year hence in net terms our target would be around 62,500 dwellings.
- The estimated dwelling requirement for Greater Adelaide (300,000) is a net dwelling increase.
- [National Housing Accord Implementation schedule for South Australia.](#)

⁵ Includes the 15,000 National Housing Accord dwelling number added to share of high dwelling projection for Greenfield/township.

Assumption 5

South Australia's share of the National Accord Housing Target is to build 84,000 'well located' dwellings between mid-2024 and 2029. Approximately 90% of these dwellings are anticipated to be built in Greater Adelaide, hence the target is 75,000 dwellings. To acknowledge the Housing Accord target we have added 15,000 dwellings to the overall target.

Appendix 7. State Agency and Service Provider Engagement

PLUS acknowledges the following state agencies, offices, departments and service providers for their time and expertise during the draft Plan preparation process (meetings, briefings, workshops and provision of draft content for feedback).

No.	Agency
1	South Australian Tourism Commission (SATC)
2	Green Industries South Australia (GISA)
3	Preventive Health SA
4	Environment Protection Authority (EPA)
5	Department for Infrastructure and Transport (DIT)
6	Department for Energy and mining (DEM)
7	SA Power Networks (SAPN)
8	ElectraNet
9	Department of Primary Industries and Regions South Australia (PIRSA)
10	Department for Environment and Water (DEW) / Green Adelaide / Stormwater Management Authority (SMA) / State Heritage
11	Aboriginal Affairs and Reconciliation / AGD
12	SA Water
13	Infrastructure SA
14	Office for Recreation, Sport and Racing (ORSR)
15	Department for Education
16	SA Health
17	SAFECOM
18	TafeSA
19	Renewal SA
20	Housing, Infrastructure, Planning and Development Unit (HIPDU)
21	SA Housing Trust
22	Department of Treasury and Finance (DTF)
23	Defence SA / Office of AUKUS
24	Office for Design and Architecture SA (ODASA)
25	SAPOL
26	Adelaide Airport Limited (AAL)
27	Department of the Premier and Cabinet (DPC)
28	Department of Human Services (DHS)
29	Department of State Development (DSD)
30	Office for Early Childhood Development
31	Invest SA
32	Adelaide Cemeteries Authority
33	South Australian Country Fire Service (CFS)
34	South Australian Metropolitan Fire Service (MFS)

