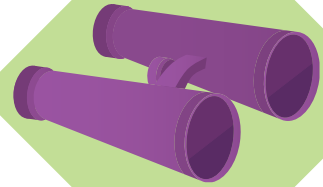# STATE PLANNING COMMISSION

CONSULTATION: DRAFT STATE PLANNING POLICIES FOR SOUTH AUSTRALIA

July – September 2018

Prepared by the State Planning Commission on behalf of the Minister for Planning

saplanningportal.sa.gov.au

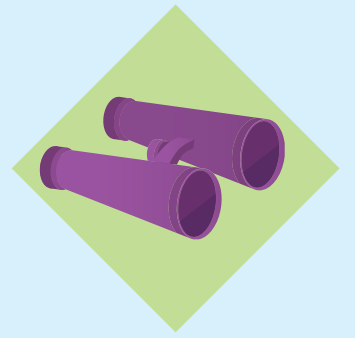# A MESSAGE FROM
THE STATE PLANNING COMMISSION

Since the *Planning Development and Infrastructure Act 2016* (the Act) was passed, the State Government has been working on a range of reforms to South Australia's planning system.

The new Act is being applied at a pivotal moment in the evolution of South Australia's history including:

- restructuring of the State's economy and trade
- ever-changing demographic make-up
- the universal impact of new technologies
- the fundamental need to conserve, in all respects – natural systems, cultural and built heritage, productive lands, liveable and vibrant neighbourhoods and communities.

In turn, these trends are leading us to live and work differently. Our cities, regions and towns can respond in a variety of ways, and we can influence this change positively through good planning.

The draft State Planning Policies (SPPs) presented here, are key instruments in our new planning system. In preparing these policies, the Commission considered the major challenges facing our State – including climate change, energy demands, infrastructure efficiencies, and affordable housing.

Ultimately, the SPPs aim to provide the framework for land use planning and development that will improve the liveability, sustainability and prosperity of South Australia. Previously, the State had a range of disparate state agency policy positions that were not well defined in relation to the planning system. As envisaged by the Expert Panel on Planning Reform, we have worked collaboratively with government departments and other stakeholders to redress this. These proposed SPPs are the result, which are now open for public consultation, in accordance with the Government's recently released Community Engagement Charter.

The policies identified were developed through a rigorous whole-of-government approach, and respond to current and future trends in population, demographics, climate change, and other social and economic drivers. They aim to make it easier for councils and the State to incorporate sound planning and development aspirations up-front within their Regional Plans and the Planning and Design Code. This gives our planning system a rigorous foundation, providing the community and investors with greater confidence and clarity.

To be effective, these SPPs must reflect the planning aspirations of the communities they serve: how do you want your neighbourhood to look and function, what are the critical ingredients of a healthy, vibrant and liveable community?

We urge you to consider what is proposed here, tell us what you like, what you don't like, and if there is something more you'd like to add. We look forward to hearing from you.

Tim Anderson QC
Chair, State Planning Commission

HAVE YOUR SAY

We want to hear from you

South Australia's new planning system is built around feedback from the community, the planning and development industries and other interested parties. This first set of State Planning Policies (SPPs) is no different, having been prepared in collaboration with other state agencies.

We are interested in your feedback on the policies, including how they can guide our new planning system and enable a prosperous future for all South Australians.

The SPPs provide a range of benefits, including:

√ **A clear planning vision for South Australia**

The SPPs identify key planning interests of the State Government, as well as the goals and aspirations of the new planning system.

√ **Enact the Principles of Good Planning**

The Principles of Good Planning are introduced in the *Planning Development and Infrastructure Act 2016*. Embedding them within the SPPs will ensure they carry through to all levels of the planning system.

√ **Consistent and transparent decision making**

For the first time, the SPPs express state agency policy positions for the planning system in one place. This will simplify how the community, industry, local governments, agencies and other bodies identify and interpret them.

√ **Establish planning targets for South Australia**

The 30-Year Plan for Greater Adelaide 2017 Update is currently the only planning strategy that sets targets for the planning system. These have been included in this inaugural set of SPPs, with strategic targets for the whole of South Australia to follow.

√ **Matters of state interest can be clearly identified**

Future versions of the SPPs will integrate with the new Spatial Atlas currently in development. Mapping areas of state interest in this way can transition into the Planning and Design Code as Overlays that outline important information and policy outcomes unique to these places.

You can provide feedback on this paper via:

• SA Planning Portal: Visit the Have Your Say webpage and lodge a submission at http://www.saplanningportal.sa.gov.au/have_your_say

• Email: DPTI.PlanningEngagement@sa.gov.au

• Post: PO Box 1815, Adelaide SA 5001

CONTENTS

PART 1: INTRODUCTION

This suite of State Planning Policies (SPPs) will be the highest order policy document in South Australia's planning system. The policies outline matters of importance to the state in land use planning and development and provide a policy environment that enhances our liveability, sustainability and prosperity.

By expressing all state interests in land use planning and development in a single location, the SPPs will provide efficiency, consistency and certainty in planning for South Australia's future. The SPPs build on the objectives and principles of good planning set out in the *Planning, Development and Infrastructure Act 2016* (the Act) and ensure these principles are embedded in all future decision making.

The SPPs will be given effect through the creation of planning instruments, including Regional Plans and the Planning and Design Code. The policies will also be considered when establishing new infrastructure schemes or when undertaking an environmental impact assessment for an impact-assessable development application. However, they will not have a role in the assessment of individual applications.

The Act prescribes that a set of SPPs must be prepared by the Minister for Planning, but also allows SPPs to be initiated by either the Minister for Planning or the State Planning Commission as required. Over time, new SPPs can be added to this suite and existing policies may be amended. The process for amending or creating SPPs is set out in the Act which requires public consultation in accordance with the Community Engagement Charter.

This document has been divided into six sections:

Part 1	Introduction	The role of SPPs in the planning system and how they should be applied
Part 2	Our Population	The importance of planning for our future population
Part 3	Principles of Good Planning	Overarching guidance to the planning system
Part 4	Our Targets	A suite of six targets
Part 5	State Planning Policies— Legislative	The SPPs set an overarching foundation of good planning principles by which to build the planning system: • Integrated Planning • Design Quality • Adaptive Reuse • Biodiversity • Climate Change
Part 6	State Planning Policies— Ministerial	SPPs prescribed by the Minister for Planning that reflect state interests in the planning system. These policies have been divided into four policy themes: • Our People and Neighbourhoods • Our Productive Economy • Our Infrastructure and Movement Systems • Our Resilient Communities and Environment.

THE ROLE OF STATE PLANNING POLICIES IN THE PLANNING SYSTEM

As prescribed by the Act, SPPs will be applied throughout South Australia and must be considered when:

- preparing or amending a designated planning instrument such as a Regional Plan or the Planning and Design Code (the Code)

- preparing and assessing Environmental Impact Statements

- preparing Infrastructure Scheme Proposals.

Figure 1 provides an overview of the relationship of SPPs to other tools within the planning system.

Planning, Development and Infrastructure Act 2016 and Regulations

Overarching framework for South Australia's planning and development system, including the Principles of Good Planning

State Planning Policies

Sets out the overarching goals for the state and requirements for the planning system

Regional Plans

Provide the long term vision for regions or areas about the integration of land use, transport, infrastructure and public realm

Planning and Design Code

Sets out the policies, rules and classifications for the purpose of development assessment and related matters for the state

HOW TO APPLY THE SPPS TO INSTRUMENTS AND FRAMEWORKS

Planning instruments

Under the Act, all designated planning instruments will have to comply with the objectives and policies prescribed by the relevant SPPs during both the initiation and amendment phases of Regional Plans and the Planning and Design Code (the Code).

Regional Plans

Regional Plans set the long-term planning vision for a region or area, including the integration of land use, transport, infrastructure and the public realm. They must be consistent with all relevant SPPs as they provide direction for local level planning and development and establish a framework for the management of regional infrastructure and the public realm. They also make recommendations about the application and operation of the Code for specific areas. Where SPPs can be spatially applied, these state interests should be mapped within Regional Plans.

Planning and Design Code

The Code is a designated instrument under the Act and will contain the rules against which development applications are assessed. The Code will set out a comprehensive suite of planning rules for development assessment comprised of spatially referenced Zones, Sub-zones and Overlays.

The rules set out in the Code must reflect and align with the SPPs as they provide the strategic framework on which the principles of Code policy are based. The Code must also consider any Regional Plans. State Planning Policies prevail over Regional Plans for the purposes of establishing planning instruments.

Not all SPPs will apply to every location; however, where they do spatially apply they should (if possible) be defined as Overlays within the Code. Overlays may establish or affect the level of assessment for an application, trigger statutory referrals to government agencies and/or set specific assessment criteria. They must be read in conjunction with any relevant Zone or Sub-zone policies. In the event of a policy conflict, it is important to note that Overlay policies take precedence over other policies in the Code.

Statutory referrals

Statutory referrals under the Act will align with the policy matters-of-state interest included in the SPPs. Prescribed bodies (including state agencies) will have 'power of direction', meaning that direction may be given to a planning authority to refuse, approve, or add conditions to, a planning consent. This may be necessary when:

• additional assessment or protection is warranted

• there is a level of risk to life or property

  and/or

• the assessment requires expertise available at the state level (e.g. for the management of specific hazards such as bushfire, flooding or coastal erosion).

Under the Act, for statutory referrals to be applied, the Governor must be satisfied that the prescribed body has recognised policies in the Code. These policies are most likely to be expressed through Code Overlays.

Impact assessable development

The SPPs are not used for development assessment. However, they must be taken into consideration when Environmental Impact Statements (EIS) are prepared to accompany an 'impact assessed' development application. The EIS must evaluate the extent to which the expected effects of a proposed development would be consistent with relevant SPPs. They will also need to provide any necessary commitments regarding avoidance, mitigation or management of potentially adverse effects on any matter that may be directly relevant to a special legislative scheme.

Infrastructure Schemes

When initiating an Infrastructure Scheme, the Minister can act only on the advice of the Commission. In providing this advice, the Commission must consider any relevant SPPs, Regional Plans and the relevant provisions in the Code. This includes consideration of any amendments that might be made in connection with the scheme.

Applying the Planning Instruments

Strategic Framework			Planning Rules	Development Assessment		
STATE PLANNING POLICIES	STATE ATLAS	REGIONAL PLANS	PLANNING & DESIGN CODE	ASSESSMENT	REFERRALS	DECISION
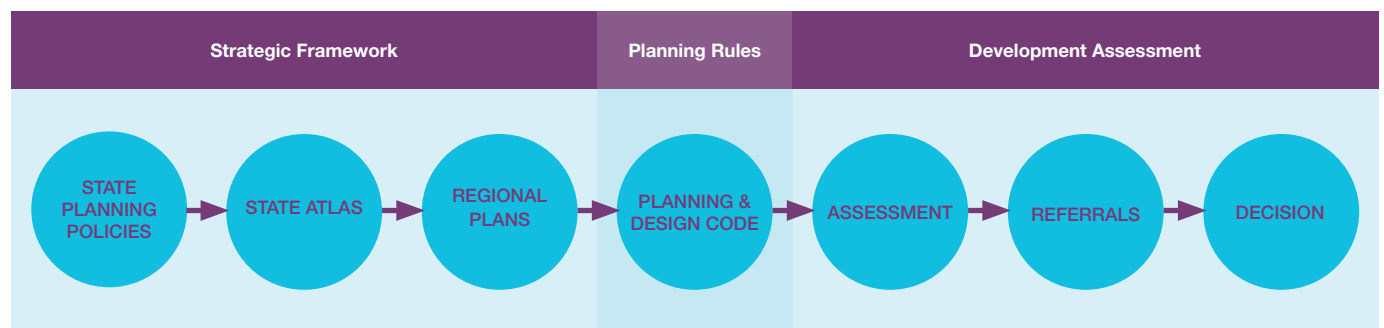
HOW TO INTERPRET THE SPPS

SPPs are applicable across the state unless an alternative spatial extent is prescribed in a relevant SPP. The Principles of Good Planning and Targets (see parts 3 and 4) are required to be considered in all elements of the planning system and therefore have a statutory function.

