

**Community Engagement Panel on the Draft State Planning Policies  
Saturday 8 September 2018**

**Workshop Summary**

The Department of Planning, Transport and Infrastructure convened the Planning Together Community Engagement Panel (the Panel) to provide feedback on the draft State Planning Policies (SPPs).

The Panel was selected from a pool of people that have participated in previous engagement processes (eg Community Engagement Charter Panel and car parking focus groups) and/or had registered their interest in transport and planning issues via the YourSAy website or via the SA Planning Portal.

The Panel of 24 was comprised of people of mixed ages, gender, cultural diversity and people living in metropolitan Adelaide and regional areas.

The objectives of the workshop were to:

- Provide an overview of the draft SPPs, how they fit into the new planning system and the role they will play
- Understand what the Panel considered to be key challenges and opportunities for planning, development and design in South Australia
- Gather detailed feedback on the draft SPPs to assist with finalising the policies for approval by the State Planning Commission
- Identify what the successful implementation of the SPPs would look like
- Identify opportunities for continued engagement with the broader community via the panel style process.

The Panel workshop was independently facilitated by Nicole Halsey, Director, URPS. This report summarises discussion recorded at the workshop.

**Key challenges and opportunities for planning, development and design in South Australia**

As an initial activity, the Panel was asked to consider the key challenges and opportunities for planning, development and design in South Australia. In small groups, Panel members discussed a broad range of challenges and opportunities and were then asked to agree on three each from their group which were synthesised and themed for the whole group. This process identified the following themes of key challenges and opportunities. In many cases the theme could be seen as both a challenge or an opportunity depending the perspective taken by the participant.

- **DESIGN** – Improving design to better achieve social and environmental outcomes as well as the living experience of occupants. For example:

*Improving design for social cohesion and better neighbourhoods (Opportunity)*

*Better design quality to incorporate water and energy efficiency (Opportunity)*

*Good design – privacy, green/tree canopy, sunlight, energy rating (Challenge)*

- **CLIMATE CHANGE** – Responding to climate change and in particular water use and energy generation. For example:

*Key resources (ie water) incorporate smart solutions, plan around* (Opportunity)

*Accommodating climate change* (Challenge)

*Power solutions – think green and creative about how to respond to impacts of climate change* (Opportunity)
- **TRANSPORT** – Responding to potential for increased traffic congestion and local impacts (from population growth) with effective transport solutions and planning. For example:

*More housing creates more local traffic. This creates challenges locally including parking* (Challenge)

*Multi-modal Transport – People* (Opportunity)

*Transport – access, style, efficiency, effective* (Challenge)
- **INTEGRATED PLANNING** – Taking a long term and regional or state-wide rather than piecemeal approach including through future-proofing infrastructure provision (eg schools, roads, water, energy, communications) and protection of lands from development. For example:

*Integrated planning – recycling, stormwater capture and reuse, energy production, communication* (Opportunity)

*Infrastructure planned and in place before housing – schools are a biggie for housing, schools need to have room for new students before people move in. Roads need to be in place, planning for new businesses for services* (Challenge)

*Appropriate land use – eg clearing good land for housing* (Challenge)
- **ADAPTIVE REUSE** – Creative repurposing of existing infrastructure and the need to consider localised impacts of doing so. For example:

*Adaptive reuse – flexibility, interface between residential/mixed uses, transit corridors adjacent residential, reconciliation between planning heritage and culture* (Challenge)

*Creative repurposing of existing infrastructure* (Opportunity)
- **THE PLANNING SYSTEM** – Having trust in the planning system- that the SPPs and the planning system more broadly will be applied appropriately. For example:

*Equality of priorities* (Challenge)

*Framework for policies (inherent checks and balances)* (Challenge)

*Having trust in the system through accountability, responsibility and delivery* (Opportunity)
- **THE REGIONS** – Facilities provision in regional towns to retain and grow regional communities. For example:

*Regional facilities to keep people living in regional towns. Regional towns need facilities, entertainment, jobs. In many towns the only entertainment is the pub or sport. Entertainment creates jobs.* (Challenge)

