15.2 GROWTH PLANNING UPDATE - LOCAL AREA PLAN

Record Number: D26/6978

Author: Manager Growth & Investment

Authoriser: Director Development & Community

Attachments: 1. Growth Projections ⇩

RECOMMENDATION

"that Council, having considered Item 15.2 – *Growth Planning Update - Local Area Plan*, dated 16 September 2026, notes the report."

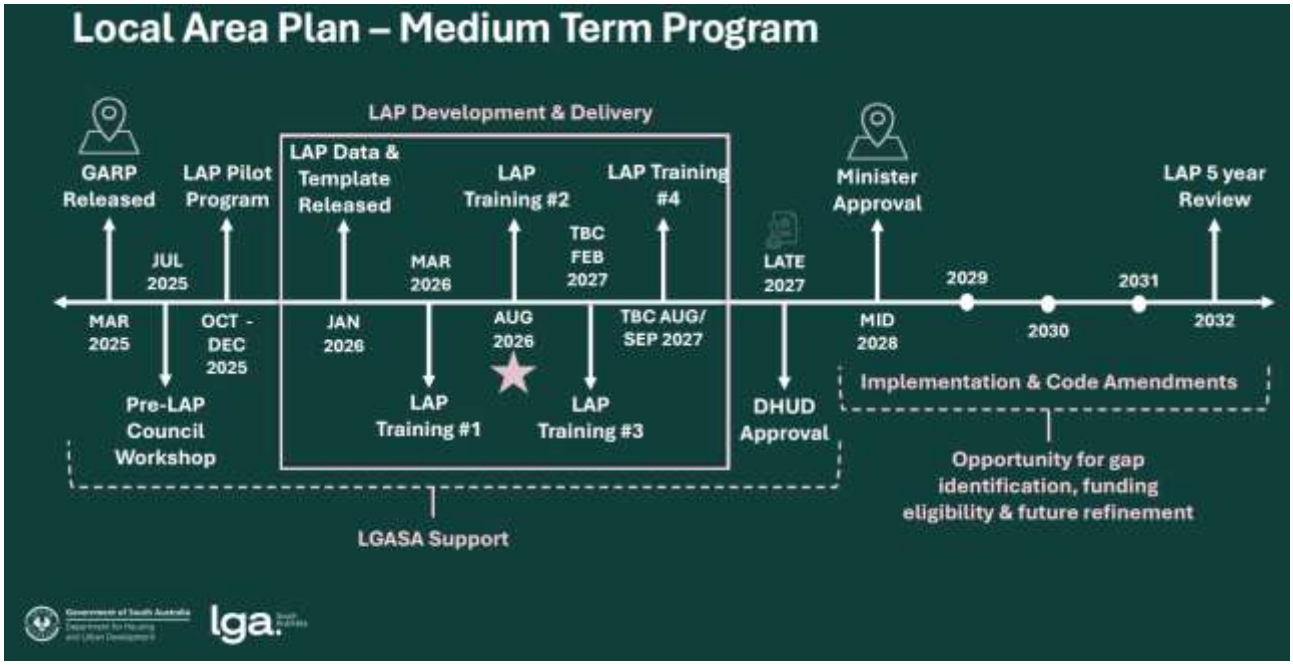
Purpose

The purpose of this report is to update Council about population growth and Local Area Planning to be further progressed over 2027.

Background

Local Area Planning

An update report to the 15 December 2025 Ordinary Council Meeting advised of the State Government expectation for Council's to undertake local area planning over 2026 to 2028. Key steps are Council preparation of a draft Local Area Plan (LAP) over 2026 and into 2027, consultation latter 2027, approval by the Department of Housing and Urban Development in late 2027, and approval by the Minister for Planning in mid-2028.



Population Growth

The population of Adelaide Plains continues to grow. Looking back, resident population grew 21.3% over the last 5 years. This rate is effectively double the next closest rate in the region, being Town of Gawler at 11.3%.