The SPPs include both statutory and non-statutory components as set out below:

Introduction	non-statutory	Assists in setting the context for the SPP
Objectives and Policies	statutory	Must be considered in the preparation of statutory instruments, Infrastructure Scheme proposals and Environmental Impact Statements
Non-Statutory Guidance notes	non-statutory	Assist in the interpretation of the SPP and how it could be implemented
Other content	non-statutory	Any section identified as an editor's note, case studies or examples

MANAGING COMPETING STATE POLICIES

The purpose of the State Planning Policies is to make the intent of Government as explicit as possible. The process of resolving potential conflicts and tensions should be undertaken as efficiently and transparently as possible and must involve consultation with the local community. In some circumstances the SPPs may compete or even be in conflict. To resolve these, specific regional and local circumstances need to be considered.

1. Applying the Principles of Good Planning (see Part 3).

   These principles carry equal weight with the state interests expressed in the SPPs, and must be considered by local government and the Commission.

2. Considering the SPPs in their entirety.

   To understand the overall combination of interests and the relevant provisions that apply to each situation, SPPs need to be read in their entirety.

3. Addressing the regional and local context.

   The SPPs do not give more weight to any particular state interest over another, recognising that regional and local context must always be considered when integrating state policies at these levels.

PART 2: OUR POPULATION

Understanding our population is a critical part of the planning process. Making South Australia an attractive place to live, work and do business will help attract people to our state and grow our economy. Planning processes must therefore consider a sustainable future where optimal population growth can be achieved in balance with our desire for liveability and the protection of our natural assets.

South Australia has a population of around 1.7 million. This population is highly urbanised with around 84 per cent (around 1.4 million people) living in the Greater Adelaide Planning Region.

The population is projected to reach two million by 2036 (see graph) with 96 per cent of this growth expected within Greater Adelaide.

In 2017-18, South Australia's population growth rate was 0.6 per cent. This was the same as Tasmania's and only slightly below Western Australia's (0.7 per cent). The national growth rate during this period was 1.6 per cent, with Victoria at 2.4 per cent, New South Wales at 1.6 per cent, Queensland at 1.6 per cent and the ACT at 1.8 per cent.

Australia's population growth rate is greater than most other developed countries, including Canada (around 1 per cent), the United Kingdom (around 0.6 per cent) and the United States (around 0.75 per cent). An international comparison of city growth rates is difficult due to the diversity of growth rates and the relative size of world cities. However, many cities of comparative population size, such as Glasgow, Hamburg and Amsterdam, have growth rates similar to, or lower than, Greater Adelaide's.

Regional Plans should support the state's development aims; at the regional level plans such as the *30 Year Plan for Greater Adelaide 2017 Update* are able to set targets based on desired policy settings. Forecasts relating to known patterns of household formation and housing preferences should guide the timing and zoning of land made available for future urban uses.

Key population and demographic trends include:

POPULATION GROWTH

1.7 million	1.79 million	1.87 million	1.94 million	2 million
2016	2021	2026	2031	2036
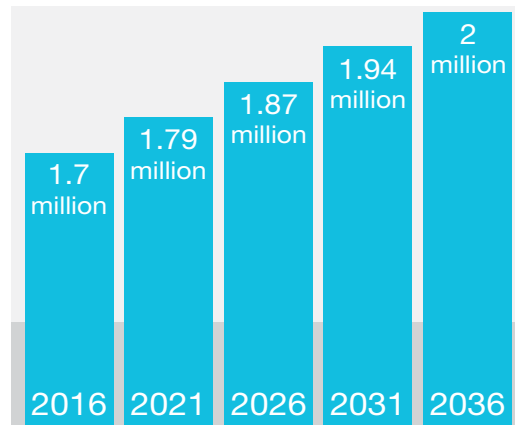
Source: DPTI Population Projections, endorsed 2015.

Our ageing population

South Australia has the nation's second highest proportion of people aged over 65 years (see infographic). By 2031, this cohort is projected to increase by 180,000 people (a 70 per cent increase). Regional areas are ageing faster than Greater Adelaide, with young people moving from the country to metropolitan Adelaide for education and employment. In addition, retirees seeking a sea change are moving to regional towns such as Victor Harbor and the coastal towns of the Copper Coast.

THE NUMBER OF PEOPLE OVER 65+ IS GROWING

2011	258,000	
2031	258,000	+180,000

258,000 in 2011   438,000 in 2031

70%
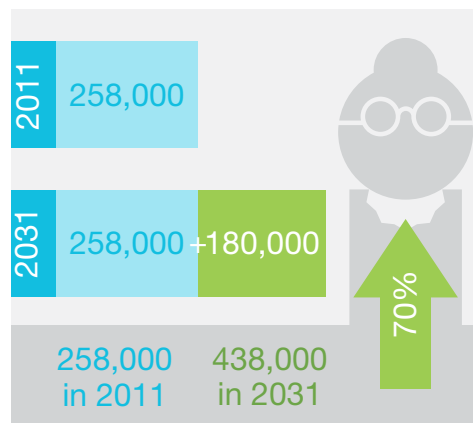
Source: ABS 2011.

Changing household structures

Projections indicate a continuation towards smaller household sizes (people per household), a lower fertility rate and a significant increase in single-person households (see infographic). In 2018 over 60 per cent of households in South Australia have one or two members. Group and lone person households, single-parent and couples-without-children have all increased over the past two decades due to ageing, the growing number of overseas students and increases in divorces and separations. The number of couples with children has also fallen (see infographic).

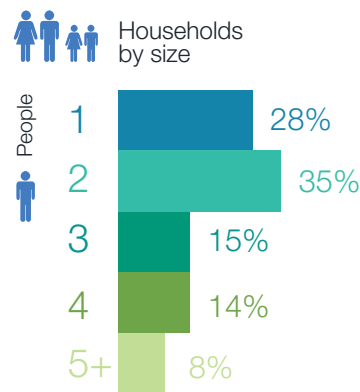Despite this decline in household sizes, three-bedroom houses continue to be the dominant form of housing.

More children are choosing to cohabit with their parents well into their 20s and 30s until they can afford their own home. This highlights the importance of enabling first homebuyers the chance to 'get their foot in the door' in a variety of locations and housing types.

THE NUMBER OF SINGLE PERSON HOUSEHOLDS IS GROWING

| 2011 | 173,000 |
| 2031 | 173,000 + 73,000 |

173,000 in 2011   246,000 in 2031

42%
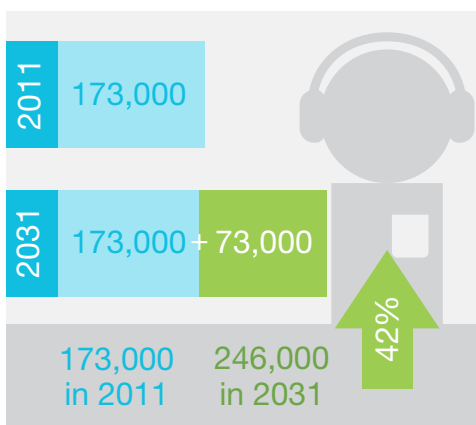
Source: ABS 2011.

SMALLER HOUSEHOLDS

Households by size

People		
1		28%
2		35%
3		15%
4		14%
5+		8%

Fewer people of working age

On average, South Australia's net interstate migration losses are around 3,500 annually. Two-thirds of these are comprised of young adults aged 20 to 39 years, many of whom are educated professionals moving to Melbourne or Sydney for employment. This is commonly referred to as the 'brain drain' and highlights the need to retain and attract young and talented workers with career opportunities by creating vibrant places and enabling affordable housing and good transport options. There are also fewer individuals aged 15 to 34 living in South Australia than there were in the mid-1980s, which is likely related to rapid falls in fertility rates during the 1960s and 1970s and our ageing population in general.

Our settlement pattern is changing

Adelaide's spread to the north and south of the city has dominated housing growth over many decades. However, recent trends show that a greater number of people are choosing to live closer to the city in varied forms of housing. In 2018, approximately 76 per cent of Greater Adelaide's new housing has been infill development within our established metropolitan suburbs. As a result, the overall composition of South Australia's housing stock is slowly transforming to accommodate the needs of modern families and households at various life-cycle stages.

PART 3: PRINCIPLES OF GOOD PLANNING

The primary object of the Act is to: support and enhance the state's liveability and prosperity in ways that are ecologically sustainable; meet the needs, expectations and reflect the diversity of the state's communities, by creating an effective, efficient and enabling planning system that:

- Promotes and facilitates development and the integrated delivery and management of infrastructure and public spaces and facilities, consistent with planning principles and policies.

- Provides a scheme for community participation in relation to the initiation and development of planning policies and strategies.

This object is supported by the 'Principles of Good Planning' (see diagram), which all functions and powers exercised under the Act have been designed to promote.

The 'Principles of Good Planning' serve as a mission statement for the planning system, describing how good planning should be applied across the state.

Good planning includes:

Long-term focus principles

- Policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations

- Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs

Urban renewal principles

- Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas

- The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances

- Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.

High-quality design principles

- Development should be designed to reflect the local setting and context, to have a distinctive
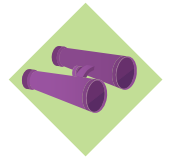
identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm

- Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm

- Public realm should be designed to be used, accessible and appropriately landscaped and vegetated

- Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including through the serious consideration of universal design practices)

- Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.

Activation and liveability principles

- Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities

- Urban areas should include a range of high quality housing options with an emphasis on living affordability

- Neighbourhoods and regions should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.

Sustainability principles

- Cities and towns should be planned, designed and developed to be sustainable

- Particular effort should be focused on achieving energy efficient urban environments that address the implications of climate change

- Policies and practices should promote sustainable resource use, reuse and renewal and minimise the impact of human activities on natural systems that support life and biodiversity.

Investment facilitation principles

- Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth

- The achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals.

Integrated delivery principles

- Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes

- Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities

- Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

These principles must be taken into consideration in the implementation of all planning instruments and schemes to which the SPPs are relevant. All statutory instruments should be tested against these principles.

PART 4: OUR TARGETS

The SPPs include a suite of targets that will be expanded over time. The targets in black are consistent with The *30-Year Plan for Greater Adelaide 2017 Update* and the others are additional for South Australia.

These six targets will help measure our progress on delivering the new urban form and ensuring South Australia will become a more liveable, sustainable and competitive place to live and work.

