

## SUMMARY OF OUR PROGRESS: 2010-2016

### The Plan

The release of the 30-Year Plan for Greater Adelaide, in 2010, represented a significant evolution of the State Government's approach to land use planning for the future growth of Adelaide and the surrounding areas.

Its vision focused on a new, more compact and walkable urban form designed to cater to the expected population growth, housing requirements and increased demand for employment lands to 2038.

The new urban form was to be achieved through a strategic focus on transit-oriented developments, a regeneration of older housing stock and the early identification of fringe and township land supply for future urban growth.

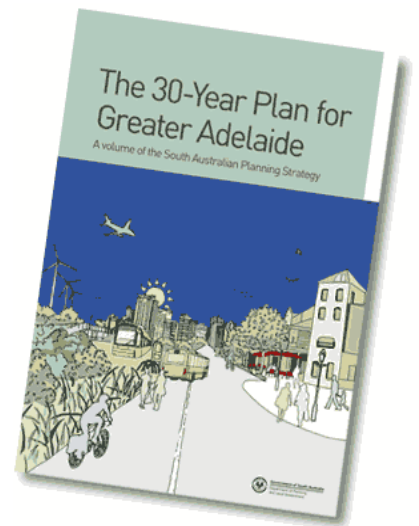
Since 2010, a number of the underlying assumptions, projections and trends underpinning the plan have changed. The plan is due for a review and as a result, is currently being updated.

### Core elements of the 2010 Plan

The 2010 Plan gave direction to future decisions about land use, infrastructure and buildings through guiding the preparation of strategic plans for government agencies and councils.

Primarily, the Plan sought a future urban form that delivered South Australia's Strategic Plan targets for:

- the economy, community and environment
- creating compact, connected and walkable communities
- housing a growing population
- protecting our natural resources and primary production land.

