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Contains ▼

Part 2 – Zones and Sub Zones

Strategic Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	Employment-generating uses are arranged to: <ul style="list-style-type: none"> (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry (industry) (industry) and warehousing, ship building and related support industries (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

<p>PO 1.1</p> <p>Development primarily for a range of higher-impacting land uses including <u>general industry (general industry) (general industry)</u>, <u>warehouse (warehouse) (warehouse)</u>, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) <u>Automotive collision repair (Automotive collision repair)</u> (c) <u>Electricity substation (Electricity substation)</u> (d) Energy generation facility (e) Energy storage facility (f) <u>Fuel depot (Fuel depot)</u> (g) <u>General industry (General industry)</u> (h) Intermodal facility (i) <u>Light Industry (Light Industry)</u> (j) <u>Motor repair station (Motor repair station)</u> (k) <u>Public service depot (Public service depot)</u> (l) Rail marshalling yard (m) <u>Renewable energy facility (Renewable energy facility) (other than a <u>wind farm (wind farm) (wind farm)</u>)</u> (n) <u>Retail fuel outlet (Retail fuel outlet)</u> (o) <u>Service trade premises (Service trade premises)</u> (p) <u>Shop (Shop)</u> (q) <u>Store (Store)</u> (r) <u>Telecommunications facility (Telecommunications facility)</u> (s) Training facility (t) <u>Warehouse (Warehouse)</u>
<p>PO 1.2</p> <p>Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.</p>	<p>DTS/DPF 1.2</p> <p>Development involving any of the following uses on a <u>site (site) (site)</u> adjacent land in another zone used for or expected to be primarily used for residential purposes:</p> <ul style="list-style-type: none"> (a) <u>Bulky goods outlet (Bulky goods outlet)</u> (b) <u>Consulting room (Consulting room)</u> (c) <u>Indoor recreation facility (Indoor recreation facility)</u> (d) <u>Light industry (Light industry)</u> (e) <u>Motor repair station (Motor repair station)</u> (f) <u>Office (Office)</u> (g) <u>Place of worship (Place of worship)</u> (h) Research facility (i) <u>Service trade premises (Service trade premises)</u> (j) <u>Store (Store)</u> (k) Training facility (l) <u>Warehouse (Warehouse)</u>.

<p>PO 1.3</p> <p>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site (site) (site) and otherwise complement the role of Activity Centres.</p>	<p>DTS/DPF 1.3</p> <p><u>Shop (Shop)</u> where one of the following applies:</p> <p>(a) with a <u>gross leasable floor area (gross leasable floor area) (gross leasable floor area)</u> up to 250m²</p> <p>(b) is a <u>bulky goods outlet (bulky goods outlet) (bulky goods outlet)</u></p> <p>(c) is a <u>restaurant (restaurant) (restaurant)</u></p> <p>(d) is ancillary to and located on the same allotment as an <u>industry (industry) (industry)</u>.</p>
<p>PO 1.4</p> <p>Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.</p>	<p>DTS/DPF 1.5</p> <p><u>Telecommunications facility (Telecommunications facility)</u> in the form of a monopole:</p> <p>(a) up to a height of 30m</p> <p>(b) no closer than 50m to <u>neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone)</u>.</p>
<p>PO 1.6</p> <p>Bulky good outlets and standalone shops are located to provide convenient access.</p>	<p>DTS/DPF 1.6</p> <p>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</p>
<p>Site Dimensions and Land Division</p>	
<p>PO 2.1</p> <p>Land division creates allotments of a size and shape suitable for a range of industrial, transport, <u>warehouse (warehouse) (warehouse)</u> and other similar or complementary land uses that support employment generation.</p>	<p>DTS/DPF 2.1</p> <p>Allotments:</p> <p>(a) connected to an approved common <u>waste (waste) (waste)</u> water disposal service have and an area of 2500m² or more and a frontage width of 30m or more</p> <p>(b) that will require the disposal of <u>waste (waste) (waste)</u> water on-site (site) (site) have an area of 3000m² or more and a frontage width of 30m or more.</p>
<p>Built Form and Character</p>	
<p>PO 3.1</p> <p>Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>

PO 3.2

Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following:

- (a) using a variety of building finishes
- (b) avoiding elevations that consist solely of metal cladding
- (c) using materials with a low reflectivity
- (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

DTS/DPF 3.2

None are applicable.

