



Greater Adelaide Regional Plan Discussion Paper

Overview

Between 14 August 2023 and 6 November 2023, communities, councils, state agencies, industries, interest groups and other key stakeholders were invited to have their say on the Greater Adelaide Regional Plan Discussion Paper (the Discussion Paper).

The Discussion Paper was prepared by the State Planning Commission (the Commission) to guide a collaborative process to prepare the Greater Adelaide Regional Plan (GARP).

As one of seven Regional Plans to be developed by the Commission, the GARP will determine how urban growth will be managed within the Greater Adelaide Planning Region over the next 30 years, by identifying where future housing and employment land will go and investigating what infrastructure is needed. The GARP will replace the current *30-Year Plan for Greater Adelaide*.

The Commission is pleased with the discussion, debate and the exchange of ideas prompted by the Discussion Paper on how the region should evolve as we approach 2050 and beyond. Much of the discussion was centred on how we can protect and enhance the highly valued features of the Greater Adelaide region: our premium food and wine, our scenic landscapes and natural environment, our cultural and built heritage, our world class beaches and overall quality of life; whilst providing for the land supply required to support projected growth.

This document provides an overview of the engagement activities undertaken and a short summary of the main themes of feedback received via the various events held and the submissions received during the consultation process.

Engagement So Far

A total of **754 individuals provided submissions** during the 12-week engagement period, via the following methods:

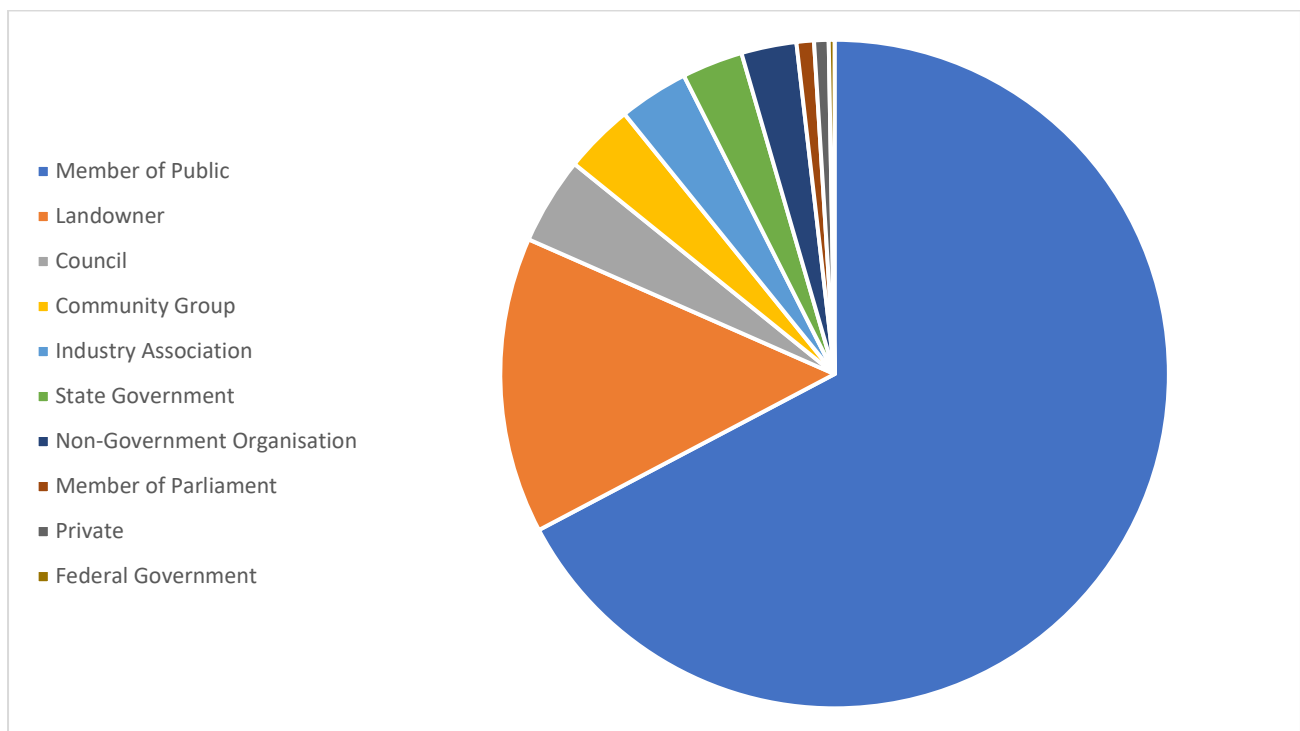
- Email submissions
- PlanSA portal submissions
- YourSAy survey
- YourSAy interactive map comments
- Hard copy/postal submissions

In addition, a significant amount of verbal and informal feedback was provided by community and key stakeholders at more than 70 engagement events, such as community information sessions, listening posts, stakeholder briefing sessions and workshops.

