

Zones Desired Outcome Table

This table is intended as a supporting reference to assist in interpreting how different planning zones may be treated for stamp duty purposes under the qualifying land provisions. It provides a summary of zone descriptions and indicates whether:

- stamp duty will generally apply at the date of the original conveyance or transfer unless sufficient evidence is provided demonstrating that a qualifying commercial development has been approved and will be completed within three years; or
- the zone may support an exemption as qualifying land at the date of the original conveyance or transfer.

This table should be read in conjunction with [Information Circular 103](#), which contains the detailed legislative requirements and guidance.

People and Neighbourhoods

These zones primarily envisage residential development and associated community activities.

Zone	Desired Outcome (DO) for Zone	Dutiable initially unless evidence provided shows commercial development approved (refund potential)	Qualifying Land
City Living Zone	DO 1: Predominantly low-rise, low- to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small-scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	Yes	No



City Main Street Zone	DO 1: A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the city supported by medium to high density residential development. Non-residential activities including shops, restaurants and licensed premises positively contribute to the day and evening economies, public safety, walkability and city vibrancy. DO 2: The built form positively contributes to a streetscape that is visually interesting at human scale, comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and a fine-grain public realm comprising buildings with active frontages that reinforce the street rhythm and intimate character, consider the facades, articulation and massing of existing buildings and spaces between them, and provide narrow tenancy footprints at ground level.	Yes	No
Urban Corridor (Boulevard) Zone	DO 1: Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above.	Yes	No
Urban Corridor (Business) Zone	DO 1: A medium-rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium-density residential development oriented towards a primary road corridor. DO 2: Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land.	Yes	No



Urban Corridor (Main Street) Zone	DO 1: A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium-density residential development. DO 2: Built form positively contributing to a streetscape that is visually interesting at human scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and a fine-grain public realm comprising buildings with active frontages that reinforce the street rhythm, consider the facades, articulation and massing of existing buildings and spaces between them, and provide narrow tenancy footprints at ground level.	Yes	No
Urban Corridor (Living) Zone	DO 1: A mixed use area with a strong residential focus that provides a diverse range of medium-density housing options primarily in multi-level medium-rise buildings supported by compatible non-residential land uses oriented towards a primary road corridor, high-frequency public transport route, activity centre or significant open space. DO 2: Non-residential activities that enhance convenient day-to-day living for nearby residents and encourage small-group and intimate social gatherings that are contextually appropriate to a compact residential amenity.	Yes	No
Urban Neighbourhood Zone	DO 1: A mixed use area that provides a flexible policy framework for redevelopment of urban areas near high-frequency public transport or primary road corridors; provides high-quality design and integration of buildings and public realm in mixed use areas with walkable urban form and active street frontages; concentrates mixed use activity close to community focal points; provides adaptable buildings; and transitions to reduced scale and intensity at zone boundaries to maintain adjoining residential amenity.	Yes	No



Urban Renewal Neighbourhood Zone	DO 1: Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services improve access to jobs, goods and services without compromising residential amenity.	Yes	No
Established Neighbourhood Zone	DO 1: A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns. DO 2: Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards and space between crossovers.	Yes	No
General Neighbourhood Zone	DO 1: Low-rise, low- and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	Yes	No
Golf Course Estate Zone	DO 1: A golf course and associated club facilities as well as housing and tourism development sensitively integrate with natural features such as topography, vegetation and watercourses. Services and facilities support recreation and tourism.	Yes	No
Hills Neighbourhood Zone	DO 1: Development provides a complementary transition to adjacent natural and rural landscapes. Low-density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.	Yes	No



