# Draft Growth & Infrastructure Investment Strategy

The Barossa Council has released the draft Growth & Infrastructure Investment Strategy and wants the community’s valued input.

The draft Strategy identifies potential growth options for Barossa’s townships, smaller settlements and out of township areas.

Your feedback is critical to inform what strategies and actions are supported and not supported and why. We would also like to know whether you have any other feedback on the draft Strategy.

The survey is divided into two parts. The first part addresses the regional objectives and strategies which apply to the whole of the Council area. The second part applies to the townships, smaller settlements and out of township areas.

**CONTACT DETAILS:**

**Name (optional)**

**Organisation (optional)**

**Residential or business postcode**

**Email address (please provide if you want to be kept informed about this project)**

**What is your relationship to The Barossa Council? (tick all that apply)**

* Resident
* Worker
* Business owner
* Member of a community group
* Member of an industry group
* Other (please specify)

**PART 1: Regional Objectives and Strategies**

Guided by the four key pillars of Community, Environment, Economy and Places, the following overarching themes have been developed. Objectives and strategies are proposed for each of the themes and you can view the objectives and strategies in Attachment 1 to this Survey. They are also contained within pages 21-23 of the draft Strategy.

* Thriving communities
* Sustainable environments
* Strong economies
* Outstanding places

**Do you agree with the four overarching themes and why or why not?**

* Yes
* No

**PART 2: Townships, smaller settlements and out of township areas**

Chapter 5 of the Strategy provides focused plans for townships, smaller settlements and out of township areas. Separate summary information sheets have been prepared for the townships, smaller settlements and out of township areas and contain a map showing the proposed spatial distribution of the development opportunities.

**Do you want to provide feedback for Angaston & Penrice?**

* Yes
* No (skip to next town)

The township objectives and development opportunities for Angaston & Penrice are as follows:

*Township Objectives*

1. *Capitalise on the infill opportunities available within the township boundary.*
2. *Promote investment into streetscape and public realm upgrades to build upon local character.*
3. *Invest in quality public realm upgrades to strengthen the town’s character and appeal, including through town entry gateway treatments eg. Landscaping, sculptures, signage.*

*Development Opportunities*

1. *Increase opportunities for residential infill within existing Rural Living Zones;*
2. *Strategic Employment Zone expansion to the south of Angaston;*
3. *Support infill development of existing residential areas through structure planning;*
4. *Promote activation and mixed-use development – including increasing building heights to up to three storeys in the Township Main Street Zone.*

**Do you agree with the draft township objectives and development opportunities for Angaston & Penrice and why or why not?**

I do not agree with the Strategic Employment Zone expansion to the south of Angaston.

**Why Not?** The proposal equates to expansion of and sprawl of the town boundaries. It is located on the town’s Southern boundary. This is in conflict with the Character Preservation (Barossa Valley) Act 2012 which is premised on the concept of Special Character. The existing town boundaries and the clear delineation between town and rural are undeniably at the heart of the concept of the Barossa’s Special Character.

The Act, Section 6, requires that Special Character:

* be recognised, protected, and enhanced(a);
* that future development does not detract from the Special Character (c);
* Be preserved (d)

Hence, it is not in the spirit of the Character Preservation Act to create a Strategic Employment Zone South of Angaston. This would equate to extending the town boundaries which is contrary to the Act.

**Do you want to provide feedback for Nuriootpa?**

* Yes
* No (skip to next town)

The township objectives and development opportunities for Nuriootpa are as follows:

*Township Objectives*

1. *Capitalise on the infill opportunities available within the township boundary.*
2. *Improve marketing of local education offerings including primary and second schools and the TAPF SA campus to retain and attract young people to the township.*
3. *Continue to invest in quality public realm upgrades, including investigating the notion of a town square to strengthen the town’s character and appeal.*
4. *Position Nuriootpa as a home of a new regional hospital via the Barossa Hospital Business Case.*
5. *Increase the vibrancy of Murray Street, including through higher density residential development, increased parking and greening.*
6. *Improve connectivity of the township with the Sturt Highway.*