PO 3.3

Buildings are set back from the primary street (primary street) (primary street) boundary to contribute to a consistent streetscape.

DTS/DPF 3.3

Buildings setback from the primary street (primary street) (primary street) boundary in accordance with the following table:

Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the <u>site (site) (site)</u> of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting <u>site (site) (site)</u> sharing the same street frontage as the <u>site (site) (site)</u> of the proposed building and the existing building is not on a corner <u>site (site) (site)</u> .	The setback of the existing building.
There is an existing building on only one abutting <u>site (site) (site)</u> sharing the same street frontage as the <u>site (site) (site)</u> of the proposed building and the existing building is on a corner <u>site (site) (site)</u> .	<p>(a) Where the existing building shares the same <u>primary street (primary street) (primary street)</u> frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different <u>primary street (primary street) (primary street)</u> frontage:</p> <ul style="list-style-type: none"> (i) 8m or more for proposed buildings up to 6m high (ii) not less than 10m for proposed buildings greater than 6m high.
There is no existing building on either of the abutting sites sharing the same street frontage as the <u>site (site) (site)</u> of the proposed building.	<p>(a) 8m or more for proposed buildings up to 6m high</p> <p>(b) not less than 10m for proposed buildings greater than 6m high.</p>

For the purposes of DTS/DPF 3.3:

- (a) the setback of an existing building on an abutting site (site) (site) to the street boundary that it shares with the site (site) (site) of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any

existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

- (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

PO 3.4

Buildings are set back from secondary street (secondary street) (secondary street) boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.

DTS/DPF 3.4

Building walls are set back 4m or more from a secondary street (secondary street) (secondary street) boundary.

PO 3.5

Buildings are sited to accommodate vehicle access to the rear of a site (site) (site) for deliveries, maintenance and emergency purposes.

DTS/DPF 3.5

Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site (site) (site) is available.

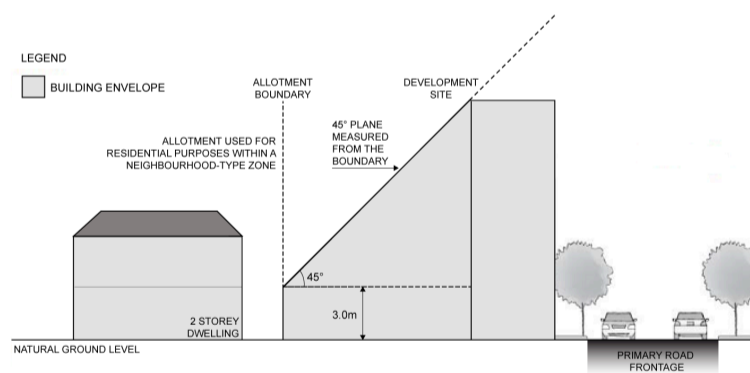
Interface Height

PO 4.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone).

DTS/DPF 4.1

Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone) as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):

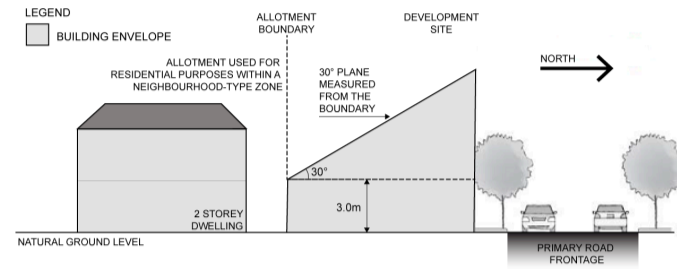


PO 4.2

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone).

