



## Greater Adelaide Regional Plan Discussion Paper

An update to the *30-Year Plan for Greater Adelaide*

*August 2023*

The State Planning Commission (the Commission) has released a Discussion Paper for consultation to support the development of the Greater Adelaide Regional Plan (the GARP).

The Discussion Paper is an evidence-based document with a strong focus on what the Greater Adelaide might look like in 2051.

Feedback on the Discussion Paper is open for a period of 12 weeks from 14 August to 6 November 2023, 5:00pm. Feedback will directly inform the development of the GARP.

### Overview

Projections show Greater Adelaide's population could grow by up to 670,000 people over the next 30 years. That would be a 46% increase on today's population. We need to be ready.

A new Greater Adelaide Regional Plan (the GARP) is being prepared by the State Planning Commission (the Commission) to ensure a coordinated approach to identifying and delivering the next 15 to 30 years of infrastructure and employment and housing land.

South Australia's growth plans need to consider the changes to our population and economy, as well as addressing climate change, liveability, sustainability, and the impact of COVID-19.

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

The Discussion Paper guides a collaborative process to develop the new Greater Adelaide Regional Plan.

The Paper provides community, council and industry with information and ideas to stimulate new thinking and informed debate about how we accommodate residential and employment growth over the next 30 years. Your input will help us draft an effective and comprehensive GARP.

There is opportunity to provide early input to help determine:

- what Greater Adelaide might look like in 30 years
- the needs and wants of current and future communities
- where and how we should grow.

## What is the Greater Adelaide Regional Plan?

The Greater Adelaide Regional Plan (GARP) will replace the 30-Year Plan for Greater Adelaide. The GARP will determine how urban growth will be managed over the next 30 years by investigating and guiding where houses and employment land will go and what infrastructure is needed.

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

### Vision for Greater Adelaide – Living Locally

The Commission is exploring the concept of ‘Living Locally’ for wherever people choose to live within Adelaide’s planned urban form.

Living Locally is about building sustainable, well connected, thriving neighbourhoods that meet the diverse needs of the people who live in them. It is about choice and flexibility, recognising people choose to live, work, play, and travel differently – and that those needs and preferences will continue to evolve.

The Discussion Paper details how the GARP could achieve the Living Locally Vision.

### Outcomes for Greater Adelaide

The Commission has proposed four outcomes to guide the discussion about how Greater Adelaide should grow and achieving the Living Locally vision. These outcomes have been developed by considering the State Planning Policies and global trends:

- a greener, wilder and climate resilient environment
- a more equitable and socially cohesive place to live
- a strong economy built on a smart future
- better housing choices in the right places.

The Discussion Paper provides a detailed explanation on each of these outcomes and what they mean for land use planning decisions.

### Land Supply Review and Population Projections

The Commission has undertaken an extensive process to identify areas within Greater Adelaide that could accommodate or continue to accommodate growth. This includes a comprehensive review of the land supply methodology and new population and demographic data.

There is already a pipeline of land for housing and jobs for the next 15 years. This is due to land already zoned and the recent fast-tracking to release residential land at Hackham, Concordia, Dry Creek and Sellicks Beach.

We need to investigate and identify the 16-to-30-year opportunities for growth.

For more information on the land supply methodology please visit [State Snapshot](#) on the PlanSA portal.

## Areas identified for growth

Four areas outside, or on the fringe of, metropolitan Adelaide are proposed to be investigated for future housing and employment growth.

These areas have been selected for various reasons including:

- leveraging significant infrastructure investment already completed and planned
- orderly extension of current development activity
- topography does not present significant challenges
- connection with existing employment lands.

Findings from these investigations will be integrated into the draft GARP.

## How to get involved

You are invited to provide feedback on the Greater Adelaide Regional Plan Discussion Paper within the 3-month public consultation period beginning on 14 August 2023 and concluding on 6 November 2023 (5:00 pm). Submissions are to be provided no later than 5:00 pm on the last day of consultation via:

- [the Greater Adelaide Regional Plan Discussion Paper YourSAy page](#)
- [the PlanSA online submission form](#)
- email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au) (subject: Submission – Greater Adelaide Regional Plan Discussion Paper)  
post: Attention: Growth Management Team, Planning and Land Use Services  
Department for Trade and Investment  
GPO Box 1816, Adelaide SA 5001

All written submissions will be made publicly available on the PlanSA portal when the engagement report is released.

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

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

## Need more help?

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