

Zone	Comment
<b>Business Neighbourhood Zone</b>	<p>The intent of this Zone as expressed in DO 1 is the accommodation of a <i>'variety of housing and accommodation types co-existing with a mix of low impact employment-generating land uses'</i>. It is non-sensical, therefore that 'general industry' is listed as a restricted form of development in Table 4 but 'special industry' is not. This appears to be an omission which should be addressed to ensure that the intent of the Zone is preserved.</p> <p>Further, all forms of 'industry' are subject to public notification. Query whether 'light industry' should be exempt from public notification given the expressed intent of the Zone.</p>
<b>Caravan and Tourist Park Zone</b>	'Industry' except 'light industry' is listed as a restricted form of development in this Zone. We suggest that this is considered for the Business Neighbourhood Zone as per our comments above.
<b>City Street Main Zone</b>	As per the Caravan and Tourist Park Zone, 'industry' except 'light industry' is listed as a restricted form of development in this Zone. We repeat our comments in this regard.
<b>Capital City Zone</b>	As per the above.
<b>City Riverbank Zone</b>	In this Zone, DTS/DOF 1.1 envisages 'Light industry' (including high technology and research-based activity) – no doubt this is intended to accommodate Lot 14.
<b>Employment Zone</b>	In this Zone, all industry except 'Special Industry' are restricted forms of development. This is curious given that the intent of the Zone, as expressed in DO 1 is <i>'a comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the State.'</i> Given that a significant amount of industry is not 'special industry' as that term is defined in Table 7, given that DTS/DPF 1.1 envisages 'General Industry' and 'Light Industry' and given that there are performance assessment criteria provided for other forms of industry, query the utility of the restricted development criteria in Table 4 of this Zone.
<b>Hills Face Zone</b>	In this Zone, all industry except 'light industry' is listed as restricted development.
<b>Home Industry Zone</b>	As per the above. This restricted development criteria are entirely sensible given the name and intent of the Zone.
<b>Innovation Zone</b>	As per the above. The intent of this Zone is to accommodate 'innovation precincts accommodating a range of health, education, and research activities supported by a mix of compatible supporting housing, tourism, hospitality, cultural, entertainment, recreation and retail land uses'. The restricted development criteria is, therefore, reasonable.
<b>Motorsport Park Zone</b>	Industry is not a restricted form of development in this Zone and is not subject to public notification. This accords with the intent of the Zone. Query why similar procedural provisions do not apply to industry in other Zones where this land use is encouraged.
<b>Peri-Urban Zone</b>	<p>Special Industry is a restricted form of development in this Zone whilst other forms of industry are not. Industry, particularly 'Rural Industry' is envisaged in this Zone which reflects its primary production and allied, value-adding industry focus (which does not at all accord with the Zone's name).</p> <p>Consistent with the intent of the Zone, industry, storage and/or warehousing with a floor area greater than 250m<sup>2</sup> requires public</p>

	notification. We consider that the public notification criteria should clarify whether the relevant public notification 'trigger' applies when the total floor area of such uses on land exceeds 250m <sup>2</sup> or whether it only applies to applications where more than 250m <sup>2</sup> is proposed in that application. On our reading of the table presently, it should be interpreted as the latter.
<b>Rural Aquaculture Zone</b>	Industry of all forms does not require public notification and is not restricted throughout this Zone which is consistent with the intent of the Zone. We repeat the comments made concerning the Motorsport Park in this regard.
<b>Rural Zone</b>	Certain forms of Industry are 'deemed-to-satisfy' in this Zone, which is consistent with its intent. However, industry, storage, transport distribution and/or warehousing with a total floor area greater than 250m <sup>2</sup> requires public notification. We repeat our comments concerning similar provisions in the Peri-Urban Zone in this regard.
<b>Rural Enterprise Zone</b>	There are no deemed-to-satisfy provisions for industry in this Zone, however the public notification requirements are similar and we repeat our comments above in this regard.
<b>Rural Intensive Enterprise Zone</b>	Industry does not require public notification, nor is it restricted in this Zone.
<b>Rural Living Zone</b>	Curiously, <i>'light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 80m<sup>2</sup></i> requires public notification in this Zone, whilst other forms of industry are performance-assessed development which does not require public notification. Given the nature and intent of this Zone, this has to be an oversight which must be addressed.
<b>Rural Settlement Zone</b>	All forms of industry require public notification in this Zone, which, we respectfully suggest, is the appropriate position for the Rural Living Zone.  There is an anomaly in the public notification table of this Zone where both <i>'industry'</i> and <i>'industry with a floor area greater than 100m<sup>2</sup></i> are both listed as forms of development which require public notification. Given the former, the latter is not required.
<b>Suburban Zone</b>	Similar to our comments for the Rural Living Zone, <i>'light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 80m<sup>2</sup></i> requires public notification in this Zone, whilst other forms of industry are performance-assessed development which does not require public notification. Given the nature and intent of this Zone, this has to be an oversight which must be addressed.
<b>Suburban Employment Zone</b>	In this Zone, all industry except for light industry are restricted forms of development. Light industry of all sizes and types does not require public notification.
<b>Suburban Activity Centre Zone</b>	Industry except light industry is a restricted form of development in this Zone.  Light industry proposed on a site located adjacent a dwelling within a <b>Neighbourhood Zone</b> requires public notification. All other forms of light industry do not require public notification.  Please note that the reference to 'Neighbourhood Zone' is not entirely clear in that there are many Zones in the Code which contain the word 'Neighbourhood'. We suggest that the public