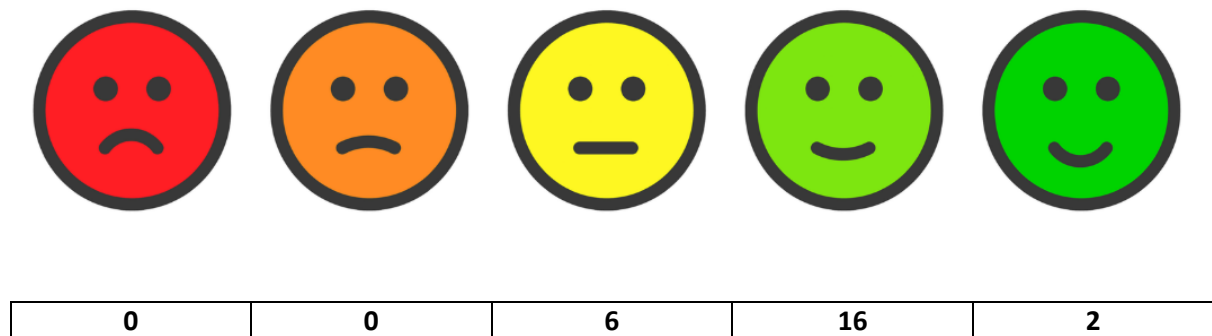
- **AGEING POPULATION** – Quantifying the impacts of an ageing population

*Ageing population – quantifying issues (Challenge)*

### Impressions of the Draft SPPs-overall

The Panel were asked to identify how they felt overall about the sixteen draft SPPs as a package or suite of policies by assigning a sticky dot to the various faces and asked to elaborate on the reasons for their response.

The results of this process are shown below.



This process showed that participants felt positive about the SPPs as a package. 18 out of 24 participants positioned themselves on the positive end of the scale. Only 6 participants were unsure of how they felt. No participants placed themselves at the negative end of the scale.

The reasons participants felt positive included:

- That the SPPs cover all the areas necessary and have good depth and focus
- The policies are a reason to be optimistic to make things better
- Because the policies are high-level and aspirational, it is hard to not be supportive as most issues can be addressed within the policy statements.
- Better integration of infrastructure
- Happy that they are being involved in the process and getting to have a say
- Trust that feedback will be taken on board given the level of investment put into the forum
- The SPPs address climate change and sustainable water and energy supply

For those participants who felt unsure, reasons provided included:

- Apprehension of how the outcomes will flow down the planning hierarchy and how the policies will be applied in practice (eg through the planning and design code and development assessment). For example, some questioned the level of experience of professionals, the transparency and accountability of government, and that the principles of the SPPs may not be applied (eg precedence over ruling good design principles).
- That the SPPs are metropolitan focussed and questioning how well they translate to the regions.
- Wanting to trust that the feedback provided at the forum will be used.






Some suggestions made by participants to improve the SPPs included to provide greater focus on indigenous cultural heritage, heritage, water supply and technologies, waste management and public transport; and to make the SPPs more accessible to a younger audience.

### Reflections on the draft State Planning Policies

The Panel broke into small groups and moved through a series of ‘stations’ each of which focused on a particular SPP. At each station, participants were asked to identify how they felt about the SPP by assigning a sticky dot to the various faces and asked to elaborate on the reasons for their response through recording of comments on individual post it notes.

The following table displays the “scores” received for each SPP. Overall participants felt more positive than negative about each SPP. However, compared with sentiment on the SPPs as a package, there was a higher level of uncertainty of feeling and some negative feeling expressed.

The policies that tended to be more broadly supported were in general those centred around environmental issues and hazards (with the exception of Coastal Environment). The policies that generated the most uncertainty were Integrated Planning, Employment Lands, and Strategic Transport and Infrastructure.

					
1. Integrated Planning		4	10	8	2
2. Design Quality		3	7	12	2
3. Adaptive Reuse		2	7	7	4
4. Biodiversity	1	1	4	10	6
5. Climate Change	2	2	3	8	9
6. Housing Supply and Diversity	1	5	7	7	2
7. Cultural Heritage		2	7	9	5
8. Primary Industry		2	5	6	6
9. Employment Lands		3	8	9	2
10. Key Resources	1	3	5	5	5
11. Strategic Transport Infrastructure		2	9	7	6
12. Energy		1	4	12	5
13. Coastal Environment	1	4	8	7	3
14. Water Security and Quality		4	4	8	8
15. Natural Hazards	2		6	7	7
16. Emissions and Hazardous Activities		1	7	11	4

There was great richness to the comments and suggestions for improvement offered by participants on each SPP. All verbatim comments recorded during this process are provided in Attachment A.

However, there were some overarching themes of feedback that were raised across multiple policies including:

- Clarifying definitions (eg good design) and being careful of planning lingo or “public servant speak” (eg solid strategic analysis).

- Development needing to be sympathetic of surrounds (design but also the impacts of infill or land release in existing suburbs)
- More focus on the regions
- Responding to an ageing population
- Protecting farm land
- Protecting and increasing open space and urban greening
- How growth is to be managed and being clear about stopping urban sprawl
- Infrastructure provision leading growth
- Waste management needing a focus.