1. CONTAINING OUR URBAN FOOTPRINT AND PROTECTING OUR RESOURCES

1.1 85% of all new housing in metropolitan Adelaide will be built in established areas by 2045

1.2 90% of all new housing in Outer Greater Adelaide will be built in the established townships and designated urban development areas

1.3 85% of all new housing in regional South Australia will be built within townships and defined settlements
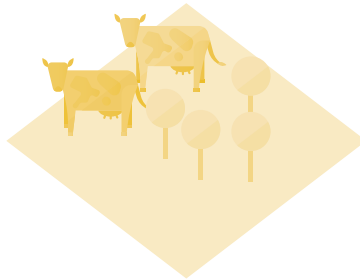
4. WALKABLE NEIGHBOURHOODS

Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan* Adelaide by 25% by 2045

* Established urban areas, including townships in Outer Metropolitan Adelaide

2 MORE WAYS TO GET AROUND

60% of all new housing metropolitan Adelaide will be built within close proximity to current and proposed fixed lines (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045
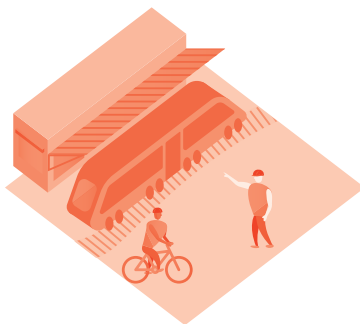
5. A GREEN LIVEABLE CITY

Urban green cover is increased by 20% in Metropolitan Adelaide by 2045

3. GETTING ACTIVE

The share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide will increase by 30% by 2045

6. GREATER HOUSING CHOICE

6.1 Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

6.2 Housing choice in regional cities and towns will increase by 10% to meet changing household needs in regional South Australia by 2045
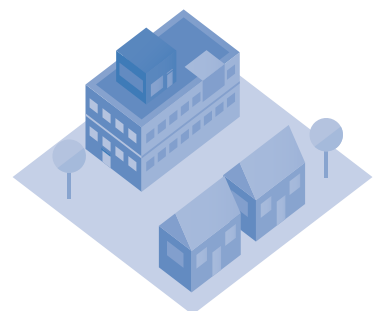
PART 5: LEGISLATED STATE PLANNING POLICIES

This section includes the SPPs that have been legislated under the Act and carry equal weight to those described in Part 6. They have been drafted with the Principles of Good Planning in mind and align with the requirements set out within the Act.

These SPPs will be particularly relevant in developing the policies contained in the Planning and Design Code and, in some cases, will have a role in the decision-making process for how particular Overlays and Zones are selected and applied.

In future versions of the SPPs, maps will be 'called-up' from the on-line Atlas (currently in development) to demonstrate how they can be geographically applied.

PRINCIPLES OF GOOD PLANNING

INTEGRATED PLANNING
Integrate land use, transport and infrastructure planning.

DESIGN QUALITY
Ensure the universal design of buildings and places to promote best practice in access and inclusion planning.

ADAPTIVE REUSE
Encourage and support the adaptive reuse of buildings and places.

BIODIVERSITY
Enhance biodiversity and minimise the adverse effects of development on biodiversity within the state.

CLIMATE CHANGE
Minimise the adverse effect of decisions made under the Act on climate change and promoting development that is resilient to climate change.

STATE PLANNING POLICY 1: INTEGRATED PLANNING

Integrated planning brings together all dimensions of a policy question (economic, social and environmental) and balances these in an open and transparent way. It seeks to optimise participation of all stakeholders as part of the planning process.

Integrated planning has the potential to contribute to how a city or region grows and evolves and will contribute to the economic performance, sustainability and liveability of our state. Clear planning rules built on solid strategic analysis and planned and programed infrastructure investment, provide certainty to investors and our community. Integrated planning creates a climate of certainty and contributes to making our state a place where people want to live, work and invest. With an ageing population, attracting a skilled workforce through employment opportunities and a competitive quality of life will be important to our long-term future.

Good integrated planning will also enable us to adapt to changing conditions by monitoring demographic trends, climate change, innovative technology, new business formats, and changing community needs and expectations.

Our neighbourhoods are changing as new and innovative housing forms are created that sometimes challenge our current expectations. Some neighbourhoods will significantly transform, where others will experience little change. In areas of transition, good planning and the integration of design will help community infrastructure and services keep pace with this transition and enable development that complement the valued characteristics of these places.

Applying best analysis to planning policy, together with quality design solutions will help unlock opportunities, achieve more vibrant, sustainable and prosperous places and create quality development outcomes.

At the metropolitan and regional levels, integrated planning aligns transport planning with land use policies, conservation and infrastructure requirements. At the local level, integrated planning connects communities to local services and facilities and improves the efficiency of infrastructure provision. In turn, this lessens traffic congestion and improves the safety and walkability of our local neighbourhoods.

The application of integrated planning will vary across the state, depending on the level of intensity of the natural, built and social environments. There are many urban settlement types throughout our state, from greater densities in the city and inner suburbs to the less dense and more natural landscapes of our rural areas. As areas become more compact, integrated planning will become increasingly important as the expectations around service provision increase.

❝ Successful cities don't happen by accident. They need long-term strategic planning, coordinated action and sustainable investment. ❞

NATURAL AREAS

Very low density

Mostly undeveloped

Connected to primary industries and markets

RURAL AREAS

Very low density

Connected to primary industries and markets

Core facilities and transport located in established townships

OUTER SUBURBS

Low density

Existing communities and mixed new communities

Some mixed land uses

Car dependent

MIDDLE SUBURBS & MASTER PLANNED COMMUNITIES

Medium density

New growth areas

New communities

Walkable neighbourhoods with access to key services and some facilities

Close to employment nodes

Some public transport options

INNER SUBURBS & INFILL DEVELOPMENT

Medium-high density

Mostly mixed land uses

Walkable neighbourhoods with access to key services and facilities

Schools and employment nodes

Multiple public transport options

CITY CENTRE

High density

Mixed land use development

Walkable neighbourhoods connected through additional active travel networks to major services and facilities

Employment core

Multiple public transport options

Objective

Integrated planning is an essential approach for liveability, growth and economic development, maximising the benefits and positive long-term impacts of development and infrastructure investment.

Policies

1. Plan growth in areas of the state that are connected to, integrated with, and protect, existing and proposed transport routes, infrastructure, services, employment lands and their functions.

2. Ensure that areas of rural, landscape, environmental or food production significance within Greater Adelaide are protected from urban encroachment as provided for by the Environment and Food Production Areas legislation.

3. Provide an adequate supply of land outside the Environment and Food Production Areas that can accommodate housing and employment growth over the relevant forecast period. Based on current dynamics, the relevant forecast period is considered to be 10 years.

4. Manage growth in an orderly sequence to enable the cost-effective and timely delivery of investment in infrastructure commensurate with the rate of population growth into the future.

5. Plan for urban growth to protect and preserve opportunities for high value horticulture, tourism and landscape character areas.

6. Enable the regeneration and renewal of neighbourhoods to provide diverse, high quality and affordable housing supported by infrastructure, services and facilities.

7. Support housing choice and mixed-use development around activity centres, public transport nodes and strategic transit corridors with reduced carparking to encourage greater use of active transport options such as public transport, walking and cycling.

8. Support metropolitan Adelaide as a predominantly low to medium rise city, with high-rise focussed in the CBD, parts of the Park Lands Frame, significant urban boulevards and other strategic locations where the interface with lower rise areas can be managed.

Non-statutory Guidance Notes

Regional Plans should implement state policies by ensuring that future growth is identified in a way that can be supported by state infrastructure. The logical sequencing of such development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in Regional Plans. Regional Plans affecting urban areas will therefore need to demonstrate how the principles of urban consolidation can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

The Planning and Design Code should implement state policies by providing suitable zones that support mixed-use development where they can be strategically applied. Appropriate policy controls will need to be included for those areas affected by the Environment and Food Production Areas legislation to protect these areas from urban encroachment.

Related SPPs

- Climate Change
- Design Quality
- Housing Supply and Diversity
- Strategic Transport Infrastructure
- Energy.

Related legislation and instruments

- *Character Preservation (Barossa Valley) Act 2012*
- *Character Preservation (McLaren Vale) Act 2012*
- *Planning, Development and Infrastructure Act - Environment and Food Production Areas 2016*

STATE PLANNING POLICY 2: DESIGN QUALITY

Good design improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier. The integration of design within the planning system encourages creative solutions to complex social, economic and environmental challenges including those arising from a more compact urban form.

Great places, cities and towns are enhanced by thoughtful planning and good design. What makes a place special may be the interesting architecture of a building, the leafy trees in a park, the vibrancy of a main street or a thoughtful space that is easily accessible to people of all ages and abilities. Incorporating design quality when planning areas and buildings helps to create places in which communities can grow and prosper. It enhances how we live, raises standards and expectations, and creates the great places of today and tomorrow.

Design enhances the connections between people and places, movement and urban form, nature and the built fabric and is essential in creating successful neighbourhoods. High quality green public spaces, places and streetscapes are also key ingredients for socially inclusive and liveable communities.

As areas become more compact, the planning system will need to facilitate development within neighbourhoods that responds to local identity and protects the attributes our community's value. Well-designed development will be respectful of the existing and anticipated future neighbourhood context while achieving improved liveability and public realm outcomes.

Good design can also provide better outcomes for the occupants of buildings and improve sustainability outcomes through better access to natural light, natural ventilation, improved orientation to reduce heat loads and more access to green infrastructure.

This is critical if we are to build on our liveability and quality of life and capitalise on our competitive advantages at the global scale.

Principles of Good Design

Context

Good design is contextual because it responds to the surrounding built and natural environment and contributes to the quality and character of a place.

Inclusivity

Good design is inclusive because it creates places for everyone to use and enjoy by optimising social opportunity and equitable access.

Durability

Good design is durable because it creates buildings and places that are fit for purpose, adaptable and long-lasting.

Value

Good design adds value by creating desirable places that promote community and local investment, as well as enhancing social and cultural value.

Performance

Good design performs well because it realises the project's potential for the benefit of all users and the broader community.

Sustainability

Good design is sustainable because it is environmentally responsible and supports long-term economic productivity, health and wellbeing.

Objective

The Principles of Good Design are embedded within the planning system to elevate the design quality of South Australia's built and natural environment and public realm.

Policies

1. Ensure plans encourage development that incorporates the Principles of Good Design.

2. Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Access for All, Crime Prevention Through Environmental Design, Environmentally Sustainable Design and Water Sensitive Urban Design.

3. Ensure the development of safe, welcoming, comfortable and efficient buildings and places to reduce economic and social disparity.

4. Ensure design advice is considered early in the planning process for complex developments and utilises consistent and credible processes (such as a Design Review) to ensure better outcomes.

5. Promote a culture of good design to foster creative thinking, innovation and effective design processes within the planning industry, allied fields and general public.

6. Provide high quality, functional and accessible public green spaces and streetscapes, particularly in areas with increasing infill development, housing diversity, population growth, medium to high residential densities and urban renewal.

7. Prioritise performance based design quality outcomes in Adelaide City; heritage and character areas; places where medium-rise buildings interface with lower-rise development; mixed-use renewal precincts; transit corridors; and iconic locations that attract high levels of pedestrian activity and/or tourism.

8. Enable quality design solutions in the planning and design code for low-medium density development.

Non-statutory Guidance Notes

Regional plans should implement the policies at a high level by considering the intended urban form outcomes for areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. Plans should also identify the need for quality open spaces and public realm, and neighbourhoods, streets and activity centres where people have priority over vehicles. Regional Plans should also identify where neighbourhood character will change, evolve or not change at all.

The Planning and Design Code should implement policies by identifying areas where design review can support quality design outcomes and provide context for the future character of related neighbourhoods. The Code must also include performance outcomes and design solutions that are based on the Principles of Good Design.

Design Standards should be developed over time that set out the desired level of public realm design for areas.

Related State Planning Policies

- All.

