

Port Bonython Code Amendment

The Chief Executive – Attorney-General’s Department is proposing to rezone 1,020 hectares of predominately Government-owned land in Port Bonython to allow for industrial uses, such as potential renewable energy and hydrogen industry development, as well as other strategic industrial activities, which will generate significant employment and economic growth in the region.



Image: JLL - Adelaide

What is a Code Amendment?

The Planning and Design Code (the Code) contains planning rules and policies that guide what can be developed, and where, in South Australia. Every part of South Australia is zoned to guide the types of development that may occur ensuring they are appropriate for the area.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way future developments are assessed for a particular area.

These amendments may be undertaken by a range of entities including the State Planning Commission, councils, state government agencies such as the Attorney-General’s Department and people who have an interest in a particular area of land. In this instance it is the Chief Executive of the Attorney-General’s Department who is proposing the amendment.

Background

The broader Port Bonython precinct is primarily used for industrial purposes, namely fractional distillation and distribution by Santos of hydrocarbons that have been extracted from the Cooper Basin and sent via pipeline to Port Bonython. There is also an established fuel storage and distribution facility in the precinct which imports fuels to the site using the existing jetty infrastructure.

Prior to implementation of the Code, the affected area was identified within the Deferred Industry Zone in the Whyalla Council Development Plan. The Deferred Industry Zone contained specific local policy to facilitate industrial development in the area, where it was associated with hydrocarbons activities in the adjoining former Special Industry (Hydrocarbons) Zone. During the transition to the Code, this locally specific policy that facilitated industrial development associated with the adjoining hydrocarbons development was not transitioned to the Code as part of the Phase Three Amendment.

Currently under the Code, the land subject to this consultation is zoned as Deferred Urban - a zone designed to safeguard land for future urban growth. This means that renewable energy or hydrogen industry developments are unlikely to be approved.

If rezoning were to be approved it would facilitate significant investment in this strategically important location, utilising existing infrastructure, clustering industries and maximising efficiencies.

Proposed Zoning Changes

The affected area comprises 1,020 hectares of land in Port Bonython which is currently in the Deferred Urban Zone as shown on the attached Area Affected Map. The Code Amendment proposes to rezone this area to the *Strategic Employment Zone* with the *Significant Industry Subzone* to also apply. This zoning will allow for activities that generate wealth and employment for the state, while balancing major special industrial activities with sensitive land uses and the environment that are of significance to the state and regional economy.

The Port Bonython Code Amendment directly implements principles of *The Eyre and Western Region Plan*.

You may also use your smart phone to scan the below QR code to be taken to the relevant information.



EYRE AND WESTERN REGION PLAN

Principle 4 – Protect and build on the region’s strategic infrastructure.

Principle 6 – Strengthen the economic potential of the region’s mineral and energy resources.

Principle 9 – Provide and protect industrial land to meet projected demand.

Have your say

You are invited to provide feedback on the Code Amendment with public consultation / engagement being undertaken from Monday 6 September 2021 until Friday 1 October 2021.

Written submissions should be provided no later than 5:00 pm on Friday, 1 October 2021 via:

- [the online submission form](#)
- Email: plansasubmissions@sa.gov.au (subject: Submission – Port Bonython Code Amendment)
- Post:
Attention: Code Amendment Team, Planning and Land Use Services
Attorney-General's Department
GPO Box 1815, Adelaide SA 5001

All comments received from the public are public documents and may be made available when the Engagement Report is released following the conclusion of the consultation period.

The Code Amendment process

- Minister for Planning and Local Government approves the Proposal to Initiate following advice from the State Planning Commission
- Consultation of Code Amendment commences: **Monday, 06 September 2021**
- Consultation of Code Amendment closes: **5:00 pm Friday, 1 October 2021**
- State Planning Commission (or delegate) assesses compliance with the Community Engagement Charter following receipt of the Engagement Report
- Minister makes a determination on the proposed Code Amendment
- Should approval be granted, the final Engagement Report and Code Amendment Report will be published within 5 business days of the Minister's approval of the Code Amendment on the PlanSA website
- The Code Amendment is referred to the Environment Resources & Development Committee of Parliament

Code Amendment related enquiries

Contact: PlanSA

Telephone: 1800 752 664

Email: plansa@sa.gov.au

Visit: plan.sa.gov.au/en/codeamendments

Area Affected by the Port Bonython Code Amendment

