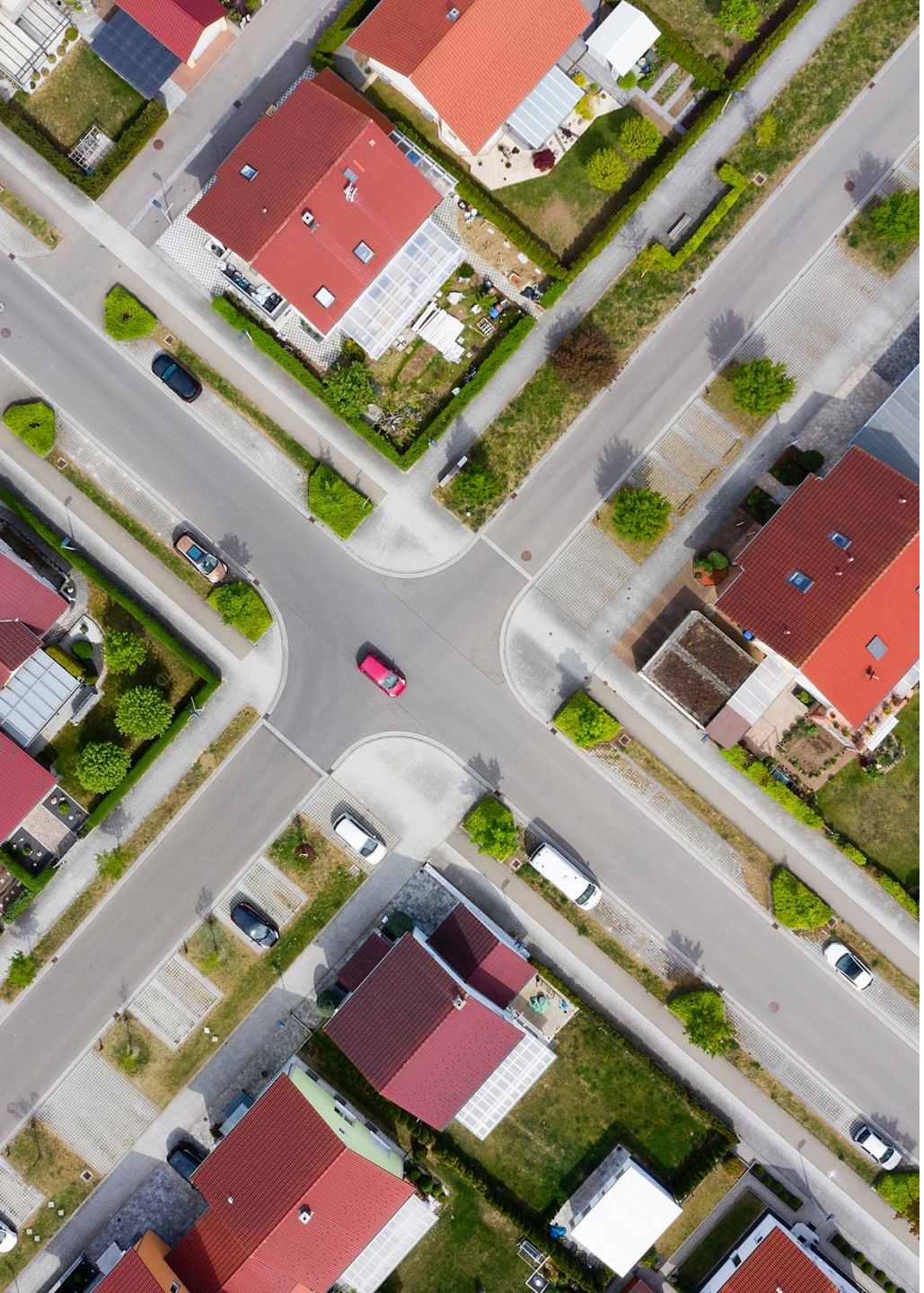
CRACKING THE REGIONAL HOUSING NUT



PLANNING FOR HOUSING SUPPLY

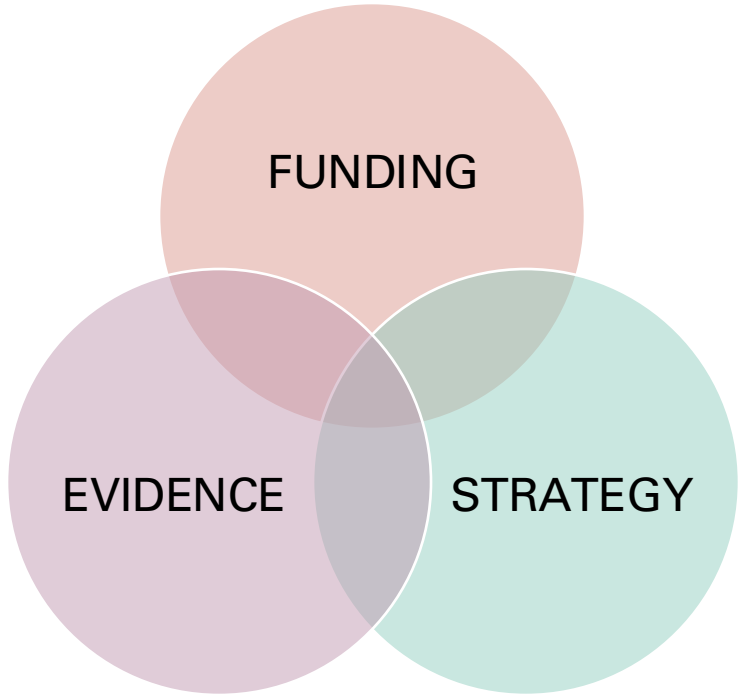
- Understanding constraints and seizing the opportunities.
- Establishing the evidence base.
- Investing in the analysis to get the answers.
- Determining what is feasible.

REGIONAL PLANNING PROGRAM

The state's regional planning program is an excellent foundation, in a digital format, to provide the tools to allow Council's to establish growth strategies and infrastructure investigations to inform investment priorities.

Collaboration across private and public sectors to understand opportunities to increase housing supply is vital in our current economic climate in South Australia.

This is essential because we are at a tipping point between investment attraction, building the right mechanisms to fund growth and our state's population still being low in comparison to the eastern states.



