ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Amendment to State Planning Policy 1: Integrated Planning

Prepared by the State Planning Commission at the request of the Minister for Planning

PlanSA

Government of South Australia
Department for Trade and Investment

	Name / Title	Date	Signature
Endorsed by the Designated Entity	**Craig Holden** **Chair, State Planning Commission**		
Adopted by	**Hon Nick Champion MP** **Minister for Planning**		

Contents

1 Purpose 1
2 Introduction 1
3 Engagement Approach 2
3.1 Engagement Activities 3
3.2 Mandatory Requirements 3
4 Evaluation of Engagement 6
4.1 Performance Indicators for Evaluation 6
4.2 Evaluation against the Charter principles 7
5 Engagement Outcomes 9
5.1 Feedback received 9
5.2 Response and recommendations 10
6 Summary of recommended changes 13
7 State Planning Policy 1 Amendment instructions 13
Attachments 14
Attachment 1 - Evaluation Results 15
Attachment 2 – Copy of Submissions Received 17
Attachment 3 – Marked up version of SPP1 Amendment 21
Attachment 4 – Final Version of SPP1 Amendment 28

1 Purpose

This report has been prepared by the State Planning Commission (the Commission), the Designated Entity, for consideration by the Minister for Planning (the Minister) in adopting the State Planning Policy 1 Amendment (the SPP Amendment).

The report details the engagement that has been undertaken, the outcomes of the engagement, including a summary of the feedback made, the response to the feedback and the proposed changes to the SPP Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter (Charter) have been achieved. Any changes to the engagement plan during the process are also outlined.

2 Introduction

The *Planning, Development and Infrastructure Act 2016* (the Act) includes provisions for the preparation of State Planning Policies (SPPs). SPPs are the highest order policy documents in South Australia's planning system and set out the Government's overarching strategic objectives for the planning system. The policies outline matters of importance to the state in land use planning, development and design and provide a policy environment that enhances liveability, sustainability and prosperity. They were developed by the Commission at the request of the Minister.

The SPPs were introduced to the SA Planning System in 2019 and have provided guidance for the Planning and Design Code (the Code), informing much of the content for the overlays. The SPPs are also integral in the preparation of the new regional plans.

On 12 January 2024, the Minister wrote to the Commission requesting it initiate an amendment to the most appropriate existing SPP to incorporate a principle regarding the long-term resourcing of, and provision of skills and expertise requred to service, the planning system in South Australia. The Minister considered that this would provide appropriate recognition to the skills shortage, and to the necessity of continuing to consider how the long-term vision for each region is to be delivered.

The Minister expressed concern regarding the national shortage of urban and regional planners, which hinders the State's ability to address housing afforability, population growth, and the transition to a net-zero emissions future, whilst also threatening the sustainability of our communities.

The Minister advised that he would take the Commission's advice as to which SPP this amendment is most appropriately suited. The Commission determined that *State Planning Policy 1: Integrated Planning* (SPP1) is the most appropriate SPP to incorporate a new policy regarding the long-term resourcing and provision of skills that are required to service the planning system in South Australia.

The Commission is proposing to insert a new policy into SPP1 (Policy 1.12) which states:

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

The wording of the amendment was taken specifically from the objects of the Act for alignment and consistency.

Additional amendments are also proposed to various parts of SPP1 to ensure the intent of the new policy is applied throughout the SPP, and for uniformity of language.

The community engagement period sought feedback from industry and the community as to whether they considered the state-wide planning skills shortage is a serious concern and needs to be addressed, if the

proposed SPP Amendment will support the state to address the planning skills shortage and if they subsequently supported the SPP Amendment.

Process to adopt an amended State Planning Policy

The process for initiating an amendment to a SPP is set out in section 73 of the Act and is included below:

- poposal to amend an SPP initiated by the Commission acting at the request of the Minister;
- preparation of a draft of the relevant proposal;
- consultation in relation to the proposal occurs in accordance with the Charter;
- engagement report prepared for the Commission's consideration and endorsement;
- copy of the report provided to the Minister and published on the PlanSA website;
- if the Minister approves the adoption of the amendment, the SPP amendment does not have effect unless or until it has been approved by the Governor;
- approval of the Governor is sought and, if approved, the amended SPP is published in the Government Gazette and on the PlanSA website; and
- the Minister refers the adopted SPP amendment to the Environment, Resources and Development Committee of Parliament within 28 days of the amended instrument taking effect.

