

Enquiries : Grant McKenzie

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8 November 2019

Chairman Michael Lennon  
State Planning Commission  
C/- David Lake  
Transition Manager  
Department of Planning, Transport and Infrastructure  
GPO Box 1815, Adelaide SA 5001

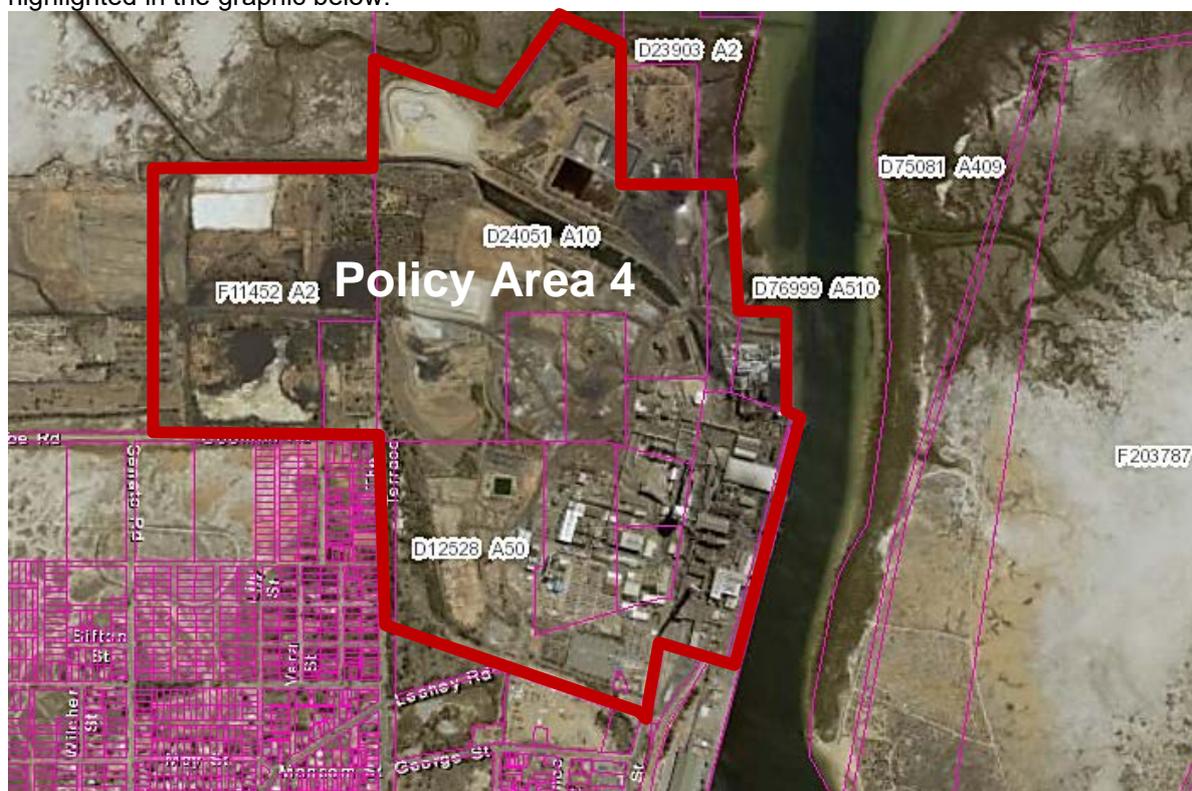
Dear Michael

**Planning and Design Code – Council submission on zoning of Policy Area 4 of the Industry Zone, Port Pirie**

Pt Pirie Regional Council would like to make formal submission on the Planning and Design Code (the Code).

