State Planning Policies for South Australia

14 August 2025
Prepared by the State Planning Commission
on behalf of the Minister for Planning

STATE PLANNING COMMISSION

Government of South Australia
Department for Housing and Urban Development

plan.sa.gov.au

These State Planning Policies are issued by the Minister for Planning under section 58 of the *Planning, Development and Infrastructure Act 2016*.

State Planning Policies

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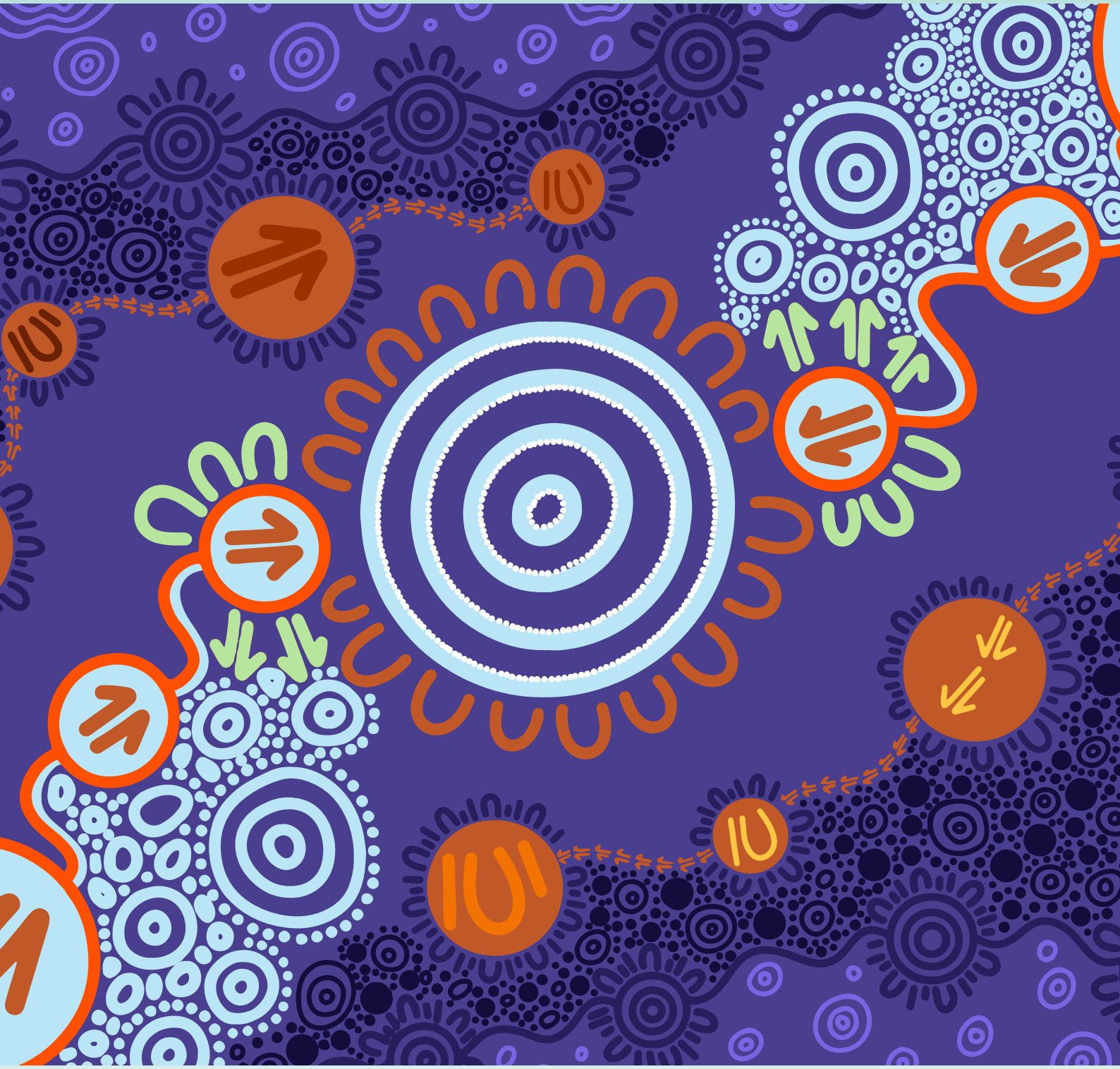

The Government of South Australia and the State Planning Commission wish to acknowledge the traditional owners of all lands and waters across the state of South Australia, to pay respects to their Elders past and present and to extend that respect to other Aboriginal and Torres Strait Islander people who are living within our state today.

We recognise and respect their cultural heritage, beliefs and relationship with the land and waters throughout South Australia and acknowledge that they are of continuing importance to the people living today.

Contents

Photos throughout this document are courtesy of the Department of Planning, Transport and Infrastructure, the South Australian Tourism Commission, Renewal SA, the Office for Design and Architecture SA and City of Adelaide.

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THE REGENT
harris scarfe
REGENT
ARCADE
COTTON ON
G.W. COX
MY JEWELLER
ROGER DAVID
CONNOR
CIBO

Part 1: Introduction

These State Planning Policies (SPPs) are the highest order policy document in South Australia's planning system. They outline matters of importance to the state in land use planning and development and provide a policy environment aimed at enhancing our livability, sustainability and prosperity.

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

The SPPs will be given effect through the creation of planning instruments, including Regional Plans and the Planning and Design Code. The policies will also be considered when establishing new infrastructure schemes or when preparing an Environmental Impact Statement for impact assessable development applications. They will not have a role in the assessment of individual applications.

The Act prescribes that a set of SPPs must be prepared by the Minister for Planning, but also allows SPPs to be initiated by either the Minister for Planning or the State Planning Commission (the Commission) as required.

Over time, new SPPs can be added and existing policies may be amended. The process for amending or creating SPPs is set out in the Act which requires public consultation in accordance with the Community Engagement Charter.

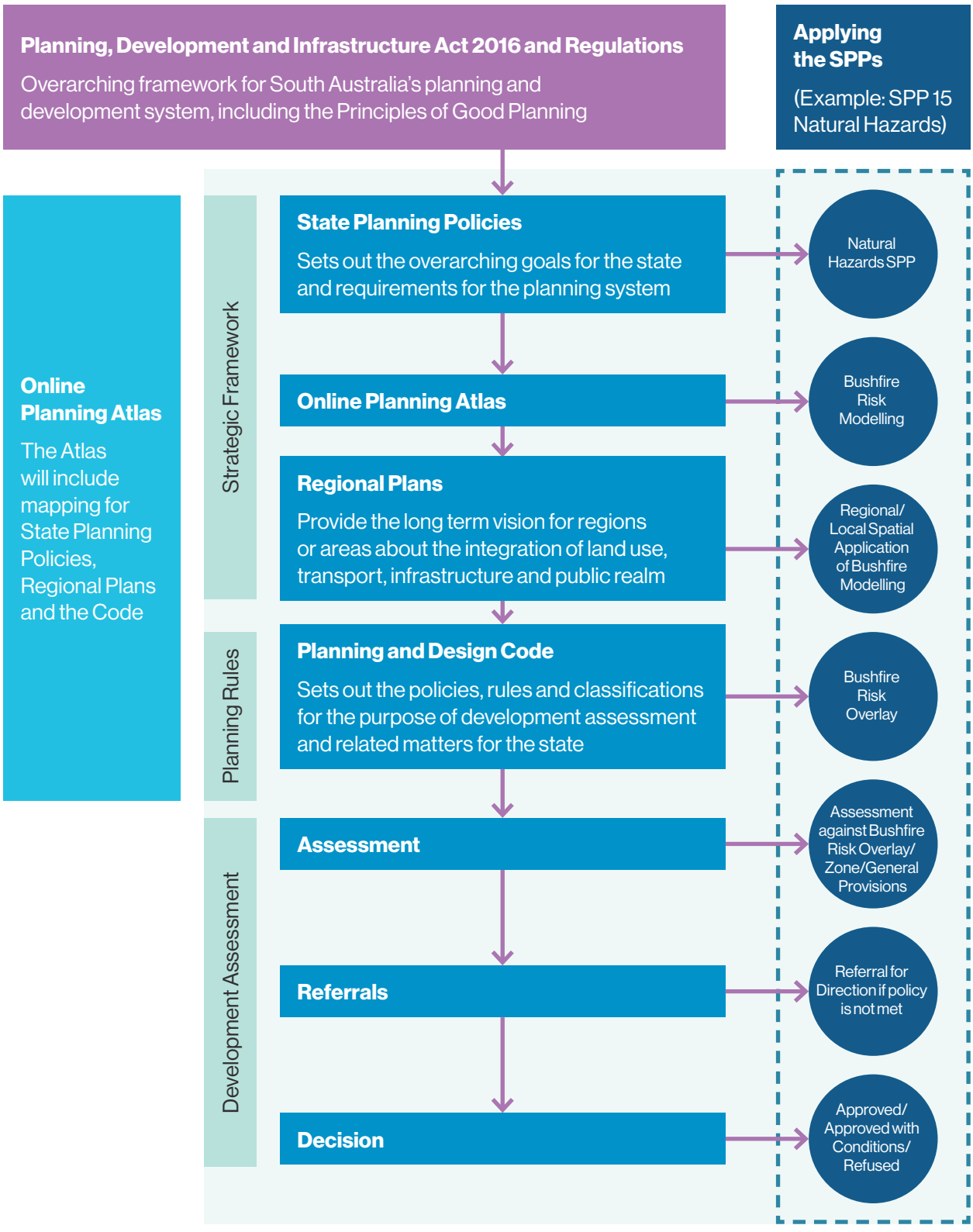
The role of State Planning Policies

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

- preparing or amending a designated planning instrument such as a Regional Plan or the Planning and Design Code (the Code)
- preparing and assessing Environmental Impact Statements
- preparing Infrastructure Scheme Proposals.

