

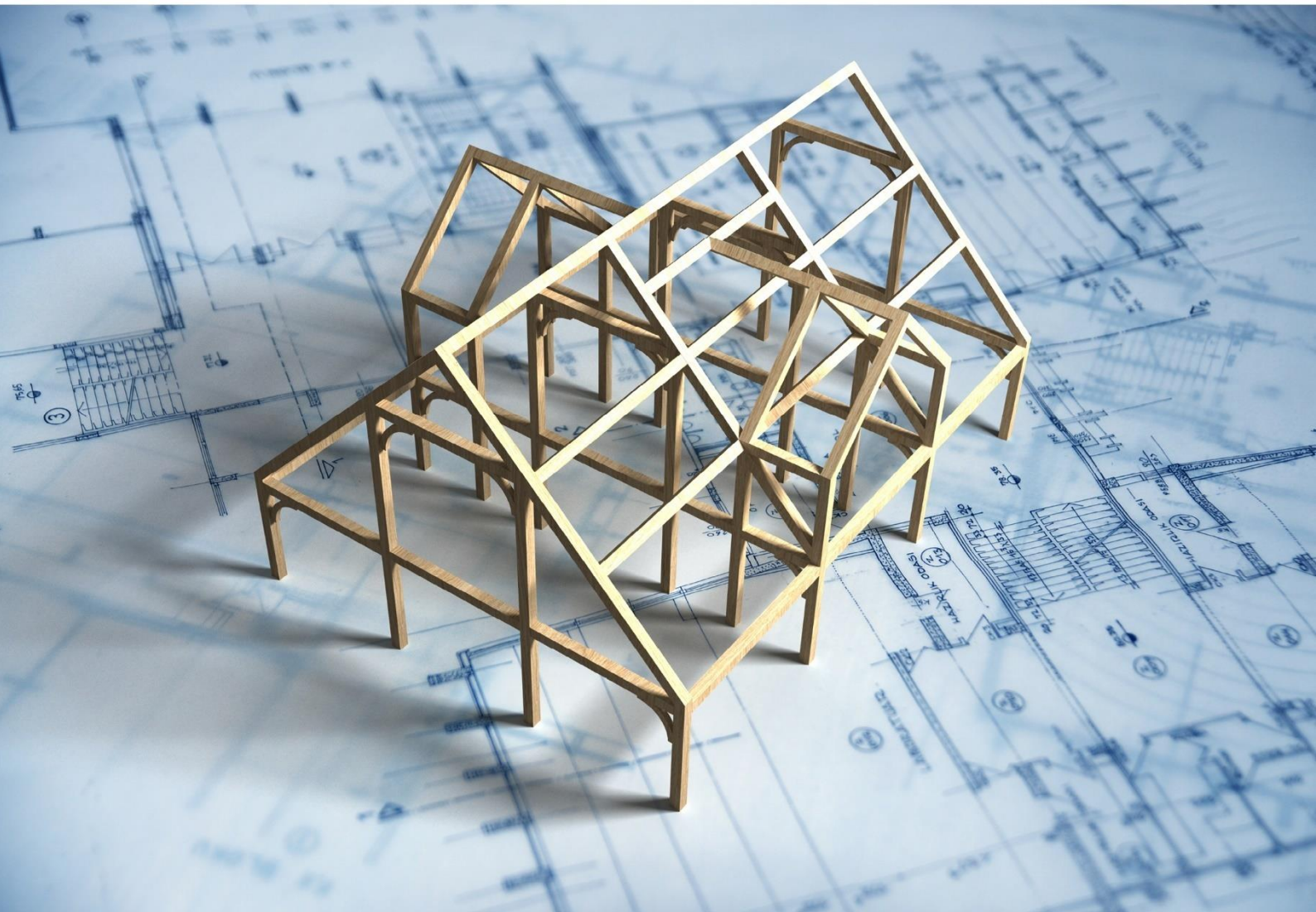


Government of South Australia

Department for Trade
and Investment

National Planning Reform Blueprint

South Australia April 2025 to
September 2025 progress report



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Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

How South Australia's strategic plans will deliver on housing supply targets

South Australia aims to accommodate 84,000 dwellings, contributing to the 1.2 million National Housing Accord target. This equates to approximately 16,800 dwellings (gross) per year. The current annual average build rate is 10,800 dwellings, resulting in a net gain of 8,820 dwellings per year.

Delivered:

- Greater Adelaide Regional Plan published (March 2025), replacing the 30 Year Plan for Greater Adelaide 2017 Update.
- Identification of additional growth opportunities to deliver targeted housing supply.
- Release of updated Land Supply Dashboard for Greater Adelaide.

In Progress:

- Preparation of six country regional plans for release in 2025.
- Enhancement of the Land Supply Dashboard as part of the Urban Monitoring Program.
- Ongoing stakeholder engagement and infrastructure coordination.

Planned:

- Continuous updates to digital regional plans with contemporary data.
- Further integration of infrastructure capacity data and development trends.

Land Supply and Infrastructure

In Greater Adelaide, there's sufficient zoned land for the required growth (2025-2030) as identified in the [Land Supply Report for Greater Adelaide - Residential - July 2023 report](#). However, infrastructure coordination will need to be prioritised to enhance the supply of development-ready lots. A new Greater Adelaide Regional Plan has been delivered, replacing the [30 Year Plan for Greater Adelaide 2017 Update](#). It has identified additional growth opportunities to deliver the targeted housing supply. Country regions have ample land, requiring upfront government investment due to private

developers' reluctance, economic limitations and infrastructure issues. Strategic plans ensure the allocation of land aligns with housing supply targets.

Digital Regional Plans

The Greater Adelaide Regional Plan (GARP) was published on 17 March 2025 as Australia's first fully digital regional plan. Six country regional plans are being prepared for release in 2025. These plans integrate land use, transport, and infrastructure planning for the next 30 years, explicitly addressing the allocation of land for housing and employment land supply targets. The digital regional plans will be constantly updated with contemporary data and information to ensure their relevance in time, and provide a single source of truth for all state agencies and local governments to work from when developing and delivering their own strategic plans.

Stakeholder Engagement

Consultations on the Greater Adelaide Regional Plan showcased a commitment to inclusive engagement, encouraging informed debate on sustaining future growth. Collaboration with state agencies, local government, regional bodies and industry groups ensured a comprehensive and diverse input for the strategic plans. Community feedback was garnered through online and in-person events across the region and the YourSay platform was utilised to harness written feedback.

