

WHAT WE HAVE HEARD REPORT

Purpose of this report

Engagement on the State Planning Policies (SPPs) was conducted from 16 July 2018 to 21 September 2018. This report summarises the methods of engagement used, who participated, and what we heard.

The engagement results will be used to inform the State Planning Commission’s recommendations on the post consultation draft of the SPPs for consideration by the Minister for Planning.

A report on changes to the SPPs as a result of the engagement will be contained in the Commission Engagement Report, which will be released after the Governor’s approval.

What is the role of SPPs?

The *Planning, Development and Infrastructure Act 2016* (the Act) is being introduced in stages over the next two years as part of the most significant modernisation of South Australia’s planning system in more than 20 years. This planning reform represents a once-in-a generation opportunity for all South Australians to improve the way our communities look, grow and change.

The SPPs set out the State Government’s planning objectives, which are to enhance the state’s liveability, sustainability and prosperity. They were developed by the State Planning Commission, the Department of Planning, Transport and Infrastructure, and other key state agencies, at the request of the Minister.

The SPPs will be the highest order policy document in South Australia’s planning system.

By expressing all state interests in land use planning and development in a single location, the SPPs will provide effective and consistent guidance in planning for South Australia’s future. They build on the objectives and principles of good planning set out in the Act and ensure these principles are embedded in all future decision making.

The SPPs are given effect through the creation of planning instruments, including Regional Plans and the Planning and Design Code.

Engagement approach

South Australia’s new planning system is built around feedback from the community, the planning and development industries and other interested parties. The first set of SPPs is no different, having been prepared in collaboration with other state agencies, industry leaders and the community. The process for amending or creating SPPs is set out in the Act and requires public engagement to take place in accordance with the Community Engagement Charter.

Engagement on the SPPs represents the first time the Community Engagement Charter has been applied under the Act. The Community Engagement Charter outlines a set of five key principles that must be taken into consideration when planning for and conducting consultation and engagement on designated instruments such as the SPPs.

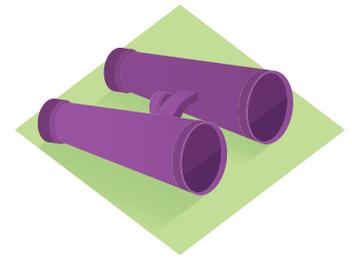
The Community Engagement Charter has five principles:

- 01 Engagement is genuine
- 02 Engagement is inclusive and respectful
- 03 Engagement is fit for purpose
- 04 Engagement is informed and transparent
- 05 Engagement processes are reviewed and improved

The State Planning Commission has prepared an engagement plan¹ to ensure it meets these principles. Evaluation surveys received during the engagement process will assist the Commission in evaluating the success of its engagement against these principles when it reports to the Minister for Planning on the final draft SPPs.

For more information on the Community Engagement Charter refer to www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools/community_engagement_charter.

¹ The engagement plan for State Planning Policies can be viewed at http://www.saplanningportal.sa.gov.au/_data/assets/pdf_file/0003/487155/Draft_State_Planning_Policies_-_Communications_and_Engagement_Plan.pdf



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Early engagement in developing the SPPS

The SPPs were prepared over 12 months with significant contributions made by state agencies, industry leaders, community members and planning professionals.

The activities undertaken during this phase included:

- the formation of a state agency reference group to identify existing state policy positions and interests to be transitioned into the SPPs
- three State Planning Commission community workshops - the first two related to policy topics and this information was used for the SPPs and South Australia's Planning & Design Code; and the third dealt more specifically with the SPPs.

What we heard during the community workshops assisted us in developing the SPPs that went out on consultation. The outcomes of what we heard are provided in Attachment 1.

Engagement on the draft SPPs

Consultation on the draft SPPs commenced on 16 July 2018 and closed on 21 September 2018 (extended from 7 September) and all written submissions were made available on the SA Planning Portal.

There were multiple opportunities during this time for the community to learn about SPPs and their role in the new planning system and contribute to discussions about the policy content.

