



An Australian Government Initiative



Regional
Development
Australia

BAROSSA GAWLER LIGHT ADELAIDE PLAINS

Ms Danielle Wood

Chair

Productivity Commission

Locked Bag 2

Collins St East

Melbourne Vic 8003

Lodged online: <https://www.pc.gov.au/inquiries-and-research/housing-supply/make-submission/>

30 September 2026

Dear Ms Danielle Wood,

Submission – Housing Supply Regulation

I write to you on behalf of Regional Development Australia Barossa Gawler Light Adelaide Plains (RDABGLAP) – an Australian Government economic development initiative, representing \$4.42 billion in Gross Regional Product to South Australia (SA) and over 6,300 regional businesses across the Barossa, Gawler, Light and Adelaide Plains council areas.

We work alongside government, industry and community, advancing sustainable growth, coordinating regional development and advocating for the infrastructure our region needs. Together, we help unlock opportunity and build liveable, prosperous places for current and future generations. Our role is practical, connected and regionally focused and driven by three strategic priorities: Water Security and Climate; Business and Community; and Civil, Social and Digital Infrastructure.

RDABGLAP welcomes the Productivity Commission's *Housing Supply Regulation Interim Report* and broadly supports its four principles: adopt a 'build' mindset; regulate only where necessary; coordinate housing with infrastructure; and keep the process simple.

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Planning reform and infrastructure to enable housing delivery

RDABGLAP recognises the substantial work undertaken by the South Australian Government to improve the planning and development system. The Planning and Design Code, Greater Adelaide Regional Plan (GARP), Local Area Planning, state-led structure planning, infrastructure investigations and infrastructure schemes provide a stronger framework for coordinating housing growth.

Through GARP, significant greenfield growth has been identified across our region; however, zoned land is not necessarily development ready. Constraints include infrastructure funding and sequencing, water, wastewater, stormwater, roads and electricity. GARP itself identifies substantial infrastructure requirements across the Northern Plains and Barossa.

Effective implementation will require greater alignment between councils, State Government and infrastructure providers. Consistent advice and early clarity about what infrastructure is required, who is responsible for delivering it, who pays and when it will be delivered are essential to providing certainty for councils and developers.

Local Area Plans (LAPs) provide an important mechanism for identifying local housing and infrastructure requirements. However, identifying infrastructure through a LAP does not itself provide a commitment to its funding or delivery. This reinforces the need to connect strategic planning more directly with infrastructure investment and delivery.

Currently, the BGLAP region is waiting for the updated South Australian Housing Roadmap, which is expected to provide greater clarity around State Government infrastructure priorities, particularly water infrastructure required to support housing in priority greenfield areas.

BGLAP Growth Areas

Concordia and Kudla provide important test cases for South Australia's emerging infrastructure scheme model. Concordia, planned for up to 12,000 homes, is subject to the State's first Basic Infrastructure Scheme, covering roads, bridges, stormwater, water and sewerage, with funding and indicative sequencing arrangements. At Kudla, planning for around 16,000 homes is considering a state first, Primary Infrastructure Scheme. Together, these areas will test the scope and effectiveness of infrastructure schemes in practice, including what infrastructure is captured, how costs are shared, whether funding is sufficient, and whether infrastructure can be delivered when needed to convert planned growth into development-ready land.

The infrastructure challenge extends across the region. At Roseworthy, continued housing growth requires coordinated delivery of road, stormwater, water and other infrastructure to progress investment in 30,000 new homes. At Two Wells and Korunye, substantial longer-term growth is similarly dependent on detailed infrastructure investigations, agreements and subsequent planning processes.

Together, these growth areas demonstrate both the scale of the BGLAP region's potential contribution to South Australia's housing supply and the need to translate improved strategic planning into coordinated, funded and timely infrastructure delivery.

Housing and employment land must be planned together

Housing growth must also be planned alongside employment land to support productive, diverse and liveable communities.

Major population growth without corresponding employment opportunities risks increasing dependence on commuting to metropolitan Adelaide, placing additional pressure on the transport network and reducing some of the economic and liveability benefits that well-planned regional growth can provide.

This is particularly relevant when considering the Commission's proposed reforms to allow greater residential development within commercial areas. RDABGLAP supports flexibility and mixed-use development where appropriate. However, increasing residential capacity should not inadvertently erode strategically important employment land. Employment land needs to be retained in appropriate locations and planned alongside housing so growing communities have access to diverse local employment opportunities.

Land-use reforms should reflect local circumstances

RDABGLAP supports reviewing land-use controls that unnecessarily constrain housing choice and supply. However, broad reforms such as enabling three-storey development should be applied through strategic planning that reflects local circumstances. While increased density may warrant investigation in some townships, market feasibility may be limited, while established Barossa townships require consideration of local character and the Character Preservation (Barossa Valley) Act 2012.

Built form, infrastructure capacity, minimum allotment sizes and parking requirements should therefore be considered through a place-based approach that recognises differences between metropolitan, peri-urban and regional communities.

The challenge now is to ensure infrastructure investment is coordinated with planned housing growth and delivered when it is needed. With the necessary enabling infrastructure, our region can make a significant contribution to South Australia's housing supply while creating connected, productive and liveable communities where people want to live and work.

RDABGLAP looks forward to continuing to work with the Australian Government, South Australian Government, our four regional councils, infrastructure providers and the development sector to support this outcome.

Please contact me should you wish to discuss this submission further.

Sincerely,

Rolf Binder

Chair

Regional Development Australia – Barossa Gawler Light Adelaide Plains

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