Infrastructure Coordination and Progress Tracking

A new digital suite of tools, including a residential land development dashboard, facilitates coordination and monitoring. The Land Supply Dashboard is a public resource that provides detailed information about land supply, housing activity and urban development patterns across Greater Adelaide. The dashboard aims to achieve a shared understanding of community, consumer and industry needs, ultimately leading to greater transparency, improved housing supply and affordability over time: [PlanSA Land Supply Dashboard \(geodata.sa.gov.au\)](https://geodata.sa.gov.au).

The Land Supply Dashboard is currently being enhanced to be part of a suite of tools within an overarching Urban Monitoring Program. The Urban Monitoring Program will include land supply within key regional townships, employment land supply and improved alignment with GARP. It will incorporate SA Water infrastructure capacity and provide greater detail on development trends across the state. This will be delivered in an updated user interface.

Recent Greater Adelaide Regional Plan (GARP) engagement efforts have been undertaken, recognising that the Greater Adelaide region accommodates 85% of South Australia's population and development activity (see [Land supply dashboard](#)).

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction's share of housing supply targets agreed by National Cabinet.

Summary of planning reforms

Delivered:

- Housing Roadmap announced (June 2024), with the aim to accelerate land release and implementing significant planning reforms.
- Streamlined code amendment process and tracking system introduced.

In Progress:

- Largest residential land release in SA history, targeting delivery of over 25,000 homes.
- Encouragement of consolidation of local government assessment panels and planning departments.
- Activation of existing land holdings for housing growth.
- Modernisation projects and infrastructure investments underway.

Housing Roadmap

Enacted

[A Better Housing Future | Department of Treasury and Finance](#)

On 25 June 2024, the Premier of South Australia announced the Housing Roadmap, a comprehensive strategy designed to meet the housing supply targets agreed by the National Cabinet. This initiative is set to transform the housing landscape in South Australia by accelerating land release and implementing significant planning reforms.

The South Australian Government is executing the largest residential land release in the state's history, targeting the delivery of over 25,000 homes. This effort is crucial to meeting the housing supply targets agreed by National Cabinet.

To expedite the construction of new homes, the State Government has undertaken substantial reforms. In 2021, South Australia introduced the Planning and Design Code, alongside PlanSA, Australia's first fully digital, 24/7 planning system. This overhaul has streamlined the approval process, significantly reducing the time needed to approve simple applications, thus supporting the

rapid increase in housing supply. Current changes aim to further reduce approval timelines by up to 18 months, aligning with the urgent need to meet housing supply targets.

Key reforms include a streamlined code amendment process, transparent tracking of code amendments, an outline consent assessment tool, faster land division assessments, real property reforms, and automated planning decisions based on set criteria. The government is also encouraging the consolidation of local government assessment panels and planning departments and activating existing land holdings to maximise their use.

The Housing Roadmap includes significant investments in public housing, modernisation projects, and the infrastructure necessary to support housing growth, particularly in Adelaide's greater north. These initiatives are designed to ensure that the State's planning and zoning efforts directly contribute to meeting the National Cabinet's housing supply goals.

The Roadmap also includes measures such as abolishing stamp duty for first-time home buyers, banning rent bidding, and expanding eligibility for Private Rental Assistance. These reforms are intended to make housing more affordable and accessible, thereby furthering the State's commitment to achieving its share of national housing targets.

Summary of zoning reforms

Delivered:

- Planning and Design Code fully operational statewide (since March 2021).
- Efficient rezoning process implemented, reducing average timeframes for code amendments.
- Landowners now able to lead rezonings, unlocking land for residential and employment supply.

In Progress:

- Ongoing amendments to facilitate new housing and unlock land supply.
- Continued streamlining of rezoning and policy change processes.

Planned:

- Additional rezoning initiatives and policy improvements.
- Further enhancements to the Planning and Design Code.

Efficient rezoning process

Enacted

The [Planning and Design Code](#) (the Code) came into full effect in South Australia on 19 March 2021, bringing into effect a single source of statewide planning rules and policies.

The singularity of the Code is unique in the Australian context. Being digital in nature, it provides unparalleled accessibility of and clarity in the planning rules applying to development anywhere in

the State. As the corner piece of South Australia's planning system, it was instrumental in attracting the [Business Council of Australia's 2023](#) endorsement as the nation's leading planning system.

A range of entities, including landowners, councils, and state agencies, can now request changes to the Code via the PlanSA portal. These changes can include identification of errors, suggested policy improvements or commencing a rezoning by lodging a proposal to initiate a Code Amendment.

Allowing landowners to lead rezonings unlocks land capable of contributing towards residential and employment land supply. Additionally, it frees councils and other public agencies to focus on strategic initiatives and policy reform. Councils will also no longer be compelled to lead Code Amendments that aren't in their strategic interests, freeing up council resources for other community focussed projects.

The new planning system has significantly reduced the timeframe to undertake a rezoning or policy change. From submission to determination, a state-led Code Amendment averages approximately 15 months and a third-party (privately led) Code Amendment averages approximately 22.8 months (from submission, through the initiation, investigation, engagement to final determination). The fastest Code Amendment was completed in just 26 weeks. The previous average timeframe was 29 to 37 months. Approximately 23 percent of code amendments have been completed within 12 months.

The expedited rezoning of land by landowners, with Ministerial approval, will continue to streamline planning policy changes to facilitate new development. The ability to rezone around land within a 12-month timeframe reflects a responsive and efficient approach, facilitating the swift implementation of housing supply targets.

The expected impact on planning frameworks aligns with the Government's commitment to meeting National Cabinet agreed housing supply targets. These reforms aim to create a more dynamic and adaptable planning environment, fostering the necessary conditions for the targeted increase in affordable housing outcomes and supporting the broader goals of sustainable urban development.

Another key benefit of the move to state-wide planning rules and policies for the regions is that reform to planning policy is easier to facilitate.

Previously, state-wide reform required amendment of 72 different Development Plans. This was highly complex, difficult to resource and difficult to explain to affected communities. Now with the Code, state-wide and regional reform of policy can be focused on a much narrower number of policies to realise reform objectives.

