



2 July 2024

Department of Infrastructure, Transport, Regional Development, Communications and the Arts
Lodged via online portal.

To whom it may concern,

City of Playford: Response to the Draft National Urban Policy

Thank you for providing the opportunity to provide comment on the Draft National Urban Policy ('the Draft Policy').

The City of Playford is an outer metropolitan council in northern Adelaide that is experiencing rapid urban growth. We expect to welcome an additional 83,000 residents by 2046, representing a 67%¹ increase in population, which will be the highest growth amongst Greater Adelaide LGAs².

This growth is accompanied by a range of challenges, which is articulated well within the Draft Policy. The City of Playford's challenges include:

- Multiple and fragmented growth fronts
- Lack of mains sewer connection
- Significant stormwater management / flood mitigation requirements
- Lagging upgrades to transport infrastructure
- Lagging provision of public bus services to new communities (a result of low residential densities that reduce the critical mass needed to justify new services)
- Lack of planning for rapid mass transit to cater for the future population
- A lack of local jobs

¹ [Home | City of Playford | Population forecast \(id.com.au\)](#)

² [Local Area \(SA2 and LGA\) Population Projections for South Australia, 2021 to 2041 \(plan.sa.gov.au\)](#) (p.67).

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

- Lack of planning for public schools and other State-led services
- Housing that is not climate resilient (e.g. residential allotments that lack sufficient space for green infrastructure and the trend for black roofs that absorb heat and make homes hotter).

We currently risk perpetuating urban development that is characterized by low densities, car dependency and a lack of resilience to our changing climate.

To this end, the five goals for urban places – that they are Liveable, Equitable, Productive, Sustainable and Resilient – are supported, as are the six objectives. The goals and objectives are all important in creating thriving communities and the Draft Policy is supported.

However, the challenge is around implementation. Improved planning, funding and delivery that is aligned with the National Urban Policy is required, including:

- Early planning, including identification of future public services, such as schools
- Orderly and staged growth facilitated by coordination between governments and infrastructure and service providers
- Timely provision of upgraded transport infrastructure and public transport services
- Federal and State government funding for critical infrastructure that could be wholly or partially recovered via retrospective developer contributions
- Stronger legislative levers to imbed sustainability and climate resilience within the built form, and to ensure early and appropriate engagement is undertaken with First Nations communities around the protection and enhancement of culturally significant landscapes
- Increased Federal and State Government investment into social and affordable housing provision
- More focus on increasing densities within inner and middle suburbs.

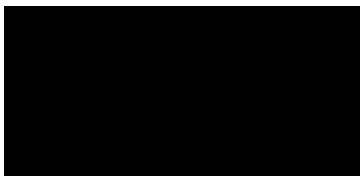
We acknowledge the national initiatives that are underway to support the proposed goals (described in Appendix B) and some of the recent changes within the South Australian system that support improved urban outcomes, including the establishment of the Housing, Infrastructure, Planning and Development Unit to coordinate growth across public and private stakeholders and the changes to Regulated and Significant Tree legislation, which provide stronger protection for Adelaide's tree canopy.

New urban development within Playford will play a key role in shaping both Playford's and Greater Adelaide's social, environmental and economic wellbeing for decades to come. It is therefore important to 'get it right' from the outset and the Draft National Urban Policy provides a good framework to support this.

We look forward to working collaboratively with governments and stakeholders to achieve the goals and objectives outlined in the Draft Policy.

Please contact Ms Sara Hobbs, Strategic Land Use Planner on (08) 8256 0193 or via shobbs@playford.sa.gov.au if more information is required or to discuss our submission in more detail.

Yours faithfully,



Greg Pattinson
Executive Strategic Advisor