

## Greater Adelaide Regional Plan Discussion Paper

June 2023

### **Who is the State Planning Commission?**

The State Planning Commission (the Commission) is the state's principal development assessment and planning advisory body.

The Commission provide independent advice and leadership on all aspects of planning and development throughout our state. The Commission are responsible for the preparation of the regional plans.

### **What is a Regional Plan?**

A regional plan defines the long-term spatial vision for growth and change in a region. It focuses on the integration of land use, transport, and the public realm. Regional plans play a significant role in identifying land for housing and employment, and identifying long-term infrastructure needs to support sustainable growth.

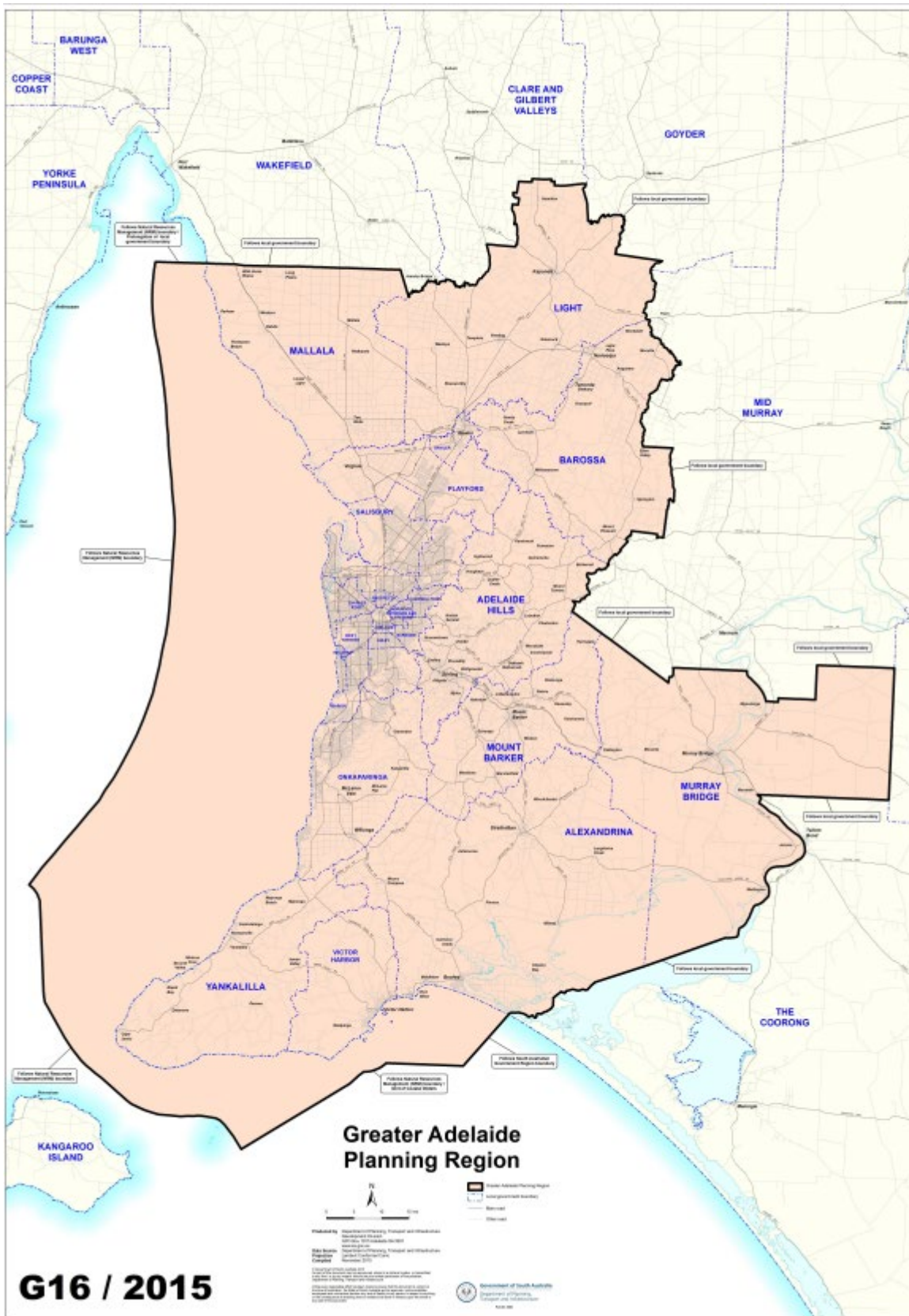
The Plans highlight how these important changes can be accommodated over a 15 to 30-year period.

