



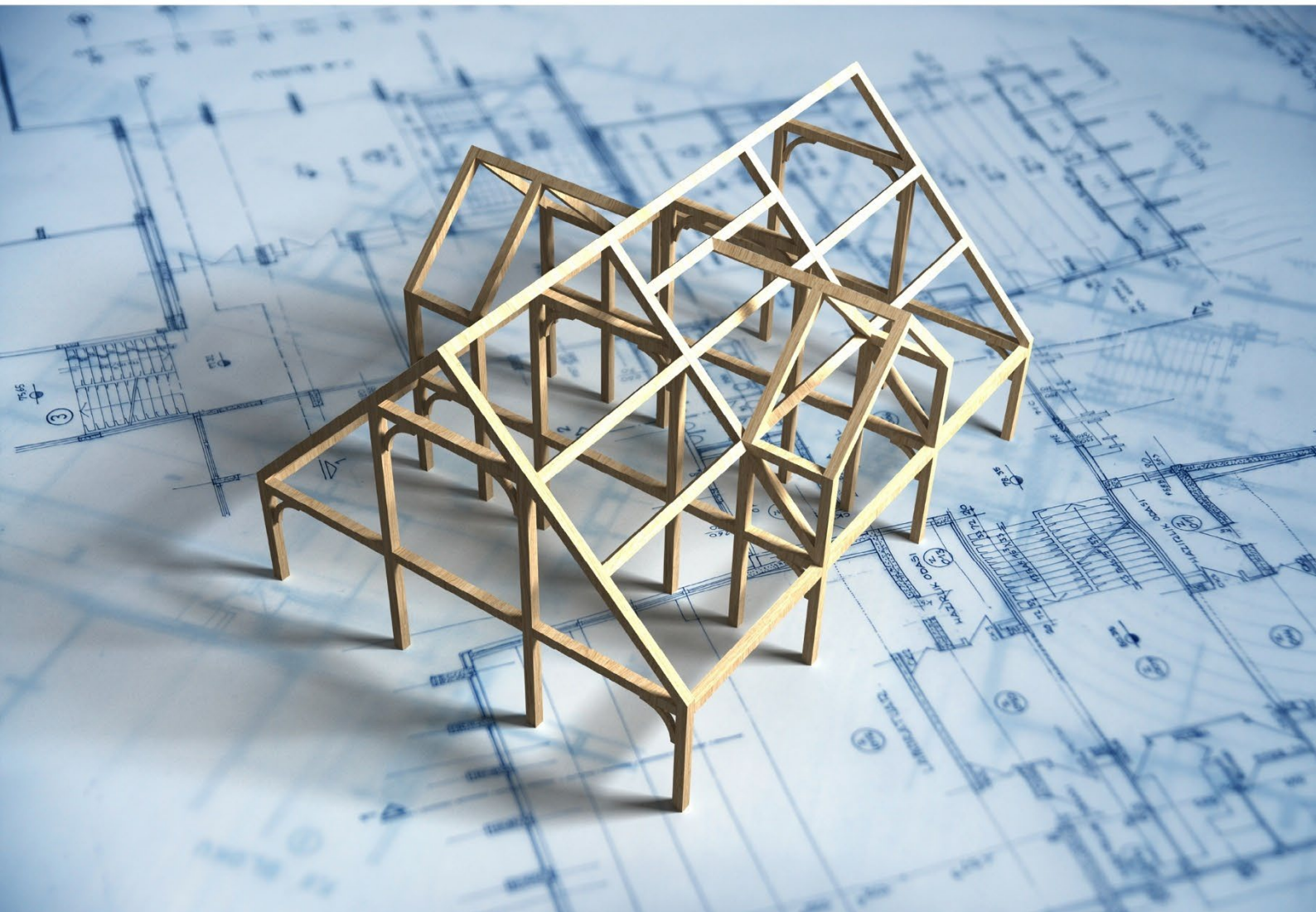
**Government of South Australia**

Department for Trade  
and Investment

# National Planning Reform Blueprint

South Australia March 2024

progress report



# Contents

<b>Contents</b> .....	<b>iii</b>
<b>Measure 2: Strategic plans and housing supply targets</b> .....	<b>1</b>
<b>Measure 3: Zoning, planning, land release and other reforms</b> .....	<b>3</b>
Summary of planning, zoning and land release reforms.....	3
Code amendments.....	5
Summary of other reforms.....	7
<b>Measure 4: Development ready land</b> .....	<b>9</b>
Key findings from a development ready land stocktake.....	9
<b>Measure 5: Promoting dense, diverse housing</b> .....	<b>12</b>
Zoning planning and other amendments to support dense, well located housing .....	12
Reforms to non-planning barriers preventing a diversity of housing .....	13
Potential future reforms on building costs and trades .....	14
<b>Measure 6: Accelerated development and approval pathways</b> .....	<b>15</b>
Reforms to development approval pathways.....	15
Existing development approvals which have not been acted upon, and barriers to delivering approved housing.....	16
Reforms to social and affordable housing approval pathways.....	16
Initiatives to share planning data and improve visibility of factors affecting housing delivery.....	17
Planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments .....	17
<b>Measure 10: Government land</b> .....	<b>19</b>
Well located government land suitable for housing.....	19
Best practice examples of developing government land .....	19
Case Study – Keswick Barracks site .....	19
Case Study – West End Brewery site.....	20



## 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.

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 10,000 dwellings, resulting in a net gain of 9,000 dwellings per year.

### Land Supply and Infrastructure

In Greater Adelaide, there's sufficient zoned land for the required growth (2024-2029) 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 is being prepared to replace the [30 Year Plan for Greater Adelaide 2017 Update](#), which will identify enough capacity of zoned and urban land to deliver the targeted housing supply. Country regions have ample land, requiring upfront government investment due to private developers' reluctance. Strategic plans ensure the allocation of land aligns with housing supply targets.

### Digital Regional Plans

The State Planning Commission is developing digital Regional Plans by mid-2025. These plans integrate land use, transport, and infrastructure planning for the next 30 years, explicitly addressing the allocation of land for housing supply targets. The first draft Regional Plan in a digital format was released for community and stakeholder engagement in March 2024 and is available [here](#). A residential land development dashboard ensures timely, transparent, and interactive data to inform government, industry, and councils. For more information, read the [Discussion Paper | Regional Planning Program](#).

### Stakeholder Engagement

Recent consultations on the Greater Adelaide Regional Plan showcase a commitment to inclusive decision-making, encouraging informed debate on sustaining future growth. The State's collaboration with local government and regional bodies ensures input into strategic plans, fostering a comprehensive approach.

