

INDUSTRY (PORT) ZONE

Introduction

The objectives, proposals and principles of development control that follow apply in the Industry (Port) Zone shown on Maps PADE/3, 4, 6, 8, 9, 12 and 13. They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A Zone comprising land for the long-term growth of the port and accommodating activities dependent on a port-side location.
- Objective 2:** The selective use of land in a manner commensurate with the strategic and economic State significance of the Zone for the handling of export and import commodities.
- Objective 3:** Land with direct water frontage being developed to accommodate only those activities which rely upon that water frontage.

The waterfront land encompassing Outer Harbor, the northern portion of the Le Fevre Peninsula and the northern portion of the Port River north of Inner Harbor East is to accommodate immediate and long-term port activities. It is important that development within the Zone, and particularly on that land with direct water frontage, not adversely affect the ongoing strategic and economic function and role of the port as the States major import/export/transshipment facility. Accordingly, port related activities which do not require a direct water frontage should be sited on the inland portions of the Zone.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Industry (Port) Zone should be, primarily, activities dependent on a port-side location.
- 2 Only those activities which require direct frontage to the water should be located on the water fronting portions of the Zone. These activities are limited to those functions of the port involving waterborne vessels and/or the movement of products or items from the water to the land and vice versa and may include: gantry and loading structures; wharf facilities and berthing operations; harbor installations and navigational aids.
- 3 Port activities which require location immediately adjacent the activities detailed in principle 2 include:
 - Transshipment Facilities
 - Customs Operations
 - Intermodal Cargo Transfer Facilities
 - Container Terminals
 - Bunker Facilities
 - Cargo Handling Facilities
 - Storage Areas used for the temporary holding of port cargo
 - Ship Repair Facilities
 - Offices associated with port activities where the office is ancillary to the port activity
- 4 Port related activities which should be sited inland include those activities which are engaged in the transporting, processing, making, storing or handling of products or items to be, or which have been, transported by ship.
- 5 Land within 600 metres of the water front boundary of the Zone at Le Fevre Peninsula, and within 350 metres of the water front boundary of the Port River portion of the Zone at Inner Harbor East, is to primarily accommodate the range of activities detailed in principle 3.
- 6 Land beyond 600 metres of the water front boundary of the Zone at Le Fevre Peninsula, and beyond 350 metres of the water front boundary of the Port River portion of the Zone at Inner Harbor East, should primarily accommodate the range of activities detailed in principle 4, along with other industrial activities.

- 7 Development adjoining the waterfront should incorporate, where possible, formal landscape plantings such as lawns and large trees to screen unsightly storage areas otherwise open to public view and enhance the appearance of the development and the waterfront and provide an amenity for employees on the site.
- 8 Buildings and structures should be constructed of good quality materials and maintained in good repair and condition.
- 9 Outdoor storage and/or work areas should where possible be screened from public view.
- 10 Development should not pollute the water of Port Adelaide River. Development associated with the Port of Adelaide at Outer Harbor that is within 120 metres of the southern boundary of the Zone, identified as the line "AB" on Enlargement Map PAdE/75, should not unreasonably impact on the residential areas within the locality through noise, traffic, fumes, dust, vibration, or any other harmful or nuisance-creating impact.
- 11 Special industry should be located, designed and developed such that the industry present no danger to adjoining industry or any detrimental impact on nearby residential development or public open space.
- 12 The extent of port related activities and other industrial activities should not jeopardise the attainment of the Objectives of the Zone.
- 13 Land located east of Pelican Point Road on the northern portion of the Le Fevre Peninsula should not be developed until an open space linkage of a minimum width of 100 metres is defined between the MOSS (Conservation) Zone to the east and the MOSS (Buffer) Zone to the west.
- 14 The following kinds of development are **complying** in the Industry (Port) Zone subject to compliance with the conditions set out in Table PAdE/1, where applicable:
 - Berthing Operation
 - Coastguard Station
 - Fire Station
 - Gantry and Loading Structures
 - Harbor Installation
 - Navigational Aid
 - Telecommunication towers, masts and monopoles
 - Telecommunications Antennae
 - Wharf Facilities
- 15 The following kinds of development are **non-complying** in the Industry (Port) Zone:
 - Abattoir
 - Agriculture
 - Amusement Machine Centre
 - Amusement Park
 - Auction Room
 - Billiard Saloon
 - Boarding House
 - Bowling Alley
 - Builder's Yard
 - Bus Depot
 - Caravan Park
 - Cemetery
 - Concert Hall
 - Consulting Room
 - Crematorium
 - Dance Hall
 - Demolition of State Heritage Places listed in Table PAdE/2 and demolition of any part of an element described in the extent of listing in Table PAdE/4 of a local heritage place
 - Detached Dwelling
 - Dog Track
 - Drive-in Theatre




