DTS/DPF 4.2

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone) are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):



PO 4.3

Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone), provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.

DTS/DPF 4.3

None are applicable.

Landscaping

PO 5.1

Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.

DTS/DPF 5.1

Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (site) (site) (excluding any land required for road widening purposes):

- (a) where a building is set back less than 3m from the street boundary – within the area remaining between a relevant building and the street boundary
or
- (b) in accordance with the following:

Minimum width	Description
8m	Along any boundary with the Open Space Zone associated with the River Torrens.
5m	Along any boundary with a Highway, Freeway or Expressway.
5m	Along any boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: <ul style="list-style-type: none"> (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction Zone.
3m	Along any boundary on the perimeter of the zone that fronts a public road or thoroughfare.
3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).

PO 5.2

Development incorporates areas for landscaping to enhance the overall amenity of the site (site) (site) and locality.

DTS/DPF 5.2

Landscape areas comprise:

- (a) not less than 10 percent of the site (site) (site)
- (b) a dimension of at least 1.5m.

<p>PO 5.3</p> <p>Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Fencing</p>	
<p>PO 6.1</p> <p>Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.</p>	<p>DTS/DPF 6.1</p> <p>Fencing exceeding 2.1m in height is:</p> <ul style="list-style-type: none"> (a) located behind a façade of an associated building located on the same <u>site</u>, <u>(site)</u>, <u>(site)</u> or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
<p>Advertisements</p>	
<p>PO 7.1</p> <p>Freestanding advertisements do not create a visually dominant element within the locality.</p>	<p>DTS/DPF 7.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 6m in height (b) do not have a sign face exceeding 8m² per side.
<p>Concept Plans</p>	

<p>PO 8.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 8.1</p> <p>The <u>site</u> (<u>site</u>) (<u>site</u>) of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="1035 299 1873 1219"> <thead> <tr> <th data-bbox="1035 299 1873 403">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="1035 403 1873 468">Concept Plan 14 – Buckland Park</td> </tr> <tr> <td data-bbox="1035 468 1873 534">Concept Plan 18 – Playford North</td> </tr> <tr> <td data-bbox="1035 534 1873 599">Concept Plan 19 – Playford North Infrastructure</td> </tr> <tr> <td data-bbox="1035 599 1873 664">Concept Plan 21 – Virginia</td> </tr> <tr> <td data-bbox="1035 664 1873 730">Concept Plan 22 – Virginia Infrastructure</td> </tr> <tr> <td data-bbox="1035 730 1873 795">Concept Plan 50 – Roseworthy Town Expansion</td> </tr> <tr> <td data-bbox="1035 795 1873 899">Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints</td> </tr> <tr> <td data-bbox="1035 899 1873 964">Concept Plan 87 – Hindmarsh Road</td> </tr> <tr> <td data-bbox="1035 964 1873 1029">Concept Plan 99 – Two Wells</td> </tr> <tr> <td data-bbox="1035 1029 1873 1095">Concept Plan 95 – Kingsford Regional Estate</td> </tr> <tr> <td data-bbox="1035 1095 1873 1160">Concept Plan 107 – Proper Bay</td> </tr> <tr> <td data-bbox="1035 1160 1873 1219">Concept Plan 102 – Gillman</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 8.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 – Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the <u>site</u> (<u>site</u>) (<u>site</u>) of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where ‘no value’ is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.</p>	Description	Concept Plan 14 – Buckland Park	Concept Plan 18 – Playford North	Concept Plan 19 – Playford North Infrastructure	Concept Plan 21 – Virginia	Concept Plan 22 – Virginia Infrastructure	Concept Plan 50 – Roseworthy Town Expansion	Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints	Concept Plan 87 – Hindmarsh Road	Concept Plan 99 – Two Wells	Concept Plan 95 – Kingsford Regional Estate	Concept Plan 107 – Proper Bay	Concept Plan 102 – Gillman
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Table 1 – Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building). The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
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