



Premier's Foreword



Peter Malinauskas MP

Premier of South Australia

Our state is experiencing an unprecedented moment of opportunity, even in globally volatile times. We can grasp the potential of this moment in our state's history.

We cannot afford to be timid. We must act now to maintain our place as one of the world's most liveable cities.

But the challenge is clear. We must deliver great communities for future generations, not just housing.

This Plan shows us how to do just that.

This Greater Adelaide Regional Plan (GARP) shows where the new homes we need can be built over the next 30 years, close to jobs and connected to hospitals, roads, public transport and emergency services.

To stay ahead of demand, we will maintain a rolling 15-year supply of zoned land, with at least five years' worth development-ready. While GARP won't build homes, it will create the right conditions for faster housing delivery, ensuring a steady supply of land and the infrastructure to support it.

We are also making one of the most significant investments in public open space in our history, through the creation of the new Northern Parklands helping transform the northern part of Greater Adelaide into a highly sought-after location.

And we are protecting our environment, creating cooler, greener and more attractive places to live.

With the right planning, we can grow and thrive while making sure we keep what makes South Australia special. A thriving Greater Adelaide starts with smart decisions today.

A handwritten signature in blue ink, appearing to read 'Peter Malinauskas'.

Minister's Foreword



Hon Nicholas Champion MP

Minister for Housing and Urban Development
Minister for Housing Infrastructure
Minister for Planning

The Greater Adelaide Regional Plan (GARP) is our blueprint for a growing, liveable, and well-planned South Australia. It will make sure that as our population expands, our land use and infrastructure keep pace, creating strong, connected communities with the services and amenities they need.

We're growing communities to the north, south and the Hills and Murraylands. At the same time, we remain committed to high-quality infill development, improving design, car parking, and urban greening to make our neighbourhoods even better places to live. GARP is not just about housing. It plays a vital role in securing South Australia's economic future by ensuring land is available for industry, jobs, and investment. It also protects the landscapes, heritage, and premium food and wine regions that make Greater Adelaide unique.

We are securing the land we need for future hospitals, roads, public transport corridors, schools, health and emergency services, and other vital infrastructure. Infrastructure will not be delivered all at once but triggered at key points as our communities grow. By planning ahead, we can prevent urban encroachment on farming land or productive land or agricultural land and deliver infrastructure in a way that keeps costs down for government and the community.

Through GARP, we are setting a clear direction for growth, backed by coordinated, long-term planning across government. Every state agency has a role to play, with a commitment to aligning infrastructure planning with population and land supply projections by mid-2026, ahead of the next Housing Roadmap update. The State Government Infrastructure Coordination Group will continue to drive this collaboration, ensuring a joined-up approach across government.

That's why we are fast-tracking GARP, alongside the 20-Year State Infrastructure Strategy and Transport Strategy. These policies will give certainty to the development sector, councils, and communities about where long-term growth will occur.

Structure planning will be our primary tool, backed by thorough investigations to determine the best locations and sizes for infrastructure sites. This work will drive changes to the Planning and Design Code (rezoning) and enable the creation of infrastructure schemes for each new growth area. Our Planning, Development, and Infrastructure Act also gives us the tools to streamline approvals and reserve land through an 'infrastructure reserve', allowing agencies and utility providers to secure sites for future needs.

This is our plan for a stronger, better-connected Greater Adelaide – one that supports growth, enhances liveability, and ensures that our state remains a great place to live, work, and invest for generations to come.

A handwritten signature in blue ink, reading "Neil Gray". The signature is fluid and cursive, with a long horizontal stroke extending to the right.



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Introduction

Adelaide is internationally recognised as one of the most liveable cities in the world and is fortunate to have some of the country's premier beaches, agricultural and wine regions right on its doorstep. The natural environment surrounding the metropolitan area and its townships are major tourist attractions, resulting in a significant source of economic activity. Greater Adelaide is also a great sporting and festival state and the home of some of Australia's most popular cultural events.

The Greater Adelaide Regional Plan (the Plan) maps the Government of South Australia's long-term planning vision for Greater Adelaide to 2051 and beyond. It provides governments, businesses, industry and not-for-profits with the data and direction to better plan for and respond to growth and change in our community and urban environment, whilst achieving our conservation goals. All within in an electronic platform that can be tailored to the user's requirements.



What is the Greater Adelaide Regional Plan?

The Plan establishes a new 30-year plan for the Greater Adelaide region, identifying where people will live and work, how they will move around, and where they will access services.

It replaces *The 30-Year Plan for Greater Adelaide 2017 Update* and determines how our future urban growth will be managed by investigating and guiding:



Where **houses and employment** land will go



How **housing and population** will be serviced



Which areas need **conservation and protection**



What **major infrastructure** is needed and how it will be provided

The Plan also protects the features and characteristics that make the Greater Adelaide region so special including our premium food and wine areas, our scenic landscapes and natural environment, our cultural and built heritage, our world class beaches and our overall quality of life.

Greater Adelaide has a healthy supply of land for the next 15 years. The Plan includes long-term investigation areas to provide housing for the 16- to 30-year time horizon period.

Greater Adelaide Regional Plan snapshot

The Plan delivers a planning vision for Greater Adelaide through to 2051.

It determines where an additional 315,000 homes and 254,000 jobs will be located and what infrastructure is required to support an extra 670,000 people over the next 30 years - an increase of 46% on today's population.

- Land for approximately 215,000 homes is already zoned or currently being rezoned (i.e. Concordia, Sellicks Beach, Dry Creek). Much of this land is not yet serviced by infrastructure and will deliver housing over the next 15 years. Infrastructure and utility planning is occurring for these areas now.
- On this basis, the Plan ensures that there is ample supply in well-located greenfield and infill locations to accommodate the long-term need for approximately 100,000 additional homes. Much of this land will not be needed for 15+ years but should be preserved from encroachment now, with detailed land use and infrastructure planning to occur in the future as more land is required.