The range of activities during this phase included:

- YourSAy survey and online discussion forum, 16 July to 21 September 2018
- SPP information drop-in sessions, 3 and 14 August 2018 with 15 people attending over the two sessions
- Royal Adelaide Show booth, 31 August to 10 September 2018
- Community Engagement Panel meeting, 8 September 2018
- 18 separate meetings, workshops and briefings with government agencies, authorities, boards, planning and development practitioners and community groups (refer to page 13)
- Video on DPTI's YouTube channel (754 views)
<https://www.youtube.com/watch?v=k1WTZWWvv9s>
- Information and engagement page on SA Planning Portal
- Article in the *Planning Ahead* newsletter (distributed to more than 1,570 people).

Royal Adelaide Show

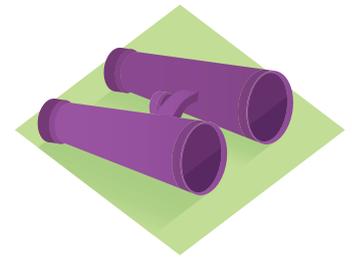
DPTI staff spoke to 1700 people at the Royal Adelaide Show about planning reforms and the proposed SPPs, with 157 people responding to a short survey.

The respondents were asked to identify their priorities for how our cities and towns should be developed. A very high proportion considered the topic of 'our environment' (coastal water, water security and quality, protection from natural hazards and emissions) to be the most important, closely followed by 'our people and neighbourhoods' (housing supply, housing diversity and cultural heritage).

DPTI also increased its distribution for the Planning Ahead newsletter (77 people) and were able to identify members of the community interested in participating in the Community Engagement Panel (69 people).



Royal Show Adelaide Show visitors take a virtual tour of our new planning system



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YourSAy survey

A YourSAy survey was conducted throughout the engagement and consultation phase.

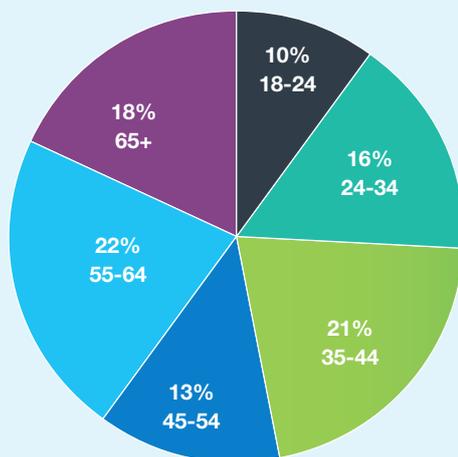
Who responded to the survey?

A total of 109 people completed the survey with 21 people leaving comments in the online discussion forum (79% did not identify as a planning or building professional).

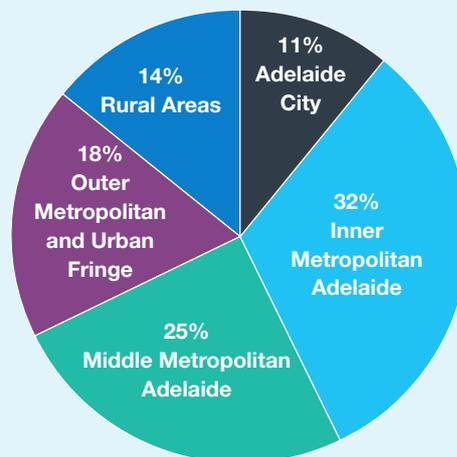
The top five most important SPPs identified by survey respondents

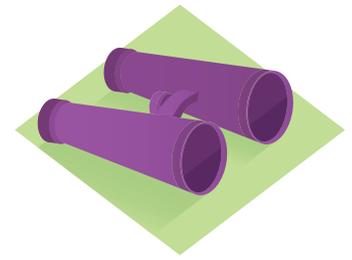
1. Integrated Planning
2. Climate Change
3. Design Quality
4. Strategic Transport Infrastructure
5. Energy

Age profile of respondents



Residential location of respondents





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Respondents' comments

Respondents were asked whether they agreed with the following four statements and to provide some commentary about their response.

Responses were generally supportive with all having at least a 70% positive and/or neutral response (See Table 1).

	Agree	Neutral	Disagree
SPPs provide a clear vision for planning and design in South Australia	56%	16.28%	27.9%
It is clear how the draft SPPs will achieve South Australia's planning targets	47.5%	22.5%	30%
The draft SPPs address South Australia's biggest social, economic and environmental needs	45%	17.5%	37.5%
The policies provide sufficient direction to address challenges and opportunities for planning, development and design across South Australia	42.1%	23.68%	34.21%

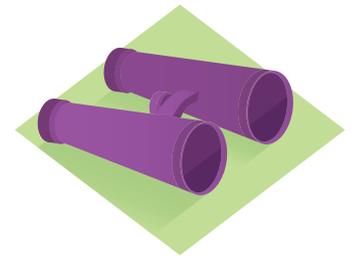
Table 1: Respondents' comments

Some of the respondents who were uncertain or disagreed with the statements above advised that the SPPs were too high level and required clarification. There were also questions about how the policies could be achieved, costed and implemented. There was also a common theme around the policies being too focused on economic development at the expense of environmental, social and community outcomes.