### **Measures of success**

Through a facilitated group discussion, the Panel was asked: “what would we see in 10 years’ time if these policies were successful?” and to consider:

- What would success look like?
- What would things look like on the ground?
- What would people be talking about?

The complete suggestions provided by participants are provided in Attachment B. A summary of the types of measures of success suggested included:

- Winning awards (eg liveable city)
- Fewer complaints
- Improved community wellbeing
- Increased investment in the state
- Increased employment
- Population growth
- More green space
- Energy/water efficient and adoption of renewable energy and water solutions
- Regional growth
- Improved transport outcomes (public transport and cycling)
- Good design outcomes.

### **Engagement with the panel moving forward**






Through a facilitated group discussion, the Panel was asked if they would like to continue to participate in a future panel process (if selected) to assist in the development of other planning instruments and if so what days and times would suit future events. The majority of participants raised their hand to demonstrate their interest in further involvement and Saturdays was the day most supported by most for future events.






The Panel was then asked how participation on the Panel could be expanded to include people not currently represented. The following suggestions were made:

- Ask panel members bring along a younger person
- Offer incentives for university students
- Consider how to involve indigenous people
- Advertise on buses
- Advertorial about what came out of this session and how to participate in the future
- Think about how people will access the venue eg travel, parking etc.

**Attachment A**






**State Planning Policy 1: Integrated Planning**

				
	<b>4</b>	<b>10</b>	<b>8</b>	<b>2</b>
	Environment needs to come first. Plan to improve not just maintain. Get this right – all else follows	Liveability is a diverse construct which needs to be broadly considered.	Clear and early call of designated ‘corridor’. Buffer/ setback zones?	When I move to a new area I want all the services and infrastructure there. “Close to shops and schools”.
	What is “solid strategic analysis”. Strategy – to achieve what? Analysis of what? Beware public servant speak.	If we can really pull this off it would be awesome. Planning needs to encompass people’s desires.	Liveability and affordability are not inclusive – CBD bias.	Includes public access to transport, pathways and services
	Environment & design in ageing population – keep healthy and active – walk to local parks, shops, transport services. Less driving more walking more buses more often.	To live in that location or be attracted to the location.	How are you going to manage growth?	
	A clear decision to stop the urban sprawl is not reflected in the policy	Maintaining current green space is a minimum and the calculation should include current backyards.	No. Reduced carparking. We are developing slums of the future.	
	Stop planting trees on the actual street. That’s what paths are for!	Metro focus. Regions have similar issues and need to be addressed by planning.	Education for many generations. What “integrated planning” really is?	
	Need to stop building on fertile farm land.	Make sure existing infrastructure and facilities will be able to cope with increased density.	Is there a policy to maintain minimum areas of open space?	
	Policy 1 – other areas of SA?	Access to healthcare, education, recreation space and demand on current services must be considered.	Define high rise and circumstances where it might apply.	
	The impact of development on existing residents has negative outcomes and does not go hand-in-hand with infrastructure	Rezoning policy? No ‘captains calls’.	Emphasis should be given to public spaces as well which could encourage interaction.	






				
	Transport needs to be organised before growth and development – orderly sequence – yes!		Ensure surrounding suburbs are not adversely affected by land releases.	
	Infrastructure considerations from lots of 1 to 4 vs a master planned community		Needs to be stronger on sustainability (environmental).	
	How to fix ageing infrastructure – eg H2O infrastructure pipes breaking		Could be stronger on safe walking and cycling infrastructure.	








