

## Agenda Report for Decision

**Meeting Date: 15 September 2022**

<b>Item Name</b>	Greater Adelaide Direction Paper Scope – For Approval
<b>Presenters</b>	Brett Steiner, Jessica Porter and Ariella Helfgott (DPC)
<b>Purpose of Report</b>	Decision
<b>Item Number</b>	5.3
<b>Strategic Plan Reference</b>	1. Planning for Growth and Change
<b>Work Plan Reference</b>	1.2 Influence the management of growth and change for Greater Adelaide by:  1.2.1 Initiating the review of the 30-Year Plan for Greater Adelaide
<b>Confidentiality</b>	Not Confidential (Release Immediately)
<b>Related Decisions</b>	SPC Agenda Report – 3 March 2022 – Item 5.1 – Scope for Regional Plans

### Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Approve the *Greater Adelaide Directions Paper: Approach and Next Steps* (the Directions Paper) provided at **Attachment 1**.

### Background

The Commission and the Minister for Planning (the Minister) have both separately proposed that a high-level discussion paper (i.e. a Directions Paper) be prepared for the new Greater Adelaide Regional Plan. Directions Papers were prepared for both the original 2010 and 2017 versions of the current *30-Year Plan for Greater Adelaide* (see **Appendices A** and **B**).

The preparation of the Directions Paper will set a strong foundation for the Regional Planning process by providing a robust evidence-based document, which will include input from a range of identified 'Thought Leaders'.

In addition, it will enable stakeholders to understand the current and likely future scenarios at play, as well as give them an opportunity to provide input into the development of the new Greater Adelaide Regional Plan at the early stages of its development.

## Discussion

Unlike the 2010 and 2017 Directions Papers, this version will have a strong focus on what the region might look like in 2050 by detailing four different urban form scenarios for Greater Adelaide. The Directions Paper will also consider the steps needed to reach the State's intended vision and goals for Greater Adelaide in the short and longer term.

In preparing the Directions Paper, a range of planning-related trends will be considered and translated into a Greater Adelaide context. Locally relevant responses will be developed and supported by a range of infographics, maps, and easy-to-understand text.

Planning and Land Use Services (PLUS) and the Department of the Premier and Cabinet (DPC) have worked together to review the trends and critical uncertainties impacting the future of South Australia and identify those most relevant to land-use planning; 11 key trends were identified. The Thought Leaders who will be leading subject matter experts related to these key trends will be finalised with input from the Commission, PLUS and DPC.

These subject matter experts, together with planning experts and the Commission, will be taken through a facilitated process to explore the implications of these trends for where people are living, what they work on and how they work, how they get around, and so forth, in the context of different future scenarios.

Based on the implications identified through the scenario development process, DPC will further develop the qualitative scenarios and, where possible, provide associated quantification.

It is proposed that the initial Thought Leaders workshops will commence in October 2022, and the Draft Directions Paper be released for community engagement in February 2023.

An overview of the scope and process for development of the Directions Paper, including key project milestones, is provided at **Attachment 1** for the Commission's endorsement.

## Attachments:

1. Greater Adelaide Directions Paper Approach and Next Steps (#19195322).

## Appendices:

- A. *30-Year Plan for Greater Adelaide – 2008 Directions Paper* (#19219299).
- B. *30-Year Plan for Greater Adelaide – 2015 Directions Paper* (#19219301).

Prepared by: Jessica Porter and Brett Steiner

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Endorsed by: Paul Bennett

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Date: 1 September 2022

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31 August 2022

# Greater Adelaide Directions Paper

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Approach and Next Steps



**Government of South Australia**

Department for Trade  
and Investment



## Context and Process

### Aim

- To stimulate thinking through evidence and Thought Leaders.
- To set options for future urban form.
- To provide Future Scenarios ~ overviews and narrative about each scenario and potential impact on key trends, liveability and long-term sustainability.

### Thought Leader Workshop Process

- State-Wide Horizon Scan and Megatrends Analysis.
- Generate scenarios exploring the implications of key Mega Trends on the future of Greater Adelaide – feed in Net Zero Scenarios, Water-Energy, Greening Adelaide, DIT mobility scenarios (timing dependent).
- First pass, high level aspirational vision to provide directionality.
- Four future growth scenarios generated.

### Megatrends from SA Horizon Scan relevant to 30 Year Plan

1. Housing availability and affordability.
2. Liveability of Greater Adelaide.
3. Mobility systems.
4. Competing land use.
5. Impacts of climate change on all life forms.
6. Biodiversity loss.
7. Reconciliation, including Voice, Treaty, Truth.
8. Cheap and abundant renewable energy.
9. Water security for societal, economic and environmental needs.
10. Automation and Advanced Manufacturing.
11. Digitalisation of everything, e.g. smart cities, digital government, digital transformation of businesses.

### The steps & timeframe

SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER/JANUARY	FEBRUARY
Commission Agree to Scope	Thought Leader Workshops / Draft Directions Paper	Review Draft & Up to Commission Approve & Minister note	Edit/Design/Communication Package Commission Approval	Initiate 30-Year Plan Process Directions Report Release



## Content

### Content guidelines

- Highly visual and easy to read – primarily info graphics, images, map showing growth option scenarios.
- Max. 20-30 pages – plain English.
- Narrative about options for growth and change, and focus on how urban form guides how people live, work and sustainability / climate changes etc rather than topic based.
- Feedback – clarify that key trends considerations are captured (have we missed anything), feedback on visions statement developed by thought leaders, pros and cons on growth options / preferences.

### Indicative content



# Directions Paper Proposed Structure

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The proposed Directions Paper will:

- Explore - Where have we been? Where are we now? And Where are we going?
- Have a strong focus on what the Greater Adelaide Region will look like in 2050.
- Demonstrate the historical growth of the Greater Adelaide region over the last decade and key influences / policies that drove these outcomes
- Detail four different urban form scenarios for the Greater Adelaide Region, drawing on identified trends and critical uncertainties impacting the future of South Australia.
- Support the preparation of locally relevant responses for each scenario.

# Directions Paper Proposed Contents

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**Acknowledgment of Country**

In accordance with the DTI 'Protocols for Welcome to Country and Acknowledgement of Country'.

**Commission Chair's forward**

Foreword to be provided by Craig Holden, Chair State Planning Commission.

**Executive summary**

Summary of the Greater Adelaide Plan – Directions Paper.

**Contents**

Contents page detailing the Directions Paper.

**Introduction**

Introduces the Directions Paper.

**Background - setting the Greater Adelaide context**

Where have we been? History of Adelaide's population, spatiality, housing and land supply.

Where are we now? 2022 Population, Housing and Land Supply.

Where are we going? What could 2050 look like? Population, Housing and Land Supply projections.

**Mega Trends and global/national/state influences on the future development of Greater Adelaide**

What is happening across the world which may influence the way the Greater Adelaide community will work, recreate, travel and live in 2050?

**Scenario 1**

Spatial vision / representation of scenario 1

Narrative about what this means for how people live and work and will influence other key trends (e.g. mobility, climate change, affordability etc)

Pathways to achieve the scenario.

**Scenario 2**

Spatial vision / representation of scenario 2

Narrative about what this means for how people live and work and will influence other key trends (e.g. mobility, climate change, affordability etc)

Pathways to achieve the scenario.

**Scenario 3**

Spatial vision / representation of scenario 3

Narrative about what this means for how people live and work and will influence other key trends (e.g. mobility, climate change, affordability etc)

Pathways to achieve the scenario.

**Scenario 4**

Spatial vision / representation of scenario 4

Narrative about what this means for how people live and work and will influence other key trends (e.g. mobility, climate change, affordability etc)

Pathways to achieve the scenario.

**Have your say**

Include questions about whether key trends that will influence the growth and form of Greater Adelaide have been captured and feedback on the four scenarios (pros / cons / preferences).

**How to get involved**

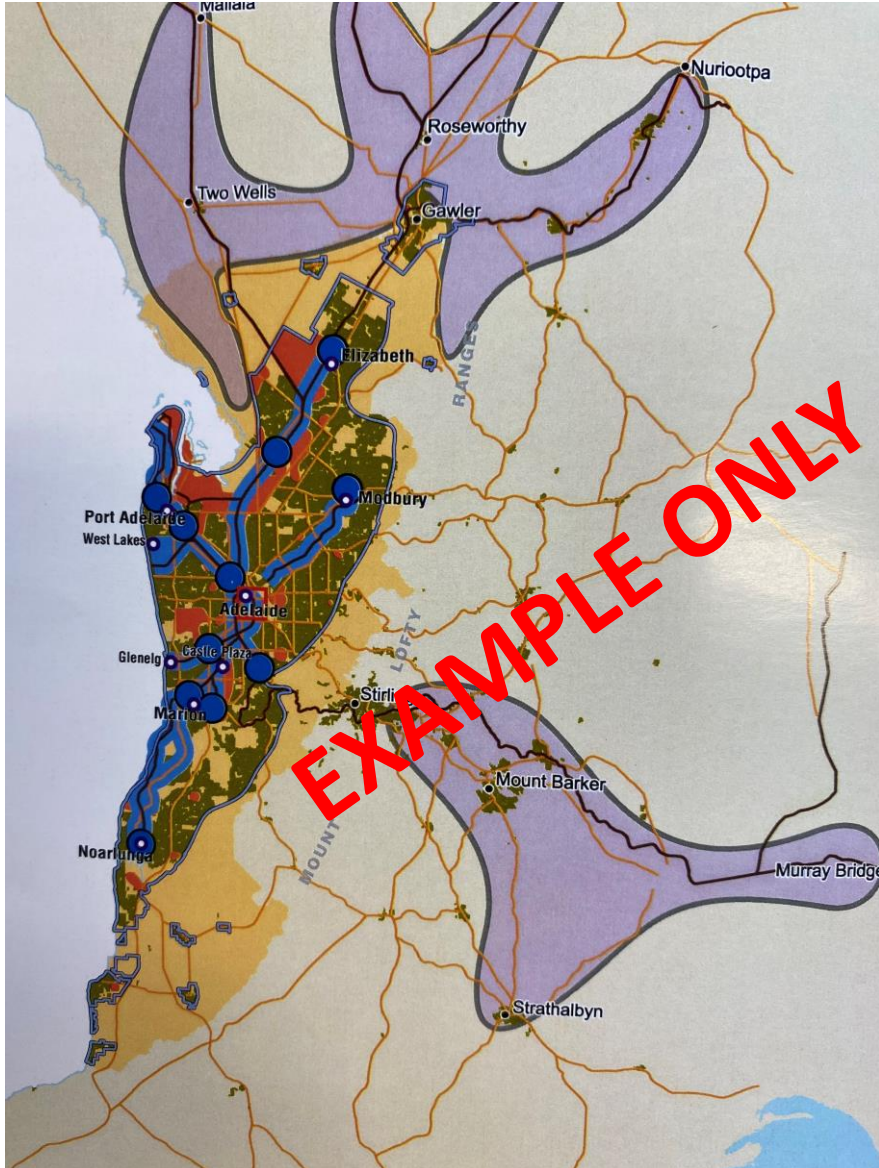
Information about the Greater Adelaide Plan and provides details of where and how to get further information, key contact details, envisaged timeline and consultation details from our Regional Plans Engagement Plan.

**Acknowledgment of Thought Leaders and other contributors to the Directions Paper**

Acknowledge the expertise and contribution of Thought Leaders and other contributors.

# Setting the Greater Adelaide Context

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Demonstrate the historical growth of the Greater Adelaide Region and include potential growth scenarios over last decade i.e.:

Where have we come from?

Where are we now?

Where are we going?

*Includes publication of revised population and land supply projections.*

# Mega Trends

Data from the SA Horizon Scan are still being processed. However, most of the trends and mega trends that have been identified here.



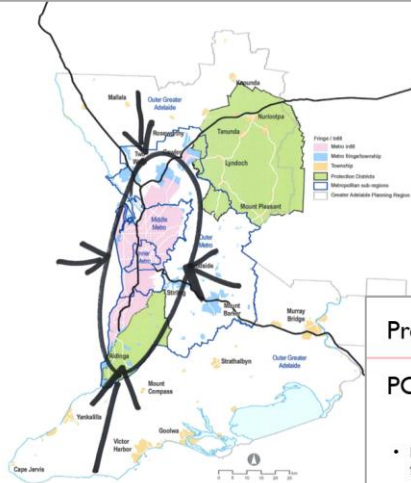


# Scenarios

## Project 3: Future growth scenarios

### CONSOLIDATED

- Increased yields needed (currently 1.8/site) from general infill
- Facilitate land assembly in strategic sites
- More dwelling type options ( Missing Middle)
- Social licence critical
- Target infrastructure rich locations
- Review and leverage government owned land
- Masterplanning and increased yields from greenfield sites



Key critical uncertainties and influences in a land use planning context.

- Where are people going to live and work?
- How will people be living and working?

## Project 3: Future growth scenarios

### POLYCENTRIC CITY

- Maintain and consolidate the current urban footprint
- Identify possible large scale expansion corridors linked to infrastructure upgrade
- EFPA and Character Preservation District substantially maintained
- Some township boundaries expanded
  - Victor Harbor / Robolwa
  - Mount Compass
    - Strathalbyn
    - Murray Bridge
    - Nuriootpa

EXAMPLE ONLY



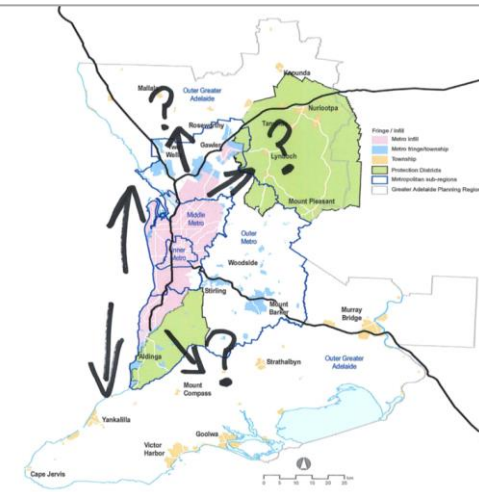
Scenarios are to be developed in collaboration with the Department and identified Thought Leaders.

Each scenario will provide high level detailing of the potential land supply required and will be presented in a spatial format through mapping and other relevant graphics.

## Project 3: Future growth scenarios

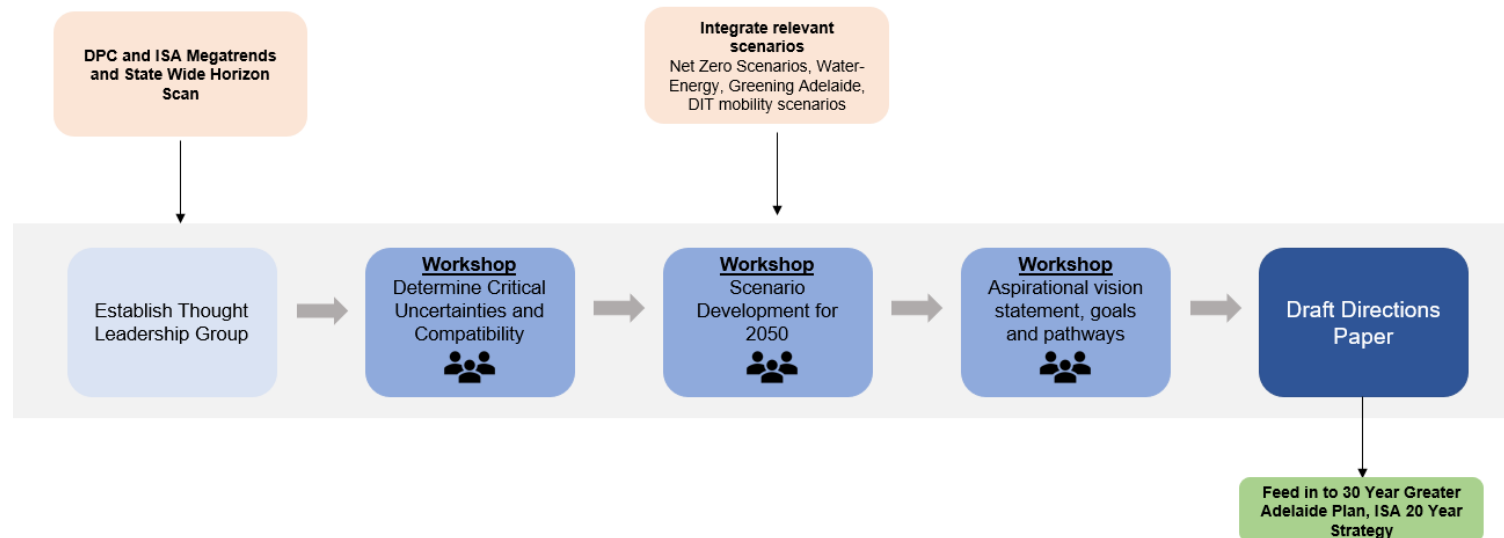
### EXPANDED FOOTPRINT

- Major and minor infill share continue at current rates
- Continual expansion of our elongated footprint - north and south
- Expand to Roseworthy /Concordia and beyond in the north
- Seek options beyond McLaren Vale/ Willunga basin



# Next Steps

Stage 1	October 2022	Booking of Thought Leaders workshops and Preparation of Engagement Plan
Stage 2	October 2022	Thought Leader Workshops
Stage 3	November 2022	Prepare Draft Directions Paper
Stage 4	December 2022	Commission Endorsement (in conjunction with section 73 Initiation)
Stage 5	January 2023	Prepare for Engagement
Stage 6	February 2022	Release for Engagement with Announcement of section 73 Initiation
Stage 7	March 2023	Workshop Directions Paper - Scenarios with Councils.
Stage 8	April 2023	Consider Submissions and Prepare Engagement Report.
Stage 9	May 2023	Commission Approves Engagement Report and publishes on SA Plan.



