Notice of The Barossa Council Strategic Planning and Development Policy Committee meeting to be held at the Council Offices, 43-51 Tanunda Road, Nuriootpa on

Tuesday, 17 September 2013, commencing at 9.30am

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

AGENDA

1. WELCOME

2. ATTENDANCE RECORD
   2.1 Present
   2.2 Apologies
   2.3 Not Present/Leave of Absence

3. MINUTES
   3.1 Confirmation of Minutes
   3.2 Business Arising from Minutes
4. DECLARATION OF INTEREST

5. MATTERS LYING ON THE TABLE/DEFERRED

6. QUESTIONS ON NOTICE

7. MOTIONS ON NOTICE

8. DEPUTATIONS AND VISITORS TO THE MEETING
   Nil.

9. ITEMS FOR DECISION
   9.1 Planning Strategy – Character Preservation Amendments

10. ITEMS FOR INFORMATION
    Nil.

11. CONFIDENTIAL ITEMS
    Nil.

12. OTHER BUSINESS
    Nil.
13. **NEXT MEETING**

   17 December 2013 commencing at 9.30am.

14. **CLOSE OF MEETING**
MINUTES OF THE MEETING OF THE BAROSSA COUNCIL
STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

Held on Tuesday, 19 March 2013, commencing at 9.35am in the Council Chambers, 43-51 Tanunda Road, Nuriootpa

1 WELCOME
Mayor Hurn declared the meeting open at 9.35am and welcomed all in attendance.

2.1 MEMBERS PRESENT
Mayor Brian Hurn, Crs Michael Seager, Bridgette Kies, Margaret Harris, Scotty Milne, John Angas, Dave de Vries, Bob Sloane and Susie Reichstein.
Mr Martin McCarthy (Chief Executive Officer), Mr Ian Baldwin (Director – Development & Environmental Services), Mr Bim Lange (Director – Works & Engineering), Ms Joanne Thomas (Director – Corporate & Community Services), Mr Louis Monteduro (Senior Manager, Planning Services), Mr Paul Mickan (Principal Planner) and Mrs Marie Thom (Minute Secretary).

MOVED Cr De Vries that the attendance record be received.
Seconded Cr Milne CARRIED

2.2 APOLOGIES
Cr David Lykke.

2.3 LEAVE OF ABSENCE
Cr Richard Miller (Deputy Mayor)

3.1 MINUTES OF PREVIOUS MEETING
MOVED Cr Angas that the minutes of the Strategic Planning and Development Policy Committee held on Tuesday, 20 November 2012 as circulated, be confirmed as a true and correct record of the proceedings of that meeting.

Seconded Cr Milne CARRIED
3.2 BUSINESS ARISING FROM MINUTES
Nil.

4 DECLARATION OF INTEREST
Nil.

5 MATTERS LYING ON THE TABLE/DEFERRED
Nil.

6 QUESTIONS ON NOTICE
Nil.

7 MOTIONS ON NOTICE
Nil.

8 DEPUTATIONS AND VISITORS TO THE MEETING
Nil.

9 ITEMS FOR DECISION

9.1 CHARACTER PRESERVATION – CHARACTER VALUES STATEMENT (B1864)

MOVED Cr Angas
That:

(1) That the Barossa Character Values Community Engagement Report be noted and received.

(2) That the draft ‘Character Values’ statements be endorsed.

(3) That drafting of policy suitable for inclusion in the Planning Strategy be prepared in collaboration with the other Barossa Valley District councils and the Department of Planning, Transport and Infrastructure and that a report be presented to a future meeting for endorsement.

Seconded Cr Seager CARRIED

INTRODUCTION
This report presents a draft ‘Character Values’ statement for the Barossa Valley protection district for endorsement together with a recommendation that further policy work be undertaken in collaboration with other affected councils and the State Government.
The Character Preservation (Barossa Valley) Act 2012 which commenced in January 2013 is primarily intended to protect and enhance the special character of the Barossa Valley district.

The legislation recognises five character values of the district:

- rural and natural landscape and visual amenity;
- heritage attributes;
- built form of the townships as they relate to the district;
- viticultural, agricultural and associated industries
- scenic and tourism attributes.

The Act provides that the character values are relevant to assessing the special character of the district and also the future policies to be developed and applied under the Planning Strategy and relevant Development Plans.

