shaping
south australia’s
planning future
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In 2010, *The 30-Year Plan for Greater Adelaide* was released and described a bold vision for a more liveable, competitive and sustainable Greater Adelaide. One of the most important aspects of *The Plan* was to target growth in areas that support existing investment in community infrastructure and services. This will ensure communities are properly supported by necessary infrastructure and have access to services that support healthy and vibrant communities, including public transport, schools and other facilities.

Since the introduction of *The Plan*, a lot of positive changes have occurred. We have renewed neighbourhoods such as Lightsview, St Clair, West Lakes and Bowden which offer exciting housing choices close to the city. The city has come alive, with investment in Adelaide Oval and an influx of new dining and entertainment venues through our small venues and laneways, and there are options for city living like we’ve never seen before.

We have taken steps to secure the future of our farming areas and food-bowl to ensure economic prosperity and protected the special areas of the Barossa Valley and McLaren Vale with specific legislation.

We have now updated *The Plan*, based on what we have learnt from the last five years, the feedback from communities and industry groups, and responded to our changing growth patterns. This updated Plan provides a strong framework to continue our growth and introduces targets to help us measure our success. *The Plan* also has a strong focus on design.

Design is at the heart of great neighbourhoods and places, with new buildings designed to be respectful of what communities value about their area. It is for this reason that I am working to embed design quality into the planning system. The first set of *Design Guidelines* released for residential development is the beginning of elevating the importance of design quality. The *Guidelines*’ aim is to support the delivery of well-designed new homes in metropolitan Adelaide and towns across South Australia. This will ensure new development positively contributes to existing neighbourhoods and strengthens the character of streets and suburbs.

We are also strengthening design policies for growth areas, such as along Churchill Road, Prospect Road and other main streets, as well as within the City of Adelaide.

The state government has also now commenced the most significant changes to the planning system in over 20 years, with a renewed focus on:

- containing urban sprawl and protecting our invaluable food-bowl, environment and unique landscapes;
- design quality
- community engagement
- access to better planning information
- certainty and transparency in the assessment of development proposals
- more consistent planning rules that are also easier to understand.

Please read on to learn more about how we will build on our successes and create a better and more sustainable future for all South Australians.

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We are striving to make our city and regions the best places in which to live, work, study and invest and for South Australia to be regarded as a destination of choice.

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Our New System

Minister’s foreword

The Hon. John Rau
Deputy Premier of South Australia

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AGEING POPULATION

South Australia has the second oldest population in Australia with a median age of 39 and 16.1% of the population aged 65+. By 2041, this cohort of South Australians is projected to increase by 170,000 people and account for 23% of the population.

Per cent change in projected population by age group, South Australia 2016–2041.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Per cent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0–14</td>
<td>11%</td>
</tr>
<tr>
<td>15–64</td>
<td>13%</td>
</tr>
<tr>
<td>65+</td>
<td>56%</td>
</tr>
</tbody>
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POPULATION GROWTH

84% of South Australians, some 1.4 million people live in the Greater Adelaide Planning Region.

South Australia’s population is projected to reach 2 million people by 2036. 96% of this growth is projected to be in the Greater Adelaide Planning Region.

AFFORDABLE CITY

Greater Adelaide offers the second most affordable housing of any Australian capital city with a median dwelling price of $426,000.

Adelaide also offers affordable living through low transport costs because of high frequency public transport options. The middle ring of Greater Adelaide offers high living affordability. The average 20 year cost per household totals $924,000.

PROTECTING VALUABLE LANDS

By 2050, the world demand for food will rise by 70%. Preservation of agricultural and environmental lands is essential to the South Australian economy and protecting our food bowl.

In 2013–14, the agriculture industry contributed $171 billion to the State economy and accounted for more than 40% of our merchandise export. South Australia is the premier wine state of Australia and produces 65% of all wine exports.
PLENTY OF LAND FOR GROWTH

Between 2010 and 2015, 76% of new dwellings were built in infill areas of Greater Adelaide rather than on broadacre land, meeting our 2010 30-Year Plan for Greater Adelaide target earlier than expected.

ACTIVE TRAVEL

72–75% of people in Greater Adelaide have average trip distances of 3–6 kilometres, which an average person can cycle in 9–18 minutes.

Benefits per kilometre.
Active travel saves the national economy $1.43 billion a year.