Housing Diversity Neighbourhood Zone	DO 1: Medium-density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	Yes	No
Master Planned Neighbourhood Zone	DO 1: A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.	Yes	No
Master Planned Renewal Zone	DO 1: A revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. Employment and community services improve access to jobs, goods and services without compromising residential amenity.	Yes	No
Master Planned Township Zone	DO 1: Expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services, facilities and open space. DO 2: Development complementary to existing township settlement patterns, adjacent rural landscapes and natural features.	Yes	No
Neighbourhood Zone	DO 1: Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.	Yes	No
Suburban Neighbourhood Zone	DO 1: Low-density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.	Yes	No



Waterfront Neighbourhood Zone	DO 1: A diverse range of housing which takes advantage of waterfront locations. Development enhances public access to waterfront areas. Dual-aspect allotments incorporate designs to enhance the streetscape.	Yes	No
Rural Neighbourhood Zone	DO 1: Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities enhance rather than compromise rural residential amenity.	Yes	No
Rural Living Zone	DO 1: A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.	Yes	No
Rural Settlement Zone	DO 1: A small mixed use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors. DO 2: Development contributes to and enhances the local context and development pattern comprising the settlement.	Yes	No
Rural Shack Settlement Zone	DO 1: Limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements.	Yes	No



Township Zone	DO 1: A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities. DO 2: Development contributes to and enhances streetscapes and the settlement patterns comprising the township.	Yes	No
Township Neighbourhood Zone	DO 1: Accommodation of a range of housing types that respond to housing preferences in a manner that contributes to and enhances township streetscapes and original settlement patterns.	Yes	No
Residential Park Zone	DO 1: Affordable living, short-term accommodation and associated small-scale services and facilities are provided in an open landscaped setting.	Yes	No
Workers' Settlement Zone	DO 1: Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.	Yes	No



Productive Economy

These zones support commercial, industrial, employment, tourism and economic activities.

Zone	Desired Outcome (DO) for Zone	Dutiable initially unless evidence provided shows commercial development approved	Qualifying Land
Capital City Zone	DO 1: A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth. DO 2: High-intensity and large-scale development with high street walls reinforcing the distinctive grid pattern layout of the city, with active non-residential ground-level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority.	Yes	No
City Riverbank Zone	DO 1: Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality. DO 2: A fine-grained precinct with a quality public realm that is inviting and comfortable for pedestrians. DO 3: Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.	No	Yes



Urban Activity Centre Zone	DO 1: A cohesive and legible environment supporting a broad spectrum of regional-level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours. DO 2: Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm. Development can comprise dwellings and retirement facilities.	Yes	No
Suburban Business Zone	DO 1: A business and innovation precinct that includes a range of emerging businesses which have low levels of off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. DO 2: A zone characterised by low-rise buildings with additional height in well-serviced and accessible locations. Development can comprise of dwellings and residential flats.	Yes	No
Business Neighbourhood Zone	DO 1: A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings. DO 2: Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provides for landscaping and open space.	Yes	No
Home Industry Zone	DO 1: A zone accommodating small-scale and low-impact business enterprises in conjunction with a dwelling that provides opportunities to work from home and contribute to employment diversity.	Yes	No



Strategic Innovation Zone	DO 1: A range of health, education and research activities supported by a mix of compatible housing, accommodation, tourism, hospitality, cultural, entertainment, recreation and retail land uses.	Yes	No
Suburban Activity Centre Zone	DO 1: An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs. Buildings and pedestrian areas create a high-quality, activated public realm integrated with pedestrian and cycle networks and well-defined connections to public transport services. Development can include dwellings, residential flats and retirement facilities.	Yes	No
Suburban Main Street Zone	DO 1: A mix of land uses including retail, office, commercial, community, civic and medium-density residential development that supports the local area. DO 2: A high degree of pedestrian and main street activity with well-lit and visually engaging shopfronts and business displays including alfresco seating and dining facilities. DO 3: An intimate public realm with active streets created by integrated mixed use buildings.	Yes	No
Local Activity Centre Zone	DO 1: A range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods. Development can comprise dwellings.	Yes	No