## State Planning Policy 2 Design Quality

				
	<b>3</b>	<b>7</b>	<b>12</b>	<b>2</b>
	Design is not only about buildings – hard infrastructure. It’s about building the social capital and the natural capital.	Cannot really assess independently of the development assessment framework – this is iterative.	Need to avoid boring block houses with minimal detail and texture.	Clarify social and economic disparity.
	What is good design and what are the guidelines. Hoses and rooms are that small and there are no backyards. Kids play in the streets.	Houses shouldn’t be designed so that air-conditioning becomes a NEED.	Diversity of design necessary!	Good design brings liveability, beauty and happiness.
	We cannot turn Australia into Europe there are problems with this vision.	Stop building on parkland and parks – watch for clash of low and medium rise housing.	Relation between residence and street to encourage activities and interaction.	There has to be a better word than ‘good’. Good is value laden.
	Good design is not only energy efficient but connection to heritage, people and surroundings.	Good design is subjective.	Principles of good design. See Colonel Light Gardens model suburb. Open spaces with gardens. Harmony without monotony. No jarring notes, eg 8 storeys next to 1 storey. Uniform infrastructure.	
	Policy 2 – it looks a little bit subjective. Is there a way that the outcome can be measured as quantitative instead of qualitative?	Define ‘medium’ density. Height = storey.	Who arbitrates on what is ‘good design’?	
	The greenspace issue is significant. Policy #3 (PT3) “places to reduce economic social disparity”. What does this mean?	Design involves impact on privacy/sun/shade.	Good design with no confliction in environment and fits in the society whilst concerning people.	
	“Storey/height” limits need to take into account all plant room or other things on top of buildings from lowest point on the land.	Test of good design by value impact on neighbours.	Needs to be stronger on energy efficiency (include in introduction).	
		Principals of design are .... Should read design WILL BE embedded.	Need a policy on adequate green space and green streetscape.	
			Ensure sufficient parking for each new development.	





State Planning Policy 3: Adaptive Reuse

				
	2	7	7	4
	Adaptive reuse of parks and reserves, abandoned lots, road sides, to draw out gated communities.	Reward creative usage.	Expand: Look at more than buildings – infrastructure may also be adopted.	Incentives will encourage reuse over new development when the existing building fabric can allow unique architectural design features that lots of new buildings lack.
	The cost of maintaining, reworking – altering a heritage building has to be borne by the owners. Reduces desirability of such properties.	Policy 3 – promote use of under-utilised building’s roof area for solar panels (with its battery) to create mini-power generation capacities.	Underground structure supporting the development may need to be considered.	Consult with communities prior to demolishing.
	Reuse is good if consistent with the surrounds and economically viable.	Will maintain. History. Needs controls.	Policy 3 – offer incentives to developers. Old buildings can be used for housing, retail, offices. Re-use, adapt, use existing structure.	Regional areas too!
		Need to preserve our heritage.	Need to improve energy efficiency of old buildings.	Artists, co-work, save heritage.
		Where are all the people coming from?	Boundary of reuse and preservation of building should be considered.	
			Not strong enough on preserving our heritage buildings and landscapes.	
			Great to reuse old building so energy efficient and a great way to maintain heritage.	
			How do you force owners to reuse?	
			Built form heritage should be a standalone policy.	






**State Planning Policy 4: Biodiversity**

				
1	1	4	10	6
Does not tally with the scientific definition of biodiversity.	Vague. Needs more definition.	Issues of waste.	Must be linked to land usage so diversity is actualised in all areas with/without people.	Reframe policies for environment – not about protecting people from environment. Should be about protecting environment from people.
Biodiversity Page 4 – how regulate impacts i.e. in dolphin sanctuary – dolphins being hit.	More encouragement for people focussed on urban landscapes – agroforestry, urban agriculture etc.	Encourage more native plantation in public parks and residential areas.	Where is there a policy about ‘waste management’.	Essential!
	Policy 4 – prioritise biodiversity over development	Totally important but I see development sacrificing eco-systems when Government gets involved.	Needs greater interaction with other policies especially 1, 2, 6 and 7.	Absolutely!
	Protect our Dolphins! Reduce speed in our dolphin sanctuary. SAVE FLIPPER!	Like major building, major roads and infrastructure. Removing masses of trees.	Facilitate/encourage people interacting with natural environment.	
	Depends on land use.		Streetscape could also be used to promote the rare species of flora. Spread awareness and knowledge.	
			Engaging people through education.	
			Biodiversity – expand and enhance incentives to increase.	






**State Planning Policy 5: Climate Change**

				
2	2	3	8	9
We should look only at living with a changing climate that will continue to happen.	For something that is scientifically questionable there is far too much weight given to countering sea level rise, eg at 0.02mm+/year.	Approving building resulting in tree felling not wise.	Climate. Building that can be recycled double glazing, energy efficient, but still ventilated. Avoid black roofs.	Tree canopied streets. Houses super insulated.
Focus on what we really can impact.	Climate change unavoidable. We need to accept and adjust to what comes next.	Roof gardens and street trees reduce urban heating.	Increase landscape around the streetscape to improve the environment and enhance climate.	Climate change pollution reduction. Recycle the infrastructure – design buildings and roads to be recycled and to support recycling.
Too much focus on climate change. 1.7m people have zero affect on us. 6-7 billion worldwide.	Alternative energy of all kinds must be addressed and the BEST selected. NOT the most politically correct.	Re-establish more wetlands and plants. More natives.	Need to reduce carbon (cool fire) where possible while improving infrastructure to manage renewables more effectively.	Better, more focussed emission reduction on prioritised sectors needed.
		Engaging people adopting community garden.	Policy 5. What about the impact from car emission? Guidelines from the idea of green cities can be useful.	Climate change can halt all development. Need further thought.
			Policy 5. Should include the promotion and use of all smart techs – even for public street lightings.	Invest in environmentally smart solutions. A very important policy needs investment in research for this policy to work.
			Policy does not address tree canopy/or space allocation for water harvesting.	Great policy but also needs to include waste management (circular economy).
			Link to design – require water tanks/solar panels etc.	
			Regional solar and/or wind energy – for self – sufficiency in regional towns.	
			Hard to plan when rate of change is unknown.	
			Are carbon efficient environments compromised by a larger population?	