Population change – RDA BGLAP LGAs, 5 years

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Small area	2020	2025	5 year change
Adelaide Plains Council	9,677	11,736	21.3%
Light Regional Council	15,843	17,317	9.3%
The Barossa Council	25,325	26,817	5.9%
Town of Gawler	24,770	27,564	11.3%
RDA Barossa Gawler Light Adelaide Plains	75,615	83,434	10.3%
Greater Adelaide	1,392,755	1,491,015	7.1%
Regional SA	397,600	411,650	3.5%
South Australia	1,790,355	1,902,665	6.3%
Australia	25,334,826	27,613,654	9.0%

Figure 1 Population Change for the Region of Barossa Gawler Light Adelaide Plains

Council administration is communicating the growth projections and housing targets from the Greater Adelaide Regional Plan using a summary (**Attachment 1**).

Looking ahead some 15 years, the Greater Adelaide Regional Plan (GARP) anticipates Adelaide Plains will be in the order of 18,500 – 19,000 in 2041. GARP includes what demographers call both a medium series and a high series population projection.

GARP also includes a 'housing target' for Adelaide Plains, being 112/dwellings per year to 2031, that increases to 202/year over 2031 – 2041. Looking back over the 10 years from 2015 – 2024, on average, 105 dwellings were built per year.

The additional dwellings/year if occupied at the APC average dwelling occupancy rate leads to around 18,360 total residents in 2041. This number is solely from additional dwellings whereas the medium and high series projections are based on both housing growth and demographic changes. Thus, in general terms, the Adelaide Plains population is anticipated to be around 18,500 – 19,000 in 2041.

Housing

Arising from the national housing accord, the State Government is targeting 13,500 dwellings built annually across South Australia, of which Adelaide Plains 112 completed dwellings are part. The Executive Director, Planning and Building, of the Department of Housing and Urban Development recently presented the below headlines for the year of 2025/2026.



Figure 2 Headline Housing Achievements Presented 28 August 2026, SA Planning Conference

The State Government is actively working on what is called Housing Roadmap 2, expected to be released in late 2027. Given the scale of growth for the northern region, Housing Roadmap 2 is eagerly anticipated particularly for its statements with respect to all forms of infrastructure related to water.

Employment Lands

Along with land able to be developed for housing, the State Government is actively working to ensure a long-term supply of development ready land for employment purposes through the preparation of an Employment Lands Road Map. The role of employment lands within Adelaide Plains, including the 2025 rezoned land for Dublin Green, is part of that road map. This work is being led by the Coordinator General's Office.

Draft Local Area Plan

The DHUD provided LAP template and population information is being reviewed, and a working draft LAP being prepared. This working draft will be subject to a technical review by DHUD during latter 2026 and a version brought to Council before the April 2027 Council election.

The intent is from mid-2027, the newly Elected Council will be briefed on the draft LAP with a view to supporting formal consultation in latter 2027. The formal consultation is an opportunity for an ordered growth discussion across the three main towns, targeted settlements, and employment areas.

One expectation is that Adelaide Plains can accommodate the 'housing target' over the period of the LAP. Gracewood with 513 lots granted consent is under active development, as is Liberty Tranche 2 with 787 lots. The first stages of both have potable water supply substantively agreed. Liberty Tranche 3 with around 1100 lots has been lodged for land division consent. The rate at which these are brought to market over the next 5 – 10 years, should, all things being equal, enable the GARP housing target of 112 dwellings/annum out to 2031 to be achieved.

Residential Land Supply Options

Drawing on ongoing interest from various landowners and considering the role of the LAP to consider future land areas for potential development ready housing supply in the 5 - 10-year range, officers are undertaking desktop investigations about the Deferred Urban Zoned land at Mallala and the inside levee area at Two Wells.

The Deferred Urban Zoned land at Mallala is not in the Environmental and Food Protection Areas (EFPA) and the opportunity to provide additional land for housing in the longer term is consistent with GARP envisaging what it calls 'local residential growth' at Mallala and Dublin.

The inside levee land is zoned Rural Living where 1HA is the minimum lot size. Also, part of it is in the EFPA. The LAP can propose changes to the GARP itself and propose changes to the EFPA, acknowledging such proposals would require the support of the State Planning Commission, Planning Minister and in the case of the EFPA, both houses of State Parliament. The proximity of the inside levee land parcels to the main street and the imminent removal of flood hazard underpins the rationale for considering this inside levee area as potential housing supply. As with the case of land within the Deferred Urban Zone at Mallala, several landowners are interested in the land being opened for housing.