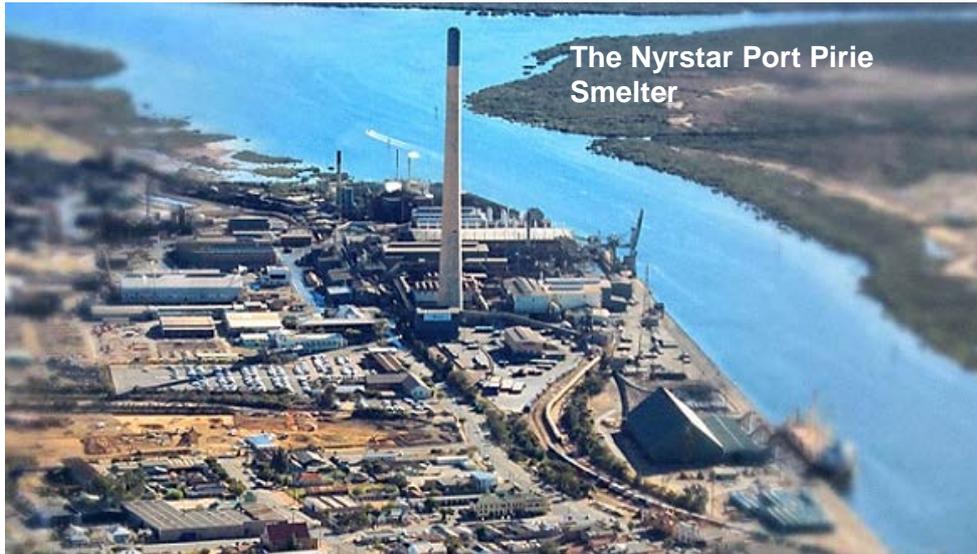
Please note that, although this submission is specific to the zoning of Policy Area 4 of the Industry Zone in the Council's current Development Plan, we are likely to make further separate submissions on other aspects of the Code in due course.

The Development Plan incorporates a specific Policy Area 4 within the Industry Zone – this is highlighted in the graphic below.



Policy Area 4 incorporates the Nyrstar Port Pirie Smelter and government owned land – as you are aware, the Nyrstar Smelter is one of the world's largest primary lead smelting facilities and the third largest silver producer. The recent redevelopment of the facility involves the conversion and modernisation of operations into an advanced metal recovery and refining facility enabling the facility

to process a wider range of higher margin feed materials, including internal zinc smelter residues and concentrates.



Further to our recent discussions during Code transition meetings with the Department for Planning, Transport and Infrastructure, it is Council's reiterated submission that the current recognition of Policy Area 4 needs to transfer into the Code. This will ensure that the current recognition and importance of the Policy Area is retained, especially considering the significance of the land and asset to the region, the State and the Nation.

As has occurred elsewhere in the State, the Code has the ability to include Sub-zones for specific sites or locations within a particular Zone. In the case of Policy Area 4 of the Industry Zone in the Development Plan, the Code proposes an Employment Zone but has no corresponding Sub-zone to recognise Policy Area 4. It is our submission that the Code includes a Sub-zone to emulate the language and intent of Policy Area 4 of the Development Plan's Industry Zone. Council's preference is to use the exact same wording in Policy Area 4 in a Sub-zone that is specific to the Nyrstar facility. Should the wording not be carried across exactly, the language should make specific reference to its significant importance, its ongoing operations and ability for expansion/redevelopment into the future.

In addition, we also question why Special Industry is not listed as an envisaged land use activity in PO 1.1 and DTS/DPF 1.1 of the Employment Zone with corresponding guiding policy and request that these provisions be amended to include Special Industry.

We also raise what appears to be an error, in that table 4 of the Employment Zone treats all Industry as *Restricted* with the exception of Special Industry. We expect this is an error given the clear intent of the Zone is to facilitate and promote such development and request that all forms of Industry be excluded from Table 4. Accordingly, Table 3 should then be amended to specifically include Special Industry. Should the Code include a sub-zone for the Nyrstar facility, Special industry should clearly be envisaged and not *Restricted*.

We respectfully seek your urgent support for this amendment as a high priority – can you please advise at your earliest convenience of your thoughts and decision on this matter.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Grant McKenzie'.

Grant McKenzie  
Director Development & Regulation