

# Light Electorate Concordia Briefing

## Progressing *The 30-Year Plan for Greater Adelaide* through Structure Planning and Development Plan Amendments

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Government  
of South Australia  
Department of Planning  
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## Overview

- *The 30-Year Plan for Greater Adelaide* – urban growth for Northern Adelaide and Barossa, Light and Lower North Regions
- City of Adelaide project and Inner Rim Structure Plan
- Structure planning
- Revised demographics
- Development Plan Amendments
- Project timing – Roseworthy Structure Plan
- Character Protection District / DPA



# Activating Adelaide and surrounds

- South Australian Planning Policy Library
  - Review of Adelaide City Council zoning
- Public transport as a catalyst for growth
  - Future city tram loop
- Laneway and disused building activation
- Catalyst projects
  - Riverbank Precinct
  - Adelaide Oval
  - RAH
  - Rundle Mall Master Plan



## Not just Adelaide CBD...

- The city is closely linked to the surrounding councils
- The Inner Rim Structure Plan unlocks main corridors to/from the city for increased development
- DPA process to begin early 2012, will allow higher density within a 2.5km radius of the city



## The 30-Year Plan for Greater Adelaide Dwelling targets

- Infill – 134,000 dwellings
- Fringe growth – 82,700 dwellings
- Townships – 41,300 dwellings
- 25-year land supply
- 15-year supply zoned residential
- 70:30 development split between infill and fringe growth

State Government Region	Infill Within Corridors	Infill Outside Corridors	Fringe Growth	Townships	Total
City of Adelaide	15,040	-	-	-	15,040
Eastern Adelaide	7,900	10,500	-	-	18,400
<b>Northern Adelaide</b>	<b>20,500</b>	<b>6,000</b>	<b>36,300</b>	<b>4,800</b>	<b>67,600</b>
Southern Adelaide	19,500	12,000	8,500	500	40,500
Western Adelaide	33,060	9,500	-	-	42,560
<b>Barossa, Light and Lower North</b>	-	-	<b>37,900</b>	<b>8,500</b>	<b>46,400</b>
Adelaide Hills and Murray Bridge	-	-	-	13,000	13,000
Fleurieu	-	-	-	14,500	14,500
<b>Total</b>	<b>96,000</b>	<b>38,000</b>	<b>82,700</b>	<b>41,300</b>	<b>258,000</b>



# ***The 30-Year Plan for Greater Adelaide***

## **Priority Growth Areas**

### **Barossa, Light and Lower North Region**

- Gawler East (rezoning completed)
- Evanston Gardens / Gawler South (rezoning completed)
- Two Wells (SOI approved)
- Roseworthy West (draft concept plan undertaken by Roseworthy Garden Town Alliance)