Comments included the following:

- *Limiting urban sprawl, is in my opinion, the number one priority for our planning policies going forward. If Adelaide has any chance of becoming a world-class medium sized city, then we need to look at housing density along transport corridors, in the city and surrounding the parklands. Six stories is the ideal height for vibrant communities.*

- *Too specific for Adelaide and little for the rest of SA.*
- *Whilst the community ie PEOPLE are placed first in this question, in the draft policies the priority would seem to centre on economic priorities.*
- *Particularly interested in walkable neighbourhoods and green liveable cities targets and the physical and social benefits for individual people which then support a sense of community – important given recent research re loneliness. But people need somewhere to walk – local shops, facilities, transport options. These are not so accessible in many middle and outer areas. Also worry about the economic priority overwhelming social and environmental.*
- *There seems to be a capacity for confusion with so many overlapping policies. It's unclear in any given situation what the priority would be.*



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Community Engagement Panel

On 8 September 2018, a Community Engagement Panel of 24 representatives from across South Australia was convened to provide feedback on the draft SPPs.



Michael Lennon (State Planning Commission) addressing workshop participants

Community Engagement Panel's comments

The Panel was asked what their initial thoughts and impressions were of the draft SPPs: 18 participants were positive about the SPPs and 6 were neutral.



For more details on the outcomes of the workshop, please refer to the Workshop Summary in Attachment 2.

Key outcomes from the survey and Community Engagement Panel

The survey and community panel raised some key areas where the SPPs could be improved, namely:

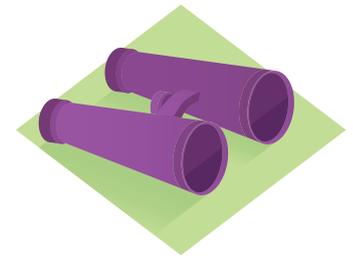
- the language used should be simplified to provide greater clarity and make the SPPs more accessible to communities
- there needs to be more guidance on how to prioritise issues within the SPPs
- infrastructure provision leading to growth should be enhanced via the SPPs
- the SPPs should have a stronger emphasis on environmental sustainability and address the following topics more thoroughly:
 - the use of low carbon materials in buildings
 - renewable energy
 - significant trees
 - climate change
 - waste management

- more policy guidance is also needed on:
 - heritage and character
 - management of urban growth and housing types (particularly for our ageing population), housing density and location of infill development
 - limiting urban sprawl to protect farmland
 - attracting industries to rural areas
 - provision of more public open space areas for recreation and urban greening
- proposals to reduce carparking were also of concern and the need for improved alternative travel options was stressed.

Comments on individual SPPs

The Panel was asked to identify how they felt about each SPP and the YourSAy respondents were asked to rate the comment 'I support the approach and aims of each of the draft State Planning Policies'.

