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# Housing and land supply targets

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**Australia is facing a national housing crisis. Rising demand, constrained supply and escalating prices make the timely supply of well-located housing one of the greatest challenges for the Greater Adelaide region.**

The draft Greater Adelaide Regional Plan (the Plan) seeks to increase land supply and identify ways to provide a greater choice of housing throughout Greater Adelaide. The Plan will determine where the additional 315,000 required homes and jobs to support this growth will be located.

## **What are housing targets?**

**While the planning system can't build houses, it can establish an enabling environment for the faster delivery of more houses, through adequately zoned and serviced land and streamlined approval pathways.**

Targets have been established in the Plan to ensure that we are supporting housing affordability by ensuring there is adequate land supply for housing across Greater Adelaide, accompanied by the timely delivering of infrastructure.

The Plan requires the state to maintain a rolling supply of zoned land for 15 years, and of these 5 years must be development ready land, which means land that houses can be built on now.

To achieve this, housing supply targets for each local council area have been prescribed over 10-year increments, based on the constraints, and known capacity of infrastructure in each area. How these targets will be delivered and the mix of land supply and housing types across greenfield, township and infill areas will vary, accounting for local context and community preferences.

Councils will lead this work as the entities responsible for planning their local area. Communities will be consulted on this work which should reflect local planning and infrastructure provision, encouraging a more proactive and place-based approach for long-term housing needs and preferences.

An understanding of local issues and alignment between housing needs, planning and infrastructure coordination is essential for providing the right mix of housing in the right places, to support the needs of individual communities across Greater Adelaide.

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## How will the government ensure that housing targets are met?

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The Department for Housing and Urban Development (DHUD) will track housing supply each quarter through the government's new [Land Supply Dashboard](#). DHUD will actively monitor this to ensure we are building enough homes and identify any blockages. The Land Supply Dashboard can be assessed at: [plus.geodata.sa.gov.au/landsupply/index.html](https://plus.geodata.sa.gov.au/landsupply/index.html)

There could be a range of factors that impact on housing delivery with each council area. This could include infrastructure provision, the need to rezone land, market conditions or due to the decisions of landowners who own land within growth areas. Achieving these targets will require collaboration across all levels of government and with industry.

By March 2027, the Plan requires councils to undertake strategic planning, to better understand the housing needs and challenges in their communities. This will help create local solutions tailored to the needs of individual communities.

Should councils not rezone enough land to meet these targets, DHUD will step in and lead this work.

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### The government will also play a significant role in delivering on these targets by:



**monitoring land supply and working with government and industry to remove blockages**



**leading the planning for major growth areas such as Concordia and Roseworthy**



**prioritising the delivery of state significant infill development areas**



**coordinating state-infrastructure provision to ensure that we maintain a development ready supply of land for new houses.**

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### How the targets were established

Housing targets have been set to increase the supply of housing and are based on the restrictions and known capacity of infrastructure in each area.