### Infrastructure Coordination and Progress Tracking

A new digital suite of tools, including a residential land development dashboard, facilitates coordination and monitoring. The recently launched Land Supply Dashboard is a public resource that provides detailed information about land availability, housing supply 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)

Recent GARP (Greater Adelaide Regional Plan) 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 share of housing supply targets agreed by National Cabinet.

### Summary of planning, zoning and land release reforms

#### Efficient rezoning process

##### *Enacted*

The new [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. The previous average timeframe was 29 to 37 months, and now it is currently averaging approximately 12 months (57 weeks).

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 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' 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).

## Ancillary Accommodation, Student Accommodation and Build to Rent Housing

*These amendments are being progressed as a high priority through 2024.*

Recent changes made to support the development and private rental of ancillary accommodation are:

- Changes to [Practice Direction 12 \(Conditions\)](#) that prohibit relevant authorities from imposing conditions on planning consents that restrict or prevent ancillary accommodation being rented or leased to third parties
- Amendment of the *Planning, Development and Infrastructure (General) Regulations 2017* to nullify existing conditions on planning consents that limit or restrict the ability for ancillary accommodation to be rented or leased by third parties.

These changes enable a greater number of 'granny flats' to be made available to the rental market.

These changes are to be built upon by an 'Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment' and an 'Accommodation Diversity' Code Amendment having scope to adjust the policy settings applying to ancillary accommodation. The first will review the existing definitions of ancillary accommodation and student accommodation to enable both forms of

accommodation to be self-contained. The second will consider policy adjustments to support the development of self-contained ancillary accommodation and student accommodation as well as establishment of a policy framework for the assessment of Build-to-Rent housing as a distinct “development type” with suitable tailored policy and assessment pathways in suitable zones.

The ancillary accommodation reforms seek to give property owners the opportunity to offer existing and proposed ancillary accommodation to the broader community to get more people into housing. The reforms will also facilitate a new form of rental housing (Build-to-Rent).

Providing pathways for smaller housing types and new dwelling forms will increase housing density and diversity, contributing housing supply for smaller household sizes.

## Co-located Housing

*Progressed.*

The [Future Living Code Amendment](#) seeks to enable a form of dwelling: co-located housing.

