

Osborne Suburban Employment Zone

What is the Planning and Design Code?

The Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

South Australia is home to three large defence industry precincts which house clusters of innovative companies, defence education and training, and defence experts. Despite the loss of car manufacturing, other types of manufacturing continue to provide a meaningful level of economic diversification. Defence manufacturing is strong, with a quarter of the nation's specialist defence investment concentrated in South Australia. The state has an established and recognised technical skills base which provides a solid platform for new and existing manufacturers to grow and invest in the transition from traditional to advanced manufacturing.

The greater Osborne Maritime Precinct (including Osborne Naval shipyard) is home to Australia's two largest naval projects – the Collins class submarine sustainment and Hobart class Air Warfare Destroyer construction, and this capacity will continue as the site expands and transitions to become the centre of the new Attack class submarine and Hunter class frigate programs. Collectively these programs represent an \$85 billion national defence spend, supported by Australia's leading maritime companies and employing some 5000 South Australians. Substantial works have commenced within the expanded footprint of the precinct to realise the facilities required to deliver these programs.

Osborne Suburban Employment Zone

The State Government has been working closely with Australian Naval Infrastructure and the Department of Defence to ensure that the expanded Osborne Naval shipyard, associated maritime industries, general industries and other uses can be accommodated on the northern LeFevre Peninsula. The area adjacent to Kardi Yarta playground and the proposed precinct car park has been identified as a potential 'gateway centre' to act as a public interface with the Shipyard.

The draft Code proposes rezoning some 19.5 hectares of privately owned land to the west and currently zoned Metropolitan Open Space System, to a new Suburban Employment Zone. This is in recognition that the current zoning does not readily support the potential 'gateway centre' and current legislation¹ that anticipates the area to be used for car parking and infrastructure.

¹ Schedule 32 and 33 of the *Development Act 1993* and Schedule 4 section 21 of the *Planning, Development and Infrastructure (General) Regulations 2017*

Transitioning to the Code

The State Planning Commission has released Phase Two and Phase Three of the Planning and Design Code for public consultation. In most cases, the Code transitions existing development plan policy into a new structure and format, whilst maintaining the overall intent of the existing zoning. However, the Commission recognises there are areas where existing zoning does not adequately support the continued growth and success of state significant economic activity. In these circumstances new zoning is proposed to be included within the draft Code.

The 'Suburban Employment Zone' is considered the best fit to achieve the outcomes sought in this precinct. This zone supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities.

What are the benefits?

The Planning and Design Code will support the greater Osborne Maritime Precinct by:

- Supporting the continued growth and success of the precinct for defence industry.
- Providing for a mix of land uses including supporting infrastructure in the form of allied services, conference and visitor facilities, shops, cafes and offices.
- Ensuring land in the north of the site remains as open space to ensure connectivity between open space areas to the east and west.
- Supporting the transition of land uses between intensive construction and manufacturing activities and nearby sensitive residential uses.
- Separating sensitive activities within the shipyard from those readily accessible to the public.
- Retaining the potential for a 'gateway centre' to act as a public interface with the Shipyard.

Area Affected



Want to know more?

Details of the policies relating to the Osborne Precinct can be found in the following zones within the Planning and Design Code:

- Suburban Employment Zone
- Employment Zone

For further information on the Code, you can visit the SA Planning Portal at:

www.saplanningportal.sa.gov.au/en/have_your_say