

Consultation Information Pack

Osborne State Development Area

Shaping the future of one of South Australia's premier industrial regions



Government of South Australia
Coordinator General's Office



Photo courtesy of ANI

Statement of Acknowledgment

We acknowledge Osborne is on the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

We also pay respects to the cultural authority of Aboriginal people visiting/attending from other areas of South Australia/Australia.

Shaping the next phase for Osborne

North-Western Adelaide and the Lefevre Peninsula have a proud history at the centre of South Australia's world-class naval shipbuilding and defence industries.

What began as a working port community has expanded alongside energy, defence and industrial development, creating a place with strong community ties, diverse neighbourhoods and industries that are vital to South Australia.

The area has evolved in stages rather than being designed as one connected place, meaning it is now at a stage where many different activities overlap, and decisions in one location can affect people, businesses, and infrastructure across the whole region.

Through consultation on the Lefevre Peninsula Master Plan, residents, workers, businesses and community groups told us they want clearer long-term direction, better coordination and earlier resolution of land-use and infrastructure challenges.



Osborne State Development Area

The Government of South Australia is proposing to establish the Osborne State Development Area (SDA) under the *State Development Coordination and Facilitation Act 2025 (SDCF Act)*. This formally recognises Osborne as one of our most important industrial and economic areas.

The SDA will give the Coordinator General's Office responsibility for planning, coordinating and supporting development in the precinct. This will help deliver major state and national projects, protect critical infrastructure and give investors greater confidence.

Consultation is now focused on the **proposed boundary** of the Osborne SDA. Feedback will help inform a decision on whether the boundary is right, or if adjustments are needed before it is finalised.

Osborne will be South Australia's first SDA, highlighting its importance to our state's future.



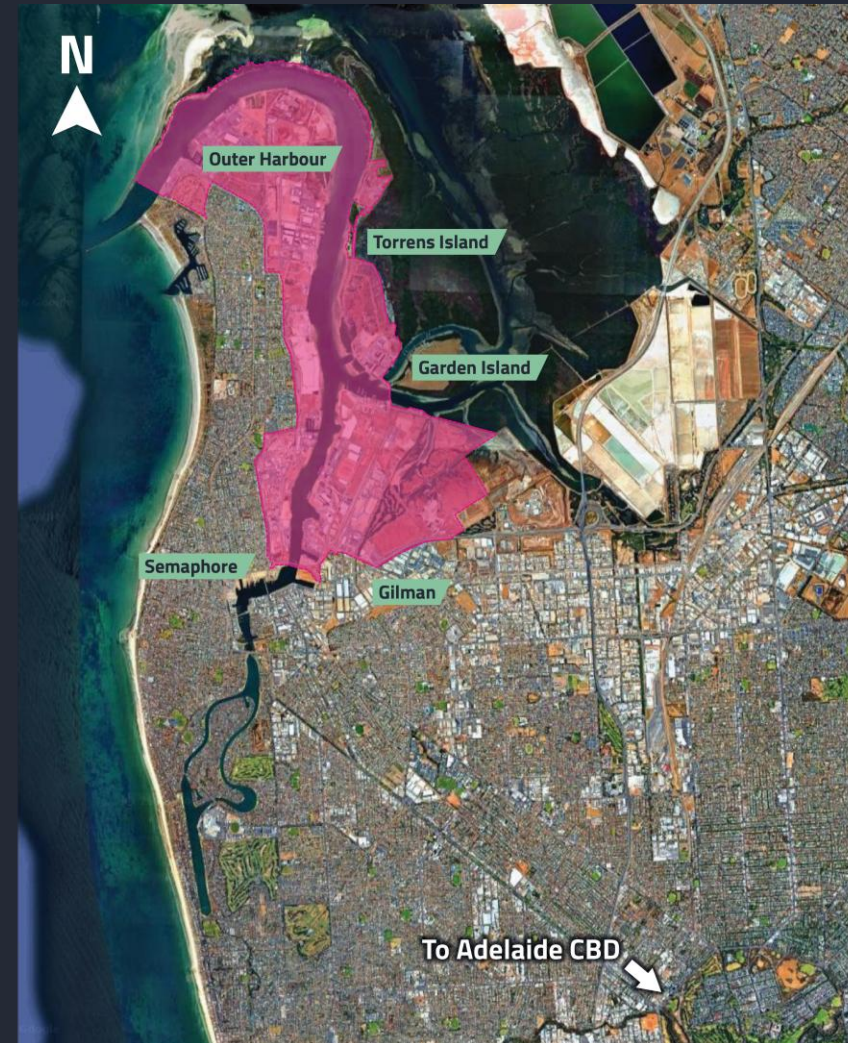
Location of the Osborne SDA

The Osborne SDA encompasses land and waters across:

- the Lefevre Peninsula
- the North Arm of the Port River
- Gilman
- Torrens Island
- key supporting transport, freight, energy and utility corridors.