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**Thank you**



**Government of South Australia**  
Department for Trade  
and Investment



# Better Planning Better Future

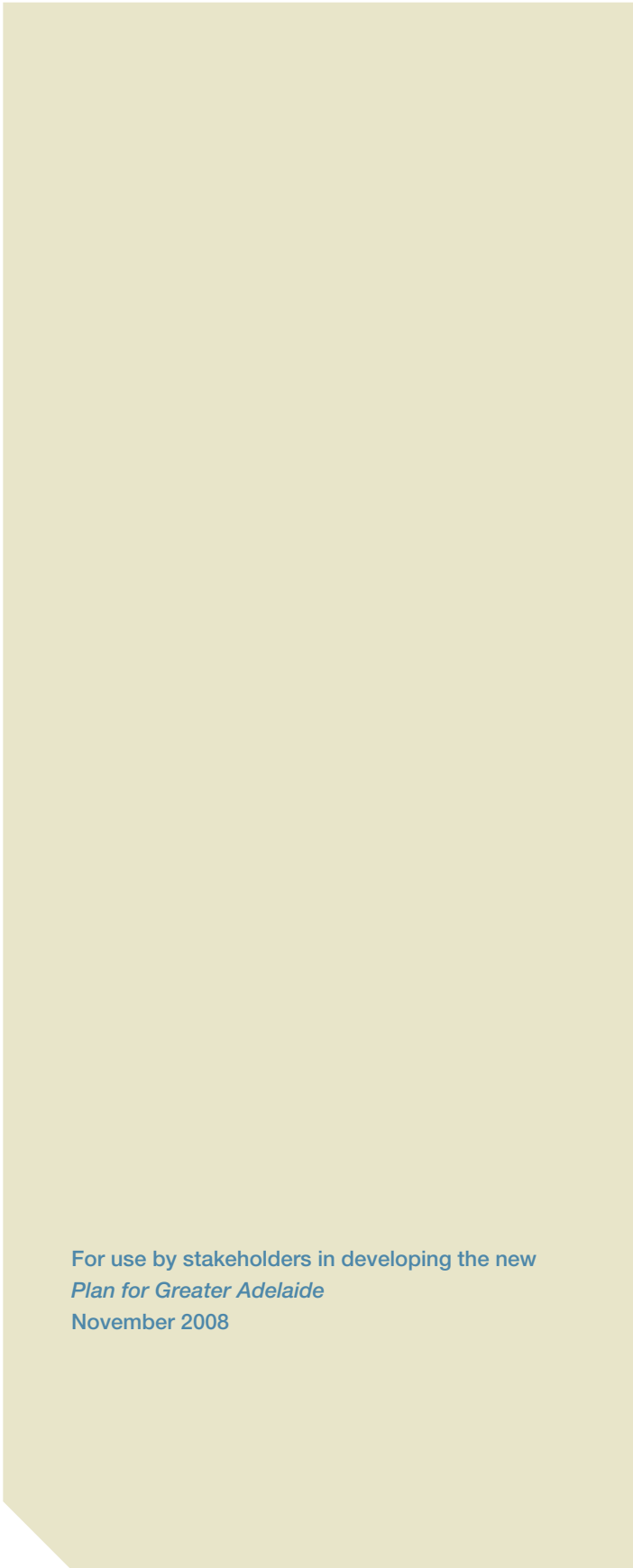
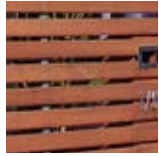
Directions for creating a new

## **PLAN FOR GREATER ADELAIDE**

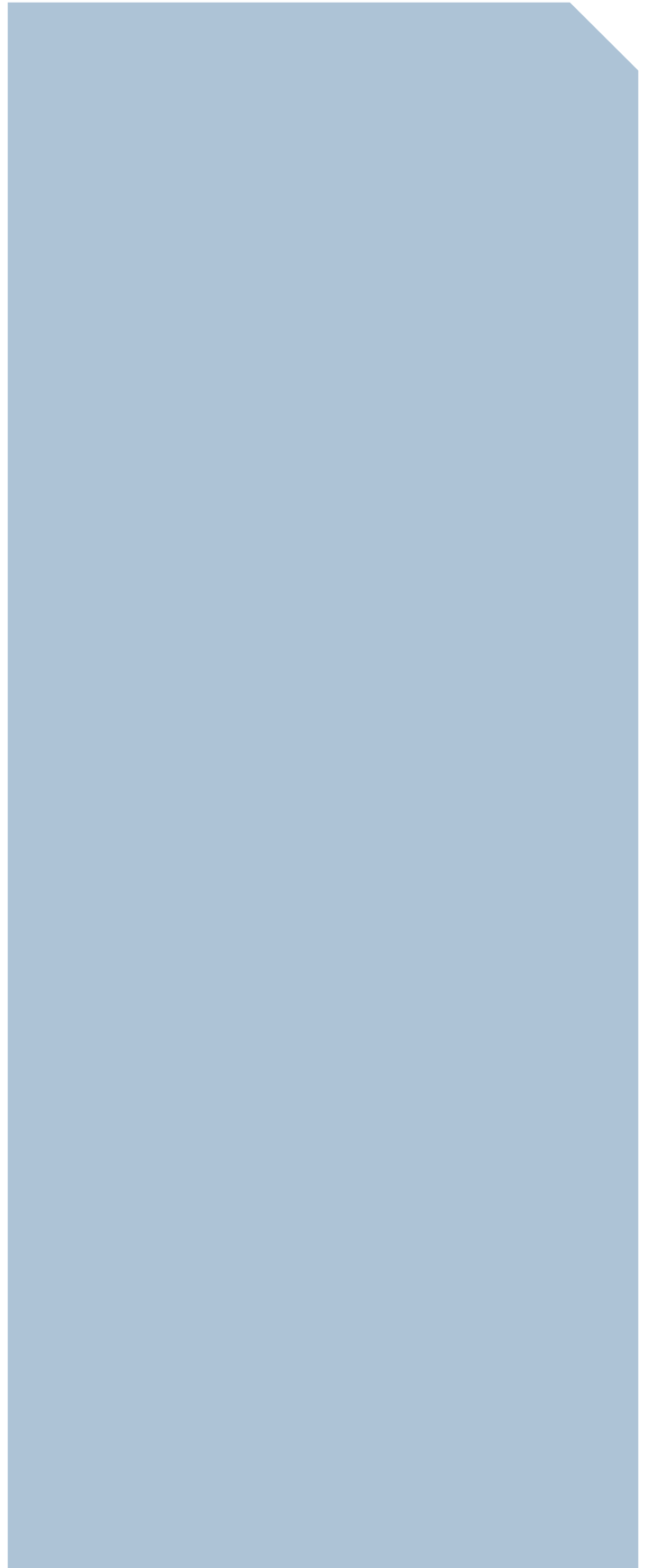
Minister for Urban Development and Planning



**Government of  
South Australia**



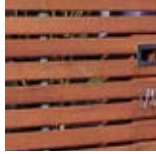
For use by stakeholders in developing the new  
*Plan for Greater Adelaide*  
November 2008





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The Honourable Paul Holloway MLC

**Leader of the Government in the Legislative Council**  
**Minister for Mineral Resources Development**  
**Minister for Urban Development and Planning**  
**Minister for Small Business**

The next three decades of our city's development, leading up to its bicentenary in 2036, will perhaps be one of the most challenging periods Adelaide has ever faced.

We are on the cusp of an era of great growth and opportunity. The mining, defence, education and other service industries are set to boom. At the same time we face the ageing of our existing population.

The combination of these things means we will need to recruit many new skilled workers over the coming decades—numbering in the hundreds of thousands. This process has already begun, with 32,000 additional people settling in South Australia in the last two years alone.

The Government expects this high level of population growth will continue—and we will encourage it to, given the ageing of the existing population. We must certainly plan for it.

Based on the recent high levels of overseas migration, freshly revised population projections indicate that up to 600,000 additional people could be living in SA by the time our capital celebrates its 200th birthday.

The bulk of this population growth—over half a million people—is expected to occur in metropolitan Adelaide and its surrounds ('Greater Adelaide'). This is a 40% increase on the current population, posing significant growth management questions.

Together, high population growth and ageing—with its accompanying increase in demand for smaller homes and specialist accommodation—could create a demand for almost 250,000 additional dwellings in the Greater Adelaide area over the next three decades.

At the same time we face other great challenges, including the effects of climate change, the need for water security, and volatility in world oil prices.

What will all this mean for how Adelaide will look in 28 years time, as we turn 200? Exactly where will hundreds of thousands of new South Australians and their families live and work? How will we accommodate increasing numbers of older South Australians? What sort of housing and neighbourhoods will we create?

## Minister's Foreword

This Directions document begins to address some of these questions and starts the process of creating a new blueprint for Greater Adelaide's growth and development over the next three decades.

The Government has a vision for the future growth of Greater Adelaide which will see us become a City of Choice.

Our vision focuses on creating:

- A city which will undergo urban regeneration and revitalisation in many existing areas (while sensibly protecting valued heritage and character), with vibrant new higher-density neighbourhoods created in and near the CBD and along designated transit corridors to the west, north and south.
- A city that embraces well-planned fringe growth with new population centres closely connected to transport infrastructure and employment opportunities.
- A city that encourages the sustainable growth of near-country towns and townships, while protecting our most valuable environmental, agricultural and tourism assets.
- A city that will see the provision of high speed mass transport linked to the growth in residential housing and jobs. The government will spend nearly \$2billion over the next 10 years to modernise our public transport system.

We want a city based around rapid-transit, with people living in energy and water-efficient developments in both the inner city and the suburbs. A city that is climate-change resilient, with a strong, affordable supply of housing to accommodate a growing population, and a broad range of housing choices.

Central to achieving this vision is the creation of a new long-term *Plan for Greater Adelaide*.

The Plan must detail where and how Adelaide will develop, providing certainty whilst also recognising regional differences, strengths, opportunities and constraints. It must be a genuine partnership between State and local government, industry and agencies regarding local detail, but with firm State leadership regarding the broad direction.

The process for collaboratively developing the new *Plan for Greater Adelaide* is started by this document.

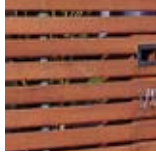
The process will involve seven distinct regional partnerships across Greater Adelaide, with regional population, housing and employment targets to be developed for Western Adelaide, Northern Adelaide, Eastern Adelaide, Southern Adelaide, the Barossa Region, the Fleurieu Region and the Adelaide Hills Region.

Outlined here are a series of key directions from the State Government, indicating our priorities for how we see the city should develop—such as the emphasis on transit corridors—and a summary of key trends and drivers affecting Greater Adelaide's future.

I look forward to working with councils, industry groups and the community in developing the new 30-Year *Plan for Greater Adelaide*. It is an exciting challenge.

**Paul Holloway**

MINISTER FOR URBAN DEVELOPMENT AND PLANNING



Greater Adelaide combines the Adelaide Metropolitan and Outer Metropolitan areas. It includes metropolitan Adelaide and the surrounding near-country arc – down to Victor Harbor and Goolwa in the south (note Kangaroo Island is not included and will have a separate Regional Plan), up to the Barossa and Mallala in the north, and east across to the Adelaide Hills (including Mount Barker). (See map/page 10)

### The Role and Function of the Plan for Greater Adelaide

The South Australian Government is committed to developing a 30-Year *Plan for Greater Adelaide* in partnership with local government, state agencies, industry and the community. It takes as its guiding strategic framework South Australia's Strategic Plan, and will contribute to the achievement of the Strategic Plan targets. The *Plan for Greater Adelaide* (hereafter referred to as the Plan) will be a detailed document to guide growth and development and to stimulate investment.

When it is completed the Plan will have the following functions:

- It will provide regional targets for housing and population growth. That is, it will project the number of houses needed to meet the needs of a growing and ageing population by region, and it will identify the areas where housing growth will occur.
- It will provide related targets for the number of jobs needed to support population growth and it will identify where those jobs may be located and where specific employment land should be set aside.
- It will provide strategies to position Greater Adelaide to respond to climate change.
- It will identify major transit corridors and growth precincts within Greater Adelaide, and land use priorities will be integrated with long term transport and infrastructure planning for Greater Adelaide, building on the *Strategic Infrastructure Plan for South Australia*.
- It will clearly identify areas for conservation and protection, including high value environmental and agricultural lands.
- Finally, it will be the principal document to set policy and principles that guide the preparation and updating of local government strategic plans, Section 30 reviews and Development Plans.

The primary agency responsible for the Plan is the Department of Planning and Local Government. However, it is essential to recognise the way in which the Plan integrates the *Strategic Infrastructure Plan for South Australia* and is informed by the work of other key State agencies and their strategies—in particular the State Natural Resources Management Plan, Tackling Climate Change, Water Proofing Adelaide, A Population Policy for South Australia, and the Housing Plan for South Australia.

### Timetable for Development

Background work has already commenced for developing the Plan. The Department of Planning and Local Government has commissioned several technical reports covering employment, housing, infrastructure, climate change, transit oriented development and growth areas. These papers will provide valuable background information for the development of targets and policy priorities as the collaboration process proceeds.

The Plan will be developed and finalised following extensive discussions with local government, State agencies, the community and industry using the process below.

Stage	Process
1	<b>Local Government Regional Consultation and Agency Consultation</b> Through workshops and ongoing liaison gather data regarding key land-use priorities for each region and preparation of initial regional targets
2	<b>Plan for Greater Adelaide Draft preparation</b> Integrate regional data including detailed mapping based on input from Stage 1 consultations and develop draft Plan
3	<b>Local Government Regional Consultation, Agency Consultation and Public consultation</b> Seek feedback on Draft Plan for Greater Adelaide, format, contents including targets and land-use priorities
4	<b>Final Report</b> Integrating Local Government Regional Consultation and Agency Consultation and results of public submissions

## Introduction

### How the Plan for Greater Adelaide will be Implemented

The *Plan for Greater Adelaide* will become a volume of the South Australian Planning Strategy:

**Volume 1:** An overarching statement about population, housing, economic and environmental targets for the whole of South Australia which will be a synthesis of *The Plan for Greater Adelaide* and the non-metropolitan Plans and will make links to delivering on South Australia's Strategic Plan explicit.

**Volume 2:** *The Plan for Greater Adelaide*.

**Volume 3 - 7:** Five Regional Plans for country South Australia (plus master plans for larger regional centres and towns).

The Planning Strategy is the main strategic tool of the South Australian *Development Act 1993*. The Planning Strategy has a statutory effect in that land use zoning and development policies in local Development Plans must be consistent with the Planning Strategy.

### Purpose of this Directions Document

This directions document will guide a collaborative process to develop a new 30-Year *Plan for Greater Adelaide*. It will provide the foundation for detailed discussions at a regional level, particularly with local government, about where housing growth will occur, where land will be set aside for jobs, where transport and infrastructure investment will be prioritised and where major environmental and conservation assets will be set aside. This directions document contains:

- A description of the Greater Adelaide region.
- A snapshot of the characteristics of Greater Adelaide.
- A snapshot of the issues, challenges and opportunities facing Greater Adelaide and the State Government's commitments to meet those challenges.
- Direction statements for matters such as transit oriented development; managing population growth; employment and the economy; climate change; natural resources; and infrastructure. These direction statements provide the basis for collaboration with local government and state government agencies to inform the Plan and development

of long term and specific regional targets and priorities in areas such as housing and employment growth.