Housing targets have been set for each of Greater Adelaide's land supply regions. These targets have been established as a means to significantly increase housing supply based on the constraints and known capacity of infrastructure in each council area. These housing targets can be found in the Implementation and delivery section of the [Regional Planning Portal](#). A snapshot of the subregional targets is provided here.



1.5m
Population today

2.2m
2051 population projection

↑ 46%



649k
Homes today

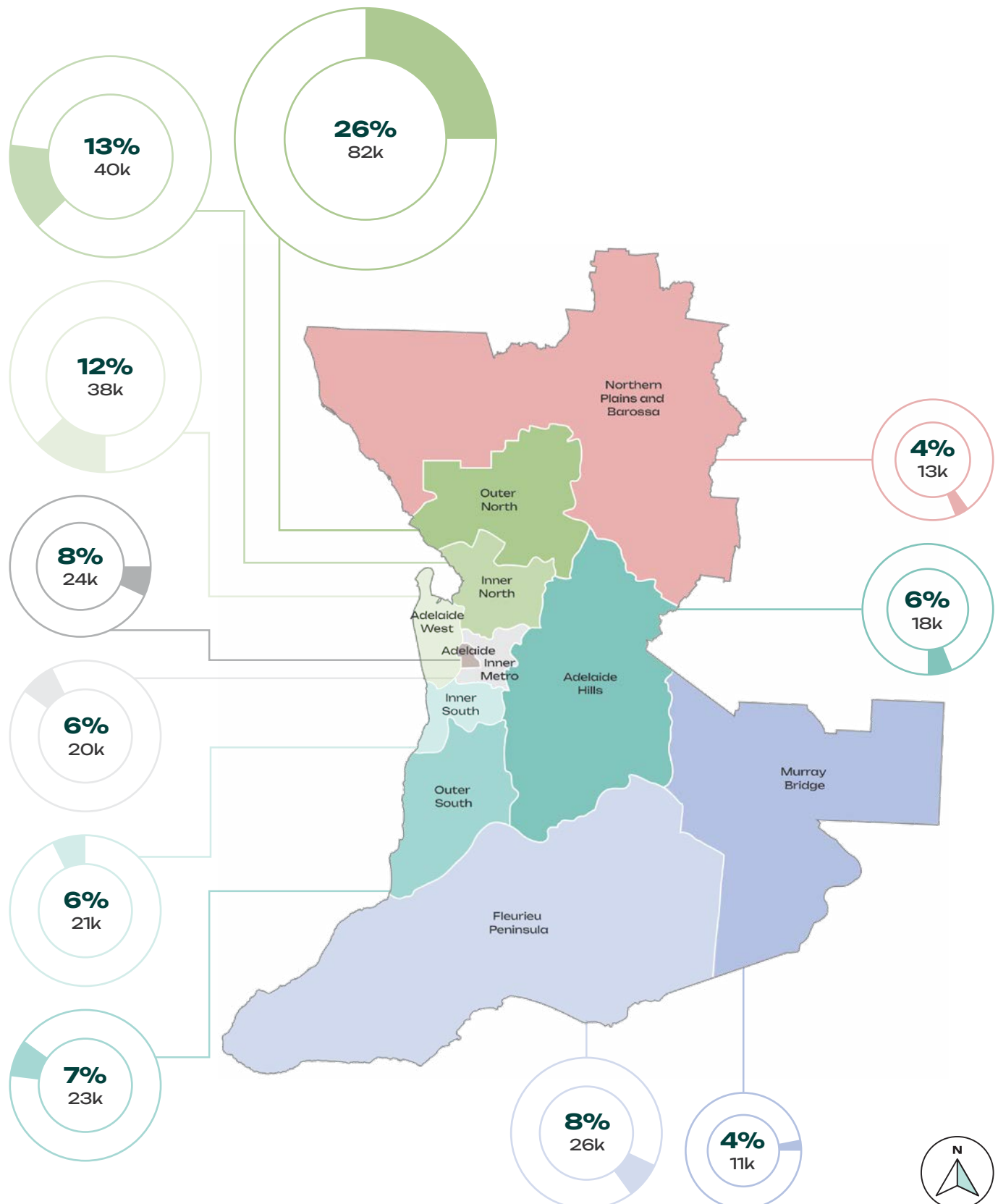
315k
2051 new homes required

↑ 49%



254k
2051 additional jobs created

Housing target growth 2021 - 2051



A planning vision for Greater Adelaide

A liveable, connected region, with world-leading industries, thriving communities and a cherished natural environment.

Greater Adelaide is synonymous with a great way of life. Integrated urban planning supports the aspiration to ‘live locally’ with equitable access for people to thriving natural environments and to the amenities and services they need for a healthy, prosperous life.

Living Locally means locating housing, jobs and services closer together so people can meet most of their daily needs within a comfortable walk, ride or public transport journey from home. It aims to create connected, convenient, cohesive and climate-smart communities by reducing the need for long-distance car travel, increasing physically active travel to reduce carbon emissions and transition to a net-zero emissions future.

Living Locally



**Walkability
and active
travel**



**Affordable
living**



**Open
space and
recreation**



**Housing
choices at all
stages of life**



**Everyday
shopping
and services**



**Public
transport
options**



**Local learning
opportunities**



**Sense of
community**



**Arts,
culture and
experiences**



**Safer streets
and spaces**



**Local job
options**

More housing in the right places

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

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

A combination of greenfield, township and infill development, with appropriately timed infrastructure, has been identified to accommodate the next 30 years of housing need.





Unlike previous plans, a target split for future greenfield and infill development is not required. Investigations have identified that there is ample land supply in well-located greenfield and infill sites to provide community with a range of housing choices.



Target 1:

Maintain a 15-year rolling supply of zoned residential land.



Target 2:

Regional housing targets to 2051, based on high population growth projections.



Local government housing targets to 2051, based on high population growth projections.

