MOUNT BARKER RURAL
(Primary Production Protection)
DEVELOPMENT PLAN AMENDMENT (DPA)

Revitalising the rural community

Protecting valuable farmland, landscapes and biodiversity

Promoting and selling high quality local produce

www.dcmtbarker.sa.gov.au
Mount Barker District Council has some of the most productive farmland close to Adelaide.

The productive potential of this land has been threatened in recent years, particularly in the western part of the district.

This DPA will help to stimulate the rural economy by:

- protecting productive farmland
- introducing flexibility and responsiveness to market changes
- allowing for value-adding – farm-gate sales, processing, cellar doors and restaurants, farmers’ markets and produce trails.
- providing greater certainty for producers
- encouraging and providing for visitors
- protecting valuable cultural landscapes and biodiversity corridors
- introducing four new policy areas.
The Development Plan, as it applies to rural areas, determines what sort of development is appropriate, where it can be located, and what standards it should meet.

There are three different parts which may affect you:
- Which zone is your property in – Primary Production or Conservation?
- Is it in the Watershed Protection Area?
- Which policy area is it in – there are four new policy areas.

Finding the answers to these questions

Step 1 Go to the maps on the back of fact sheets 1 & 2. Unless you live in a township or a Rural Living zone (shown as pale grey on the map) your property will be in either the Primary Production zone or the Conservation zone and you will need that fact sheet.

Step 2 Go to the map on the back of fact sheet 3. If your property is in the blue watershed area in the west of the district you need fact sheet 3.

Step 3 Go to the maps on the back of fact sheets 4 to 7 and locate your property. One of these four policy areas will apply to you and you will need that fact sheet.

Staff will be able to help you with this, at the Council offices, on the phone or by email during working hours, or at one of the Information Sessions.

What is a Development Plan Amendment? (DPA)

From time to time Council will make changes to the Development Plan in response to government policy, development pressures, changes in technology and markets, and community expectations.

The Minister for Planning and the State Government must agree to the proposed changes.

The DPA must align with the State Government’s Planning Strategy and consider the Development Plans of neighbouring Councils.

The DPA is made up of:
- an Explanatory Statement summarizing the reasons for the amendment and a summary of the proposed changes
- details of the investigations undertaken to inform the policy changes and,
- the actual amendments as they will appear in the Development Plan.

Whilst this folder gives you a snap shot of the proposed changes, copies of the detailed documents mentioned above are available at:
- the Council offices, 6 Dutton Road, Mount Barker
- the library in Dumas Street, Mount Barker and
- online at www.dcmtbarker.sa.gov.au

Steps in amending the Development Plan

Step 1 Approval of the Statement of Investigations (SOI) by the Minister for Planning.

Step 2 Conducting the investigations and formulating proposed policy changes.

Step 3 Approval by the Minister for Planning to take the DPA to public consultation.

Step 4 We are here: Consultation with the community and State Government agencies for a minimum of 8 weeks.

Step 5 If required Council conducts a public meeting.

Step 6 Council considers all submissions and prepares a summary of submissions and final amendments for the Minister.

Step 7 The Minister considers the DPA for final approval.

Step 8 State Parliament’s Environment Resources and Development Committee (ERDC) reviews the amendment process.

If you own rural property in the district you may well be affected by this Development Plan Amendment (DPA).
Primary Production & Conservation Zones

with Mount Lofty Ranges Watershed Overlay Area

Primary Production Zone
Conservation Zone
Mount Lofty Ranges Watershed Overlay
KEY CHANGES

COUNCIL-WIDE POLICY AMENDMENTS (general section modules)

Intensive animal keeping
Restrictions on the location of kennels and exercise yards.

Interface between land uses
Greater consideration of local climate and topography, and the nature of the nuisance, in the establishment of vegetated buffers.

Natural resources
Buffers to be established around areas of high conservation and biodiversity value.

Tourism development
Additional guidance on the siting and design of tourist accommodation, and appropriate facilities for guests.

Waste water
Encouragement for the re-use treated waste water in horticulture and intensive animal keeping.

Mount Lofty Ranges Watershed Area
Provisions relating to the Watershed are moved from a separate zone to the general section at the front of the Development Plan.
The need to protect water supply and quality is better balanced against the need for a viable rural economy.
Greater flexibility and responsiveness to market-driven changes in the rural economy are introduced.

ZONING AMENDMENTS

Primary Production Zone
One Primary Production zone covers all of the district’s rural areas, except for the Conservation zone.
The Primary Production zone provides much greater flexibility and certainty for primary producers to add value to their produce through processing, farm-gate sales, tourist accommodation, cellar doors and restaurants and other innovative ventures related to farming.
Greater guidance for boundary realignments to ensure that the most productive land is preserved for farming but there is opportunity to create smaller allotments on less productive land.

Greater flexibility and responsiveness to market-driven changes in the rural economy.
The possibility of a second dwelling on rural land to accommodate ageing family members and seasonal workers.
The introduction of guidelines for the establishment of orchard netting and vegetated buffers.
Increased certainty for those applying for planning approval for farming and related uses.

Four New Policy Areas
Four new policy areas are introduced, taking advantage of the different qualities of farming landscapes, and agricultural and tourism potential across the district:
• Broad-acre Agriculture Policy Area No 23
• Hahndorf Rural Activity Policy Area No 24
• Prime Agriculture Policy Area No 25
• Rural Landscape Protection Policy Area No 26.

Conservation Zone
The addition of eight reserves to the Conservation zone, including large areas of native forest at Mount Bold and Kuitpo. This will give much greater protection to native flora and fauna.

Please refer to the fact sheets for more detail.
HAVE YOUR SAY

Read about the DPA
Printed copies of the DPA are now available to view at:
- Mount Barker Civic Centre, Dutton Road
- Mount Barker Community Library, Dumas Street
- Online at Mount Barker Council’s website at www.dcmtbarker.sa.gov.au

Access fact sheets
Fact Sheets explaining the DPA changes are available:
- on Council’s website www.dcmtbarker.sa.gov.au
- at the Council Offices and Council’s library
- at your general store and/or post office.

Attend an information session
if you would like to find out more, or need some help in understanding how this DPA will affect you or your property, come along to one of the information sessions to be held at:
- Hahndorf Recreation Grounds, Wed 10 February 4pm-6pm
- Macclesfield Recreation Grounds, Wed 17 February 4pm-6pm
- Kanmantoo Hall, Sat 20 February 10am-noon
Staff will be available to assist you and answer your questions.

Attending the public meeting
Members of the community are welcome to elaborate on their submissions at Council’s Strategic Planning and Development Policy Committee. The meeting will be held in the Mount Barker Council Chambers, 6 Dutton Road, Mount Barker at 7pm on Monday 11 April 2016. If you wish to speak at this meeting you must indicate this in your written submission or feedback form.

Make a submission
Council is keen to hear your views about the Rural 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
- Library, Dumas Street, Mount Barker
- at your local general store and/or post office
- online at www.dcmtbarker.sa.gov.au

Feedback sheets and written submissions should be marked ‘Rural DPA’ and received by Council no later than Monday 21 March 2016.

You can send your comments to the Mount Barker District Council by:
- post to PO Box 54, Mount Barker SA 5251
- email to ruraldpa@dcmtbarker.sa.gov.au
- fax to 8391 7299

Copies of all submissions received (including feedback sheets) will be available by interested persons at the Mount Barker Council offices.