Strategic Plan

2027-2030



Government of South Australia

RenewalSA

Acknowledgement of Country

We acknowledge the Traditional Custodians of the Lands throughout South Australia.

We respect and support their spiritual relationship with Country and connection to their land, waters and community.

As an organisation that is passionate about creating a better future for all South Australians, we are committed to working with First Nations peoples to ensure Culture and Country are respected in everything we do and is represented through our people and projects.



Uncle Mickey O'Brien conducting the smoking ceremony at Noarlunga on Kaurna Country.

About Renewal SA

Renewal SA is South Australia's property and urban development agency. Through strategic advice, partnerships, property development and project delivery, we unlock land and investment, increase housing supply, strengthen communities and support economic growth across South Australia.

Working with government, industry, investors, local government and communities, we deliver projects that create lasting social, economic and environmental value. Combining strategic insight with delivery capability, we respond to South Australia's housing and development priorities.



Our impact

This snapshot summarises the strongest outcomes from the Strategic Plan 2023–2026 reporting period.

3,086

Housing opportunities released to market

8,207*

Housing opportunities identified for delivery in the next 5 years

355

Housing outcomes being delivered in regional areas

30

Homes delivered for key workers in regional areas

883

Affordable housing opportunities released to market

1,898*

Affordable housing opportunities identified for future development

$2B+

Committed public and estimated private sector expenditure across projects and transactions

8

Significant private sector partnerships secured

$720M

Committed expenditure across industrial and precinct projects

504

Employment, training and education opportunities delivered through the Renewal SA Works Program

**Numbers are estimates based on data available in September 2026, and subject to change.*

Message from the Presiding Member

Through the delivery of our 2023-2026 Strategic Plan, Renewal SA more than doubled its target for housing opportunities released to market, unlocked opportunities for future growth, secured major partnerships and supported public and private investment across the state. These achievements reflect the value Renewal SA creates for South Australia through ambitious projects, strong partnerships, measurable results and the dedication of our people.

South Australia is experiencing strong growth and investment, bringing significant opportunities for the state. With that growth comes increasing demand for housing, employment lands and well-planned communities. Renewal SA has an important role in helping address these challenges, bringing together government, industry, investors and communities to unlock opportunities, accelerate delivery and create lasting value for South Australians.

This Strategic Plan sets a clear direction for the next three years. It recognises Renewal SA's unique role as both a delivery agency and a strategic adviser. We are not only responsible for transforming government land and property into thriving communities and employment precincts; we also work across government to unlock opportunities, attract investment and help accelerate outcomes that benefit South Australia.

Increasing housing supply is Renewal SA's foremost strategic priority and our most significant contribution to South Australia's future prosperity. While this remains our primary focus, the Board also expects the organisation to remain focused on the outcomes that matter most. Success is not measured by housing numbers alone. It is also reflected in the quality of the communities we help create, the economic opportunities we support and the lasting legacy we leave for future generations.

Achieving these outcomes requires more than ambition. It requires sound judgement, strong governance and responsible stewardship of public resources. Renewal SA must operate with commercial discipline, manage its investments and finances responsibly, and ensure every decision delivers value for South Australians.

Our priorities are deliberately simple and outcome-focused. They reflect the need to deliver with pace, innovation and discipline, while continuing to strengthen the capability, culture, leadership and partnerships that underpin our success. The Board sees these foundations as critical enablers of delivery and essential to maintaining Renewal SA's reputation as a high-performing organisation.

The development of this Strategic Plan has been informed by contributions from the Minister, Board, management and staff, reflecting the experience, expertise and commitment that underpin Renewal SA's success.

On behalf of everyone at Renewal SA, we look forward to working with government partners, industry and communities to deliver this plan and continue creating housing, investment, jobs and thriving places that deliver lasting economic and community value for South Australia.



Stephen Hains AM
Presiding Member,
Urban Renewal Authority
Board of Management

Message from the Chief Executive

The expectations of Renewal SA are significant, but so too is the opportunity we have to make a lasting impact for South Australia.

Renewal SA enters the next three years with a clear mandate: to accelerate housing supply, unlock investment opportunities and deliver the projects and partnerships that will support South Australia's continued growth.

Housing remains one of the state's most pressing challenges and Renewal SA has a critical role in helping deliver the South Australian Government's target of 13,500 new homes each year. Our contribution extends beyond the homes we directly facilitate. We create the conditions for growth by unlocking land, enabling infrastructure, removing barriers to development and working with industry to increase supply at the scale and pace required.

This Strategic Plan provides a practical framework for action over the next three years. It is deliberately simple and focused on delivering the outcomes that matter most. Our three priorities tell a clear story about what we deliver, what we enable and how we succeed: Housing for South Australia, Economic Growth and Investment, and a High-Performing Organisation.

Alongside housing delivery, we will continue to unlock investment, support industry growth and create places that contribute to the state's economic prosperity through the strategic management and development of government land and assets.