Strategic Employment Zone	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 support efficient movement of goods and materials, maintain access to waterfront areas for uses benefiting from direct water access, create and enhance business clusters, support co-location of rural-related industries and allied businesses, and manage adverse impacts on adjoining zones. DO 3: A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.	No	Yes
Employment Zone	DO 1: A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. DO 2: Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	No	Yes
Employment (Bulk Handling) Zone	DO 1: Agricultural and other commodities are received, stored and dispatched in bulk to generate wealth and employment for the state. DO 2: A pleasant visual amenity when viewed from adjacent arterial roads, adjoining zones and entrance ways to towns, settlements and cities.	No	Yes
Employment (Enterprise) Zone	DO 1: A range of industrial, warehousing, storage and service activities with compatible business activities generating wealth and employment for the state.	No	Yes



Motorsport Park Zone	DO 1: Development primarily for and associated with state-of-the-art motorsport facilities including sealed and non-sealed racing circuits and strips, spectator facilities and services and accommodation for visitors, event participants, motoring enthusiasts and workers, and tourism, recreation, leisure, sports and cultural events and activities.	No	Yes
Caravan and Tourist Park Zone	DO 1: Tourist accommodation and associated services and facilities enhance visitor experiences and enjoyment.	Yes	No
Township Activity Centre Zone	DO 1: A cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. DO 2: The range of land uses that occur in the centre provide important services to town residents, rural hinterland and the broader region. Development can comprise of dwellings	Yes	No
Township Main Street Zone	DO 1: A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax. DO 2: Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character. Development can comprise of dwellings.	Yes	No



Productive Rural Landscape Zone	DO 1: A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and tourist and lifestyle opportunities while conserving natural and rural character, identity, biodiversity, sensitive environmental areas and scenic qualities. DO 2: Agriculture, horticulture, value-adding opportunities, farm-gate businesses, sale and consumption of agricultural products, tourist development and accommodation expand the economic base and promote regional identity. DO 3: Local conditions support new and continuing investment while promoting coexistence and mitigating land use conflicts.	Yes	No
Rural Zone	DO 1: A zone supporting the economic prosperity of South Australia primarily through production, processing, storage and distribution of primary produce, forestry and generation of energy from renewable sources. DO 2: Diversification of existing businesses promotes value-adding such as industry, storage and warehousing, sale and consumption of primary produce, tourist development and accommodation.	Yes	No



Rural Horticulture Zone	DO 1: Intensive agriculture in the form of horticulture and associated value-adding enterprises and activities. DO 2: The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture. DO 3: Manage interface conflict between horticulture and other land uses.	Yes	No
Rural Intensive Enterprise Zone	DO 1: Multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state.	Yes	No
Rural Aquaculture Zone	DO 1: Facilities and infrastructure that support marine-based aquaculture farms and on-land aquaculture in a manner that protects the environment.	Yes	No
Tourism Development Zone	DO 1: A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment. Development can comprise dwellings ancillary to tourist accommodation.	Yes	No
Resource Extraction Zone	DO 1: The provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource.	No	Yes

Natural Resources and Environment

These zones protect environmental, conservation, landscape and open-space values.

Zone	Desired Outcome (DO) for Zone	Dutiable initially unless evidence provided shows commercial development approved	Qualifying Land
Adelaide Park Lands Zone	DO 1: A unique publicly accessible and well-connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide. DO 2: A range of passive and active recreational activities with a high level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support temporary events such as festivals, concerts and sporting events.	No	Yes
Hills Face Zone	DO 1: To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space. The natural character of the zone is preserved, enhanced and re-established to provide a natural backdrop to the Adelaide Plain, preserve biodiversity, provide for passive recreation and form part of the buffer between metropolitan districts. DO 2: Development ensures that the community is not required to bear the cost of providing services to and within the Zone.	Yes	No