Co-located housing is anticipated to comprise new self-contained dwellings being built on the site of established dwellings in a way that involves shared use of amenities like private open space.

Co-located housing will preserve the valued attributes of established neighbourhoods whilst enabling new housing supply.

The Future Living Code Amendment has strong linkages with work on Code Amendments for Ancillary Accommodation, Student Accommodation and Build to Rent Housing and the Greater Adelaide Regional Plan.

Co-located housing will initially expand rental and ownership options for a greater range of demographic groups on shared allotments in select inner and outer metropolitan Adelaide council areas with opportunity for this new policy to then be applied to other councils’ areas through separate Code Amendments.

Providing pathways for smaller housing types and new dwelling forms will increase housing density and diversity, contributing housing supply for smaller household sizes.

## 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 by the Chief Executive of the Department for Trade and Investment are being progressed in relation to land at Onkaparinga Heights (formally Hackham), Concordia, Sellicks Beach and Dry Creek.

Rezoning of all these new growth areas has the potential to deliver approximately 23,000 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.

Major landowners are currently working together to prepare final infrastructure agreements prior to lodging land division applications.

### **Concordia Code Amendment**

The Concordia Code Amendment is being led by the State Government and will facilitate the development of around 10,000 new homes across 950 hectares of land.

### **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.

### **Dry Creek Growth Area**

The Dry Creek Growth Area covers an area of approximately 832 hectares and provides the opportunity to accommodate approximately 10,000 new homes. Preparatory investigations to inform initiation of a Code Amendment to be led by the State Government are underway.

## **Other Code Amendments providing housing**

### *Progressed*

There are currently 38 Code Amendments which have recently been initiated which will contribute to providing for up to 3,000 new homes.

Key areas under investigation for rezoning include land at Lockleys, Fisherman Bay, Kadina, Freeling, Strathalbyn and Murray Bridge.

Land at Gilberton, Kidman Park, Albert Park, Unley, Middleton, and Woodcroft has recently been rezoned which will provide for up to 1,300 new dwellings.

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 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) recently purchased the 8.4-hectare site to deliver up to 1,000 new dwellings, 20% of which will be affordable. Detailed master planning is to commence early 2024.

### **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 recently 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.

## **Summary of other reforms**

### **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.

#### **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 stocktake<sup>1</sup>

Review of land supply in Greater Adelaide has estimated the following potential residential dwelling yield for greenfield and strategic sites (noting infill development potential has not been included):

Greater Adelaide sub-regions	Development Ready Allotments have been issued with a title and are ready to be developed	Proposed Lots Allotments which are at various stages of development assessment
Northern Plains Barossa	140	1420
Outer North	2,920	13,510
Outer South	510	1,410
Adelaide Hills Region	940	4,060
Fleurieu Peninsula	1,010	1,675
Murray Bridge	150	720
<b>Greater Adelaide Planning Region total</b>	<b>7,060</b>	<b>25,050</b>

Future Urban Growth Area land at Goolwa North, in the Fleurieu Peninsula is currently being assessed for rezoning to support the delivery of new housing.

The government's commitment to housing supply is integral to the ongoing development of seven regional plans, including the forthcoming 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 first regional plan, Kangaroo Island Regional Plan, is expected to be on consultation early in the new year, followed by others. The Greater Adelaide Regional Plan is scheduled for community consultation in late 2024.

The identification of 'development ready' land has been conducted with a strategic approach, considering key attributes such as environmental and economic factors. This ensures that the pursuit of housing development aligns harmoniously with the preservation of significant land attributes.