Success will depend on strong partnerships. The challenges of housing supply and economic growth are too complex for any one organisation to solve alone. By working together with government, industry, local government, investors, communities and our delivery partners, we can achieve outcomes that none of us could deliver independently.

We also recognise that delivering for South Australia requires strong financial and commercial discipline. Through the responsible management and development of government land and assets, Renewal SA generates revenue for the state while helping unlock investment, growth and development opportunities. Maintaining strong commercial performance ensures we remain financially sustainable and able to continue delivering the housing, employment land investment and growth that supports South Australia's future prosperity.

Just as importantly, our ability to deliver these outcomes depends on the capability of our organisation. A high-performing organisation enables everything else we do. Over the next three years we will continue investing in our people, systems, processes and culture so we can deliver with greater efficiency, agility and impact. We will remain focused on disciplined delivery, ensuring our efforts, investments and partnerships deliver tangible outcomes for South Australians.

This Strategic Plan provides a shared understanding of what success looks like and how we will achieve it. I am confident that by working together, delivering with pace, and remaining focused on the outcomes that matter most, we can make a lasting contribution to South Australia's future.



Shane Wingard
Chief Executive



Our vision

Lasting impact and leadership through property and projects that drive investment, create jobs, increase housing supply and build thriving communities for South Australians.

Our purpose

Driving economic and community outcomes for South Australia through property and projects delivered with pace and purpose.

Our strategic priorities





Housing for South Australia

THE OUTCOME

South Australia has more homes, greater housing choice and sustainable communities that support growth and prosperity.

SUCCESS LOOKS LIKE

- Increased housing supply across metropolitan and regional South Australia, at the scale and pace required to meet current and future demand.
- More housing choice and affordability, with homes that meet the diverse needs of South Australians.
- Unlocked housing opportunities and accelerated housing delivery across South Australia through strategic advice, partnerships and investment.
- Innovative housing models and delivery approaches to improve housing delivery, affordability and customer outcomes.
- Sustainable, liveable and connected communities for current and future generations.

Economic growth and investment

THE OUTCOME

Government land and assets are activated to drive investment, employment and long-term economic prosperity.

SUCCESS LOOKS LIKE

- Economic and community value maximised through the strategic management and activation of government land and assets.
- Employment land strategically planned, activated and brought to market to support industry growth, investment attraction and jobs.
- Strategic investment and development opportunities unlocked through effective land stewardship, asset management and partnerships.
- Commercial returns to government optimised where appropriate.
- Employment opportunities, business activity and economic growth delivering lasting benefits for South Australians and their communities.

A high-performing organisation

THE OUTCOME

Renewal SA is a high-performing organisation with the people, capability, systems and culture to deliver exceptional outcomes now and into the future.

SUCCESS LOOKS LIKE

- A capable, engaged and adaptable workforce that chooses to join, grow and stay at Renewal SA.
- A collaborative, connected and inclusive culture where people are recognised, valued and supported to learn, grow and do their best work.
- Staff empowered through fit-for-purpose systems, processes, information and data, enabling timely, effective and empowered decision-making.
- Strong financial and commercial performance that enables Renewal SA to sustainably deliver government priorities and create long-term value for South Australia.
- Consistently high organisational performance through continuous learning, improvement and innovation.

Creating lasting community impact

Every project we deliver creates opportunities beyond the built environment. Alongside homes, community facilities, infrastructure and investment, our work strengthens communities, creates jobs, advances reconciliation, responds to environmental challenges and contributes to South Australia's long-term prosperity.

These outcomes are integrated into the way we plan, partner and deliver, and will be measured through project and organisational performance indicators to ensure our projects generate lasting value for people, place and the economy.



RECONCILIATION

Reconciliation is fundamental to achieving better outcomes for South Australia. We work alongside Traditional Custodians, First Nations communities and organisations to embed Culture, Country and knowledge to inform the planning and delivery of our projects.

We are committed to respectful partnerships, meaningful engagement and increasing opportunities for First Nations businesses, employment and participation, creating outcomes that strengthen communities and deliver lasting social, cultural and economic value.

DIVERSITY AND INCLUSION

Creating places that reflect and meet the needs of all South Australians starts with valuing diverse perspectives. We foster an inclusive workplace where people feel respected, connected and empowered to contribute, strengthening the way we make decisions and deliver projects.

By embracing diversity, removing barriers to participation and working collaboratively with our partners and communities, we create places that are more inclusive, accessible and responsive to the people who live, work and visit them.



Uncle Fred Agius and Aunty Yvonne Agius at the Southwark Grounds Yarning Circle on Kaurna Country.

SUSTAINABLE FUTURE

Sustainability is embedded throughout the planning, development and delivery of our projects. We create places that respond to climate change, support biodiversity, enhance urban greening and encourage low-carbon, resilient communities.

By embracing innovation and responsible development, we reduce environmental impact while creating healthier neighbourhoods, improving liveability and delivering lasting value for current and future generations.

JOB CREATION AND TRAINING

Thriving communities are built on opportunity. Through partnerships with government, industry, education providers and community organisations, we create pathways that build skills, support workforce participation and strengthen South Australia's industries.