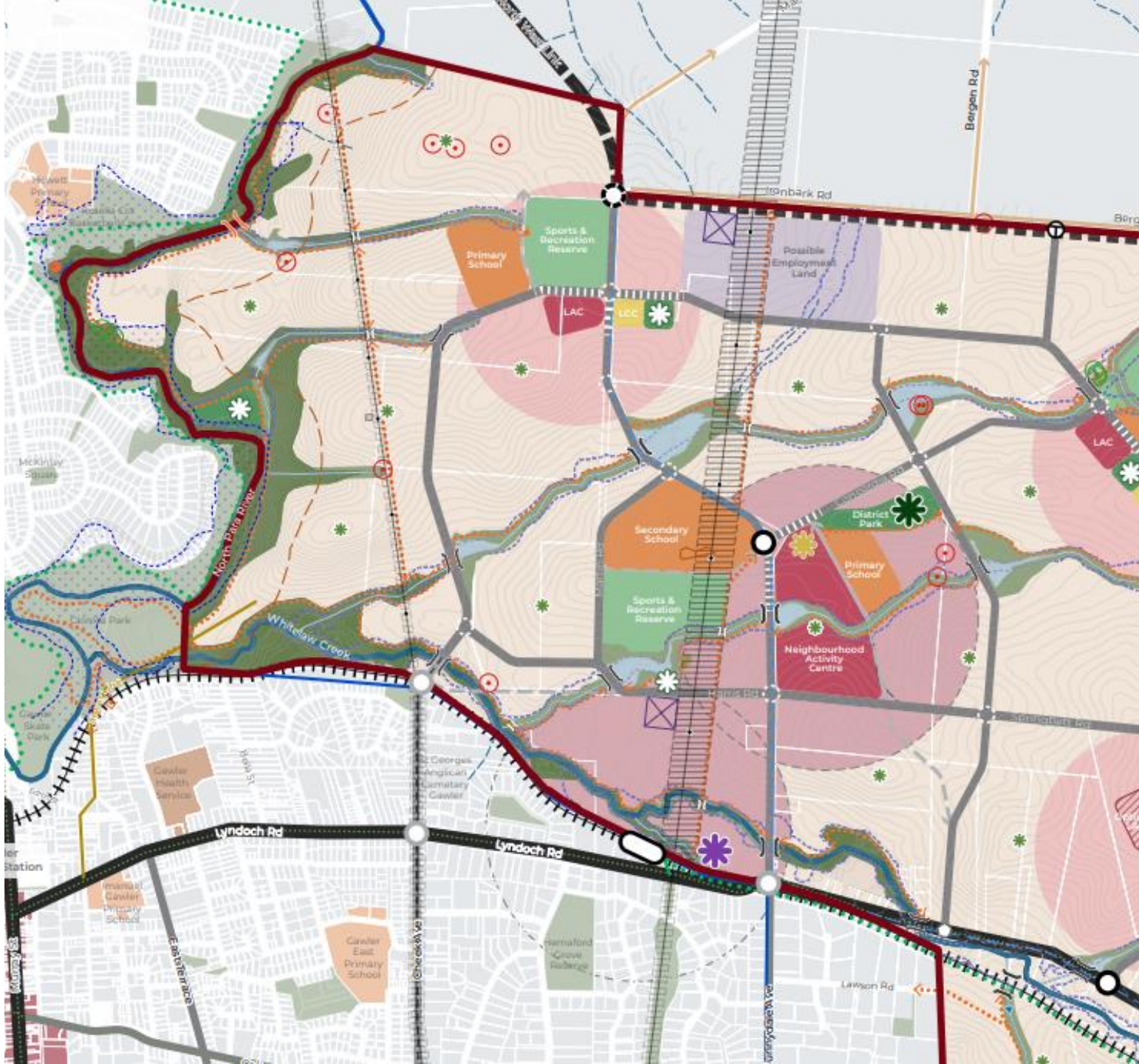
GROWTH STRATEGIES

" Develop regional infrastructure plans and regional scale Infrastructure Schemes to ensure catalytic infrastructure has an agreed delivery timeframe and funding arrangements from all relevant infrastructure providers".

Implementation Plan, Regional Plans (State Planning Commission)