### The Purpose of Regional Collaboration

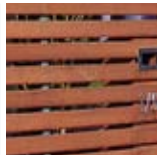
The Government is committed to preparing the *Plan for Greater Adelaide* in partnership with local government. It is proposed that this be done on a regional level, using the seven planning regions for Greater Adelaide adopted by Cabinet in December 2007 to streamline agency planning and service provision in conjunction with South Australia's Strategic Plan.

Many of the major issues to be resolved in the Plan relate to regions rather than specific localities. Examples include transit corridors, major transport and infrastructure priorities, and the need to set housing and employment targets at a regional level to provide local government with maximum flexibility to accommodate growth.

The regional collaborations will:

- Examine the capacity of each region to achieve housing and employment growth (including availability of land).
- Identify major sites for renewal as transit oriented developments or major growth precincts.
- Identify the major centres of Greater Adelaide and the specific strategies and actions to support vibrant retail, commercial and residential centres.
- Identify major housing and employment priorities within the transit corridors.
- Set priorities and actions for Transit Oriented Developments.
- Review the urban boundary and identify priority areas for fast tracking release of land.
- Agree appropriate land use zoning for each region with available land.
- Agree targets for population, housing and employment growth at a regional level.





# Snapshot of Greater Adelaide Region

Greater Adelaide is a thriving region which has experienced substantial population growth and a strengthening economy – the *Plan for Greater Adelaide* will guide this growth to be sustainable, and to share the prosperity.

## SA Population

Figures 1 to 3 illustrate the changes Greater Adelaide's population is experiencing – our population is increasing and set to increase still further, we are an ageing population, and the number of single-person households is increasing. These three elements result in not only growth for new housing, but also new urban form to accommodate our changing demographic profile.

## Employment

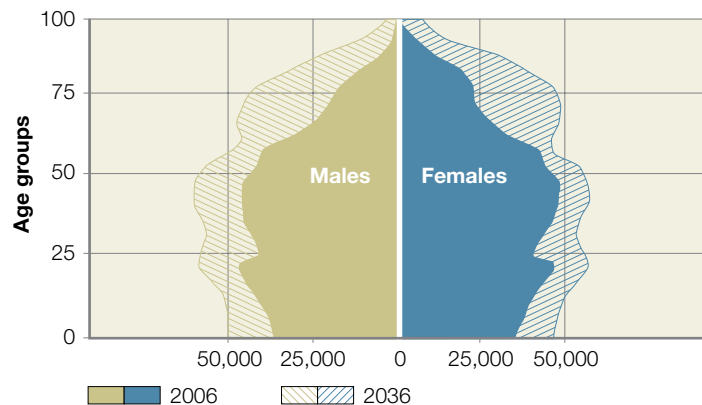
Greater Adelaide supplies 81.8% of the State's employment. The type of labour demanded is changing, with increased demand for skilled occupations. The workforce is ageing, with 33% of the current workforce reaching retirement within nine years.

## Economy

Mining and defence are the emerging giants of the State's economy, while agriculture remains a major force, providing 35% of South Australia's exports. Our wine industry is world-renowned, we are a favoured tourism destination and Adelaide is increasingly a university-city, welcoming students from around the world.

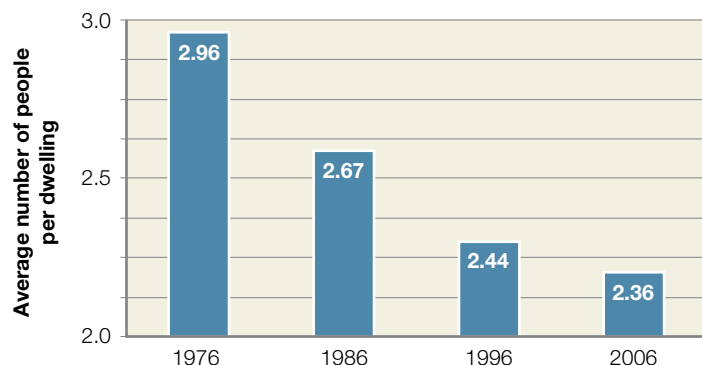
Economic growth is, and will increasingly be, influenced by continued global integration, trade liberalisation, and the growth of China and India.

Figure 1 - Greater Adelaide Age Sex Distribution 2006 and Projected Age Sex Distribution 2036



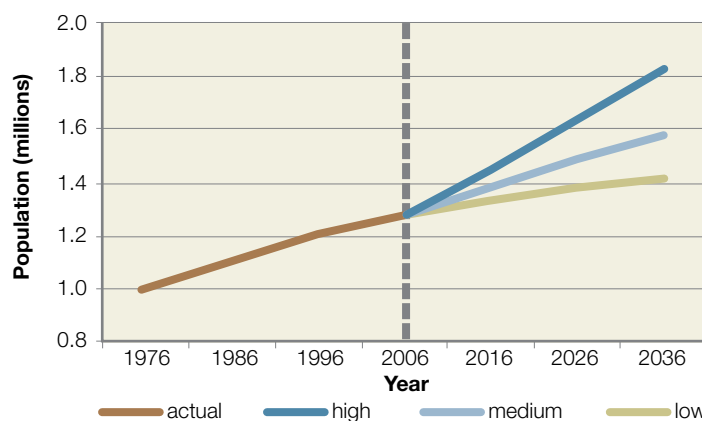
Source: ABS Cat 3235.0 & PLNSA High Scenario

Figure 2 – Average Number of People per Dwelling, Greater Adelaide 1976-2006



Source: ABS Cat. 3204.4, November 1987, Cat.3218.0, July 1997, Census of Housing and Population 1976-2006, ABS online data from the 1996, 2001 and 2006 censuses

Figure 3 – Actual and Projected Population, Greater Adelaide 1976-2036



Source: ABS Cat. 3204.4, November 1987, Cat.3218.0, July 1997, Census of Housing and Population 1976-2006, ABS online data from the 1996, 2001 and 2006 censuses and population projections and estimates produced by Planning SA.

# Snapshot of Greater Adelaide Region

## Getting Around

### PUBLIC TRANSIT

The Government recently announced an investment of \$2 billion over the next decade to revitalise Adelaide's public transport. This will include electrification of the rail corridors to the north, south and west, and extending the tram further into Adelaide's West End and then down Port Road and to the Adelaide Entertainment Centre. New dual-voltage trams will operate on the western network, and service new rail extensions to West Lakes and Semaphore through the heart of Port Adelaide, creating a coast-to-coast rail system.

### FREIGHT CORRIDORS

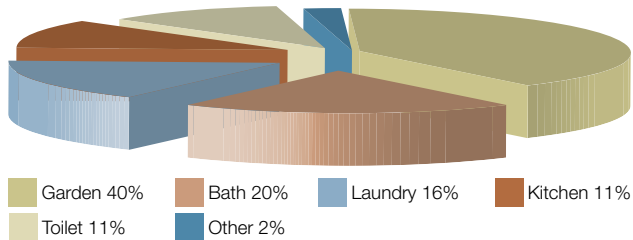
Adelaide's freight corridors consist of a network of strategic roads and railways linking nine intermodal terminals, the Port of Adelaide, Adelaide Airport, interstate and intrastate transport networks and industrial distribution in Adelaide. They are vital to the economic future of Greater Adelaide.

Work is underway to reinforce road freight routes and provide a dedicated north-south transit corridor.

The Victor Harbor Road/South Road intersection will also be upgraded at an estimated cost of \$12.3m, and the \$159 million upgrade of the Sturt Highway continues to improve transport efficiency and safety from Adelaide, through the Barossa Region, to the Riverland.

Figure 4 – South Australia, Household Water and Energy Use

### Water



### Average Use of Energy

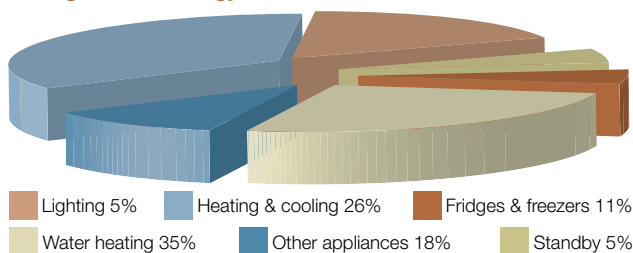
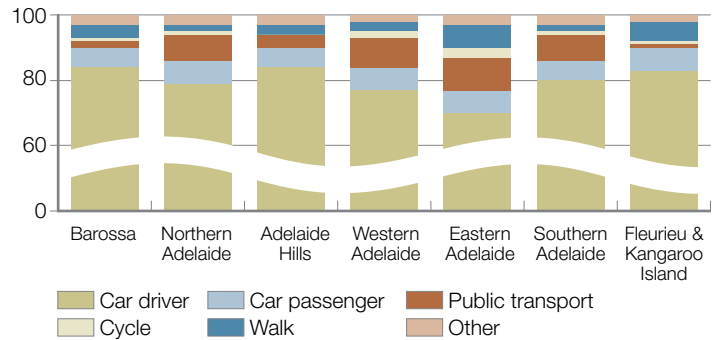


Figure 5 – Journey to Work Trips by Mode, 2006, % Allocation within Greater Adelaide by Region



## Natural Resources and Productive Capacities

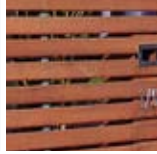
From the Fleurieu Peninsula to the Barossa, and across the Mount Lofty Ranges, Greater Adelaide showcases a range of urban, semi-urban, rural and wild natural environments. The Mount Lofty Ranges contains some of the highest diversity of nature in South Australia, and parks, gardens and street vegetation make Adelaide a green city. Greater Adelaide is highly productive and in a changing climate remains one of the more reliable areas for rainfall and cool climate.

## Sustainability

The Government of South Australia has emphasised the need to move to a sustainable lifestyle with reduced carbon emissions and a smaller impact on the environment. The Government has legislated a target of a 60% reduction of greenhouse gas emissions on 1990 levels by 2050. Water security is increasingly a priority for the State following a prolonged drought in South Australia and across the Murray Darling Basin.

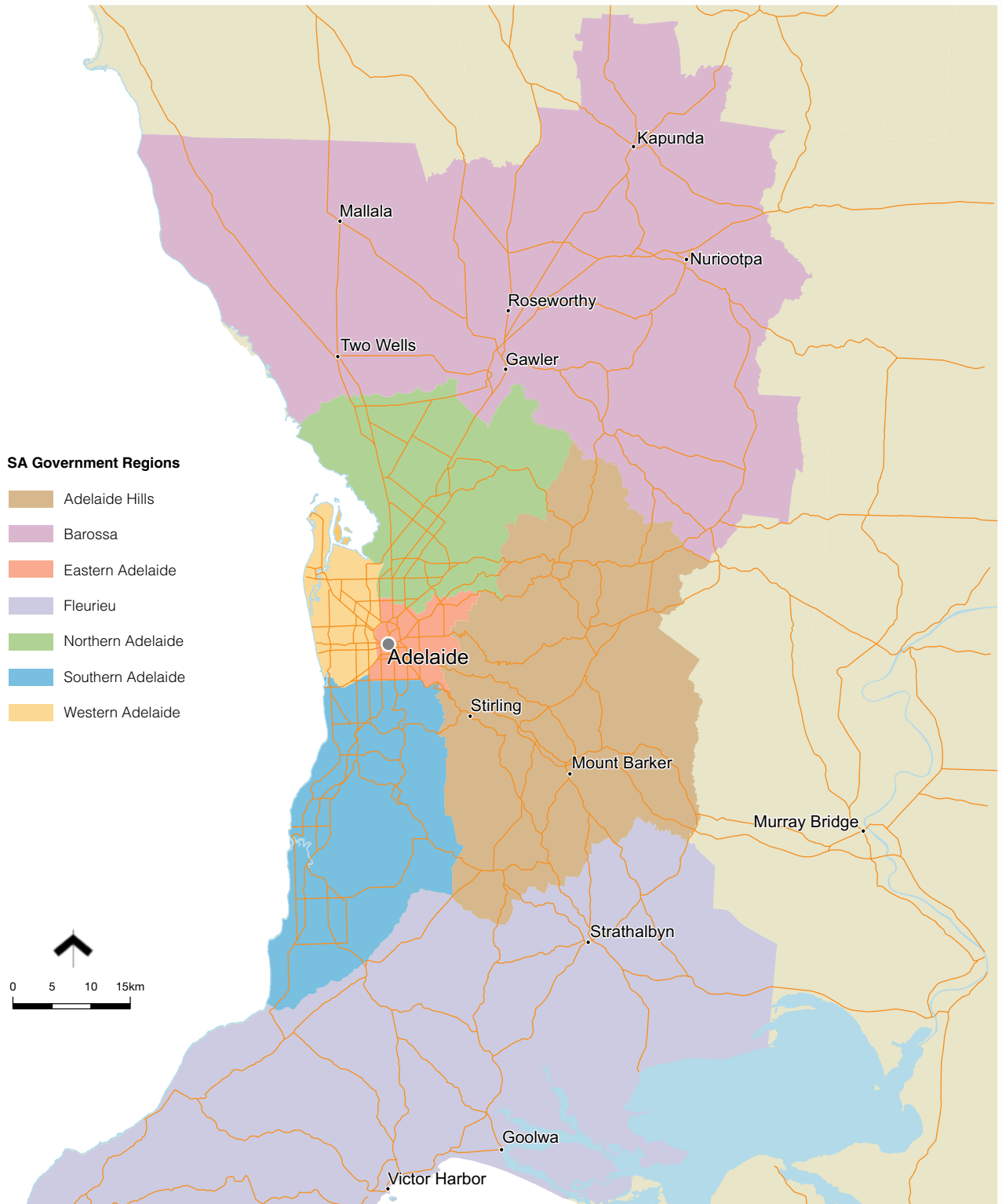
As 40% of residential water use is in the garden, densification, with smaller gardens and more shared space, offers opportunities to increase population without increasing water demands. Average water consumption per hectare remains the same when density increases from 10 to 14 dwellings per hectare.

Certainty of change but uncertainty of its extent, are features of planning for the future. Precautionary planning which builds in adaptability and resilience is crucial.



# Snapshot of Greater Adelaide

**Map 1 SA Government Regions**



## Snapshot of Greater Adelaide

Greater Adelaide covers seven SA Government planning regions. (See map opposite page)

The Rural City of Murray Bridge, located in the Murray and Mallee Region, has also been included as a possible growth area due to opportunities for growth based on agricultural industries and government services, as well as convenient transport access and links to Greater Adelaide.

**Note:** Kangaroo Island is situated within the Fleurieu Region but will have its own Regional Plan and is excluded from this document.

### Adelaide Hills

Population (2006)	67,213
Population growth 2001-2006	4,632
People under 15	21%
People 65 and over	11%
Number of jobs	16,641
Vehicles per dwelling	1.9
Share of trips by car (JTW)	89%
Share of trips by walking or cycling (JTW)	4%

### Barossa

Population (2006)	61,895
Population growth 2001-2006	6,119
People under 15	21%
People 65 and over	14%
Number of jobs	19,804
Vehicles per dwelling	1.8
Share of trips by car (JTW)	90%
Share of trips by walking or cycling (JTW)	5%

### Fleurieu

Population (2006)	38,321
Population growth 2001-2006	5,199
People under 15	16%
People 65 and over	24%
Number of jobs	10,584
Vehicles per dwelling	1.6
Share of trips by car (JTW)	90%
Share of trips by walking or cycling (JTW)	7%

### Eastern Adelaide

Population (2006)	209,990
Population growth 2001-2006	10,609
People under 15	15%
People 65 and over	17%
Number of jobs	167,119
Vehicles per dwelling	1.4
Share of trips by car (JTW)	78%
Share of trips by walking or cycling (JTW)	9%

### Northern Adelaide

Population (2006)	345,602
Population growth 2001-2006	14,932
People under 15	20%
People 65 and over	12%
Number of jobs	96,430
Vehicles per dwelling	1.5
Share of trips by car (JTW)	87%
Share of trips by walking or cycling (JTW)	2%

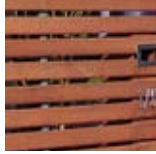
### Southern Adelaide

Population (2006)	334,833
Population growth 2001-2006	8,700
People under 15	18%
People 65 and over	15%
Number of jobs	89,018
Vehicles per dwelling	1.6
Share of trips by car (JTW)	86%
Share of trips by walking or cycling (JTW)	3%

### Western Adelaide

Population (2006)	212,741
Population growth 2001-2006	2,670
People under 15	16%
People 65 and over	18%
Number of jobs	109,308
Vehicles per dwelling	1.3
Share of trips by car (JTW)	84%
Share of trips by walking or cycling (JTW)	5%

Data supplied by ABS 2006 Census



## Competing in a Changing World

South Australia is at a crossroads. Vastly improved economic prospects means we are an attractive destination for businesses to invest, and for people from other parts of Australia and internationally to relocate. This presents great opportunities and challenges for the State. Housing a growing and ageing population, providing infrastructure for an expanding workforce and managing the associated water security and climate change issues is essential to ensuring a sustainable, vibrant and prosperous future.