**State Planning Policy 6: Housing Supply and Diversity**

				
1	5	7	7	2
Forcing diversity in housing is a very socialist ideal and you cannot successfully enforce this on people.	Must be well-designed for adaptable use.	Affordable housing? Rental + purchase?	G3 is of special focus “demonstrated demand” is critical.	Affordable conflicts with good design and environmental energy efficiency, solar, water capture, expensive. Gardens important.
	PN5 “Enabling Policy” sounds like preferential treatment.	Does “diverse housing options” mean or include intergenerational connectedness?	Policy 6. Please clarify: Who may benefit from “policy bonuses or concessions”? Home buyers?	Micro houses. Co-housing. Public housing.
	Affordable housing? Affordable for whom? Not me or other single older.	Why just Adelaide City? Regional areas need this too.	Policy 6. Vertical densification. Control sprawl. Protection of peri-urban region of Adelaide in a way to limit urban sprawl.	Scrap stamp duty! Make home ownership affordable.
	Stop urban sprawl and multiple house ownership.	Great as long as high quality or decent quality choice in materiality/space and construction are put before profits – regulation of housing design with good lifespan of materials.	Policy 5. Do not like ‘permissive’. What does it mean? Provides too much ‘wriggle room’.	Provided that it is sympathetic to the surrounds.
	Question: Affordable housing. Social housing. Social engineering. Have concerns.	Ensure infrastructure like schools are in place before releasing land or approving mass housing.	Need to include – green space – transport. Waste management, water harvesting and energy generation at household level.	Green spaces so important as is safe transport.
	Does policy ‘allow’ for existing residents?	May conflict. Infrastructure to fully support.		
	Chronic lack of simultaneous infrastructure development.	Sustainable housing in out of greater Adelaide is essential as well.		
	Housing support diversity. Policy 6. Broaden out to include the regions (eg Victor Harbor).	Housing provide with recreation and retail and transport. Design for energy efficiency and personal privacy.		






**State Planning Policy 7: Cultural Heritage**

				
	2	7	9	5
	Increased attention to cultural value is needed, especially ATSI	Cultural. Heritage is far more than buildings.	Heritage and history are important let's save some of it.	Of course!
	More attention to promote multiple cultures and to integrate all into one fabric.	Need to ensure cultural heritage in all areas – as well as encourage interest in it for future generations.	Assist owners of heritage property to maintain it. Too often a property falls into disrepair because of history listing and owner can/will not upgrade.	Essential!
	Inadequate!! Consult/seek/liaise Heritage Council?	More detail on indigenous policy.	It should pass down on the future generation.	Lost so much already. ID and save.
	Policy needs to say 'protect' built heritage.	Good but underdone. Link to preservation of heritage buildings, landmarks etc.	Policy needs to use 'pressure' more than 'support'.	All heritage is important both indigenous and colonial as it all shaped this country.
	Get a group of Aboriginal people to add more.	Needs apolitical expansion. SA position on indigenous is unique.	Yes – enough already.	We cannot change the past. Stop trying to make people feel guilty for what they didn't do.
	Policy 7. Can they be used for reuse?	Need to be expanded short term, i.e. last 200 years and long term (last 40,000 years).	Maintain and foster history.	Only working as one people when we move forward and succeed.
	Use these to promote a vibrant, social capital through better land use planning.		Policies only work if there is accountability. Save Colonel Light Gardens.	
	Important to protect whilst not restricting sensible development.		Conserved and restored and shared. Heritage is more than architecture.	
			Not only historical places. Cultural values, art and tradition should be protected by providing places where there could be vocational focussing for people to know their culture.	