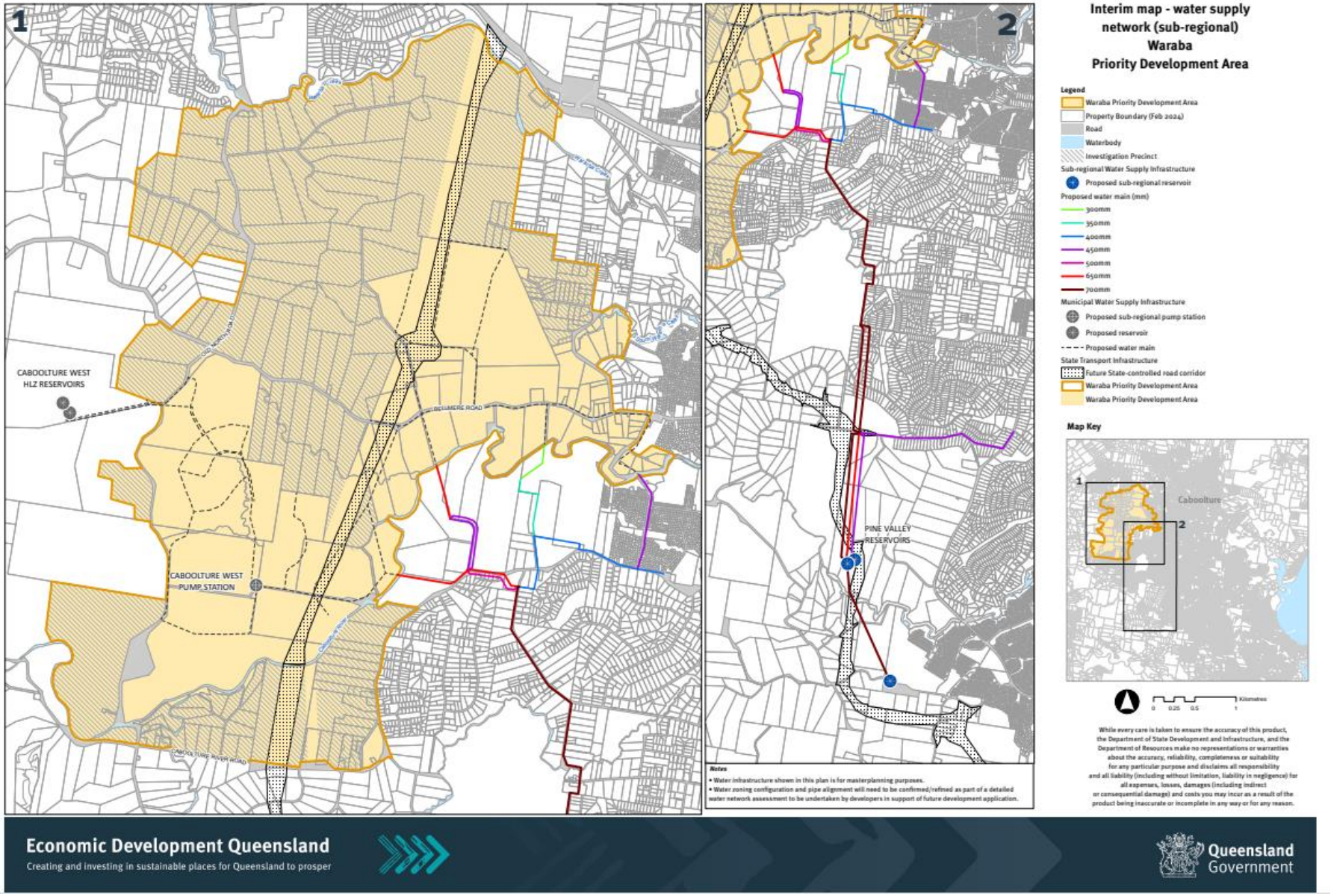
INFRASTRUCTURE PLANNING

WE NEED A PLAN TO BUILD FROM.



WARABA PDA – WATER SUPPLY INFRASTRUCTURE PLAN

Map illustrates the sub-regional water supply infrastructure network. It shows proposed mains, reservoirs, pump stations, and integration with existing and future state-controlled corridors.