Related legislation and instruments

- *Urban Renewal Act 1995.*

STATE PLANNING POLICY 3: ADAPTIVE REUSE

The adaptive re-use of buildings, sites and places can have cultural, social, economic and environmental benefits. Retaining familiarity with the surrounding environment and links to the past can enhance a sense of place, history and belonging to a particular community. Many of our built assets contribute to the character of our streets and neighbourhoods yet do not meet contemporary customer service, safety and technological standards.

Adaptive reuse enables the revitalisation of existing buildings and places to unlock new social, environmental and economic opportunities. Adaptive and sympathetic upgrading of buildings contributes to the existing built environment's identity and the amenity of the communities they belong to. It rejuvenates our neighbourhoods and facilitates new commercial ventures.

While adaptive reuse is most often associated with the preservation of historically or architecturally significant buildings in a community, it can also provide renewed vitality to any buildings that may be underused, abandoned, vacant, dilapidated, or functionally obsolete. Reuse brings together both older and newer underused structures. Empty offices, warehouses and former institutions, can contribute to and reinvigorate local economies and promote innovation in design.

Adaptive reuse is critical in locations of high pedestrian activity to ensure there are no 'blank spaces' in the vitality of a streetscape. The City of Adelaide is a priority for activation and vibrancy and is therefore a focus for incentivising adaptive reuse. It is acknowledged that the planning system can work in conjunction with other initiatives and incentives to unlock these opportunities.

Adaptive reuse also retains the embodied energy of a building thereby reducing the need to rebuild and use more natural resources.

Objective

The adaptive reuse of existing buildings accommodates new and diverse uses.

Policies

1. Remove barriers and encourage innovative and adaptive reuse of underutilised buildings and places to inspire urban regeneration, stimulate our economy and unlock latent investment opportunities.

2. Sponsor models of adaptive reuse that allow flexible access to public spaces and infrastructure.

3. Enable the repurposing and adaptive reuse of historical buildings and places that recognise and preserve our state's history.

4. Prioritise the adaptive reuse of buildings within the City of Adelaide and other mixed-use precincts.

5. Facilitate the conversion and adaption of existing commercial office buildings in the City of Adelaide for residential or mixed-use.

6. Provide a range of planning and development incentives and bonus schemes to streamline decision-making processes, provide dispensation on prescriptive requirements that constrain opportunities, and capitalise on related regulatory or financial incentives outside of the planning system.

7. Ensure performance-based building regulations are flexible to encourage the adaptability of existing buildings to new uses without compromising health and safety.

> " Adaptive reuse is the process of repurposing buildings for viable new uses and modern functions, other than those originally intended to address present-day needs, action and sustainable investment. "

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying buildings that contribute to the built and natural environment and/or character of an area and that have experienced continued dormant use or are vacant.

The Planning and Design Code should implement state policies that provide flexible, performance-based building policies and provide bonuses and/or incentives that encourage the reuse of existing buildings.

Related SPPs

- Design Quality
- Housing Supply and Diversity

Related Legislation and Instruments

- National Construction Code
- Ministerial Building Standards

STATE PLANNING POLICY 4: BIODIVERSITY

South Australia's unique biodiversity contributes to our quality of life, supports our economy and provides life supporting functions such as clean air, water and arable land. Maintaining and enhancing a healthy, biologically diverse environment ensures greater resilience to climate change, increases productivity and supports a healthy lifestyle.

The planning system must enable the recognition and preservation of ecosystems that help safeguard the prosperity, vitality, sustainability and liveability of our state. This includes mitigating the undesirable impacts of biodiversity loss; helping businesses and industry capture new and emerging market opportunities; and increasing our resilience to challenges such as climate change.

The planning system has a role to play in ensuring ecological systems are maintained and enhanced by:

- identifying and protecting areas of high conservation value and avoiding incompatible adjoining land uses

- assessing the cumulative impact of development on biodiversity

- holistically considering development design and standards to avoid, minimise and offset negative impacts on biodiversity

- recognising that modified landscapes can have environmental values.

When environmental values are considered early in the planning process, development in environmentally sensitive areas can be avoided and cumulative impacts are able to be better managed.

Opportunities should also be found to restore, enhance and extend our ecosystems through recognising and protecting areas for potential biodiversity gain.

Objective

Biodiversity is valued and conserved, and its integrity within natural ecosystems protected.

Policies

1. Protect and minimise impacts of development on areas with recognised natural values, including areas of native vegetation and critical habitat.

2. Minimise the loss of biodiversity, where possible, in accordance with the mitigation hierarchy:

    (a) Avoidance—avoid impacts on biodiversity

    (b) Minimisation—reduce the duration, intensity and/or extent of impacts

    (c) Rehabilitation/restoration—improve degraded or removed ecosystems following exposure to impacts.

3. Recognise that modified landscapes have environmental value and that development should be compatible with these values.

4. Encourage nature-based tourism and recreation that is compatible with, and at an appropriate scale for conserving the natural values of that landscape.

" Biodiversity describes all forms of life. There are three levels of biodiversity – genetic, species and ecosystem. All of these are important. "

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands. Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values and can co-exist with other land uses such as primary production and tourism.

The Planning and Design Code should implement state policies by providing a suite of zones that support the protection of areas of biodiversity value and guide the types of land uses envisaged in these areas. Eco-tourism and recreational land uses should be supported with policies about how their impacts can be best managed.

Related Policies

- Design Quality
- Climate Change
- Housing Supply and Diversity
- Natural Hazards
- Coastal Environment

Related Legislation and Instruments

- *National Parks and Wildlife Act 1972*
- *Native Vegetation Act 1991*
- *Wilderness Protection Act 1992*
- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Natural Resources Management Act 2004*

STATE PLANNING POLICY 5: CLIMATE CHANGE

Climate change will impact all areas of our society. Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

The way in which we manage our built environment will have direct and long-term implications for our ability to adapt to climate change and reduce greenhouse gas emissions and global warming.
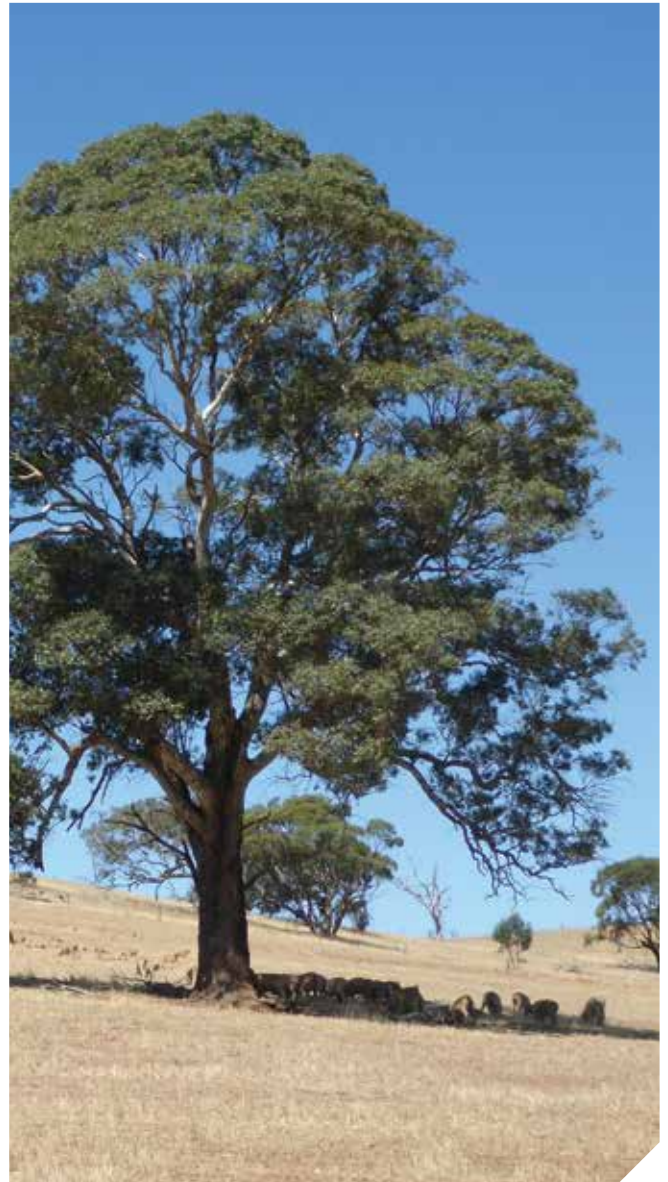
What we plan for and develop must take into account the best available climate science so that we can improve the resilience of our communities, economy, buildings and natural environment. This means understanding the risks associated with climate change and planning and designing accordingly. In South Australia we are experiencing increased average temperatures, reduced average rainfall and rises in sea level. This is coupled with increased frequency and intensity of extreme events such as heatwaves, bushfires and flooding, all of which put people's health, wellbeing, life and property at risk.

The planning system provides a great opportunity to improve our resilience, promote mitigation, increase carbon sequestration and take advantage of the challenges climate change presents.

Through the consideration of the future climate in our planning system, we will strengthen our ability to respond to the impacts of climate change and create a resilient economy, community and natural environment.

The role of planning

1. Reduce our emissions and contribution to climate change through:

    - promoting active travel and walkability and increasing the use of public transport

    - ensuring energy-efficient building design and green infrastructure to reduce our reliance on carbon-based energy and make our urban environments more liveable

    - enabling green technologies and industries.

2. Minimise the need for future adaptation by considering the best available climate science to inform our decision making, including identifying areas likely to be subject to hazards such as coastal erosion, flooding and bushfire.

3. Enable future adaptation though the appropriate location of development and inclusion of risk mitigation measures.

Objective

Our greenhouse gas emissions are reduced and development that is climate-ready is promoted so that our economy, communities and environment will be more resilient to climate change impacts.

Policies

1. Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.

2. Ensure the design of public places increases climate change resilience and future liveability.

3. Ensure the development of climate-smart buildings that reduce our demand for water and energy and mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure, urban greening and tree canopy enhancement.

4. Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.

5. Facilitate green technologies and industries that reduce reliance on carbon-based energy supplies.

6. Protect areas that provide biodiversity and maximise opportunities for carbon sequestration.

7. Ensure decision-making considers the impacts of climate change using the best available information on climate risk which is regularly reviewed and updated.

8. Support development that does not contribute to increasing our vulnerability or exacerbating the impacts of climate change and which makes the fullest possible contribution to mitigation.

Non-statutory Guidance Notes

Regional Plans should implement state policies by specifying broad policy settings that promote liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon sequestration.

The Planning and Design Code should implement state policies by including a range of Overlays that identify both the hazards that need to be considered when proposing new development and the features that should be protected due to their contribution to climate resilience, e.g. coastal dunes and natural environments that sequester carbon.

Policies should allow for innovative adaptation technologies; promote climate resilient buildings; improve and increase land in the public realm; and identify areas suitable for green industries and carbon sequestration.

Related SPPs

- Integrated Planning
- Design Quality
- Biodiversity

Related Legislation and Instruments

- *National Construction Code*
- *Green Industries SA Act 2001*
- *Climate Change and Greenhouse Gas Emissions Reduction Act 2007*

PART 6: MINISTERIAL STATE PLANNING POLICIES

This section includes the State Planning Policies—identified by the Minister for Planning—that will contribute to achieving the Government's vision for South Australia. Additional policies may be added to this section over time if gaps are identified.

These SPPs carry equal weight to those described in Part 5 and have been drafted with the Principles of Good Planning in mind.

Mapping to support many of these policies will be developed. These SPPs will be particularly relevant in developing the policies contained in the Planning and Design Code and will have an important role in deciding which Overlays and Zones are applied. Statutory referrals to Government Agencies will also be established through these Code Overlays.