*Development Opportunities*

1. *Promote activation and mixed-use development – including increasing building heights to up to three storeys in the Township Main Street Zone.*
2. *Support infill development of existing residential areas through structure planning.*
3. *Rezone the Home Industry Zone to Neighbourhood Zone.*
4. *Expansion of Employment Zone north of the Sturt Highway.*
5. *Collaborate with Light Regional Council to amend Character Preservation District Township Boundary of land at Moppa Road south up to Neil Avenue.*
6. *Rezone land within the Rural Zone in Moppa Road south to Neighbourhood Zone.*
7. *Investigate opportunities to remediate and bring to market Council land at Samuel Road.*
8. *Rezone land in the Rural Zone adjacent Sturt Highway/Murray Street to Employment Zone.*
9. *Encourage an innovation precinct development at Beckwith Park.*

**Do you agree with the draft township objectives and development opportunities for Nuriootpa and why or why not?**

I do not agree with amending the Nuriootpa Character Preservation District Township Boundary and rezoning the land within the Rural Zone to Neighbourhood Zone.

**Why not?** The proposal equates to expansion of and sprawl of the town boundaries. It is located on the town’s Western boundary. This is in conflict with the Character Preservation (Barossa Valley) Act 2012 which is premised on the concept of Special Character. The existing town boundaries and the clear delineation between town and rural are undeniably at the heart of the concept of the Barossa’s Special Character.

The Act, Section 6, requires that Special Character:

* be recognised, protected, and enhanced(a);
* that future development does not detract from the Special Character (c);
* Be preserved (d)

Hence, it is not in the spirit of the Character Preservation Act to create a Neighbourhood Zone west of Nuriootpa. This would equate to extending the town boundaries which is contrary to the Act.

I do not agree with the Expansion of Employment Zone north of the Sturt Highway.

**Why not?** The proposal equates to expansion of and sprawl of the town boundaries. It is located on the town’s northern boundary. This is in conflict with the Character Preservation (Barossa Valley) Act 2012 which is premised on the concept of Special Character. The existing town boundaries and the clear delineation between town and rural are undeniably at the heart of the concept of the Barossa’s Special Character.

The Act, Section 6, requires that Special Character:

* be recognised, protected, and enhanced(a);
* that future development does not detract from the Special Character (c);
* Be preserved (d)

Hence, it is not in the spirit of the Character Preservation Act to create a Strategic Employment Zone north of Nuriootpa. This would equate to extending the town boundaries which is contrary to the Act.

**Do you want to provide feedback for Tanunda?**

* Yes
* No (skip to next town)

The township objectives and development opportunities for Tanunda are as follows:

*Township Objectives*

1. *Promote residential infill at selected locations at edges of the existing developed township.*
2. *Promote Council’s significant investment into the facilities at the Tanunda Recreation Park and other related “The Big Project” initiatives.*
3. *Capitalise on the availability of both primary and second schools within the town in attracting young families.*
4. *Investigate the establishment of biodiversity ‘green’ corridors.*
5. *Better activate Murray Street and deliver urban design improvements including linkages across Murray Street to increase connectivity and safety.*
6. *Investigate options for stormwater capture for re-use and flood mitigation within the township.*

*Development Opportunities*

1. *Rezone Home Industry Zone at Para Road to Neighbourhood Zone.*
2. *Encourage an innovation precinct development at northern end of Tanunda, adjacent Burings Road, Tanunda.*
3. *Promote activation and mixed-use development – including increasing building heights to up to three storeys in the Township Main Street Zone.*
4. *Consider bringing Council depot at Walden Street to market for residential development.*
5. *Investigate infill potential through capital value/site value investigations in Neighbourhood Zone (outside of Historic Areas).*
6. *Investigate reducing minimum allotments sizes in the Rural Neighbourhood Zone at Langmeil Road.*
7. *Investigate opportunities for land outside of flood plain for residential development.*
8. *Investigate opportunities for land outside of flood plain for tourism development.*
9. *Rezone Rural Zone to Tourism Development Zone.*

**Do you agree with the draft township objectives and development opportunities for Tanunda and why or why not?**

I do not agree with an Innovation Precinct development adjacent Burings Road, nor with the Rezoning of Rural Land to Tourism Development Zone.

**Why not?** The proposal equates to expansion of and sprawl of the town boundaries. It is located on the town’s northern boundary. This is in conflict with the Character Preservation (Barossa Valley) Act 2012 which is premised on the concept of Special Character. The existing town boundaries and the clear delineation between town and rural are undeniably at the heart of the concept of the Barossa’s Special Character.