The LAP itself is not a Code Amendment. Rather, it can document a preliminary analysis of the land supply potential and infrastructure needs and form a basis for infrastructure agencies to plan ahead. This includes council with its infrastructure responsibilities such as sport and recreation, community facilities, roads, stormwater, and sewer.

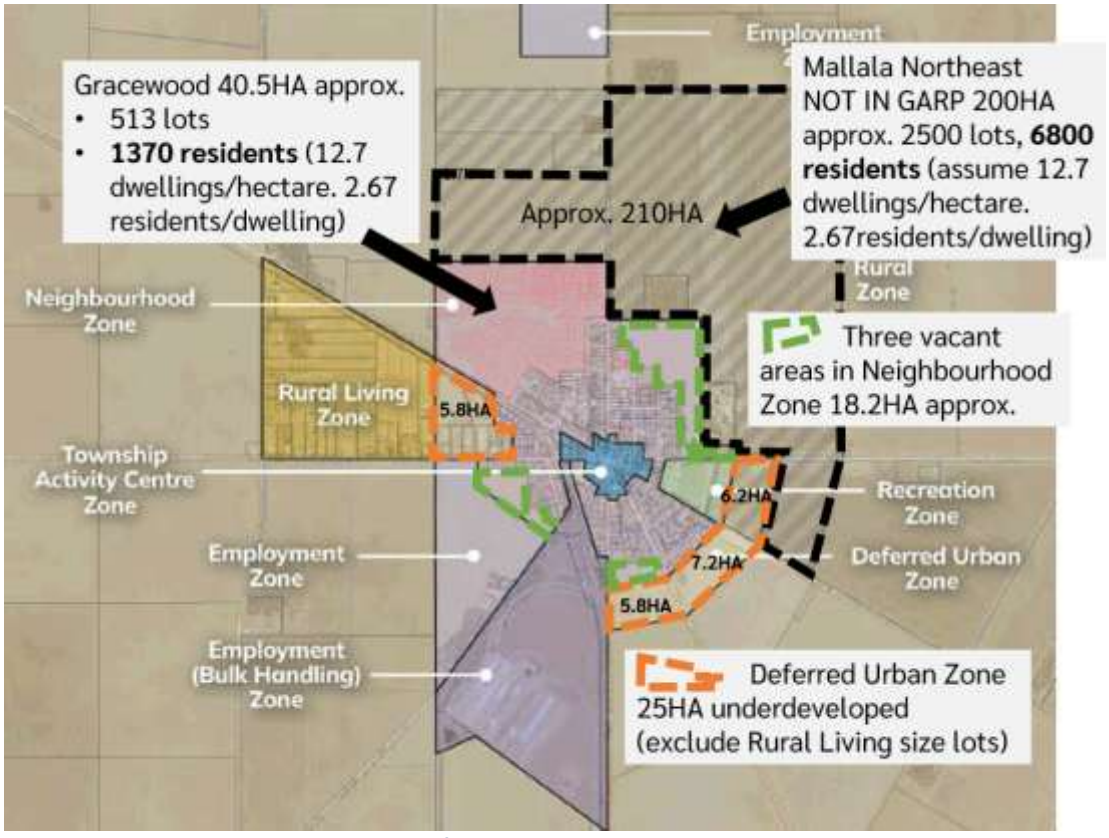


Figure 3 The Deferred Urban Zoned land at Mallala

DHUD are leading the Northern Suburbs Infrastructure Strategy (NSIS) and a growth area prioritisation project which will be influential in the timing on further work on the Korunye Growth Area.