Streamlined pathways for housing

Enacted

The [Planning and Design Code](#) (the Code) provides a single state-wide set of planning rules and policies, replacing the existing system of 72 development plans for individual local government areas.

Introduction of a series of standardised zones and subzones to facilitate new housing has provided opportunities for new streamlined assessment pathways. In former development plans, there were over 450 residential policy variations (85 different residential zones with 411 variations through policy areas and precincts), with complying pathways for new dwellings primarily achieved through legislative intervention.

The Code now provides 21 'neighbourhood-type' zones to cater for the range of primarily residential areas. Most zones provide streamlined 'deemed-to-satisfy' pathways for new dwellings, including residential infill subdivisions providing medium density housing, to provide for guaranteed planning consent within 5 business days of lodgement. Assessment of these deemed-to-satisfy dwellings can also be undertaken by a range of Accredited Professionals, not just the local council.

Recent amendments to the PDI Regulations provide for an accepted pathway for dwellings in greenfield areas where prescriptive criteria are met.

In master planned/greenfield areas, an 'Accepted' pathway is available for new housing to avoid the need for planning consent altogether when dwelling parameters are agreed on at the master planning stage (see discussion under [Building Envelope Plans](#) further in this document).

Summary of land release reforms

Delivered:

- Amendments to the Planning, Development and Infrastructure Act 2016 to vary Environment and Food Production Areas (EFPA) (May 2025).
- Rezoning of Onkaparinga Heights and other key areas, enabling thousands of new homes.
- John Rice Avenue, Elizabeth South Residential Code Amendment finalised.

In Progress:

- Concordia Code Amendment adopted; infrastructure planning being finalised.
- Sellicks Beach and Dry Creek Code Amendments under investigation and public consultation.
- Smithfield Regeneration Code Amendment framework development.

Planned:

- Finalisation of Playford Alive East and Seaton Code Amendments.
- Further code amendments to support additional housing supply.

Legislative Reform

On 22 May 2025, amendments were made to the *Planning, Development and Infrastructure Act 2016* to vary the Environment and Food Production Areas (EFPA). The variations align with the Greater Adelaide Regional Plan that was released on 17 March 2025 and allow for the potential to accommodate approximately 61,500 new dwellings in greenfield land supply in various areas North and South of Adelaide, as well as in Murray Bridge.

The potential expansions for each area are:

- Roseworthy and Two Wells: 43,800 houses
- Murray Bridge: 10,400 houses

- Victor Harbor and Goolwa: 7,000 houses

Under the new legislation, land removed from the EFPA will be subject to a Limited Land Division Overlay, preventing unplanned fragmentation and ensuring rezoning occurs in a staged, infrastructure-ready manner.

Code amendments

Program of State-led land release Code amendments

In early 2023, the State Government announced the fast tracking of the single biggest land release in South Australia's history.

Several state significant Code Amendments, led the Chief Executive of the Department for Housing and Urban Development are being progressed and are outlined below.

Rezoning of all these new growth areas has the potential to deliver approximately 25,000 new houses to contribute to housing supply targets.

Onkaparinga Heights

235 hectares of land at Onkaparinga Heights was rezoned in early 2023 to allow for the development of up to 2,000 new houses.

The Government is currently delivering up to 1,000 homes across 68 hectares of greenfield land, complementing developments already underway at Noarlunga and undergoing planning at Aldinga. This release constitutes approximately half of the potential new homes for the area, with an adjacent site earmarked for a further 1,000 homes to be delivered through private development.

Concordia Code Amendment

The Concordia Code Amendment led by the State Government facilitates the development of around 10,000 to 12,000 new homes across 995 hectares of land.

The Code Amendment was adopted in September 2025, and infrastructure planning for the site is being finalised through an infrastructure scheme.

Sellicks Beach Code Amendment

The Sellicks Beach Code Amendment is being led by the State Government and has the potential to accommodate up to 1,700 new homes across approximately 130 hectares of land. The Code Amendment was released for public consultation in September 2025.

Dry Creek Growth Area

The Dry Creek Growth Area is being led by the State Government and covers an area of approximately 832 hectares and provides the opportunity to accommodate approximately 15,000 new homes. Investigations to inform the Code Amendment are underway.

John Rice Avenue, Elizabeth South Residential Code Amendment

The John Rice Avenue Elizabeth South Residential Code Amendment led by the State Government has now been finalised and adopted by the Minister for Planning. The amendment rezoned vacant land to facilitate medium density residential development. The Amendment provides greater housing diversity and could accommodate in the range of 260-520 dwellings.

Smithfield Regeneration Code Amendment

Led by the State Government, the Smithfield Regeneration Code Amendment proposes to introduce sustainable long term policy framework that encourages medium-high density residential and mixed-use activity. The framework will be designed to encourage the innovative regeneration of the precinct into the future. The yield and final density will depend on the zone selection; however, the proposal could accommodate upwards of 2500 dwellings. Investigations to inform the Code Amendment are underway.

Playford Alive East Code Amendment

The State Government is progressing the Playford Alive East Code Amendment which is proposing to rezone approximately 7.6 hectares of land to support the broader Playford Alive project, which will deliver 1300 residential allotments over the next 8 years. The Code Amendment was released for public consultation in August 2025 and is now being finalised.

Seaton Code Amendment

The Seaton Code Amendment is being led by the State Government and seeks to rezone land in Seaton to enable a medium-density master planned development. The Code Amendment underpins an urban renewal project which is currently underway and will deliver houses over several stages.

Other Code Amendments providing housing

Progressed

There are approximately 36 Code Amendments initiated and under consideration with proposed policy supporting the opportunity for thousands of new homes, 9 of which were determined in the reporting period.

Key areas under investigation for rezoning include land at Port Stanvac, Smithfield, Fisherman Bay, Murray Bridge, Renmark, St Clair, Keswick and Golden Grove.

These Code amendments are expected to deliver:

- Diversification of housing stock, emphasising medium to high-density.
- Increased collaboration among government, private developers, and communities.
- Accelerated housing delivery through streamlined processes.
- Inclusion of affordable housing within developments.

These initiatives collectively demonstrate a streamlined and collaborative approach to planning and development, ensuring alignment with and surpassing the South Australia's share of the National Cabinet's housing supply targets.

