

**Draft Amendment to State Planning Policy 1: Integrated Planning**

**Instructions for reviewing the proposed amendments:**

**XXXXXX = Proposed new text**

# 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.

**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.

**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 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 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 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 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 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 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.

# 1

## STATE PLANNING POLICY 1: INTEGRATED PLANNING

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

### 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.

**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.**

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 state's ability to tackle critical challenges such as housing affordability, population growth, and the transition to a net-zero emissions future but also jeopardizes the sustainability of our communities. Coordination is required between all levels of government and the private sector to 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 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

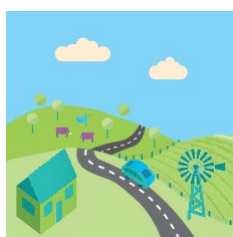


**Core Function**  
Suburban areas within townships and the metropolitan area that provide liveable neighbourhoods for our community.

**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

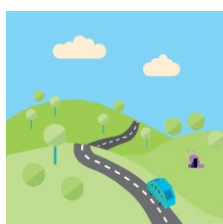


**Core Function**  
Supports primary production and value adding. A key driver of the state's economy.

**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.





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

## 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.

## 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 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 and well-resourced 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.