The SPPs have been grouped into four themes that align individual policies to provide a cohesive suite of SPPs for South Australia.

OUR PRODUCTIVE ECONOMY
– Primary industry
– Employment lands
– Key resources

OUR PEOPLE AND NEIGHBOURHOODS
– Housing supply and diversity
– Cultural heritage

PRINCIPLES OF GOOD PLANNING

OUR RESILIENT COMMUNITIES AND ENVIRONMENT
– Coastal environment
– Water security and quality
– Natural hazards
– Emissions and hazardous activities

OUR INFRASTRUCTURE AND MOVEMENT SYSTEMS
– Strategic transport infrastructure
– Energy

OUR PEOPLE AND NEIGHBOURHOODS

Liveable and healthy neighbourhoods are well-designed and reflect their local identity. They offer a diversity of affordable living options; access to services, streets and public spaces that support social connection and biodiversity; and provide opportunities for physical activity. Liveable, healthy cities provide a competitive edge for attracting capital for knowledge-based industries and retaining a young and talented workforce.

South Australia is one of the most affordable and liveable places in Australia and Adelaide continues to be named among the most liveable cities in the world. The planning system has an important role to help maintain this by ensuring a sufficient supply of land for new development and enabling the renewal and development of existing urban areas to meet future housing needs. It is important that this housing is affordable, diverse and close to public transport to create inclusive, liveable and walkable neighbourhoods.
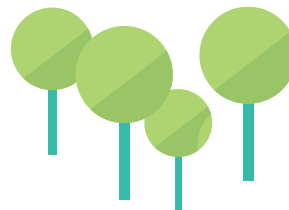
The type of house we live in and its location affects our everyday lives. It can determine our choices about education, where we work, how we travel and how often we see family and friends. It also contributes to the overall liveability of our neighbourhoods and is a key influence on our health and wellbeing.

Liveable cities, towns and regions also include well-designed quality open spaces and well landscaped streetscapes. The creation of liveable and healthy neighbourhoods can contribute to increase levels of physical activity, has mental health benefits and can reduce long term costs to our health system.

Access to diverse housing is fundamental to supporting affordable housing and, more broadly, affordable living. The close connection between high liveability and the social determinants of health is widely recognised.

Affordability needs to be considered on a whole-of-life-cycle basis including construction costs, purchase price and ongoing maintenance costs such as energy and water. Transport costs are also a major consideration as they are the second largest household expenditure. It is therefore as much about affordable living as affordable housing.

‘People who live in neighbourhoods with higher density of trees on their streets perceive themselves to be significantly healthier and have fewer cardio-metabolic conditions.’

Easy Access to Frequent Public Transport
Up to 5 minutes walk (400m) to a high frequency bus stop or 10 minutes walk (800m) to a train station, tram or O-Bahn stop.

Nearby Access to Schooling and Childcare
Up to 15 minutes walk (1km) to a primary school, childcare centre or kindergarten.

Local Access to Public Open Space
A diverse range of public open spaces with all dwellings having at least one option within a 5 minute walk (400m).

Close Access to a Range of Employment Centres
Up to 20 minutes cycle (5km) to employment zoned land.

Close Access to Local Shops, Services and Community Centres
Up to 10 minutes walk (800m) to an activity centre which includes local shops, services and community gathering places such as libraries.

Local Access to Sport and Active Recreation Opportunities
Neighbourhoods have access to a diverse range of sport and recreation facilities to meet the needs of the community.

Diverse Housing Options
Neighbourhoods offer a variety of housing options to provide choice for our different household types, life stages and lifestyle choices.

Streets for People
Streets will be green and leafy "places" to spend time as well as cycling and walking friendly "links".

HEALTHY NEIGHBOUGHOODS

STATE PLANNING POLICY 6:
HOUSING SUPPLY AND DIVERSITY

Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land to support the development of a variety of housing choices at appropriate locations.

Providing land in the right places to be developed at the right time, provides certainty to the property industry, stabilises land markets and provides communities with a range of lifestyle and housing choices. Land for housing can be provided through coordinated land releases, urban renewal and infill development.

The delivery of housing should make the best of urban areas and infrastructure and be located close to essential services, amenities and social and physical infrastructure. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse.

The provision of housing choice at a range of locations ensures accommodation needs can be met throughout our various life stages. Our neighbourhoods should provide diverse and well-designed housing choices, including a minimum of 15% Affordable Housing in significant development areas.

Development should improve the amenity of communities and contribute to the vitality and character of places. Renewal and infill housing supply should be developed in a way that encourages and maintains social connectivity while creating vibrant and sustainable neighbourhoods.

This is particularly relevant in our state where we have a higher proportion of persons at post-retirement age than does most of Australia. We need to focus on giving older people more opportunities to 'age in place' and provide them with a broad network of aged care options.

Objective

A range of diverse, affordable, well-serviced and sustainable housing and land choices is provided as, where and when required.

Policies

1. Enable the provision of a well-designed, diverse and affordable housing supply that responds to population growth and targets, and the evolving demographics and lifestyle needs of our current and future communities.

2. Ensure there is a timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.

3. Support regional centres and town growth and the demand for increases in housing supply within the existing town footprint or outside towns where there is demonstrated demand and it is contiguous with the existing development area.

4. Promote residential and mixed-use development in centres and corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.

5. Provide a permissive and enabling policy environment for housing within residential zones, including the provision of small lot housing and aged care accommodation.

6. Increase the amount and diversity of residential accommodation in Adelaide City to support a variety of household types for a range of age and income groups, including students, professionals and the ageing.

7. Enable and encourage the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).

8. Support the creation of healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying appropriate land for housing development and redevelopment in areas that are accessible and well connected to services, employment and infrastructure. Housing demand should be well understood and informed by projected population growth and demographic trends.

Land supply in regional areas should take into account the projected workforce population, including housing that may be required for non-residents working in large-scale mining, agricultural, industrial or infrastructure projects.

The Planning and Design Code should implement state policies through zoning that supports Affordable Housing outcomes, housing choice and diversity; and enables best practice adaptable housing design. Code policies should provide a permissive and enabling policy environment for housing within residential zones, including the provision of small lot housing and aged care accommodation.

Related SPPs

- Integrated Planning
- Design Quality
- Climate Change
- Cultural Heritage

Related legislation and instruments

- *Urban Renewal Act 1995*
- *South Australian Housing Trust Act 1995*

STATE PLANNING POLICY 7: CULTURAL HERITAGE

South Australia's cultural heritage reflects the diversity, unique features and key stories of our state and contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land of South Australia's first people also plays a critical role.

Human occupation of Australia dates from around 65,000 years ago. When Europeans colonised and settled in South Australia in the early 1800s, Aboriginal people occupied every corner of our state. Their culture and lifestyle has evolved over a very long period and continues to evolve. Aboriginal peoples' understanding of country has influenced, and continues to shape and influence, how our state develops today.

We acknowledge that many Aboriginal nations are the original owners and occupiers of the land comprising South Australia and that their cultural and heritage beliefs are important to people living today.

We also acknowledge our post-colonial heritage, and the value associated with places that reflect the achievements and aspirations of past communities.

The state's prospects and progress are intertwined with the unique heritage character of places, including landscapes, buildings, and places and items of historic value.

Objective

Places of cultural heritage significance and heritage areas are conserved for the benefit of our present and future generations.

Policies

1. Support and promote the sensitive and respectful use of our culturally and historically significant places.

2. Recognise and protect Indigenous cultural heritage sites and areas of significance.

Non-statutory Guidance Notes

Regional Plans should implement state policies by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

The Planning and Design Code should implement state policies by identifying areas and places of national, state and local heritage value and may include the identification of places or items, including the extent of their cultural heritage significance. The first version of the Code will incorporate the existing state and local heritage items currently listed in Development Plans.

The Code will include a state interest Overlay that identifies places and areas of Commonwealth and state heritage value, with appropriate referrals to the Commonwealth and state agencies responsible for heritage protection.

Related SPPs

- Design Quality

- Adaptive Reuse

- Housing Supply and Diversity

Related legislation and instruments

- *Heritage Places Act 1993*

- *Aboriginal Heritage Act 1988*

OUR PRODUCTIVE ECONOMY

An efficient planning system is central to our economic growth and prosperity. How and where housing, commerce, infrastructure and services are developed facilitates and supports the prosperity of our state.

South Australia's patterns of production and employment are changing as other industries replace manufacturing as our key economic driver.

It is vital that the planning system provides land use options that support the growth of industry, whether existing or new; ensures there is certainty about where major economic activity can occur; and provides confidence to investors by removing unnecessary barriers to business growth and innovation. This will allow the state to focus on industries with significant growth potential, as well as unlocking opportunities for us to forge inroads into new and emerging industries. It will also assist in identifying where infrastructure such as freight networks should be located and ensure that land is suitably zoned to facilitate growth.

It is also vital that the state's planning system recognises the importance of protecting our food bowl, tourism assets and picturesque landscapes to ensure they continue to showcase the best of what this state has to offer both now and into the future.

Aligning planning processes proportional to the complexity of development enables a more streamlined planning system. This approach provides greater flexibility and creates more opportunities for investment attraction.

STATE PLANNING POLICY 8: PRIMARY INDUSTRY

South Australia's agricultural, forestry, fisheries and aquaculture industries are fundamental to our prosperity and identity. Along with their associated tourism and service industries—and the infrastructure that supports their production and marketing—primary industry value chains are major generators of economic activity and employment throughout the state.

The land, water and marine resources used by primary production are subject to increasing demands and more complex community expectations. The industries themselves are also experiencing continual pressure for change. As a result, primary industry's contribution to the state and regional economies cannot be taken for granted. These circumstances require a land use planning framework that is relevant and responsive to industry needs and aspirations, and that is capable of:

- protecting key assets and securing emerging strategic opportunities
- creating local conditions that support new and continuing investment in primary industry while seeking to promote co-existence and avoid land use conflicts
- enabling business growth, adaptation, innovation and diversification that is ecologically and socially sustainable.

These challenges take different forms in each industry. The asset base for agriculture extends beyond the simple issue of land availability to include matters such as secure access to suitable water resources, infrastructure, energy and labour. Depending on the industry, land is needed that has particular micro-climatic conditions or is within a critical travel-time from processors or markets. For example, the fisheries, aquaculture and forestry industries have their own particular requirements, and all need land use planning to be forward looking in its treatment of their assets.

Land use planning must play a role in creating local conditions that support competitive businesses and allow them to grow, adapt and evolve. This is becoming difficult in some parts of South Australia, with some previously stable primary industry locations experiencing competition for resources from new industries, and encroachment by other sectors. Such circumstances require land use planning to anticipate multiple land use scenarios and enable the co-existence of industries. Likewise, while diversification in local and regional economies is welcome, it also presents a challenge for the planning system to balance economic opportunity for newcomers and innovators with the rights and needs of existing businesses and industries.

Objective

A diverse and dynamic primary industry sector making the best use of natural and human assets.

Policies

1. Identify and protect key primary production assets and secure strategic opportunities for future primary industry development.

2. Create local conditions that support new and continuing investment in primary industry while seeking to promote co-existence with adjoining primary industries and avoid land use conflicts.

3. Enable primary industry businesses to grow, adapt and evolve through technology adoption, intensification of production systems, business diversification, workforce attraction, and restructuring.

4. Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.

Non-statutory Guidance Notes

Regional Plans should implement state policies by ensuring that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected. At the edge of urban areas, and wherever primary production meets other sensitive land use types, consideration should also be given to measures that equitably manage that interface.