SMALLER HOUSEHOLDS

75% of housing in Greater Adelaide is detached and on large parcels of land and 72% of housing comprises three or more bedrooms.

However, 62% of households have one or two people who may require smaller, more affordable housing types such as row housing, units and apartments.

Single person households are predicted to grow by 44% by 2031 due to changing lifestyle choices and an ageing baby boomer generation. New housing types are necessary to accommodate our changing demographic.

Households by number of bedrooms, South Australia 2016.

Households by number of people, South Australia 2016.
As South Australia evolves, so too must our planning system. Our State’s success in becoming the strong, vibrant community we are today is built on the vision and planning that has gone before. Now is the time to lead the way in planning for our continued prosperity and liveability.

With the passage of the Planning, Development and Infrastructure Act 2016 –

We have started the biggest overhaul of South Australia’s planning system in more than 20 years and taken the first steps towards having the best system in the nation.

This will help to attract competitive investment and allow world-class development to occur here, while supporting and enhancing South Australia’s already great liveability.

People and economies thrive in places where it is easy to do business, be creative and live a healthy lifestyle.

The first focus is to create a one-stop SA Planning Portal, a central digital hub where relevant and timely information is available to anyone who wants to view it 24 hours a day, seven days a week.

The Community Engagement Charter will put consultation and participation front and centre in the planning process by establishing measurable requirements for engaging community members on proposed changes to planning policy.
For years, the only time people would realise how planning affected them was when a new house, shed or shopping centre was built near to where they lived. They had no idea about how the decisions were made to first support these developments being built in those locations. We want to change this by putting people at the front end of planning and understanding their hopes, expectations and aspirations for their neighbourhoods and communities. This will help set the future direction for how these places will grow in the future.

At the heart of the new system is the State Planning Commission – the state’s chief assessment and advisory body. Made up of six leaders with expertise across a variety of areas, including planning, law, social policy, economics, architecture and environmental policy, the Commission will be responsible for providing an independent voice in setting the direction for planning in this state and overseeing the implementation and ongoing management of the new system.

A new Planning and Design Code will provide for more consistent planning rules, while making sure special places are protected and enhanced. Assessment processes for development proposals will be clearer and more consistent.

Collectively these reform changes help to unlock the potential for state government delivery agencies, in partnership with private and not-for-profit sectors, to enhance South Australia’s prosperity and create better places to live, work, invest and spend time.

These are important first steps towards providing a world-class, dynamic planning system.
We are a state of just over 1.5 million people, living in cities, suburbs, regions and rural communities. Each of us transition through times in our lives where one of these locations may be more attractive than others because of physical, financial, occupational or cultural considerations.

The number of one and two person households continues to rise, as does the average age of the population and an increasing percentage of the State’s workforce commutes across or into Greater Adelaide.

The updated 30-Year Plan for Greater Adelaide reflects new information about how we live and strives to address emerging challenges. Supported by the new Design Guidelines, The Plan seeks to carefully balance creating safe, healthy neighbourhoods with economic growth in our state.

Providing a range of housing options will give older people more opportunities to ‘age in place’ and give young people the chance to get their foot on the housing ladder. This requires encouraging alternative housing types beyond our plentiful supply of detached houses and multi-storey apartments, such as ‘next generation granny flats’, row terraces and laneway housing.

New housing will build on and enhance valued local character. Neighbourhoods will offer a wide range of services that can easily be reached on foot or bicycle, including schools, health care, shops, parks, sports facilities and public transport. New housing will be focused in areas close to existing and new high quality public transport infrastructure.

The significant increase in apartment sales in recent years underscores this shift. Planning reforms and new investment in over 100 new development projects have resulted in a 60 per cent increase in apartment sales in metropolitan Adelaide alone. This includes significant investment in the City of Adelaide and Churchill Road as more people seek apartments within close proximity to the CBD.

There is real economic upside to trading in our big houses on large urban blocks for smaller, centrally-located options close to work, public transport and shared open spaces and the positive appetite in apartment living in recent years shows a shift in this direction. We also have more than 27 years’ supply of residential land for those who still want their own patch – we really are spoilt for choice.
Bowden has transformed the lives of hundreds of South Australians.

Situated on a former industrial precinct next to the parklands to the north-west of Adelaide city, Bowden is a residential development on 16.3 hectares that has become a sought-after destination for many home buyers. More than 550 homes have been sold and more than 3,500 residents will move in over the coming decade.