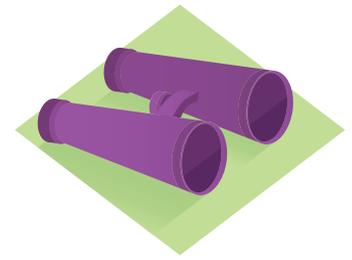
See Table 2 overleaf



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Table 2: Support for SPPs

	YourSAy responses	Community Engagement Panel responses
1. Adaptive Reuse	78.95% positive 2.63% neutral	52% positive 33% neutral
2. Integrated Planning	76.67% positive 7.69% neutral	50% positive 50% neutral
3. Water Security and Quality	67.57% positive 16.33% neutral	66% positive 17% neutral
4. Coastal Environment	66.67% positive 11.11% neutral	43% positive 33% neutral
5. Strategic Transport Infrastructure	65.79% positive 13.16% neutral	54% positive 37.5% neutral
6. Natural Hazards	64.86% positive 18.92% neutral	64% positive 25% neutral
7. Biodiversity	64.10% positive 15.38% neutral	73% positive 18% neutral
8. Design Quality	58.98% positive 15.38% neutral	64% positive 31% neutral
9. Energy	57.89% positive 18.42% neutral	77% positive 18% neutral
10. Housing Supply & Diversity	56.41% positive 17.95% neutral	41% positive 32% neutral
11. Cultural Heritage	56.41% positive 15.38% neutral	61% positive 30% neutral
12. Employment Lands	55.26% positive 26.32% neutral	50% positive 36% neutral
13. Emissions and Hazardous Activities	54.29% positive 22.86% neutral	65% positive 30% neutral
14. Climate Change	52.63% positive 23.68% neutral	71% positive 12.5% neutral
15. Primary Industries	50% positive 26.32% neutral	63% positive 26% neutral
16. Key Resources	42.1% positive 31.58% neutral	53% positive 26% neutral

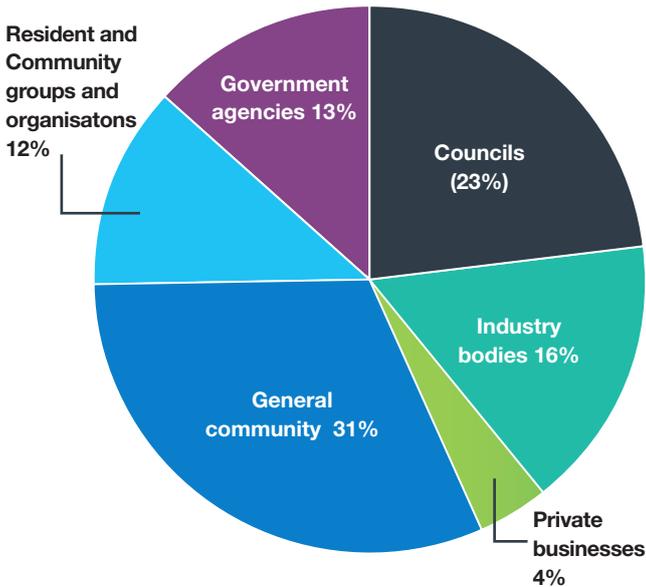


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Written submissions

A total of 141 written submissions were received.

Groups of submitters

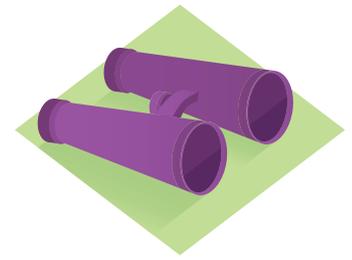


There was general support for the SPPs with most submissions focusing on seeking improvement in specific areas of interest. Those issues that were raised consistently across each SPP or were a general response are summarised here, followed by a summary of key issues raised about each SPP.

Key themes expressed

- A vision for South Australia**
 A high level 'vision' for the whole state is needed.
- Conflict between SPPs**
 There needs to be a clear process for the efficient, transparent and effective balancing of SPPs and guidance on determining what policy will take precedence.
- Regional context**
 A stronger regional context is required as many policies do not apply well to regional areas. More detail is required to guide the development of townships, regional centres and rural living areas.
- Role of the SPPs**
 The role of SPPs within the new planning system needs more clarification.
- Population growth**
 Each planning policy should incorporate at least some element of planning for population and demographic changes. A strategic and long-term land release program is also needed, which is coordinated with the provision of appropriate social infrastructure.
- Consistent land use planning and development outcomes**
 This opportunity to reform our planning system must be capitalised on to consolidate our interests and establish a policy framework to drive investment and create a more liveable, prosperous and sustainable state.





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Specific feedback on each SPP

State Planning Policy 1 – Integrated Planning

The Integrated Planning SPP was broadly supported, however a number of respondents thought it should be expanded to better address regional issues, particularly around townships and settlements.

The impact of infill growth on the character of neighbourhoods and the preservation of heritage places and areas were also considered to need greater resolution. Many felt that infill and regeneration shouldn't occur everywhere and that the valuable contribution of existing low-density residential areas to liveability, amenity and housing choice should be recognised.

The continued protection of the Environment and Food Production Areas and Character Preservation Districts were identified as important.

The provision of carparking was also considered to be an issue as the shift to public transport is slow. Buses, trains and trams are sometimes at capacity or unreliable and active transport options are not always available.

