At the request of the land owners, the Mount Barker District Council ("Council") is currently assessing a potential rezoning for a portion of Kanmantoo Copper Mine.

The site has a long history of mining activities, with the most recent exploration and mining lease issued in 2009 to Hillgrove Resources Limited. However, large scale mining activities on the site ceased in 2019, although stockpiled ore will still be processed through to 2020. This cessation of mining activities has provided opportunities for the reuse of site facilities and existing infrastructure to facilitate further industrial employment uses.

Where is the Kanmantoo Copper Mine site?

The Kanmantoo Copper Mine is located approximately 1.5 km southwest of the township of Kanmantoo and approximately 4km’s northwest of the township of Callington.

The mine footprint and associated infrastructure are located within a 436 ha area, with the proposed re-zone area forming a 32 hectare area of land located in the south east portion of the site.
What is being proposed?
The owners of the site (Hillgrove Resources Limited, “Hillgrove”) have approached Council seeking to rezone their land from Primary Production Zone to Urban Employment Zone so that industrial uses can be accommodated on the site. Rezoning occurs via a Development Plan Amendment (DPA) that amends Council’s Development Plan.

Development plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

Council can change the Development Plan by preparing a Development Plan Amendment (DPA). This Amendment must undergo public consultation and can only be changed with the agreement of the Minister for Planning and the State Government. Amendments to a Development Plan are justified through extensive investigations that aim to address development pressures, government policy and community expectations.

The landowner proposed a Developer Funded Development Plan Amendment (DPA) process, which means all the costs associated with the rezoning will be covered by Hillgrove.

Council maintains complete and ultimate control of the rezoning process, noting final approval rests with the Minister for Planning.

What uses does the current zoning allow?
The site is currently zoned Primary Production and Broad Acre Agriculture Policy Area 23 which allows for the establishment and long term continuation of a range of primary production and value adding uses that are complementary primary production activities (i.e. light and service industries associated with primary production as well small scale tourist accommodation).

The current zoning allows for:

- farming
- feed-lots
- horticulture
- intensive animal keeping
- light and service industry associated with primary production
- land based aquaculture
- small-scale tourist accommodation in association with farms and local heritage places
What could be built under the new policy?

The Urban Employment Zone accommodates a range of large floor plate industrial, logistics and high technology land uses located to take advantage of existing infrastructure.

The rezoning will consider if the following land uses are appropriate:

- electricity substation
- fuel depot
- industry
- intermodal rail freight facility
- motor repair station
- office
- prescribed mains
- public service depot
- road transport terminal
- service industry
- training facility
- store
- warehouse.

Read about the DPA

Copies of the DPA are available to view at:

- Mount Barker Civic Centre (6 Dutton Road)
- Mount Barker Community Library (5 Dumas Street, Mount Barker)
- Online at Council’s website www.mountbarker.sa.gov.au

Attend an information session

Want to know more? Come along to an information session at the Kanmantoo Hall on Thursday 5 December 2019 between 4pm and 7pm. Staff will be available to assist you and answer any questions.

Make a submission

Council is keen to hear your views about the Kanmantoo Copper Mine DPA. You can do this by completing a feedback sheet or by providing a written submission.

Feedback sheets are available at:

- Council Offices, Dutton Road, Mount Barker
- Mount Barker Community Library
- Online at www.mountbarker.sa.gov.au

All items to be marked ‘Kanmantoo Copper Mine DPA’ and received by Council no later than 23 January 2020.

Send your comments to Council by:

- Post to PO BOX 54
  Mount Barker SA 5251
- Email KCMDPA@mountbarker.sa.gov.au
- Drop into submissions boxes located at Council offices

Copies of all submissions received (including feedback sheets) will be available to view at Council offices.
What happens next?

Community are welcome to elaborate on their submissions at a public meeting of Council’s Strategic Planning and Development Policy Committee. The meeting will be held in the Council Chambers, 6 Dutton Road, Mount Barker at Monday 3 February 2020. Prior to the meeting a public notice will be distributed notifying of the details of the meeting. If there are no submissions indicating an interest in speaking to the Amendment, the public meeting may not be held.

If you wish to speak at this meeting you must indicate this in your written submission or feedback form.

Following the consultation process, a report will be prepared on the matters raised during the consultation. The Council then considers the matters and makes a decision to either:

- approve the DPA as released for consultation, or
- approve the DPA with changes, or
- not approve the DPA.

If Council approves the DPA, the DPA is forwarded to the Minister for Planning for their consideration and approval.

Information about South Australia’s new planning system

NOTE: A new planning system is currently being introduced into South Australia by the state government. The cornerstone of this new planning system is the Planning and Design Code, which consolidates all of the planning rules contained in South Australia’s 72 Development Plans into one rulebook. This means the Mount Barker District Council Development Plan will be superseded by the new state-wide Planning and Design Code from 1 July 2020.

We are therefore currently in transition between two planning systems. This DPA is being prepared and consulted on under the current system (Development Act 1993) to amend council’s current Development Plan. The current Development Plan will be transitioned to the equivalent policies in the Planning and Design Code. If this DPA is approved by the Minister for Planning, the intent of the policy changes will be transitioned to the Code. Local content (such as policy areas) are likely to be transitioned into a subzone in the Code.

Consultation on the Code is currently underway and will close 28 February 2020. At this stage the changes proposed in this DPA are not incorporated into the draft Code. Council will make a submission on the draft Code during the consultation period.

If you are interested in how the new planning system will work, or would like to make a submission on the draft Code, the SA Planning Portal (available at www.saplaningportal.sa.gov.au) contains various resources.