The following Code Amendments have been recently finalised or are in progress to provide land for additional housing supply in inner and outer metropolitan Adelaide:

Thebarton Brewery Precinct Code Amendment

The former West End Brewery site at Thebarton was rezoned on 7 December 2023 to allow for medium to high rise residential development along with supportive retail and commercial uses.

The State Government (through its lead development agency Renewal SA) purchased the 8.4-hectare site to deliver up to 1,300 new dwellings, 20% of which will be affordable. Detailed master planning commenced in 2024.

Inner West Code Amendment

Subsequent to the Thebarton Brewery Precinct Code Amendment, this Code Amendment is being led by the State Government to look more broadly at housing opportunities in the inner western parts of Adelaide that have been earmarked for State Significant Infill. Investigations are underway, and changes could include increased building height allowances and mixed use zoning to maximise housing opportunities in existing commercial areas.

Goolwa North Code Amendment

The Goolwa North Code Amendment is being led by a private proponent and will facilitate the development of around 2,500 new homes across 241 hectares.

The Code Amendment concluded community and stakeholder engagement on 17 December 2023 and is now with the proponent to progress further.

Golden Grove Neighbourhood Code Amendment

The Golden Grove Neighbourhood Code Amendment is being led by a private proponent and will facilitate the development of around 340 new homes across 56 hectares.

The Code Amendment concluded community and stakeholder engagement on 8 September 2023 and is now with the proponent to progress further.

Murray Bridge Residential Growth Areas Code Amendment

The Murray Bridge Residential Growth Areas Code Amendment, led by the City of Murray Bridge, will facilitate unlocking 97.5 hectares of land for residential development.

The proposed amendment will support low to medium density housing to be built in the future and includes the Affordable Housing overlay. The affordable housing overlay requires development resulting in more than 20 allotments to include 15% housing that is affordable. The Infrastructure Scheme to support the Code Amendment is being progressed to allow the Code Amendment to be completed.

Glenside Urban Corridor (Living)

The Glenside Urban Corridor (Living) Code Amendment, privately led by Cedar Woods increases the maximum building height within the Glenside Development. The broader Glenside Development is 16.5 hectares and once complete, will accommodate approximately 1000 homes consisting of townhouses and apartments. Glenside is recognised as one of several State Significant Infill Areas with the Regional Plan and presents an opportunity for strategically located infill of medium to high density.

Summary of density and other reforms

Delivered:

- Affordable Housing Overlay review completed.
- Housing Roadmap strategic reforms announced.
- Introduction of new pathways for high-density housing in well-connected areas.

In Progress:

- Structure planning guidelines and Accommodation Diversity Code Amendment under development.
- Enhancement of housing diversity through Future Living Code Amendment.

Planned:

- Rollout of design standards and further identification of higher density development opportunities.
- Expansion of affordable housing initiatives.

Housing Roadmap

In June 2024, the Premier of South Australia announced the Housing Roadmap as part of the government's broader commitment to addressing the state's housing needs. This Roadmap is designed to deliver the largest residential land release in the state's history, targeting the construction of over 25,000 homes. The initiative aims to streamline the planning process, reduce approval timelines, and accelerate housing delivery, directly supporting the state's affordable housing goals. The Housing Roadmap's strategic reforms are expected to complement and reinforce the objectives outlined in 'A Better Housing Future' and the 2023-24 Budget.

A Better Housing Future and 2023-24 Budget

The Government has identified a range of short- and medium-term projects to fully deliver its per capita commitments to the 10,000 additional affordable housing outcomes.

In February 2023, the State Government released its plan for A Better Housing Future, which is intended to deliver more social and affordable houses, more affordable rental opportunities, and more support for people to buy a home. It will also provide more social and affordable houses in the

regions and greater support for regional communities to pursue housing projects that meet their needs.

The 2023-24 Budget provided further support to accelerate the supply of housing, including support for first homebuyers buying new homes, which is intended to encourage the supply of housing.

Additionally, the Government is making a record \$1.5 billion investment in water and wastewater infrastructure to address significant constraints, removing critical barriers to the construction of new homes across the state. This investment will unlock an estimated 40,000 new homes, including 17,000 in greenfield growth areas such as Adelaide's north. It includes capacity increases at the Bolivar Wastewater Treatment Plant, upgrades to wastewater pump stations and sewer networks, new and duplicated water trunk mains, and improvements to water infrastructure and storage facilities in South Australia's regions.

Affordable housing commitments:

The introduction of 'A Better Housing Future' plan signals a proactive shift toward delivering more social and affordable houses. This commitment is likely to influence planning frameworks, prompting adjustments to accommodate the targeted increase in affordable housing outcomes.

Regional housing focus:

The emphasis on supporting regional communities and facilitating housing projects aligned with their unique needs is expected to reshape regional planning frameworks.

This regional focus aims to decentralise housing initiatives, fostering a more equitable distribution of social and affordable housing.

Budgetary support for housing supply:

The budgetary support allocated in the 2023-24 Budget, particularly for first homebuyers purchasing new homes, is anticipated to stimulate housing supply. This financial backing is likely to impact planning frameworks by encouraging the development of new housing projects and creating a supportive environment for the real estate market.

Measure 4

Planning Ministers will identify well-located 'development ready' land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

Key findings from a development ready land stocktake¹

Delivered:

- Updated estimates of residential dwelling yield for key greenfield and strategic sites in Greater Adelaide (June 2025).
- Release of Land Supply Dashboard (March 2024) for Greater Adelaide.

In Progress:

- Enhancement of Land Supply Dashboard as part of Urban Monitoring Program.
- Improved monitoring and reporting of development-ready land.

Planned:

- Expansion of dashboard coverage to regional townships and employment land supply.
- Integration of SA Water infrastructure capacity data.