**State Planning Policy 8: Primary Industry**






				
	2	5	6	6
	Not considered enough especially when mining gets priority.	Equitable management of the interface between primary industry and other land usage, may fail because of economic issues.	Providing that water resources is sustainable for any new mega-sized irrigated farms in Riverland, for example.	Primary production will be the no. 1 export as the world population grows.
	Action to prevent urban sprawl to regions and needs to be considered here.	Residential land must NOT encroach on our productive land.	Policy itself (not just introduction) needs to include environmental sustainability. It's too important not to be a policy.	Collaboration of land use types is quite well.
	Policy Note 2 Create local conditions. Oh yeh!	Should urban areas be allowed to encroach on primary production areas?	Industry MUST be appropriate to the area.	Essential to protect primary industry adequate.
	Prevent further encroachment of urban areas on rural areas.	Primary industries such as coal mining are declining all over the world. It's necessary to identify and promote new definitions for primary industries capturing solar power.		Considers very well the neighbours of Industrial zones while promoting the connection to public transport (11) and efficiency.
		Industry water rights should remain with the land or return to environment. Share the water down stream – do not take for wood chips.		
		Don't build housing estates on good quality land. Don't give in to developers.		
		Yes – necessary with capacity to expand.		

**State Planning Policy 9: Employment Lands**






				
	3	8	9	2
	Do we need to have things like Aldi and Bunnings on main arterial roads?	Some affordability of employment lands for local/Australian owned business.	Ensure balance is found between competing employment needs (e.g. mining vs tourism). Would like to see greater integration with other policies. Sustainable waste management (circular economy) needs to be part of policy.	Covers a broad area and considers flexibility. Not particular planning related but need to make sure there is a suitable mix of part time work at various skill levels.
	The Infrastructure often comes after the development!	There should be included in this policy the words “small businesses” as it is basically an engine of business world. It should be protected and enhance to grow more.	Create other employment centres besides Adelaide City. They can be located in the regional area.	Distribute work centres, education, health, knowledge work to spread the load of Canberra. Separate entertainment noise from residences or sound insulate residences. Required in design.
	Money talks. Be fair – do the right thing.	Transport is essential. Confusing? PN 2,5,10 Vs PN 1, 9.	Action to prevent urban sprawl by better assigning of employment opportunities needed.	Adequate to protect interests of commercial development.
	You can't force people where to work, look at public servants refusing to go to Port Adelaide. You will end up with white elephants like the Tonsley experiment.	Will employment be impacted by ageing population – how do we future proof policy re this?	Residential pushes out industrial/commercial further out. Who is first in an area should have preference.	
	City clashes – access to and usage not compatible.	Accessibility in the area may need improvement.		
	More IT work can be done at home – less transport and office blocks needed.	Need flexibility to reuse for new purposes.		








**State Planning Policy 10: Key Resources**






				
1	3	5	5	5
What are key resources and for what?	Must be open to change – what is currently ‘key’ may change, e.g. solar batteries.	Would be good to include more about sensible water use and collection at the residential level. - collection - usage - Education (another area)	No water = no life. Water is also a key resource. It should be included in this policy to ensure the sustainability of this vital key resource.	Essential policy for state development and future resource management.
Should not clash with other uses – never restored.	Focus on renewable energy ahead of fossil fuels conflict with climate change. Our export is our carbon foot print.	Does this allow for continued future use of coal?	Include environmentally sound re-use/re-development of land post-mining in policy itself.	Hemp Kelp Value added
Environmental impact and solutions around culturally significant sites.	Transport corridors need transport infrastructure.	Another resources such as water or soil should be added in the policy of key resources.	Make more use of renewable resources and protect those that aren’t renewable.	Resources should be developed and value added where possible to maximise value for the State.
	Localised energy generation and distribution.		Avoid overuse of natural resources like water and soil – what alternatives can be implemented?	
	Corridors – “compulsory acquisition”? – this is not a fair system. KEY “Natural = educational.			
	Think forward – 20 years – what is going to change?			