Exhibition Hall
 Fun Fair
 Golf Driving Range
 Junk Yard
 Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the
 Environment Protection Act 1993
 Motel
 Motor Race Track
 Motor Showroom
 Multiple Dwelling
 Prescribed Mining Operations
 Primary School
 Private Hotel
 Racecourse
 Residential Club
 Group Dwelling
 Intensive Animal keeping
 Residential Flat Building
 Row Dwelling
 Semi-detached Dwelling
 Shop or group of shops with a gross leasable area of greater than 250 square metres
 Show Ground
 Skating Rink
 Stadium
 Stock Salesyard
 Telecommunication towers, masts and monopoles located within (or within 100 metres of) a
 Historic Conservation or State Heritage Policy Area, or within 100 metres of a State or Local
 Heritage Item listed in Tables PAdE/2 and 4
 Theatre
 Used Car Lot
 Welfare Institution

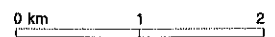
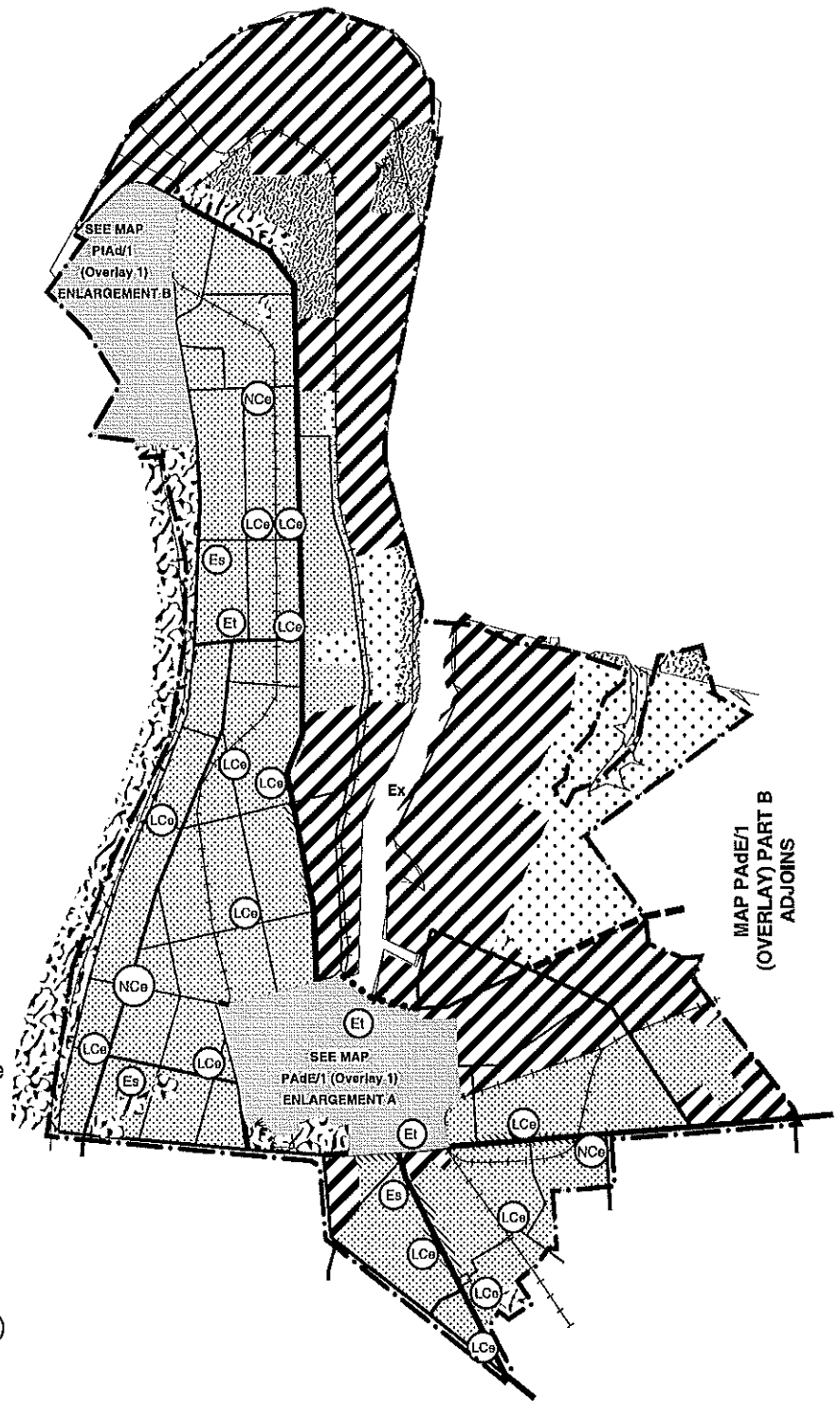
Public Notification Categories

16 The following kinds of development are assigned to **Category 1** in the Industry (Port) Zone:

Bunker Facility
 Cargo Handling Facilities
 Container Terminals
 Customs Operations
 Harbor Installations
 Intermodal Cargo Transfer Facilities
 Navigational Aids
 Offices associated with port activities where the office is ancillary to the port activity
 Ship Repair Facility
 Storage Areas used for the temporary holding of port cargo
 Telecommunication towers, masts and monopoles (where the proposed development is located
 greater than 30 metres from a residential zone)
 Telecommunications Antennae
 Transshipment Facilities