HIGHLIGHT

A greater focus on regional areas, character, and managed infill growth with appropriate infrastructure is required.

State Planning Policy 2 – Design Quality

There was general support for the Design Quality SPP and the integration of design into the planning system. There were however some concerns expressed about the ambiguity of the Principles of Good Design, e.g. the principle around 'context' and how this could be applied to a place where a new desired character is sought.

Many requested greater emphasis on universal design, Water Sensitive Urban Design, energy efficiency, sustainability, green infrastructure, Crime Prevention Through Environmental Design, and waste management in this SPP.

Many also considered that the policy should be strengthened to better reflect South Australia's special characteristics, quality of life and challenges; and to acknowledge our established character and heritage.

Importantly, there should be greater direction about design in the public and private realms—especially high quality, accessible open space—and greater links between good design and healthy living and quality of life.

HIGHLIGHT

Policies could be enhanced around universal design, water sensitive urban design, character, sustainability and CPTED.

State Planning Policy 3 – Adaptive Reuse

There was wide support for enabling the reuse of underutilised buildings on the understanding that safety and amenity building rules remain critical considerations in their upgrading and that their reuse considers the area's broader land use and urban design objectives.

It was agreed this policy should be extended across the state as other council areas also wish to see their historical/disused/under-functioning buildings appropriately utilised, maintained and enjoyed. For example, disused buildings in industrial precincts at Port Adelaide, Lonsdale and Tonsley could provide opportunities for creative innovative technologies, under-resourced communities and temporary uses.

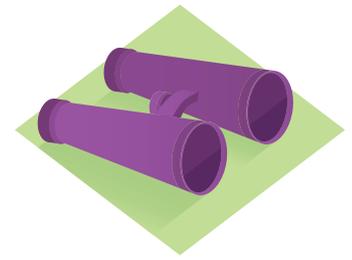
It was agreed that the criteria for adaptive reuse must be written with caution to ensure that the policy does not lower building and/or planning standards nor encourage intentional vacancy to take advantage of any incentives.

Respondents also suggested the policy should refer to the embodied carbon benefits in the adaptive reuse of buildings and structures and the associated waste minimisation benefits.

The reuse of State and Local Heritage Places was discussed and it was recommended that there be a careful balance between the flexibility required for their reuse and their heritage value.

HIGHLIGHT

We need to ensure that adaptive reuse is encouraged in all areas of South Australia and the carbon benefits are realised.



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State Planning Policy 4 – Biodiversity

This policy was well supported and was considered to provide an effective mechanism for enhancing biodiversity across the state.

To improve this policy, respondents suggested it should be expanded to increase and enhance landscapes and biodiversity, and to support connectivity and opportunities for migration of, and habitat creation for, fauna, flora and native vegetation.

If an unacceptable impact on biodiversity cannot be avoided it should be offset through complementary actions to mitigate its effect.

Respondents proposed that biodiversity within urban areas such as parklands, creeks, coastal areas and streetscapes should be better addressed, particularly in light of the loss of biodiversity due to infill and smaller yard sizes.

It was also identified that this policy also needs to reference marine biodiversity, coastal and riverine ecosystems and significant and regulated trees.

HIGHLIGHT

We need to ensure biodiversity and habitat corridors are enhanced, and recognise that biodiversity also exists in urban areas.

State Planning Policy 5 – Climate Change

Respondents considered that this SPP provided a comprehensive and well-considered approach to developing a planning system that will better respond to the effects of climate change.

To improve this policy, respondents suggested that as climate change impacts are not geographically uniform across the state, scientific analysis should be used to understand the impacts of climate change in a variety of urban and regional areas to develop appropriate adaptation responses.

Many felt that it was the role of this policy to promote development that contributes to the mitigation of urban heating. This could be achieved by the existing building rules that guide the use of energy and water, and using landscaping and green canopies to assist urban cooling. It was also recommended that this policy should promote the inclusion of mitigating measures at the construction stage rather than retrofitting these measures which is significantly more expensive.

This is becoming increasingly critical with the loss of green and permeable spaces resulting from the development of a more compact urban form.

It is also important to recognise the embodied energy in construction materials. Recycling building materials and adapting building is a better use of embodied energy instead of standard practices of demolition and redevelopment.

HIGHLIGHT

We need to recognise the different impacts of climate change across the state, and promote policies that mitigate against the effect of climate change in development.