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

Figure 1: The Role of SPPs in the Planning System



Example: How to apply the State Planning Policies

State Planning Policies establish state directions around a particular issue. In this example, SPP 15: Natural Hazards is applied across other system tools in relation to Bushfire Risk. Currently under development, the Atlas will contain detailed mapping on where these hazards occur. In setting a strategic land use vision for a planning region, Regional Plans will be required to consider the spatial impacts of these hazards. The Planning and Design Code will set the planning policy for development applications that ensures development in bushfire prone areas is risk assessed and managed. In some cases, development proposals may require referrals to a specialist entity for advice on bushfire related issues, with the specialist entity able to direct a decision or the attachment of conditions to an approval.

How to apply the State Planning Policies to instruments and frameworks

Planning instruments

Under the Act, all designated instruments should comply with the policies, objectives and principles prescribed by the relevant State Planning Policies (SPPs) during both the preparation and amendment phases of Regional Plans, Design Standards and the Planning and Design Code (the Code).

Regional Plans

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

Planning and Design Code

The Code will contain the rules against which development applications are assessed. The Code will set out a comprehensive suite of planning rules for development assessment comprised of spatially referenced zones, sub-zones and overlays.

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

Not all SPPs will apply to every location; however, where they do spatially apply they should (if possible) be defined as overlays within the Code. Overlays may establish or affect the level of assessment for an application, trigger statutory referrals to government agencies and/or set specific assessment criteria.

Overlays must be read in conjunction with any relevant zone or sub-zone policies. In the event of a policy conflict, it is important to note that overlay policies take precedence over other policies in the Code.

Design Standards

The Commission may prepare design standards that relate to the public realm or infrastructure. A Design Standard may supplement the Planning and Design Code by specifying design principles, and design standards for the public realm or infrastructure, and providing design guidance with respect to any relevant matter.

Statutory referrals

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

- additional assessment or protection is warranted
- there is a level of risk to life or property, and/or
- the assessment requires expertise available at the state level (e.g. for the management of specific hazards such as bushfire, flooding or coastal erosion).

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

Impact assessable development

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

Infrastructure Schemes

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

How to interpret the State Planning Policies

The State Planning Policies (SPPs) provide state-wide policy. Where necessary, specific spatial application is indicated in individual SPPs.

The Principles of Good Planning (see Part 2) are required to be considered in all elements of the planning system and therefore have a statutory function.

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

Introduction	Non-statutory	Assists in setting the context for the SPP
Part 1 – Introduction	Non-statutory	Assists in setting the context for the SPP.
Part 2 – Principles of Good Planning	Statutory	Must be considered in the preparation of a designated instrument.
Part 2 – State Planning Policies (including, Objectives, Policies and Principles)	Statutory	Must be considered in the preparation of designated instruments, Infrastructure Scheme proposals and Environmental Impact Statements.
Part 2 – Non-Statutory Guidance Notes	Non-statutory	Assist in the interpretation of the SPP and how it could be implemented.
Other content	Non-statutory	Any section identified as an editor's note or examples.

Managing competing State Planning Policies

The purpose of the State Planning Policies (SPPs) is to provide guidance about the intent of the Government's strategic directions for land use planning. In some circumstances the SPPs may appear to compete or even conflict with each other. Planning policy and assessment relies upon balance and judgement, influenced by local circumstances and contemporary knowledge.

Resolving potential conflicts and tensions will be undertaken as efficiently and transparently as possible and take account of the local patterns, trends and settings. The spatial application of the appropriate SPPs will be informed by local knowledge and consultation with the community through the development of Regional Plans, amendments to the Planning and Design Code and other planning instruments.

More specifically, applying an SPP spatially will consider the following steps:

1. **Applying the Principles of Good Planning as set out in section 14 of the Act (see Part 2)**

   In general, this will include seeking outcomes that:

   - consider long-term priorities
   - are ecologically sound
   - promote equity between present and future generations.

   These principles have guided the state interests expressed in the SPPs and must be considered by the Commission and councils.

2. **Considering the SPPs in their entirety**

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

3. **Addressing the regional and local context**

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

4. **Population growth and strategic management of land**

   In prioritising SPPs, consideration must be given to the expected population growth and capacity for accommodating this growth in areas of demand and the required infrastructure necessary to support this growth.

   Table 1 identifies:

   - the planning instruments that will facilitate the spatial application of the SPPs
   - the bodies who will be responsible for managing the implementation of the appropriate SPPs, or who will play a significant role in their implementation at a local level
   - the process of resolving any conflicting priorities.

In future versions of the SPPs, maps will be 'called-up' from the Online Planning Atlas (currently in development) to demonstrate how they can be geographically applied. This will make it easier to identify the importance of particular SPPs in the planning process.

Table 1: Planning instruments, responsible body and the process for resolving conflicting priorities

Planning instruments	Responsible body	Process for resolving conflicting priorities
Regional Plan	State Planning Commission Joint Planning Board	• Consider overall intent and purpose of State Planning Policies • Consider the overarching objective of each State Planning Policy • Consider regional and local context • Identify relevant State Planning Policy to facilitate opportunities or mitigate challenges • Use evidence and data to guide policy making
Code Amendment	State Planning Commission Joint Planning Board Council Minister	• Consider overall intent and purpose of State Planning Policies • Evidence based approach to ensure that SPPs have been captured considered and integrated into the local context • Consider local context • Identify relevant performance based policy to facilitate opportunities or mitigate challenges
Design Standards	State Planning Commission Minister	• Consider overall intent and purpose of State Planning Policies • Consider regional and local context • Identify required strategic outcomes
Environment Impact Statement (EIS)	State Planning Commission Minister	• Consider overall intent and purpose of State Planning Policies • Consider regional and local context • Where there is conflict between a proposal and a State Planning Policy, identify mitigation strategies to ensure the impact is reduced • Apply a performance based approach to mitigate impacts • Evidence and data to guide policy making

Measuring progress

The Minister may, on the advice of the Commission, set performance targets for any objective or policy under a State Planning Policy (SPP). These enable the monitoring of progress towards achieving the goals and the extent to which the goals are achieved. The Minister can also vary or withdraw a target.

The identification of baselines and scope will occur at the regional planning stages to ensure the targets are appropriately nuanced and relevant to geographical areas and local contexts.

The targets will need to set a clear and measurable baseline and specify performance indicators.

The Commission will monitor the extent to which a target is being achieved and will publish periodic updates when required.

Targets in the new planning system will be expanded over time and updated in the planning system. The Online Planning Atlas will provide opportunities to improve how we measure our performance in the future.

Part 2: State Planning Policies

This section includes the State Planning Policies (SPPs) that have been legislated under the Act as well as ones identified by the Minister for Planning.

The SPPs are to be read as individual policies which have been brought into a policy 'suite' for ease of reference. The SPPs have been prepared with the Principles of Good Planning in mind and align with the requirements set out within the Act (see below).

SPP 1

Integrated Planning

Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates livable and sustainable places that contribute to our prosperity. An efficient and well- resourced planning system is essential to achieve these aspirations.

SPP 2

Design Quality

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

SPP 3

Adaptive Reuse

Adaptive reuse of buildings, sites and places in both urban and rural settings can have cultural, social, economic and environmental benefits. It can rejuvenate neighbourhoods and strengthen a sense of place and familiarity with the surrounding environment. A strong link to the past can enhance a sense of place, history and belonging and unlock new opportunities and promote innovation in design.

SPP 4

Biodiversity

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

SPP 5

Climate Change

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

SPP 6

Housing Supply and Diversity

Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.

SPP 7

Cultural Heritage

South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history and contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land by South Australia's First Peoples is recognised and acknowledged as an essential part of our cultural heritage.

SPP 8

Primary Industry

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

SPP 9

Employment Lands

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

SPP 10

Key Resources

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

SPP 11

Strategic Transport Infrastructure

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

SPP 12

Energy

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

SPP 13

Coastal Environment

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

SPP 14

Water Security and Quality

Water is one of South Australia's most valuable natural resources. Access to a safe and reliable water supply is essential to support our communities and our diverse economy. Our water dependent ecosystems also rely on access to water so that they can continue to provide cultural, aesthetic, amenity, recreational and tourism benefits. It is therefore vital that we continue to protect and plan for our water now and into the future.