**State Planning Policy 11: Strategic Transport Infrastructure**

				
	2	9	7	6
	Depend on transport alternatives like train, bikes, - improve walkability.	Better tourism – Transit (public, low cost) from airport to suburbs, regions.	Safe, clean, frequent, inexpensive public transport must be considered essential infrastructure. Doesn't adequately cover transport needs of import/export activities of State. List of industries on page 50 needs to also include government. Policy 6 needs to include safe walking and cycling infrastructure.	Cars = danger Cyclist = health
	One size doesn't fit all, individuals can't be forced to all take the same transport.	Strategic transport calls for more thought. E.g. holistic issues such as reducing traffic congestion in 20-50 year time frame – what needs to be done for this? – use of 1-2 passenger cars.	Consider future of work, this may change in time (working from home). More important – transport to schools and retail/commercial areas. Find more cost-effective freight movement.	Massive current issue with infill and unsafe local roads due to parking congestion. Traffic congestion on all major roads.
	Online shopping will contribute to huge increase in road traffic with so many individual home deliveries.	Forward planning required.	Transport – buses, trains Need more loop links between suburbs. Train line connecting Adelaide Hills to the City would be great.	Solar panels on bus/train shelters. Make them self-powered. Public transport should be reliable, cheap (free) and available. Re-open existing rail lines. Develop high speed interconnectors with outlying towns and cities. People drive to the bus/train consider parking, lots of parking.






				
		Better schools in all suburbs so that people do not move to cities for schools.	Conceptually broad and achievable. Ensure roads are wide enough at the construction stage, e.g. Melbourne!	PN 8 buffer zones between corridors and residential zones.
		Get freight off the roads – rail.	More walkable space may consider.	Idea of transport corridors – encourage local government to develop by directing funding to these.
		Pedestrians and cyclists first.		5 min buses, announce the stops, can't see outside windows anymore. Separate bike way on arterial roads where drivers see them.
		Great motherhood sentiment! An aspiration not match by the focus on infrastructure.		Public transport system <u>must</u> replace dependence on individuals in cars. Have to reduce traffic congestion, parking issues, etc.
		Connect buses to trains – buses that don't go to the city with transferable tickets.		
		Needs to be built for FUTURE not present.		
		Does "support" mean/include "maintain"? Future.... Is not definable.		
		Take freight off the roads, on to rail?		
		Is rail freight a consideration? Is rail passenger a consideration for regional areas?		
		Interconnection within the suburb. Main corridors are working good but secondary corridor should be thought of.		

State Planning Policy 12: Energy






				
	1	4	12	5
	All energy should be efficient and not subsidised. Nuclear should be considered. Energy needs to be cost effective, not costing the most in the world.	Look seriously at nuclear. Not mentioned.	Please encourage more renewables and batteries in new developments.	Consider what renewable energy would be fit in SA and where to build it.
	Forward looking – generate solar/wind power and sell to other states!	Alternative sources of energy at the neighbourhood level...cost? And at the regional community level?	It is short-sighted not to have a policy on energy harvesting on all builds (residential, commercial and industrial).	Pumped hydro ammonia and grid for hydrogen from surplus wind solar.
	Implementation of Solar PV.	Not just energy but water catchment and first class NBN.	Plan for future. Encourage solar. Consider climate change.	All energy sources should be available including – Geothermal Nuclear Tidal We must find a reliable base load.
	Plan to include energy generation and storage with development.	Grey water and solar should be built into all new housing like running water.	"Affordable" is more a political opinion <u>not</u> in Policies.	Encourage investment from alternative energy companies = Jobs and Energy. Buying and selling energy. More research development and investment on alternative energies, incentives for and disincentives. More support to decentralised renewable energy production.
			Encourage people to build energy efficient houses. Use Natural light/ventilation to save energy. Rain water harvesting. Use solar.	
			More emphasis on having national policy or guide.	






				
			<p>DPTI, where its 'I' stands for infrastructure. It should include the necessary upgrades of current electricity distribution and transmission lines (both overhead and underground).  Policy needs to address 'back up'.  Policy should focus on low cost and guaranteed supply.</p>	

**State Planning Policy 13: Coastal Environment**

				
1	4	8	7	3
AVOID all coastal development then it will not be affected. Many past mistakes. Avoid repetition.	What about same considerations for current developments that are going to be affected by the sea level rise?	How would the Policy preserve and protect KI from golf course developer!!	Balance between innovation and coastal preservation may need improvement.	Essential!
	Coastal environment changes inflicted by people need to be constrained.	Get ready to lose our beaches.	Ensure coast is not affected by development hazards. e.g. Tennyson fail.	Policy to promote buffer zones.
	Is the coast more important than development or is it the other way around?	Prevent development restricting public access to beach/coastal areas e.g. buildings, temporary booze outlets.	Keep drilling out of the Bight!	Decisions must be made on facts, not dreams.
	Stop or reverse development on sand dunes. Where necessary build sea walls or spits.	Stop building beach houses on beaches and cliff tops.	Need a good balance of amenity, natural environment and development. Preserve natural.	
	Role of engaged and active community in protecting and enhancing coastal ecosystem is not identified, e.g. Tennyson dunes.	Development should not exclude people from coastal environs.	Good job at Coffin bay to “avoid beach” facilities for visitors. Low impact facilitates protect and enhance sharing our coast.	
		Bit of an uphill battle given development already in place.	Prep back our sand hills – reclaim the developed area.	
		Not only coast but any area that might be affected by inundation.		