3 Engagement Approach

As outlined above, the process for amending a designated instrument (including the process to amend the SPPs) is set out in the Act. The Act requires public engagement to take place in accordance with the Charter.

The Commission prepared an engagement plan (the Engagement Plan) to apply the principles of the Charter to the SPP Amendment. The purpose of this engagement was to:

- ensure the SPP Amendment considers and reflects the expectations of stakeholders and community;
- educate and inform key stakeholders and the community about the SPP Amendment;
- provide opportunities for stakeholders and the community to review the proposal, seek clarification and offer feedback on the proposal; and
- ensure compliance with the statutory obligations under the Act and the Charter.

3.1 Engagement Activities

The formal engagement period occurred between 11 April and 6 June 2024. The engagement activities outlined below occurred as set out in the Engagement Plan.

The feedback received is outlined in detail in section 5 of this report (Engagement Outcomes).

Activity	Description
Direct Letters (via email)	Direct letters, providing information on the consultation were sent via email to the following key stakeholders: • SA council and LGA CEs • SA council mayors • Planning/building industry bodies • Planning consultancies • MPs
YourSAy and PlanSA webpages	Both webpages contained: • clear information on the background and rationale for the proposed changes, and details regarding the consultation process • links to provide feedback • links to register for one of the online information sessions • contact details for further information The YourSAy webpage was viewed 1100 times by 859 people. The set of FAQs about the proposal on the YourSAy webpage were viewed by 103 people.
YourSAy, Planning Ahead and PlanSA news articles	News articles on the consultation were run in: • the monthly YourSAy e-newsletter to subscribers (70,000 subscribers) • Planning Ahead, the PLUS e-newsletter to community and industry (2,000 subscribers) • the PlanSA website latest news section 

Activity	Description
YourSAy and PLUS social media	Social media posts on the consultation ran on the YourSAy and PlanSA Facebook pages. These platforms have 9400 and 5800 subscribers respectively. The YourSAy Facebook post on the consultation reached over 6.1k people generating 1.3k engagements, 202 comments and 29 post shares. Most of the engagements were positive, with 307 people 'liking' the post. 
Online public information sessions	Two online public information sessions were held. These sessions were facilitated by the PLUS project team and provided the opportunity for people to learn more about the proposal and to ask any questions. The sessions were attended by a mix of local government staff and community members: • 23 April 2024, 2:00pm – 2:45pm (attended by 10 people) • 14 May 2024, 1:00pm – 1:45pm (attended by 6 people)

Activity	Description
PLUS Policy Forum presentation	The project team presented on the proposed SPP Amendment at the PLUS Policy Forum on 17 May 2024 which was attended by 118 people including council administration staff, planning professionals and State Government employees.
Plan SA email address and phone number	Open for enquires and submissions throughout the consultation period.

3.2 Mandatory Requirements

The mandatory requirement to notify the Local Government Association and all SA local councils about this consultation was met. The following evaluations show how the engagement activities met the Charter principes.

4 Evaluation of Engagement

To ensure the principles of the Charter are met, an evaluation of the engagement process for the SPP Amendment has occurred.

5.1 Performance Indicators for Evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the SPP Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

Evaluation of engagement by community members/consultation participants:

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement **genuinely sought** their input to help shape the proposed Code Amendment.
2. **Confident their views were heard** during the engagement.
3. They were given an adequate **opportunity to be heard**.
4. They were given **sufficient information** so that they could take an informed view.
5. **Informed** about why they were being asked for their view, and the way it would be considered.

The evaluation of engagement by community members was undertaken via an online survey emailed to all consultation participants on 15 July 2024 along with a 'what we heard' summary outlining the key themes within the feedback.

12 survey responses were received. The survey responses are listed below in 5.2, and in Attachment 1.