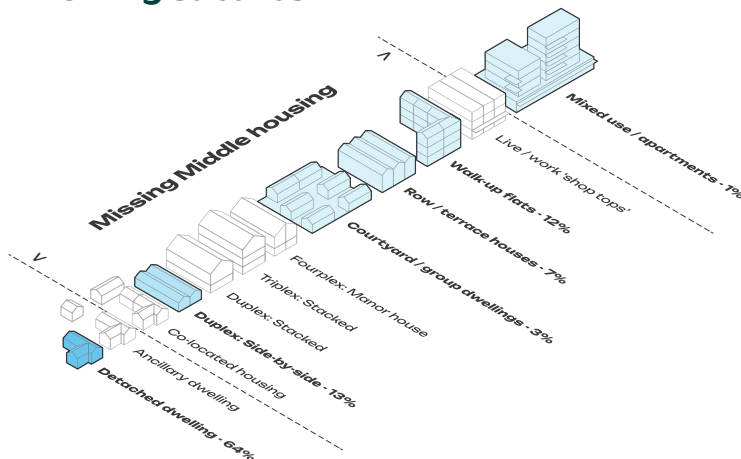


Housing supply targets for each local council area have been prescribed over 10-year increments, based on the constraints and known capacity of infrastructure in each area. Councils will lead this work as the entities responsible for planning their local area. Communities will be consulted on this work.

The Government of South Australia will lead the planning for major growth areas such as Concordia and Roseworthy, coordinating infrastructure provision, and prioritising state strategic infill sites and urban corridors. The central business district (CBD) can accommodate many more people, and the government and City of Adelaide will work together to achieve this.

As our population ages and our households change, greater diversity of housing type and dwelling size is needed. The predominant housing form is currently detached housing across the majority of suburbs (except the CBD). The Plan encourages more retirement living options, co-located housing, duplexes, triplexes, manor houses, courtyard housing, terraces, small-scale apartment buildings and 'build to rent' homes to meet different housing needs, affordability, and lifestyle choices.

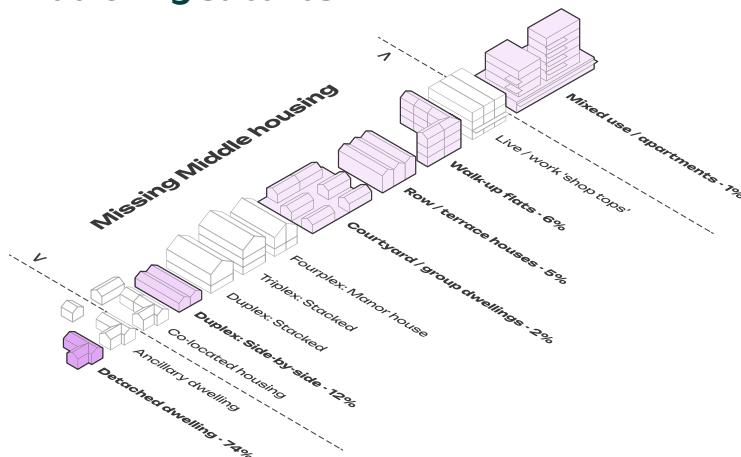
Inner ring suburbs



Current housing across inner Adelaide

- Detached dwellings represent 67% of housing stock
- Dwellings not coloured represent <1% of housing stock
- 67% of dwellings are 3 bedroom or more
- 37,000 excess bedrooms after allowing 1 spare room per household

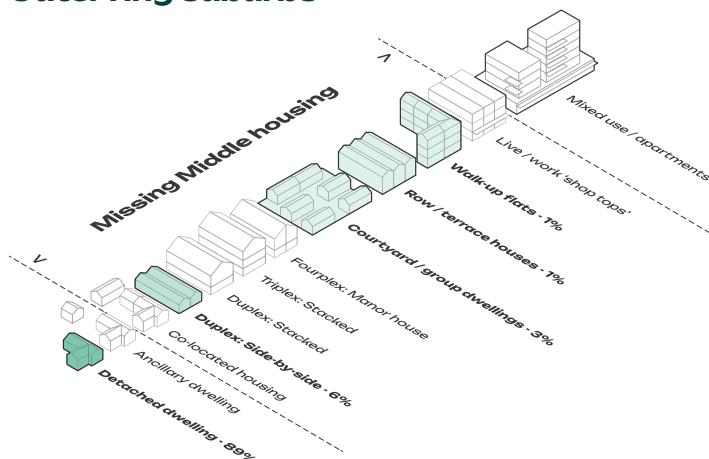
Middle ring suburbs



Current housing across middle Adelaide

- Detached dwellings represent 74% of housing stock
- Dwellings not coloured represent <1% of housing stock
- 79% of dwellings are 3 bedroom or more
- 145,000 excess bedrooms after allowing 1 spare room per household

Outer ring suburbs



Current housing across outer Adelaide

- Detached dwellings represent 89% of housing stock
- Dwellings not coloured represent <1% of housing stock
- 87% of dwellings are 3 bedroom or more
- 109,000 excess bedrooms after allowing 1 spare room per household



Infill development

No new general infill development areas have been planned or identified for future growth. Where land already supports this type of development, the focus will be on improving development outcomes to support more tree canopy protection, improved design outcomes, and in protecting areas that have character or historic value.

Larger strategic infill sites that allow for a master planned approach of new housing are prioritised in the Plan, especially in established areas.

There are 18 state-led strategic infill sites identified and 65 locally-led infill investigation areas. However, determining the housing type and density of each and their infrastructure requirements will take time and coordination between landowners, councils, the community, and government.

In addition, urban corridor development and denser housing types close to vibrant activity centres will play a key role in ensuring the ongoing delivery of housing supply and choice near existing jobs, services, and transport in inner and middle metropolitan areas.