WATER

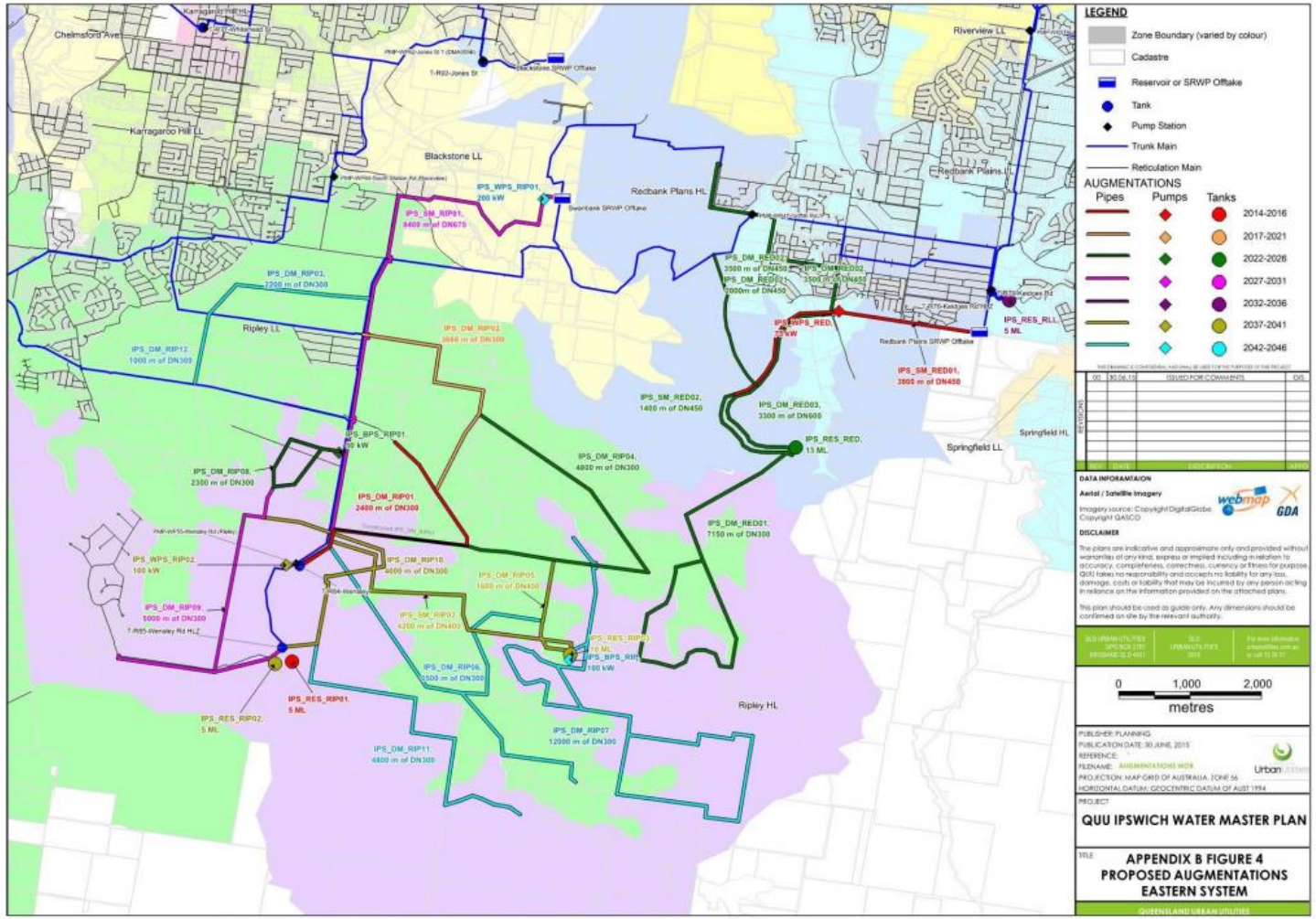


Figure 3-3 Urban Utilities Previous Water Supply Strategy Adopted as the Basis for Updating Municipal Water Infrastructure within the Ripley Valley PDA

3.9 Demand Projections

The updated SGS growth projections presented in Chapter 1 were converted into demand projections to enable infrastructure planning to be updated. The unit demands and peaking factors presented in Table 3-3 were used in this conversion. The resulting population and demand data are summarised for each planning horizon in Table 3-3. Figure 3-4 illustrates the projected demand growth for the Ripley Valley PDA from 2021 to 2066.

Table 3-3 Ripley Valley PDA Population, Employment and Water Demand Projections

Description	2021	2026	2031	2041	2066