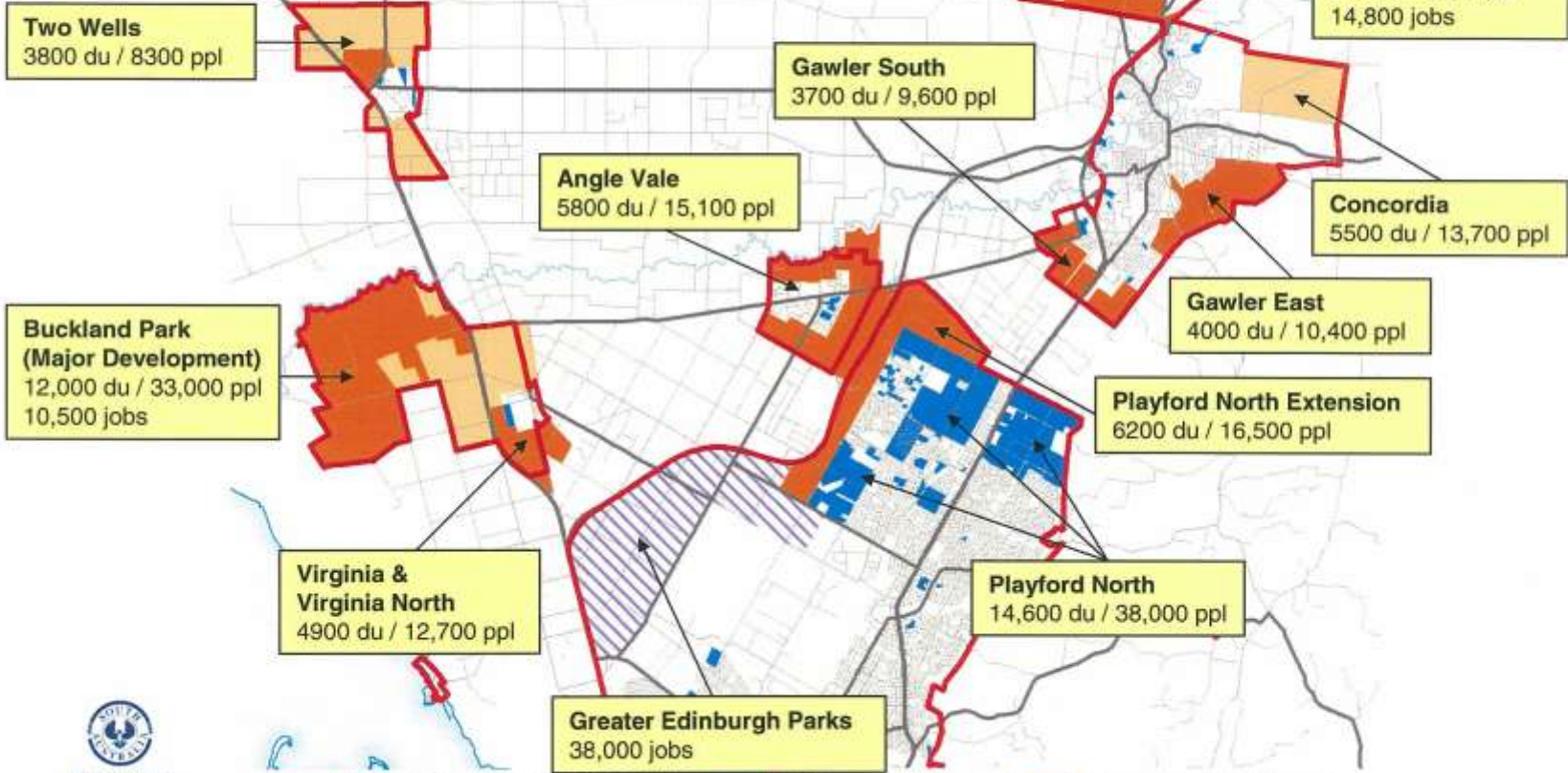
### **Northern Adelaide Region**

- Angle Vale
- Buckland Park (rezoning completed)
- Greater Edinburgh Parks employment lands
- Playford North Extension (including Munno Para Downs)
- Virginia