Bowden offers each resident the promise of a growing community which can provide a lifestyle that yields social, financial and environmental benefits.

Residents enjoy the benefits of living nearer to the city, shorter commute times and the opportunity of closer ties with their community; they shop locally to support new retail ventures or cottage industries; and they have the satisfaction of contributing to a low carbon economy.

Bowden homes meet the 6-Star Green Star–Communities rating assessed across five impact categories including liveability. Ticking the liveability box means a safe, accessible and culturally rich community that is inclusive and encourages active lifestyles.

Bowden’s residents are of all ages, of varying life experience, of multiple occupations and with a variety of incomes. Many have moved closer to the City from Adelaide’s suburbs, choosing an apartment and community over a bigger block.

For these South Australians, Bowden presents the benefits of good planning, a commitment to sustainable living and a focus on innovation delivered through a partnership between the state government and the private sector.
One of the most important roles in planning is to make sure the right signals are sent to the market to attract interest and investment in our state.

Anyone interested in investing in South Australia should be welcomed and not have to navigate unnecessary red tape. The planning system we are delivering will be transparent, predictable and easy to use.

It’s vital to provide land use options that support the growth of industry, whether existing or new, and to ensure there is certainty about where major economic activity will occur.

We’ve identified the Environment and Food Production Area (EFPA) surrounding metropolitan Adelaide. This protects our valuable food production and rural areas, as well as conserving our prized natural landscapes and tourism resources.

Importantly, the EFPA helps encourage the building of new homes in our inner and middle suburbs, supporting the existing public infrastructure and services. This urban ‘infill’ not only makes for better connected and vibrant communities but has significant economic benefits.

Our system will allow the state to focus on industries with significant growth potential, as well as new and emerging industries.

Good planning was fundamental in developing new hospitality venues in Adelaide’s now thriving laneways. These have transformed the look and feel of the city, while adding significant economic benefit.

The State Government has initiated new projects to rezone key sites identified in The 30-Year Plan for Greater Adelaide and improve design outcomes for communities living along urban corridors and in the City of Adelaide by better integrating new and existing developments.

In the future, our new planning system will protect our food-bowl, tourism assets and picturesque landscapes.

Our food and wine industry enjoys a clean and green reputation that must be maintained. We must also allow for opportunities for tourism and accommodation ventures close to these areas to take advantage of the enormous interest from interstate and overseas.

By developing within our existing urban footprint we can maintain Adelaide’s standing as one of the most affordable and liveable places in Australia and reduce the burden on taxpayers for future infrastructure and services.

The new planning system also seeks to group research, training and education centres close to related businesses and commercial operations. A prime example is in Adelaide’s CBD, where the new Royal Adelaide Hospital sits alongside medical research and university buildings. The Southern Innovation project is another example of how clustering key educational, commercial and residential developments can make more efficient use of new and existing infrastructure.

We are also investigating ways to make our city smarter and more environmentally friendly.
Tonsley is an employment hub integrating industry, education, training, research, and residential living in a re-purposed precinct once dominated by the Mitsubishi Motors manufacturing facility.

The transition from vehicle manufacturing site to one that seeks to attract investment in advanced manufacturing, resources and mining, renewable energy and clean technology is emblematic of the evolution in thinking about the future industries relevant to South Australia.

The former Mitsubishi Main Assembly Building has been transformed through adaptive re-use and innovative refurbishment. The building comprises retail outlets, eateries, public space and meeting areas, shared services and education spaces. Flexible, modular tenancies provide a setting for small and medium sized businesses, research and educational institutions.

The redevelopment boasts exceptional sustainability and design credentials and a Green Building Council of Australia (GBCA) 6-Star Green Star - Communities rating cited by World Architecture News (WAN) for Adaptive Reuse. Public spaces are designed using water sensitive urban design principles, walking and cycle paths fully connected for easy access to public transport.

Over a 20-year development period Tonsley will deliver growth of high value manufacturing as well as contributing to the targets outlined in the South Australian Planning Strategy, the Strategic Infrastructure Plan for South Australia, and The 30-Year Plan for Greater Adelaide.

The project is anticipated to be complete in 2027 and bring a net economic benefit of approximately $500 million including 6300 full time jobs, 10,000 students annually, 2500 students on site each day and up to 1500 residents living in 1000 dwellings.
Adelaide is already one of the world’s most liveable cities and part of a region that is ever evolving. Our planning system aims to ensure Adelaide continues to be a city that inspires and where people and business thrive.

