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South Australian  
HERITAGE COUNCIL

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Dear Ms Elding

**RE: draft State Planning Policies**

The Council appreciates the opportunity to provide comment on the draft State Planning Policies.

It was very useful for Council members to have a preliminary discussion about the draft policies at a recent meeting. Council thanks the State Planning Commission's Mr Michael Lennon, Ms Janet Finlay and DPTI's Mr Alex McKenzie for attending its meeting of 23 August.

The South Australian Heritage Council (Council) understands that much of the new legislation is based on South Australia's Expert Panel's report entitled "The Planning System We Want" (December 2014). "Reform 7 – Establish a single state-wide menu of planning rules" recommended establishing a state-wide suite of planning rules, to be known as the 'state planning and design code'.

Importantly, the Expert Panel also recommended that:

- State planning directions will be short and provide clear guidance to regional planning boards in the development of strategic plans for each region.
- The state planning directions will provide a clearinghouse for connected and potentially conflicting issues to be ventilated within

government: coupled with a planning commission, they will reduce confusion and promote coordination across government activity

- In addition to general direction, state planning directions should be able to include targets and direction specific to particular regions that will assist regional planning boards in development strategic plans.

The Council understands that the State Planning Policies are akin to the State Planning Directions referred to by the Expert Panel.

The Council considers that the Draft State Planning Policies (SPPs) could be amended to better adhere to some of the fundamental principles established by the Expert Panel by ensuring that:

- They are sufficiently short and clear.
- They sufficiently reduce confusion.
- They provide specific enough direction.

The Council also suggests that the SPPs could be made clearer by restructuring the document in the following way:

1. The Reason or The Rationale (the why) – currently prose at the start of each Planning Policy.
2. The Objective (the what).
3. The Policies (the what and how).

We have focused our review on those elements of the SPPs that are most directly relevant to heritage conservation, being State Planning Policy 3: Adaptive Re-use and State Planning Policy 7: Cultural Heritage. The existing draft Objectives and Policies are in black text with suggested replacement wording in green text:

### **STATE PLANNING POLICY 3: ADAPTIVE REUSE**

#### **Objective**

*The adaptive reuse of existing buildings to accommodate new and diverse uses that stimulate our economy, capitalise on existing infrastructure and facilities, make best use of embodied energy, enhance the established urban environment and celebrate the cultural and social benefits of heritage places.*

## Policies

61. *Remove procedural barriers and provide a range of planning and development incentives and bonus schemes, as well as dispensation on prescriptive requirements, to incentivise adaptive re-use to and streamline development assessment decision-making processes. This will, in turn, allow development involving adaptive reuse to provide dispensation on prescriptive requirements that constrain opportunities, and capitalise on related regulatory or financial incentives outside of the planning system, making adaptive reuse even more viable.*
1. ~~Remove barriers and encourage innovative and adaptive reuse of underutilised buildings and places to inspire urban regeneration, stimulate our economy and unlock latent investment opportunities.~~
  2. Sponsor models of adaptive reuse that allow flexible access to public spaces and infrastructure.
  3. *Prioritise Enable the repurposing and adaptive reuse of places of recognised heritage value in order to facilitate their retention. historical buildings and places that recognise and preserve our state's history.*
  4. *Prioritise the adaptive reuse of buildings within the City of Adelaide, particularly office buildings, and other mixed-use precincts as this is where:*
    - *There is significant existing capital investment in existing buildings already and some of these buildings are more likely to be underutilised;*
    - *A range of land uses is already anticipated and is less likely to have undesirable amenity impacts; and*
    - *There is a concentration of buildings of heritage significance that warrant retention.*
  5. ~~Facilitate the conversion and adaption of existing commercial office buildings in the City of Adelaide for residential or mixed use.~~
  75. Ensure performance-based building regulations are flexible to encourage the adaptability reuse of existing buildings to new uses without *unreasonably* compromising health and safety.

## STATE PLANNING POLICY 7: CULTURAL HERITAGE

### Objective

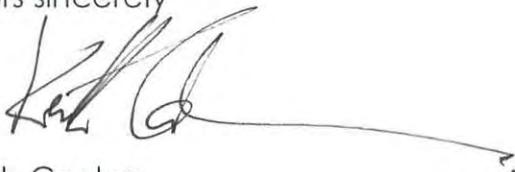
Places *and areas* of cultural heritage significance *and heritage areas* are *protected*, conserved for the benefit of our present and future generations *to and enhanced to provide a clear sense of identity and contribute to the economic and cultural growth of the State.*

### Policies

1. Support and promote the sensitive and respectful use of our culturally and historically significant places.
2. Recognise and protect Indigenous cultural heritage sites and areas of significance.
3. *Ensure the robust, consistent, transparent and streamlined listing of Heritage Places and Areas.*
4. *Ensure heritage listings best identify relevant heritage attributes in order to conserve elements of significance and facilitate development at the same time.*
5. *Promote appropriate development to, or in the proximity of, heritage places or areas that does not diminish their significance, but does reinforce their cultural and social value to the community.*
6. *Develop financial incentives to support the maintenance of heritage places, acknowledging the cost imposition on owners of heritage places.*
7. *Streamline development assessment processes for minor works associated with Heritage Places and Areas that do not impact on heritage significance.*
8. *Distinguish Heritage Areas where existing buildings will be conserved and/or adapted from areas of established desirable character where there may be replacement with buildings of complementary desirable character.*

Thank you for providing the Council with an opportunity to comment on the draft State Planning Policies. We trust that our suggestions are useful in the finalisation of this important planning document for South Australia.

Yours sincerely



Keith Conlon

Chair, South Australian Heritage Council