The Act, Section 6, requires that Special Character:

* be recognised, protected, and enhanced(a);
* that future development does not detract from the Special Character (c);
* Be preserved (d)

Hence, it is not in the spirit of the Character Preservation Act to create either an Innovation Precinct or Tourism Development Zone north of Tanunda. This would equate to extending the town boundaries which is contrary to the Act.

Additionally, the lands in both proposals have demonstrated value for primary production, contrary to assertions in the Draft Strategy.

*Tanunda (additional comments)*

Various background reports provided as part of this consultation have suggested preliminary ideas that ‘Residential developments could extend east to leverage Primary School, The Rex and Faith College’.

I do not support any extension of residential development to the east of the Tanunda Township boundary, and I am grateful to The Barossa Council for not having included this in their Growth proposals.

**Do you want to provide feedback for Williamstown?**

* Yes
* No (skip to next town)

The township objectives and development opportunities for Williamstown are as follows:

*Township Objectives*

1. *Capitalise on the infill opportunities available within the township boundary, especially Rural Living Zones.*
2. *Promote Council’s plans for investment at Williamstown Queen Victoria Jubilee Park and other related The Big Project ventures.*
3. *Protect bush area of high conservation value and bushfire risk to the west.*
4. *Leverage eco-tourism opportunities including positioning Williamstown as a walking and cycling trails service centre and creating a bike path linking Williamstown and Lyndoch.*
5. *Enhance linkages between the main street and the Williamstown Queen Victoria Jubilee Park.*
6. *Expand small retail offerings along the main street.*

*Development Opportunities*

1. *Increase opportunities for additional rural living allotments or introduce Township Neighbourhood Zone to land bounded by Victoria Terrace, South Terrace and Wild Street.*
2. *Encourage increasing building heights along main street.*
3. *Investigate cost effective stormwater solutions to under-developed neighbourhood zoned land at George Street and employment zoned land at Victoria Terrace.*
4. *Support tourist accommodation goals at Williamstown Queen Victoria Jubilee Park.*
5. *Investigate reducing minimum allotment sizes to Rural Living Zone within township bounded by Margaret Street, Adams Road and Yettie Road.*

**Do you agree with the draft township objectives and development opportunities for Williamstown and why or why not?**

**Do you want to provide feedback for Lyndoch?**

* Yes
* No (skip to next town)

The township objectives and development opportunities for Lyndoch are as follows:

*Township Objectives*

1. *Capitalise on residential infill opportunities within large existing allotments.*
2. *Capitalise on proximity to nearby centres and the school choices this provides to attract young families to the area.*
3. *Promote Council’s plans for investment at the Lyndoch Recreation Park and Lyndoch Village Green.*
4. *Promote development of tourist accommodation in the town.*
5. *Continue to invest in quality public realm upgrades to strengthen the town’s character and appeal.*
6. *Explore opportunities to create a Lyndoch brand with unique retail offerings or specific recreation facilities, for example as a ‘wellness’ hub of Barossa, a mountain biking centre or similar.*
7. *Improve connectivity within and to the town including footpath upgrades, a walking/cycling path to Williamstown and access to the Sturt Highway/North Expressway from the Concordia growth area.*

*Development Opportunities*

1. *Increase opportunities for additional rural living allotments.*
2. *Encourage increasing building heights for (residents) along main street.*
3. *Consider offering Council reserves for residential development.*

**Do you agree with the draft township objectives and development opportunities for Lyndoch and why or why not?**

**Do you want to provide feedback for Mount Pleasant?**

* Yes
* No (skip to next town)

The township objectives and development opportunities for Mount Pleasant are as follows:

*Township Objectives*

1. *Capitalise on the growth opportunities available within the township boundary.*
2. *Capitalise on proximity to nearby conservation parks and reservoirs which provide recreation opportunities.*
3. *Continue to invest in quality public realm upgrades to strengthen the town’s character and appeal.*
4. *Invest in quality public realm upgrades to strengthen the town’s character and appeal, including through town entry gateway treatments eg. Landscaping, sculptures, signage.*
5. *Improve NBN connectivity within the town.*
6. *Upgrade transport infrastructure including bike trail connections to and within the town and greater freight connectivity.*
7. *Stimulate additional land development to grow the local population.*

*Development Opportunities*

1. *Rezone Community Facilities Zone to Township Neighbourhood Zone.*
2. *Instigate rezoning of Deferred Urban Land to Township Neighbourhood Zone.*
3. *Promote activation and mixed-use development – including increasing building heights to up to three storeys in the Township Main Street Zone.*
4. *Rectify boundary anomalies in the Recreation Zone.*