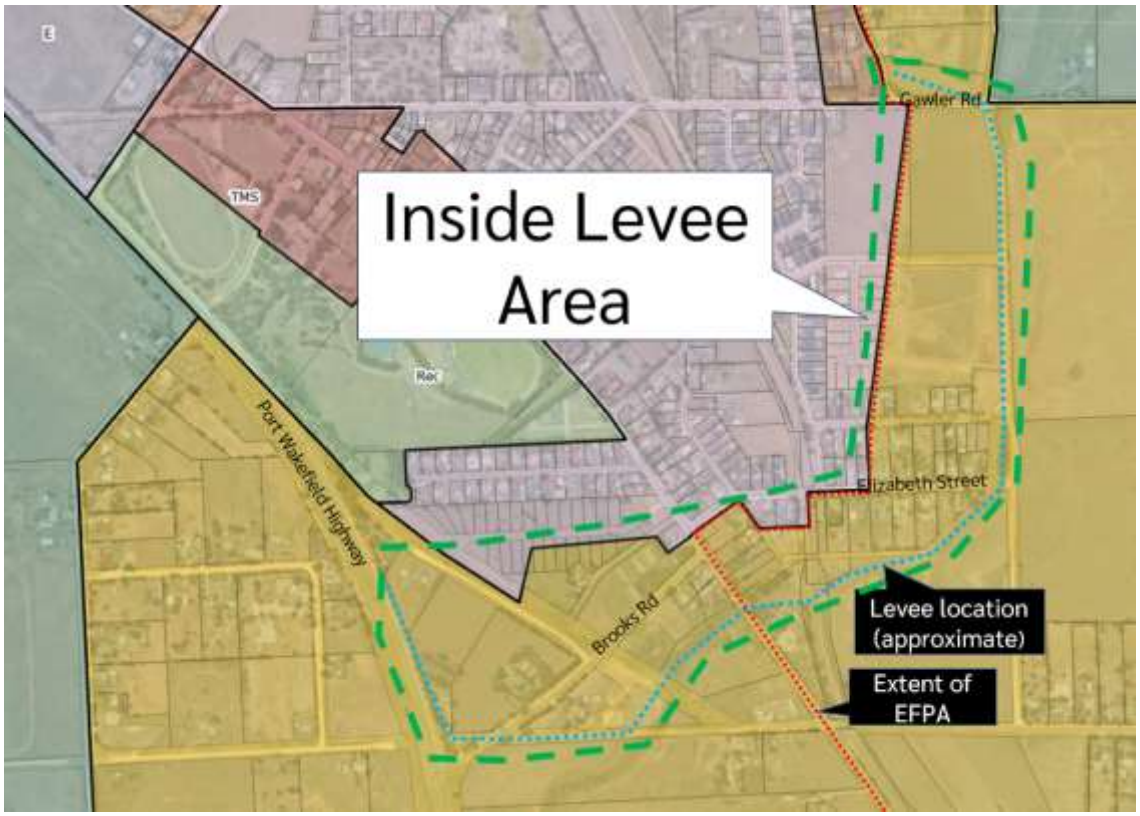


Figure 4 Inside Levee Area at Two Wells

Korunye Growth Area

The Korunye Growth Area is the major growth area named in GARP for around 28,000 residents in the long term. DHUD have finalised the planning work for the Concordia Growth Area and land is being brought to market. DHUD are currently leading the planning work for the Kudla Growth Area.



Figure 5 Korunye Growth Area

Note GARP itself outlines water, education, power, transport and emergency services infrastructure requirements that State agencies are ultimately to work towards.