SPP 15

Natural Hazards

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

SPP 16

Emissions and Hazardous Activities

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

Principles of good planning

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

- promotes and facilitates development and the integrated delivery and management of infrastructure and public spaces and facilities, consistent with planning principles and policies.
- provides a scheme for community participation in relation to the initiation and development of planning policies and strategies.

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

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

Good planning includes:

Long-term focus principles

- Policy frameworks should be based around long- term priorities, be ecologically sound, and seek to promote equity between present and future generations.
- Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation.

Urban renewal principles

- Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.
- The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances.
- Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.

High-quality design principles

- Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm.
- Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm.
- The public realm should be designed to be used, accessible and appropriately landscaped and vegetated.
- Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including universal design practices).
- Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.

Activation and livability principles

- Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities.
- Urban areas should include a range of high quality housing options with an emphasis on living affordability.
- Neighbourhoods and regions should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.

Sustainability principles

- Cities and towns should be planned, designed and developed to be sustainable.
- Particular effort should be focused on achieving energy efficient urban environments that address the implications of climate change.
- Policies and practices should promote sustainable resource use, reuse and renewal and minimise the impact of human activities on natural systems that support life and biodiversity.

Investment facilitation principles

- Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth.
- The achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals.

Integrated delivery principles

- Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes.
- Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities.
- Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

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

SPP 1

State Planning Policy 1: Integrated Planning

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 1: Integrated Planning*.

Purpose

Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates livable and sustainable places that contribute to our prosperity. An efficient and well-resourced planning system is essential to achieve these aspirations.

The integration of land use, transport and infrastructure planning helps to enable us to address the longer term challenges and opportunities by working towards a common vision. This approach guides strategic decision making regarding where growth should occur, what needs to be conserved, the location of activity centres, strategic transport and other infrastructure. These shape how a place works and where employment housing and transport infrastructure will be located. It should include genuine participation of all stakeholders as part of the planning and decision-making process.

Clear planning rules derived from integrated planning provides certainty to investors, relevant stakeholders and the community alike. Integrated planning helps create a climate of certainty and contributes to making our state a place where people want to live, work and invest.

At the heart of effective integrated planning lies a well-resourced planning system consisting of qualified professionals who can negotiate and ensure good planning outcomes in a timely manner. Our system will be supported by sufficient professional resources to adapt to shortages, reskill in new, emerging and technological policy environments, and keep pace with contemporary thought leadership. Without this, our state's ability to tackle critical challenges such as housing affordability, population growth, environmental pressures, the transition to a net-zero emissions future as well as the sustainability of our communities could be compromised. Coordination is required between all levels of government and the private sector to meet this requirement.

While some neighbourhoods will significantly transform, others will experience little change. In areas undergoing transition, good planning and the integration of design can help community infrastructure and services keep pace and enable development that complements the valued characteristics of these places.

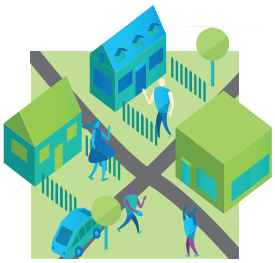
At the metropolitan and regional levels, integrated planning aligns transport planning with land use policies, conservation and infrastructure requirements. At the local level, integrated planning aligns local services and facilities and can improve the efficiency of infrastructure provision.

The application of integrated planning will vary across the state. There are many diverse urban settlement patterns and land supply and demand characteristics from greater densities in the city and inner suburbs to the less dense and more natural landscapes of rural areas. As areas become more compact, integrated planning will become increasingly important as the expectations around service provision increase. Refer to Figure 1 for examples of the key types of settlement patterns in South Australia.

In places where space is highly contested, integrated planning can enable multiple benefits over a limited area, for example development over a railway station enabling a public plaza for passive recreation.

Good integrated planning will also enable us to adapt to change. We face many challenges, for example, an ageing population, impacts of climate change, advances in technology, new business formats, and evolving community needs and expectations.

Figure 1: Key Settlement Patterns in South Australia

	Core Function	Physical Form	Development Pattern
Capital City 	Provides state-wide functions and services, including a range of civic functions. The core of the state's transport network. Increasing permanent, temporary and tourist populations.	The highest density, with the greatest variety of land uses. A range of medium to high-rise building forms, set close to street frontages.	Increasing density, mixed use development. A grid-like pattern of development, punctuated by city squares and bound by the Adelaide Parklands. A high quality public realm, which integrates infrastructure into the city fabric.
Urban Centres 	Provides functions and services at a metropolitan, district and regional level. Well connected to key transport networks, with a focus on public transport.	Medium to high-density development with low to mid-rise building forms.	A core area of retail, commercial and community activities, which are supported by a residential population that access these services and facilities.
Suburban Areas and Townships 	Suburban areas within townships and the metropolitan area that provide liveable neighbourhoods for our community.	Predominantly residential fabric with a range of low-rise building types. Low to medium density residential development with supporting community uses.	A varied development pattern that supports a range of lifestyle choices. A strong focus on walking and cycling to local destinations and community uses, such as schools, local shopping, recreation and services. Infill and renewal is anticipated that is sensitive to the local context, and which protects the important attributes of neighbourhoods.
Rural Areas 	Supports primary production and value adding. A key driver of the state's economy.	Very low density.	Intensive agriculture, food production, horticulture and mining. Limited infrastructure provision.
Natural Areas 	Conservation Landscape protection. Conservation, landscape protection.	Very low density.	Mostly undeveloped.

Objective

To apply the principles of integrated planning (Figure 2) to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.

Policies

1.1. An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.

1.2. Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.

1.3. Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.

1.4. Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.

1.5. Protect land corridors for expansion or augmentation of infrastructure.

1.6. Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.

1.7. Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.

1.8. Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.

1.9. Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.

1.10. Include performance targets around land supply and demand in regional plans.

1.11. Include performance targets in regional plans for the creation of walkable neighbourhoods and increasing the number of dwellings close to public transport.

1.12. Provide an effective, efficient and enabling planning system that is well resourced with qualified professionals to support development, investment, sustainability and good planning outcomes.

Figure 2: Principles of Integrated Planning

Balanced decision-making

Professional and balanced decision-making that considers multiple perspectives.

Intergenerational

Plan for the aspirations and needs of current and future generations via a well-resourced, effective and sustainable planning system.

City shaping

City shaping infrastructure investment that supports sustainability, prosperity and livability.

Support for infrastructure investment

A pattern of development that maximises the use of existing and planned infrastructure investment.

Certainty of land supply

A well-planned land supply pipeline supported by infrastructure and services.

Adaptability

Plans for future adaptation to changing conditions.

Supporting population growth

Plan for a growing population attracted by liveable, vibrant places with employment and lifestyle choices.

Principles for Statutory Instruments

Regional Plans should ensure that future growth is identified in a way that can be supported by infrastructure and an effective, well-resourced and sustainable planning system with timely and professional decision making. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in Regional Plans.

Regional Plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional Plans will also set performance targets in the application of SPPs (as appropriate).

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

Related legislation and instruments

- All

Related legislation and instruments

- *Environment Protection Act 1993*
- *Character Preservation (Barossa Valley) Act 2012*
- *Character Preservation (McLaren Vale) Act 2012*
- *Planning, Development and Infrastructure Act 2016 – Environment and Food Production Areas 2016*

SPP 2

State Planning Policy 2: Design Quality

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as State *Planning Policy 2: Design Quality*.

Purpose

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

Great places, cities and towns are enhanced by thoughtful planning and good design. What makes a place special may be the interesting architecture of a building, the leafy trees in a park, the vibrancy of a main street or a thoughtful space that is easily accessible to people of all ages and abilities.

Incorporating design quality when planning areas and buildings helps to create places in which communities can grow and prosper. It enhances how we live, raises standards and expectations, and creates the great places of today and tomorrow.

Design enhances the connections between people and places, movement and urban form, nature and the built fabric and is essential in creating successful neighbourhoods.

High quality green public spaces, places and streetscapes are also key ingredients for creating livable and healthy neighbourhoods. They provide a focus for social interaction between neighbours and help support safe and connected communities.

As our population consolidates within the metropolitan area, regional cities and towns, the planning system will need to facilitate development that responds to local identity and protects the built and natural qualities that our communities value.

Well-designed development will be respectful of the existing and anticipated future neighbourhood character while achieving improved livability and public realm outcomes.

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

The design of buildings and places needs to be accessible, useable and legible to all people of different ages and abilities, to the greatest extent possible. This is known as Universal Design.

Overall the achievement of good design is critical if we are to build on our livability and quality of life and capitalise on our competitive advantages at the global scale.

Design quality of the built environment relates to how successful buildings, places and spaces meet the needs of the people who use and experience them.

Design quality is best achieved when combined with thoughtful community engagement and a holistic planning approach.