The Act requires the Minister for Planning to take steps to alter the Planning Strategy within six months of the commencement of the Act. The alteration to the Planning Strategy will occur in accordance with requirements of the Development Act 1993. Each Council’s Development Plan must then be reviewed to reflect the changes to the Planning Strategy within a further six months.

The State Government recognised the importance of working with the affected Councils inviting each authority to identify and describe what constitutes the special character in their area. The Department of Planning, Transport and Infrastructure will use the information provided to inform the forthcoming alterations to the Planning Strategy.

Community Engagement

At its meeting on 20 November 2012 Council resolved that it proactively participates wherever possible in the necessary implementation measures for the Character Preservation legislation once it has been proclaimed (refer Agenda Item 6.5.7.2).

Community input was subsequently invited through written submissions, social media, information on the internet, and a community workshop held at The Barossa Council Chambers on 7 February 2013. The attached Barossa Character Values Community Engagement Report provides a detailed summary of the consultation process (refer Attachment A).

Draft Character Values

The various inputs from the community engagement process have been considered and distilled by council’s consultants, URS Australia, into a set of draft statements centred on the five character values in the Act.

The draft statements are supported as being representative of the community’s views and are presented for endorsement. These draft statements will be used to draft policy suitable for inclusion in the Planning Strategy with this work to be carried out in collaboration with the other Barossa Valley District councils and the Department of Planning, Transport and Infrastructure. The outcomes of that process will be presented to a future meeting for endorsement.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

LEGISLATION
Character Preservation (Barossa Valley) Act 2012
Character Preservation (McLaren Vale) Act 2012
Development Act 1993

STRATEGIC PLAN
1.5 Culture
2.1 Tourism
2.2 Business & Industry
3.1 Character & Heritage
3.5 Planning & Building

**FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The project will require ongoing engagement of consultants to assist Council staff and to ensure deadlines can be met. This is provided for within the current budget.

**COMMUNITY CONSULTATION**

Community input will be invited when the State Government releases its proposed alterations to the Planning Strategy. This is anticipated to be in April 2013.

**10 ITEMS FOR INFORMATION**

Nil.

**11 CONFIDENTIAL ITEMS**

Nil.

**12 OTHER BUSINESS**

Nil.

**13 NEXT MEETING**

Tuesday 18 June 2013 commencing at 9.30am.

**14 CLOSURE OF MEETING**

Mayor Hurn closed the meeting at 9.47 am.

Confirmed

Date: ........................................  Chairman: ..........................................................
9. ITEMS FOR DECISION

9.1 PLANNING STRATEGY – CHARACTER PRESERVATION AMENDMENTS (B2141)

INTRODUCTION

The state government’s Character Preservation (Barossa Valley) Act 2012 and Character Preservation (McLaren Vale) Act 2012 commenced operation on 18 January 2013 and were conceived to protect the two ‘districts’ from urban sprawl. Amendments to the state Planning Strategy are now required by legislation to create strategy and policy protecting the special character of the Barossa ‘Valley’ and McLaren Vale districts.

RECOMMENDATION

That Council make a submission to the Department of Planning Transport & Infrastructure in respect to:

(1) Naming of the Barossa ‘Valley’ revised and agreed to adequately reflect the extent of the district by using the term Barossa Region.

(2) Mapping for the Barossa being of improved clarity and size to ensure boundaries and sub-regions are more distinguishable to public users.

COMMENT

Eight volumes of South Australian Planning Strategy cover the state and are a broad guide for spatially planning land use and development areas. The proposed amendments will insert guidance about the ‘special character’ of the Barossa in the relevant volume of the Planning Strategy – The 30 Year Plan for Greater Adelaide.

Five character ‘statements’ from the character legislation are being reinforced by the amendments to the Planning Strategy.

- Rural and natural landscape and visual amenity
- Township built form
- Heritage attributes
- Scenic and tourism attributes
- Viticulture, agriculture and associated industries
Planning Strategy amendments summarise the character ‘values’ identified for the protection district as they relate to the character statements in preservation legislation and introduce broad policies. They are based on the outcomes of consultation that council undertook with the community.

Attachment 1 contains detailed information about the proposed amendments to the Planning Strategy for the Barossa Valley Character Preservation district.

The proposed amendments will subsequently provide more guidance for creating more detailed policies in council’s Development Plan. Any future development applications can then be assessed against the new updated policy provisions that would reflect the character values in the Development Plan.

### LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

#### LEGISLATION


#### STRATEGIC PLAN

Relevant parts of council’s strategic plan that may be affected by the state amendments include:

2. Economic Wellbeing  
2.1. Tourism  
3. Natural Environment  
3.1. Character and Heritage  
3.2. Environmental Sustainability  
3.5. Planning and Building.

Attachment 2 contains a process flow chart indicative of how council’s Strategic Plan, Strategic Directions Report, and Development Plan are influenced by the proposed amendments to the State Planning Strategy.

### FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There is a map on page seven of the draft consultation document that may lead to confusion. It is not entirely clear with respect to the areas being delineated and should be improved for future reference. In addition, there may still be uncertainty in the name of the protection district being Barossa ‘Valley’ as it relates to other parts of the region including ranges and land in adjoining councils. Consistent and appropriate nomenclature should be used to avoid potential misconception.

### COMMUNITY CONSULTATION

Council has previously consulted extensively with the community regarding what character values should be investigated as a basis for future policy and development. Anyone may now make a written formal submission about the proposed changes to the Planning Strategy for South Australia during the prescribed six week consultation period, 26 August - 8 October 2013.
Information sessions are being held at various locations:

- **Barossa Valley Farmers Market** - Saturday 7 September 2013
  7.30 am to 11.30 am Corner of Nuriootpa and Stockwell Roads Angaston SA

- **McLaren Vale Information Centre** - Saturday 14 September 2013
  11.00 am to 3.00pm Main Road McLaren Vale SA

- **Barossa Council Chambers** - Wednesday 11 September 2013
  3.00 pm to 7.00pm 43-51 Tanunda Road Nuriootpa SA
Proposed amendments to two volumes of the South Australian Planning Strategy: The 30-Year Plan for Greater Adelaide and Murray and Mallee Region Plan

Draft for consultation
August 2013

Barossa Valley and McLaren Vale
Character Preservation

Government of South Australia
Department of Planning, Transport and Infrastructure
Barossa Valley and McLaren Vale Character Preservation

Proposed amendments to two volumes of the South Australian Planning Strategy: The 30-Year Plan for Greater Adelaide and Murray and Mallee Region Plan

Draft for consultation
July 2013
Have Your Say

The amendment will be available for all to inspect and comment on from 26 August 2013 for six weeks at:

- The Adelaide Hills, Kersbrook Post Office, 35 Scott Street, Kersbrook, SA 5231 phone 8389 3020
- The Barossa Council, 43-51 Tanunda Road, Nuriootpa, SA, 5355 phone 8563 8444
- The Light Regional Council, 12 Hanson Street, Freeling, SA 5372 phone 8525 3200
- The Mid Murray Council, Main Street, Cambrai 5353 phone 8564 6020
- The City of Onkaparinga, Noarlunga Office, Ramsay Place, Noarlunga Centre 5168 phone 8384 0666
- McLaren Vale Visitor Information Centre, Main Road, McLaren Vale 5171 phone 8323 9944
- The Department of Planning Transport and Infrastructure, Level 5, 136 North Terrace, Adelaide, 5000 phone 8303 0791.

Anyone may make a written submission about any of the proposed changes during the consultation period.

An open house information session is being held in each district to provide information, seek comments and allow discussion with staff from the Department of Planning, Transport and Infrastructure.

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Proposed amendment to the South Australian Planning Strategy

Introduction


This legislation provides that the special character of the two districts (see Character Preservation Districts Map) is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the districts. It restricts the creation of additional residential development in the rural areas of the districts to halt urban sprawl to the north and south of Adelaide’s built-up area. It also requires amendments to the South Australian Planning Strategy and Development Plan policy to reinforce character values so that development does not detract from the special character of the districts.

This proposed amendment affects two volumes of the Planning Strategy—The-30 Year Plan for Greater Adelaide and the Murray and Mallee Region Plan—and five Council areas are affected.

The affected Councils have worked with the Department of Planning, Transport and Infrastructure (DPTI) to succinctly identify the special character of each district in terms of the five character values identified in the legislation:

- the rural and natural landscape and visual amenity of the district
- the heritage attributes of the district
- the built form of the townships as they relate to the district
- the viticultural, agricultural and associated industries of the district
- the scenic and tourism attributes of the district.