Evaluation of engagement by the Designated Entity:

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. **Occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme.
2. **Contributed to the substance** of the final draft Code Amendment.
3. **Reached those identified** as communities or stakeholders of interest.
4. **Provided feedback to community** about outcomes of engagement.
5. Was **reviewed throughout** the process and **improvements put in place**, or recommended for future engagement.

The evaluation of the engagement was undertaken by the PLUS Communications and Engagement team on behalf of the Designated Entity. The results of the evaluation are detailed in Attachment 1.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter.

(1) Engagement is genuine

People had faith and confidence in the engagement process

All consultation communications emphasised that this amendment was proposed to support the development of a strong planning industry for the benefit of all South Australians, and that community and stakeholder feedback was therefore important.

All communications laid out clearly what was being consulted on, how the consultation process would be conducted, and where to find more information.

	Community member/consultation participants responses					
Evaluation statement	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Total number of responses
I feel the engagement genuinely sought my input to help shape the proposal	**8.33% (1)**	**0%**	**66.67% (8)**	**16.67% (2)**	**8.33% (1)**	**12**

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

The team strove to ensure that consultation was inclusive and respectful and that affected and interested people had the opportunity to participate and be heard.

Key stakeholders were provided with direct communication, and the YourSAy and PlanSA websites were leveraged for public promotion.

After the consultation period closed, everyone who made a submission was thanked, and provided with a summary of the key pieces of feedback received.

The public information sessions offered the chance for people to ask questions and to put their views directly to the PLUS team.

The PlanSA service desk inbox and phone line were open throughout the consultation period, should anyone have any questions about the propopsal or the consultation process, or should they want to speak directly with a member of the PLUS project team.

	Community member/consultation participants responses					
Evaluation statement	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Total number of responses
I am confident my views were heard during the engagement	**0%**	**0%**	**91.67% (11)**	**8.33% (1)**	**0%**	**12**
I was given an adequate opportunity to be heard	**0%**	**0%**	**63.64% (7)**	**36.36% (4)**	**0%**	**11**

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

All consultation collateral provided clear information on the background and rational for the proposed amendment, its intended impact, and how the consultation process was being run.

	Community member/consultation participants responses					
Evaluation statement	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Total number of responses
I was given sufficient information so that I could take an informed view	**0%**	**16.67% (2)**	**33.33% (4)**	**33.33% (4)**	**16.67% (2)**	**12**

(4) Engagement is informed and transparent

All relevant information was made available, and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

All relevant information about the proposed amendment and consultation process were made easily available and accessible.

A summary of what was heard during consultation was provided to all consultation participants as feedback was collated, and this engagement report provides further information and reccomendations in light of what was heard.

	Community member/consultation participants responses					
Evaluation statement	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Total number of responses
I felt informed about why I was being asked for my view, and the way it would be considered.	**0%**	**8.33% (1)**	**50% (6)**	**33.33% (4)**	**8.33% (1)**	**12**

(5) Engagement processes are reviewed and improved

The engagement was reviewed, and improvements recommended

The engagement process for the SPP Amendment has been reviewed internally and assessed as having met the Charter principles for good engagement. Feedback from consultation participants via the engagement evaluation survey supports this assessment.

5 Engagement Outcomes

5.1 Feedback received

64 submissions were received throughout the engagement period, including 53 from members of the public, 2 from community groups, 8 from councils and 1 from industry. Most submissions were received through respondents completing a YourSAy survey. One submission was received from a Council after the consultation period had concluded. Its letter supported the SPP Amendment but largely detailed the strained resources that Council is experiencing due to the current workload they have in assessing privately led Code Amendments.

Nearly all the submissions received during the community engagement were in support of the SPP Amendment. Some of the feedback received during community engagement focused on matters that are beyond the scope of the SPP Amendment. Of the 56 surveys completed on YourSAy, 29 supported the SPP Amendment, 16 supported with concerns and 11 did not support. All 6 submissions received from councils (namely via emailed letters) supported the SPP Amendment, with several noting the activities they have undertaken to support a well-resourced planning system. The submissions from councils also expressed a desire to work with the Commission and State Government on implementing the SPP Amendment.

Most of the feedback received agreed that the skills shortage is a concern for South Australia and needs addressing. There was mixed response to whether the SPP Amendment will support South Australia to address the skills shortage – with ‘somewhat agree’ (19 responses) and ‘neither agree nor disagree’ (14 responses) the most popular.