State Planning Policy 14: Water Security and Quality

				
	4	4	8	8
	What about re-directing storm water – the River Murray problem has been dragging on for years.	Attention to <u>future</u> water needs?	Look at new ways source water as well as the old. Look to new technology.	H <sub>2</sub> O the most important focus we must ensure as our number 1 asset. Do away with A/C huge waste of H <sub>2</sub> O. Allow sensible recreational use of reservoirs.
	Omission: Grey water, storm water.	Take water use and conservation seriously. Collect as much rainwater as possible. Can not afford to let any go to waste.	Water should be conserved, reused, rainwater harvesting systems should be incorporated.	Use recycled water, duplicate reticulation (purple pipes), house storage – grey water. SE sub artesian basin needs greater consideration in planning. Get rid of inefficient irrigation systems, e.g. flood
	There is no focus on protecting the water-sheds and river basins. - Identify, demarcate watersheds. - Have strategies to improve. Technology such as storm water capture and storage imperative for future droughts. Wetlands capture and replenish aquifers. What do we do to enhance their efficiency in this regard?	Water supply quality improved and conservation supported.	Endorse it all! Infrastructure may need adjustment. SA water supply enhanced by development. Rainwater capture. Storm water parkland capture Tree ports Urrbrae West Torrens Wet lands soaks	Requires additional resources to cope with future growth.
	Impermeable surfaces are not good. Need better practices to increase water inputs and outputs.	Hard in low rainfall area. Need to collect run offs.	Should include regular use of existing desalination plan at Lonsdale. If this is not sufficient, then build another one. Adelaide – self-reliant.	Adopt for population growth.
	Doesn't mention regional area water quality/supply?	Why wait to use desalinated water? We could help the		Helps biodiversity.






				
		river by using desalinated water now.		
	When population growth supply energy body with water over quality?	No significant reference to water used for irrigation – ground water, rivers, dams etc.	Need to be more future oriented. Would like to see policy imperative to harvest water from all buildings (residential retail, commercial, etc and store it locally. Water security is big challenge for SA and needs to be addressed.	Essential
		Not enough on ground water – no more flood irrigation.		



**State Planning Policy 15: Natural Hazards**

				
2		6	7	7
Role of insurance and land use needs special attention.	Does the nuclear waste issue arise?	Plan for safer places, escape roads, evacuation points, evacuation plans to safer places.	Development and communities to prevent natural hazards not cause. Water restrictions cause fire hazard storm water capture.	Houses in low lying areas should be above ground level to prevent flooding.
Natural hazards must be protected from development.	Changing values of property due to increasing natural hazards	Within limits amelioration of hazards necessary or no building allowed.	Very important the issue of more and more retaining walls being used in new development in Mt Barker.	Flood mitigation must be addressed.
		What about person-made hazards?	Policy to plant more (appropriate) trees?	Don't build on sand dunes in river bed, in bush.
		Is not happening at present. Will it be policed?	Stop people building in high risk bushfire areas.	Essential to consider
			There is an over emphasis on long term hazards.	Important policy – will save lives.
			High risk building should be prevented.	
			Natural hazards regarding how they can be affected by climate change. List of natural hazards – must be relevant.	
			Stop development close to Brown Hill creek. Development causes flooding.	
			No retaining all installer will warranty more than 10 years and insurance companies no longer cover retaining walls or fences.	

**State Planning Policy 16: Emissions and Hazardous Activities**

				
	<b>1</b>	<b>7</b>	<b>11</b>	<b>4</b>
	Currently not well policed in mining or industrial.	Does this include saying “no” to nuclear waste dumps?	The challenge is also for the State to move away from industries and industrial – methods that are polluting.	Better health for all.
	Only viable therefore meet required standards.	Human nature will mess this up.	Is it only industrial development that has emissions?	Encroachment needs to be considered. Must not be removed from final policy.
	Ban wood heaters in urban areas, no child care or schools next to busy roads, e.g. South.	Nuclear waste issue?	Toxic emissions should be nil these days. No excuse for the terrible air quality at Wingfield etc.	
			It’s a little too broad.	
			Consider other area that could cause emission.	
			Ensure decisions are made on facts. Not supposition and emotion.	
			The challenge is how to do this – rather than being a “motherhood statement”.	
			Don’t develop prime arable farm land!	