The Planning and Design Code should implement state policies by developing assessment pathways and policies that create supportive local conditions for primary industry investment, avoid land use conflict and enable businesses to grow, adapt and evolve. Where appropriate, state interest Overlays should be included to protect key assets and critical industry requirements.

Related SPPs

- Climate Change
- Biodiversity
- Coastal Protection
- Energy
- Key Resources
- Strategic Transport Infrastructure
- Water Security and Quality

Legislation and related instruments

- *Native Vegetation Act 1991*
- *Environment Protection Act 1993*
- *Water Resources Act 1997*
- *Forestry Property Act 2000*
- *Aquaculture Act 2001*
- *Agricultural and Veterinary Products (Control of Use) Act 2002*
- *River Murray Act 2003*
- *Natural Resources Management Act 2004*
- *Fisheries Management Act 2007*
- *Livestock Act 2007*
- *Irrigation Act 2009*
- *Plant Health Act 2009*

STATE PLANNING POLICY 9: EMPLOYMENT LANDS

Providing a suitable supply of land for employment uses is critical to support job growth. The planning system needs to support the diversification of our economy into a range of sectors and remove barriers to innovation. It is critical that the right signals are sent to the market to attract interest and investment across South Australia.

Patterns of production and employment continue to change as the services, information and communications technology; health sciences; and knowledge industries replace traditional manufacturing as key economic drivers. Our planning system must recognise and enable these changes by allowing the continuation and diversification of existing industries and the development of new industries.

It is therefore vital to ensure the availability of a diverse range of well-serviced and strategically located employment lands to maximise certainty for the community and provide greater security for investment.

For example, the changing structure of retailing requires a range of different formats and methods of distribution of goods and services, land to accommodate large format outlets and the revitalisation of main streets and mixed-use precincts.

Employment lands require connections to markets through priority corridors for freight, telecommunications and other infrastructure, and to local industries to enable them to exchange goods and services.

The protection of viable and established industry from encroachment by incompatible adjoining development is critical. This is of importance to many of our state's most significant industrial operations, including industries such as large-scale mining, manufacturing, chemical handling, waste management, and energy generation.

Specialised employment areas must allow industry to foster innovation and adopt a more performance-based assessment of impacts. Business and industry clusters, particularly in mixed-use precincts or co-located with research institutions, should seek to foster efficiency and innovation by interacting with these institutions.

Objective

Employment lands are protected from encroachment by incompatible development and are supported by appropriate transport systems and infrastructure.

Policies

1. Enable opportunities for employment that are connected to, and integrated with, housing, infrastructure, transport and essential services.

2. Support state-significant operations and industries and protect them from encroachment by incompatible and/or more sensitive land uses.

3. Support and promote adaptable policies that allow employment markets to evolve in response to changing business and community needs.

4. Promote new, latent and alternative employment by enabling a diverse range of flexible land use opportunities.

5. Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.

6. Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are accessible to communities.

7. Support sustainable tourism where the social, cultural and natural values underpinning the tourism developments are protected to maximise economic growth.

8. Strengthen the primacy of the city centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide. Enhance its role as the centre for peak legal, financial and banking services, specialty health and medical services, higher education, the arts, and high-quality specialty retailers that contribute to Adelaide City's attributes as a destination.

9. Encourage the development of vibrant employment and residential mixed-use precincts where conflicts between uses can be managed.

10. Plan for employment and industrial precincts that improve economic productivity, are protected from encroachment, connect to efficient supply chains, and minimise transport impacts on existing communities.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes that are well serviced by public transport, connected to priority freight routes and provide an attractive place to work.

The Planning and Design Code should implement state policies by providing a range of zones that support existing and future employment activities. The Code should include planning controls that allow new technologies and industries to emerge and grow, and support competition within different markets. The level of regulation should be commensurate with the scale and complexity of projects: over regulation should be avoided.

Related SPPs

- Integrated Planning
- Design Quality
- Climate Change
- Housing Diversity and Supply
- Strategic Transport Infrastructure

STATE PLANNING POLICY 10: KEY RESOURCES

Our valuable mineral and energy resources are the property of the Crown and are managed by the state on behalf of all South Australians. The mineral and energy resources sectors will continue to fuel economic development, support the growth and development of our communities, and provide an income stream to help fund infrastructure and support construction affordability.

Through the provision of energy to fuel our modern lifestyles and the supply of petroleum products such as natural gas to South Australian industries, the petroleum industry continues to support the state's economy and ensure the reliability and affordability of our power supply.

Large quantities of locally sourced construction materials, including rock, sand, gravel and soil are consumed each year to build and maintain our infrastructure, the homes we live in, the places we work and our community facilities. Planning policies must enable the continuing availability of lower cost construction materials that are diverse, accessible and located close to markets.

It is essential that land use planning and mining legislation complement each other to:

- facilitate investment and underpin the future economic prosperity of South Australia

- minimise the risk of adversely affecting the state's mineral and energy resource assets

- maintain ongoing access to long-life, valuable resources, including construction materials

- minimise the potential for land use conflicts between incompatible uses, including the implications of urban encroachment

- facilitate appropriate post-mining land uses.

The planning system has a role to play in meeting these requirements, together with the spatial identification of key resource opportunities, the management of impacts associated with resource operations, and the facilitation of post-mining land uses.

Objective

Key resources continue to contribute to our state's economy and provide valued employment opportunities.

Policies

1. Define and protect mineral resources operations, associated infrastructure and undeveloped mineral resources from encroachment by incompatible land uses.

2. Plan for and implement development in the vicinity of undeveloped energy resources, energy resources operations and associated infrastructure to ensure their ongoing safe and efficient operation.

3. Identify and maintain strategic transport corridors and other key infrastructure required to support resource sector activities and their supply chains.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying known resource areas and connections via strategic access routes and transport corridors. Strategies to minimise the impacts of encroachments by incompatible uses should be identified.

The Planning and Design Code should implement state policies by identifying key resource areas, including resource/ processing areas, separation areas and transport routes. Policies should ensure sensitive land uses and other potentially incompatible land use applications are assessed against policies that prioritise the protection of land for extractive industry.

Related SPPs

- Climate Change
- Strategic Transport Infrastructure
- Energy
- Employment Lands

Related legislation and instruments

- Resources Area Management Plan 2015
- *Mining Act 1971*
- *Petroleum and Geothermal Energy Act 2000*
- *Offshore Minerals Act 2000*
- *Arkaroola Protection Act 2012*

OUR INFRASTRUCTURE AND MOVEMENT SYSTEMS

The coordination and integration of infrastructure provision with land use planning is critical to ensure orderly, efficient and sustainable development.

Infrastructure includes the goods and services provided to the community to support a desirable standard of living. It includes both physical infrastructure (e.g. water, power, communications and transport) and social infrastructure (e.g. education, health and policing).

Long-term land use planning must be integrated with the location and development of infrastructure to improve certainty for investment decision making and ensure better use of public and private resources. The planning system plays a pivotal role in what, when, where and how infrastructure is delivered thereby contributing to the economic growth of the state. It is critical that all the different municipalities and authorities coordinate infrastructure and land use policy to avoid organisational problems and inefficiencies.

The integration of infrastructure with land use planning will deliver benefits such as:

- a more efficient urban form through the improved use of existing infrastructure (via infill) and better coordination of new land / infrastructure resources (via regional planning)

- improved accessibility to social and physical infrastructure to improve our standard of living

- the sustainable efficient use and distribution of goods, resources and services.

STATE PLANNING POLICY 11:
STRATEGIC TRANSPORT INFRASTRUCTURE

The economic and social prosperity of South Australia relies on a transport system that is safe, integrated, coordinated, dependable and sustainable. Transport systems that provide effective connectivity underpin access for business to local, national and international markets; link people with employment, goods and services by providing travel choices; and contribute to a healthier and more connected society.

All South Australians and visitors to our state rely on our transport infrastructure and services for a multitude of reasons including recreation, commuting, conducting business and meeting with family and friends. Our roads, rail lines, bus systems, cycling and walking networks, airports and ports, are important assets that need to be integrated with land development to address existing and future connectivity needs.

Road transport plays a critical role in the movement of the majority of people and freight in South Australia. Planning should consider complementary land use and road functions to protect and enable the enhancement of road infrastructure to cater for future transport demands.

Increased use of active transport can be achieved through a more compact urban form, mixed land uses and increased population density, supported by alternative transport options. This will maximise our investment in public transport services and walking and cycling networks, leading to more active, healthier community, a more efficient and vibrant urban form, and reduced traffic congestion.

South Australia also relies on our efficient and reliable aviation sector and sea ports. Aviation plays an essential role in tourism and provides critical transport, medical, business, education, social and other services to interstate and regional areas. Sea ports, in conjunction with our freight road and rail lines and intermodals, are critical to the state's resource and mining sectors.

Connecting people with places and opportunities

The integration of transport and land use development supports access to jobs and services in accessible locations and provides travel choices through efficient, safe and inter-connected transport systems. Locating more housing options and mixed-use development close to public transport and cycling and walking networks will encourage active urban spaces and support rejuvenated neighbourhoods.

Regional communities need to be able to effectively access and capitalise on employment and other services while also being protected from the impacts of longer-distance transport movements.

Moving freight to markets

South Australia's freight task is moved across all modes of transport–road, rail, sea and air. When integrated efficiently these transport modes provide seamless and efficient transport solutions to businesses and consumers. Terminals, warehousing and distribution centres provide the critical links between and within each of the modally based transport networks.

The growing South Australian economy is likely to increase the state's freight task for the foreseeable future. As new industries are established and sectors such as defence, food production/processing and mining continue to develop, the state's freight system will need to accommodate increased demand and provide more flexible services. This could lead to intensification of activity on industrial lands and freight precincts and on the corridors that connect them. Protecting the freight system's ability to produce competitive outcomes for South Australian businesses and consumers is vital.

Objective

Land development policies are integrated with existing and future transport infrastructure, services and functions to preserve and enhance the safe, efficient and reliable connectivity for people and business.

Policies

1. Enable an efficient, reliable and safe transport network connecting business to markets and people to places (i.e. where they live, work, visit and recreate).

2. Promote development that maximises the use of existing and planned investment in transport infrastructure and services.

3. Enable equitable contribution towards the provision of transport infrastructure and services to support land and property development.

4. Support the long-term sustainability and management of transport assets and the various modes that use these assets.

5. Minimise negative transport-related impacts on communities and the environment.

6. Enable and encourage the increased use of a wider variety of transport modes including public transport, walking and cycling to facilitate a reduced reliance on private vehicle travel.

7. Allow for the future expansion and intensification of strategic transport infrastructure and service provision (corridors and nodes) for passenger and freight movements.

8. Identify and protect the operations of key transport infrastructure, corridors and nodes (passenger and freight).

9. Enable development that is integrated with and capitalises on existing and future transport functions of transport corridors and nodes.

10. Plan development to take advantage of emerging technologies, including electric and alternative fuel vehicles, autonomous vehicles and on-demand transport opportunities.

Strategic Sea Ports
- Adelaide–Outer Harbour
- Adelaide–Inner Harbour
- Whyalla
- Port Pirie
- Port Lincoln
- Bonython
- Thevenard
- Port Giles
- Ardrossan
- Wallaroo
- Klein Point
- Cape Jervis
- Penneshaw

Strategic Airports
Adelaide Airport
Parafield Airport

Regional airports with regular passenger transport services
Kingscote
Whyalla
Mt Gambier
Port Lincoln
Port Augusta
Ceduna
Coober Pedy
Olympic Dam (private)

Regional registered aerodromes
Cleve
Kimba
Loxton
Naracoorte
Port Pirie
Renmark
Tumby Bay
Streaky Bay
Waikerie
Wudinna
Marla
Oodnadatta

Defence airports
RAAF Edinburgh
RAAF Woomera

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. The demand for, and the timing of providing such infrastructure should be highlighted.

