

OUR  
NEW  
SYSTEM



# SUMMARY OF THE DRAFT STATE PLANNING POLICIES FOR SOUTH AUSTRALIA

July 2018





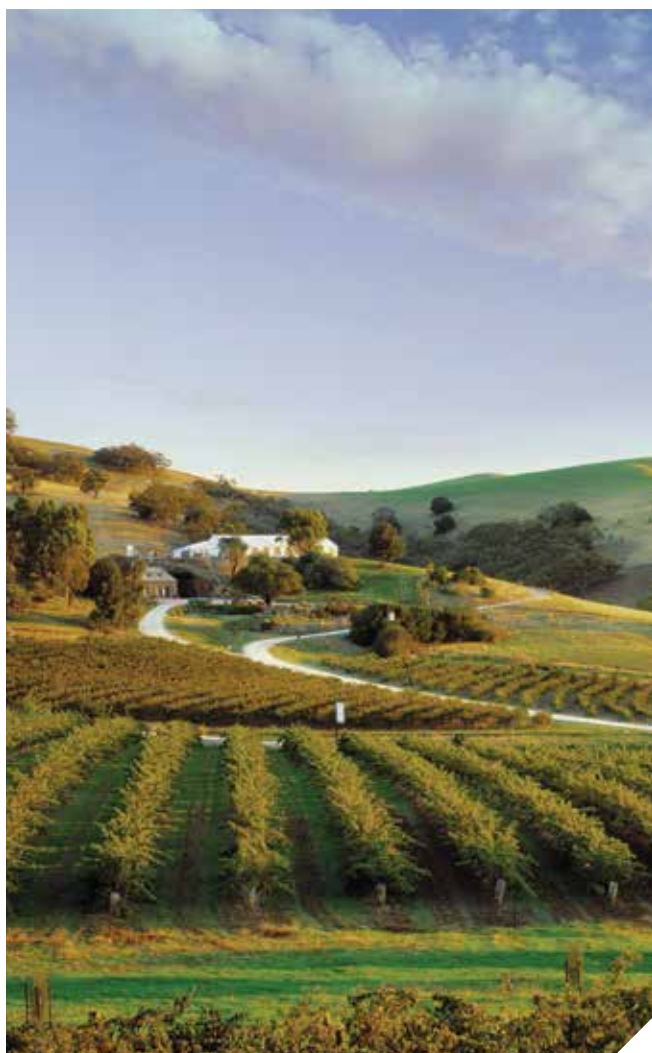
# INTRODUCTION

## Draft State Planning Policies for South Australia

As part of the new planning and development system being introduced in South Australia, the State Planning Commission has prepared draft State Planning Policies that will set a clear vision and priorities for our state's future.

This document summarises the *Draft State Planning Policies (July 2018) for South Australia* which are open for public consultation until mid-September.

We urge all stakeholders and community members to consider these policies, question whether they provide for the future you envisage for South Australia, and to provide feedback on what you like and/or how they can be improved.



## Why are State Planning Policies important?

### A clear and collaborative vision for planning and design in South Australia

Establishing a clear set of planning and development priorities will support South Australia's liveability, sustainability and prosperity.

It will help us respond to modern opportunities and challenges including how to create affordable living, design quality spaces to live and work, support industry, meet the challenges of climate change and become a more resilient South Australia.

### An early opportunity to have your say on future planning and design in South Australia

Consultation with stakeholders and the community has highlighted a desire to bring together multiple aspirations for South Australia across the whole of government.

These draft State Planning Policies are the result of genuine and inclusive collaboration with agencies and key stakeholders. But that is only the first step. The consultation period for public debate and input on these policies is an opportunity for discussion and improvement, ensuring that our new State Planning Policies will provide a clear and collaborative vision for planning and development across South Australia.

### More certainty and consistency for planning authorities and communities in South Australia

Setting clear priorities will guide our planning system and provide greater certainty, consistency and efficiency for planning authorities and communities on decisions around infrastructure, housing, health, education, industry, energy and water and environmental resources.