A range of new strategic infill investigation areas have been identified that will require further detailed planning. The planning for the state significant sites will be led by the Department for Housing and Urban Development and includes:

- State significant precincts that typically involved the redevelopment of former industrial land that can be redeveloped for higher community benefit through increased employment opportunities and new housing such as Hindmarsh and West Thebarton, Keswick/Ashford and Kent Town and Stepney.
- Regional centres (and surrounds) that are well-serviced by mass transit and significant employment and services such as Elizabeth Central, Port Adelaide and Noarlunga.
- Urban corridors that are well-serviced by transport, employment and local amenities such as The Parade and Unley Road.
- Significant neighbourhood renewal precincts where the government owns significant amounts of land and/or there is significant state infrastructure such as Seaton, Magill Campus and Paradise.
- Adelaide CBD is a key contributor to infill growth and it will play a more important role in delivering convenient and affordable housing opportunities.

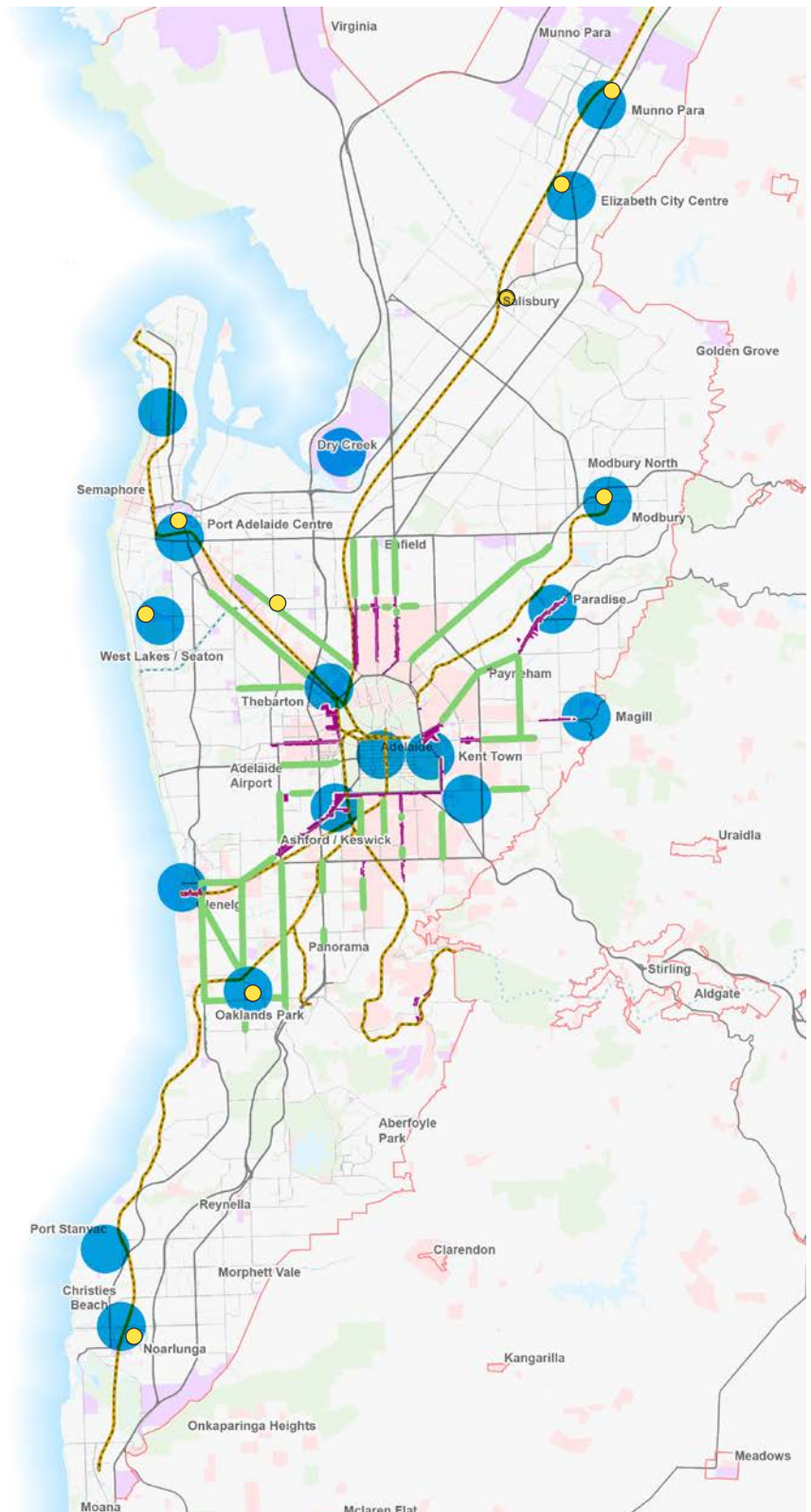


Local area planning will be led by councils to contribute to delivering on housing targets set for each local government area. The Plan includes areas for further council investigation such as:

- Smaller-scale activity centres and main streets (and surrounds) such as Salisbury City Centre, Burnside Village and Brighton Road that generally provide local employment, services and access to public transport.
- Regeneration areas that have ageing housing stock that is likely to be replaced by new housing and have good access to transport and services such as Findon, Plympton and Camden Park.
- Locations close to fixed mass transit infrastructure such as Greenfields Railway Station and Klemzig Interchange.
- Brownfield sites where there are opportunities to replace underperforming employment land with new housing or mixed-use development.

Vision map

Infill development





Greenfield and townships

Greenfield development is the urban development of broad hectare land. This often occurs on land on the edge of suburbia such as Angle Vale and Two Wells or regional cities like Murray Bridge.

While there is, at present, a strong supply of zoned residential greenfield land in Greater Adelaide, to ensure a sufficient land supply pipeline is maintained, the Plan identifies an additional 11,600 hectares of suitable undeveloped, greenfield land spread across Greater Adelaide's four major growth spines.

The new growth areas can accommodate approximately 98,000 additional houses over the next 30 years.

The Plan recognises that the timely provision of essential infrastructure to these new growth areas is critical to the successful delivery of new housing. The high cost of developing new greenfield areas can no longer be funded by the development process alone and will need to be shared between the government, community, developer and homebuyer.



