

Inner Metropolitan Growth Project

Regional Context



Adelaide needs to plan for its future growth. *The 30-Year Plan for Greater Adelaide* lays the foundations to guide this growth.

While some of this growth will need to continue at the fringe, it is constrained by surrounding high-value agricultural lands, such as the Barossa Valley and McLaren Vale, as well as significant natural environments such as the Adelaide Hills. For this reason, we need to target more of our future growth in strategic areas within metropolitan Adelaide, such as along existing transport corridors.

The government, together with inner metropolitan councils, has been working on ways to accommodate some of this growth and is proposing a series of rezonings in targeted locations close to the city. This will reduce Adelaide's spread; increase the use and efficiency of our roads and public transport; and enable a large number of people to enjoy the benefits offered by inner-city living.

The zoning changes have been prepared by the government in partnership with the inner-city councils of Norwood, Payneham and St Peters; the City of Prospect; the City of Unley; and the City of West Torrens.

The locations being proposed for this new housing are mostly along main roads and strip shopping

areas which already have good access to our buses, trains and trams.

These locations have many advantages. They will ensure that the character of the adjoining residential areas remains largely unchanged and so help conserve each suburb's unique features and identity. They will also increase the use of our public transport systems and boost the use of the surrounding community facilities and services such as schools, open space areas, recreational clubs and meeting places.

The proposed zoning changes will support these areas to evolve into attractive, lively places where people will want to live, visit, and build their businesses.

What are the planning changes and how will they be made?

The proposal is to rezone specific pieces of land close to the city to further encourage a mix of medium to high density homes, offices and shops.

The proposed changes will be introduced through four separate development plan amendments — one initiated by the Minister for Planning and three prepared by councils.

Further information

Visit: www.dpti.sa.gov.au/planning/innermetrogrowth



Government of South Australia

Department of Planning,
Transport and Infrastructure

What areas will be affected?

The Minister's Inner Metropolitan Growth Development Plan Amendment will affect sections of:

- Greenhill and Fullarton roads opposite the Park Lands (in the Burnside Council area)
- Prospect, Churchill and Main North roads (in the Prospect Council area).

The City of Unley's Village Living & Desirable Neighbourhoods Development Plan Amendment, Main Road Corridor Mixed Use & Residential Vitalisation (Greenhill and Unley Roads) will affect sections of:

- Greenhill Road opposite the Park Lands
- Unley Road.

The City of West Torrens' Housing Diversity Development Plan Amendment will affect most parts of the council's area, including sections of:

- Port Road opposite the Park Lands
- Henley Beach Road
- Anzac Highway.

The City of Norwood, Payneham and St Peters' Kent Town and The Parade Strategic Growth Development Plan Amendment will affect:

- eastern section of The Parade (between Osmond Terrace and Portrush Road)
- most non-residential parts of Kent Town.

Background

By 2036, Greater Adelaide's¹ population is projected to increase by 560,000 people. This growth must be

¹ Greater Adelaide covers about 9000 square kilometres and is bordered by Victor Harbor, Gulf St Vincent, the Barossa Valley and the River Murray. Kangaroo Island is not included.

carefully managed to ensure there is sufficient land to accommodate the housing and jobs, as well as the infrastructure needed to support it.

The growth will be accompanied by changes in the composition of the population, with the number of people over 65, and the number of households with one or two people, expected to increase. In fact, by 2036, single-person households are expected to account for one-third of all household types in Greater Adelaide.

The housing needed to meet this increasing and changing population will include more smaller homes and increased affordability.

The 30-Year Plan for Greater Adelaide is the government's vision for the future development of Adelaide over the next 30 years. The plan aims to increase the amount of infill development — houses built within the existing city footprint — compared to fringe development from the current 50:50 split to about 70:30. This shift recognises that Adelaide's fringe areas contain our precious food-producing areas (such as Virginia), iconic wine districts (such as McLaren Vale and the Barossa Valley) and significant environmental areas (such as the Adelaide Hills).

This means we need to concentrate more new housing in the metropolitan area — particularly around transport corridors — and to develop more mixed-use suburbs that bring together housing, jobs, recreation and transport services.

The inner metropolitan area offers significant infill opportunities because it is close to the city centre, already has several established corridors, and has a concentration of infrastructure, facilities and services that can support more people and activities.

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