In June 2008 the South Australian Government announced a comprehensive package of reforms to the South Australian planning system. These reforms included streamlining development assessment, securing long-term land supply, improving the management of state significant developments, and improving institutional arrangements.

The most critical element of the Government's reform package was a decision to prepare a new 30-year *Plan for Greater Adelaide* and new plans for the regions of South Australia. These plans, which form the basis of the South Australian Planning Strategy, are intended to position South Australia as the most competitive place to do business in Australasia and as one of the most liveable and sustainable communities in the developed world. The *Plan for Greater Adelaide* will position us for success in a changing world.

**Fast Fact:** Adelaide is ranked number 1 in Australia by KPMG's *Competitive Alternatives: Guide to International Business Location*.

The Government of South Australia is committed to a future that demonstrates these three characteristics:

**Competitive** – We attract jobs, we are a magnet for investment, we keep people in South Australia and we welcome migrants from interstate and overseas. We have a strong robust labour market. Greater Adelaide is one of Australasia's most attractive regions for business, and for families to live and work in. Competitiveness is the key to our future.

**Liveable** – We spend less time in cars and have more leisure time; we have a vibrant arts, cultural and sporting life; our housing and cost of living is affordable; and the best elements of the past and present are evident in our urban design and form.

**Sustainable and climate resilient** – Our pattern of urban growth is deliberately re-engineered toward greater sustainability and climate change resilience. We adapt where we need to in response to the risks of climate change, and improve water and energy efficiency. We preserve our natural environment and we maximise our competitive advantage in renewable and clean energy.





## Competing in a Changing World

### Snapshot of Issues and Challenges

#### MANAGING GROWTH

**Winning the demand for skills.** Competition for skilled workers is increasingly international, and South Australia must position itself to attract, train and keep the workforce we need to underpin ongoing prosperity.

**Capitalising on the mining boom.** South Australia is on the cusp of a mining boom. Planned and structured growth and infrastructure investment to support minerals exploration, and the workforce and technology required for mineral production, will be essential to turn this boom into lasting prosperity.

**Defence excellence.** South Australia is becoming internationally renowned for its growing defence industry. Structuring residential growth to support this burgeoning industry will be an important part of making this one of the State's major economic bases.

#### POPULATION

South Australia's population is currently experiencing its highest rate of population growth and net migration for more than 20 years. Greater Adelaide's population could grow by more than 500,000 people to 2036, and South Australia's population may reach two million by 2030. By 2036 Greater Adelaide could require almost 250,000 additional dwellings.

#### AFFORDABLE LIVING

Housing affordability is critical to retaining and increasing population and stems from a complex interaction of macro-economic forces. These forces have conspired to lift land prices 300 per cent between 1993 and 2006.

Both the coming Emissions Trading Scheme and increasing prices for petroleum will shape Adelaide's urban form, and transform our lifestyles to a more efficient and sustainable basis. Our planning system and infrastructure investment will need to facilitate this shift, and respond to the changing price of energy inputs.

#### CLIMATE CHANGE, WATER SECURITY AND NATURAL RESOURCE BASE

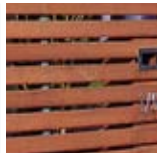
CSIRO predictions suggest that South Australia will become hotter and drier, with rain tending to fall in more intense and shorter periods. Sea level increases are being monitored around the world, with predictions for increases varying from 0.3m to more than 1m by 2050.

Biodiversity and natural resources will be placed under additional stress by climate change. Our productive land requires a healthy natural resource base, and we need to manage all of our resources sustainably.

South Australians have long known that we are the driest state on the driest continent. The recent drought and the pressure on the Murray Darling Basin have highlighted the need for vigilance in dealing with water security and climate change issues. The State Government has adopted four strategies to secure our water supplies, including substantial investment in a desalination plant that will underpin our water security. Increasing efficiency, increasing water recycling, desalination and managing catchments will be the features of our future water security.







# Directions



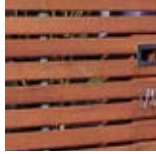
Photo courtesy of Department of Trade and Economic Development



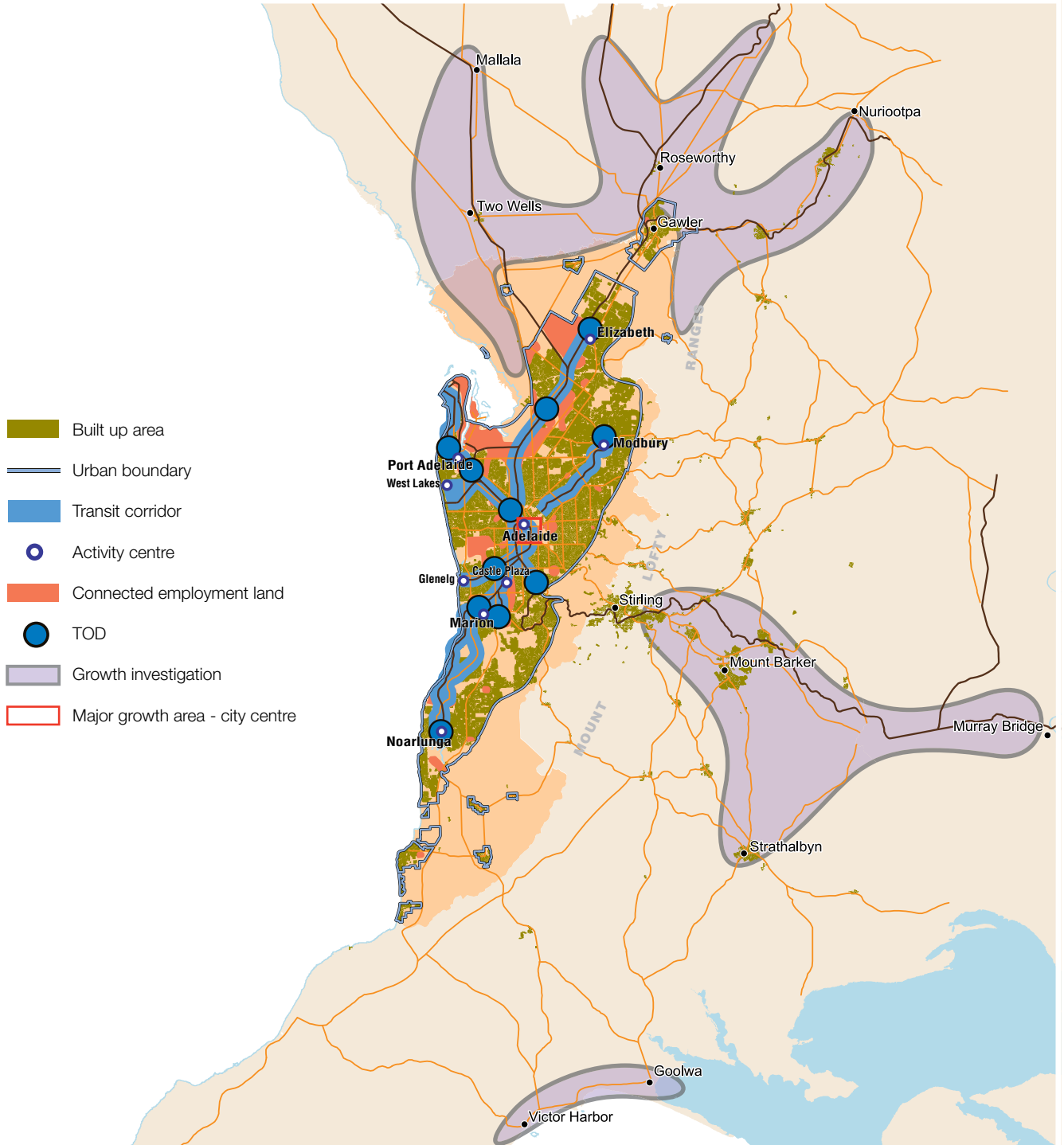


## Directions

- 1** Concentrating Growth in Transit Corridors, Transit Oriented Developments and Growth Investigation Areas
- 2** Housing for Sustainable Growth
- 3** Facilitating Economic Growth and Employment
- 4** Climate Change, Resilience and Sustainability
- 5** Preserving Our Natural Resources and Productive Capacities
- 6** Planning and Integrating Infrastructure
- 7** Efficient Planning Systems to support the *Plan for Greater Adelaide*



Map 2 Ideas for Adelaide - Key growth strategies



## Directions

**The South Australian Government is committed to sustainable population and economic growth. The future growth of Greater Adelaide is grounded in the principle that the region can grow and quality of life can be improved. The location of new homes and land for jobs and services will need careful long term planning to ensure that Greater Adelaide can grow without placing unsustainable pressure on resources.**

The Government has set seven directions for the 30-Year *Plan for Greater Adelaide*. These directions take account of where we are now, the challenges we face, and what we understand our future to be.

The seven directions for the Plan are:

- 1 Concentrating Growth in Transit Corridors, Transit Oriented Developments and Growth Investigation Areas
- 2 Housing for Sustainable Growth
- 3 Facilitating Economic Growth and Employment
- 4 Climate Change, Resilience and Sustainability
- 5 Preserving Our Natural Resources and Productive Capacities
- 6 Planning and Integrating Infrastructure
- 7 Efficient Planning Systems to support the *Plan for Greater Adelaide*

These seven directions are elaborated on in the remainder of this document. Each one comprises three sections: first a statement of Government commitments, second a list of ideas and proposed actions, and third, a list of targets for the *Plan for Greater Adelaide*. The ideas will form the basis of discussion in preparing the Plan and the targets will largely need to be regionalised in the process of consulting on the development of the Plan.

In particular the Government has decided that transport corridors will be the organising principle of any new plan for Greater Adelaide. That is, that there needs to be a greater focus on concentrating growth in both existing and new suburbs within transport corridors. New integrated Transit Oriented Developments will bring together higher density, world class design, commercial precincts and mass transit systems.

Review of the urban boundary to ensure security of broadacre land supply will also focus on development aligned with transit corridors.

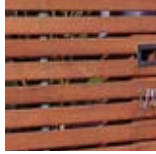
Good governance and an efficient planning system will underpin the effectiveness of the Plan. The development of a deeper partnership between the State and local governments is essential, including extensive collaboration in setting strategy, streamlining assessment and collectively monitoring the performance of the planning system. Once policy is set at the strategic level, in the Plan, the need for much merit assessment at the lower level will be eliminated, freeing the State and local governments to focus on the strategic challenges ahead, and creating a more efficient development process.

### The Plan in Figures

The Government is committed to a Plan that incorporates the following:

- Within the next 30 years Greater Adelaide can house 500,000 more people, nearly 250,000 new dwellings and 160,000 new jobs.
- New housing will move over time from a 50:50 split between existing areas and new land divisions, to a 70:30 split.
- Well located and functioning Transit Oriented Developments
- A 25 year supply of broadacre land identified, and a 15 supply of land zoned for urban use at all times.





## Direction 1

### Concentrating Growth in Transit Corridors, Transit Oriented Developments and Growth Investigation Areas

For the last 45 years Adelaide has expanded to the north and south as our population has grown. As we move forward, we must reconsider and rebalance how we grow into the future. We must be clever about how we use the space we have.

Greater Adelaide must plan to accommodate an additional half a million people in approximately 250,000 extra homes over the next 28 years. Targets will be set at a regional level, in collaboration with local government, to achieve a well-planned spread of the 250,000 dwellings, taking into account the Government has committed spending nearly \$2 billion over the next decade on the public transport system which will facilitate Transit Oriented Developments, shift away from car use and towards a clean, reliable and speedy public transport system.

Transit corridors will become the primary organising principle for distributing population, housing and employment growth in both existing and new areas. These corridors will include TODs – vibrant and safe new local neighbourhoods offering a mix of medium-high-density, high-quality housing located with employment, mass transit connections, services and recreational/entertainment activities.

Over the course of the next 30 years, 60 - 70% of growth will be accommodated in existing suburbs and townships. Most growth will occur in transit corridors and in new TODs. This will minimise pressure on existing suburbs and to preserve the unique character of our key heritage areas. Transit Oriented Developments will represent world-class design and best practice in energy and water efficiency.

#### BENEFITS OF TRANSIT CORRIDORS AND TODS

- Reduce the reliance on private motor vehicles, to reduce car emissions and to dampen the effect on households of expected increases and volatility in oil prices and improve overall affordability;
- Take the pressure off existing suburbs by concentrating growth in particular sites and thereby ensuring that existing areas—particularly older suburbs with significant character and heritage values—are not unduly affected by the growth in population or broader economic growth; and
- Provide a long term economic basis for investment in mass transit (by locating a population capable of supporting the necessary patronage to create a viable public transport network within easy reach of that network).





# Directions

## PRIORITY ACTIONS AND IDEAS

- Identify and designate transit corridors.
- Encourage retail, commercial and Government offices to develop in transit corridors.
- Rezone and assemble land adjacent to TODs and transit corridors.
- Implement major transport projects, building on the \$2 billion investment in public transport.
- Upgrade infrastructure, utilities, public transport and amenities in and around transit corridors.
- Implement regulatory mechanisms (including amendments to Development Plans) for the location of transit corridors and TODs.
- TODs in Greater Adelaide will include best practice design, water and energy efficiency standards.
- Local government and State Government will work together to deliver TODs, supported by structure plans that fast-track planning approvals and rezoning.
- TODs will be identified as growth precincts and will be classed as State Significant Developments.
- Structure planning for TODs will align with transport investment to maximise the benefits afforded by investment in our transport system.

## RECOMMENDED TARGETS

- Well located and functioning transit oriented developments.
- Six transit corridors.
- Provide 85,000 dwellings within the transit corridors.
- Locate an additional 187,000 people within the corridors.
- Provide 80,000 jobs within corridors.
- 10% affordable and 5% high need housing in all significant new housing developments.
- Planning system to underpin South Australia's Strategic Plan target to increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018.

### Example of TOD – Spring Valley Station, Dallas

■ Fast and frequent public transport service

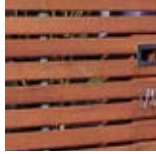
■ Medium-High density housing



Source: Calthorpe Associates, 2005

■ Mix of uses – commercial/residential/recreational

■ Priority for pedestrians and cyclists



## Direction 2

### Housing for Sustainable Growth

The Government recognises that it will need to continue to provide new land and to create new suburbs in order to accommodate growth, to guarantee a choice of housing types and to protect housing affordability.

New housing growth will be managed sustainably with increased emphasis on urban renewal in growth precincts, centres and corridors, balanced with the staged release of new greenfield sites providing diversity, choice and security of land supply.

Towns and townships in the Greater Adelaide Region will grow in a sustainable manner and valuable natural and productive assets will be protected. Communities will contain a variety of housing such as villas, townhouses, flats, apartments and detached homes, and include mandatory water sensitive and energy efficient design.

The need to accommodate and provide local services for increasing numbers of older South Australians will be incorporated into all planning.

Densities will be carefully lifted towards 70% of new housing coming from urban infill in appropriate locations.

In respect of land for new suburbs the Government proposes to:

- Fast-track the rezoning of land within the current urban boundary.
- Ensure that new suburbs and new land supply align with transit corridors and have minimal impact on high-value agricultural land and high conservation native vegetation.
- Ensure there is a 25 year rolling program of broadacre land identified for development and that at any given time there is 15 years of land zoned for urban purposes.
- Require new suburbs (as with Transit Oriented Developments) to adopt world's best practice in design, water and energy efficiency at a house and suburb level, and in access to transport and services.

#### PRIORITY ACTIONS AND IDEAS

- Provide diverse and affordable housing in locations close to work and leisure opportunities (enhancing work-life balance through the strategic location of residential and work opportunities) including through TODs.
- Conduct capacity audit of land and infrastructure in existing areas, in particular transit corridors and older and underutilised sites.
- Identify corridors, growth precincts and sites for renewal, including potential TOD sites, to support the aim of creating the majority of new housing in those areas over the next 30 years.
- Identify areas for higher density; moderate increases in redevelopment areas; and plan incremental increases in most existing areas.
- Targets will be set with local government to ensure zoned capacity to support housing demand.
- Establish population targets for the seven SA Government Regions based around the above investigations, incrementally increasing density and diversity, and improving affordability.
- Monitor residential land supply and demand on an annual basis through the Metropolitan Development Program (which will be expanded to include the whole Greater Adelaide Region).