**Do you agree with the draft township objectives and development opportunities for Mount Pleasant and why or why not?**

**Do you want to provide feedback for the smaller townships and settlements of Barossa ie. Stockwell, Springton, Eden Valley, Moculta, Bethany, Rosedale etc.?**

* Yes
* No (skip to next question)

The objectives and development opportunities for the smaller townships and settlements of Barossa are as follows:

*Township Objectives*

1. *Investigate opportunities for improved water supply at Eden Valley and Moculta.*
2. *Investigate opportunities for implementation of a communal wastewater management scheme at Eden Valley.*
3. *Capitalise on the infill opportunities available within the boundaries of townships.*
4. *Advocate for improved mobile phone telecommunications services in Eden Valley and Springton.*
5. *Maintain existing services and infrastructure within settlements.*
6. *Continue to invest in quality public realm upgrades to strengthen character and appeal.*

*Development Opportunities*

1. *Support infill development within existing township boundaries through structure planning.Review minimum allotment sizes in Rural Living Zone (within township) at Eden Valley and Township Zone at Stockwell.*
2. *Protect character and maintain/improve existing infrastructure.*

**Do you agree with the draft objectives and development opportunities for the smaller townships and settlements of Barossa and why or why not?**

**Do you want to provide feedback for Out of township Areas?**

* Yes
* No (skip to next question)

The objectives and development opportunities for the out of township areas are as follows:

*Township Objectives*

1. *Maintain existing services and infrastructure.*
2. *Identify areas suitable for employment type land uses, in locations well served by the freight network and where does not negatively impact the Barossa character.*
3. *Facilitate large scale tourist accommodation in appropriate locations.*

*Development Opportunities*

1. *Rezone land at 3052 Sturt Highway and 908 Research Road, Stockwell from Rural to Employment.*
2. *Rezone land at 230 Angaston Road and Lot 83, Light Pass Road, Nuriootpa from Rural to Employment.*
3. *Rezone land between Fuss Road and Hermann Thumm Drive, Lyndoch from Rural to Tourism Development.*
4. *Rezone Sandy Creek Gulf Club from Rural Living to Tourism Development.*
5. *Rezone land at Sturt Highway and Light Pass Road (Wolf Blass) from Rural to Strategic Employment.*
6. *Rezone 1916 and 1956 Barossa Valley Way, Rowland Flat from Rural to Strategic Employment.*

**Do you agree with the draft objectives and development opportunities for the out of township areas of the Barossa and why or why not?**

I do not support the rezoning of Rural Land to an alternative zoning.

Apart from Proposal (3), it appears that all of the other locations are existing and well established industrial, recreational, and employment land uses, and therefore their expansion is capable of being managed under existing Code policies and does not require policy /zoning changes.

The Hermann Thumm Drive location is not based on any research or facts as to demand, and has demonstrated Primary Production capability.

**Do you have any other feedback on planning for growth and infrastructure in the Barossa Council area that has not been considered?**

I support the following principles to preserve the Barossa Character Area, outlined in The Strategic Review of the Barossa Character Area, based on Community Feedback:

It is essential that consideration of future opportunities for infill, new residential development, and redevelopment within existing township boundaries has regard to relevant policies in the planning strategy addendum, in particular the following policies relating to the built form of townships as they relate to the Character Preservation District:

* Maintain a separation between the towns in the district and surrounding areas.
* Retain and enhance the individual character and identity of each township.
* Maintain and manage the interface between primary production, industrial and residential activities.
* Avoid homogenous suburban style subdivisions or ‘codified’ developments that detract from the special character of townships.
* Enhance key gateways to towns to provide attractive transitions into each town environment.
* Reinforce the predominantly low scale development at the town edges, both inside the town boundary and in the adjoining rural areas.
* Explore higher density housing and mixed-use development located within the centre of selected townships, paying due consideration to heritage areas and township character.