Review of land supply in Greater Adelaide has estimated the following potential residential dwelling yield for key greenfield and key strategic sites (noting this is not a comprehensive coverage of Strategic Infill development and City of Adelaide and general infill development potential has not been included):

Greater Adelaide sub-regions	Housing Ready (June 2025) Allotments have been issued with a title and are ready for dwelling construction	Proposed Lots with development approval (June 2025) Allotments which have development approval	Proposed Lots under assessment (June 2025) Allotments which have been proposed and are currently under assessment
Northern Plains Barossa	289	1,125	203
Outer North	1,953	11,321	4,796
Outer South	230	906	861

¹ For the purpose of this report it is assumed that development ready means land with infrastructure that is ready to sell and/or construct

Greater Adelaide sub-regions	Housing Ready (June 2025) Allotments have been issued with a title and are ready for dwelling construction	Proposed Lots with development approval (June 2025) Allotments which have development approval	Proposed Lots under assessment (June 2025) Allotments which have been proposed and are currently under assessment
Adelaide Hills	1,035	2,522	1,250
Fleurieu Peninsula	907	1,057	515
Murray Bridge	276	961	128
Inner Metro (excl. City of Adelaide)	112	809	0
Adelaide West	430	1,256	0
Inner North	185	444	0
Inner South	173	686	0
Greater Adelaide Planning Region total	5,590	21,087	8,110

The government's commitment to housing supply is integral to the ongoing development of seven regional plans, including the Greater Adelaide Regional Plan. These plans, presented in a digital format, provide a clear spatial representation of potential growth areas, hazards, and areas requiring protection. The Greater Adelaide Regional Plan was released in March 2025.

Improved monitoring of development ready land

A key election commitment of the Malinauskas government is to deliver improved methods for monitoring and communicating urban development patterns and activity across South Australia. This information will help to achieve a shared understanding of the state of the land supply market and ultimately lead to improved housing supply and affordability over time.

Land Supply Dashboard

A crucial element of this commitment is the release (March 2024) of a residential [Land Supply Dashboard](#) for Greater Adelaide. This on-line resource provides detailed information about land availability, housing supply and urban development patterns across Greater Adelaide. It is the only interactive visual platform of its type in the country.

The Land Supply Dashboard aims to achieve a shared understanding of community, consumer and industry needs, ultimately leading to greater transparency, improved housing supply and affordability over time.

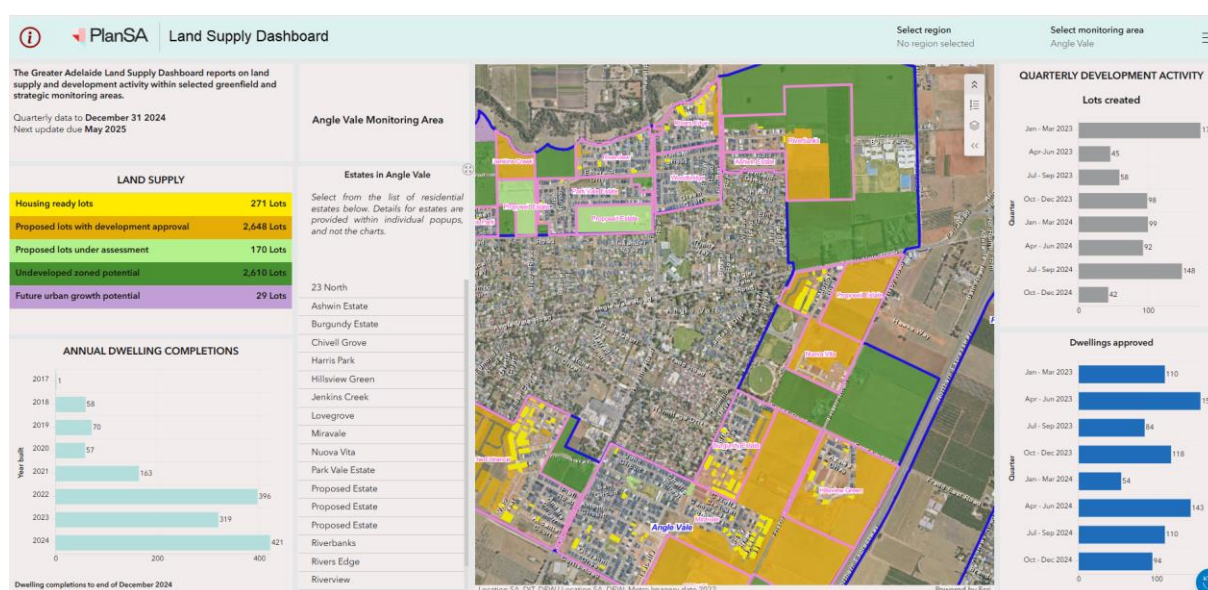
The Land Supply Dashboard is currently being enhanced to be part of a suite of tools within an overarching Urban Monitoring Program. The Urban Monitoring Program will include land supply within key regional townships, employment land supply and improved alignment with the Greater Adelaide Regional Plan. It will incorporate SA Water infrastructure capacity and provide greater detail on development trends across the state. This will be delivered in an updated user interface.

Currently focusing on the Greater Adelaide planning region, the dashboard incorporates existing land supply data and the latest land division and development application data. To provide an improved understanding of the amount of land available for near term housing construction, land supply data has been divided into five categories:

Housing ready lots	Allotments in land divisions that have been lodged for titling or have an issued land title.
Proposed lots with development approval	Allotments in land divisions that have granted development approval but don't yet have a title.
Proposed lots under assessment	Allotments in land divisions that have been lodged and are currently under assessment.
Undeveloped zoned potential	An estimate of lots from land zoned for residential use but currently without an active land division application.
Future urban growth potential	Land not currently zoned but identified for future residential growth.

The image below shows the dashboard layout and the level of detail available for key development fronts.

Figure 1: Land supply dashboard



Reporting of development ready land

The Greater Adelaide Regional Plan will report on the extent of development ready allotments to ensure a rolling 15-year supply of zoned residential land within Greater Adelaide Planning Region.

Where infrastructure schemes are in use, the infrastructure scheme coordinator established under the *Planning, Development and Infrastructure Act 2016* is tasked to ensure infrastructure planning and funding for these growth areas are built in a sequenced timeframe to allow for serviced housing delivery. The Coordinator will monitor the costs of infrastructure on a 12 monthly basis as delineated in the statutory infrastructure schemes which are adopted by the Minister for Planning and outline the infrastructure contribution costs required to build the growth areas.

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Zoning, planning and other amendments to support dense, well-located housing

Delivered:

- Future Living Code Amendment adopted (April & August 2025), enabling delivery of smaller housing options.
- Increased housing diversity and density in Adelaide CBD and Urban Corridor Zones.

In Progress:

- Accommodation Diversity Code Amendment under public consultation (Dec 2024–Feb 2025).
- Identification of additional opportunities for higher density development.