Open Space Zone	DO 1: Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.	No	Yes
Conservation Zone	DO 1: The conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, and for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values, with opportunities for the public to experience these through low-impact recreational and tourism development.	No	Yes
Coastal Waters and Offshore Islands Zone	DO 1: Protection and enhancement of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and passage for safe watercraft navigation. DO 2: A limited number of small-scale, low-impact developments supporting conservation, navigation, science, recreation, tourism, aquaculture or carbon storage.	No	Yes
Remote Areas Zone	DO 1: A zone that includes a diverse range of uses including pasture growing, grazing, farming, agricultural processing and transportation, mining and petroleum, energy generation and storage, pipeline infrastructure, aerospace and defence-related facilities, Aboriginal lands and related activities, tourist development, workers' accommodation and settlements.	Yes	No



Infrastructure and Movement Systems

These zones accommodate infrastructure and movement networks required to support the community.

Zone	Desired Outcome (DO) for Zone	Dutiable initially unless evidence provided shows commercial development approved	Qualifying Land
Community Facilities Zone	DO 1: Provision of a range of community, educational, recreational and health care facilities.	Yes	No
Commonwealth Facilities Zone	DO 1: A zone accommodating nationally significant aviation and defence-related activities. Note: Land in the zone is subject to Commonwealth laws where development may occur without approval under the Planning, Development and Infrastructure Act 2016. Where a class of development is subject to state planning laws, it is subject to assessment against the Planning and Design Code.	No	Yes
Deferred Urban Zone	DO 1: To safeguard land for future urban growth.	Yes	No
Infrastructure Zone	DO 1: The protection, provision, maintenance and expansion of infrastructure services and facilities that support orderly development and vehicular movements. DO 2: Infrastructure services and facilities manage environmental impacts.	No	Yes
Infrastructure (Airfield) Zone	DO 1: Aviation operations together with allied and complementary activities to support the long-term ongoing use and expansion of airfield development and activities for commercial freight and passenger transport as well as aviation-related recreational pursuits.	No	Yes



Infrastructure (Ferry and Marina Facilities) Zone	DO 1: A zone accommodating on-water development associated with the function of marinas and passenger ferry services together with a range of complementary waterfront-oriented recreational and tourist development activities.	No	Yes
Recreation Zone	DO 1: Provision of a range of accessible recreational facilities.	Yes	No



Code Theme	Zone	Formal Code Zone Outcome wording	Residential Development Generally Contemplated?
People and Neighbourhoods	City Living Zone	DO 1: Predominantly low-rise, low- to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small-scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	Yes
People and Neighbourhoods	City Main Street Zone	DO 1: A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the city supported by medium to high density residential development. Non-residential activities including shops, restaurants and licensed premises positively contribute to the day and evening economies, public safety, walkability and city vibrancy. DO 2: The built form positively contributes to a streetscape that is visually interesting at human scale, comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and a fine-grain public realm comprising buildings with active frontages that reinforce the street rhythm and intimate character, consider the facades, articulation and massing of existing buildings and spaces between them, and provide narrow tenancy footprints at ground level.	Yes



People and Neighbourhoods	Urban Corridor (Boulevard) Zone	DO 1: Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above.	Yes
People and Neighbourhoods	Urban Corridor (Business) Zone	DO 1: A medium-rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium-density residential development oriented towards a primary road corridor. DO 2: Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land.	Yes
People and Neighbourhoods	Urban Corridor (Main Street) Zone	DO 1: A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium-density residential development. DO 2: Built form positively contributing to a streetscape that is visually interesting at human scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and a fine-grain public realm comprising buildings with active frontages that reinforce the street rhythm, consider the facades, articulation and massing of existing buildings and spaces between them, and provide narrow tenancy footprints at ground level.	Yes