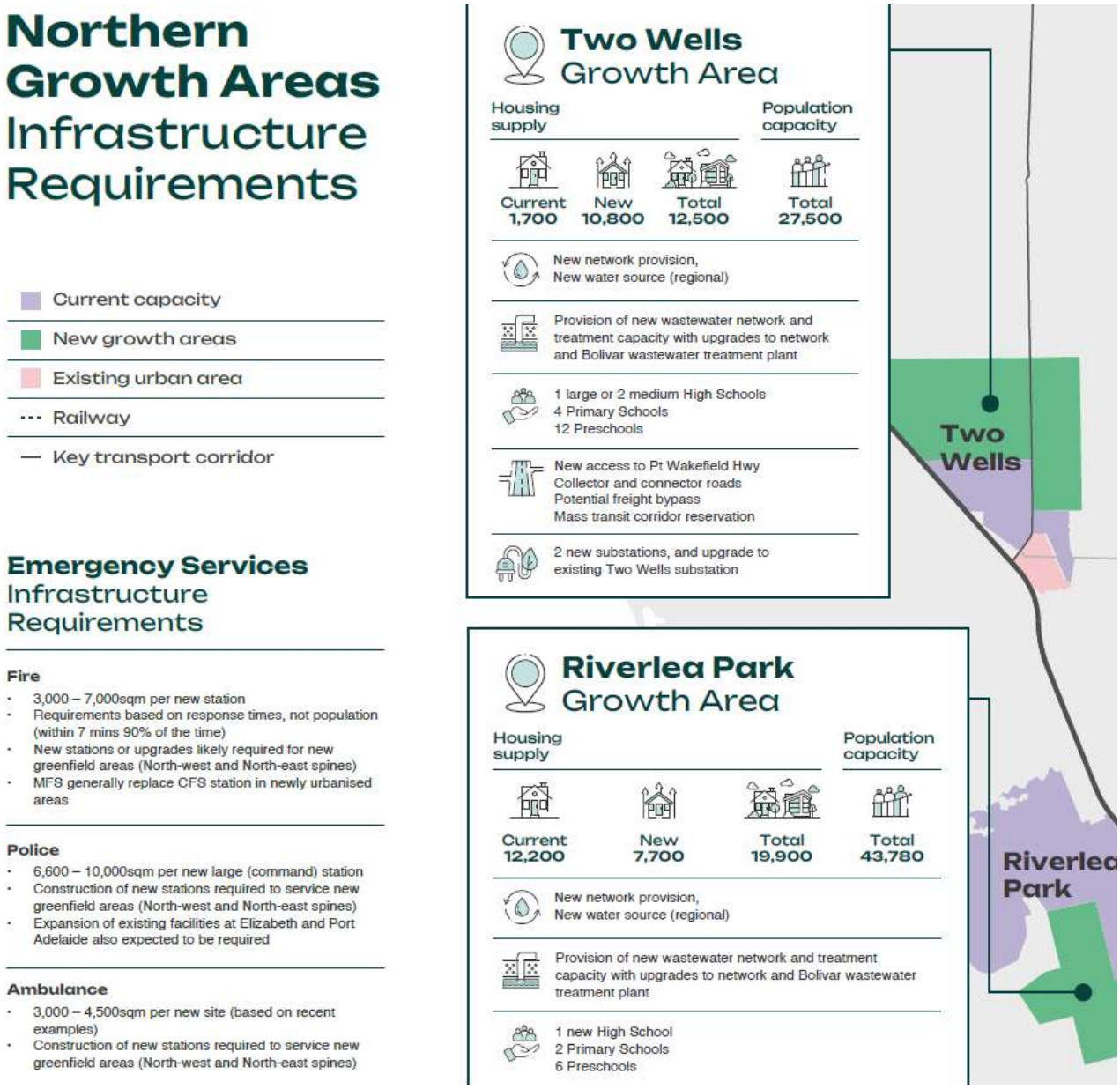


Figure 6 State Infrastructure for Korunye Growth Area in GARP

Council administration intends preliminary and high-level analysis about the Korunye Growth Area in the LAP itself with respect to open space, sport and recreation, community facilities, and potentially several other topics. Given uncertainty about the timing for when structure planning may commence, any more detail is considered premature.

The Executive Director, Planning and Building, DHUD recently presented the below 'planning pipeline' which council administration have annotated to show the status of the Korunye Growth Area and the future structure plan, infrastructure schemes and Code Amendment that are to be done. These bodies of work will require significant resourcing at a future date.