The *Planning, Development and Infrastructure Act 2016* requires a regional plan to be prepared for each planning region in the state. There are seven regions:

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

The Regional Plans must be consistent with the State Planning Policies which are the highest level of planning policy to address economic, environmental and social planning priorities and Special Legislative Schemes.

# What is the Greater Adelaide Region?



## **What is the Discussion Paper for Greater Adelaide Regional Plan?**

The Discussion Paper will start an ongoing dialogue with the community, councils and industry as we come together to confront the challenging question of how we will strengthen the sustainability, liveability and prosperity of the Greater Adelaide Region for the years to come.

The Paper contains important projects and trends and their possible impact on Adelaide as it relates to where and how we might live and work.

Feedback will inform the development of the draft Greater Adelaide Regional Plan.

## **What is the Greater Adelaide Regional Plan and what happens to the 30-Year Plan for Greater Adelaide?**

The Greater Adelaide Regional Plan (GARP) will determine how urban growth will be managed over the next 30 years by investigating and guiding:

- where houses and employment land will go
- how housing and population will be serviced
- which areas need conservation and protection
- what infrastructure is needed and how it will be provided.

The GARP will replace the *30-Year Plan for Greater Adelaide*. Several economic and demographic changes have occurred since the inception of the 30 Year Plan in 2010. A significant portion of planned future growth areas have been developed or have commenced activity that will lead to future development.

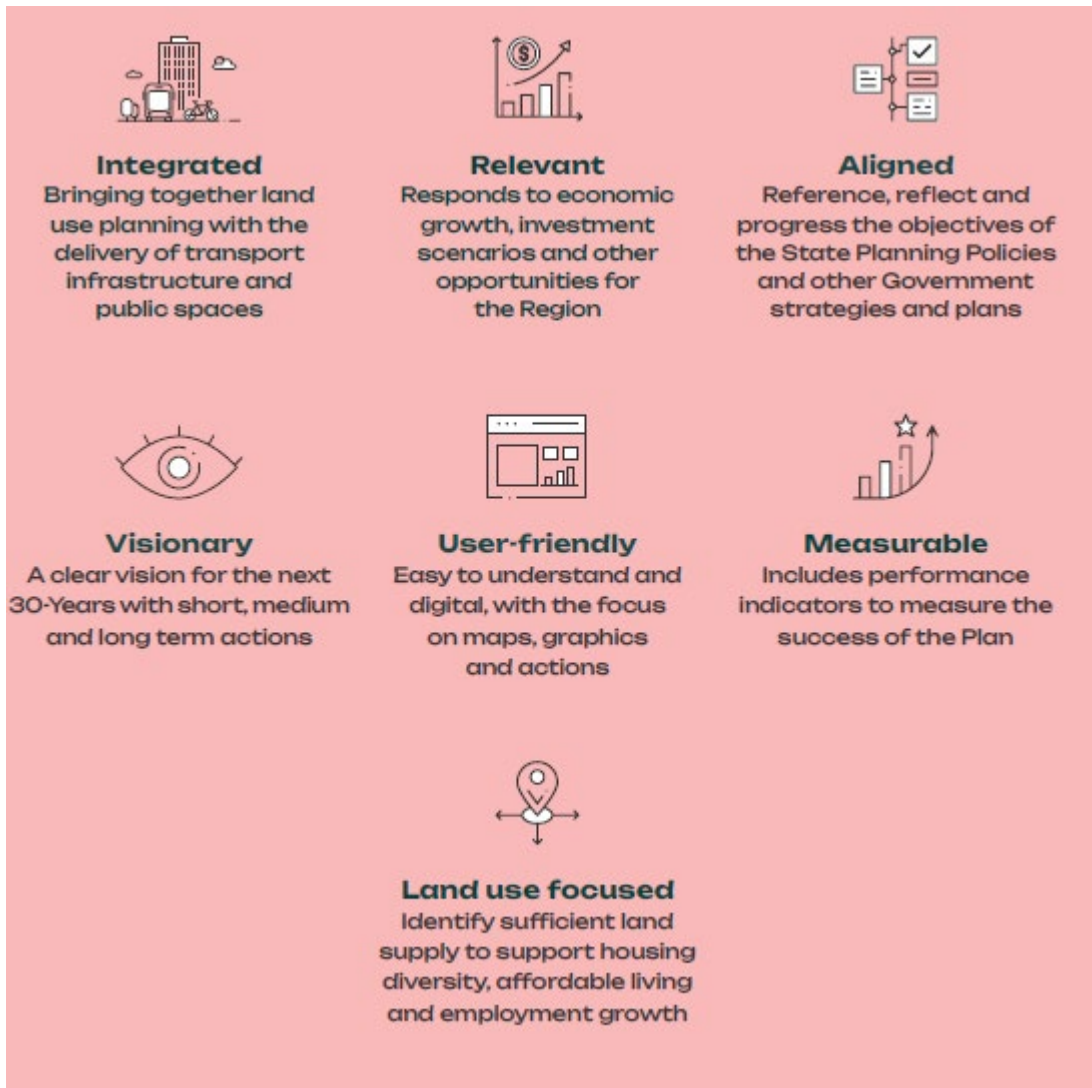
## **What is the process to prepare the Greater Adelaide Regional Plan?**