People and Neighbourhoods	Urban Corridor (Living) Zone	DO 1: A mixed use area with a strong residential focus that provides a diverse range of medium-density housing options primarily in multi-level medium-rise buildings supported by compatible non-residential land uses oriented towards a primary road corridor, high-frequency public transport route, activity centre or significant open space. DO 2: Non-residential activities that enhance convenient day-to-day living for nearby residents and encourage small-group and intimate social gatherings that are contextually appropriate to a compact residential amenity.	Yes
People and Neighbourhoods	Urban Neighbourhood Zone	DO 1: A mixed use area that provides a flexible policy framework for redevelopment of urban areas near high-frequency public transport or primary road corridors; provides high-quality design and integration of buildings and public realm in mixed use areas with walkable urban form and active street frontages; concentrates mixed use activity close to community focal points; provides adaptable buildings; and transitions to reduced scale and intensity at zone boundaries to maintain adjoining residential amenity.	Yes
People and Neighbourhoods	Urban Renewal Neighbourhood Zone	DO 1: Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services improve access to jobs, goods and services without compromising residential amenity.	Yes



People and Neighbourhoods	Established Neighbourhood Zone	DO 1: A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns. DO 2: Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards and space between crossovers.	Yes
People and Neighbourhoods	General Neighbourhood Zone	DO 1: Low-rise, low- and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	Yes
People and Neighbourhoods	Golf Course Estate Zone	DO 1: A golf course and associated club facilities as well as housing and tourism development sensitively integrate with natural features such as topography, vegetation and watercourses. Services and facilities support recreation and tourism.	Yes
People and Neighbourhoods	Hills Neighbourhood Zone	DO 1: Development provides a complementary transition to adjacent natural and rural landscapes. Low-density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.	Yes
People and Neighbourhoods	Housing Diversity Neighbourhood Zone	DO 1: Medium-density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	Yes
People and Neighbourhoods	Master Planned Neighbourhood Zone	DO 1: A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.	Yes



People and Neighbourhoods	Master Planned Renewal Zone	DO 1: A revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. Employment and community services improve access to jobs, goods and services without compromising residential amenity.	Yes
People and Neighbourhoods	Master Planned Township Zone	DO 1: Expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services, facilities and open space. DO 2: Development complementary to existing township settlement patterns, adjacent rural landscapes and natural features.	Yes
People and Neighbourhoods	Neighbourhood Zone	DO 1: Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.	Yes
People and Neighbourhoods	Suburban Neighbourhood Zone	DO 1: Low-density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.	Yes
People and Neighbourhoods	Waterfront Neighbourhood Zone	DO 1: A diverse range of housing which takes advantage of waterfront locations. Development enhances public access to waterfront areas. Dual-aspect allotments incorporate designs to enhance the streetscape.	Yes
People and Neighbourhoods	Rural Neighbourhood Zone	DO 1: Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities enhance rather than compromise rural residential amenity.	Yes



People and Neighbourhoods	Rural Living Zone	DO 1: A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.	Yes
People and Neighbourhoods	Rural Settlement Zone	DO 1: A small mixed use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors. DO 2: Development contributes to and enhances the local context and development pattern comprising the settlement.	Yes
People and Neighbourhoods	Rural Shack Settlement Zone	DO 1: Limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements.	Yes
People and Neighbourhoods	Township Zone	DO 1: A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities. DO 2: Development contributes to and enhances streetscapes and the settlement patterns comprising the township.	Yes
People and Neighbourhoods	Township Neighbourhood Zone	DO 1: Accommodation of a range of housing types that respond to housing preferences in a manner that contributes to and enhances township streetscapes and original settlement patterns.	Yes
People and Neighbourhoods	Residential Park Zone	DO 1: Affordable living, short-term accommodation and associated small-scale services and facilities are provided in an open landscaped setting.	Yes
People and Neighbourhoods	Workers' Settlement Zone	Accommodation for seasonal workers	Limited