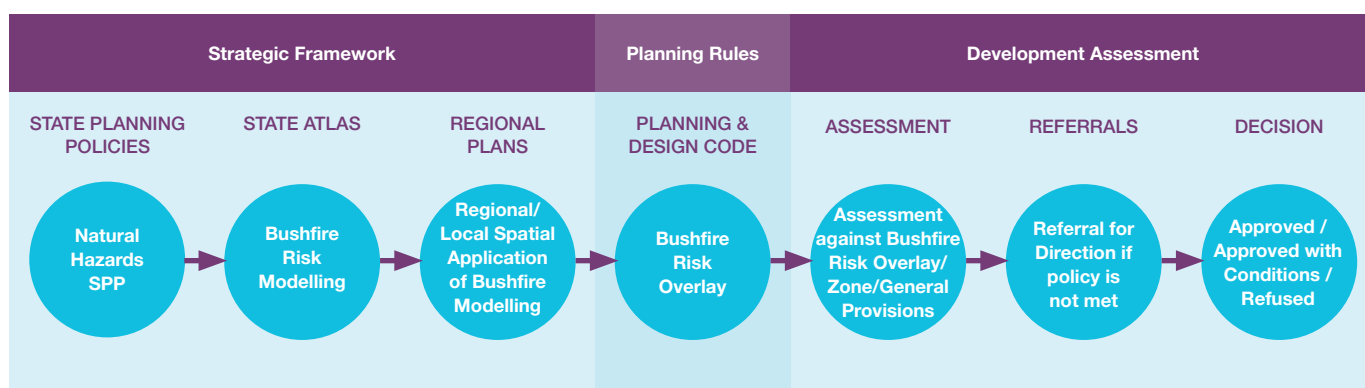
# HOW COULD THIS IMPACT ME?

## A real life example of South Australia's planning and design priorities in action:

It is critical that we keep communities safe from a range of hazards such as bushfire, flooding or coastal erosion. This is why it is important to ensure that risks associated with bushfires are a key consideration in planning and design.

Once bushfire prone areas are mapped, the level of bushfire risk can then be considered when pinpointing future land uses. For example, development may not be supported in an area of extreme bushfire risk where there are land constraints such as only one access and exit point.

## How State Planning Policies will work within the planning system:



### State Planning Policies will:

- Set out a collaborative vision for planning and design in South Australia
- Help manage competing aspirations for our state, providing certainty and consistency
- Support regional and local plans for managing land supply and infrastructure
- Support the development of a clear set of planning rules for our state.

### State Planning Policies will not:

- Provide rules for specific assessments of proposed developments – except in helping to set assessment guidelines for large complex developments that require environmental impact assessments. Under the new planning system, these specific rules will be contained in our state's new planning rulebook – the Planning and Design Code
- Address local planning issues that are better included within plans for regional areas.

# PRIORITIES FOR PLANNING AND DESIGN IN SOUTH AUSTRALIA – DRAFT STATE PLANNING POLICIES



The following is a short summary of the 16 draft State Planning Policies for South Australia, outlining proposed key objectives and policies. For a full explanation of each, please see the consultation paper – *Draft State Planning Policies (July 2018) for South Australia*.

## STATE PLANNING POLICY 1: INTEGRATED PLANNING

### 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.
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## STATE PLANNING POLICY 2: DESIGN QUALITY

### 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.

### 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.



## STATE PLANNING POLICY 3: ADAPTIVE REUSE

### 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.

## STATE PLANNING POLICY 4: BIODIVERSITY

### 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.

## STATE PLANNING POLICY 5: CLIMATE CHANGE

### 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.

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## STATE PLANNING POLICY 6: HOUSING SUPPLY AND DIVERSITY

### 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.

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## STATE PLANNING POLICY 7: CULTURAL HERITAGE

### 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.
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## STATE PLANNING POLICY 8: PRIMARY INDUSTRY

### 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.

## STATE PLANNING POLICY 9: EMPLOYMENT LANDS

### 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.





## STATE PLANNING POLICY 10: KEY RESOURCES

### 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.

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## STATE PLANNING POLICY 11: STRATEGIC TRANSPORT INFRASTRUCTURE

### 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.
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## STATE PLANNING POLICY 12: ENERGY

### 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.

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## STATE PLANNING POLICY 13: COASTAL ENVIRONMENT

### 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.
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## STATE PLANNING POLICY 14: WATER SECURITY AND QUALITY

### 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.

## STATE PLANNING POLICY 15: NATURAL HAZARDS

### 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.

## STATE PLANNING POLICY 16: EMISSIONS AND HAZARDOUS ACTIVITIES

### 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.



## HAVE YOUR SAY

The State Planning Commission and the Department for Planning, Transport and Infrastructure is committed to preparing the State Planning Policies in collaboration with the community.

Interested parties are invited to provide their feedback on the *Draft State Planning Policies (July 2018) for South Australia*.

For details about engagement activities and how to get involved visit [saplanningportal.sa.gov.au](http://saplanningportal.sa.gov.au)

Submissions can be lodged until **Friday 21 September 2018** via the following means:

- SA Planning Portal: [www.saplanningportal.sa.gov.au/have\\_your\\_say](http://www.saplanningportal.sa.gov.au/have_your_say)
- YourSAy: [www.yoursay.sa.gov.au](http://www.yoursay.sa.gov.au)
- Email: [DPTI.PlanningEngagement@sa.gov.au](mailto:DPTI.PlanningEngagement@sa.gov.au)
- Post: **PO Box 1815, Adelaide SA 5001**



**Government  
of South Australia**

Department of Planning,  
Transport and Infrastructure