Population (EP)	13,745	33,521	56,745	94,491	135,004
Employment (EP)	2,104	4,082	6,403	10,179	14,232
Total PDA (EP)	15,849	37,603	63,148	104,670	149,236
Water demand AD (ML/d)	3.14	7.98	14.41	24.07	34.32
Water demand PD (ML/d)	4.78	12.30	22.33	37.35	53.28

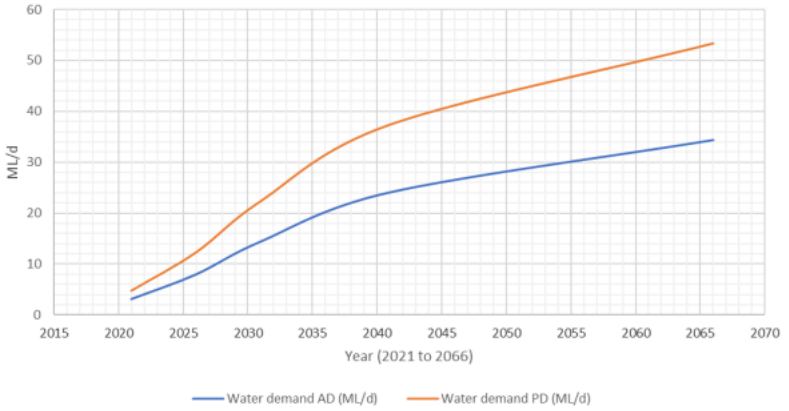


Figure 3-4 Ripley Valley PDA Demand Forecast

In addition to the above there are three areas that are outside the Ripley Valley PDA that need to be serviced by the trunk infrastructure within the PDA, as shown in Table 3-4**Error! Reference source not found.** below. Demand projections for these areas were obtained from Urban Utilities' existing hydraulic model. This model only forecasts projections up to 2041 which has been assumed to be full development for 2066. These demand projections are summarised in Table 3-4.