By embedding employment and training opportunities into our projects, we help grow a skilled and diverse workforce while creating lasting economic and social value for the communities in which we work.

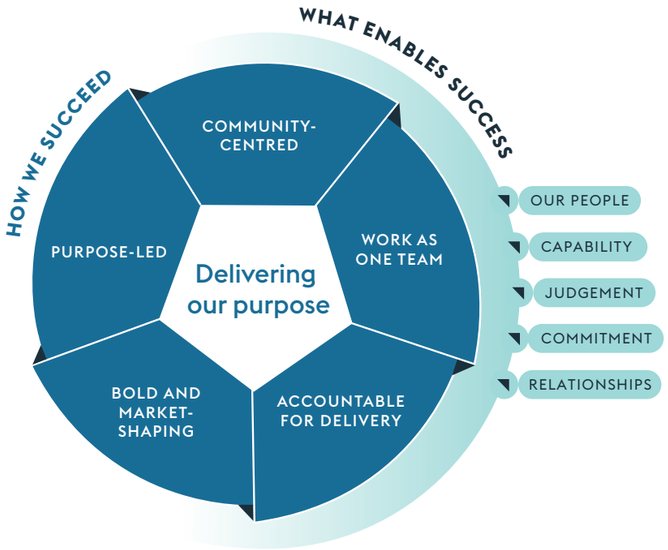
Foundations of success

OUR SUCCESS MODEL

Our success model describes the organisational conditions and shared ways of working that enable Renewal SA to deliver its priorities.

We are guided by a clear set of guiding principles and recognise that our people provide the capability, judgement, relationships, commitment and safety culture that make success possible.

Together, our people and our principles guide how we work and how we create lasting public value for South Australia.



Safety and wellbeing are fundamental to our success.
We are committed to creating safe workplaces, projects and communities, ensuring our people, contractors, partners and the public are protected through safe decisions, environments and practices.

OUR GUIDING PRINCIPLES

Be purpose-led

We connect our decisions and priorities to our purpose.

Be community-centred

We keep people and communities at the centre of decision-making, applying commercial discipline to create public value.

Work as one team

We bring together the right people, expertise, partners and communities to achieve shared outcomes.

Be accountable for delivery

We own our commitments, focus on outcomes and do what we say we will do.

Be bold and market-shaping

We take on complex challenges, lead change and work with government, industry and communities to achieve outcomes the market may not deliver alone.

OUR VALUES

Our values and behaviours guide how we work, how we make decisions and how we deliver for South Australia.

We are committed to shaping a workplace where people feel supported and empowered to grow. Through clarity in our priorities, connection through strong relationships, and contribution from every member of our team, we strengthen our organisation to deliver meaningful outcomes and create lasting value for the communities we serve.





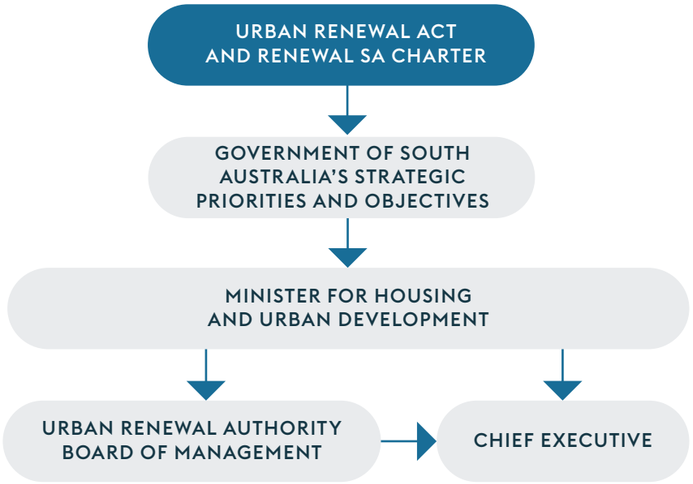
SA public sector values

- SERVICE
- PROFESSIONALISM
- TRUST
- RESPECT
- COLLABORATION AND ENGAGEMENT
- HONESTY AND INTEGRITY
- COURAGE AND TENACITY
- SUSTAINABILITY

Our governance and delivery framework

Renewal SA operates within a governance framework that connects our legislative mandate with the delivery of economic and community outcomes for South Australia.

The Urban Renewal Act 1995 and the Renewal SA Charter, define our purpose, functions and governance responsibilities. The Minister for Housing and Urban Development provides strategic direction and sets government priorities, while the Urban Renewal Authority Board of Management oversees the agency's strategic direction and performance.



This Strategic Plan aligns Renewal SA's role and priorities with the South Australian Government's strategic objectives, guiding our contribution to increasing housing supply, enabling economic growth and delivering lasting community outcomes across South Australia.

These priorities are implemented through the Corporate Plan and annual Business Plans, which translate strategy into measurable actions, investment decisions and project delivery.



Find out more

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SOUTH AUSTRALIA

Government of South Australia

RenewalSA

Proudly sustainable: printed on carbon neutral stock.
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