A series of facilitated workshops and forums were held with councils, state government agencies, youth organisations and First Nations groups across the Greater Adelaide region to discuss the relationship between the GARP and the communities they represent. Councils provided detailed written submissions in addition to these workshops.

Who We Heard From

Submissions were received from a range of stakeholders including members of the public (479), landowners (102) and councils (30). A summary of submissions received by stakeholder is shown below. A landowner is a stakeholder who has made a submission to the Discussion Paper regarding land in which they have a direct financial interest, advocating for a certain development or zoning outcome through the GARP drafting process.



What We Heard

Whilst the feedback received covered a diverse range of topics and viewpoints, common themes that were frequently referred to included:

- Housing availability and affordability
- Infrastructure
- Housing diversity and quality
- Greening

- Open Space
- Climate impacts and biodiversity
- Public transport
- Qualified support for increasing density and infill development.

Housing Availability and Affordability

More than 380 survey responses and submissions discussed issues relating to housing availability and affordability. Key feedback themes included:

- Rising housing and rental costs having an impact on living standards within the community.
- The current rate and variety of available affordable housing is falling short of meeting people's needs in Greater Adelaide.
- Corridor development isn't consistently achieving expected outcomes. Some Councils would like to see a review of these corridors to better consider the land use mix, interface issues, the process of precinct development and the provision of a broader range of transport choices.
- The importance and continuing role of the Adelaide Central Business District (CBD) in providing a range of housing options close to study and employment.

Infrastructure

Around 300 submissions referred to infrastructure. Key feedback themes included:

- Road infrastructure not meeting community needs in adequately getting to and from work, school, and other day to day destinations. Increasing demand for freight throughout the Greater Adelaide region also needs to be considered and balanced.
- Focussing growth in areas that are already well serviced by or can easily connect to existing infrastructure is generally accepted. Greenfield development or development on the fringe can incur substantial investment costs in infrastructure development.
- There is an opportunity for State Government and Councils (particularly in growth areas on the urban fringe) to better work together on a whole-of-Government approach to planning, physical and social infrastructure, local employment, and funding to support residential growth.
- Continuing to improve infrastructure that encourages active travel (walking and cycling) was valued by many respondents.

Housing Diversity and Quality

More than 300 submissions referred to housing diversity and quality. Key feedback themes included:

- Housing diversity needs to meet a broader range of needs (such as various demographics, abilities and cultures). There is demand for housing types and design that responds to a changing climate, changing working practices (e.g., working from home) and changing cultural needs (e.g. multigenerational living).
- High quality housing and neighbourhood design was a theme raised regularly by respondents, keen to see that new as well as established neighbourhoods have high quality design in housing and the public realm.
- Ancillary dwellings (including additional houses to accommodate workers on productive land, and granny flats) can play a big role in promoting diversity in housing options. Some feedback indicated that policies of the Planning and Design Code could be amended to be more responsive to these needs.
- Housing quality is particularly important to respondents in areas with established character and heritage value.

Greening

Greening was considered of particular importance to many respondents, with more than 300 submissions relating to this topic. Key feedback themes included:

- Tree canopy is a defining feature of Adelaide and is highly valued. Tree canopy should be increased to improve amenity, contribute to wellbeing and to mitigate the heat island effect.
- Legislation on tree removal should be strengthened; making it more difficult for significant, regulated and mature trees to be removed was regularly stated.
- Protecting and enhancing trees and increasing greening is critical to achieving quality neighbourhoods, a net zero emissions target and design quality.

Open Space

Open space was a common theme with nearly 300 comments on this topic. Members of the public in particular mentioned this more frequently than other stakeholders. Key feedback themes included:

- Well-located, quality open space is a key part of the living locally concept, and to meet community needs and expectations. There was a desire to see more open space and facilities with shade to increase their use year-round.