## NORTHERN PROJECTS

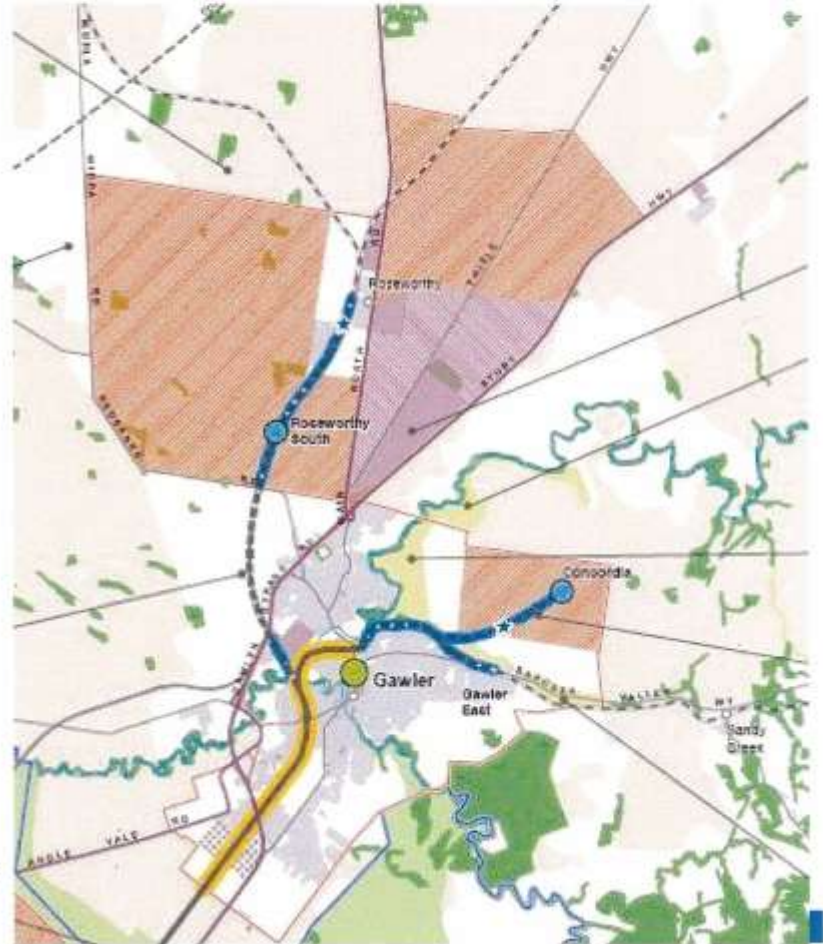
109,700 potential additional dwellings  
 255,900 potential additional people  
 90,800+ potential additional jobs



- Planned urban lands to 2038
- 0-15 years supply
- 16-30 years supply
- Programmed development
- New strategic employment lands
- Built-up area

# Future urban growth areas Structure Planning

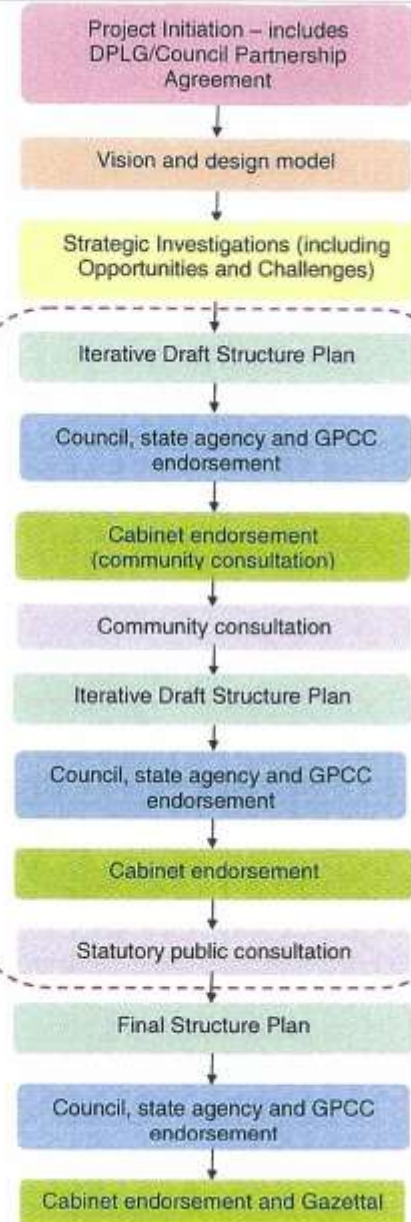
- Key implementation tool under *The 30-Year Plan for Greater Adelaide*
- Broadly outlines proposed land uses
- Identifies key growth precincts for further detailed planning
- Resolve infrastructure provision and services
- Becomes a volume of the SA Planning Strategy
- Informs future rezoning through Development Plan Amendments (DPAs)