Public information sessions

Two public information sessions were held across the engagement period:

- 23 April 2024, 2:00pm – 2:45pm – 10 people attended.
- 14 May 2024, 1:00pm – 1:45pm – six people attended.

The sessions were open to the public and held online to facilitate attendance. The sessions were also held on different days to ensure interested persons were able to attend.

The engagement sessions were attended by a mix of local government staff and community members.

The SPP Amendment was also discussed during a Policy Forum presentation that was held on 17 May 2024 which was attended by 118 people including council administration staff, planning professionals and State Government employees. No questions about the SPP Amendment were received from attendees at this forum.

Written submissions

Most submissions were received through YourSAy. However, several councils, the Planning Institute of Australia – South Australia (PIA) and the Conservation Council of South Australia (Conservation Council) provided their submissions as emailed letters.

Key issues

Key areas of feedback received to the community engagement period included:

- policy amendments need to be supported with specific actions;
- qualified planning professionals do not always deliver outcomes that are in line with community expectations;
- ability of the community to have their views about planning heard;
- bias towards developers with planning professionals and within the planning sector;
- developments should be sentitive to the environment and be environmentally friendly; and
- preservation of heritage and character.

A summary of the key issues raised and the Commission's response is outlined below.

5.2 Response and recommendations

Identification of Specific Actions

A number of the responses to the engagement suggested the SPP Amendment needed to include actions and timings to implement change. No specific actions were identified in submissions for inclusion in the wording of SPP1.

The City of Adelaide noted in its response the various actions it has undertaken in recognition of the importance of a well-resourced planning system. This includes partnership with the State Government on a para planner cadet program, involvement of the Lord Mayor on the Built Environment Education Taskforce and joining with the State Government on the built environs exhibition at the Career and Employment Expo held between 10 – 11 May 2024.

The City of Adelaide also provided suggestions to amend the wording in the 'Purpose' section of SPP1 to recognise the current professional skills shortage in a more enduring style. In particular, the Council recommended the wording drafted for inclusion in the 'Purpose' section of the SPP be updated as follows, where the highlighted text identifies the Council's suggested amendments:

> *At the heart of effective integrated planning lies a well-resourced planning system consisting of qualified planning professionals who can negotiate and ensure good planning outcomes in a timely manner. ~~The shortage of urban and regional planners has become a growing concern. This scarcity could not only hinder~~ Our system will be supported to adapt to shortages, reskill in new and emerging policy and technological environments and keep pace with contemporary thought leadership. Without this our state's ability to tackle critical challenges such as housing affordability, population growth, the transition to a net-zero emissions future ~~but also jeopardizes~~ 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. ~~address this challenge.~~*

The City of West Torrens noted its desire to understand how the amended SPP1 will address the shortage of planning professionals and advocates that a review and action regarding the role of the university sector in addressing the training and education of planners should be undertaken. In addition, a couple of responses advocated the return of an urban and regional planning undergraduate degree.

It is noted that these submissions were received prior to the Minister's announcement in May 2024 that Flinders University would be offering the undergraduate planning degree from 2025. PIA also advocated working with the State Government and Commission in realising the amended SPP1.

There were submissions that specifically raised education and training for planning professionals. It was also raised that planning professionals need to have training accompanied with experience to assist them in decision-making. Feedback was received that qualified professionals should be provided with experience to help them make decisions.

Commission's Response:

The SPP Amendment is not intended to identify specific actions in relation to the ongoing resourcing of the planning system. Instead, it is intended to guide and show support for the way in which education and professional training is shaped. It also recognises the necessity of planning professionals to contribute to integrated planning.

The submissions received from local government and PIA provide useful content and displayed a willingness to work with the State Government and Commission on realising the intent of the SPP Amendment. In addition, the City of Adelaide's amended wording for the 'Purpose' section of the SPP is considered an appropriate and reasonable amendment, to ensure the longevity of the SPP.

Recommendation: The SPP Amendment be updated to include most of the suggested changes to the 'Purpose' section of SPP1 as suggested by the City of Adelaide.