State Planning Policy 6 – Housing Supply and Diversity

Different views were put forward about incentivising affordable housing; however, it was agreed by all that the supply of affordable housing should not lead to any reduction in good design or sustainability requirements; nor should it diminish the established character of any area or exceed carparking availability.

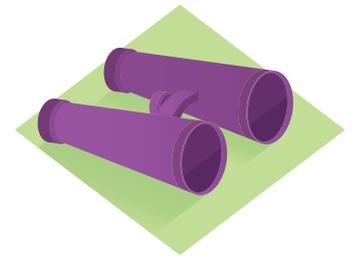
Some suggested there was too much emphasis on aged care and small lot housing and suggested that the policy should be expanded to include other housing types such as dependent accommodation; laneway housing; and accessory housing such as granny flats. These options may help the planning system become more responsive to changes in housing requirements.

To further improve this policy, respondents also recommended that housing growth be linked with the capacity of existing infrastructure and that costs for infrastructure be shared appropriately and equitably.

The unique circumstances of regional areas such as rural living, shack areas and other settlements should be considered and better guidance on the scope and scale of activity centres and mixed-use corridors was needed.

HIGHLIGHT

A greater diversity of housing needs to be considered for rural and metropolitan areas. Incentivising affordable housing options should not be done at the expense of other policy outcomes.



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State Planning Policy 7 – Cultural Heritage

Respondents suggested this policy should elevate the value and importance of heritage places and areas. Responses suggested providing more detail about the framework for their identification and conservation to address ways to deal with buildings adjacent to these places and areas so that they respond to local context. Many sought a better understanding about the transition of existing heritage and character areas and places (including contributory items) in the new planning system.

Respondents also thought that the value of cultural vitality to the state should be better acknowledged and that policies are needed to develop and promote the state's heritage to increase tourism and the economy, for example, cultural/significant landscapes such as the Barossa Valley.

Many respondents also considered that the recognition of Kaurna and Indigenous associations and connections to the land should be strengthened and that generally the policy does not adequately reflect this.

HIGHLIGHT

Greater emphasis needs to be given to the value of heritage and character, including tourist and economic benefits.

State Planning Policy 8 – Primary Industry

This policy was considered to provide a clear focus on the key opportunities and challenges that confront land use planning for primary industry in South Australia.

Respondents felt that primary producers should have the freedom to be able to continue to operate their farming businesses without encroachment from competing land uses such as urban sprawl, interface issues, mining, or other incompatible forms of land use.

Respondents also suggested the policy should seek to establish greater efficiencies in established agricultural lands before pursuing new land in areas with high biodiversity value. Efficiencies could include diversification of farming activities, value adding processes and allied food industries, as well as farmers accommodation. The policy should distinguish between the scale of operations as small scale doesn't always require the same regulation as large scale operations.

It was also recommended that the tension between protection of watersheds and primary production and conservation objectives should be addressed.

HIGHLIGHT

We need more flexibility for diversification of farming; activities, value-adding processes and allied food industries; farmer's accommodation (including ageing in place).

State Planning Policy 9 – Employment Lands

Respondents suggested this policy should recognise the vast range of employment lands and that each had different location needs and impacts. For example, small-scale employment such as home-based work had minimal impact on residential amenity and should be facilitated.

This policy should also enable a range of commercial activities to be located close to the city in order to provide accessible services and employment to the local community without being pushed out and replaced with residential buildings.

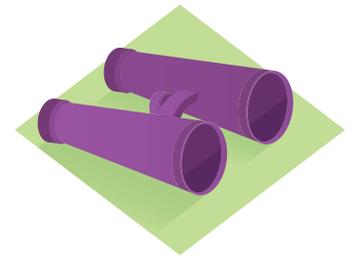
Many respondents thought the policy gave too much emphasis to the CBD and that reference to other activity centres should be included. This would allow for major centres such as Elizabeth Regional Centre to be developed and enhanced, and play a key role in delivering higher level services and facilities. Others stated the importance of the centres' hierarchy and suggested it be reviewed. Out-of-centres development was not supported by some.

A clear and consistent approach to dealing with sensitive land uses and higher impacting development is required from the planning system.

Many respondents also requested more detailed policy to promote our key growth areas of education, defence, energy, tourism, agriculture and ag-tech, health and medical mining and professional and information services.