The *Planning, Development and Infrastructure Act 2016* (the Act) requires a regional plan to be prepared for each of the seven planning regions in the state.

In accordance with Section 73 of the Act, the Commission prepared a Proposal to Initiate document in October 2022, which outlines the scope of the plan, investigations and schedule. The Commission also prepared an engagement plan that meets the principles and performance outcomes of the Community Engagement Charter.

## **What is the framework that guides the preparation of the Greater Adelaide Regional Plan?**

The Commission has prepared the following principles to provide the overarching framework that clearly defines and guides the preparations of the Greater Adelaide Regional Plan:



## How many new homes will we need by 2051?

Projections tell us we need to plan for another 300,000 homes over the next 30 years.

Greater Adelaide has capacity for 164,000 homes and a further 47,000 homes could go on land already identified for future residential rezoning. This means we will need to identify and protect land for an additional 100,000 homes.

The Commission is planning for a high-growth scenario and will stage the release of new land to meet the forecasted demand.

## What is the vision for Greater Adelaide and how has it been developed?

Wherever people choose to live within Adelaide's planned urban form, the Commission is exploring the concept of 'Living Locally'. This builds on the affordable living and walkable neighbourhood strategies in the current 30-Year Plan.

Living Locally means locating housing, jobs and services closer together so people can meet most of their daily needs within a comfortable walk, ride or public transport journey from home.

## **Living locally is already occurring in some parts of Greater Adelaide, why this vision?**

Living Locally is easier to achieve in some contexts than others. Many established suburbs and town centres already offer access to everyday needs within a short walk, cycle or public transport journey from home.

Achieving this in greenfield areas, typically reliant on cars, will be harder. There cannot be a one size fits all approach to applying the principles of Living Locally, the GARP will need to offer choice and flexibility to apply Living Locally principles to all growth types.

## **How have trends and drivers of change been identified?**

The Commission worked with government agencies, industry experts and thought leaders to understand global trends and how change and uncertainty will create challenges and opportunities for:

- where people live and work, including what work they do
- how services are accessed
- how people move around.

Twelve major trends and drivers of change that are considered to be most relevant to land use planning in Greater Adelaide have been identified.

## **How are future growth areas determined?**

1. The Greater Adelaide Regional Plan will identify the future long-term opportunities for growth, including strategic infill, greenfield and township areas. It was essential that the Commission develop a methodology to objectively identify possible future growth areas for further investigation.
2. The steps to identify and evaluate growth areas for investigation are based upon:
  - the latest population projections, household sizes and projected housing requirements
  - the directions and policies for growth identified in the State Planning Policies
  - principles for Growth Planning developed by the Commission
  - mapping of opportunities and constraints
  - review of previous state government growth planning work
  - review of council strategic planning work, and past Environment and Food Production Area and Code submissions.
3. Detailed investigations of potential growth areas will include:
  - ground truthing and localised evaluation – further investigations including council and agency liaison

- analysis of existing and future physical and social infrastructure
- review of relevant economic factors, including market attraction, propensity and intentions of landowners, employment availability etc.
- review of feedback received from the Discussion Paper engagement process.