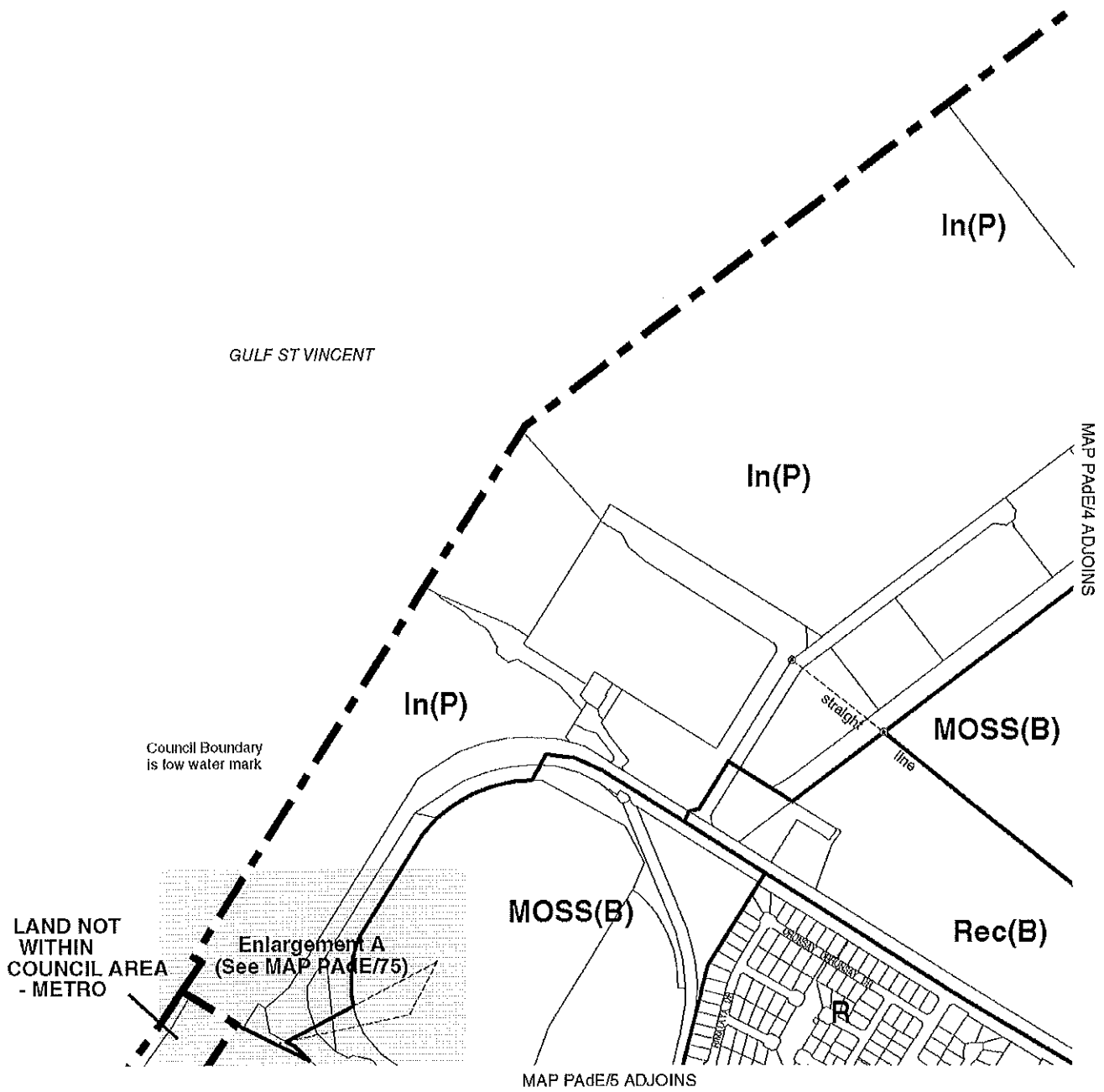
17 All kinds of development, except those designated as **Category 1** or non-complying, are assigned to **Category 2** in the Industry (Port) Zone.

-  Living
-  Deferred Urban
-  Neighbourhood Centre
-  Local Centre
-  Commercial
-  Business
-  Industry
-  MOSS
-  Education (Secondary)
-  Education (Tertiary)
-  Open Space
-  Excluded
-  Primary Arterial Road
-  Secondary Arterial Road
-  Collector Road
-  Proposed Controlled Access Arterial Road
-  Possible Road/Rail Corridor
-  Existing Railway
-  Development Plan Boundary



**PORT ADELAIDE ENFIELD (CITY)
STRUCTURE PLAN
MAP PAdE/1 (Overlay 1) PART A**

Consolidated - 15 September 2005



NOTE : For Policy Areas See MAP PADE/42
 In(P) Industry (Port)
 MOSS(B) Metropolitan Open Space System (Buffer)
 R Residential
 Rec(B) Recreation (Buffer)

Scale 1:10000



PORT ADELAIDE ENFIELD (CITY) ZONES MAP PADE/3

— Zone Boundary
 - - - Development Plan Boundary