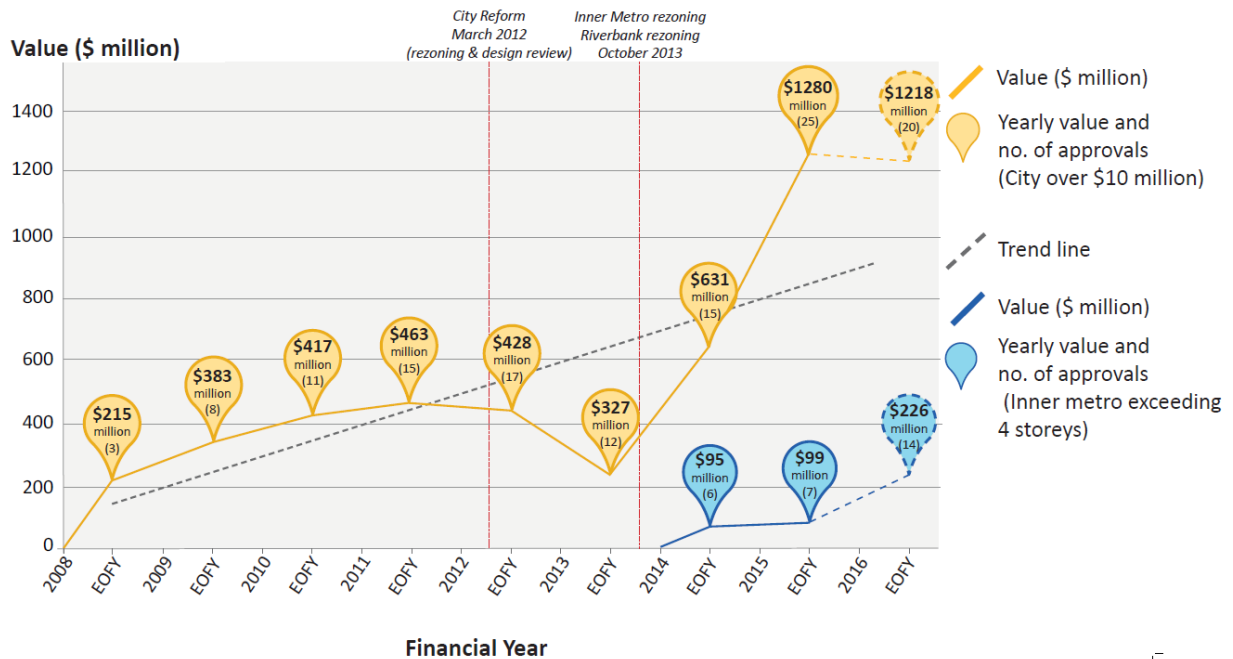


## Major achievements of the Plan to date

- Rezoning of the City and several key inner metropolitan areas to allow for a greater mix of land uses, increased densities and a vibrant inner city urban form.
- The introduction of small venue licences has brought about a surge of investment with more than 65 new small bars open in the inner city.
- A significant shift away from a reliance on locating housing growth at the urban fringe to an increased focus on infill (from 50:50 to 70:30 split) within the existing urban footprint, reflecting changing preferences for where people want to live.
- Increasing the long term supply pipeline for land, with in excess of 20 years of broad hectare land zoned for future residential growth on our metropolitan fringe and in townships.
- New mixed use rezoning policies to renew urban areas and enable more housing choices, whilst maximising use of existing infrastructure.
- Delivery of major urban renewal sites, including Bowden, Lightsview and Woodville West.
- Reducing our carbon footprint by containing and managing urban sprawl.
- Protection of the special character of the Barossa Valley and McLaren Vale regions.
- Closer integration of land-use and transport planning and an increased future tram network for Adelaide through the Integrated Transport and Land Use Plan.

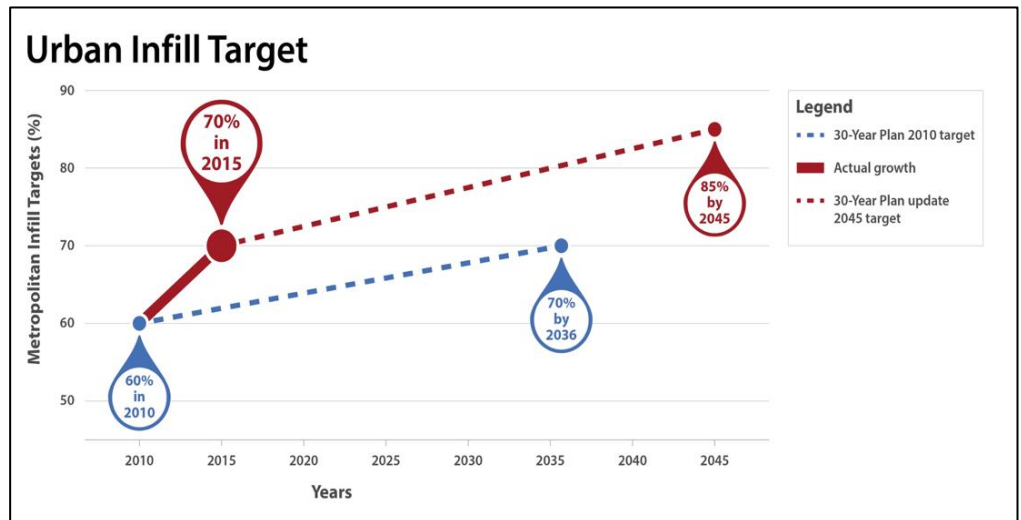
## CITY & INNER METROPOLITAN ADELAIDE INVESTMENT

Financial year approvals by DAC for development over \$10 million in the City of Adelaide and buildings exceeding 4 storeys in height in Inner Metropolitan Adelaide between 2008-2016



## What has changed since 2010 - trends and assumptions

- **Land consumption rates lower** - assumed land consumption rate to be 400ha per year, actual 5 year average is 320 ha.
- **Dwelling yields higher** - assumed dwelling yields 10 lots per ha, actual average 11.1 (some projects achieving much more Seaford Meadows 14.5 and parts of Mawson Lakes 47).
- **Population growth lower** - population projection in 2010 was 560,000 people (258,000 dwellings) to 2036, the growth scenario for the 2016 Update is 545,000 people (248,000 dwellings) to 2045.



- **Housing formation** trends to more single households and a significant increase in the 65+ age group of the population is intensifying.
- **Proportion of infill growth** - in 2010 it was assumed that infill growth will gradually increase from a 50:50 ratio to a 70:30 ratio over the life of the Plan – this target has been met already.

## The Update seeks to strengthen our focus on

- Ensuring better community engagement
- Delivering a more compact urban form to reduce urban sprawl
- Locating the majority of new housing close to public transport and services
- Unlocking economic investment and job growth
- Protecting valuable environmental and food production areas
- Facilitating high quality design
- Offering diverse and affordable housing
- Creating healthy and walkable neighbourhoods
- Protecting and enhancing heritage and character
- Improving resilience to climate change
- Maximising the efficient use of infrastructure.



For further information on the update to the 30-Year Plan and to become involved, visit [www.livingadelaide.sa.gov.au](http://www.livingadelaide.sa.gov.au) or send us an email at [DPTI.Planning@sa.gov.au](mailto:DPTI.Planning@sa.gov.au)