Planned:

- Further amendments to Planning and Design Code to support diverse housing.
- Expansion of co-located and co-living housing typologies.

Also see Measure 3 - Streamlined pathways for housing

Increased housing diversity and density

There is substantial capacity for additional high-density housing in the Adelaide CBD, the Urban Corridor Zones radiating out of the CBD and the Activity Centre Zones distributed throughout Greater Adelaide. All these areas enjoy strong connections with public transport, other services and amenities and job concentrations.

In addition, previous planning reforms in South Australia have enhanced opportunity for housing diversity by building in pathways for housing diversity in the standardised neighbourhood zones.

The State Planning Commission's Future Living Code Amendment will enhance housing diversity by enabling the delivery of smaller housing options in established suburbs in existing suburban environments. The first part of this, which introduced a definition for the new smaller housing

typology of 'co-located housing' and guiding policy to the Planning and Design Code, was adopted by the Minister for Planning late April 2025. The second part, which spatially identified the areas in which co-located housing is envisaged, was adopted by the Minister late August 2025.

The State Planning Commission's Accommodation Diversity Code Amendment, a draft of which was released for public consultation between December 2024 and February 2025, proposes:

- changes to the Planning and Design Code's apartment design policy (including removal of minimum apartment floor area measures and the option of investing in communal amenities like rooftop gardens and barbeque areas in place of private balconies) to enable greater choice and flexibility
- introduction of a definition for a new 'co-living' typology of housing to the Planning and Design Code that relies on shared facilities such as common kitchens or bathrooms
- increased building heights (up to 6 levels) for retirement living and supported accommodation developments on large sites.

Additional opportunity for higher density development will be explored and identified through the preparation of Regional Plans.

These pathways to increase housing density are expected to provide:

- **Increased housing diversity:** This includes high-density housing in well-connected areas, diverse options within standardised neighbourhood zones, and the integration of secondary dwellings in established suburbs.
- **Improved affordability:** By promoting diverse housing options, there is potential for increased affordability as a range of housing types cater to varying budgets and preferences.
- **Strategic growth:** The focus on well-located areas close to existing infrastructure and amenities ensures strategic growth, fostering sustainable and connected communities.

Overall, the expected impact is a more flexible, diverse, and strategically located housing landscape, addressing the diverse needs of the population and contributing to meeting housing supply targets.

Reforms to non-planning barriers preventing a diversity of housing

Delivered:

- Growth and Infrastructure Coordination Unit (GICU) set up to drive residential developments.

In Progress:

- Preparation of South Australia's first infrastructure scheme guidelines.
- Coordination of utilities and public infrastructure for future communities.

Planned:

- Implementation of dynamic structure plans within Regional Plans and digital platform.
- Further regulatory changes to support diverse housing.

Also see Measure 3 - Efficient rezoning process.

Infrastructure planning

The State Government has set up the Infrastructure Coordination Group with representation from all key government agencies. The group facilitates strategic infrastructure planning across South Australia's growth areas to ensure cross government coordination of major social and physical infrastructure.

The State Government is proactively addressing non-planning barriers to enhance housing diversity in South Australia. By establishing the Infrastructure Coordination Group, which includes key government agencies, the government aims to facilitate strategic infrastructure planning. This coordinated effort ensures cross-government coordination of major social and physical infrastructure, creating an environment conducive to diverse housing options.

Structure planning

The South Australian Government has established a Growth and Infrastructure Coordination Unit (GICU) to help drive residential developments and coordinate infrastructure investment.

GICU is charged with coordinating the provision of utilities such as electricity, water and sewage and coordinating with providers for public infrastructure such as roads and schools to ensure that future communities have appropriate access to services and infrastructure. This initiative is part of the South Australian Government's Better Housing Future plan. GICU are preparing South Australia's first infrastructure scheme guidelines which will set a new standard for coordinated land use planning, and infrastructure planning. The new guidelines will be used by Government, councils and the development industry as a tool to provide a consistent and transparent approach to integrated infrastructure planning for major greenfield developments. The guidelines will also enable use of infrastructure plans within the new Regional Plans and digital platform, ensuring dynamic structure plans are available to all key stakeholders during the delivery stages of growth areas.

The infrastructure scheme planning guidelines will further contribute by providing a consistent and transparent approach to integrated planning, fostering a conducive environment for diverse housing development across growth areas. The utilisation of structure plans within Regional Plans and a digital platform will also enhance accessibility and collaboration among key stakeholders during the growth and development stages. This holistic approach demonstrates a commitment to overcoming non-planning barriers and promoting a varied and inclusive housing stock in South Australia.

Ancillary accommodation rental

The State Planning Commission has updated its Practice Direction on conditions to ensure leasing of granny flats (ancillary accommodation) is not restricted to family members. The Government has also made supporting Regulation changes to ensure any existing restrictions imposed on granny flats are lifted.

These changes are expected to open up granny flat housing stock for use by the general public, under normal tenancy arrangements. In the longer term, it is also expected to encourage construction of more of these ancillary dwellings.

Potential future reforms on building costs and trades

Cost-efficiency measures:

Initiatives are required to address building costs, encompassing material expenses and trade-related expenses. Cost-effective solutions, such as incentivising sustainable and affordable building practices, could be considered.

Material accessibility and affordability:

Reforms could address barriers related to the availability and affordability of building materials. Exploring sustainable and locally-sourced materials can contribute to both diversity and cost-effectiveness.

Skilled trades workforce development:

To address construction workforce shortages and support housing delivery, the South Australian Government is developing a Construction Workforce Plan focused on growing and diversifying the sector, including through school based programs, apprenticeships, and targeted retention initiatives. Recent measures include over 1,300 new Fee-Free TAFE places for construction courses, and the Industry Accelerated Apprenticeship Pilot launching in 2026, which will fast-track up to 1,000 apprenticeships across key trades by shortening training times and emphasising real-world, on-the-job learning. These initiatives aim to ensure a steady pipeline of skilled workers to meet the state's ambitious housing and infrastructure targets.

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Identifying barriers in development approvals

Delivered:

- Statewide Planning and Design Code providing streamlined approval processes for development.
- Majority of neighbourhood zones now provide deemed-to-satisfy pathways for a range of housing types.

In Progress:

- Assessment Improvements Code Amendment to expand streamlined pathways.

Planned:

- Further simplification of approval processes and expansion of accepted development pathways.