The Plan also identifies opportunities for the moderate expansion of smaller townships such as Strathalbyn, Kapunda, Normanville and Middleton where development is not restricted by high-value environment or agricultural land. These townships can support more local housing, although may be limited by a lack of transport and social infrastructure.



After detailed investigations, new long-term development fronts have been identified along the following four growth spines:



Northwestern spine – connected by Port Wakefield Highway which identifies additional future growth in Two Wells and south of Riverlea Park to take advantage of existing and planned major infrastructure.



Northeastern spine – connected by the Northern Expressway and the Gawler rail line includes future growth at Kudla and Roseworthy that can leverage extensive planned investment, and may warrant future regional infrastructure including investigation of extensions to passenger rail services. Smaller growth areas have also been identified in Angle Vale and MacDonald Park.



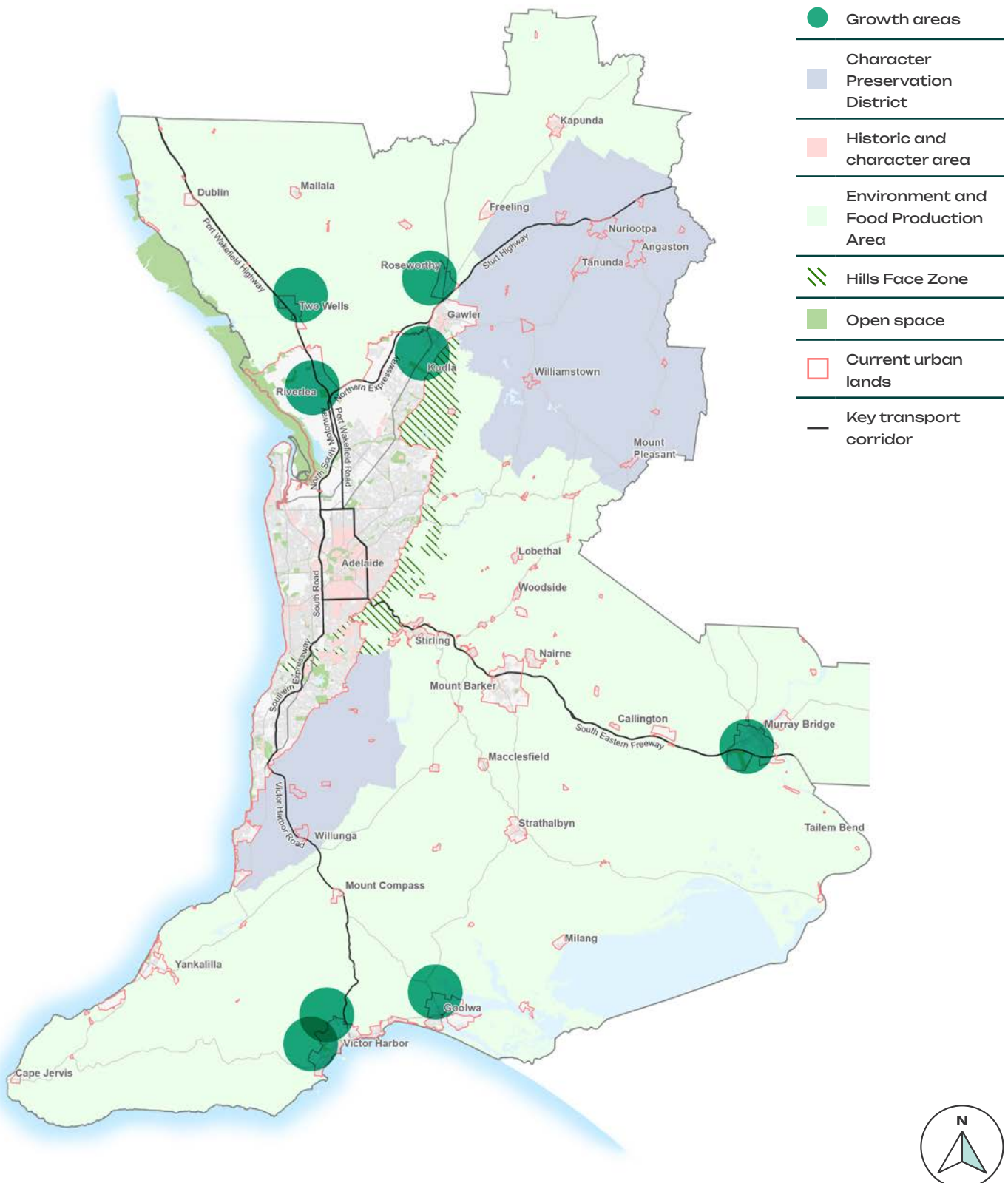
Southern spine – focuses growth around the coastal towns of Victor Harbor and Goolwa, taking advantage of existing infrastructure and major upgrades such as the Fleurieu Connections Project, providing an attractive alternative to living in the urban area of metropolitan Adelaide.



Eastern spine – connected by the South Eastern Freeway, this spine includes Mount Barker and Murray Bridge. Mount Barker was identified as a significant growth area in *The 30-Year Plan for Greater Adelaide* and has seen significant growth since. As there is still already existing growth capacity for the next 10 to 15 years, no additional growth is planned. Murray Bridge provides significant long-term growth opportunities, having the potential to establish it as one of Greater Adelaide's significant satellite cities.

Vision map

Greenfield and township development



A strong economy built on a smarter, cleaner future

The government is committed to developing a smart, sustainable and inclusive economy. There is a significant opportunity for Greater Adelaide to capitalise on the global green transition and build South Australia's talent with the construction of the AUKUS nuclear-powered submarines, alongside its continued production and export of premium food and wine and renewables industry.

Investors and businesses seek clarity, opportunity and security. One way to do this is through the identification and provision of strategically planned land supply that provides employment, economic growth and future industries.



Target 3:

Maintain a 15-year rolling supply of zoned employment land within the Greater Adelaide region.