# Directions

## RECOMMENDED TARGETS

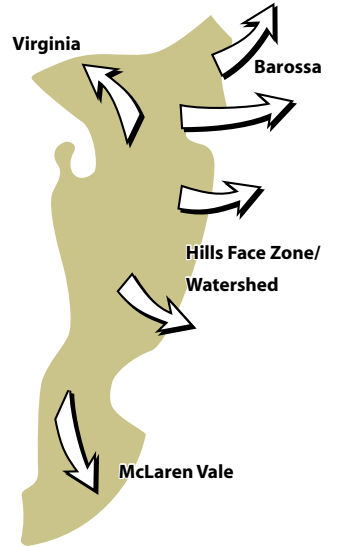
- Plan in place to accommodate up to 537,000 additional people in Greater Adelaide.
- Plan in place to provide up to 247,000 additional dwellings in Greater Adelaide.
- Move from 50:50 (infill:broadacre) to 60:40 split and then to 70:30 over the life of the *Plan for Greater Adelaide*.
- Provide for 10% affordable housing and 5% high need housing in all significant new housing developments for Greater Adelaide.



## Good planning requires 'balanced' growth between these two extremes

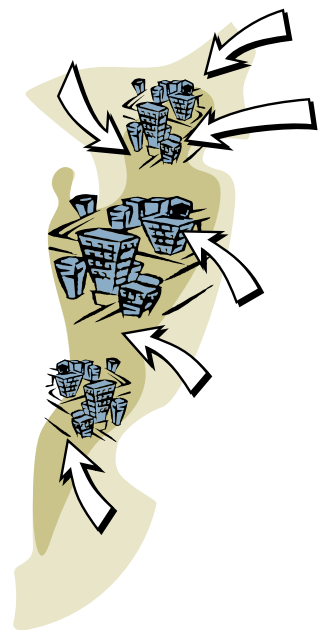
### Uncontrolled Sprawl

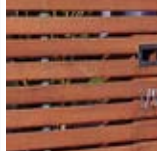
- uncoordinated development on the fringe of the urban area
- leapfrog developments stretch provision of efficient infrastructure
- heavily car dependant new communities
- public transport very expensive and un-economic
- threatens productive capacity of Greater Adelaide's agricultural lands



### Complete Containment

- pressure on urban amenity and character
- additional stress on urban infrastructure
- traffic congestion at strategic intersections - significant increases in travel times in peak hours
- congestion compromises public transport





## Direction 3

### Facilitating Economic Growth and Employment

The Government proposes that the *Plan for Greater Adelaide* will position the region to accommodate approximately 160,000 new jobs. Specific targets will be set in conjunction with local government for land to be set aside for employment purposes.

The Government will continue to earmark further major sites for employment purposes such as industrial parks, enterprise zones and innovation precincts.

One focus of job creation will be on specialised precincts to support the development of clean technology to position the state to gain a competitive advantage in response to climate change.

Co-location of jobs with housing, and location of both jobs and housing within transit corridors will be a feature of planning.

The Government will implement the Metropolitan Industrial Land Strategy (2007). The Strategy identifies strategic employment areas and sets out a framework of 16 actions to provide an ongoing development-ready supply of industrial land; identify a rolling 15-year 'industrial land bank' to meet future demand; and protect areas for long-term industrial/employment activities.



#### PRIORITY ACTIONS AND IDEAS

- Provide a land use framework that:
  - increases Greater Adelaide's competitiveness as an investment and settlement destination
  - protects high-quality, high economic value horticultural and agricultural activities
  - maintains and improves Adelaide's international reputation as a liveable and affordable city (and therefore its attractiveness as a settlement destination).
- Make Adelaide a Clean Technology Hub for Australia.
- Set aside specific areas for additional innovation precincts and use structure planning to fast track approvals.
- Use journey to work data to plan for changing co-location of employment and residential arrangements.
- Encourage retail, commercial and government offices to develop in transit corridors and TODs.
- Use Better Development Plans (BDP) to achieve flexible zoning for employment lands.
- Implement inter-agency planning and develop master plans for strategic corridors.
- Monitor employment land supply and demand on an annual basis through the Employment Lands Planning Forum and the Employment Land Development Program.
- Protect and develop freight corridors to facilitate the fast movement and transfer of goods.
- Encourage a diversity of new jobs, including those in the high value knowledge economy, and provide efficient infrastructure delivery by concentrating employment growth in precincts. Map 3 identifies 30 employment focus areas in Greater Adelaide.
- Targets will be set with local governments to ensure they have zoned capacity to support job growth.
- Encourage innovation and competitive advantage in renewable and clean energy production, and in energy efficiency technology - as was achieved in facilitating the wind-power industry and putting SA at the forefront of wind-power generation in Australia.

**Fast Fact:** Total direct and indirect employment in the defence industry increased by 15.9% from 2006 to 2007. \$45 billion worth of major projects are underway or in the pipeline, including defence and mining projects.



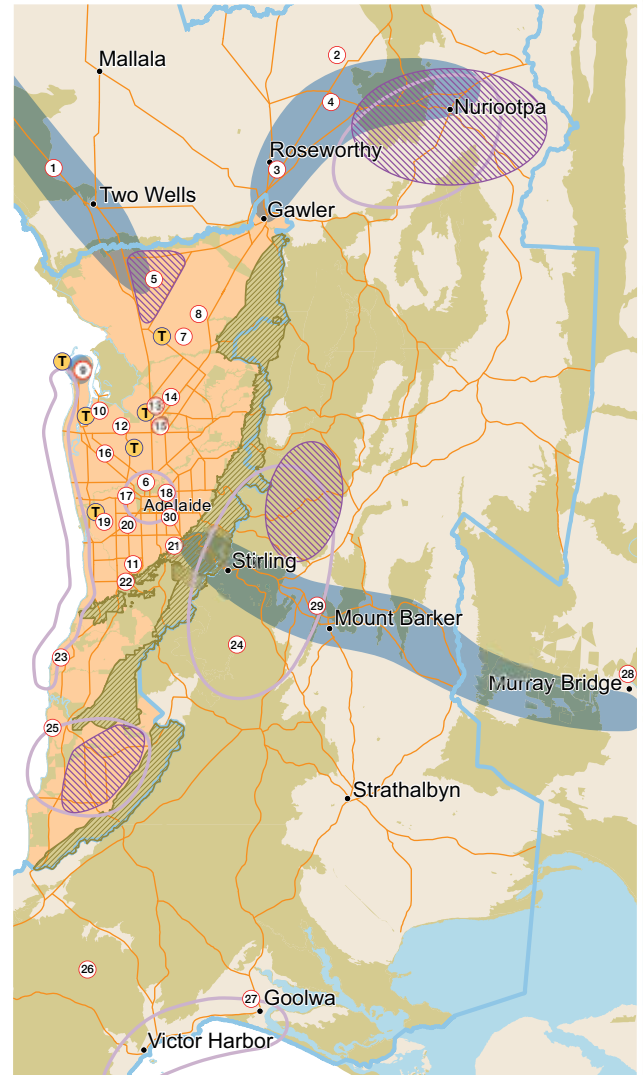
RECOMMENDED TARGETS

- Provide for 160,000 new jobs by 2036 through an additional 3,200 hectares and 1.5 million square metres of employment lands.
- Provide adequate employment land within 20 minutes of growth areas and around and within transit corridors and TODs.
- Planning system is the best-performing in Australia by 2010 in terms of timeliness and transparency of decisions.
- Planning system to underpin South Australia's Strategic Plan target to exceed the national economic growth rate by 2014.

**Fast Fact:** The value of minerals production in SA in 2006-07 was \$2.5 billion, two and a half times production in 2002-03. SA's Strategic Plan aims for \$3 billion by 2013-14. SA is already exceeding targets in minerals exploration and increasing the value of processing.

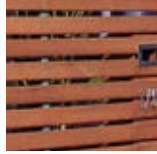
- |                                                                                                    |                                                             |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1 Port Wakefield Rd Strategic Industrial Corridor                                                  | 15 Gepps Cross Gateway Kings Policy Area, Parafield Airport |
| 2 Barossa Region, Creative Hub                                                                     | 16 Charles Sturt Industrial Estate                          |
| 3 Kingsford Industrial Estate                                                                      | 17 Thebarton Innovation Precinct                            |
| 4 Sturt Highway/Gawler Belt Strategic Industrial Corridor                                          | 18 Kent Town, Creative Hub                                  |
| 5 Virginia Industry Zone and Virginia Horticultural District                                       | 19 Adelaide Airport                                         |
| 6 Florey Innovation Precinct                                                                       | 20 South Rd Corridor (Anzac Hwy - South Rd)                 |
| 7 Edinburgh Parks (Strategic Industrial Area)                                                      | 21 Waite Innovation Precinct                                |
| 8 Barfield Cr, Elizabeth West Playford Evolution Precinct, Womma Rd                                | 22 Science Park (part of Flinders Innovation Precinct)      |
| 9 Northern LeFevre Peninsula (Strategic Industrial Area) Marina Adelaide, Largs North Creative Hub | 23 Lonsdale (Strategic Industrial Area)                     |
| 10 Gillman (Strategic Industrial Area)                                                             | 24 Adelaide Hills Region, Creative Hub                      |
| 11 Tonsley Park (Strategic Industrial Area)                                                        | 25 Seaford Industrial Park                                  |
| 12 Wingfield cast metals precinct                                                                  | 26 Fleurieu Region, Creative Hub                            |
| 13 Cross Keys Enterprise Park Pedder Cr, Regency Park                                              | 27 Goolwa/Victor Harbor - Industrial Area                   |
| 14 Mawson Innovation Precinct                                                                      | 28 Regional employment                                      |
|                                                                                                    | 29 Princes/Dukes Hwy Strategic Industrial Corridor          |
|                                                                                                    | 30 Film and Screen Hub                                      |

Map 3 Employment focus areas



**Significant areas**

- Urban
- Horticulture
- Environment
- Tourism
- Hills Face
- Greater Adelaide
- Strategic Corridor
- Key freight and transport terminals



## Direction 4

### Climate Change, Resilience and Sustainability

Our urban form and building design must ensure our city and communities are climate resilient and sustainable. This will be a competitive advantage for Greater Adelaide, along with housing affordability and an investor market for jobs and economic growth.

The Government is committed to ensuring that South Australia and Greater Adelaide are ready for climate change and a world leader in sustainable development and clean and renewable technology. The Government's directions to manage growth and change are designed to position the state to be climate resilient and include:

- a well planned and efficient city;
- less reliance on motor vehicles;
- renewed efforts to improve water and energy efficiency at both the building level and suburb level; and most importantly;
- the future growth of Greater Adelaide is grounded in the principle that the region can grow and that quality of life can be improved.

The Government is conscious of the need to balance improvement to energy and water efficiency with the need to maintain housing affordability, and it will work with the housing and building industry to lower the cost of delivery and maintain housing affordability.

#### South Australia's Strategic Plan

Reduce the State's greenhouse gas emissions by 60% (to 40% of 1990 levels) by 2050.

Increase the energy efficiency of dwellings by 10% by 2014.

Manage SA's water supplies within sustainable limits by 2018.

Lose no known native species

Increase the proportion of renewable electricity consumed so that it comprises at least 20% of total electricity consumed by 2014.

#### PRIORITY ACTIONS AND IDEAS

- Encourage innovative urban design to adapt the urban environment to climate change, and develop intellectual property in design that is resilient to higher temperatures and constrained water supply and carbon emission.
- Integrate housing, jobs and transport, particularly in large scale TODs to create communities that are more compact, and offer public transport choices and ready access to services.
- For new urban greenfield development and Transit Oriented Developments, Adelaide could set a world leading standard in water and energy efficiency by requiring that:
  - New suburbs have recycled water capability and storm water capture and retention
  - All new buildings in new suburbs will set ambitious targets for reduced water consumption and energy efficiency
  - New suburbs are walkable and the majority of people live within 400 metres of a shop and 800 metres from public transport access.
- Use structure planning to develop energy efficient subdivision layouts incorporating principles of water sensitive urban design (WSUD).
- Planning arrangements for new suburbs reward excellence in water, transport and energy efficiency using structure plans to grant as of right approvals for all subsequent development applications beyond the structure plan (eg individual dwellings) and a guaranteed minimal approval time for granting consent to structure plans which meet new standards in water and energy efficiency.
- Increase water and energy efficiency standards through the Building Code of Australia.
- Accommodate increased pedestrian and cycle networks and connections.
- Development Plans to incorporate sustainability standards, in particular low carbon footprints and WSUD principles.



## Directions

- Prioritise water quality and supply for Greater Adelaide, including protecting the Mount Lofty Ranges watershed from development which might have an adverse impact on water quality and supply.
- Plan for biodiversity and productive land adaptation.
- Plan for sea-level rise and a changing coastline.
- Developments to be guided by mass-transit availability.

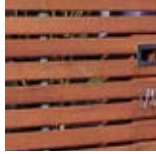
**Fast Fact:** SA has half the nation's wind-generated energy, about one third of Australia's grid connected solar panels and 80% of all Australia's geothermal exploration activity.



### RECOMMENDED TARGETS

- South Australia to lead the nation in renewable energy production and to export clean energy to other States.
- South Australia to lead the nation in urban design that is resilient and adaptable in the face of climate change.
- All TODs to capture and reuse all available water and fully integrated with mass transit systems.
- All existing housing stock to be 10% more efficient by 2014.
- A reduction in demand for water consumption from new developments to allow the city to grow without placing unsustainable demand water resources.

**Fast Fact:** The Adelaide region currently captures and uses between 3,000 and 5,000 ML of stormwater each year.



## Direction 5

### Preserving Our Natural Resources and Productive Capacities

As the population grows the urban and ecological footprint must be carefully managed and the consumption of natural resources and environmental impacts of development controlled.

Horticulture and agriculture remain essential to our State's economy and security, and high-value productive lands will be protected.

This in turn assists in our resilience to changes in our climate. The natural environment is an essential part of Greater Adelaide – its character, its natural resource base and its economic prosperity – and it will not be traded off against short-term gain.

The State NRM Plan produced by the NRM Council and endorsed by Government, provides the strategic guide for natural resource management planning and will be reflected in the *Plan for Greater Adelaide*.

#### South Australia's Strategic Plan

The Government's Four Ways to Water Security – desalination, managing catchments, increasing recycling, and efficient water use – will ensure water security by diversity. Initiatives include:

Preparation for Adelaide's 50Gl desalination plant at Port Stanvac (construction of the \$1.1 billion plant to begin in 2009-2010).

Scoping to identify options for doubling the capacity of reservoirs in the Mount Lofty Ranges to give 2 years of storage.

Protecting and improving the health of the River Murray.

Upgrading and expansion to wastewater treatment plants and water recycling infrastructure.

Continued rebates to harvest rainwater and reduce water use in the home (South Australia has more rainwater tanks per capita than any other State in Australia).

#### PRIORITY ACTIONS AND IDEAS

- State Government, local government and the NRM Council, with NRM Boards, to work cooperatively to manage natural resources sustainably and to reflect natural resources management priorities and actions within the *Plan for Greater Adelaide*.
- Align Development Plans with regional NRM plans for consistency with land use change and climate change.
- Protect and enhance areas of ecological significance.
- Facilitate off-sets for any necessary clearance under the planning system to be used strategically for biodiversity recovery.
- Facilitate an urban ecology focused on drought tolerant, indigenous species, in public and private areas. Encourage connectivity of urban environments.
- Preserve the coastal environment by identifying coastal hazards in the Plan and incorporating appropriate measures to avoid conflict between development and coastal processes.
- Protect the Hills Face Zone as a natural backdrop to the metropolitan area and prevent the urban area extending into the western slopes of the Mount Lofty Ranges.
- Identify and protect the productive land base for agriculture and horticulture, recognising likely climatic changes, and ensure that productivity is able to be maintained into the future.
- Integrate management of non-mains water into the planning system through alignment of water allocation plans with Development Plans and avoid discontinuity between water security priorities and development pressures.
- Work toward decoupling unsustainable water demands from population and economic growth through increased density in appropriate location.

# Directions

## RECOMMENDED TARGETS

The State NRM Plan, the Adelaide and Mount Lofty NRM Board 10-Year Plan, and the No Species Loss Strategy (delivering on South Australia's Strategic Plan) contain many specific targets, and the *Plan for Greater Adelaide* will contribute to their achievement.