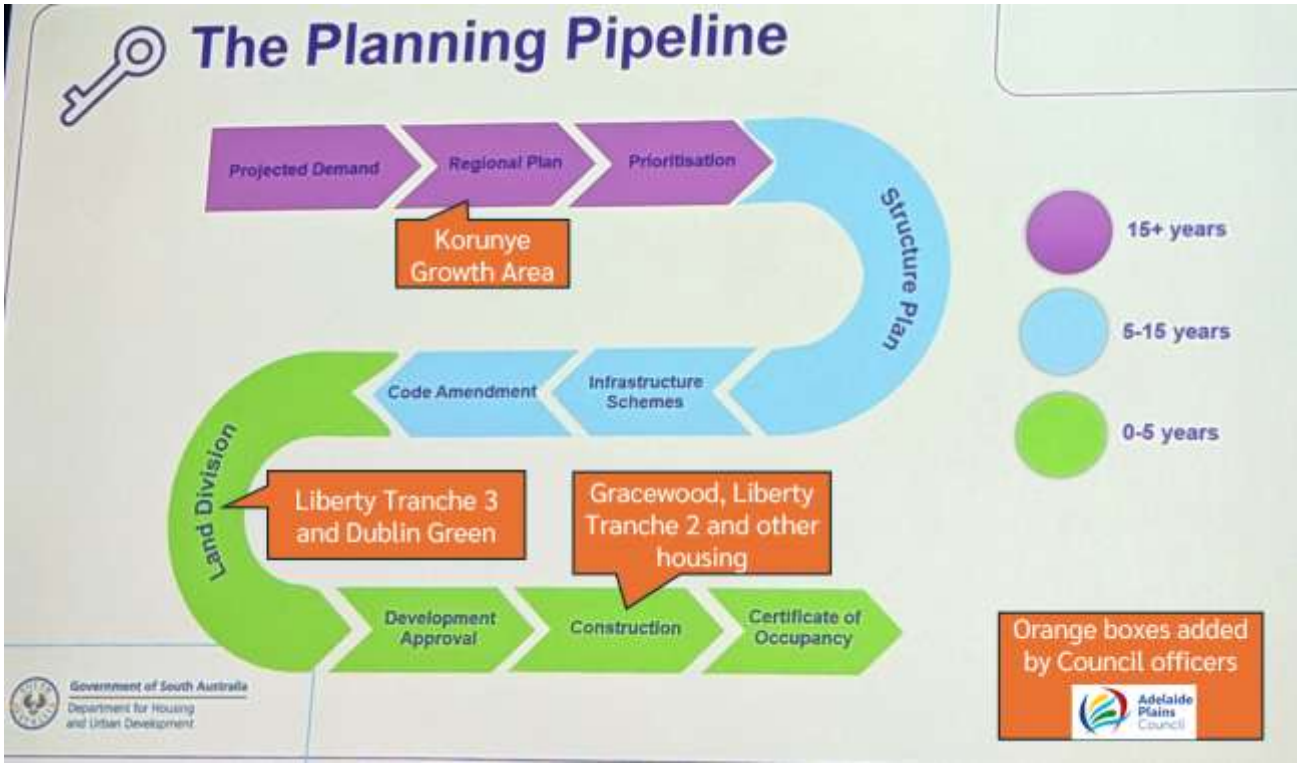


Figure 1 Annotated Planning Pipeline

Employment Land Supply Options

Acknowledging work recently initiated by the State Government to prepare an employment lands road map, council administration intends to include in the LAP preliminary analysis about the Bailey Road West and Dawkins Road land being envisaged for employment zoning.