The aspirations of the South Australian Economic Statement to deliver a smart, sustainable and inclusive future is facilitated through the allocation of sufficient land for current and future industries. This is achieved by:

- Identifying and protecting national, state and prime industrial lands such as Greater Edinburgh Parks and Osbourne which support manufacturing, logistics and defence industries.
- Protecting the state's innovation places such as BioMed City and Lot 14, and establishing mixed-use strategic infill developments nearby (e.g. Southwark) to create attractive and well-serviced communities for workers to live in.
- Promoting new rural and tourism development opportunities and growth in Greater Adelaide's wine regions such as Barossa Valley, McLaren Vale and Adelaide Hills.
- Reinforcing the role of the Elizabeth Regional Centre as critical for the growth of northern Adelaide, whilst also identifying the need for a new regional centre to support the growth of key areas such as Riverlea Park, Roseworthy and Two Wells in the next 30 years.



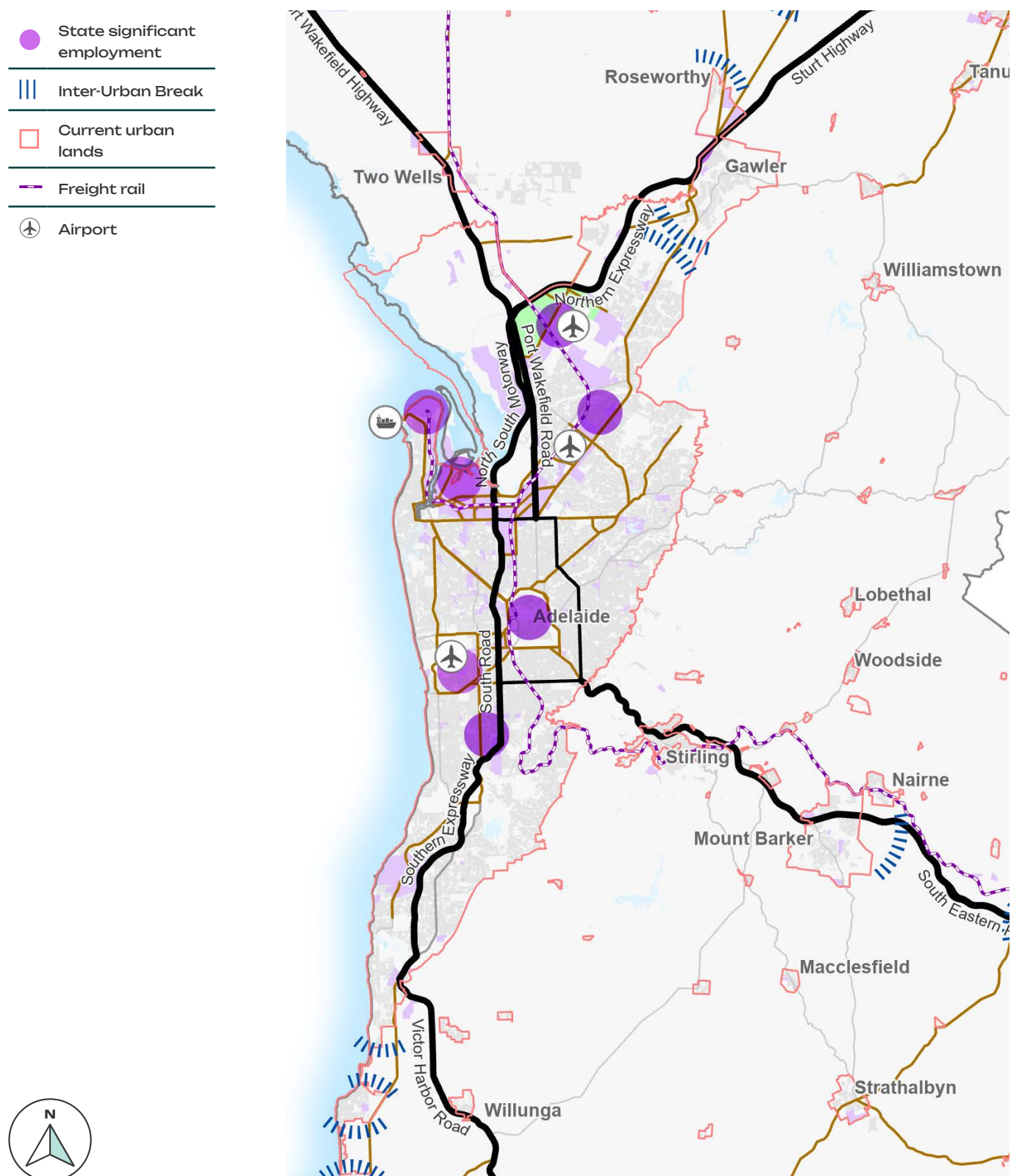
Additional employment land has also been identified to ensure new communities have conveniently located employment, as well as the preservation of state and federally significant sites.

Based on projected population growth and other economic trends, it is expected that there is demand for approximately 4,900 hectares of employment land to 2051.

There is currently 1,945 hectares of vacant zoned employment land in Greater Adelaide and an additional 5,800 hectares future employment land. Majority of this future employment land identified is within both the Outer North and Murray Bridge land supply regions, which will require significant infrastructure to be established. These new employment lands are located on major freight routes and in proximity to future residential growth areas to support local employment opportunities where possible.

Vision map

State significant employment land





A greener, wilder and more climate resilient environment

Carefully planned neighbourhoods tend to be greener, safer, healthier, more prosperous, and better serviced. As our metropolitan areas and regional towns densify, the role and value of public open spaces will continue to increase in importance.

Not all residents in Greater Adelaide have equitable access to good quality urban green spaces and, in turn, the benefits they provide. Strategies to prioritise urban greening investment include measures that address biodiversity, climate change, urban greening and cooling, coastal environment, natural hazards, emissions and hazardous activities.

Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities, and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

Tree canopy retention and replacement is one way of reducing the impacts of climate change and builds on recent significant tree reforms by the government. The tree canopy target has been developed with Green Adelaide, aligning with their Urban Greening Strategy for metropolitan Adelaide.