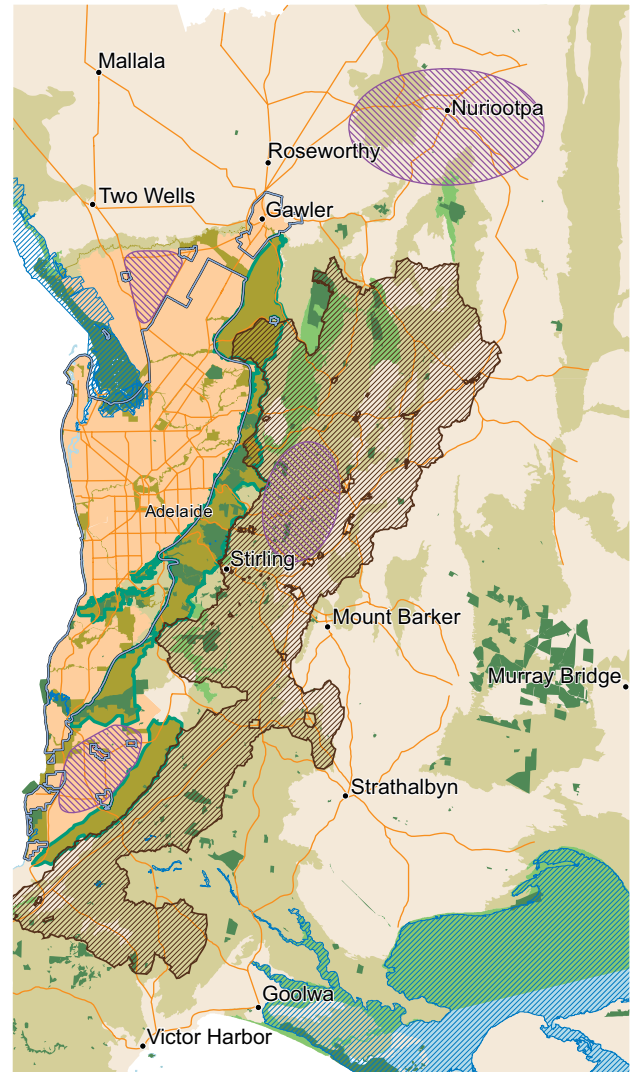
The following comprises the framework within which land-use decisions will be made:

- An increase in ecological connectivity across ecosystems on 2006 base
- Improvement in land condition on 2006 base
- Halting loss of natural habitat extent, with particular focus on wetlands and estuaries
- Improvement in water quality
- Increase in rainwater and stormwater capture and reuse
- Large-scale restoration of ecosystems outside urban areas
- Protection of Greater Adelaide's productive capacity
- Sustainable management of South Australia's water supplies by 2018

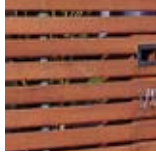
Precise targets for areas to be conserved for productive land and ecological conservation will be developed for the *Plan for Greater Adelaide*.

**Fast Fact:** The value of primary production in Greater Adelaide is nearly \$1.2 billion. Horticulture on the Adelaide Plains grows around 16% of the State's horticulture production - \$92 million farm gate value.

**Map 4** Areas of environmental significance



- |                                                                                                                                                 |                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid #000;"></span> Biodiversity linkage | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #000;"></span> Hills Face Zone                                                                                                               |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #81c784; border: 1px solid #000;"></span> Biodiversity core    | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #000 2px, #000 4px); border: 1px solid #000;"></span> Wetland - national importance |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #43a047; border: 1px solid #000;"></span> Designated MOSS      | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #000 2px, #000 4px); border: 1px solid #000;"></span> Watershed                    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #2e7d32; border: 1px solid #000;"></span> Protected            | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #000 2px, #000 4px); border: 1px solid #000;"></span> Food bowls                    |
| - Park                                                                                                                                          |                                                                                                                                                                                                                               |
| - Heritage agreement                                                                                                                            |                                                                                                                                                                                                                               |
| - Aquatic reserve                                                                                                                               |                                                                                                                                                                                                                               |



## Direction 6

### Planning and Integrating Infrastructure

Planning and integrating economic and social infrastructure for population and economic growth is essential for maintaining and improving the economic performance of Greater Adelaide and South Australia.

Clear directions on urban development priorities will guide new infrastructure investment decisions.

In the first instance planning for Greater Adelaide will encourage growth to occur in areas where there is under utilisation of existing infrastructure to make the best use of the State's assets.

The Government's investments demonstrate its commitment to infrastructure for the future of the State, including:

- Extension of 'coast-to-coast' tramline – from Glenelg to the CBD, to West Lakes and Semaphore through Port Adelaide.
- Electrification on the main rail corridors to Noarlunga, Outer Harbor and Gawler.
- Preparation of Adelaide's 50 GL desalination plant at Port Stanvac (construction of the \$1 billion plant to begin in 2009-10) to secure South Australia's water supply.
- Upgrade the capacity of the Christies Beach wastewater treatment plant.
- \$300 million program of redevelopments at Lyell McEwin Hospital, The Queen Elizabeth Hospital and Flinders Medical Centre.
- Over \$300 million statewide program of schools construction and maintenance projects, as well as trade schools and children's centres.
- \$118 million for South Road underpass of Anzac Highway.
- \$500 million to develop Outer Harbor as a vibrant export/import hub for South Australia, including constructing new road, plus road and rail bridges across the Port River.

The *Plan for Greater Adelaide* will leverage the benefits of these, and other, investments through good planning.

#### PRIORITY ACTIONS AND IDEAS

- Undertake a capacity audit of existing infrastructure to identify where it is underutilised or can be readily upgraded for better use.
- Identify major infrastructure implications of all land use and major project decisions to inform State infrastructure planning.
- Using a structure planning model, address land use and infrastructure requirement issues as part of the zoning process.
- Establish coordination group to achieve better timing for infrastructure investment to sequence with social, economic and environmental outcomes.
- Utilise information gathered through the Residential Development Program to support the planning and sequencing of economic and social infrastructure.
- Infrastructure planning at State and local level integrated into Planning Strategy.
- Infrastructure investment matches growth to minimise expenditure on retrofitting.
- Planning Strategy will be a major input into future updating of the *Strategic Infrastructure Plan for South Australia* to ensure linkage between infrastructure and land-use planning.

#### RECOMMENDED TARGETS

The targets for infrastructure are guided by the *Strategic Infrastructure Plan for South Australia* and informed by the requirements of the other directions: what is essential is that infrastructure be fully integrated into the *Plan for Greater Adelaide*. Infrastructure priorities the Government is working to include:

- Investment in transport infrastructure.
- Investment in advanced technologies to position South Australia to lead in Clean Technologies.
- Investment in skills and innovation to underpin economic growth and social benefits from growth.
- Matching health and social services to community needs.
- Ensuring energy, water and land supplies are sustainable.



d7

## Directions

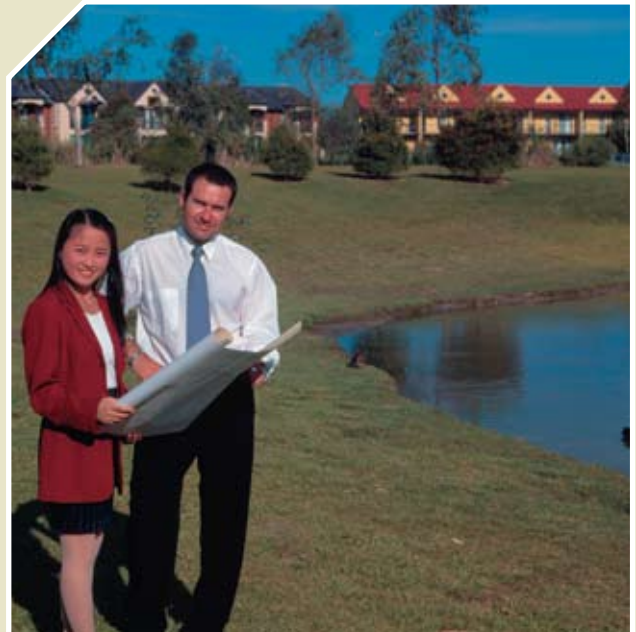
**Direction 7**Efficient Planning Systems to support the *Plan for Greater Adelaide*

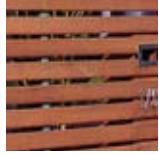
The South Australian Government is committed to an efficient planning system to drive and reward investment in Greater Adelaide. The Government proposes to introduce a number of reforms to support the *Plan for Greater Adelaide*, these include:

- The use of structure plans to bring forward major policy matters in relation to large scale developments. This will facilitate the granting of as-of-right approval for subsequent development applications to reduce both rezoning times and the total planning approval process.
- Transit Oriented Developments, transport corridors and new areas of expansion for greenfield housing development will be declared growth zones. They may be considered as State Significant Developments and subject to the fast track structure planning process.
- The Metropolitan Development Program will be used to set annual targets for housing and employment lands.
- Local Government authorities (having negotiated their targets with the South Australian Government) will be required to demonstrate they have zoned capacity to meet the respective housing and employment targets.

## RECOMMENDED TARGETS

- Structure plans to be developed and approved in 18 months.
- Development Plans to be aligned with the *Plan for Greater Adelaide* within 12 months of the finalisation of the Plan.







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[www.planning.sa.gov.au](http://www.planning.sa.gov.au)



directions  
paper

# THE 30-YEAR PLAN FOR GREATER ADELAIDE



Area:  
**9000km<sup>2</sup>**

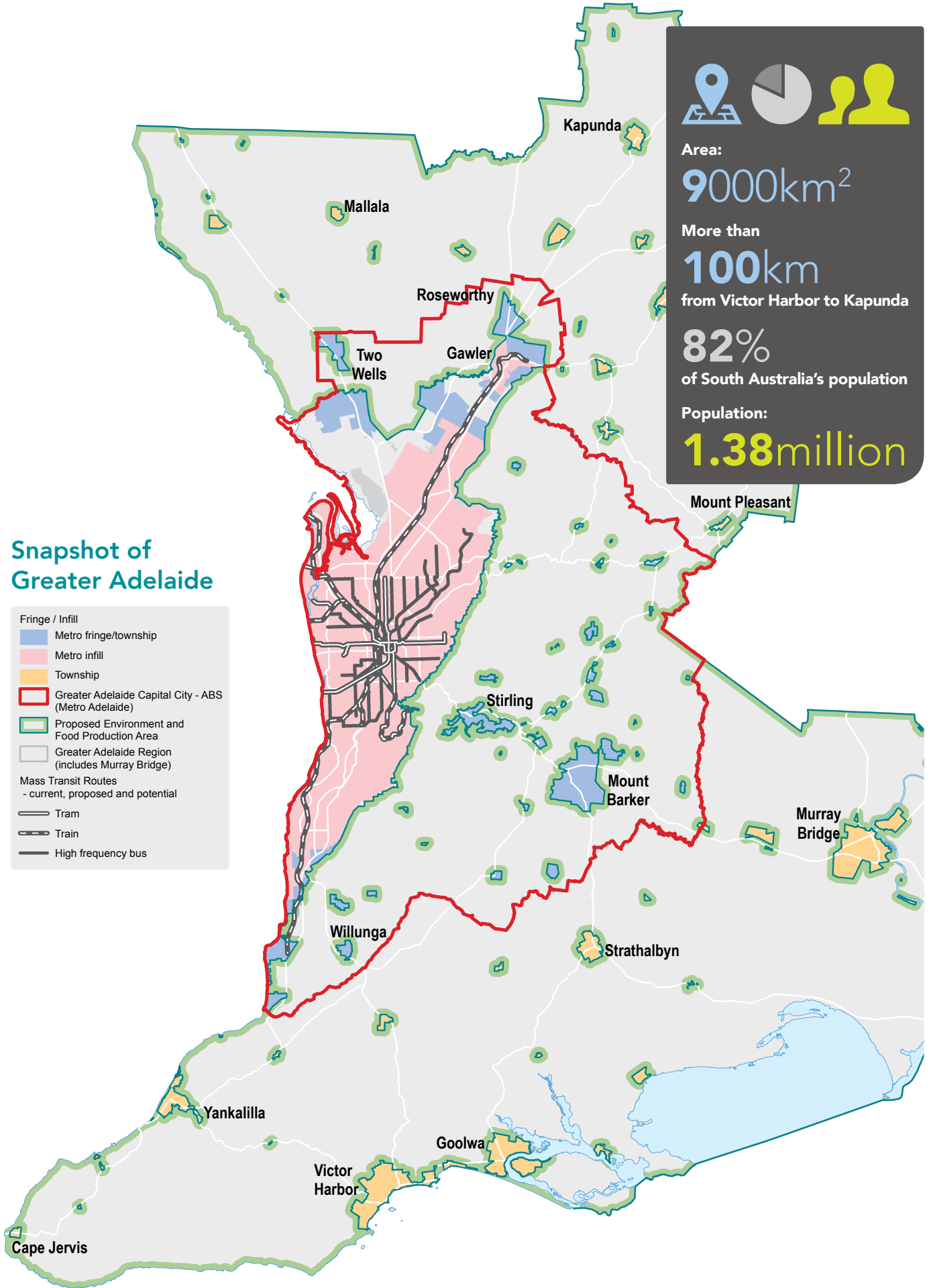
More than  
**100km**  
from Victor Harbor to Kapunda

**82%**  
of South Australia's population

Population:  
**1.38million**

## Snapshot of Greater Adelaide

- Fringe / Infill
- Metro fringe/township
  - Metro infill
  - Township
  - Greater Adelaide Capital City - ABS (Metro Adelaide)
  - Proposed Environment and Food Production Area
  - Greater Adelaide Region (includes Murray Bridge)
- Mass Transit Routes - current, proposed and potential
- Tram
  - Train
  - High frequency bus



Draft for Minister - February 2016

# minister's foreword

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# why plan?

**Creating successful cities takes long-term strategic planning, coordinated action and sustainable investment. The 30-Year Plan for Greater Adelaide is our strategic plan for the future. This Plan was first released in 2010 and now is the time to refresh it.**

Draft for Minister - February 2016





The 2010 Plan focused on creating a new compact urban form, with a pronounced shift away from urban sprawl. It prioritised the revitalisation of existing neighbourhoods, concentrated new development around public transport, and established new mixed-use precincts to bring jobs, services and public transport closer to where people live. The new updated Plan will continue to build and strengthen on this work.

The updated Plan will respond to emerging challenges and opportunities and ensure it continues to meet the needs of the people of Greater Adelaide. The Plan is reviewed every five years as a requirement under the Development Act and will continue to:

- support economic development and unlock investment
- reinforce and enhance Adelaide's reputation as a world class liveable place
- strengthen the focus on affordable living and diverse housing choice
- mitigate and adapt to climate change
- protect our environment and food protection areas
- update population and dwelling targets, including distribution of targets
- revise land supply assumptions, housing supply and locations for urban infill

This Directions Paper will guide a collaborative process to update the 2010 Plan and will:

- build and strengthen partnerships with key stakeholders
- utilise the new Design and Architecture Centre at Leigh Street as a hub for community dialogue and as a vehicle for having a continued conversation with our community.
- communicate the Plan's strategic directions in a more accessible and graphical format that easier to access and use.

This Directions Paper contains information about:

- what has been achieved so far
- new emerging challenges and opportunities
- key directions and focus of the update
- discussion questions to guide the engagement process



## Our new Design and Architecture Centre at 25 Leigh Street

We hope you join us there to discuss emerging challenges and opportunities for Greater Adelaide.

# the story so far

## key achievements

Significant progress has been made towards renewing our urban environment since the release of the first 30-Year Plan for Greater Adelaide in 2010 and includes the following key achievements.



### Supporting investment and the creation of jobs

- Introduction of the pre-lodgement case management service for significant projects in the city and inner Adelaide.

### Strengthening design quality

- The South Australian Government Architect was appointed and the Office of Design and Architecture was established.

### Activated and Vibrant city

- Key Vibrant City Program outcomes included: the rejuvenated Adelaide Oval, new Adelaide pedestrian Footbridge, 800-bed Royal Adelaide Hospital and adjacent SA Health and Medical Research Institute, laneway upgrades.
- Increased CBD population.

### Liveability

- Strengthened Adelaide’s position as one of the world’s most liveable cities (now 5th in the world).







Planning reforms introduced for the City and Inner Metro

## 2012 & 2013

Have been instrumental in unlocking more than

# 122

Potential projects to the value of

# \$4.08 billion







## More land supply/more choices

- Planned or commenced major urban renewal across Greater Adelaide e.g. Bowden, Tonsley, Woodville West, Edinburgh Parks Industrial Estate, Lightsview, Port Adelaide.
- Extensive rezoning in fringe and townships - more than 27 years of broadhectare land zoned for residential purposes (3,500 hectares) e.g. Playford, Mount Barker, Virginia, Angle Vale.
- Achieved 70:30% infill split target

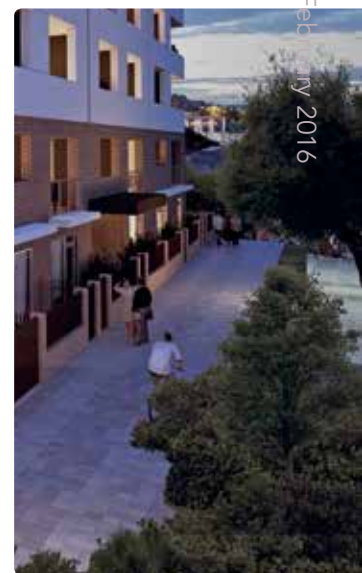
## A better transport system

The Integrated Transport and Land Use Plan (2015) identifies a suite of improvements to our transport system that will support urban development and renewal over the next 30 years. The future transport system outlined in the ITLUP will provide the necessary access to employment, services, facilities, leisure and entertainment opportunities, and facilitate healthier, more affordable living options by supporting the use of public transport, walking and cycling.