Productive Economy	Capital City Zone	DO 1: A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth. DO 2: High-intensity and large-scale development with high street walls reinforcing the distinctive grid pattern layout of the city, with active non-residential ground-level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority.	Mixed
Productive Economy	City Riverbank Zone	DO 1: Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality. DO 2: A fine-grained precinct with a quality public realm that is inviting and comfortable for pedestrians. DO 3: Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.	Limited
Productive Economy	Urban Activity Centre Zone	DO 1: A cohesive and legible environment supporting a broad spectrum of regional-level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours. DO 2: Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm.	Mixed



Productive Economy	Suburban Business Zone	DO 1: A business and innovation precinct that includes a range of emerging businesses which have low levels of off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. DO 2: A zone characterised by low-rise buildings with additional height in well-serviced and accessible locations.	No
Productive Economy	Business Neighbourhood Zone	DO 1: A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings. DO 2: Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provides for landscaping and open space.	Limited
Productive Economy	Home Industry Zone	DO 1: A zone accommodating small-scale and low-impact business enterprises in conjunction with a dwelling that provides opportunities to work from home and contribute to employment diversity.	Yes
Productive Economy	Strategic Innovation Zone	DO 1: A range of health, education and research activities supported by a mix of compatible housing, accommodation, tourism, hospitality, cultural, entertainment, recreation and retail land uses.	Limited
Productive Economy	Suburban Activity Centre Zone	DO 1: An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs. Buildings and pedestrian areas create a high-quality, activated public realm integrated with pedestrian and cycle networks and well-defined connections to public transport services.	Mixed



Productive Economy	Suburban Main Street Zone	DO 1: A mix of land uses including retail, office, commercial, community, civic and medium-density residential development that supports the local area. DO 2: A high degree of pedestrian and main street activity with well-lit and visually engaging shopfronts and business displays including alfresco seating and dining facilities. DO 3: An intimate public realm with active streets created by integrated mixed use buildings.	Mixed
Productive Economy	Local Activity Centre Zone	DO 1: A range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods.	Mixed
Productive Economy	Strategic Employment Zone	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 support efficient movement of goods and materials, maintain access to waterfront areas for uses benefiting from direct water access, create and enhance business clusters, support co-location of rural-related industries and allied businesses, and manage adverse impacts on adjoining zones. DO 3: A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.	No



Productive Economy	Employment Zone	DO 1: A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. DO 2: Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	No
Productive Economy	Employment (Bulk Handling) Zone	DO 1: Agricultural and other commodities are received, stored and dispatched in bulk to generate wealth and employment for the state. DO 2: A pleasant visual amenity when viewed from adjacent arterial roads, adjoining zones and entrance ways to towns, settlements and cities.	No
Productive Economy	Employment (Enterprise) Zone	DO 1: A range of industrial, warehousing, storage and service activities with compatible business activities generating wealth and employment for the state.	No
Productive Economy	Motorsport Park Zone	DO 1: Development primarily for and associated with state-of-the-art motorsport facilities including sealed and non-sealed racing circuits and strips, spectator facilities and services and accommodation for visitors, event participants, motoring enthusiasts and workers, and tourism, recreation, leisure, sports and cultural events and activities.	No
Productive Economy	Caravan and Tourist Park Zone	DO 1: Tourist accommodation and associated services and facilities enhance visitor experiences and enjoyment.	Limited
Productive Economy	Township Activity Centre Zone	DO 1: A cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. DO 2: The range of land uses that occur in the centre provide important services to town residents, rural hinterland and the broader region.	Mixed



Productive Economy	Township Main Street Zone	DO 1: A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax. DO 2: Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.	Mixed
Productive Economy	Productive Rural Landscape Zone	DO 1: A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and tourist and lifestyle opportunities while conserving natural and rural character, identity, biodiversity, sensitive environmental areas and scenic qualities. DO 2: Agriculture, horticulture, value-adding opportunities, farm-gate businesses, sale and consumption of agricultural products, tourist development and accommodation expand the economic base and promote regional identity. DO 3: Local conditions support new and continuing investment while promoting coexistence and mitigating land use conflicts.	No
Productive Economy	Rural Zone	DO 1: A zone supporting the economic prosperity of South Australia primarily through production, processing, storage and distribution of primary produce, forestry and generation of energy from renewable sources. DO 2: Diversification of existing businesses promotes value-adding such as industry, storage and warehousing, sale and consumption of primary produce, tourist development and accommodation.	No