HIGHLIGHT

We need to recognise that there is a wide range of employment types across the state and that these have different locational needs and characteristics.



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State Planning Policy 10 - Key Resources

To improve this policy, respondents suggested it should strengthen the protection of high-quality agricultural land, the food bowl and areas of high biodiversity value from the effects of mining. This includes ensuring that adequate rehabilitation follows the decommissioning of any mine.

The policy also needs to address the fundamental conflict between fossil fuel extraction/use and climate change mitigation and the environmental issues associated with the energy, extractive and mineral industries in general.

Many respondents also requested a specific reference to gas pipelines being a key resource infrastructure.

HIGHLIGHT

We need greater guidance on the protection of high-quality food production areas and biodiversity areas from the effects of mining.

State Planning Policy 11 - Strategic Transport Infrastructure

Respondents discussed the tension between priority and high growth corridors and the need to separate these from sensitive land uses. It was suggested that heavy transport routes (as opposed to high transport routes) be identified and include noise attenuation infrastructure.

These strategic transport corridors (road and rail) should be protected and value-adding development adjacent to strategic infrastructure should be facilitated. The rural road networks for primary producers also needs improvement.

Issues around congestion, the frequency of public transport services and lack of infrastructure for cycling, especially | along strategic transport corridors, were also raised.

It was suggested that more people would utilise public transport if there were more park-and-ride facilities.

The importance of transport infrastructure that was well-designed and that managed its impact on the urban environment was also considered to be important.

A statement on airport public safety zones, lighting areas, wildlife buffers, the Australian Noise Exposure Forecast contours and building restricted areas and development around airports was also requested.

HIGHLIGHT

The roles of transport routes need to be clearly identified. Value-adding development should be facilitated adjacent to strategic routes and noise attenuation is important to adjacent sensitive areas.

State Planning Policy 12 - Energy

Respondents suggested this policy should more explicitly seek to achieve reductions in greenhouse gas emissions through the further development of renewable energy sources. Additional policy is also needed to encourage emerging technologies to integrate into the planning and development of townships and new developments, e.g. solar farm and batteries; energy exchange platforms; and biogas. Some sought policy to ensure that domestic roof-top solar installation was not be unduly impacted by overshadowing.

Respondents felt that the impacts from the ancillary facilities such as plant and equipment required to harness and deliver this energy, needs to be addressed. People also thought stricter policy was required to minimise the effects of windfarms.

HIGHLIGHT

Greater emphasis should be given to the reduction of greenhouse emissions through renewable energy sources, and emerging technologies.

State Planning Policy 13 - Coastal Environment

Respondents considered that this policy provided a solid framework for seeking protection and enhancement of the coastal environment and ensuring development was not at risk of coastal hazards.

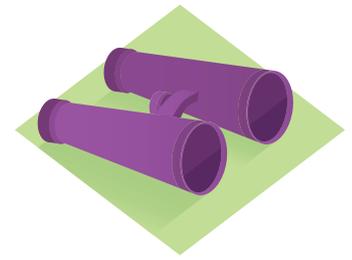
To improve this policy, respondents suggested it focus less on the development of coastal areas and focus instead on ways to sustainably and proactively enhance our coast. This requires guidance on how development (including upstream development) could coexist with sensitive coastal environments and minimise the impacts of stormwater.

Respondents also recommended this policy include expert information provided by relevant environmental disciplines on coastal ecological processes and how these could be used to protect the coast from the effects of development. It was also suggested that consideration should be given to stormwater flooding associated with high tides and storm surges, the water quality of the stormwater flows and the impacts on received waters.

Respondents identified the need to recognise the difference between infrequent and intense coastal hazards and incremental and more permanent ones, and the different mitigation responses to each.

HIGHLIGHT

Policies must focus on ways to proactively enhance the coast and prevent the adverse impacts of urban stormwater and flooding.



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State Planning Policy 14 - Water Security and Quality

Respondents supported this policy in principle and considered it adequately covered the relevant intersects between orderly planning and the provision of adequate water supply, particularly the protection of key water supply catchments.

They suggested the policy should strengthen its design requirements to enable efficiency, water quality and drought resilience through better water use and reuse with reference to alternative water sources such as managed aquifer recharge and Water Sensitive Urban Design practice.

