

Media Release



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Critical housing and land supply fast-tracked

Critical land in Adelaide's north and south is being released to allow the development of nearly 2000 new homes, as the Malinauskas Labor Government steps up its plan to tackle the unprecedented housing crisis.

Three key parcels of land – at Noarlunga Downs, Aldinga and Golden Grove – will be unlocked for development, fast-tracking more land to market to address the State's growing housing need.

The new homes will be developed through Government partnerships (Noarlunga Downs), a Renewal SA-led open market process (Aldinga) and rezoning to residential land (Golden Grove).

The Malinauskas Government is pulling every possible lever expected to deliver approximately:

- 600 homes at **Noarlunga Downs** (construction on first homes anticipated for early 2025)
- 800 homes at **Aldinga** (construction on first homes anticipated for early 2025)
- 500 homes at **Golden Grove** (construction on first homes anticipated for 2025)

It is anticipated residents could move into the new homes by 2026, about 12 months after construction at each site commences.

The land release for about 1,900 homes will add to the Government's previous release of 23,700 allotments, creating around 25,600 allotments in total.

Renewal SA will oversee master planning of the Noarlunga and Aldinga projects, working with the newly established Housing Infrastructure Planning and Development Unit to ensure infrastructure meets future needs at each location.

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The **Noarlunga Downs** site will include more than 15 per cent affordable housing and 80 social houses as part of more than 600 new homes set to transform Goldsmith Drive. The project will be jointly delivered by Renewal SA and the South Australian Housing Authority, which will now commence master planning and community and stakeholder engagement.

The **Aldinga** site will build on the rising demand for more housing in the southern suburbs, presenting an opportunity for developers to turn the significant greenfield offering into a master-planned community of 800 new homes.

Renewal SA will start its search for a development partner when the Request for Proposal process opens this week.

Developers are encouraged to exceed the minimum 15 per cent affordable housing target – and ensure their proposal is a prime example of planning with transport for sustainable communities for the future, in line with the Government's *30-Year Plan for Greater Adelaide*.

The new market process follows the Malinauskas Government preserving a corridor of land for a potential future extension of the Seaford rail line to Aldinga, ensuring long-term public transport options and reversing the Liberals' short-sighted decision.

The release of these two parcels of land adds much-needed supply to Adelaide's southern suburbs, an area identified by the *State Planning Commission's Growth Management Program Greenfield Land Supply Report* as having the lowest estimated greenfield allotment supply of all regions in Greater Adelaide.

The **Golden Grove** site, privately held, has been identified for re-zoning for residential use, creating capacity for about 500 new homes in the City of Tea Tree Gully.

YAS Property & Development will deliver the project after two separate planning processes are complete.

Stage One of the Code Amendment – comprising 340 homes – was initiated by the Minister for Planning last week. A separate Code Amendment which would see Stage Two initiated – with the potential for approximately 160 homes – is expected to follow once the initial planning process is finalised.

The proposal will inject vital housing into Adelaide's north. The region is projected to accommodate about 20 per cent of projected population growth within Greater Adelaide over the next 10 years, with up to 14,000 new homes needed by 2030 to meet demand.

Residential development will not occur within a 300-metre buffer placed around a quarry at Golden Grove – used in the supply of building bricks for homes – to minimise impact on the working site and continue sustainability of the building sector.

These housing initiatives are in addition to the State Government's *A Better Housing Future* plan, which includes fast-tracking what will be the single largest release of residential land in the State's history – set to deliver at least 23,700 more homes.

Considerable progress is being made on that release, with the re-zoning process for Concordia now underway and the Hackham development site changing its name to Onkaparinga Heights ahead of civil works starting in the new suburb within months.

Quotes attributable to Peter Malinauskas

Only two months ago, we announced the largest single release of residential land in our state's history.

Now we're releasing more.

The single biggest thing we can do to address the housing crisis is to boost supply, and that's exactly what we're doing, so as many South Australians as possible can realise their dream of home ownership.

Most importantly, we're doing this in a planned and coordinated fashion, to make sure people have access to the services and infrastructure they need, and that past planning mistakes are not repeated.

Quotes attributable to Nick Champion

As regions to the north and south of the city experience rapid growth, it's increasingly important we look for ways to fast-track land availability while ensuring key infrastructure and amenities are put in place.

We want to make housing more accessible to more South Australians – which is why we are getting to work on these projects as soon as possible, with affordability front and centre.

Quotes attributable to Master Builders Association CEO Will Frogley

This is great news for any South Australian who dreams of owning their own home.

Land is the biggest factor affecting housing affordability. Increasing supply creates more options and helps put downward pressure on prices.

Home ownership creates a sense of pride and community, and is one of the best things you can do to stimulate jobs and economic growth. Building new homes is also the only way to address Adelaide's extremely tight rental market.

Quotes attributable to Urban Development Institute of Australia spokesperson

Even just a small shift in demand from other mainland capitals due to South Australia's buoyant economic conditions can have a profound impact on the South

Australian market and is exactly why we need to be prepared and take action for high growth scenarios.

Recent research by the UDIA highlights how Adelaide's share of total national land sales has increased from an average of 6% back in 2009 to 9% in just the last year.

Just as critical to choosing sites for development is also the significant work in delivering infrastructure so they get to market as soon as possible, and we strongly support the infrastructure coordination and focus that the government is placing on these projects.

Historically, large projects have taken considerable time to get off the ground and we are hopeful the measures being taken and the lessons learnt with these projects will also help deliver additional projects quicker for the broader sector as well.