Productive Economy	Rural Horticulture Zone	DO 1: Intensive agriculture in the form of horticulture and associated value-adding enterprises and activities. DO 2: The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture. DO 3: Manage interface conflict between horticulture and other land uses.	No
Productive Economy	Rural Intensive Enterprise Zone	DO 1: Multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state.	No
Productive Economy	Rural Aquaculture Zone	DO 1: Facilities and infrastructure that support marine-based aquaculture farms and on-land aquaculture in a manner that protects the environment.	No
Productive Economy	Tourism Development Zone	DO 1: A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.	Limited
Productive Economy	Resource Extraction Zone	DO 1: The provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource.	No
Natural Resources and Environment	Adelaide Park Lands Zone	DO 1: A unique publicly accessible and well-connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide. DO 2: A range of passive and active recreational activities with a high level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support temporary events such as festivals, concerts and sporting events.	No



Natural Resources and Environment	Hills Face Zone	DO 1: To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space. The natural character of the zone is preserved, enhanced and re-established to provide a natural backdrop to the Adelaide Plain, preserve biodiversity, provide for passive recreation and form part of the buffer between metropolitan districts. DO 2: Development ensures that the community is not required to bear the cost of providing services to and within the Zone.	No
Natural Resources and Environment	Open Space Zone	DO 1: Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.	No
Natural Resources and Environment	Conservation Zone	DO 1: The conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, and for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values, with opportunities for the public to experience these through low-impact recreational and tourism development.	No
Natural Resources and Environment	Coastal Waters and Offshore Islands Zone	DO 1: Protection and enhancement of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and passage for safe watercraft navigation. DO 2: A limited number of small-scale, low-impact developments supporting conservation, navigation, science, recreation, tourism, aquaculture or carbon storage.	No



Natural Resources and Environment	Remote Areas Zone	DO 1: A zone that includes a diverse range of uses including pasture growing, grazing, farming, agricultural processing and transportation, mining and petroleum, energy generation and storage, pipeline infrastructure, aerospace and defence-related facilities, Aboriginal lands and related activities, tourist development, workers' accommodation and settlements.	Limited
Infrastructure and Movement Systems	Community Facilities Zone	DO 1: Provision of a range of community, educational, recreational and health care facilities.	Limited
Infrastructure and Movement Systems	Commonwealth Facilities Zone	DO 1: A zone accommodating nationally significant aviation and defence-related activities. Note: Land in the zone is subject to Commonwealth laws where development may occur without approval under the Planning, Development and Infrastructure Act 2016. Where a class of development is subject to state planning laws, it is subject to assessment against the Planning and Design Code.	No
Infrastructure and Movement Systems	Deferred Urban Zone	DO 1: To safeguard land for future urban growth.	Future
Infrastructure and Movement Systems	Infrastructure Zone	DO 1: The protection, provision, maintenance and expansion of infrastructure services and facilities that support orderly development and vehicular movements. DO 2: Infrastructure services and facilities manage environmental impacts.	No
Infrastructure and Movement Systems	Infrastructure (Airfield) Zone	DO 1: Aviation operations together with allied and complementary activities to support the long-term ongoing use and expansion of airfield development and activities for commercial freight and passenger transport as well as aviation-related recreational pursuits.	No
Infrastructure and Movement Systems	Infrastructure (Ferry and Marina Facilities) Zone	DO 1: A zone accommodating on-water development associated with the function of marinas and passenger ferry services together with a range of complementary waterfront-oriented recreational and tourist development activities.	No

Infrastructure and Movement Systems	Recreation Zone	DO 1: Provision of a range of accessible recreational facilities.	Limited
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