# Structure Planning Process



Iterative Development



## Future urban growth area – estimated demographics and development to 2060

Sector	Area (ha)	Dwellings	People	Employed Persons	Employment
Roseworthy West (0-15 yrs) – draft concept plan	1 032	10 320	27 860	32 800	10 000
Roseworthy West (16-30 yrs) – draft concept plan	1 462	14 260	38 500	(32 800)	(10 000)
Roseworthy East (16-30 yrs)	1 360	13 600	36 720	17 130	9 300
Gawler (0-10 yrs) - rezoned	600	7 000	17 100		
Two Wells (0-15 yrs) – SOI approved	418	3 260	9 700		
Tanunda (0-15 yrs) – DPA under consideration	≤ 36	≤ 350	≤ 945		
<b>Totals</b>	<b>4 908</b>	<b>48 790</b>	<b>130 825</b>		



# Draft Roseworthy Structure Plan

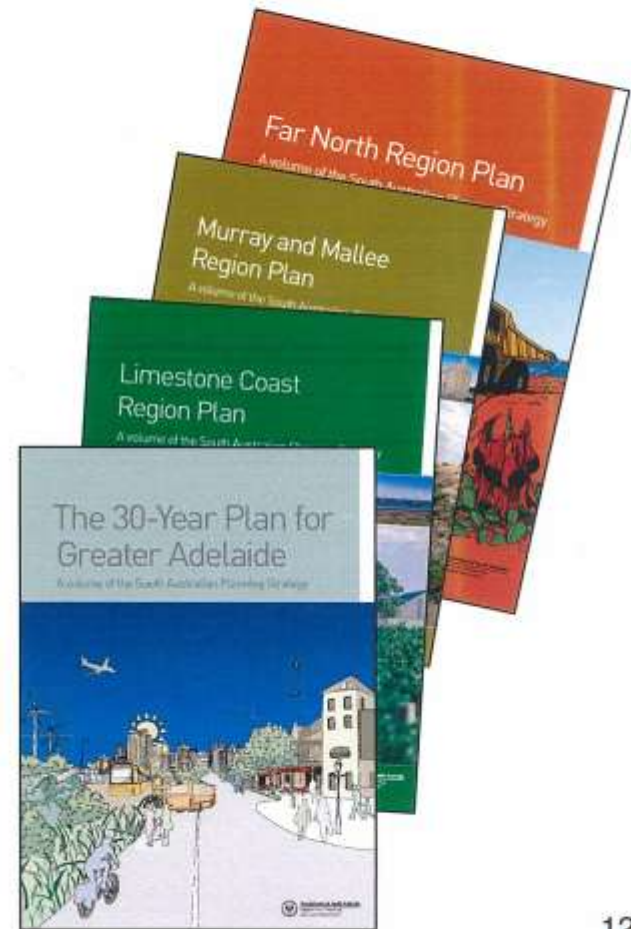
## Next Steps

Task	note : infrastructure negotiations ongoing
Finalise draft structure plan (through iterative process with GPCC Sub-Committee Reference Group for Roseworthy and LRC)	
LRC Elected Member / GPCC endorsement of draft structure plan	
Cabinet endorsement and broad community consultation on draft structure plan	
Refine draft structure plan post consultation – LRC Elected Member / GPCC endorsement	
Cabinet endorsement	
Statutory public consultation on amendment to SA Planning Strategy	
Final structure plan – LRC Elected Members / GPCC / Cabinet endorsement	



# Development Plan Amendment

- Consistency with the South Australian Planning Strategy
- Reflect Council's strategic directions
- Agreement of strategic directions and priorities should be set before preparation of SOI