The SA Planning system, with the Planning and Design Code at its centre, is set up to provide consistent statewide streamlined approval processes for development.

The statewide Planning and Design Code contains 65 zones in total. These are consistent across local government area boundaries (so the same set of rules within a neighbourhood zone apply to housing irrespective of local government area). The majority of the Code's neighbourhood zones provide deemed-to-satisfy pathways for a range of housing types including housing developed by the South Australian Housing Trust and certain Community Housing providers.

Since the Code commenced operation statewide in March 2021, work has continued to identify how the availability of streamlined approval pathways for development generally but particularly housing can be increased. This work is being continued through the Assessment Improvements Code Amendment which has scope to remove exceptions to the availability of streamlined approval pathways, where appropriate.

Reforms to development approvals

Delivered:

- Affordable Housing Overlay applied to new developments.
- Accepted development pathway established for greenfield and growth areas (August 2023).

In Progress:

- Enhancement of outline consent and design standards.
- Consultation on first version of design standard for land divisions in greenfield areas.

Planned:

- Expansion of streamlined pathways and adoption of updated design standards.
- Further improvements to approval timelines and processes.

Reforms to social and affordable housing approval pathways

The Planning and Design Code contains an Affordable Housing Overlay. In areas where the Overlay applies, new developments for 20 or more dwellings or residential allotments are required to provide a minimum of 15% affordable housing. The Overlay also provides incentives for developments where increased density, increased building heights and reduced on-site car parking can be incorporated in proposals for affordable housing.

The Affordable Housing Overlay requires the provision of affordable housing, however it is acknowledged that more work is needed to be undertaken to ensure dwellings can practically meet the affordable housing price point, particularly in inner suburban areas. Accordingly, the Affordable Housing Overlay and the concept of inclusionary zoning works in tandem with other reforms to increase housing diversity and supply, such as exploring alternative housing forms.

Reforms addressing barriers to the timely issuing of development approvals

Accepted pathways

In August 2023 the South Australian Government established an accepted development pathway for new dwellings in greenfield and growth areas. The new pathway allows houses that meet several basic requirements to bypass the planning consent process.

The accepted development pathway is available State-wide in identified greenfield and growth zones.

It is anticipated that the streamlined new pathway will save up to 1 week in approval times for new houses in growth areas.

Building Envelope Plans

An Accepted development pathway has also been created for new dwellings in master planned areas where they meet an approved Building Envelope Plan (BEP) and other criteria in the Planning and Design Code.

This means that new dwellings which comply with the criteria do not require planning consent where the council has already approved a BEP for an area.

Where a BEP has been approved and published on the PlanSA portal, this allows the matters approved in the BEP to take precedence over the criteria in the zone. This applies to matters such as building setbacks and building height.

The impacted area will be state-wide but limited to master planned zones applying to broad-hectare, greenfield and urban renewal subdivisions.

Assessment of homes in master planned areas undertaken at the land division stage, avoiding the need for individual planning consents, streamlining the approval process for new homeowners.

Outline Consent

Outline consent is a new planning tool within the South Australian planning system. It provides a flexible assessment approach to enable an applicant to obtain an early decision on specific aspects of a development proposal.

In this more flexible process, the assessor does not require detailed information on all aspects of a development proposal to be able to progress the assessment of a project. 'In principle' agreement enables a provisional/outline consent, allowing proponent to provide information as the development proceeds.

The South Australian Government recognised that the outline consent process could be linked together with a code amendment/rezoning process for site-specific developments. Proponents can now submit an application for outline consent to be assessed against policy proposed through a code amendment.

It is anticipated that the streamlined new pathway will save up to 10 weeks in approval times as referrals and public notification of a development application can be undertaken at the same time as a code amendment.

Design Standards

Design standards are a new planning instrument that will complement the Planning and Design Code, with a focus on the public realm and infrastructure. Design standards will promote good design in our streets, parks and other public places, and assist to manage the interface between the public and private realm and contribute to efficiencies in the delivery of high-quality infrastructure in conjunction with development.

Design standards can be applied in relation to specific spatial layers or locations specified by the Planning and Design Code or the whole of the state in respect of a kind of development.

Design standards are informed by and integrated with the objectives of the other planning instruments that make up the South Australian planning system and seek to promote best-practice design.

The first design standard is intended to standardise civil construction requirements for land divisions within greenfield areas. Currently, standards for infrastructure such as local roads, stormwater management, drainage, gutters and footpaths vary across local councils. Consultation occurred on the first version of the design standard to set consistent engineering standards within greenfield and emerging growth areas. This is expected to result in a greater level of consistency and transparency in requirements for developers and the public and will ensure that infrastructure is constructed to the appropriate design requirement. Feedback from consultation is being considered and will be incorporated into an updated version of the Design Standard.

Code Amendment Tracker System

The newly launched the Code Amendment Tracker System (CATS) delivers a major digital upgrade to the planning system. CATS features a public-facing dashboard that provides real-time status and location information for all current Code Amendments, enhancing transparency for communities, councils, and industry stakeholders. Additionally, it offers a secure lodgement and workflow tool for councils, developers, and planning professionals to submit Code Amendments, pay fees, and track progress - streamlining the process and improving accountability across the system.

CATS supports data-driven planning and strengthens confidence in how planning changes are made and tracked, serving as a key enabler for housing delivery and system reform. This advancement builds upon the strong digital foundations established through the Planning Reform Program, including the online Planning and Design Code and a centralised, digital workflow system across the entire development lifecycle.

Streamlined Code Amendment Process

A new streamlined process has been introduced for non-complex Code Amendments, significantly reducing red tape and initiation approval timeframes. Where eligibility criteria are met, proposals can move from complexity determination to initiation determination in as little as 15 business days. This reform is expected to cut rezoning timeframes from 12-15 months down to 6-9 months, enabling faster land supply activation. The new approach provides clearer expectations for proponents, councils, and agencies, while preserving rigour in decision-making.

Land Division Assessment Panel

The Land Division Assessment Panel (LDAP) has been established to streamline land division assessments, reduce duplication, and prevent delays in the creation of new housing allotments. The LDAP steps in when councils do not meet statutory timeframes or where there are significant delays in the assessment of large-scale land divisions (20+ lots). Its aim is to ensure timely decisions on applications critical to housing supply, particularly in growth areas and master-planned developments. The panel currently assesses applications against the Planning and Design Code and, from late 2025, will also assess against the new Engineering Design Standards. The LDAP comprises professionals with experience in planning, urban design, project management, civil engineering, traffic engineering, and law.