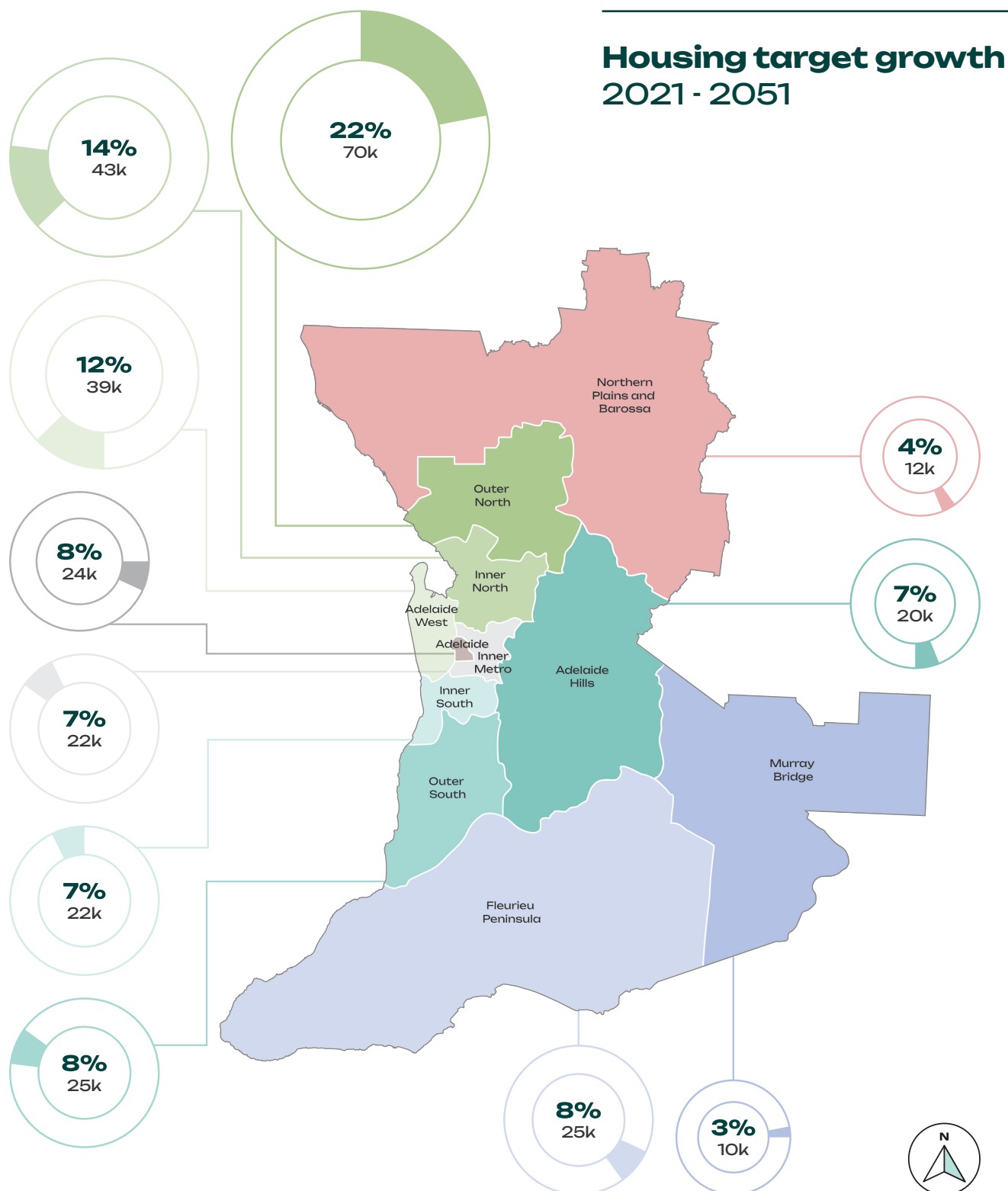
Some areas can accommodate more growth and will require greater planning and infrastructure investment. Other areas will experience lower growth, based on restrictions and current policy settings, such as character and heritage areas.

The housing targets for Greater Adelaide's 27 local government areas and 11 land supply regions are based on:

- the high population growth projection for Greater Adelaide (2021-51)
- the number of existing homes in the region at the 2021 census
- the population counted in non-private homes at the 2021 census and the forecast growth in this population
- average household size and occupancy rates for each region based on the 2021 census
- the potential for new homes in each region based on applicable planning policies as of January 2023.

Based off this information the estimated homes requirement for Greater Adelaide is around 300,000 homes. In recognition of the National Housing Accord Target for Australia to build 1.2 million additional homes by 2029, an additional 15,000 homes were added to the target for Greater Adelaide. As a result, the overall housing target for Greater Adelaide is determined to be 315,000 additional homes by 2051.

## Housing targets across Greater Adelaide's land supply regions:



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## Need more help?

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