Community expectations, developer bias and views in the planning system

There were several responses which argued community views were not taken into account in planning decisions and that outcomes are not always consistent with community expectations. Further, a number of respondents indicated a belief developers receive preferential treatment by planning professionals, to the detriment of individuals and the community.

SPP1 notes that genuine participation of all stakeholders as part of the planning and decision-making process is necessary for integrated planning.

Commission's Response:

SPPs are strategic documents within the planning system and provide guidance as to how planning and development can occur. They assist in setting the policy framework and expectations. It is on this basis that the SPP Amendment was progressed, being to recognise, at the highest level, that an efficient and well-resourced planning system is essential to deliver the future of South Australia.

The Commission undertook a public consultation program in accordance with the Charter to ensure comprehensive community engagement occurred on the SPP Amendment. However, the purpose of the engagement was limited to the appropriateness and validity of the proposed SPP Amendment.

Whilst there are many avenues for the community to have their say in the planning system, both at the policy level and the specific development level, it was not the intent of the SPP Amendment to prosecute concerns pertaining to the decision making of planning professionals, or community participation in the planning system more broadly.

Recommendation: No change recommended.

Environmental Concerns

A number of submissions indicated a desire for planning and development activities to be undertaken in an environmentally sensitive way. These concerns primarily related to housing supply and a need for building practices to adapt to the changes in the natural environment due to climate change.

These submissions spoke to a desire to see developments that are environmentally friendly, green and be built to take up less space. Respondents also expressed views about not wanting to see the loss of biodiversity when addressing the lack of housing. Sustainably built housing and adaption to climate change were also included as comments in some submissions.

The Conservation Council suggested the proposed new Policy 1.12 be altered to also include wording which recognises the current nature and climates crises.

Commission's Response:

The submissions related to development design and climate change are more applicable to (and in some instances, already reflected in) *SPP2 – Design Quality*, *SPP4 – Biodiversity* and *SPP5 – Climate Change*.

However, as *sustainability principles* are identified in the principles of good planning located in section 14(e) of the PDI Act, incorporating the suggested changes from the Conservation Council provides an opportunity to further enhance the importance of the environment and sustainability in SPP1, noting it is already referenced in several locations in the document. The suggested insertion of the word 'sustainability' in the proposed new Policy 1.12 succinctly represents the concerns raised by respondents around climate, environment, biodiversity and sustainability, whilst the inclusion of the words 'environmental pressures' in the new 'Purpose' paragraph recognises this as a critical challenge facing our State.

Recommendation: Proposed new Policy 1.12 in SPP1 include a high-level specific reference to sustainability given that the application of integrated planning includes the ability to adapt to challenges, including environmental challenges. Update the new paragraph to be inserted into the 'Purpose' section of the SPP to include the words 'environmental pressures' to also reflect the matters raised by the Conservation Council.

Preservation of character and heritage

Several respondents supported the proposed amendment but used the consultation to highlight the importance of protecting heritage and character. One respondent expressed a view that there should be adaptive reuse of current buildings.

Commission's Response:

SPPs other than SPP1 more appropriately address issues around character and heritage, for example *SPP3 – Adaptive Reuse* and *SPP7 – Cultural Heritage*. These SPPs, along with specific policy provisions within the Code, more adequately address concerns about character and heritage matters raised in the course of the SPP Amendment.

Recommendation: No change recommended.

6 Summary of recommended changes

The recommended changes to the SPP Amendment resulting from the community consultation are listed below:

- Amendment of the new paragraph to be inserted into the 'Purpose' section of the SPP based on:
    - the City of Adelaide's recommendation it be revised to recognise the need for qualified planning professionals, while also addressing the constant improvement needed to deliver on integrated planning; and
    - the Conservation Council's recommendation that environment and sustainability matters should be better reflected in the SPP through the inclusion of the words '*environmental pressures*'.
- Amendment of draft policy 1.12 to reference '*sustainability'* amongst the critical challenges that a well-resourced planning system is required to address. This amendment is the result of a suggestion by the Conservation Council.

The final version of the 'Purpose' paragraph is as follows:

> *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.*

The final version of policy 1.12 is as follows:

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

The above changes are shown in mark up in the suggested final version of the SPP1 Amendment (**Attachment 3**).