Figure 8 Bailey Road West

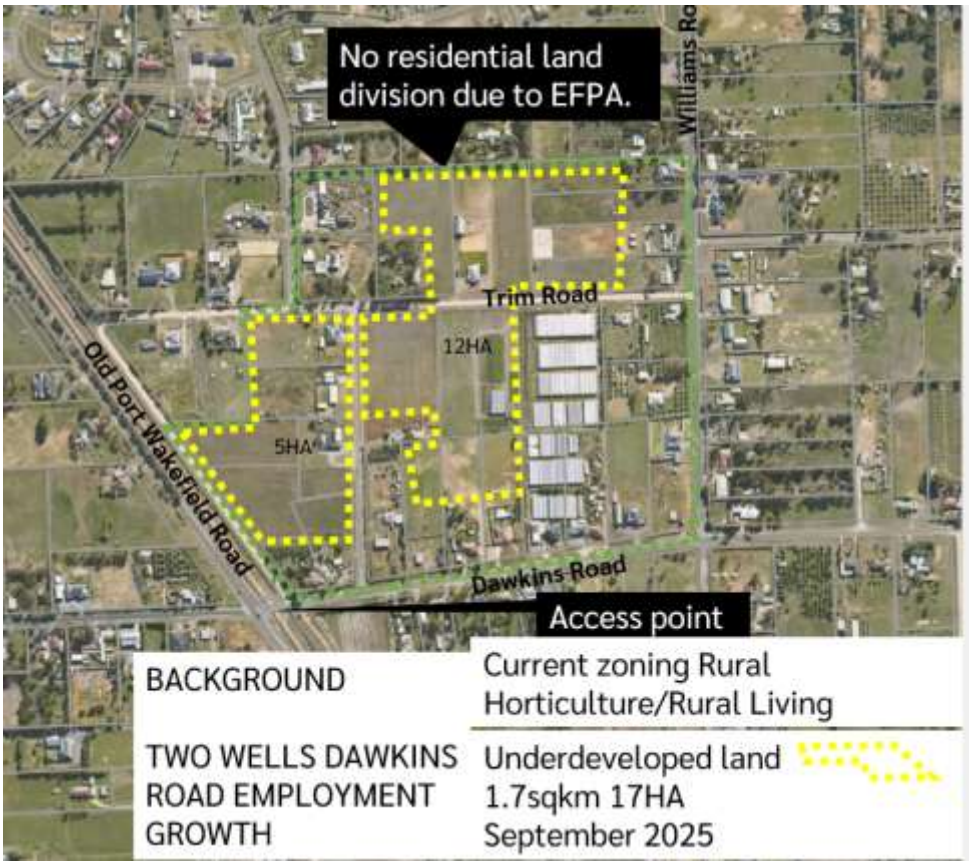


Figure 9 Dawkins Road land

Discussion

Whilst a statutory requirement, the LAP document is intended to form Council's growth strategy. As a key document shaping the growth of Adelaide Plains, the LAP will influence Council's next Strategic Plan, and other plans.

Undertaking Local Area Planning is an opportunity for Council to engage with its growing residential and business community, as well as peak bodies and the development sector, to identify the approach to future growth.

Council administration intends to prepare a draft LAP with a level of preliminary analysis about the following:

- Deferred Urban Zoned Land at Mallala
- Inside Levee area at Two Wells
- Korunye Growth Area
- Bailey Road West and Dawkins Road Land with respect to potential future employment zoning.

With the GRFMA auspicing the Bruce Eastick Dam business case study is now being led by DHUD, this study will be named in the LAP acknowledging the study will not be completed till late 2027.

The various locations will be documented in a draft LAP for further consideration by Council. Acknowledging ongoing need to plan for the longer term for both residential and employment growth, a well-ordered consultation about Adelaide Plains growth in latter 2027 will position Council well in refining a draft LAP and in negotiating that LAP with the Minister for Planning in early 2028.

Conclusion

This report is presented to update Council Members about the range of key matters being considered by Council administration in terms of preparing a draft LAP.