Objective

To elevate the design quality of South Australia's built environment and public realm.

Policies

2.1. Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design (Figure 3).

2.2. Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design (Figure 4), Crime Prevention Through Environmental Design and Access and Inclusion.

2.3. The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions.

2.4. Design advice should be obtained early in the planning process for complex developments, and utilise consistent and credible processes (such as Design Review) to ensure improved outcomes.

2.5. 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.

2.6. Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.

2.7. Promote a culture of good design to foster creative thinking, innovation and effective design processes within the planning industry, built environment professions and general public.

2.8. Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.

2.9. Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.

2.10. Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.

2.11. Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.

2.12. Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.

2.13. Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.

2.14. Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.

Figure 3 – Principles of Good Design

Context

Good design is contextual because it responds to the surrounding environment, and contributes to the existing quality and future character of a place.

Inclusive

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

Durable

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.

Sustainable

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

Source: Office of the South Australian Government Architect (ODASA)

Figure 4 – Principles of Universal Design

These principles are the most commonly referenced 'Principles of Universal Design at a national level.

Equitable Use

The design is useful and marketable to people with diverse abilities.

Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Tolerance for Error

The design minimises hazards and the adverse consequences of accidental or unintended actions.

Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Source: The Centre for Universal Design (1997). The Principles of Universal Design, Version 2.0. Raleigh, NC: North Carolina State University.

Source: Office of the South Australian Government Architect (ODASA)

Principles for Statutory Instruments

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

The Planning and Design Code should identify areas where Design Review can support quality design outcomes and provide context for the future character of related neighbourhoods. The Code must also include performance outcomes and design solutions that are based on the Principles of Good Design for all development types.

Design Standards should be developed over time and set the desired requirements for public realm and infrastructure design for specific areas.

Related legislation and instruments

- All

Related legislation and instruments

- *National Construction Code*
- *Disability Discrimination Act 1992*
- *Heritage Places Act 1993*
- *Urban Renewal Act 1995*

SPP 3

State Planning Policy 3: Adaptive Reuse

Citation

This is a State Planning Policy made under *the Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 3: Adaptive Reuse*.

Purpose

Adaptive reuse of buildings, sites and places in both urban and rural settings can have cultural, social, economic and environmental benefits. It can rejuvenate neighbourhoods and strengthen a sense of place and familiarity with the surrounding environment. A strong link to the past can enhance a sense of place, history and belonging and unlock new opportunities and promote innovation in design.

While adaptive reuse is most often associated with the preservation of historically or architecturally significant buildings, it can also provide renewed vitality to any building that may be underused, abandoned, vacant, dilapidated or functionally obsolete. It can improve both older and newer underused structures to meet contemporary customer service requirements, safety standards and technological functionality.

Adaptive reuse also has longer term sustainability benefits through the retention of the embodied energy of a building and by reducing the need for new buildings that use natural resources.

With this in mind, the design of new development should be adaptable and flexible for future uses.

Adaptive reuse is important in locations of high pedestrian activity to ensure continuity in the vitality of a streetscape. Mixed-use precincts, activity centres and urban renewal areas are a priority for activation and vibrancy and are therefore a focus for incentivising adaptive reuse in South Australia. It is acknowledged that the planning system can work in conjunction with other initiatives and incentives to unlock these opportunities.

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

Objective

The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and livable places.

Policies

3.1. 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.

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

3.3. Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state's history.

3.4. Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.

3.5. Facilitate the conversion and adaptation of existing commercial office and industrial buildings to new uses that contribute to the local area.

3.6. Introduce 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.

3.7. Introduce performance-based building regulations that encourage the adaptability of existing buildings to new uses without compromising health and safety.

Principles for Statutory Instruments

Regional Plans should identify areas of regional character and significance that are dormant or are vacant.

The Planning and Design Code should provide flexible, performance-based building policies and bonuses and/or incentives that encourage the reuse of existing buildings. The adaptive reuse of buildings should be considered in the first instance as an alternative to demolition.

Related State Planning Policies

- Design Quality
- Climate Change
- Housing Supply and Diversity
- Cultural Heritage

Related legislation and instruments

- National Construction Code
- *Ministerial Building Standards*

SPP 4

State Planning Policy 4: Biodiversity

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 4: Biodiversity*.

Purpose

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

The planning system has a fundamental role to play in conserving biodiversity at the landscapes scale to maintain the critical function it provides. The planning system must enable the recognition and protection of ecosystems that help safeguard the prosperity, vitality, sustainability and livability of our state. This includes mitigating the undesirable impacts of biodiversity loss; helping businesses and industry capture new and emerging market opportunities; and increasing our resilience to challenges such as climate change.

The planning system has a role to play in ensuring biodiversity and associated life-supporting functions are maintained and enhanced by:

- identifying and protecting areas of high biodiversity value
- ensuring development occurs in appropriate locations, is sympathetically designed and is compatible with conservation values
- assessing the cumulative impact of development on biodiversity, including spatial, temporal and incremental impact
- recognising and maintaining modified landscapes where land use and conservation values co-exist in a mutually beneficial way
- ensuring people have access to natural places that contribute to their quality of life, health and wellbeing as well as providing areas for recreation.

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

In areas that have already been significantly modified, it is possible to re-introduce components of biodiversity to provide critical functions at low cost, such as green spaces for heat mitigation and recreation or aquatic ecosystems for flood mitigation and water quality improvement.

Opportunities should also be found to re-instate biodiversity to improve conservation outcomes and contribute to our health and wellbeing.

Biodiversity is the variety of all living things; the different plants, animals and micro-organisms, the genetic information they contain and the ecosystems they form. Biodiversity is usually explored at three levels – genetic diversity, species diversity and ecosystem diversity. These three levels work together to create the complexity of life on earth.

Objective

To maintain and improve our state's biodiversity and its life supporting functions.

Policies

4.1. Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.

4.2. Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.

4.3. Encourage the re-introduction of biodiversity or its components in development areas to provide life-supporting functions at low cost.

4.4. Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.

4.5. Where impacts to biodiversity cannot be avoided, these impacts should be minimised and where possible, offset.

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

4.7. Assess and manage risk posed by known or potential biosecurity threats to enable the sustainable development and use of terrestrial and marine environments.

4.8. Development in, or affecting, marine environments is ecologically sustainable.

Principles for Statutory Instruments

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

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

Related State Planning Policies

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

Related legislation and instruments

- *National Parks and Wildlife Act 1972*
- *Native Vegetation Act 1991*
- *Wilderness Protection Act 1992*
- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Natural Resources Management Act 2004*
- *Fisheries Management Act 2007*
- *Marine Parks Act 2007*

SPP 5

State Planning Policy 5: Climate Change

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 5: Climate Change*.

Purpose

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

The way in which we manage our built environment will have a direct and long-term impact on our ability to adapt to climate change and reduce greenhouse gas emissions and global warming.

What we plan for and develop must take into account the best available climate science so that we can improve the resilience of our communities, economy, buildings and natural environment. This means understanding the risks associated with climate change and planning and designing accordingly.

In South Australia we are experiencing increased average temperatures, reduced average rainfall and rises in sea level. This is coupled with increased frequency and intensity of extreme events such as heatwaves, bushfires and flooding, all of which put people's health, wellbeing, life and property at risk.

The planning system provides a great opportunity to improve our resilience, promote mitigation, increase carbon storage and take advantage of the challenges climate change presents. In particular planning has an important role to reduce our emissions and contribution to climate change through:

- promoting active travel and walkability and increasing the use of public transport
- ensuring energy-efficient building design to reduce our reliance on carbon-based energy
- encouraging water-sensitive urban design and green infrastructure to make our urban environments more livable and cooler
- enabling green technologies and industries.
- The planning system also has a role to:
- minimise the need for future adaptation by considering the best available climate science to inform our decision-making – this includes identifying areas likely to be subject to hazards such as coastal erosion, flooding and bushfire
- enable future adaptation though the appropriate location of development and inclusion of risk mitigation measures.

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

Objective

Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.

Policies

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

5.2. The good design of public places to increase climate change resilience and future livability.

5.3. Facilitate climate-smart buildings to reduce our demand for water and energy.

5.4. Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.

5.5. 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.

5.6. Facilitate green technologies and industries that reduce reliance on carbon-based energy supplies and directly or indirectly reduce our greenhouse gas emissions.

5.7. Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.

5.8. Encourage decision-making that considers the impacts of climate change and that draws on the best available information.

5.9. Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.

5.10. Support the transition of traditional industries that rely on fossil fuels to climate smart initiatives to reduce greenhouse gas emissions.

5.11. 5Regional Plans should include performance targets for urban greening and tree canopy enhancement in Greater Adelaide and regional townships.

Principles for Statutory Instruments

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

The Planning and Design Code should include a range of overlays that identify both the hazards that need to be considered when proposing new development and the features that should be protected due to their contribution to climate resilience, e.g. coastal dunes and natural environments that store carbon.