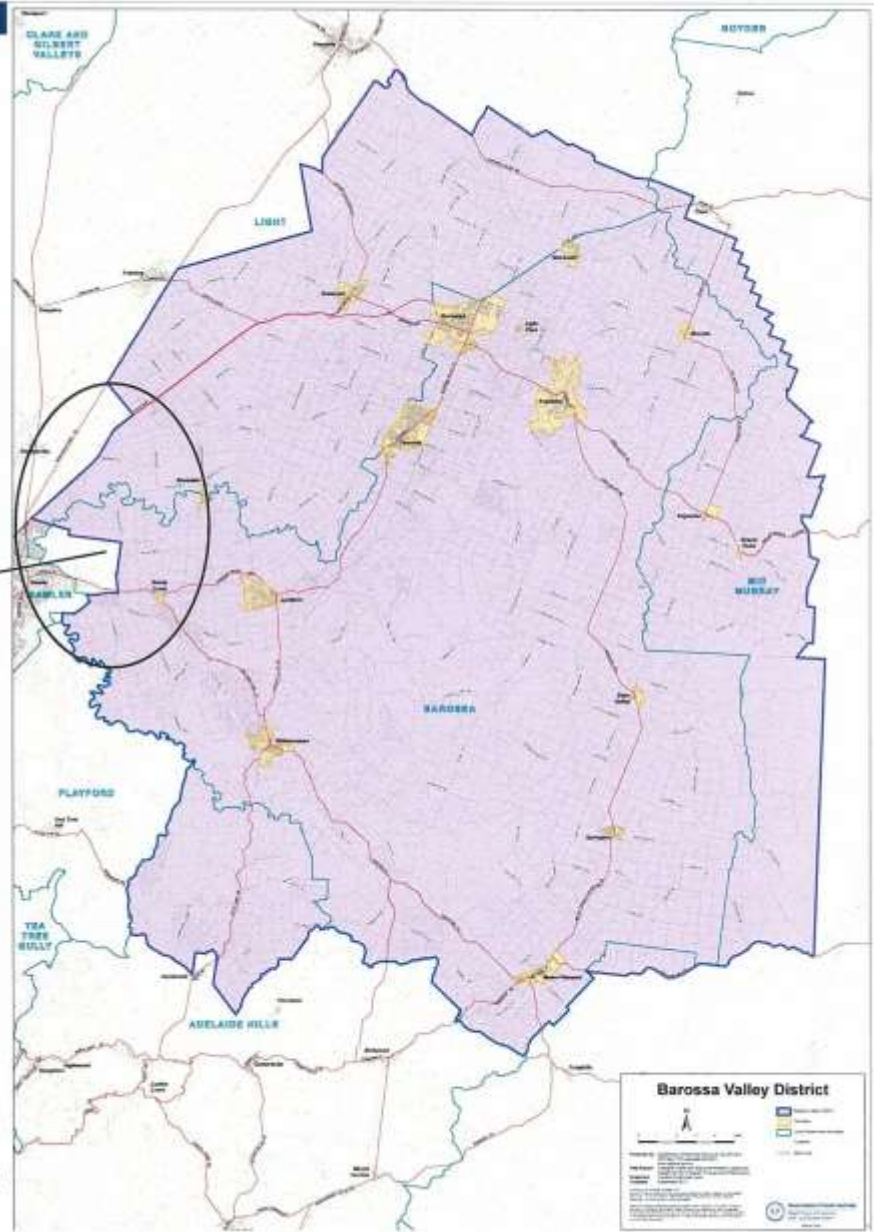


## Character Preservation (Barossa Valley) Bill 2011

- Maintain and preserve the rural amenity, character and scenic vistas of the Barossa
- Ensure future development supports the dominant land uses in the area
- Encourages development that is well designed



# Character Preservation (Barossa Valley) Bill 2011



## Barossa Valley Protection District Development Plan Amendment

- Supports the intent of the draft legislation
- Will impose strict development controls in township and non-rural areas
- Written submissions until 19 December 2011
- Public meetings scheduled for 2012
- DPA on Interim Operation until September 2012