## **What land will not be reviewed for future housing and employment?**

The Commission recognises that not all of the Greater Adelaide region can or should be used for new housing and employment. As such, the following has not been considered for future growth:

- Barossa and McLaren Vale Character Preservation Districts
- Hills Face Zone
- smaller townships such as Myponga and Carrickalinga - councils may wish to undertake investigations for logical township inclusions, through their own strategic planning work
- hazardous areas like high-risk flood zones, landfill sites, polluting activities and gas facilities have not been considered
- inter-urban breaks, better known as 'green belts'.

## **How will planning for infrastructure be improved through the regional planning process?**

The availability and cost of infrastructure and services is a key consideration for determining where growth should occur. The regional planning process will guide better integration of land use and infrastructure will help us:

- maximise the use of existing infrastructure and services.
- plan for new infrastructure before rezoning land.

The establishment of the Housing Infrastructure Planning and Development Unit will help drive the coordination of utilities and growth. The unit will closely monitor the state's growth to ensure it is sustainable and supported by appropriate infrastructure.

## **How does the Regional Plan manage cultural heritage?**

Meetings with the First Nations of SA Aboriginal Corporation and the Commissioner for Aboriginal Children and Young People have opened dialogue around Cultural Awareness and how to partner with First Nation communities.

The Commission and PLUS are working closely with stakeholders and the four First Nations groups in Greater Adelaide.

## How does the Regional Plan address Climate Change?

Investigations were undertaken in 2021 to identify climate change issues in each of the seven regions. Key findings were developed into *Draft Regional Plan Climate Change Content* to inform climate change-related content for the Regional Plans.

The investigations involved data collection and risk-based assessment methodologies to identify and articulate the key changes projected for each region and their likely impact on regional communities, industries, infrastructure and the natural environment. Findings were communicated and discussed with stakeholders through a series of regional visits.

The Commission has also been working with the Department for Environment and Water to develop the *Planning for Climate Change* Brochure. This work explores how the South Australian planning system is responding to the challenges and opportunities of climate change. It can be viewed at [plan.sa.gov.au/en/climate-change](https://plan.sa.gov.au/en/climate-change).

## Will the GARP be interactive?

Early work has started on preparing the tools for an online interactive regional plan, providing new ways to display Geographic Information System maps at varying scales, scenario planning, text, and diagrams. This work will continue to evolve throughout the development of the draft GARP.

## When can I have my say?

Feedback on the Discussion Paper is open for 12 weeks from 14 August 2023 to 6 November 2023 (5:00 pm). To learn more about the Discussion Paper and how you can have your say, visit [plan.sa.gov.au/regional-planning-program](https://plan.sa.gov.au/regional-planning-program).

## What will my feedback inform?

Your ideas and feedback will give us invaluable insights as to how you want to live and what you hope for the future. These insights will inform the development of the draft Greater Adelaide Regional Plan.

We want to hear about what issues and opportunities you see for land use planning, sustainable growth, infrastructure and the public realm in the Greater Adelaide region.

## How can I provide feedback and learn more?

A series of drop-in and online information sessions have been planned for people to attend and learn more about what is proposed to meet the needs of South Australia's growing population.

Registration is essential for all community information sessions and can be done at [plansaevents.eventbrite.com](https://plansaevents.eventbrite.com).

To find out more visit [www.plan.sa.gov.au](https://www.plan.sa.gov.au), email [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au) or call the PlanSA Service Desk on 1800 752 664

## **How can I stay up to date on the Regional Planning Program?**

If you would like to stay updated on the Regional Planning Program, including Greater Adelaide and Country Plans, please register for the Planning Ahead Newsletter at [plan.sa.gov.au](https://plan.sa.gov.au).

## **When will the draft Greater Adelaide Regional Plan be released for consultation?**

A draft regional plan will be prepared in early 2024 giving consideration to the range of feedback received through the Discussion Paper.

Consultation will be undertaken on the draft regional plan in mid-2024.