## Improving public open spaces, streets and places

Through the Planning and Development Fund Government have invested in a number of projects to develop and improve open space and public realm, including:

- continuing development of a 70km linear coastal park from Sellicks Beach to North Haven
- implementation of waterway linear parks along major metropolitan waterways, including Sturt River, Little Para River and Dry Creek
- establishment of greenways along rail corridors
- ongoing funding support for local government and other public open space and public realm projects, such as bicycle boulevards.



## Reducing our carbon footprint

The 2010 Plan supported the State Government's commitment to increase South Australia's renewable energy production target to 33% by 2020. Through a range of initiatives, including introducing planning policies that better facilitate the development of green technologies, this target was achieved in 2013-14. As a result, in 2014 the Government set a new target of 50% by 2025. South Australia's significant installed capacity in renewable has translated into investment to the state of \$5.5 billion to date.





## Protecting our valuable environment, tourism and food regions

Ensuring that urban growth occurs in appropriate locations is critical in helping to preserve and enhance food production and environmental lands. A key milestone was the introduction of protective legislation that recognises the beauty, importance and special character of the Barossa Valley and McLaren Vale regions. It details what may and may not occur in these regions and states clearly that proposals for additional allotments to enable residential development or industrial development that would be detrimental to the special character of these districts must be refused.

The Government has established the Northern Adelaide Food Park to support premium food and wine businesses.



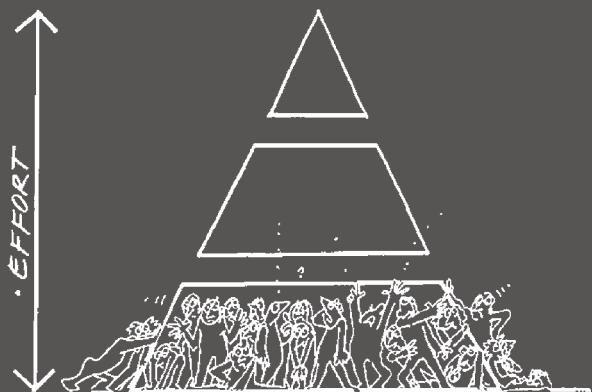


## Renewing our planning system

Our entire planning system has been reviewed in consultation with industry and the community and significant reforms have been undertaken that will better enable us to support urban communities, drive economic growth and boost competitiveness.

Legislative changes will provide for a more modern, informed and forward thinking planning system that will remove existing delays, uncertainty and inconsistency.

• WHERE WE ARE •



• WHERE WE WANT TO BE •



# what we need to plan for

## A Growing Population

Greater Adelaide's revised population projection is for up to an additional 545,000 people (348 people a week) by 2045. This means a total population of almost 2 million people. Much of that growth will come from overseas migration, with a likely increase in the number of temporary residents on skilled worker visas. This growth will require an additional 252,000 jobs.

## Our Changing Household Formation

Greater Adelaide has more people over 65 than the Australian average and its share of this age group is growing faster than the national average.

Over the past two decades, the number of group, lone-person, single-parent and couple-without-children households has increased, and this trend is expected to continue. There is likely to be a greater demand for smaller accommodation next to services, public transport and shops, as well as more aged care and age-in-place options.

## Diverse Housing Choice and Affordable Living Options

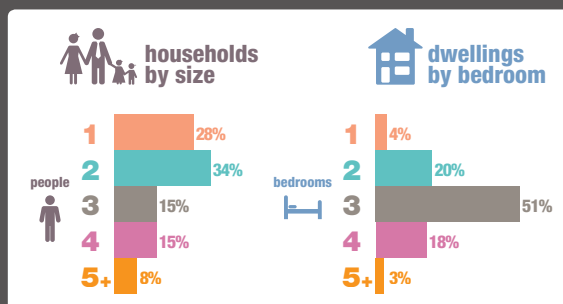
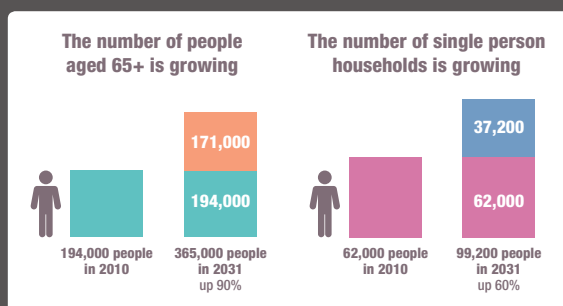
Our growing and changing population will place additional demands on our housing stock. There is a mismatch between the housing we have and the housing Australians say that they want. It will also be important to maintain Adelaide's position as an affordable location to live.

In South Australia, households are getting smaller, with 62% comprising fewer than three people, yet 72% of homes have three or more bedrooms. In future, we will need to provide a better range and supply of affordable housing options close to the central city and other major areas of employment. Co-locating housing around public transport and centres will provide more affordable living options through reduced transport costs.

**252000**  
additional jobs will be required to support a high population growth of

**545000**  
additional people by the year

**2045**



## Healthy Neighbourhoods which promote Cycling, Walking and Public Life

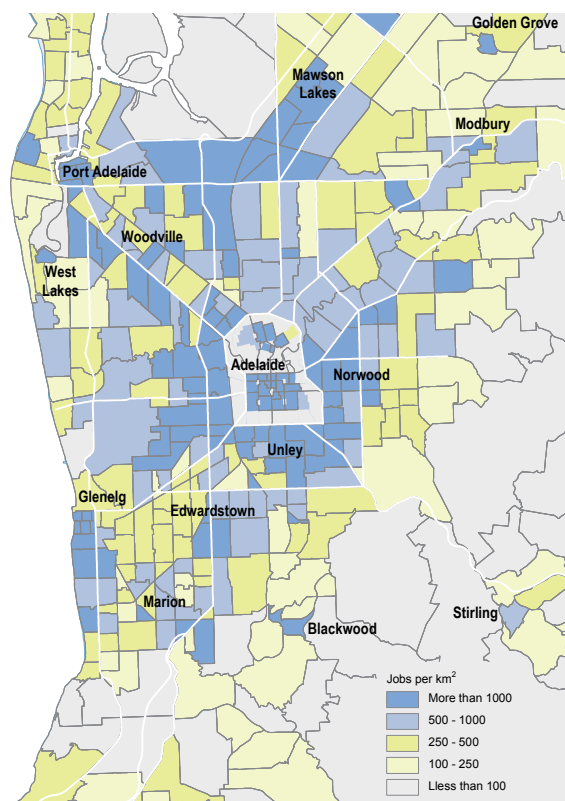
Australia's increasingly sedentary lifestyle is having a significant impact on the health of the community and on the costs of providing health services. Evidence shows that good urban design at street level and access to places for physical activity can increase activity by up to 48%. People who live in neighbourhoods that contain green streets, open spaces and a mixture of shops and businesses within walking distance are happier and less likely to be obese than those living in less well connected areas.

It is estimated that by 2036, 70-80% of city trips people make will be to destinations in the same area as that from which they start. The average distance will be less than six kilometres. By providing better transport options, people will be able to make choices about how, where and when they wish to travel, and how many vehicles they will need.



If more Australians were physically active for just **30mins** a day, the Australian healthcare system would save **\$1.5billion** annually.

**40%** of Australian adults meet this recommended guideline.



2011 Employment Density – All Industries

## Attracting Investment and Talented Workers

Around the world there is also an increasing demand for housing close to public transport and in close walking distance to shops and services. Creating liveable, vibrant and accessible places to live is now the real competitive edge for attracting capital for the knowledge economy and retaining a young and talented workforce.

With cheaper housing typically located in the outer suburbs of Australia's major cities, an increasing number of people are living further away from city centres.

At the same time, many jobs – in particular higher-skill, higher-paying jobs – are recentralising. This is leading to an increased distance between where people can afford to buy a house and where many of the jobs are. We need more housing options close to areas rich in employment and quality public transport.

The structure of our city and its transport system will need to respond to this shift.

**SA is losing 3,000 – 3,800 people each year to net interstate migration and most are 20 to 38 years (December 2015).**

**In 2013, Adelaide had the highest private vehicle travel to work (84%) and the second lowest walking rate of Australian capital cities.**



## Providing more Housing Opportunities close to Services, Transport and Jobs

The Plan released in 2010 acknowledged the need for housing choice in all housing locations. During the past five years we have responded to a shortage of land on the fringe and in townships by rezoning XXXXX hectares of land (27 years of zoned supply of land).

However, over those five years demand has shifted to the inner and middle suburbs, such that 70% of all new dwellings in metropolitan Adelaide are built in these locations. There is now a deficit of large site available for new development in inner and middle Adelaide (only six years of land supply).

## Climate change adaptation and resilience

The impact of climate change on our city in terms of increased extreme weather events and temperature is increasing. A compact urban form supporting increased uptake of more sustainable transport options will help reduce our greenhouse gas emissions. The future prosperity and liveability depends on mitigating and adapting to the impact of climate change.

## Getting the Best use of the Tax Payers Investment in Infrastructure

The most efficient form of urban development is infill because it makes better use of existing infrastructure, supports established communities and the sustainability of local businesses. It also provides double the economic benefits and generates twice as many jobs during the development phase.

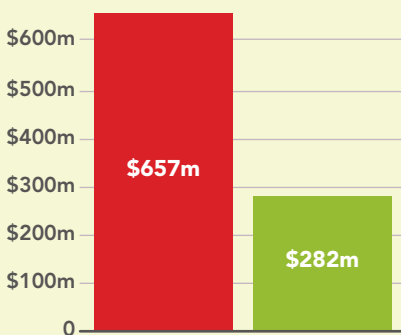


## Preserving our natural resources and productive capacities

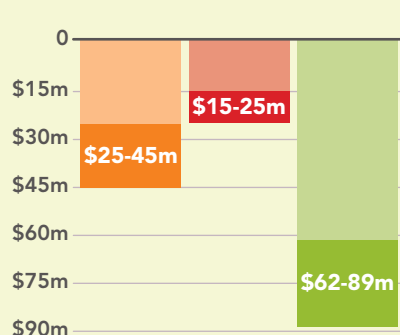
Food production and tourism are major economic drivers for our economy. The world demand for food will by 70% by 2050. Adelaide is rare in world terms because it is a capital city in the middle of a very biologically diverse area.

However these valuable lands are under threat from urban encroachment.

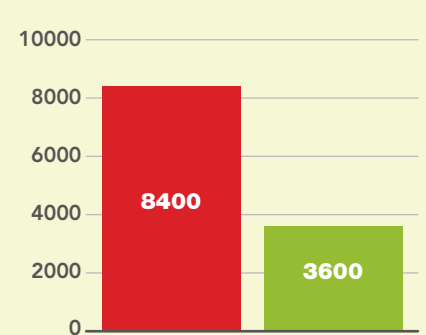
Construction Economy Benefits (\$m) per 1000 dwellings



Cost (\$m) to provide infrastructure per 1000 dwellings



Building industry jobs per 1000 dwellings



■ Infill (re-subdivision) ■ Greenfield Periphery (fringe) ■ Infill (major renewal)

# the plan so far

**The 30-Year Plan for Greater Adelaide  
(released in 2010) has three interlocking  
objectives:**

**Maintain and  
improve  
Liveability**

**Increase  
Competiveness**

**Sustainability  
and climate**

## These objectives are underpinned by the following 14 principles:

1. Compact and carbon efficient city
2. Housing diversity and choice
3. Accessibility
4. A transit-focused and connected city
5. World-class design and vibrancy
6. Social inclusion and fairness
7. Heritage and character protection and enhancement
8. Healthy, safe and connected communities
9. Affordable living
10. Economic growth and competitiveness
11. Climate change resilience
12. Environment protection, restoration and enhancement
13. Natural resources management
14. Community engagement

The review process of the Plan (undertaken so far) has established that the above objectives and principles are fundamentally sound and widely supported.

The scope of this refresh therefore to respond to the changes that have occurred economically and socially over the last five years and identify how we can better implement and maximise the benefits of these objectives and principles. This will include considering how the Plan could be restructured to be more graphical, contemporary, accessible and easier to read.

# Insert info on key assumptions that we need to recalibrate between 2010 and 2016





# refreshing our plan

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The four goals that we are proposing for the refreshed Plan for Greater Adelaide:

 <p><b>Connected Places</b></p>	<p>With well connected neighbourhoods and activity centres, infrastructure that supports easy movement of goods and people, and flexible ways to travel between places, Greater Adelaide is one of the most efficient and innovative urban environments in the world. People spend less time on the necessities and more time on things that matter to them. The flow-on benefits for the city’s economic productivity and social and cultural life are significant.</p>
 <p><b>Prosperous Places</b></p>	<p>Greater Adelaide has a thriving economy which attracts secure investment, innovative enterprises and high-quality jobs that encourage people to come and stay. Its prosperity is underpinned by diverse opportunities in advanced manufacturing, the services sector, primary production, mineral resources and renewable energy, with abundant land supply providing multiple locations for investment.</p>
 <p><b>Resilient Places</b></p>	<p>Greater Adelaide has a healthy, biologically diverse environment that supports economic and population growth. We have improved the resilience of the region by investing in climate resilient infrastructure and building communities that have the capacity to adapt to change.</p>
 <p><b>Liveable Places</b></p>	<p>Greater Adelaide continues to lead the international rankings for liveability and consistently attracts new residents and visitors. It has a vibrant city centre surrounded by unique neighbourhoods and townships offering a variety of affordable places to live. New development reflects and respects cultural and community diversity, while access to green open spaces supports the health and wellbeing of the community.</p>





Draft for Minister - February 2016



This Directions Paper has consolidated the 2010 Plan objectives and principles (and the four goals above) into the following eight directions for this discussion.

**direction 1** Attracting investment and creating jobs

**direction 2** A more connected and accessible Adelaide

**direction 3** A healthy neighbourhood that promotes cycling, walking and public life

**direction 4** New development makes a positive contribution to our neighbourhoods

**direction 5** Offering more housing choice and affordable options

**direction 6** Making Adelaide a more resilient and sustainable city

**direction 7** Valuing and enhancing our agricultural and environmental resources

**direction 8** Better community engagement and a reformed planning system

# direction one



## Attracting investment and creating jobs

Our planning system must embrace new ways of enabling businesses to get started, grow and thrive, and it must be as streamlined and transparent as possible. This is because business investors seek clarity, opportunity and security. Land use planning has an important role to play in this regard by making it clear where specific industries and sectors can be located, providing support infrastructure such as freight networks, encouraging the establishment of industry clusters and ensuring that land is available for future growth.

The Planning Strategy for South Australia, incorporating the 30-Year Plan for Greater Adelaide, complements the suite of reforms occurring to our entire planning system. Combined, this package of reforms will continue to remove barriers to business growth through planning reform, accelerate approval processes through case management and ensure that our regulations support opportunity rather than create burdens.

**Greater Adelaide is responsible for approximately 70% of total SA economic activity and 85% of total SA employment (GAP 2010).**



## What are clusters?

Clusters refers to a group of linked actors (firms, financial actors, public actors, universities, organisations for collaboration, media, etc.), where the group's sustainable competitive advantage is grounded in resources (i.e. monetary, physical, relational, organisational and competencies) linked to a particular location. Clusters are a dynamic agglomeration based around knowledge creation, innovation and increasing returns.

There is substantial evidence suggesting that innovation and economic growth is heavily geographically concentrated. Clusters provide an environment that is conducive to innovation and knowledge creation. Regions with strong cluster portfolios are innovative leaders, while regions with no clusters or isolated research facilities fall behind.

**In 2012 the State Government introduced a case management service for significant projects in the city and inner rim to assist with project development, assessment and approvals. More than 30 projects worth in excess of \$3.4 billion have already been completed or are under construction. There are opportunities to expand this service.**



# direction two



## A connected and accessible city

Convenient access to transport and other key infrastructure underpins the liveability, efficiency and productivity of modern cities. Minimum population densities are required to make neighbourhoods economically viable. This can be achieved through a more compact urban form, allowing mixed land use and increased population density to support the economic viability of local activity centres and new public transport infrastructure, and prioritising walking and cycling infrastructure.