4.11 Adopted Sewerage Network

SEWER

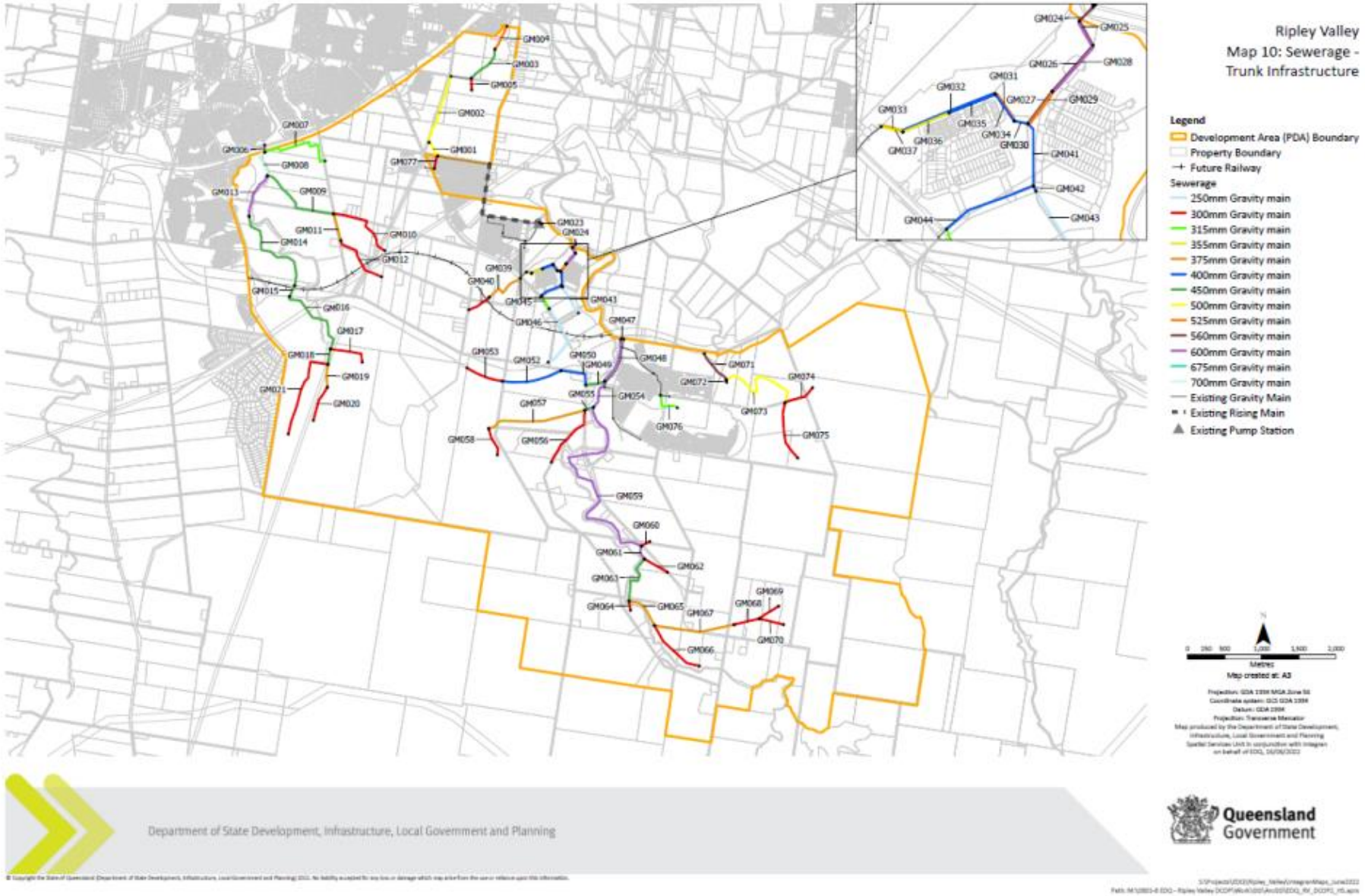


Figure 4-8 Ripley Valley PDA Sewer Network

ROADS

7.9 Adopted Road Network

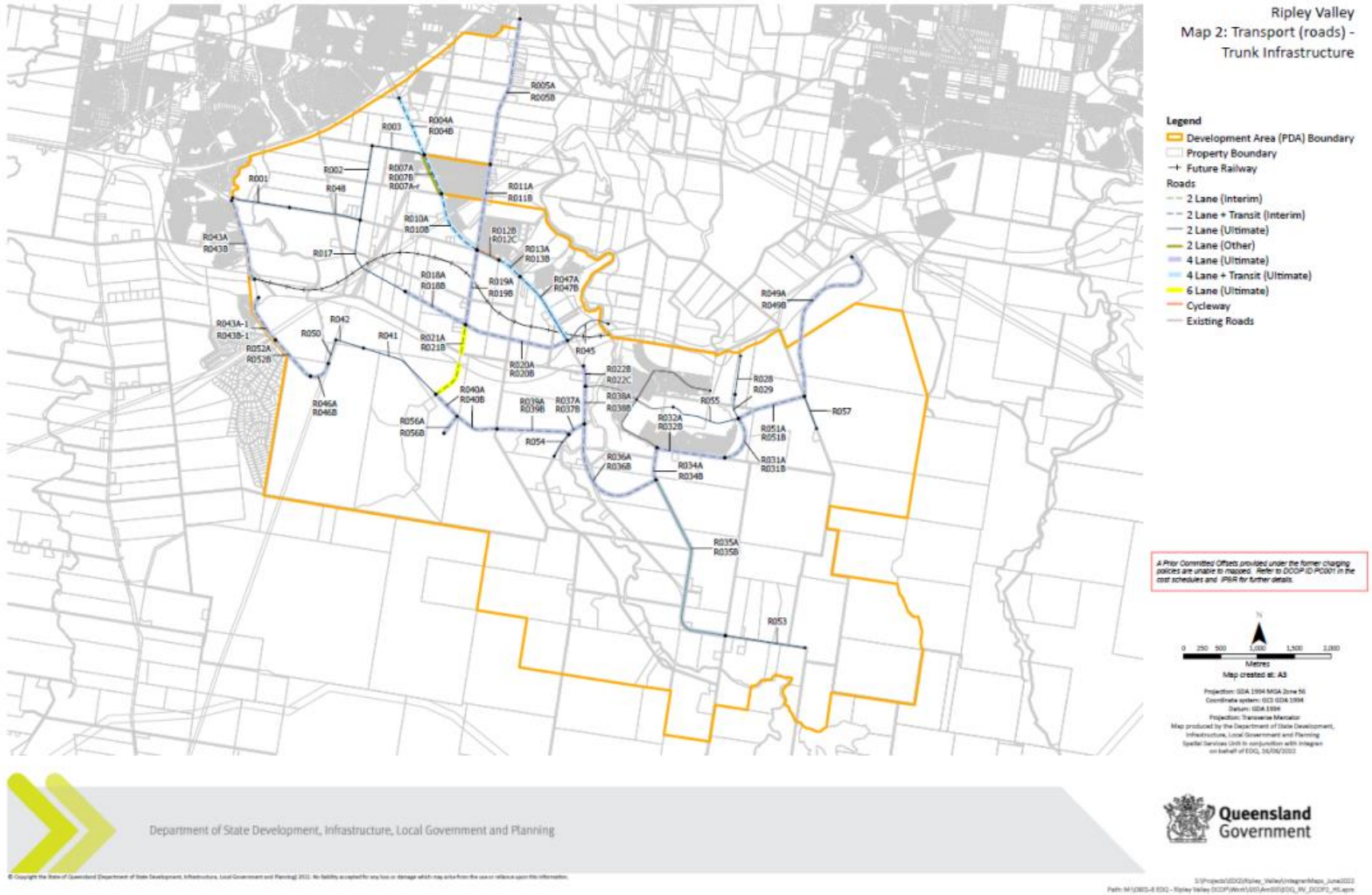


Figure 7-8 Ripley Valley PDA Adopted Trunk Road Network

OPEN SPACE

9.12 Adopted Parks and Open Space Network

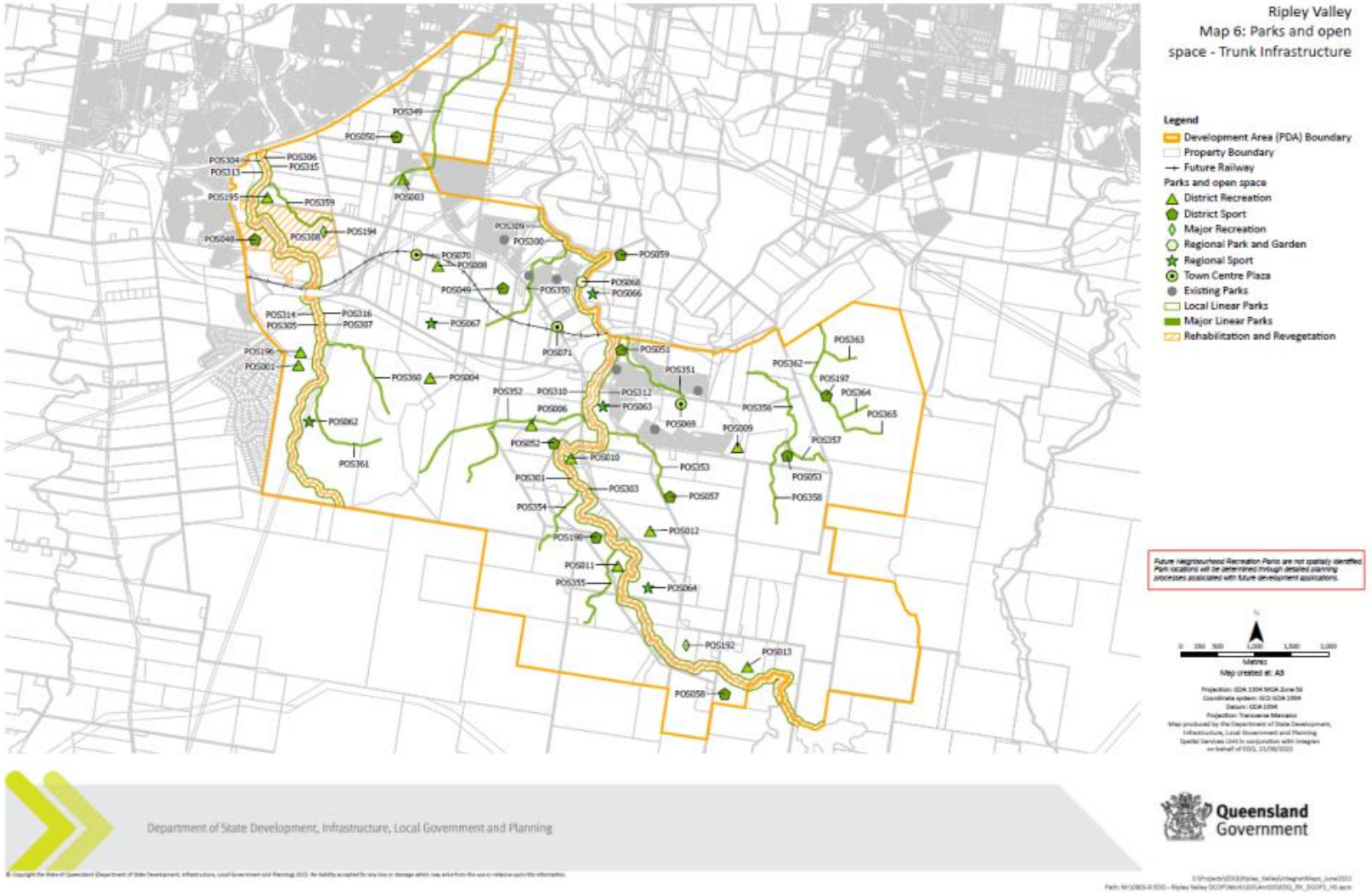


Figure 9-3 Valley PDA Parks and Open Space Network

FEASIBILITY & DUE DILIGENCE

FOUNDATIONAL STRATEGIES

- Economic Strategy and Town Centre policy
- Housing Strategy
- Employment Strategy
- Investment Strategy

Making the business case to enable state government to provide trunk infrastructure

DEFINING CATALYTIC INFRASTRUCTURE TO UNLOCK DEVELOPMENT

- Need to define what is the core enabling infrastructure to deliver housing.
- What needs to be built and when?
- How to create a plan to build from that enable's joint ventures between the private and public sectors and 'works in kind'.
- Need to undertake at least 30% design on key infrastructure interventions in order to cost with any certainty and avoid major funding shortfalls.