	notification table should be amended so that the words 'Neighbourhood Zone' are replaced with 'any Zone containing the word 'neighbourhood' in its name'.
<b>Suburban Business and Innovation Zone</b>	All forms of industry are performance-assessed in this Zone with only light industry being recognised specifically in Table 3. Reflecting the intent of the Zone, industry other than light industry requires public notification.
<b>Suburban Main Street Zone</b>	All industry in this Zone are restricted forms of development which aligns with the intent and purpose of this Zone.  Curiously, the public notification table lists 'light industry' as a form of performance-assessed development which requires notification in the same instances as discussed for the Suburban Activity Centre Zone above. We suggest that this may be a needless repetition given that all forms of industry are listed as restricted in this Zone.
<b>Township Zone</b>	<i>'light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 250m<sup>2</sup></i> are performance-assessed forms of development which require notification. We repeat our comments concerning the wording of this 'trigger' as made above.  The intent of this Zone is, amongst other things, to accommodate light industry. Despite this, Special Industry and General Industry are not listed as restricted forms of development, nor do they require public notification. We suggested that this may need to be reconsidered to ensure that the intent of the Zone is preserved.
<b>Township Main Street Zone</b>	All forms of industry in this Zone are restricted forms of development. Despite this, some forms of light industry are listed as performance-assessed development requiring public notification. This anomaly needs to be addressed.
<b>Township Activity Centre Zone</b>	All forms of industry except light industry are restricted forms of development in this Zone.  The same public notification 'trigger' for light industry in the Suburban Activity Centre Zone exists in this Zone and we repeat the comments made above in this regard.
<b>Tourism Development Zone</b>	Industry except for light industry are restricted forms of development in this Zone. Light industry is a performance-assessed form of development requiring public notification. We note an error in the notification table which states that the following requires public notification – ' <i>development identified as "all other code assessed development" Specific Use (Tourism Development) Zone Table 3</i> '.
<b>Urban Activity Centre Zone</b>	All forms of industry except for light industry are restricted forms of development in this Zone. All light industry except that in the Port Adelaide Centre Subzone requires public notification according to (d) in the notification table. We note that numbering in this table commences at (d) which appears to be an error. Further, within the Subzone, the public notification 'trigger' for light industry is similar to that in the Suburban Activity Centre Zone and we repeat the comments made above in this regard. We also note a typographical error in (e)(iv) where 'none' should read 'zone'.
<b>Urban Corridor (Boulevard) Zone</b>	All industry except for light industry are restricted forms of development in these Zones. Light industry is not an envisaged

<b>Urban Corridor (Business) Zone</b> <b>Urban Corridor (Living) Zone</b> <b>Urban Corridor (Main Street) Zone</b> <b>Urban Neighbourhood Zone</b>	land use and does not have specific performance-assessment criteria in these Zones and, therefore, requires public notification.
<b>Urban Renewal Neighbourhood Zone</b>	Light industry is envisaged in the Mixed Use Transition Subzone within this Zone and is a performance-assessed form of development that does not require public notification.