I support the below principles outlined by the Barossa Region Residents’ Association:

1. Adherence to the principles in the Character Preservation Act
2. A single local government authority for the Barossa
3. Future residential and employment lands (industry) to be at Concordia
4. No outward expansion of town boundaries, in particular for employment and tourism at Tanunda, Nuriootpa and Angaston
5. No Tourist Zone adjoining Chateau Yaldara at Lyndoch
6. Organic growth in rural areas that fosters value add and experiential visitation on primary production land
7. Stronger design and character policies in the Planning and Design Code

I agree with The Way Forward, proposed by the Barossa Region Residents’ Association:

1. Confine the Growth and Investment Strategy to reviewing township policies (without outward expansion)
2. Fast Track the Strategic Review of the Barossa Character Area to produce draft policies for community comment, concurrent with parallel engagement processes with government and adjoining local governments.

Please email your survey response to [barossa@barossa.sa.gov.au](mailto:barossa@barossa.sa.gov.au)

Attachment 1

### Thriving communities

**Objectives**

1. Build upon the region’s strong sense of community, values and identity.
2. Ensure the Concordia growth area and other townships are adequately serviced with appropriate infrastructure, facilities and services.
3. Increase availability of rental and affordable housing stock, including affordable housing.
4. Create attractive and appealing civic centres and commercial areas.

**Strategies**

1. Provide additional social infrastructure to support the region’s ageing population.
2. Encourage additional educational and traineeship opportunities in the region to retain and attract young people to the region and increase the skills and depth of the local work force.
3. Collaborate and support SA Health in planning for a new hospital in The Barossa Council.
4. Work with existing tertiary institutions (Barossa Campus and TAFE) to expand their local offer presences and cater to future industries.
5. Review policy in the Planning and Design Code with respect to the appropriateness of tourist accommodation in the Township Neighbourhood and Established Neighbourhood Zones.

### Sustainable environments

**Objectives**

1. Prepare the region’s communities, industries and landscapes for climate change.
2. Secure sustainable water supplies for primary production, industry and communities.
3. Identify key areas which can support population and economic growth whist maintaining natural and heritage character which is so integral to the region.
4. Ensure new development is climate ready and retrofit existing infrastructure so that the economy, community and environment will be resilient to climate change impacts.
5. Protect people, property and the environment for exposure to hazards (including flooding and bushfire) by working with State Government to identity these risks and ensure they are mapped within the Planning Rules.

**Strategies**

1. Investigate opportunities to cater to emerging sustainability focused markets including for low carbon, low impact wine and produce.
2. Integrate biodiversity sensitive urban design and water sensitive urban design to increase the amenity, cooling, biodiversity and resilience of our townships and create links with the surrounding landscape.
3. Promote higher density housing and mixed-use development within the centre of selected townships to maintain the integrity of the surrounding natural environment and adhere to the objects of the *Character Preservation Act 2012*.
4. Investigate opportunities to partner with Ngadjuri, Permamangk and Kaurna peoples to implement cultural knowledge and practises where appropriate to preserve and enhance the natural environment.
5. Develop Code policy which discourages homogenous suburban style subdivisions and seeks for predominantly low scale development on town edges.

### Strong economies

**Objectives**

1. Continue to develop the region’s reputation and brand for wine and produce.
2. Maintain a sufficient supply of employment zoned land.
3. Diversify and grow high value sectors including tourism, events and nature-based tourism.
4. Grow local population to support key service sectors including health and education.
5. Capitalise on remote working trends to grow activity in under-represented sectors.
6. Improve regional housing stock to attract workers to the region.

**Strategies**

1. Develop stronger and collaborative partnerships between businesses, the RDA and Council.
2. Facilitate public and private investment into utilities and service infrastructure.
3. Review options for the provision of direct assistance to aspirational local businesses, including start-ups, those seeking to expand existing operations, or those diversifying into ‘complementary’ sectors.
4. Review options for the delivery of affordable housing to attract workers to service a variety of key services including health, education and primary production.

### Outstanding places

**Objectives**

1. Support housing diversity to accommodate an evolving demographic and attracts new people to the region.
2. Maintain the region’s character whilst supporting growth and development.
3. Integrate land use and transport infrastructure, services and functions to enhance safe, efficient and reliable connectivity for people and business.
4. Plan and deliver infrastructure and services for the new Concordia growth area.
5. Prioritise placemaking in townships to support economic and tourism activity.

**Strategies**

1. Continue the Big Project initiative including forward planning, clear prioritisation processes and alignment with State and Federal government infrastructure planning and funding cycles.
2. Promote infill development to support housing supply within townships.
3. Continue to prioritise investment into town centre amenity.
4. Update planning policy to support infill development, promoting increased densities in appropriate locations.