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

Related State Planning Policies

- Integrated Planning
- Design Quality
- Adaptive Reuse
- Biodiversity
- Housing Supply and Diversity
- Primary Industry
- Employment Lands
- Key Resources
- Strategic Transport and Infrastructure
- Energy
- Water Security and Quality
- Natural Hazards
- Coastal Environment

Related legislation and instruments

- State Public Health Plan 2019-2024
- National Construction Code
- *Green Industries SA Act 2001*
- *Climate Change and Greenhouse Gas Emissions Reduction Act 2007*

SPP 6

State Planning Policy 6: Housing Supply and Diversity

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 6: Housing Supply and Diversity*.

Purpose

Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.

The planning system is an enabler of housing choice for our different household types, their life stages and locational preferences. This involves facilitating an affordable and diverse range of housing types and tenures (including affordable rental accommodation and home ownership) such as:

- ancillary dwellings e.g. granny flats, laneway and mews housing
- dependent accommodation e.g. nursing homes
- assisted living accommodation
- age-specific accommodation e.g. retirement villages and student accommodation
- small lot housing types and apartments.

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

The delivery of housing should make the best of urban and township areas and infrastructure investment and be located close to essential services, amenities and social and physical infrastructure where possible.

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

This is particularly relevant in South Australia where we have a higher proportion of persons at post-retirement age than most other states. We need to focus on giving older people more opportunities to 'age in place' and provide them with a broad choice of accommodation options. We also need to give young and low-income persons the chance to get their foot on the housing ladder in a variety of locations.

Objective

To promote the development of a well-serviced and sustainable housing and land choices where and when required.

Policies

6.1. A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.

6.2. The 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 livable and walkable neighbourhoods.

6.3. Develop 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.

6.4. The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.

6.5. Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.

6.6. A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.

6.7. Facilitate 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).

6.8. Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.

6.9. Apply universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.

6.10. Limit the establishment of rural living allotments in areas that impact on the future expansion of townships and result in the inefficient delivery of infrastructure and social services.

6.11. Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.

6.12. Regional Plans should include performance targets about increasing housing diversity.

6.13. Regional Plans should include performance targets related to land supply and demand.

Principles for Statutory Instruments

Regional Plans should identify appropriate land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure. Housing demand should be well-understood and informed by projected population growth and demographic trends. Land supply in regional areas should take into account the projected workforce population, including housing that may be required for non-residents working in large-scale mining, agricultural, industrial or infrastructure projects.

Regional Plans will set performance targets at the direction of SPPs (as appropriate).

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

Related State Planning Policies

- Integrated Planning
- Design Quality
- Climate Change
- Cultural Heritage
- Coastal Environment
- Primary Industry

Related legislation and instruments

- *Urban Renewal Act 1995*
- *South Australian Housing Trust Act 1995*
- *Disability Inclusion Act 2008*
- *SA Public Health Act 2011*

SPP 7

State Planning Policy 7: Cultural Heritage

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 7: Cultural Heritage*.

Purpose

South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history and contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land by South Australia's First Peoples is recognised and acknowledged as an essential part of our cultural heritage.

The landscape of South Australia is of heritage value and includes significant fossil deposits, expansive lake beds and the distinctive Flinders Ranges and the Coorong.

The colonial settlement of the state is also a significant part of our heritage. The design of the city square mile, the Adelaide Park Lands and our hills settlements illustrates the early and substantial impact of our colonial past and passages of European migration. The expansive wheat fields, vineyards and pastures are evidence of our agricultural achievements, and the development of copper mines shows the wealth of our industrial past. Cultural heritage is embodied in the physical fabric and setting of the built environment, as well as in tangible and intangible landscapes historic shipwrecks and relics; archaeology and geology. It is an essential part of the identity of our community, as evidence of our cultural aspirations and values over time.

Our heritage places are recognised, valued and protected through legislation: World, National and State Heritage Places, Historic Shipwrecks and relics, State Heritage Areas and Local Heritage Places and areas.

The planning system has a role to play in ensuring cultural heritage places are maintained and enhanced by:

- identifying and recognising the places of heritage value to the community – locally or across the state
- protecting places of recognised heritage value through planning objectives and policy supporting retention and conservation
- providing design policy that encourages compatible, sensitive development that is adjacent to heritage places and within heritage areas
- encouraging the adaptive reuse of heritage places through complementary planning policy.

When cultural heritage values are considered early in the planning process, any adverse impact is able to be better managed. Resulting development can enhance, rather than compromise, heritage values.

Opportunities should be found to restore and maintain heritage places. Such places are of importance to the community. In areas of heritage character, new infill development should reflect the heritage attributes of the surrounding context, to ensure retention of heritage value.

Objective

To protect and conserve heritage places and areas for the benefit of our present and future generations.

Policies

7.1. The sensitive and respectful use of our culturally and historically significant places.

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

7.3. Recognise and protect places and areas of acknowledged heritage value for future generations.

7.4. The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.

7.5. Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions.

7.6. The interpretation potential of heritage places and areas is enhanced to contribute to the economic and cultural sustainability of the state.

7.7. Provide certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

Principles for Statutory Instruments

Regional Plans should implement State Planning Policies by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

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

Related State Planning Policies

- Design Quality
- Adaptive Reuse
- Coastal Environment
- Housing Supply and Diversity

Related legislation and instruments

- *Historic Shipwrecks Act 1981*
- *Aboriginal Heritage Act 1988*
- *Heritage Places Act 1993*
- *Native Title Act 1993*
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*

SPP 8

State Planning Policy 8: Primary Industry

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 8: Primary Industry*.

Purpose

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

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

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

These challenges take different forms in each of the industry sectors above. For example, any consideration of assets for the agriculture sector extends well beyond the simple questions of land availability to include matters such as access to suitable water resources, infrastructure and labour. Depending on the industry, its asset base may also include factors such as fruit fly free status (horticulture), travel time to processors (poultry) or microclimate conditions and geographic indicators (wine grapes). The fisheries, aquaculture and forestry sectors have their own particular requirements, based on the nature of their productive systems. Land-use planning needs to understand these differences between industries and be forward-looking and strategic in its treatment of their respective assets base.

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

Objective

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

Policies

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

8.2. 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.

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

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

Principles for Statutory Instruments

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

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

Related State Planning Policies

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

Related legislation and instruments

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

SPP 9

State Planning Policy 9: Employment Lands

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 9: Employment Lands*.

Purpose

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

While the planning system alone is not responsible for economic growth, it is closely aligned to our state's economic performance.

Patterns of production and employment continue to change as traditional manufacturing is replaced by new economic drivers such as information and communications technology; the health sciences; and emerging knowledge industries.

Our planning system must recognise and enable these changes by allowing the continuation and diversification of existing industries and the development of new industries.

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

Employment lands are areas where development is focussed primarily on the creation of places for people to work across a wide variety of industries, supporting business innovation, growth and investment. They require connections to markets through priority corridors for freight, telecommunications and other infrastructure, and to local industries to enable them to exchange goods and services.

Activity centres have been one of the pillars of South Australia's growth and development. They have contributed to the form and pattern of development and enabled more equitable and convenient access to shopping, administrative, cultural, entertainment and other facilities that enable a number of activities in a single trip.

The challenge in realising the potential of centres policy is to strike the right balance between achievement of the desired urban form and the maintenance of healthy competition and investment in the retail sector, which is a major economic agent and employer in its own right. The changing structure of retailing requires a range of different formats and methods of distribution of goods and services. It also requires land to accommodate large-format outlets and the revitalisation of main streets and mixed-use precincts.

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

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

Figure 5: Principles of Retail Planning

Existing centres – recognise existing activity centres, main streets and mixed-use areas as the primary place for commercial and retail activity.

Expansion – allow for expansion of designated centres at 'edge-of-centre' locations.

New activity centres – allow new activity centres to be established to support equitable and convenient access to services, while supporting productive settlement patterns.

Hierarchy – protect higher-order centres that support a productive settlement pattern, while allowing for smaller-scale activity centres to emerge and diversify.

Urban design – reinforce the role of land use policies to guide urban form and place-making in mixed-use activity centres.

Objective

To provide sufficient land supply for employment generating uses that supports economic growth and productivity.

Policies

9.1. Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.

9.2. Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.

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

9.4. Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.

9.5. Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.

9.6. 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.

9.7. Encourage appropriate retail development through the implementation of best practice retail planning guidelines (see Figure 5).

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

9.9. Support sustainable tourism where the social, cultural and natural assets underpinning the tourism developments are protected in line with sustainability principles.

9.10. Strengthen the primacy of the Adelaide city centre as the cultural, entertainment, tourism and economic focus of South Australia.

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

9.12. Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.

9.13. Provide an appropriate supply of land for waste and resource recovery infrastructure and other related green industries to maximise resource use, support economic growth and service our communities.

Principles for Statutory Instruments

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

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

Related State Planning Policies

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

SPP 10

State Planning Policy 10: Mineral and Energy Resources

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 10: Key Resources*.