Planning reforms to address existing development approvals which are progressing

Infrastructure

The Greater Adelaide Region has approximately 78,000 allotments zoned for residential use and in the order of 25,000 lots in proposed land divisions. Many of these areas do not yet have the required essential infrastructure such as reticulated water and sewer. Major network upgrades are required to appropriately service these areas and unlock the development potential.

To facilitate infrastructure provision, the GICU are in the process of establishing a developer contributions framework through the use of infrastructure schemes under the Planning, Design and Infrastructure Act 2016. This will allow a portion of the trunk infrastructure costs to be funded on a per lot basis to support emerging growth areas and existing land division approvals to come to market with a higher level of certainty. Significant funding is required to cash flow the extensive trunk infrastructure to ensure that the additional costs are not borne by the purchasers of the allotments or the existing water authority customers due to the need to ensure affordable housing supply.

The State Government has also setup the Infrastructure Coordination Group with representation from all key government agencies. The group will facilitate strategic infrastructure planning across South Australia's growth areas to ensure cross government coordination of major social and physical infrastructure.

The State Government is preparing South Australia's first infrastructure scheme guidelines which will set a new standard for coordinated land use planning and infrastructure planning in new greenfield developments. The new guidelines will be used by Government, councils and the development industry as a tool to provide a consistent and transparent approach to integrated planning. The guidelines will also enable use of infrastructure plans within the new Regional Plans and digital platform, ensuring dynamic structure plans are available to all key stakeholders during the delivery stages of growth areas.

South Australia's position on planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments²

South Australia already has a planning mechanism to enable the provision of affordable housing. The Planning and Design Code contains an Affordable Housing Overlay. In areas where the Overlay applies, new developments for 20 or more dwellings or residential allotments are expected to provide a minimum of 15% affordable housing. The Overlay also provides incentives for

² Where appropriate and where such zoning and planning does not add to construction costs e.g., through the use of incentives such as density bonuses

developments where increased density, increased building heights and reduced on-site car parking can be incorporated in proposals for affordable housing.

During the March 2022 State Election, an election commitment was made to commission an independent review of the *Planning, Development and Infrastructure Act 2016* and the Planning and Design Code to ensure planning decisions encourage a more liveable, competitive and sustainable long-term growth strategy for Greater Adelaide and the regions. Part of this review analysed the effectiveness of current affordable housing policy in the Planning and Design Code. The findings of this review, and the Government's response, were released on 28 March 2024. The review recommended that the Affordable Housing Overlay apply to all neighbourhood and activity centre zones. The Government supports this recommendation.

The State Planning Commission has initiated the Affordable Housing Overlay Code Amendment to progress the Expert Panel's recommendation. Investigations are underway.

Initiatives to share planning data and improve visibility of factors affecting housing delivery

The phase 1 release of the Land Supply Dashboard provides a comprehensive overview of urban development patterns, land availability, and housing completions for greenfield and major strategic infill estates across Greater Adelaide. The dashboard is unique in that it integrates development application data from the one-of-a-kind South Australian e-planning solution, with existing land and property data available through Land Services SA (LSSA).

Future iterations of the Land Supply Dashboard will introduce additional functionality and a revised interface to improve user experience. Data from infrastructure agencies will be used to establish capacity - distinguishing between land that can be serviced immediately and land that will take longer to develop. This will enable identification of development-ready land to unlock housing supply. There will be alignment with the Greater Adelaide Regional Plan, including the ability to monitor land supply and housing targets. The next phase will also expand coverage to the Upper Spencer Gulf region. See example of the Dashboard in Measure 4.

Measure 10

All levels of government will ensure the efficient use of government land, including the identification of surplus land suitable for housing and the delivery of best practice projects to support housing supply, diversity and affordability.

Well located government land suitable for housing

Delivered:

- Transfer of Keswick Barracks and Smithfield defence land to Renewal SA for redevelopment.
- Acquisition of West End Brewery site for housing development.

In Progress:

- Master planning for West End Brewery site and Smithfield redevelopment.
- Stakeholder engagement and preservation of historic structures.

Planned:

- Delivery of best practice projects to support housing supply, diversity, and affordability.
- Further identification and redevelopment of surplus government land.

Renewal SA is poised to drive transformative redevelopment initiatives following the recent agreement between the Commonwealth and the Government of South Australia. The Keswick Barracks and a parcel of defence land at Smithfield, encompassing 12.81 hectares and 33.5 hectares respectively, have been transferred to Renewal SA.

Best practice examples

Case Study – Smithfield site

In Smithfield, the 33.5-hectare greenfield site, within walking distance of key amenities, is earmarked for large-scale housing outcomes. Over 40% of the development will target affordable housing, contributing to economic opportunities and community development in the northern suburbs.

For more information see: <https://renewalsa.sa.gov.au/news/land-secured-for-urban-renewal-projects-at-keswick-and-smithfield-as-aucus-land-transfer-agreement-formalised>

Case Study – West End Brewery site

Another exemplar of repurposing government-owned land to address housing needs is the former West End Brewery site acquisition, strategically located just 2km from the CBD. This 8.4-hectare parcel, acquired for \$61.5 million, will undergo meticulous master planning to deliver over a thousand homes, with at least 20% earmarked for affordable housing. The project, under Renewal SA's leadership, epitomises best practices, emphasising community outcomes over profit. Preservation of historic structures, thorough stakeholder engagement, and adherence to a government-led delivery model are integral aspects. The \$1 billion investment is estimated to generate 4,000 jobs during construction, contributing to economic growth. This initiative aligns seamlessly with the government's commitment to efficient land use, housing diversity, and affordability.

For more information: <https://www.premier.sa.gov.au/media-releases/news-items/1000-new-homes-for-west-end-brewery-site>

Other Exemplar projects

- i. Critical land in Adelaide's north and south is being released to allow the development of nearly 2000 new homes [Critical housing and land supply fast-tracked | Premier of South Australia](#)
- ii. Single largest release of residential land in the state's history – set to deliver at least 23,700 more homes for South Australians [Record land release to pave the way for more accessible and affordable homes | Premier of South Australia](#)