Target 4:

Achieve 30% tree canopy cover across metropolitan Adelaide by 2055 (baseline 16.7%, 2022 LiDAR).

The following four open space principles underpin the planning for growth in the Plan:



Connecting people
with **nature**
and **places**



Creating **open**
spaces for
everyone



Building on
Greater Adelaide's
sense of place



Increasing Greater
Adelaide's **climate**
resilience

Using these principles, the Plan supports the creation of new Greater Adelaide Open Space System that lays out a hierarchy of well-located, high-quality green public spaces and streetscapes.

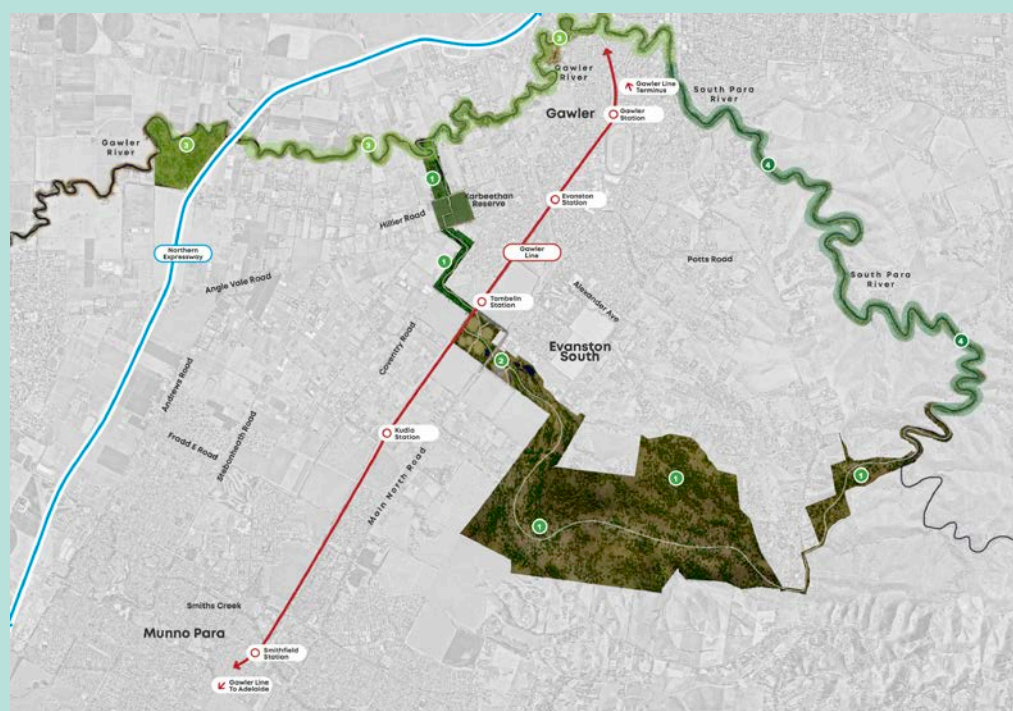
New Northern Park Lands

Including portions of suburbs like Kudla, Hillier, Munno Para Downs, Evanston Gardens, Evanston South and Blakeview, the Kudla growth area presents a significant opportunity for high-quality, diverse housing for a new community close to the recently electrified Gawler rail line. A key element of the future Kudla growth area will be the establishment of the Northern Park Lands – a new linear park linking the Hills Face to the Gawler River, via Karbeethan Reserve, providing regional recreation facilities and open space.

First identified as part of the Metropolitan Open Space System in 1967, the former alignment of the Inter-Urban Break covered an area dominated by small private land holdings, which has inhibited the delivery of a true green corridor over the last 50 years. The realignment of the proposed Northern Park Lands will enable the realisation of the regional-level open space outcome first envisaged in the 1960's.

The Northern Park Lands will include areas for regional sporting facilities, walking and cycling links, passive open space, play and fitness equipment and other community facilities.

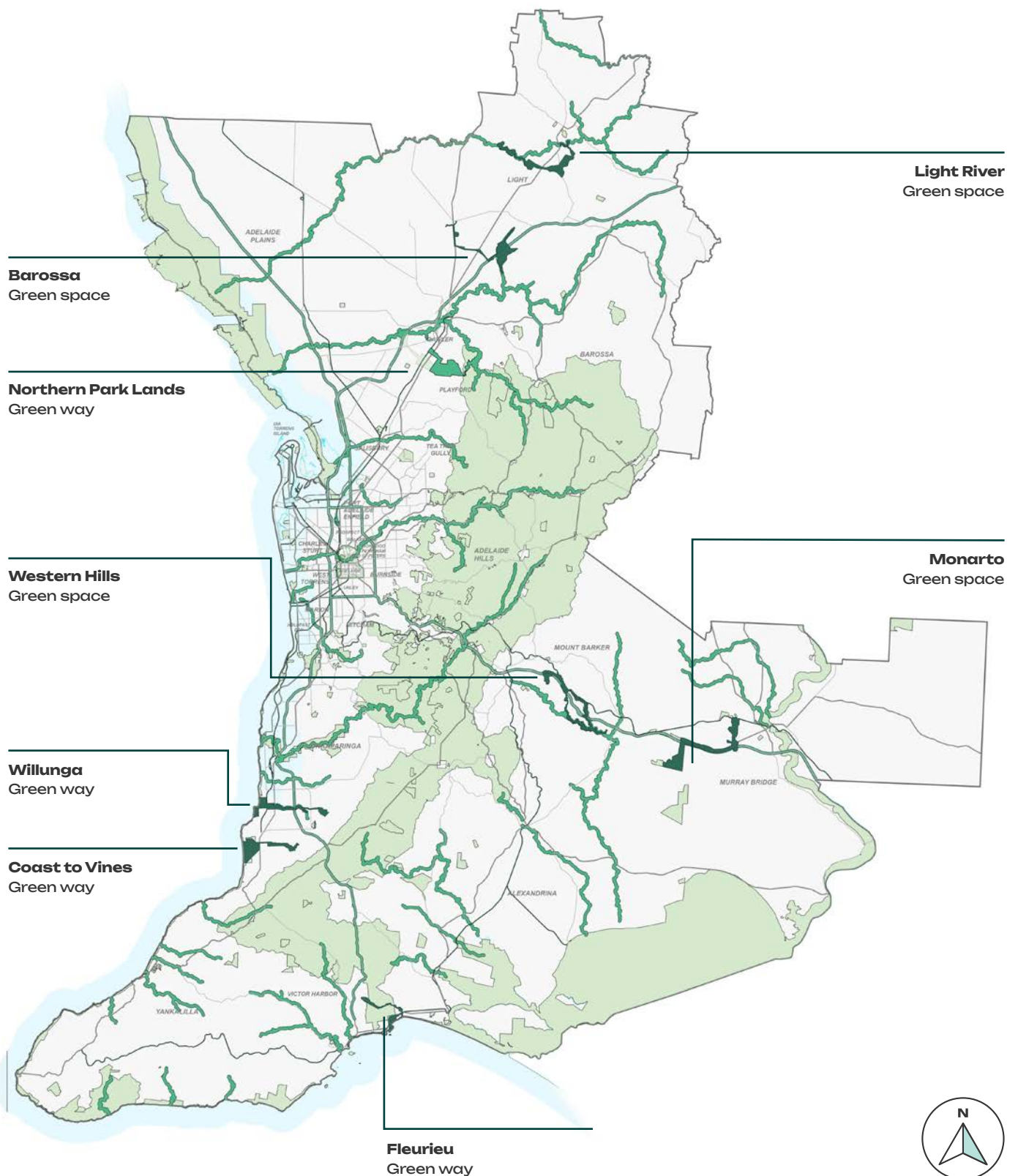
A short-term action of the Plan is for the government to prepare a master plan and confirm new governance and funding models for the establishment and ongoing maintenance of the Northern Park Lands. Structure planning and infrastructure agreements within the adjacent Kudla growth area will seek to align the development of the first new homes with the first stage of Northern Park Lands projects on government-owned land.