- Open space is used for a wide diversity of uses – active and passive recreation, sport, relaxation and exploration. It also plays an important role in contributing to amenity. ‘Pocket’ parks, or smaller green spaces within neighbourhoods, are often overlooked but are highly valued by the community, particularly in areas where higher-density development is taking place.
- Open space is not considered to be evenly distributed across all areas of Greater Adelaide, with the size, amount and quality of open spaces varying significantly through different areas within the region.
- Sporting and recreation facilities need to be specifically planned for to ensure they are well-located to neighbourhoods.

Climate Impacts and Biodiversity

Nearly 300 comments relating to climate impacts and biodiversity were received. Key themes of feedback included:

- The location of future development needs to consider the long-term impacts of climate change, particularly sea level rise, coastal erosion and bushfire risk.
- Council submissions demonstrated strong leadership in the areas of planning for and actively responding to environmental issues including improving sustainability, reducing greenhouse emissions, reducing energy consumption and travel distances, maximising water use (including harvesting and re-use opportunities) and building cool, green suburbs (more sustainable building design).
- Improving supply and use of alternative energy sources was regularly stated – including solar and infrastructure to support Electric Vehicles.
- An interest in increasing engagement with Aboriginal communities so that we can learn more about sustainable land management and improve the way we manage hazards like bushfire.
- Mixed views were received on proximity of development to food production areas (in both the south and north of Greater Adelaide). Some respondents suggested that Environmental and Food Production Areas and Character Preservation Areas are restricting growth and need to be reviewed, while others said they should be maintained or expanded.

Public Transport

Hundreds of comments about public transport were received, with respondents responding both generally and specifically about the kinds of public transport services that should be available in Greater Adelaide. Key feedback themes included:

- Suggestions that substantial investment in public transport infrastructure is required to reduce car dependency across Greater Adelaide region. Many modes of public transport were specifically mentioned, including extending existing tramways, and adding new lines, electrification and extension of train lines, and the expansion of bus rapid transit services.

- Increased investment in public transport and cycling and walking infrastructure is considered by many to help enhance ‘living locally’ and reduce emissions, resulting in better environmental outcomes.

Support for Increasing Density and Infill Development

Infill development and increasing density was a key feedback area with over 200 respondents providing comments indicating their support for this kind of development. Key feedback themes included:

- Well-planned infill development is regarded by many respondents (Councils, organisations, and the community) as being able to deliver on living locally, responding to environmental challenges, and providing housing diversity.
- Many suggested infill and increasing density was the obvious way to accommodate a growing population and that this provides advantages in terms of proximity to employment, services, and existing infrastructure.
- A range of challenges were identified that are stemming from general infill development. These include on-street parking, road network congestion, loss of tree canopy, increased heat island effect, increased stormwater runoff, loss of streetscape and neighbourhood character and lack of public open space. Many submissions advocated for the mitigation of these impacts through improved design, policy, and enforcement.

Greenfield/township growth investigation areas

A large volume of submissions received were in relation to the greenfield and township growth areas identified in the Discussion Paper, which covered both general viewpoints on greenfield growth and specific suggestions of land parcels that could be included in the detailed investigations. Key feedback themes included:

- Many submissions suggested further investigation of specific areas for future development. Kudla, Roseworthy, Hillier, and Murray Bridge were frequently mentioned.
- Opportunities identified in the Discussion Paper to explore the expansion of satellite cities were generally supported by respondents, however, in many cases these comments were qualified with the need for them to be developed along with improved public transport, actively maintaining biodiversity, and ensuring impacts to primary production land are reduced.
- Protection of areas of high-quality primary production land in the north, Adelaide Hills, and Southern Vales continue to prevail as issues of ongoing importance for community and Councils.
- Submitters would like to see more employment opportunities provided in Murray Bridge and Victor Harbor to reduce the need to travel for work.
- Additionally, planning policy needs to ensure that infill development can be supported in townships/ satellite cities, not just additional fringe development.

Next steps



[All written submissions are being progressively released as they are reviewed.](#) A detailed analysis of survey responses and YourSAY map pins will be incorporated within the GARP Discussion Paper Engagement Report, anticipated for release in early 2024.

The draft Greater Adelaide Regional Plan is anticipated to be released for public consultation in late 2024. This will provide community members and stakeholders with an opportunity to review and provide feedback on the directions of the draft plan before final amendments are made ahead of the Plan's formal endorsement and adoption.

Contact

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