Consideration should be given to identifying future strategic infrastructure corridors and facilities requiring protection, including setting aside appropriate land to accommodate increases or changes to regional growth, new technologies and changing demands.

The Planning and Design Code should implement state policies through zoning that supports the development of land uses that complement strategic transport corridors while also encouraging the mitigation of environmental impacts that may occur. Code policy should also encourage the greening of strategic transport corridors and facilities to mitigate environmental and climate change impacts and improve amenity.

The future location of transport corridors should be identified clearly through an Overlay to ensure they are protected.

Code policy should identify operational airspace and ensure that the Obstacle Limitation Surface for leased Federal and other strategic airports is contained within an Overlay.

Related SPPs

- Integrated Planning
- Climate Change
- Design Quality
- Key Resources
- Primary Industry
- Employment Lands
- Emissions and Hazardous Activities
- Energy

Legislation and related instruments

- *Airports Act 1996 (Federal)*
- *Rail Commissioner Act 2009*

STATE PLANNING POLICY 12: ENERGY

The provision of sustainable, reliable and affordable energy is essential in meeting the basic needs of communities and ensuring the long-term supply of key services across South Australia. Industries and business rely on energy for their viability while households rely on it daily to support their lives, health and comfort. The production of energy and associated infrastructure also contributes significantly to the state's economy.

South Australia's energy is derived from non-renewable energy resources like natural gas, which is used to generate electricity, as well as being reticulated to customers and small diesel generators in remote towns and renewable resources such as wind, solar and hydro power.

Planning has a key role in enabling all forms of energy infrastructure. This includes maintaining and expanding the existing energy network as well as enabling the development of renewable energy and alternative energy options. As new technologies evolve, such as battery storage, there is a need to provide policies that are sufficiently flexible to allow for creative and innovative responses to energy demand and supply.

The planning system also plays a role in reducing the impacts of energy infrastructure, including visual amenity, noise, public safety and maintenance. Effective integration and consideration of infrastructure networks at a strategic level can assist in addressing these impacts.

Objective

The ongoing provision of sustainable, reliable and affordable energy options that meet the needs of community and business.

Policies

1. Support the development of energy assets and infrastructure which are able to manage their impact on surrounding land uses, and the natural and built environment.

2. Support and promote alternative sources of energy supply at the neighbourhood level.

3. Facilitate access to strategic energy infrastructure corridors to support the interconnection between South Australia and the National Electricity Market.

4. Ensure development in the vicinity of major energy infrastructure locations and corridors (including easements) is planned and implemented in such a way as to maintain the safe and efficient delivery and functioning of the infrastructure.

5. Ensure renewable energy technologies support a stable energy market and continued supply and do not adversely affect the amenity of regional communities.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

The Planning and Design Code should implement state policies through appropriate zoning that encourages the mitigation of environmental impacts, screens sites to improve amenity, and provides flexibility to enable emerging energy technologies to be accommodated. The Code should also identify infrastructure reserves that streamline the assessment of essential infrastructure.

Related SPPs

- Integrated Planning
- Climate Change
- Design Quality
- Key Resources
- Strategic Transport Infrustructure
- Emissions and Hazardous Activities
- Primary Industry
- Employment Lands

Related legislation and instruments

- *Electricity Act 1996*
- *Gas Act 1997*
- *Climate Change and Greenhouse Gas Emissions Reduction Act 2007*

OUR RESILIENT COMMUNITIES AND ENVIRONMENT

South Australia comprises a diverse range of living environments within natural areas of coast, plains, hills and regions. These environments underpin our economy and quality of life through their provision of food, water and raw materials and their role in supporting recreation, tourism, health and wellbeing. Building the resilience of these environments requires a system-wide approach.

As South Australia's population and productivity increase, our natural environment will come under increasing pressure on its resources and encroachment by incompatible development.

South Australia also has exposure to many natural hazards including bushfires, floods, earthquakes and extreme weather, including heat, storms and rainfall. These natural events are likely to increase in regularity and severity with the changing global climate.

Other risks that require careful management include the storage and management of hazardous materials and contamination of land and water.

It is therefore vital for us to anticipate hazards and risk; plan for the protection of lives and the economy; increase the resilience of people, buildings and infrastructure; and reduce the infrastructure and social costs when incidents do occur.

Land use planning must also help to reduce the growth in our greenhouse emissions; increase our resilience to natural hazards, including extreme weather events; secure our water and food supplies; and protect the environmental and ecological resources on which much of our prosperity relies.

STATE PLANNING POLICY 13: COASTAL ENVIRONMENT

The South Australian coastal environment has high aesthetic, social, environmental and economic values. It includes beaches, dune systems, tidal waters, wetlands and cliffs. The natural features of the coastal environment also provide vital habitat, contribute to our biodiversity and play an important role in protecting development and human occupation from flooding and erosion.

The interface between sea and land is dynamic and is subject to coastal hazards such as flooding, erosion, sand dune drift and acid sulphate soils. The impact of climate change and ongoing sea level rise has increased the risk for coastal developments and threatens the viability of tide-dependent ecosystems.

The planning system aims to conserve the coastal environment, and at the same time enable existing settlements to be protected and ensure new development is sustainable and not at risk from coastal hazards. There will be substantial benefits to our economy by providing for sustainable coast dependent development such as aquaculture and ports, which need to be located adjacent to or on coastal water.

Ensuring the continued access to the coast and foreshore also enables opportunities for the enjoyment of our communities and contributes to the population's overall health and wellbeing. Development can enhance this through the provision of appropriate coastal infrastructure.

Objective

Protect and enhance the coastal environment and ensure that development is not affected by coastal hazards.

Policies

1. Ensure development is not at risk from current and future coastal hazards (including coastal flooding, erosion, inundation, dune drift and acid sulphate soils) consistent with the hierarchy of avoid, accommodate and adapt.

2. Balance social and economic development outcomes in coastal areas with the protection of the environment.

3. Protect and enhance the natural coastal environment and its resilience to a changing climate, including environmentally important features, such as mangroves, wetlands, sand dunes, cliff tops, native vegetation and important habitats.

4. Locate development in areas that are not subject to coastal hazards unless the development requires a coastal location and suitable hazard mitigation strategies are in place, taking into account projected sea level rise and coastal retreat.

5. Facilitate sustainable development that requires a coastal site, including eco-tourism, aquaculture, marinas and ports, in areas adjoining the foreshore, where environmental impacts can be managed or mitigated.

6. Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.

7. Ensure development maintains and enhances public access to coastal areas with minimal impact on the environment and amenity.

8. Locate low intensity recreational uses where environmental impacts on the coast will be minimal.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying areas subject to coastal hazards such as sea level rise, flooding and storm surge. Areas where growth is envisaged should be identified as well as areas for conservation or of high landscape value.

The Planning and Design Code should implement state policies through appropriate Zoning and Overlays that clearly identify coastal hazards, areas of conservation value, recreation reserves and locations for coast-dependent industries.

Related SPPs

- Integrated Planning
- Climate Change
- Design Quality
- Natural Hazards
- Strategic Transport Infrastructure

Related legislation and instruments

- *Coast Protection Act 1972*
- *Emergency Management Act 2004*
- *Adelaide Dolphin Sanctuary Act 2005*
- *Fisheries Management Act 2007*
- *Marine Parks Act 2007*

STATE PLANNING POLICY 14:
WATER SECURITY AND QUALITY

Water is one of South Australia's most valuable natural resources. Access to a safe and reliable water supply supports healthy living, our premium food and wine industries, mining activity, and advanced manufacturing. It is therefore vital that we continue to ensure the security and quality of our water supplies, sources and ecosystems.

Our evolving population and diversifying economy, combined with reducing rainfall and competition for traditional water supplies, requires us to continually plan for water security. We need to further reduce our reliance on the River Murray, diversify our water supplies and increase our water use efficiency.

We also need to ensure that land use planning integrates current and future water availability into decision making. This includes considering what impacts and opportunities future development will have on available water supplies. In situations where a future development's water demand is likely to exceed available supply, we need to investigate all feasible options by weighing up the social, economic and environmental considerations.

Our urban and natural environments are important contributors to improving water security and quality. Actions such as incorporating water sensitive urban design into new developments and retrofitting it into existing areas will contribute to reducing the impact of population, economic and housing growth on our water use. Protecting South Australia's water supply catchments areas from inappropriate development is also critical to keeping our water supplies clean and secure.

We need to deliver a more integrated approach to water resources management so that issues and opportunities are planned holistically. This will assist in addressing flooding and water quality impacts while enhancing our urban liveability and securing alternative supplies.

Objective

South Australia's water supply is protected from the adverse impacts of development.

Policies

1. Provide for the protection and security of the state's water supply to support a healthy environment, vibrant communities and a strong economy.

2. Prioritise the protection of water supply catchments including:

   a. The Mount Lofty Ranges Watershed

   b. Water Protection Areas under the *Environment Protection Act 1993*

   c. The River Murray Protection Area under the *River Murray Act 2003*

   d. Prescribed water resources and wells under the *Natural Resources Management Act 2004*.

3. Provide for infrastructure and land use policy that aims to decrease flood risk and improve water quality and urban amenity.

4. Ensure our water supply, stormwater and wastewater infrastructure meets the needs of a growing population and economy while balancing environmental outcomes.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying areas for the growth and location of future development and associated short and long-term water infrastructure requirements and serviceability. Regional catchments should be identified to understand the upstream and downstream impacts. Watershed areas should be identified and mapped.

The Planning and Design Code should implement state policies through the inclusion of an Overlay to ensure development mitigates adverse impacts on our water supply. The Code should also promote water sensitive urban design and effective stormwater management.

Related SPPs

- Climate Change
- Biodiversity
- Housing Supply and Diversity
- Coastal Protection
- Natural Hazards

Related legislation and instruments

- *Environment Protection Act 1993*
- *Water Resources Act 1997*
- *River Murray Act 2003*
- *Natural Resources Management Act 2004*
- *Murray-Darling Basin Act 2008*

STATE PLANNING POLICY 15: NATURAL HAZARDS

Natural hazards are an integral part of the South Australian landscape and as we continue to grow and develop we need to plan for and mitigate risks from those hazards that have the potential to impact on people, property, infrastructure, our economy and the environment.

The costs to community, business and government of responding to and recovering from natural hazard events is significant. Land use planning has an important role to play in guiding development to reduce the impact of natural hazards rather than relying solely on response and recovery.

Climate change is expected to increase the severity and frequency of extreme weather events in South Australia. Higher temperatures will increase the frequency of extreme heat events and the intensity and frequency of bushfires. Likewise, storm events will increase and result in heavier and more sustained rainfall, high winds and coastal flooding through sea level rise and coastal erosion.

Sound planning and development decisions can help reduce the severity and impact of natural hazards together with disaster reduction strategies; the activities of emergency services agencies; and the resilience of affected communities, infrastructure and economic sectors.

The planning system can be used to guide development away from known high hazard areas and ensure design and construction standards prepare new developments for natural hazard events. Development will not be permitted or will need to meet specific design standards in areas that are in high risk or vulnerable locations. They must also not result in ongoing cost burdens associated with their protection from the impacts of natural hazards.

The location of critical services and infrastructure will also take account of hazard risks.