Around the world there is increasing demand for housing close to public transport and in close walking distance to shops and services. This is now a real competitive edge for attracting capital for the knowledge economy and retaining a young and talented workforce.

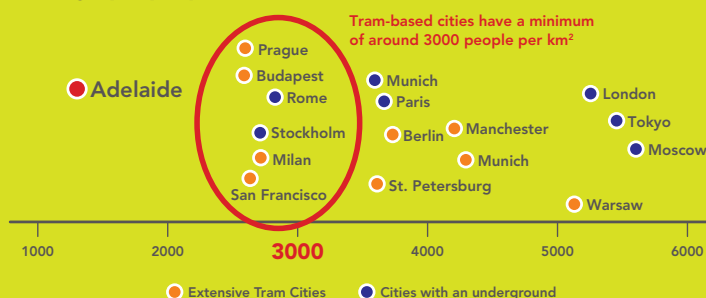
### Adelaide's density

A minimum threshold of population density ensures public transport and local shops and services are more viable and can be situated closer to where people live. This makes it more convenient for local residents to walk for transport.

Metropolitan Adelaide's population density is among the lowest in Australia, with an average of fewer than 1400 people per km<sup>2</sup>. This makes it difficult to support investments in public transport infrastructure and higher service frequencies.

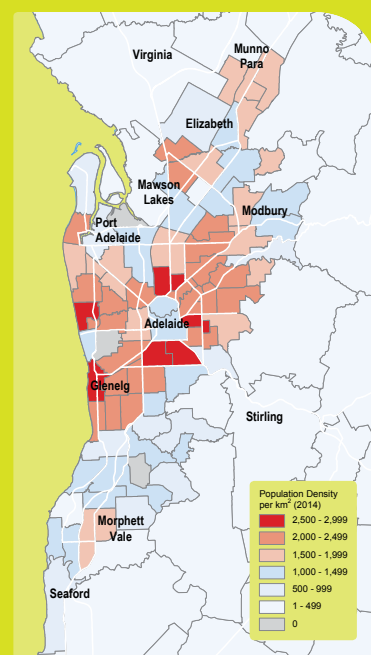
Cities around the world with light rail and/or underground trains have an average population density of at least 3000 people per km<sup>2</sup> across their metropolitan areas and as a result have higher public transport use. This average accounts for all the non-residential areas in these cities, including open spaces, commercial and industrial areas and roads. As such, many of the residential neighbourhoods of these cities have much higher gross population densities to compensate.

Density - people per km<sup>2</sup>



Source: Infraplan 2014

**We have abundant opportunities to increase population density to support transit. Our densest suburbs are some of our most desirable, livable and vibrant.**



# direction three



## Create healthy neighbourhoods that promote cycling, walking and public life

Healthy neighbourhoods offer a wide range of services that can easily be reached on foot or by bicycle, including schools, health care, shops, parks, playing fields and public transport. They also provide streets and public spaces which support diverse and vibrant public life, biodiversity and physical activity. They connect people with nature, support social interaction, are multi-functional and will better meet the community's healthy and wellbeing needs as Adelaide's new and more compact urban form evolves.

Creating compact mixed use communities ('the new urban form') is essential to supporting increased walking, cycling and public transport uptake. Higher residential densities are needed to create vibrant neighbourhoods by ensuring that there are enough people to support local shops, services, new public transport and community facilities within walking distance. The better integration of transport and land use planning is a critical component of achieving this.



# direction four



## New development makes a positive contribution to our neighbourhoods

Our future planning system will support neighbourhoods that reflect local identity and decision-making that builds local character. New developments will be required to positively contribute to the amenity of the communities in which they are located. They will contribute to the vitality and character of familiar places, while seeking to create our future heritage. This will include an upfront commitment to design quality in planning assessment, design standards for the public realm and a new Planning and Design Code.



Many of our neighbourhoods located close to high quality public transit, shops and services are also within heritage or conservation areas. Facilitating high quality design will be essential to conserving what we value as a community whilst at the same time maximising opportunities for more people to live in existing walkable and well connected locations.

XXXX% of our neighbourhoods located within 5 kilometres of the GPO are located within heritage or character areas/zones.

*“Instead Good Design is contextual because it produces developments that respond to their surroundings. Good design responds to adjacent built and natural elements negotiating the interface between development and public realm, and contributes to the quality and character of a place or precinct.”*

EXTRACT FROM 'PRINCIPLES OF GOOD DESIGN' – OFFICE OF THE SOUTH AUSTRALIAN ARCHITECT



Halifax Street, Adelaide



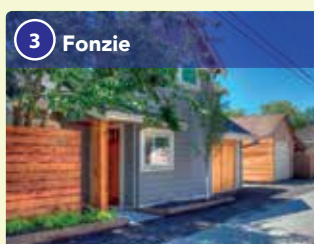
# direction five



## Offer more housing choice and affordable options

Our population is growing, but in a manner different to what we've been used to. The average age of the community is increasing and more people are forming single person households. In many areas, the housing stock is not designed to meet these new demands. Affordable living is also an increasing issue and is more than just the price of a house, it includes the cost of living, transport and services.

It will be important that more housing is universally designed to suit people at different life stages as well as being accessible for those with a disability.



# We need new models of housing

to provide choice for our different households types, life stages and lifestyle choices



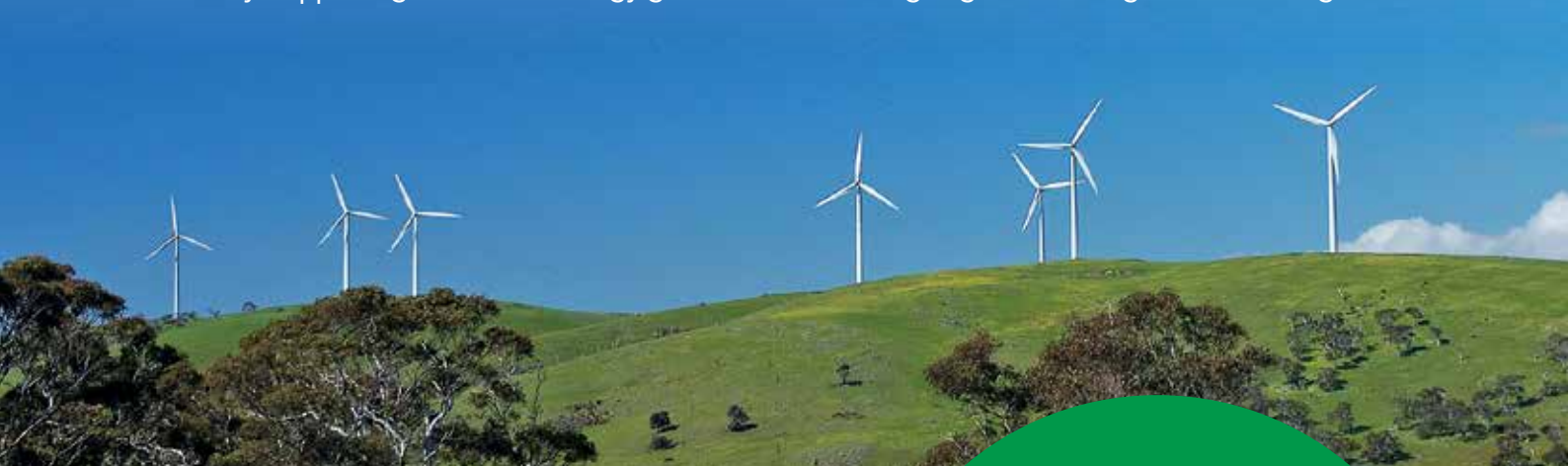


# direction six



## Making Adelaide a more resilient and sustainable city

In response to increasing energy, water and waste management costs and to the increasing impact of a changing climate, it is crucial that Greater Adelaide becomes more resilient and sustainable. This will be achieved through creating a more compact urban area, locating more housing close to existing transport infrastructure, facilitating green infrastructure and water sensitive urban design, conserving our biodiversity, supporting renewable energy generation, and designing and building better buildings.



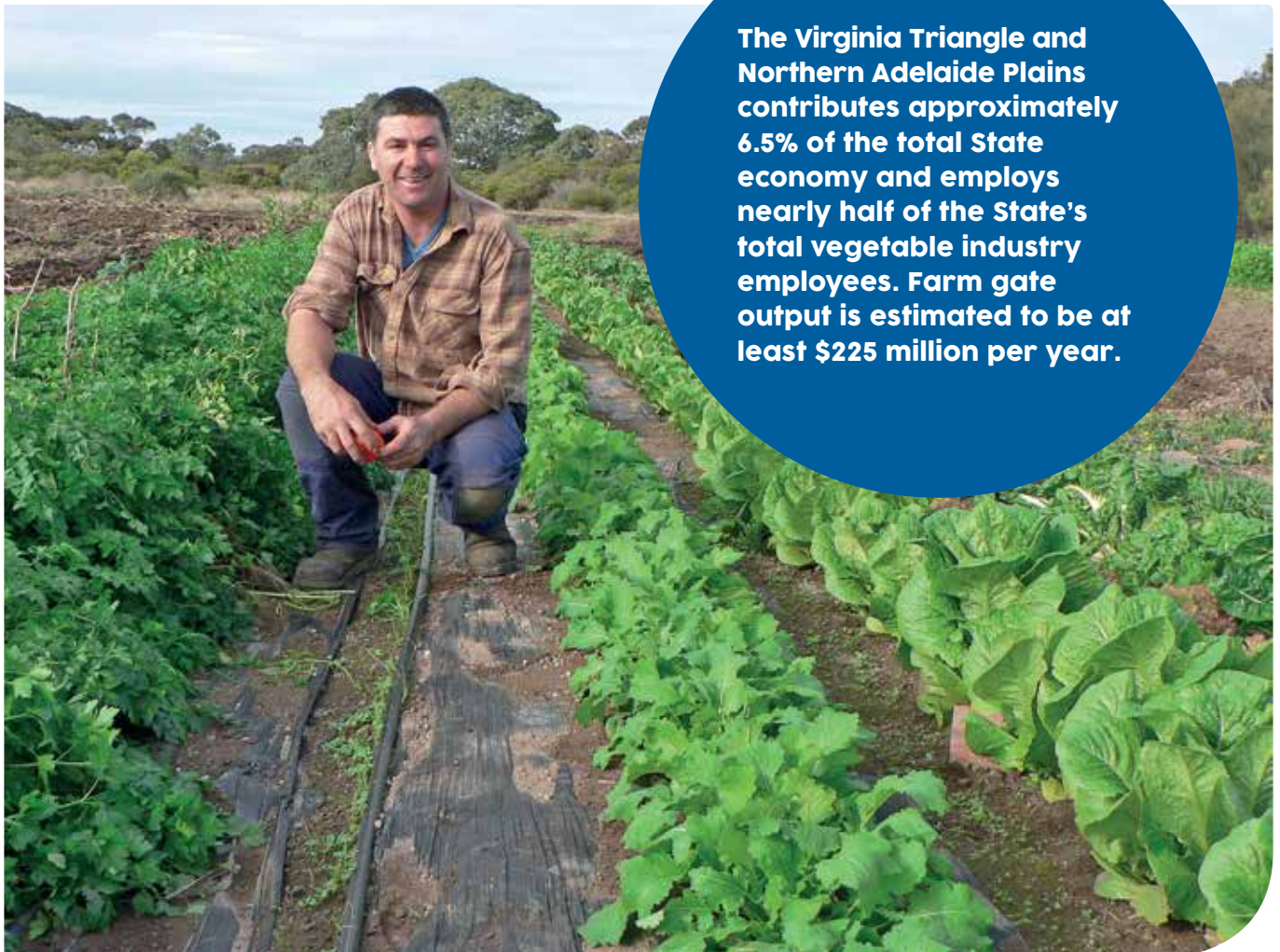
In 2013-14 the State Government reached its target to increase the state's renewable energy production to **33% by 2020**. A new target of **50% by 2025** has now been set.

# direction seven



## Valuing and enhancing our agricultural and environmental resources

Agricultural and mining assets are important economic drivers for the State. Appropriate land-use planning will protect these areas – and people’s livelihoods – by balancing competing priorities and ensuring that industries can co-exist with each other and with local communities. It is also important to have flexible policies that allow primary producers, miners and tourism operators to undertake a range of value adding activities. Key components of the 30 Year Plan are the recognition of specific Environment and Food Production Areas and the development of a Multiple Land Use Framework.



**The Virginia Triangle and Northern Adelaide Plains contributes approximately 6.5% of the total State economy and employs nearly half of the State's total vegetable industry employees. Farm gate output is estimated to be at least \$225 million per year.**

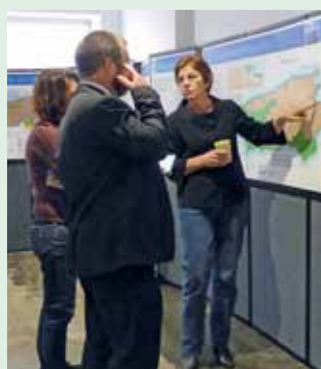


# direction eight



## Better community engagement and a reformed planning system

South Australians will be encouraged to shape the future of their communities through involvement in the planning and policy making process. A new Community Engagement Charter will set benchmarks for meaningful and genuine engagement with communities, particularly in the early stages when planning policies are being formed and tested.



### New Community Engagement Charter

Planning policies and instruments under the new planning system will be subject to consultation requirements set in the Community Engagement Charter.

The Charter will be based on the following principles:

- members of the community should have reasonable, meaningful and ongoing opportunities to participate in planning processes
- community engagement should be encouraged during the early stages of the planning or policy making process
- planning documents should be written in a user friendly format using plain language
- engagement methods should seek to foster and encourage constructive dialogue
- engagement methods should take into consideration the significance, and likely impact, of relevant policies and strategies
- where reasonable, communities should be provided with reasons for decisions that have been made.





# our proposed new targets

It is proposed that the updated Plan contains five high level aspirational targets to be met the goals of a connected, prosperous, resilient and liveable Greater Adelaide by 2045.

## target 1

More housing choice where people want to be and protect valuable agricultural and environmental lands

80% of all new housing (net annual additions) in metropolitan Adelaide will be built in established urban areas by 2045.

## target 2

More ways to get around

40% of all new housing (total net additions to 2045) in metropolitan Adelaide is built within close proximity to fixed line public transport.

## target 3

A healthy lifestyle

50% of travel by residents of metropolitan Adelaide is made by active transport modes.

## target 4

Good places to be

80% of residents within metropolitan Adelaide live in healthy neighbourhoods by 2045.

## target 5

A green liveable city

Tree canopy is increased to a minimum of 30% across the urban area of metropolitan Adelaide by 2045.

**Have we got these right?**



# seeking your input

We are hosting a number of conversation forums to in April 2016 to seek your feedback and guidance about how Adelaide can best develop in the future and how the Plan can best facilitate this. The following discussion points are a starting point for this conversation and we welcome your comments.

Discussion points for starting our conversation:

- 

How can Adelaide as a liveable city drive the creation of economic growth, jobs and attracted talented people?
- 

How can 'good design' and the planning system facilitate affordable, adaptable and diverse housing choices?
- 

What role can 'good design' play in releasing infill potential while protecting what we value as communities?
- 

Where should new population growth be best located in Greater Adelaide?
- 

How can density and containment protect our rural and environmental assets?
- 

How can density done right support a healthy neighbourhoods?
- 

How can we best define and measure what a 'healthy neighbourhoods' are?
- 

Will targeted density provide the support necessary for more frequent higher quality public transport?
- 

Can density done right delivers sustainability and resilience?
- 

How can we best use our new planning system tools to achieve our directions?
- 

How can we best achieve meaningful engagement with the community at the appropriate time?

# next steps

March	April	May	June	August	September
<b>Release</b> Directions Paper and technical documents	<b>Month of conversations</b>	<b>Review</b> feedback  Prepare report summarising the key engagement findings	<b>Release</b> draft updated 30- Year Plan for eight weeks of public consultation	<b>Review</b> feedback from public consultation  Finalise updated 30- Year Plan	<b>Release</b> updated 30-Year Plan for Greater Adelaide

## Get involved

Your views and ideas are important and will help shape the update of our *30-Year Plan for Greater Adelaide*.

For further information on the *30-Year Plan for Greater Adelaide* Update please visit [dpti.sa.gov.au/planning/30\\_year\\_plan](http://dpti.sa.gov.au/planning/30_year_plan)

To make an inquiry:  
Email: [DPTI.30YearPlan@sa.gov.au](mailto:DPTI.30YearPlan@sa.gov.au)  
Phone: ???

Department Planning, Transport and Infrastructure  
(DPTI)  
Development Division

## Dates and sessions for the Month of Conversations

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