



Preserving land for infrastructure

Coordinating where and how we'll grow is what the Greater Adelaide Regional Plan (the Plan) is all about. To be able to do this, we need to provide a clear plan for how we will work with infrastructure and services providers each step of the way to make sure infrastructure is provided efficiently to meet the needs of our growing population.

Why secure land for infrastructure?

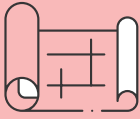


Access to good services and infrastructure is essential for community wellbeing. It can also lower living costs and help create greener, safer, healthier and more successful communities. The Plan provides clear direction and allocates actions to agencies to ensure the delivery of infrastructure aligned to growth.

The State Planning Commission (the Commission) has worked closely with state agencies and utility providers to ensure suitable land within newly identified growth areas will be preserved for key infrastructure to support Greater Adelaide's growth over the next 30 years.

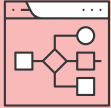
Securing these sites early in the planning process provides more certainty to growing communities and is generally cheaper compared to when it is done later on (after people start moving into the area).

What does the Greater Adelaide Regional Plan do?



Aligns planning with infrastructure

The Plan brings together land use planning with infrastructure supply. Along with benchmarking and the use of consistent data, this will make sure decision-making is coordinated, ensuring we see results on the ground.



Sets clearer expectations for infrastructure requirements

A key action of the Plan is for the Commission to work with providers to produce a publicly available set of social infrastructure benchmarks to assist with planning for new growth areas within a year after the release of the Plan. These benchmarks will inform developers, landowners and others of the likely future infrastructure needs required to support new growth areas.



Improves how infrastructure is delivered

The Plan outlines processes that need to be streamlined to make this work better – from legal agreements to financial arrangements. This will ensure the process is clear, transparent and fair.



Considers long-term needs

An amendment to the Plan is planned 12-18 months following the initial release which will provide further detail about how infrastructure and growth will be prioritised. This is important to make sure the Plan stays relevant and up-to-date to help deliver on the Housing Roadmap. Our digital Regional Planning Portal ensures we can quickly and regularly update and refine data.

How and when will land be secured?



The structure planning process is the primary vehicle for the identification and preservation of land for state infrastructure requirements for new greenfield growth areas. Extensive investigations are required in conjunction with state agencies and infrastructure providers to inform the location and size of these sites.

This will in turn inform amendments to the Planning and Design Code (rezoning) and the creation of infrastructure schemes for new growth areas.

The *Planning, Development and Infrastructure Act 2016* (PDI Act) also sets out a process to reserve land and streamline approval processes for infrastructure through the creation of an 'infrastructure reserve'. Where specific infrastructure needs have been identified, infrastructure agencies and utility providers should utilise this mechanism under the PDI Act to strategically reserve corridors or sites for future assets or rebuilding of aged assets to assist with long-term infrastructure planning to accommodate future growth.

Need more help?



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