Greater Adelaide Open Space System map

Inter-Urban Breaks

- Green space
- Green ways
- Inter-Urban Break



An integrated and connected region

The core role of a regional plan is to coordinate land use planning and major infrastructure across a range of state government portfolios, e.g. transport, health and education. This helps plan for urban consolidation, renewal and the logical expansion of growth areas based on costs to service and other opportunities and constraints.





The Plan identifies key transport and infrastructure priorities to support future growth, including preserving land for future infrastructure, such the Southern suburbs rail extension corridor. Improvements to the South Eastern Freeway including new interchanges, the Greater Adelaide Freight Bypass and mass transit to Mount Barker are being further investigated.

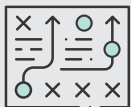
The Plan aligns with Infrastructure SA's 20-Year State Infrastructure Strategy and the Department for Infrastructure and Transport's State Transport Strategy.



Effective alignment of land use and infrastructure planning will allow for a more integrated and accurate view of the infrastructure required to deliver better outcomes for growing communities. It will also provide for the prioritisation of growth.



Integrated planning will enable the timelier provision of services that communities expect and require for quality of life. It will also help avoid previous pitfalls where development was not supported by adequate infrastructure planning and financing and is now experiencing an infrastructure backlog, such as being experienced in the outer northern suburbs now.



Regional plans facilitate the identification and preservation of strategic land parcels to support staged infrastructure delivery of schools, health services and other essential services. This avoids land being rezoned, where in the past the state has been required to acquire land at residential land values. This can be avoided through the preservation of land for state infrastructure (and retaining the land in a lower-value rural zoning).



The digital regional plan format can be easily updated as new infrastructure information becomes available. As this information becomes available, the Plan will be updated to help plan for prioritisation of growth, based on lowest cost infrastructure delivery. The Plan will be the central framework for coordinating land use and infrastructure. Infrastructure agencies and utility providers will use the projections in the Plan to inform their future growth work.



Coordinated delivery of land use and infrastructure planning

The Plan has been prepared in an electronic platform, in line with South Australia's nation-leading planning system. A PDF will also be available for users to download and print. The electronic platform will allow the Plan to be updated regularly as new data becomes available. State agencies and local government can seek amendments to the Plan through the State Planning Commission and with the approval of the Minister for Planning.

Infrastructure coordination

For the first time, the state will have a platform that provides a more coordinated and accurate view of the infrastructure, servicing and utilities required to deliver better outcomes for growing communities over the next 30 years.

It will provide a place-based view of infrastructure required, develop a shared understanding of the capacity of different infrastructure networks, and improve the timeliness, transparency and certainty about infrastructure delivery and how it is paid for.

The Plan also includes actions that seek further integration between infrastructure and land use plans over the next 2-3 years:



- State infrastructure providers to undertake infrastructure investigations to align with the projections and future growth areas identified in the Plan by June 2026. This will ensure forward infrastructure plans are aligned with the Plan prior to the scheduled update to the South Australian Housing Roadmap, to support housing supply.
- A Northern Suburbs Infrastructure Strategy to be completed by March 2027 to identify and sequence the long-term infrastructure required to support the current and future growth in the Outer North land supply region.
- A structure plan for Greater Edinburgh Parks is underway to support the rezoning of employment land and inform the initiation of an infrastructure scheme.
- An amendment to the Plan by March 2028. This will be informed by more detailed long-term infrastructure planning by state agencies and utility providers and will prioritise infill and greenfield growth areas based on infrastructure capacity and future infrastructure plans. Additional strategic work undertaken by councils as part of their housing strategies to consider local infill investigations will also be incorporated into this amendment where available.



Land will be preserved for future infrastructure when it is required, and the Land Supply Dashboard will allow for greater coordination across government through quarterly tracking.

The Plan will be the central policy tool for long-term strategic infrastructure planning by state agencies based on population growth, land supply and strategic infrastructure plans over the next 30 years.





Government
of South Australia