- Indexation of infrastructure costs is not sufficient – need ongoing reporting and quantity surveying

FUNDING GROWTH

- South Australia has a legislated mechanism to capture development charges that is unique to the state –

  Infrastructure Schemes.

DELIVERY MECHANISM'S

Basic Infrastructure Scheme

Infrastructure in basic infrastructure schemes can include:

- roads or causeways, bridges, culverts associated roads
- stormwater management infrastructure
- embankments, wells, channels, drains, drainage, earthworks connected with infrastructure
- water and sewerage infrastructure
- communications networks
- electrical and gas infrastructure

6—Amendment of section 162—Interpretation

(1) Section 162(1)—after the definition of ***basic infrastructure*** insert:

declared project has the same meaning as in the *State Development Coordination and Facilitation Act 2025*;

primary infrastructure means—

(a) basic infrastructure; or

(b) open space (including parks, playgrounds, nature reserves, cycling and pedestrian paths); or

(c) local community sporting or recreation areas or facilities; or

(d) libraries, local community buildings or other multi-use local community facilities.

(2) Section 162—after subsection (1) insert:

(1a) For the purposes of this Division, a ***declared project area*** is an area relating to a declared project identified as a declared project area in a scheme for the provision of primary infrastructure initiated under section 163A.

STATE DEVELOPMENT COORDINATION AND FACILITATION BILL 2025

Primary Infrastructure Scheme

PRIMARY INFRASTRUCTURE SCHEMES

- A plan to build from
- A revenue stream
- A work program
- Private investment and ‘Works in Kind’
- Forward funding opportunities
- Greater certainty
- Apportionment of enabling infrastructure
- Defines infrastructure delivery responsibilities

GROWTH STRATEGIES FOR REGIONAL SA

The foundational elements to enabling the delivery of housing in the regions is similar across the country:

- Create a vision
- Understand the economic constraints and climate
- Prioritise based on evidence
- Create the environment to enable state and local government to make decisions about in enabling infrastructure
- Make a business case that stacks up
- Be creative
- Collaborate across industry and government
- Be in tune with real demand