Osborne has been chosen as a State Development Area because it is one of South Australia's most important industrial precincts, home to nationally significant shipbuilding, critical infrastructure and thousands of jobs.

A comprehensive Osborne SDA map is available to view at yoursay.sa.gov.au



Osborne State
Development Area

Osborne State Development Area

To view the map in full screen head to:
yoursay.sa.gov.au/osbornesda



Why Osborne?

Osborne is one of South Australia's most important industrial precincts.

It plays a critical role in:

- Defence and naval shipbuilding
- Port and freight logistics
- Energy generation and system transition
- Industrial and manufacturing supply chains.

Declaring Osborne as an SDA will help protect essential infrastructure, support major projects and give businesses and investors certainty. It also positions the area for future growth and new job opportunities.

Osborne is already a nationally significant industrial hub. The SDA will further support the coordinated and well-planned growth of the region.



Photo taken by Simon Casson, courtesy of Defence SA

Purpose of State Development Areas

A State Development Area (SDA) is an area of land or water identified for its potential to drive state significant strategic priorities such as economic growth, industrial development and infrastructure delivery.

SDAs are established to:

- Provide a whole-of-government coordination framework
- Identify strategically important land and corridors and facilitate the highest and best use of land
- Ensure approvals are efficient
- Improve certainty for industry and investors
- Coordinate delivery of shared, common-use infrastructure

Declaring an SDA provides a central point of coordination for the area – the Coordinator General’s Office.

The SDA allows the Coordinator General’s Office to take a more active role in delivery or approval of projects, where required for outcomes of strategic importance. These decisions require further notices and consultation with impacted regulators, agencies or the Council.

An SDA sets the Government’s long-term direction for the area, while maintaining:



Existing land ownership



Current approval processes



Environmental and heritage requirements

Benefits of a State Development Area

Creating a State Development Area (SDA) allows government to make decisions in a coordinated, consistent way and provides clarity for everyone who lives, works or invests in and around the area.



For Industry

Clear guidance and support to help projects progress smoothly

Better planning of roads, services and other essential infrastructure

Smarter use of government land to support business growth

Support for major future defence projects



For Landowners

More certainty about how the area will develop over time

Clearer processes for decisions about land use and infrastructure

A more coordinated approach to managing impacts across the precinct



For Community

More local job opportunities

Improvements to infrastructure, public spaces and neighbourhoods

More business activity and access to local services

Key stakeholders in the Osborne SDA



Coordinator-General

Lead agency

Statutory authority under the SDCF Act 2025. Chairs project governance and approves all key artefacts.



Commonwealth

AUKUS, Defence, Finance

Alignment of Osborne expansion, security, nuclear-powered submarine program requirements.



State Government

Supporting agencies

Technical input, planning, environment, energy, infrastructure and funding coordination.



Local government

City of Port Adelaide Enfield

Statutory partner and key adviser on planning, community outcomes and local infrastructure.



Industry and landowners

Existing operators and proponents

Critical energy, fuel, port, rail and logistics operators plus the rapidly advancing defence and energy industries.



Community

Traditional Owners and local residents

Formal consultation on boundary and Plan, plus ongoing engagement on amenity, heritage and environment.

Next steps

Following establishment of the Osborne SDA, the Coordinator General's Office will lead the preparation of a Plan to guide future development and decisions made in relation to the SDA. Consultation on the SDA Plan will commence in late 2026.



Osborne SDA Public Consultation

We are now seeking community feedback on the notice to establish the boundary of the Osborne SDA. We are asking whether the boundary is in the right place.

In your feedback you can let us know if:

- the boundary includes the right areas
- anything important should be added or removed
- the boundary affects you, your property or your community
- you think any adjustments are needed before it is finalised

You can provide feedback by completing an online submission form at yoursay.sa.gov.au by 9am Friday 7 August 2026

For more information, view our Frequently Asked Questions at yoursay.sa.gov.au





**Government
of South Australia**

Coordinator
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For more information

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