---

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

## 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 recent 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.

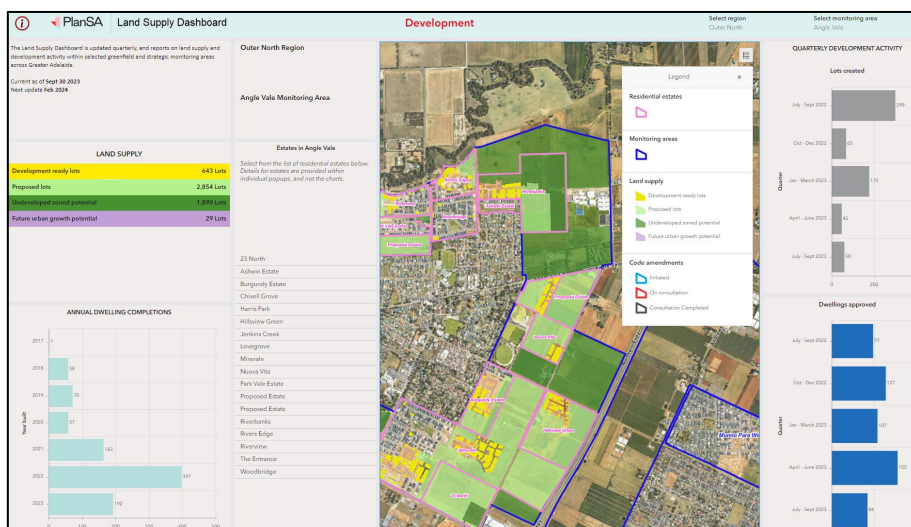
The Land Supply Dashboard aims to achieve a shared understanding of community, consumer and industry needs, ultimately leading to greater transparency, improved housing supply and affordability over time.

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 four categories:

1	Development ready lots	Allotments in land divisions that have been lodged for titling or have an issued land title.
2	Proposed lots	Allotments in land divisions that have either been lodged or granted development approval but don't yet have a title.
3	Undeveloped zoned potential	An estimate of lots from land zoned for residential use but currently without an active land division application.
4	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 Housing Infrastructure and Development Unit will report to cabinet on the extent of development ready allotments to ensure a rolling 15-year supply of residential land within metro Adelaide. The infrastructure coordination body established under the *Planning, Development and Infrastructure Act 2016* will be tasked to ensure enabling infrastructure is funded and built in a sequenced timeframe to allow for serviced housing delivery. The body will monitor the costs of infrastructure on a 6 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

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 secondary dwellings in established suburbs in existing urban environments.

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

Also see Measure 3 - Efficient rezoning process.

### Infrastructure planning

The State Government has recently 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 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 Housing Infrastructure Planning and Development Unit (HIPDU) to help drive residential developments and coordinate infrastructure investment.

This initiative is part of the South Australian Government's Better Housing Future plan. HIPDU are preparing South Australia's first structure planning guidelines which will set a new standard for coordinated land use planning, infrastructure planning and design quality. 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 structure 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 forthcoming structure planning guidelines will further contribute by setting new standards for integrated land use planning, infrastructure planning, and design quality. These guidelines, when implemented, will provide 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 update 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 incentivizing 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:

Enhancing the availability of skilled trades is crucial. Reforms could focus on workforce development initiatives, including training programs and incentives, to ensure an adequate supply of skilled trades for diverse housing projects.

## 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.

### Reforms to development approval pathways

#### 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.

## Existing development approvals which have not been acted upon, and barriers to delivering approved housing

The Greater Adelaide Region has approximately 78,000 allotments zoned for residential use and in the order of 25,000 are proposed for land division. 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.

In order to facilitate infrastructure provision, the Housing Infrastructure Planning Development Unit are in the process of establishing a developer contributions framework through the use of the infrastructure schemes which would allow a portion of the trunk infrastructure costs to be funded on a per lot basis to allow existing land division approvals to come to market. 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 recently 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 structure planning guidelines which will set a new standard for coordinated land use planning, infrastructure planning and design quality. 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 structure 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.

## 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.

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.

The impacted area will be state-wide but limited to zones anticipating residential development with the Affordable Housing Overlay applied.

## 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).

The phase 2 release of the dashboard will focus on urban infill development activity and opportunities and is due for release late-2024.

See further information and example of the Dashboard in Measure 4.

## Planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments<sup>2</sup>

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 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. It is anticipated that improvements to affordable housing policy will be undertaken in the near future in response to the Expert Panel's recommendations. 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. Government action to implement these recommendations is to be completed by mid-2025.

The government has established a Housing Infrastructure Planning and Development Unit to help drive residential developments and coordinate infrastructure investment.

---

<sup>2</sup> 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

The Housing Infrastructure Planning and Development Unit is charged with coordinating the provision of utilities such as electricity, water and sewage and public infrastructure such as roads and schools.

The unit works in tandem with the land supply dashboard to ensure the release of land is closely monitored to ensure the state grows and is developed in a sustainable manner with the appropriate infrastructure in place.

This initiative is part of the South Australian Government's Better Housing Future plan.

## 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

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, will be transferred to Renewal SA.

### Best practice examples of developing government land

#### 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

- 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](#)
- 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](#)