References

Legislation

Local Government Act 1999
Planning Development and Infrastructure Act 2015

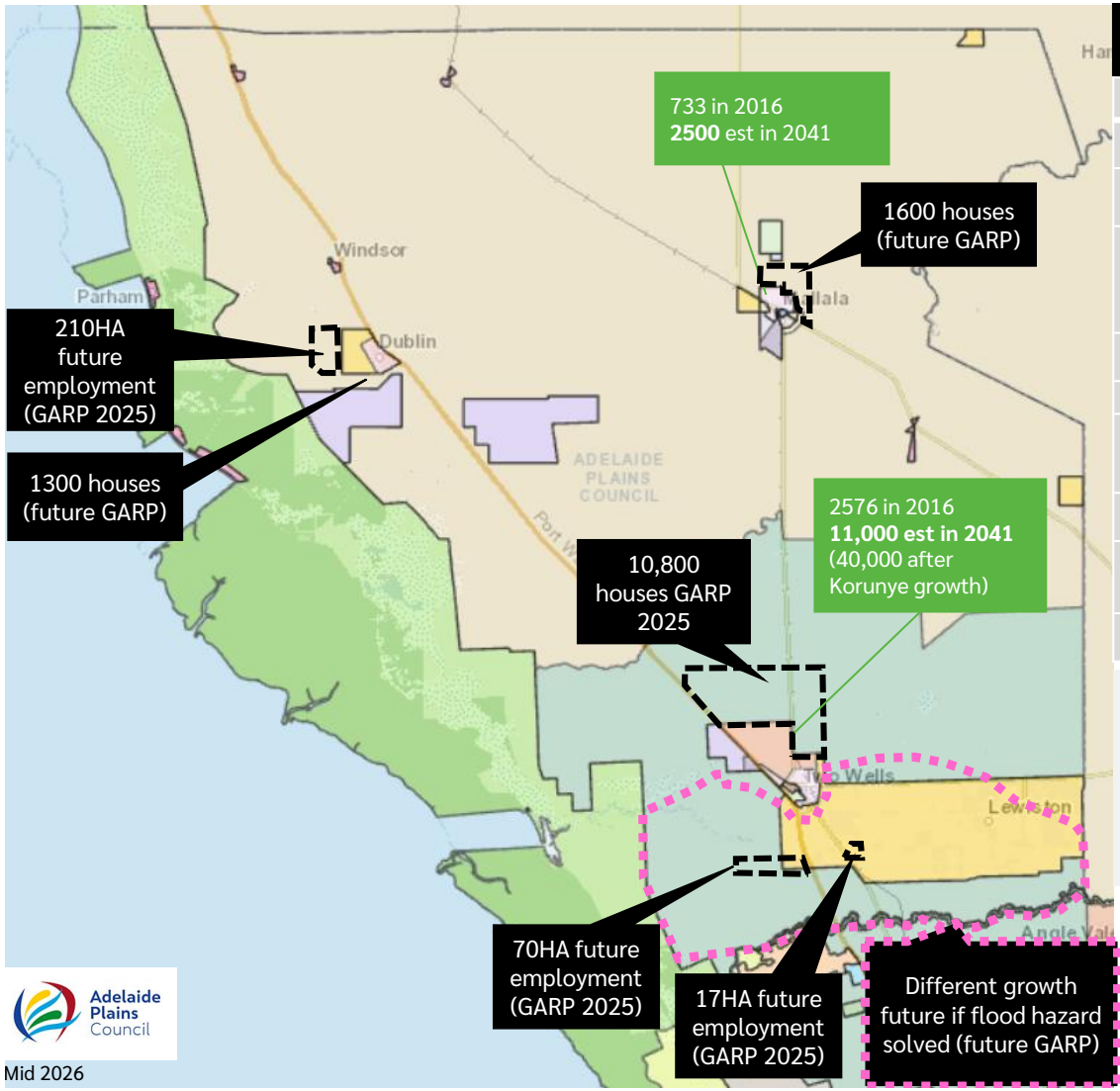
Council Policies/Plans

Strategic Plan 2025 – 2028
Growth Strategy 2023



Every week, there are 5.5 more people.

From 2031, there is expected to be 10/week.



Mid 2026

Growth Projections

Population Projections and Housing Targets for in Greater Adelaide Regional Plan (GARP)

	2016	2021	2021 - 2031	2031 - 2041	2041 - 2051
GARP Target Additional Dwellings/Year	(average 105/yr 2015 – 2024)		112/yr 1120	202/yr 2020	177/yr 1770
Additional Residents at average dwelling occupancy rate of 2.67/dwelling			2,990	5,393	4,726
			8,383		
Total Residents from Additional Dwellings	8,912	9,977	12,967	**18,360**	23,086
More Residents/Week	5.5		5.75	10.4	9
GARP Medium Series Projected Growth in Residents			7,074		
Total Residents Medium Series	8,912	9,977	-	**17,051**	
GARP High Series Projected Growth in Residents			9,979		
Total Residents High Series	8,912	9,977	-	**19,956**	

In Council submission to draft GARP and not included in 2025 GARP
1 – growth for 5000 at Mallala
2 – growth for 3000 at Dublin
3 – investigation for different growth future IF Gawler River flood hazard solved through SA Government/GRFMA business case
Also look at for future growth
4 – Inside TW levee (part EFPA barrier)
5 – South of TW (not in EFPA)
6 – Mallala Deferred Urban

Questions? Contact Growth and Investment

- info@apc.sa.gov.au
- 8527 0200
- apc.sa.gov.au/council-services/development/growth-planning

Planning & Design Code Zones
- Township
- Rural
- Rural Horticulture
- Strategic Employment
- Rural Living
- Conservation