New investment is critical but it must build on what South Australians love most and what makes our state a great place to live and visit.

Design is at the centre of what makes a place great. It can guide planning around whether a building is appropriate for a suburban location, or whether parkland is more suitable for nearby homes. Priority will be given to quality of life in a location, and the services that are needed to meet people’s future needs.

The Design Guidelines, prepared by the State’s Office for Design and Architecture, offer practical guidance to encourage better design outcomes for communities.

The State Government has been working in partnership with Councils to ‘road test’ the Guidelines in Prospect and Onkaparinga.

The new planning system will help develop neighbourhoods that reflect local identity and build local character. Well–designed development will also feature open space and shared green areas.

Improving streetscapes and local parks not only raises the quality of life and wellbeing but builds community pride and attracts investment and economic development.

Working with the City of Adelaide, the State Government is investing in the regeneration of a network of small streets and laneways between the Adelaide Central Market and Adelaide Riverbank.

Bank Street and Leigh Street have already been transformed with small bars, cafes and restaurants and more is to come. The Market to Riverbank Link will feature upgraded intersections, new paving, lighting, landscaping, street furniture and public art. It will increase local business activity and make the route much more enjoyable for the 15,000 people who pass through every day.

Good design strikes the right balance between innovation and protecting the things which contribute to an area’s history and character.

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Case study

Vibrant Adelaide

The transformation underway in the Adelaide CBD is the result of policy, legislation, investment and place making coming together over five years. The outcome is changing the lives of thousands of South Australians.

In 2012, a new policy framework was introduced for the city to stimulate investment and new housing, support infrastructure investment, generate jobs, and attract more people to live, work, spend time and invest in Adelaide. The small venue liquor licence was introduced at the same time.

These initiatives have combined to rejuvenate city laneways and foster a nationally recognised small bar culture in the CBD.

Since the new licences were introduced in April 2013, 70 new businesses have opened with the aid of a case management service. This equates to over $70 million in capital investment and over 800 new jobs.

Peel Street has been transformed from a primarily vacant through-road to Adelaide’s hottest new ‘eat street’, with 12 small venues and another to open before the end of 2017. Bank Street has also experienced a revival with foot traffic from the redeveloped Adelaide Oval. An average of 21,000 people use this laneway on AFL game days.

Working with the City of Adelaide, the state government is investing in the refurbishment of a network of small streets and laneways between the Adelaide Central Market and the Adelaide Riverbank to increase local business activity and make the route an enjoyable experience for the 15,000 who pass through this network each day. The upgrade project encompasses Bank, Leigh, Bentham, Topham Mall and Pitt Streets.
The updated Plan provides government, councils and planning practitioners with guidance on what we want to achieve for the state – a vibrant city; accessible, liveable and connected neighbourhoods; resilience in the face of a changing climate; and prosperity and jobs for our future generations.

livingadelaide.sa.gov.au

The Design Guidelines have been developed by the State’s Office for Design and Architecture to support the delivery of well-designed homes in metropolitan Adelaide and towns across South Australia. The Guidelines seek to encourage new development that positively contributes to communities and neighbourhood character.

odasa.sa.gov.au

A review of design policy for Adelaide’s city centre has led to the roll-out of amendments that encourage better design quality outcomes for new mixed use and medium and high density developments in specific areas of the city. These amendments also have strong links to the Carbon Neutral Adelaide initiative.

saplanningportal.sa.gov.au
This project is aimed at improving the form and appearance of new developments and providing better design outcomes for communities along urban corridors in Adelaide’s inner metro areas which were rezoned in 2013. This is to be achieved by looking at ways we can better integrate medium rise development with existing homes.

A number of key sites along important transit corridors, identified in The 30-Year Plan for Greater Adelaide, will be rezoned to promote mixed use, medium density developments. The proposed rezoning will support the regeneration and renewal of urban corridors and to encourage economic development and population growth.

By proposing a cluster of research, training and education centres close by to businesses, commercial operations and housing, this project takes advantage of opportunities at and around the Flinders University, Flinders Medical Centre and at Tonsley. The intent is to promote greater investment opportunities and reduce transport infrastructure costs, as well as capitalise on the infrastructure investment of the Darlington Upgrade Project and Flinders Link.
Creating better communities and a more sustainable future for all South Australians

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