A discussion about environmental flow (particularly but not limited to the River Murray) in support of creating healthy environments should also be included and surety provided that development in the upper reaches of catchment areas will not adversely impact downstream users. The downstream infrastructure required for water management, wastewater treatment, recycling and safe re-release back into the environment should also be addressed. It was suggested that further direction was required to address conflict in watershed areas.

Statements were made that developers should also be required to contribute to the upgrade of council stormwater infrastructure and to protect aquifers from contamination resulting from development activity.

It was suggested that a performance-based approach for land use assessment within water supply catchments would be a better way to ensure the protection of water quality and allow for innovation and emerging technologies in value-adding activities.

HIGHLIGHT

Policy should be strengthened to promote Water Sensitive Urban Design practices and the use of alternative water sources to enable efficiency, water quality and drought resilience.

State Planning Policy 15 - Natural Hazards

To improve this policy, respondents suggested it should include a requirement that development, including infrastructure should not be located within hazard risk areas where possible or it should be designed and upgraded to accommodate such hazards in these areas. In rural and remote locations, development should be located in safer places with adequate protection zones, buffer zones and safe access.

Some sought further guidance to manage the risks and associated impacts of heavy rainfall events and bushfires. The need to address the impact that bushfire breaks have on natural character was also mentioned.

It was identified that the building code had standards to protect buildings and occupants from a range of risks.

HIGHLIGHT

We need to avoid generating new developments within high hazard risk areas.

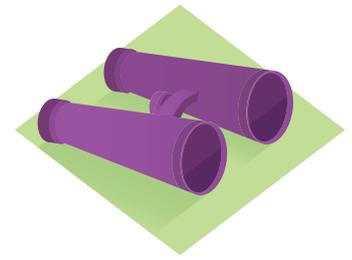
State Planning Policy 16 - Emissions and Hazardous Activities

Respondents suggested this policy should include triggers that require land contamination investigations to be undertaken prior to rezoning for residential or other sensitive uses.

Emissions from a range of activities, such as agriculture, entertainment and transport (including airports), should also be recognised in this SPP.

HIGHLIGHT

This SPP needs to be broadened to cover emissions from a range of activities.



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Next steps

The State Planning Commission will prepare an engagement report for consideration by the Minister for Planning. This report will expand on this 'What We Have Heard Report' and identify the changes recommended to the SPPs as a result of the engagement process and provides an evaluation of the engagement against the Community Engagement Charter principles. The report will be published on the SA Planning Portal after the Minister and the Governor approve the SPPs.

The SPPs will come into effect on the day they are published on the SA Planning Portal.

Other engagement opportunities

The SPPs are the highest order policy document for planning and development in the state. A greater level of detail for each policy is currently being explored through a series of policy discussion papers which will assist in the preparation of the Planning and Design Code. The community is invited to refer to the SA Planning Portal for the latest updates on the consultation taking place for each of these papers and the Planning and Design Code. Community members may wish to register for the *Planning Ahead* newsletter with engagement opportunities relating to the new planning system.

List of meeting, workshops and briefings held

Industry and council engagement, government agencies, authorities and boards

- Storm Water Management Authority briefing 25 July 2018
- Water and Environment Portfolio briefing 26 July 2018
- Regional Development Australia SA Chief Executive Meeting 26 July 2018
- Natural Resource Management Board Presiding Members Meeting 1 August 2018
- Adelaide and Parafield Airports Forum 9 August 2018
- Coast Protection Board 15 August 2018
- State Agency Reference Group Briefing 21 August 2018
- Adelaide and Mount Lofty Natural Resource Management Board 23 August 2018
- SA Heritage Council 23 August 2018
- Native Vegetation Council 29 August 2018.

Planning & Development Practitioners

- Council Planners and Managers Workshop with Local Government Association 1 August 2018
- Minister's Advisory Committees Joint Workshop 7 August 2018
- Planning Institute Australia Social Planners Network 8 August 2018
- The Australian Institute of Urban Studies Workshop 15 August 2018
- Council Connect Live Chat 22 August 2018
- Local Government Association and State Planning Commission Workshop 23 August 2018.

Community Groups

- Norwood, Payneham and St Peters Residents Association 10 August 2018
- Conservation Council SA 12 September 2018.

Conclusion

The State Planning Commission would like to thank those who participated in the engagement for State Planning Policies and who provided valuable input and insights to inform our new planning system.

For further information visit:

www.saplanningportal.sa.gov.au

www.saplanningcommission.sa.gov.au