Some of South Australia's landscapes rely on natural hazard events to sustain a healthy ecosystem while other landscapes contain natural environment systems that have an important role in helping to mitigate hazards. These natural systems should be recognised and conserved so that their cost-effective hazard mitigation function is protected.

Objective

Communities and developments are protected from the adverse impacts of natural hazards.

Policies

1. Identify and minimise the risk to people, property and the environment from exposure to natural hazards including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils.

2. Design and plan for development in accordance with a risk hierarchy of avoidance, adaptation and protection.

3. Locate critical infrastructure such as hospitals, telecommunications, transport systems and energy and water services in areas that are not exposed to risk from natural hazards.

4. Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler micro-climates through the use of green infrastructure.

5. Protect key coastal areas and critical infrastructure at risk from sea level rise, coastal erosion and storm surges.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

The Planning and Design Code should implement state policies through inclusion of policy that mitigates the adverse impacts from natural hazards, particularly flood and fire. Overlays will be used to identify risks relating to bushfire, flooding etc.

Related SPPs

- Integrated Planning
- Biodiversity
- Climate Change
- Housing Diversity and Supply
- Coastal Protection
- Primary Industry
- Employment Lands
- Strategic Transport Infrastructure

Related legislation and instruments

- *Emergency Management Act 2004*
- *Fire and Emergency Services Act 2005*

STATE PLANNING POLICY 16:
EMISSIONS AND HAZARDOUS ACTIVITIES

Protecting communities and the environment from exposure to industrial hazards and site contamination is fundamental to the creation of healthy cities and regions. At the same time, it is critical that South Australia's industrial and infrastructure capacity and employment levels are preserved.

Whilst South Australian industries generate significant economic value for the state, these same industries, including waste depots and essential infrastructure, also typically have legitimate emissions to the air, land and water; or store and manage hazardous materials.

Land use planning has an important role to play in supporting industrial clusters and protecting communities from harmful emissions. Identifying regional level (or cumulative) air quality and noise risks is critical to strengthening the liveability and resilience of our state.

Land use interface risks can be avoided or mitigated through ensuring:

- appropriate separation between emission sources and/or hazardous activities and sensitive land uses

- suitably zoned land with required infrastructure is available for a range of industrial and infrastructure uses.

This will provide greater certainty for industry, safeguard our air, water and soil quality and protect our communities from unacceptable noise levels.

Site contamination is a complex and broad issue impacting large areas of land across the state. With the increasing focus on urban renewal and reinvigoration of existing urban areas it is critical that site contamination issues are identified and addressed from the outset to ensure the health and safety of our communities.

The planning system is one part of the government's integrated approach to site contamination. The role of the planning system is to ensure that as much as possible, land is not developed for more sensitive uses unless site contamination risks have been considered and appropriate cost-effective remediation measures put in place.

Objective

Communities and the environment are protected from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.

Policies

1. Ensure our communities and the environment are protected from risks associated with emissions and radiation activities while ensuring that industrial and infrastructure development remains viable through:

   a. Ensuring appropriate zoning and mixed uses are compatible

   b. Avoiding establishing incompatible land use interfaces through encroachment on industrial sites by maintaining adequate separation distances

   c. Incorporating engineering controls into building design where emissions or impacts are unavoidable

2. Ensure risk posed by known or potential contamination of sites is adequately assessed and managed to enable the appropriate development and safe use of land.

Non-statutory Guidance Notes

Regional Plans should implement state policies by identifying the location of its industrial land uses in addition to any other contributors to emissions and/or hazardous activities. Separation distances and the areas for both compatible and restricted development should be identified.

The Planning and Design Code should implement state policies through appropriate zoning with supporting policy to ensure minimal exposure to emissions and hazardous activities. Known risks should be mitigated through appropriate policy responses. The Code should include remediation policies to mitigate any potential contamination of sites and to facilitate the safe use of land.

The Code should establish a policy regime to ensure strategic industrial land and essential infrastructure are protected from encroachment by sensitive land uses. Areas where emissions or hazardous activities can be mitigated or managed to provide certainty for industrial development investment should be identified.

Related SPPs

- Climate Change
- Biodiversity
- Primary Industry
- Employment Lands
- Natural Hazards
- Housing Supply and Diversity
- Coastal Protection
- Strategic Transport Infrastructure

Related legislation and instruments

- *Environment Protection Act 1993*

GLOSSARY

Affordable Housing

Affordable Housing is an Inclusionary Policy that incorporates land and dwellings that are appropriate to the needs of households with low and moderate incomes (that is, up to 120% of gross annual median income). The criteria for Affordable Housing (including price points) is determined under regulation 4 of the South Australian Housing Trust (General) Regulations 1995 and associated Government Gazette.

Affordable living

Affordable living expands upon affordable housing to include transportation costs. By taking into account the combined costs of housing and transportation associated with the location of the home, it provides a more complete understanding of affordability. Affordable living also takes into account indirect costs such as accessing employment areas, services and facilities; household expenditure on electricity, gas and water; and the costs of adaptable housing for older people or people with a disability.

Assessment Pathways

Linked to public notification requirements. The pathways for assessment when assessing development are: exempt, accepted, code assessed and impact assessed. Their use will help increase certainty for simple, standard developments and provide a tailored approach for more complex developments.

Community Infrastructure

Includes open space, community sporting facilities/hubs, indoor recreation centres, trails and public realm improvements or installations.

Environmental Impact Statements (EISs)

A document prepared to assess the likelihood of possible effects a development or project might have on the environment. A decision is made as to whether or not the development should proceed and if so what conditions need to be attached.

Impact Assessable Development

Required where there is a need to consider the potential impacts of the proposal. As a general rule, a change of use of a premises is impact assessable, unless stated otherwise.

Infrastructure Schemes

The introduction of a contemporary way of managing infrastructure through Basic and General Infrastructure Schemes. They will supplement existing schemes such as planning conditions, deeds and bonding arrangements and may replace the need for complex infrastructure agreements with individual landowners, which has slowed administration processes considerably. They will provide additional tools to help unlock investment and create a transparent process that enables new infrastructure to be delivered to our communities.

Integrated Decision Making

A single process for determining needs and decision making rather than the traditional approach that uses separate processes.

Joint Planning Board

A Joint Planning Board constitutes between 3 and 7 members and is a body corporate. A Joint Planning Board is primarily tasked with overseeing its agreed functions. A committee has an advisory role to the joint planning board on a particular matter; and a subsidiary undertakes the task assigned to it by the Joint Planning Board.

Performance Based Planning

Development proposals are judged on their merit and are in keeping with strategic policy outcomes. Performance based outcomes provide a flexible approach to achieving the outcomes desired.

Planning and Design Code

The State Planning Commission will be responsible for preparing and maintaining the Planning and Design Code, which will require a new approach to the drafting, presentation and interpretation of zoning rules. The new code will be based on a more design-orientated style of zoning that focuses on built form and mixed-use development.

The Code will set out a comprehensive set of planning rules for development assessment purposes, classified into Zones, Subzones and Overlays. These will be applied in each region in a manner consistent with the relevant region plan. This will make the Code the single point of reference for development assessment.

Planning Instruments

Planning instruments include State Planning Policies, Regional Plans, the Planning and Design Code and Design Standards. Instruments can be prepared by the Minister for Planning, the State Planning Commission or a Joint Planning Board.

Planning Region

The Planning, Development and Infrastructure Act 2016 provides for the state to be divided into 'planning regions'. One of the regions must be designated as 'Greater Adelaide' (replacing the definition of 'Metropolitan Adelaide' in the previous Act).

Planning, Development and Infrastructure Act 2016 (The Act)

An Act to provide for matters that are relevant to the use, development and management of land and buildings. A planning system to regulate development within the state, with rules in respect to the design, construction and use of buildings, and other initiatives to facilitate development of infrastructure, facilities and environments that will benefit the community.

Planning, Development and Infrastructure Regulations

The Planning, Development and Infrastructure Regulations (yet to be drafted) fall under the Planning, Development and Infrastructure Act 2016. Regulations may be made on a variety of building-related topics including the performance standard or form of building work, and fire safety and other designated safety features. They also stipulate the type of assessment and assessment streams required.

Principles of Good Planning

Principles of Good Planning are outlined in the Act. These principles have a long-term focus and respond to emerging challenges, encourage the renewal of existing suburbs, promote walking and cycling, support the liveability of suburbs, facilitate investment, promote the development of public transport, and promote cooperation and integration between and among state government agencies and local government.

Regional Planning Policies

The State Planning Commission must prepare a Regional Plan for each planning region. These plans must be consistent with relevant state planning policies and include:

- A long-term vision (over 15 to 30 year period) for the region or area, including provisions about the integration of land use, transport infrastructure and the public realm

- Maps and plans that relate to the long-term vision

- Contextual information about the region or area, including forward projections and statistical data and analysis as determined by the State Planning Commission or required by a practice direction

- Recommendations about zoning and a framework for development or management of infrastructure and the public realm.

Regional Plans may be divided into parts relating to sub-regions, and may include structure plans, master plans, concept plans or other similar documents. Regional Plans prepared by a joint planning board must comply with any practice direction issued by the Commission.

Special Legislative Schemes

Are a character preservation law, part of any of the following Acts: the *River Murray Act 2003*, the *Adelaide Dolphin Sanctuary Act 2005*, the *Marine Parks Act 2007*, the *Arkaroola Protection Act 2012* or something that declared by the regulations to be a special legislative scheme.

State Adaptive Reuse Guidelines

These relate to re-using existing buildings for new functions and include exploring the options that lie between the extremes of demolition and turning a site into a museum. The principles of the guidelines are based on memory and place, planning controls, social sustainability, environmental sustainability, efficiency and authenticity.

State Interest Policies

Specific matters of state interest in land use planning and development controlled by specific policy.

State Planning Commission

The Planning, Development and Infrastructure Act 2016 creates a new State Planning Commission reporting to the Minister. Its responsibilities include provisions of independent policy advice to government guidance to councils and professionals; and coordination of planning with infrastructure delivery. The Commission will also serve as an assessment authority for prescribed classes of development applications.

State Planning Policies (SPPs)

Set out the government's overarching goals and requirements for the planning system. These policies are to be taken into account when preparing other statutory instruments such as Regional Plans and design standards. They are not to be taken into account for the purpose of any assessment decision or application.

State Policy Matters

Provide integration between state and local policy and allow for easier implementation of new policy. They are simpler and clearer planning rules for local government and community and industry applicants.

Strategic Employment Lands

Employment lands have strategic significance due to their size, location and contribution to the state's economy.

Strategic Intermodal Facilities

An intermodal facility is any site or facility along the supply chain that contributes to an intermodal movement by providing efficient transfer of goods from one mode of transport to another. Strategic intermodal facilities have a crucial role to play in the transport network and in supporting the anticipated increases in transport uses.

Structure Plans

Structure Plans provide a broad spatial expression of the desired development outcomes for an area and can include transit corridors, centres, renewal areas or greenfield sites. Structure plans may also be used to identify the regional distribution of targets, policies or actions relevant to an area and infrastructure and governance issues that will require resolution to facilitate the desired development outcomes of an area.

Value-based Framework

Provides a way of approaching policy problems and analysing potential initiatives to address these with a strategic base.

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HOW YOU CAN GET INVOLVED

We invite you to participate and share your opinions as we shape and progress development of the State Planning Policies for South Australia.

For further details about the engagement process and to get involved visit:

saplanningportal.sa.gov.au

Government of South Australia

Department of Planning, Transport and Infrastructure