Purpose

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

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

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

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

- facilitate investment and underpin the future economic prosperity of South Australia
- minimise the risk of adversely affecting the state's mineral and energy resource assets and associated infrastructure
- maintain ongoing access to long-life, valuable resources, including construction materials
- facilitate development that manages risk to public safety, the environment and security of energy supply
- minimise the potential for land use conflicts between incompatible uses, including the implications of urban encroachment
- facilitate appropriate post-mining land uses.

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

Objective

This is a State Planning Policy made under the Planning, Development and Infrastructure Act 2016. This policy may be cited as State Planning Policy 10: Key Resources.

Policies

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

10.2. Plan for and encourage the development of energy resources, energy resources operations and associated infrastructure to ensure their ongoing safe and efficient operation.

10.3. Identify and maintain key infrastructure that supports mineral and energy resource activities and supply chains, including strategic transport corridors and pipelines used for energy transportation.

10.4. Consider the impacts of mining and exploration on the growth of towns and settlements, and ensure an appropriate form of housing for workers and their families.

10.5. Promote decision making that maximises the long term benefits of different land uses to the economy, communities and the environment.

Principles for Statutory Instruments

Regional Plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to minimise the impacts of encroachments by incompatible land uses should be identified to manage risk to public safety, the environment and security of energy supply.

The Planning and Design Code should identify key mineral and energy resource areas, including resource areas, processing areas, separation areas, transport routes and pipelines used for energy transportation. Policies should prioritise the protection of land for extractive industry and ensure that potentially incompatible land use applications are appropriately assessed.

Related State Planning Policies

- Adaptive Reuse
- Climate Change
- Housing Supply and Diversity
- Primary Industry
- Strategic Transport Infrastructure
- Energy
- Employment Lands
- Water Security and Quality
- Emissions and Hazardous Activities

Related legislation and instruments

- *Mining Act 1971*
- *Petroleum (Submerged Lands) Act 1982*
- *Petroleum and Geothermal Energy Act 2000*
- *Offshore Minerals Act 2000*
- *Arkaroola Protection Act 2012*

SPP 11

State Planning Policy 11: Strategic Transport Infrastructure

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 11: Strategic Transport Infrastructure*.

Purpose

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

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

The increased use of active transport can be achieved through a more compact urban form, mixed land-uses and increased population density, supported by alternative transport options. This will maximise our investment in public transport services and walking and cycling networks. In turn this will lead to more active, healthy communities, a more efficient and vibrant urban form, and reduced private vehicle use.

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

The planning system must also contribute to achieving a better balance between access and activity.

This approach recognises the importance of movement along a street or other corridor ('Link') and the need to use a street as a destination in its own right ('Place'). From a planning perspective, Link and Place always compete: great Links are fast, efficient and minimise travel time, whereas great Places encourage us to linger, stay and extend our time in the area. Establishing the right balance between the two is vital.

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

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

Growth in South Australian economy is likely to increase the state's freight task for the foreseeable future. As new industries are established and sectors such as defence, food production, processing and mining continue to develop, the state's freight network will need to accommodate increased demand and provide more flexible services. This will involve rural road networks, which serve as critical links in the supply chain for agricultural and other commodities. This could lead to intensification of activity on industrial lands and freight precincts and on the corridors that connect them. Protecting the freight system's ability to produce competitive outcomes for South Australian businesses and consumers is vital.

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

Objective

To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.

Policies

11.1. Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).

11.2. Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.

11.3. Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.

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

11.5. Encourage development that supports 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 and promote beneficial community health outcomes.

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

11.7. Identify and protect the operations of key transport infrastructure, corridors and nodes (passenger and freight) (Figure 6).

11.8. Development that takes advantage of emerging technologies that contribute to livability, sustainability and economic productivity, including electric and alternative fuel vehicles, autonomous vehicles and on-demand transport opportunities.

11.9. Identify neighbourhoods, main streets and regional and town centres where place is given greater priority than vehicle movement by adopting a 'Link and Place' approach.

11.10. Promote the greening of strategic transport corridors to encourage carbon banking.

11.11. Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes.

11.12. Regional Plans (where appropriate) should identify performance targets for encouraging more development close to public transport.

Principles for Statutory Instruments

Regional Plans should implement State Planning Policies by identifying the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations.

Regional Plans will set performance targets at the direction of State Planning Policies (as appropriate).

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

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

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

Code policy should provide guidance on the new National Airport Safeguarding Framework and ensure that, where relevant this is reflected in the Code.

Related State Planning Policies

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

Related legislation and instruments

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

Figure 6: Strategic sea ports, strategic airports, regional airports, defence airports and registered aerodromes

Strategic sea ports

- Adelaide–Outer Harbor
- Adelaide–Inner Harbor
- Whyalla
- Port Pirie
- Port Lincoln
- Bonython
- Thevenard
- Port Giles
- Ardrossan
- Wallaroo
- Klein Point
- Cape Jervis
- Penneshaw

Strategic airports

- Adelaide Airport
- Parafield Airport

Regional registered aerodromes

- Cleve
- Kimba
- Naracoorte
- Port Pirie
- Renmark
- Tumby Bay
- Streaky Bay
- Wudinna
- Leigh Creek

Regional airports with regular passenger transport services

- Kingscote
- Whyalla
- Mt Gambier
- Port Lincoln
- Port Augusta
- Ceduna
- Coober Pedy
- Olympic Dam (private)
- Defence airports
- RAAF Edinburgh
- Woomera

SPP 12

State Planning Policy 12: Energy

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 12: Energy*.

Purpose

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

South Australia's energy is primarily derived from non-renewable energy resources like natural gas which is used to generate electricity, as well as being reticulated to customers and small diesel generators in remote towns. In recent years the use of renewable energy resources such as wind, solar and hydro power has significantly increased.

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

The planning system also plays a role in reducing the impacts of energy infrastructure, including visual amenity, health, noise, public safety and maintenance. Therefore, there is also a need to ensure that the creation of renewable energy infrastructure is carefully designed and located.

Effective integration and consideration of infrastructure networks at a strategic level can assist in addressing these impacts.

Objective

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

Policies

12.1. Development of energy assets and infrastructure (including ancillary facilities) where the impact on surrounding land uses, regional communities and the natural and built environment can be minimised.

12.2. Facilitate renewable sources of energy supply, such as solar and wind, at the local level.

12.3. Provide for strategic energy infrastructure corridors to support the interconnection between South Australia and the National Electricity Market.

12.4. Development in the vicinity of major energy infrastructure locations and corridors (including easements) is planned and implemented to maintain the safe and efficient delivery and function of the infrastructure.

12.5. Enable industries to reduce carbon emissions by supporting energy efficient urban and building designs.

12.6. Facilitate energy technologies that support a stable energy market and continued energy supply and do not adversely affect the amenity of regional communities.

Principles for Statutory Instruments

Regional plans should implement State Planning Policies and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

The Planning and Design Code should implement State Planning Policies through appropriate zoning that encourages the mitigation of environmental impacts; screens sites to improve amenity; and enables emerging energy technologies to be accommodated. The Code should also identify infrastructure reserves that streamline the assessment of essential infrastructure.

Related State Planning Policies

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

Related legislation and instruments

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

SPP 13

State Planning Policy 13: Coastal Environment

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 13: Coastal Environment*.

Purpose

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

The interface between sea and land is dynamic and is subject to coastal hazards such as flooding, erosion, sand dune drift and acid sulfate soils.

The impact of climate change and ongoing sea level rise has increased the risk for coastal developments and threatens the viability of tide-dependent ecosystems and primary industry.

On-shore development can have significant impacts on our marine environment. Land-based impacts to marine habitats, such as reefs and seagrasses include nutrients and sediments, from stormwater, wastewater and industrial discharges also need to be managed.

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

Enabling public access to the coast and foreshore contributes to the population's overall health and wellbeing. Development can enhance this through the provision of appropriate, environmentally-sensitive coastal infrastructure.

Objective

To protect and enhance the coastal and marine environment and ensure that development is not at risk from coastal hazards.

Policies

13.1. Protect and enhance the natural coastal environment and its resilience to a changing climate, including environmentally important features, such as mangroves; wetlands; estuaries; marine-protected areas; sand dunes; cliff tops; beaches; native vegetation; living creatures; and other important habitats.

13.2. Development that is not at risk from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, inundation, dune drift and acid sulfate soils) consistent with the hierarchy of 'avoid', 'accommodate' and 'adapt'.

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

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

13.5. 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 avoided or mitigated.

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

13.7. Development that enables and enhances public access to coastal areas with minimal impact on the environment and amenity.

13.8. Locate low intensity recreational uses where environmental impacts on the coast will be minimal and can be managed.

13.9. Recognise and protect the high carbon storage values of areas such as mangroves and salt marshes.

13.10. Support development that does not contribute to sediment, nutrients and contaminants entering the coast and marine environment.

Principles for Statutory Instruments

Regional Plans should identify areas subject to coastal hazards such as sea-level rise; flooding and storm surges; mangrove and wetland-based mosquito and midge issues; and coastal retreat. Areas where growth is envisaged should be identified as well as areas for conservation or those of high landscape value.