7 SPP1 Amendment instructions

The final version of the SPP1 Amendment, to be forwarded to the Minister for his consideration and approval, is in **Attachment 4.**

Attachments

1 Evaluation Results

2 Copy of Submissions Received

3 Marked up final version of SPP1 Amendment

4 Final version of SPP1 Amendment

Attachment 1 - Evaluation Results

Results of the community minimum mandatory evaluation indicators

	Evaluation statement	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Total number of responses
1	I feel the engagement genuinely sought my input to help shape the proposal	8.33% (1)	0%	66.67% (8)	16.67% (2)	8.33% (1)	12
2	I am confident my views were heard during the engagement	0%	0%	91.67% (11)	8.33% (1)	0%	12
3	I was given an adequate opportunity to be heard	0%	0%	63.64% (7)	36.36% (4)	0%	11
4	I was given sufficient information so that I could take an informed view	0%	16.67% (2)	33.33% (4)	33.33% (4)	16.67% (2)	12
5	I felt informed about why I was being asked for my view, and the way it would be considered.	0%	8.33% (1)	50% (6)	33.33% (4)	8.33% (1)	12

Results and Evaluation of Designated Entity's engagement

The engagement was evaluated by the PLUS Communications and Engagement team.

	Evaluation statement	**Response options (*Select answer)***
1	Engagement **occurred early enough** for feedback to genuinely influence the SPP Amendment **(Principle 1)**	▪ Engaged when there was opportunity for input into first draft
2	Engagement **contributed to the substance** of the SPP Amendment **(Principle 1)**	▪ In a moderate way
3	The **engagement reached** those identified as the community of interest **(Principle 2)**	▪ Representatives from some community groups participated in the engagement
4	Engagement included the **provision of feedback to community about outcomes** of their participation	▪ Formally (report or public forum)
5	**Engagement was reviewed** throughout the process and improvements put in place, or recommended for future engagement **(Principle 5)**	▪ Reviewed and recommendations considered

Attachment 2 – Copy of Submissions Received

Provided as a separate attachment.

Attachment 3 – Marked up final version of SPP1 Amendment

Note: Changes proposed by the SPP1 Amendment are outlined as follows:

• Deletion shown by red text with strikethrough e.g., ~~*remove text*~~
• Amendments to sections shown by green text with underline e.g., add text
• Post consultation changes, in response to submissions received, will have the section highlighted in yellow

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).

State Planning Policies at a glance

An efficient and well- resourced planning system is essential to achieve these aspirations.



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.

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.

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

At the heart of effective integrated planning lies a well-resourced planning system consisting of qualified ~~planning~~ professionals who can negotiate and ensure good planning outcomes in a timely manner. ~~The shortage of urban and regional planners has become a growing concern. This scarcity could not only hinder~~ 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 ~~but also jeopardizes~~ 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. ~~address this challenge.~~

Figure 1: Key Settlement Patterns in South Australia

Capital City



Core Function

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.

Physical Form

The highest density, with the greatest variety of land uses.

A range of medium to high-rise building forms, set close to street frontages.

Development Pattern

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



Core Function

Provides functions and services at a metropolitan, district and regional level.

Well connected to key transport networks, with a focus on outcomes public transport.

Physical Form

Medium to high-density development with low to mid-rise building forms.

Development Pattern

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



Core Function

Suburban areas within townships and the metropolitan area that provide liveable neighbourhoods for our community.

Physical Form

Predominantly residential fabric with a range of low-rise building types.

Low to medium density residential development with supporting community uses.

Development Pattern

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



Core Function

Supports primary production and value adding. A key driver of the state's economy.

Physical Form

Very low density.

Development Pattern

Intensive agriculture, food production, horticulture and mining.

Limited infrastructure provision.

Natural Areas



Core Function

Conservation Landscape protection.

Conservation, landscape protection.

Physical Form

Very low density.

Development Pattern

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 (wellserviced 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.

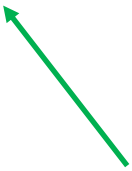
1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.

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, ~~and~~ 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.

Attachment 4 – Final Version of SPP1 Amendment

Provided as a separate attachment.