The Planning and Design Code should implement zoning and overlays that clearly identify coastal hazards, areas of conservation value, recreation reserves and locations for coast- dependent industries.

Related State Planning Policies

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

Related legislation and instruments

- *Coast Protection Act 1972*
- *Environment Protection Biodiversity and Conservation Act 1999*
- *Aquaculture Act 2001*
- *Emergency Management Act 2004*
- *Adelaide Dolphin Sanctuary Act 2005*
- *Fisheries Management Act 2007*
- *Marine Parks Act 2007*

SPP 14

State Planning Policy 14: Water Security and Quality

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 14: Water Security and Quality*.

Purpose

Water is one of South Australia's most valuable natural resources. Access to a safe and reliable water supply is essential to support our communities and our diverse economy. Our water dependent ecosystems also rely on access to water so that they can continue to provide cultural, aesthetic, amenity, recreational and tourism benefits. It is therefore vital that we continue to protect and plan for our water now and into the future.

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

We also need to ensure that land use planning integrates current and future water availability into decision-making. This includes considering what impacts and opportunities future development will have on available water supplies.

In situations where a future development's water demand is likely to exceed available supply, we need to investigate all feasible options by weighing up the social, economic and environmental considerations. For example, we can plan for re-using water for agricultural purposes in a strategic way that services our intensive horticulture and agricultural industries.

Our urban and natural environments are important contributors to improving water security and quality. Actions such as incorporating water-sensitive urban design into new developments and retro-fitting it into existing areas will help cool our urban environments and create livable neighbourhoods. It will also help reduce the impact of population, economic and housing growth on our water use. Protecting South Australia's water supply catchments from inappropriate development is also critical to keeping our water clean and secure.

We need to deliver a more integrated approach to water resources management so that issues and opportunities are planned holistically. South Australia, for example, is a leader in stormwater harvesting and reuse. We need to enable opportunities for stormwater and wastewater capture and reuse in order to diversify our water supply. An integrated approach will provide multiple benefits. This includes helping to mitigate flood risk, reducing water quality impacts (especially on receiving waters), enhancing our urban livability and securing alternative supplies.

Objective

To ensure South Australia's water supply is able to support the needs of current and future generations.

Policies

14.1. Protect the state's water supply to support a healthy environment, vibrant communities and a strong economy.

14.2. Protect and recognise water supply catchments, including:

- Water Protection Areas under the *Environment Protection Act 1993* (including those located in the Mount Lofty Ranges, South East and River Murray)
- The River Murray Protection Areas under the *River Murray Act 2003*
- Prescribed water resources and wells under the *Natural Resources Management Act 2004*.

14.3. Safeguard our water supply and supporting infrastructure to meet the needs of a growing population and economy while maintaining a healthy environment and enabling safe access to alternative water sources for 'fit-for-purpose' use.

14.4. Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and livability.

14.5. Support development that does not adversely impact on water quality.

14.6. Improve the alignment between urban water management and planning by adopting an integrated water management approach.

Principles for Statutory Instruments

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

The Planning and Design Code should include an overlay that ensures development mitigates adverse impacts on our water supply. The Code should also promote water-sensitive urban design and effective stormwater management.

Related State Planning Policies

- Climate Change
- Biodiversity
- Housing Supply and Diversity
- Coastal Environment
- Natural Hazards
- Primary Industry

Related legislation and instruments

- *Environment Protection Act 1993*
- *Aquaculture Act 2001*
- *River Murray Act 2003*
- *Natural Resources Management Act 2004*
- *Murray-Darling Basin Act 2008*
- *Local Government (Stormwater Management Agreement) Amendment Act (2016)*

SPP 15

State Planning Policy 15: Natural Hazards

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 15: Natural Hazards*.

Purpose

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

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

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

Sound planning and development decisions, together with disaster reduction strategies, can help reduce the severity and impact of natural hazards. This approach can also help support the activities of emergency services and public safety agencies and build the resilience of affected communities.

The planning system can be used to prevent development in areas of known high risk and ensure that appropriate design standards are in place to prepare new developments in places that are exposed to acceptable levels of risk. Developments permitted in areas subject to hazard risk should not result in the broader community incurring the costs to protect, nor should new development increase hazard risk on other land. The location of critical services and infrastructure will also take account of hazard risks.

Some of South Australia's landscapes rely on natural hazard events to sustain a healthy ecosystem while other landscapes contain natural environment systems that have an important role in helping to mitigate hazards. Development should not hamper these natural events from occurring and the natural systems that mitigate hazards should be recognised and conserved so that their cost-effective hazard mitigation function is protected.

The planning system should also encourage development that incorporates green infrastructure and water-sensitive urban design to help mitigate the effects of hazards such as extreme heat and high rainfall storm events.

Objective

To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.

Policies

15.1. Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.

15.2. Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'.

15.3. Avoid locating sensitive developments and communities in areas at high risk of hazards – namely hospitals, telecommunication towers, major transport infrastructure, energy base stations and water services – or ensure that these developments are subject to a higher level of assessment.

15.4. Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.

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

15.6. Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.

Principles for Statutory Instruments

Regional Plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

The Planning and Design Code should include policy that mitigates the adverse impacts from natural hazards, particularly flood and fire. Overlays will be used to identify risks relating to bushfire, flooding and other natural hazards.

Related State Planning Policies

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

Related legislation and instruments

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

SPP 16

State Planning Policy 16: Emissions and Hazardous Activities

Citation

This is a State Planning Policy made under the *Planning, Development and Infrastructure Act 2016*. This policy may be cited as *State Planning Policy 16: Emissions and Hazardous Activities*.

Purpose

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

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

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

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

- appropriate separation between emission sources and/or hazardous activities and sensitive land uses
- suitably zoned land with required infrastructure is available for a range of industrial and infrastructure uses.

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

Site contamination is a complex and broad issue impacting large areas of land across the state.

With the increasing focus on urban renewal and reinvigoration of existing urban areas it is critical that site contamination issues are identified and addressed to safeguard communities and the environment.

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

Objective

To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.

Policies

16.1. Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:

a) supporting a compatible land use mix through appropriate zoning controls

b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses

c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.

16.2. Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.

Principles for Statutory Instruments

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

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

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

Related State Planning Policies

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

Related legislation and instruments

- *State Public Health Plan 2019-2024*
- *Environment Protection Act 1993*

Glossary

The definitions included in this Glossary are for the purpose of the State Planning Policies only.

Affordable Housing

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

Affordable Living

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

Assessment Pathways

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

Carbon Sequestration and Storage

Carbon sequestration/storage is the general term used for the capture and long-term storage of carbon dioxide. Capture can occur at the point of emission (e.g. from power plants) or through natural processes (such as photosynthesis), which remove carbon dioxide from the earth's atmosphere and which can be enhanced by appropriate management practices. Sequestration methods include:

- enhancing the storage of carbon in soil (soil sequestration)
- enhancing the storage of carbon in forests and other vegetation (plant sequestration)
- storing carbon in underground geological formations (geosequestration)
- storing carbon in the ocean (ocean sequestration)
- subjecting carbon to chemical reactions to form inorganic carbonates (mineral carbonation).

Community Infrastructure

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

Character

All areas have a character that can be analysed and described. Character is a value-neutral concept that captures the interrelationship between built form, vegetation and topography in the public and private domains that distinguishes one place from another.

The concept of character is broader than merely architectural style or the era of development. It is also about the recognition of distinctive characteristics or urban forms and the relationship to surrounding topography, vegetation and other features (ie the buildings and the spaces and features around them and how they relate to each other).

Climate Smart Development

An approach for transforming and reorienting development under the new realities of climate change. Climate Smart Development aims to slow the onset of adverse changes in climate while continuing to promote the objectives of economic growth and development. Climate-sensitive developments include as the adoption of clean transport technologies and the construction of energy-efficient buildings.

Cultural Heritage

Cultural heritage describes the legacy of physical artifacts and intangible attributes of a group or society that is inherited from past generations.

Cultural heritage includes tangible culture (such as buildings, monuments, landscapes, books, works of art and artifacts), intangible culture (such as folklore, traditions, language and knowledge), and natural heritage (including culturally significant landscapes and biodiversity).

Density (low, medium and high density)

Density is a measure of the population (persons) or the number of dwelling units (du) in a given area (usually hectares).

- Low density = fewer than 35 dwelling units per hectare (du/ha)
- Medium density = 35–70 du/ha
- High density = more than 70 du/ha.

Employment Lands

Employment lands are those lands where development is focused on creating places for people to work. Employment lands generally have an industrial flavour and support business innovation, growth and investment.

Environmental Impact Statements (EISs)

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

Essential Infrastructure

(a) infrastructure, equipment, structures, works and other facilities used in or in connection with—
  (i) the generation of electricity or other forms of energy; or
  (ii) the distribution or supply of electricity, gas or other forms of energy; and

(b) water infrastructure or sewerage infrastructure within the meaning of the *Water Industry Act 2012*; and

(c) transport networks or facilities (including roads, railways, busways, tramways, ports, wharfs, jetties, airports and freight handling facilities); and

(d) causeways, bridges or culverts; and

(e) embankments, walls, channels, drains, drainage holes or other forms of works or earthworks; and

(f) testing or monitoring equipment; and

(g) coast protection works or facilities associated with sand replenishment; and

(h) communications networks; and

(i) health, education or community facilities; and

(j) police, justice or emergency services facilities; and

(k) other infrastructure, equipment, buildings, structures, works or facilities brought within the ambit of this definition by the regulations.

Freight Networks

Road and rail corridors, bridges, ferries, ports, airports and other facilities and infrastructure which, when for the movement of freight.

Green Infrastructure

The network of green spaces and water systems that delivers multiple environmental, social and economic values and services to urban communities.

Green Technologies

The use of technology that makes products and processes more environmentally friendly, for example, by reducing CO_2 emissions or by making products more biodegradable. Overall, green technology aims at contributing to environmental sustainability.

Heritage

Heritage has an established international frame of reference (ICOMOS / Burra Charter) and is about how a place represents history and evolution of an area and its people or activities that have taken place. Heritage and cultural significance is embodied in the fabric and setting of the place.

Impact Assessable Development

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

Infrastructure

The facilities, systems and equipment required to provide public services and support private sector economic activity including network infrastructure (e.g. roads, bridges, water and wastewater systems, large information technology systems), buildings (e.g. hospitals, schools, courts), and machinery and equipment (e.g. medical equipment, research equipment).

Infrastructure Schemes

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

Integrated Decision Making

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

Joint Planning Board

A Joint Planning Board constitutes between 3 and 7 members and is a body corporate. A Joint Planning Board is primarily tasked with overseeing its agreed functions.

A committee has an advisory role to the joint planning board on a particular matter; and a subsidiary undertakes the task assigned to it by the Joint Planning Board.

Overlays

A mechanism within the Planning and Design Code that address defined issues applying to any zone or subzone, identifying areas where there is a particular sensitivity to development (e.g. a heritage place), a constraint on land or development outcomes (e.g. bushfire risk), or where a particular opportunity or outcome for development is sought.

Overlays are the primary mechanism to spatially express State Planning Policies and are the mechanism to pick up planning issues of state interest. Referrals can largely be expected to be contained in overlays where specialised assessment expertise is required to protect a matter of state interest.

Performance Based Planning

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

Planning and Design Code

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

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

Planning Instruments

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

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

Planning, Development and Infrastructure Act 2016 (the Act)

An Act to provide for matters that are relevant to the use, development and management of land and buildings.

A planning system to regulate development within the state, with rules in respect to the design, construction and use of buildings, and other initiatives to facilitate development of infrastructure, facilities and environments that will benefit the community.

Planning, Development and Infrastructure Regulations

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

Principles of Good Planning

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

Regional Plans

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

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

(b) Maps and plans that relate to the long-term vision

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

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

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

Sensitive Land Uses

Types of land uses sensitive to emissions and impacts from industry and infrastructure. Sensitive land uses include residential development, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered "sensitive land uses". Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing.

Social Infrastructure

Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community. Examples of Social Infrastructure Assets include schools, universities, hospitals, prisons and community housing.

Special Legislative Schemes

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

State Adaptive Reuse Guidelines

These relate to re-using existing buildings for new functions and include exploring the options that lie between the extremes of demolition and turning a site into a museum.

The principles of the guidelines are based on memory and place, planning controls, social sustainability, environmental sustainability, efficiency and authenticity.

State Interest Policies

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

State Planning Commission

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

State Planning Policies (SPPs)

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

State Policy Matters

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

State-significant Operations and Industries

Industries and other industrial/commercial activity of major economic significance to South Australia. This term is most often used in reference to certain physical facilities, plant or industrial operations which are ongoing in an area, for example the Port Pirie metals smelting facility, the Whyalla steelworks, the Port Lincoln-based fish and seafood processing industries, defence manufacturing at Edinburgh Parks and the wine grape production industry clusters in the Barossa Valley, McLaren Vale, Riverland and Coonawarra/Padthaway regions.

Strategic Employment Lands

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

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

Structure Plans

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

Sustainable Development

Forms of development that meet the needs of the present without compromising the ability of future generations to meet their needs.

Transit Corridors

Transit corridors are the walking catchments of light rail mass transit and high frequency bus routes. They are well serviced with infrastructure and when fully developed will contain a mix of housing including medium to high density and mixed use developments. Strategic transit corridors are major movement corridors of state or regional significance

Transport Routes

The corridors or important linkages used for the movement of people and goods around South Australia. These routes consist of a range of typologies, modes and features ranging from bicycle and walking paths at the local level, to main roads at the metropolitan or regional level, to shipping routes, ferry crossings, aviation routes and tunnels across land, water and air.

Universal Design

Refers to the design of products, environments, programs and services to be usable by all people of different ages and abilities over time, to the greatest extent possible, without the need for adaptation or specialised design.

Value Adding

Value adding involves economically adding value to a raw material through processing or altering characteristics of that material.

A specific example is the improvement or refinement of an agricultural product (such as wheat) by processing it into a product (such as flour) desired by customers (such as bread bakers).

Value-based Framework

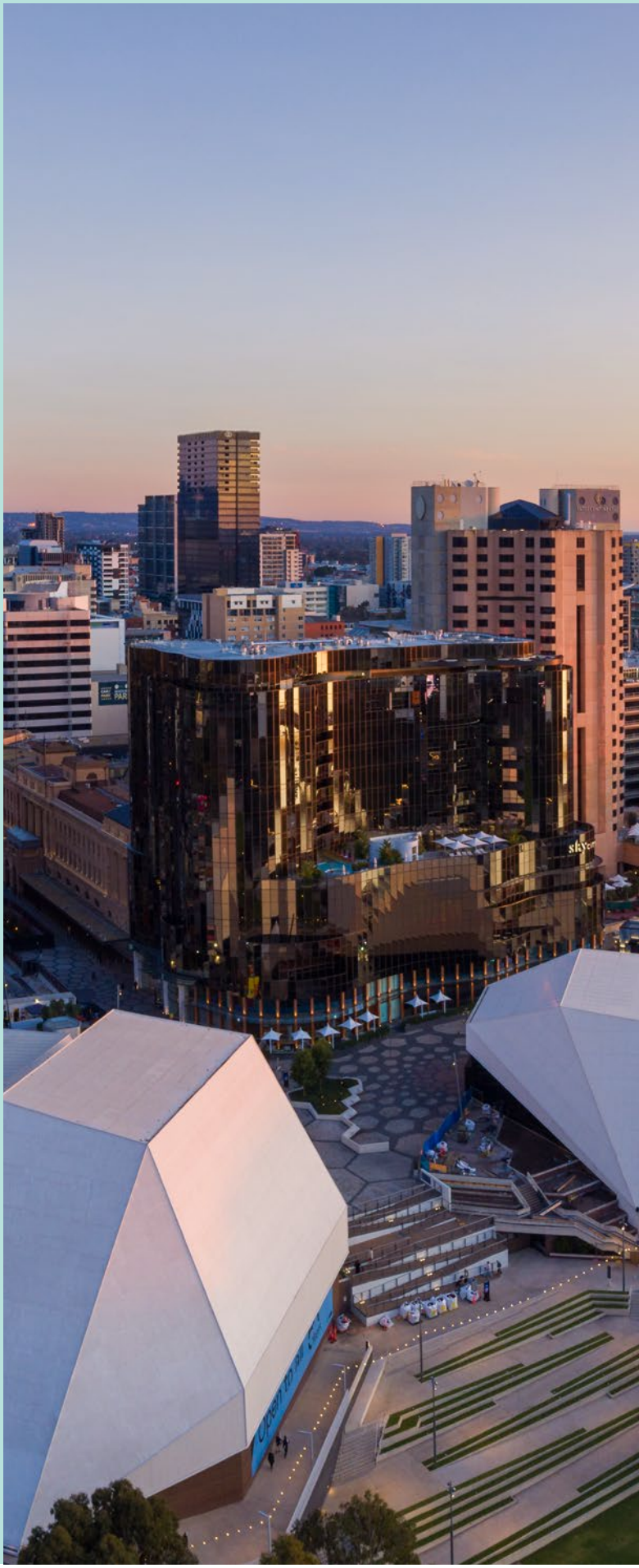
Provides a way of approaching policy problems and analysing potential initiatives to address these with a strategic base.

Zones

Zones are the primary organising layer of the Planning and Design Code. All land within South Australia will be included within a zone. Zones set out policies and rules primarily relating to the land use, land use intensity and built form characteristics that are anticipated for an area – in effect outlining 'what' can happen in an area.

Zones also identify procedural matters including Categories of Development, assessment pathways, public notification requirements and, where relevant, referrals.

For further information visit plan.sa.gov.au



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For more information visit
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STATE
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