This amendment provides the broad guidance for more detailed policy. Councils will subsequently be able to review the land use policy in each Development Plan and add more specific spatial detail where required.

Whilst it is acknowledged that character is continuous, and the character of each district extends beyond the boundary defined by the character preservation legislation, the districts have been defined by the legislation. The Barossa Valley character preservation district includes land from four council areas and a range of landscapes, townships and activities. Much of the character of the McLaren Vale character preservation district is intertwined with areas outside the districts, such as the coastal region, townships and regions south of the mapped areas, and the Willunga Basin defines the connection between the hills and the sea.
The Amendment - Barossa Valley Character Values

The Barossa Valley Character Preservation District is physically diverse, with a range of landscapes from arable open grazing land and broad hectare farming in the west and north of the district, along a striking series of rounded hills and spurs and escarpment that form the Barossa Ranges backdrop for the length of the valley - mainly used for grazing, in part barren, in parts extensively scattered with trees - through well vegetated conservation areas (including Kaiser Stuhl Conservation Park), to the flat plains of the Barossa Valley stretching from the foot of the Barossa Ranges to the North Para River, filled with intensive viticulture and food production activities. The Kersbrook Valley provides open vistas along the Little Para River, and in the east and south of the district heavily undulating land supporting many trees, densely vegetated watercourses and commercial pine plantations. Expansive rural views are important to the character of the district.

The Barossa Directions Inset Map identifies five general geographical areas that broadly encompass differing predominant characters: Barossa Range, Barossa Valley Floor, Eastern Barossa, Western Barossa and Watershed.

Rationale

The Barossa Valley district has an attractive and harmonious rural character that is distinct from metropolitan Adelaide. Its qualities include the historic pattern of settlement, the open countryside and a rich and diverse palette of fields, vines, orchards and settlements. Many towns have a unique village feel which blends into their rural setting. Visual amenity is derived from natural features such as the undeveloped backdrop of the Barossa Range and escarpment, remnant native vegetation, large River Red Gums, open space, rolling hills and watercourses.

The district can be divided into sub-regions, each with distinct landscape elements that contribute to special character.

Policies

Protect, reinforce and enhance the balance of natural and cultural elements in the landscape which give the district its special character:

- Preserve the district as a separate entity from suburban Adelaide and promote a clear distinction between village style townships and the rural landscape.
- Identify and protect areas with recognised biodiversity and conservation value, including areas of native bushland and vegetation and habitat along watercourses.
- Identify and protect important views in the district which contribute to the visual amenity and special character.
- Ensure the scale, siting, design and landscaping of built form harmonises with the natural features of the landscape and its historic pattern of settlement.
- Provide for the re-use of rural structures and historic buildings to support their preservation and ongoing contribution to the landscape.
- Reinforce the predominantly rural landscape, allowing a mix of land uses and diverse farming practices which reinforce the existing pattern of development.

Built form of townships as they relate to the district

Rationale

The Barossa Valley district comprises a tapestry of well separated townships, each with their own distinct identity and village feel, primarily set within significant areas of viticulture or agriculture. They are connected by road and an emerging cycling and pedestrian network.

Each township has evolved to reflect the character of its topography, natural features, local economy and the built legacy of successive generations. They are liveable with a mix of uses, diversity of built form and a human scale of development. Township boundaries are generally irregular with a mix of activities that respond to or interact with surrounding lands. The nature of development and layering of historical uses is much valued by the local community and visitors.
Policies

- 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.
- Promote higher density housing and mixed-use development located within the centre of selected townships.

Heritage attributes

Rationale

The history of settlement and range of cultural land use practices have created a rich and diverse legacy of heritage buildings, structures and places. The continued retention and use of the district’s heritage is important to the integrity of the district. Each town and settlement contains a blend of heritage or historic elements that reflects economic, social and design changes over time. These are often landmark buildings or collective groupings of buildings which form attractive spaces, streetscapes, or vistas that create a sense of unique identity and place.

Important historic rural practices which contribute to the character of the rural landscape include the clearing of land, planting of vines, construction of fencing, stone walls and farm buildings and associated infrastructure using simple building techniques.

Policies

- Identify, maintain and enhance the heritage character and historic fabric of the district.
- Protect and enhance areas of rural and natural landscape heritage including areas that contribute to biodiversity.
- Achieve a balance of heritage and new development having regard to scale, design, layout and siting.
- Facilitate well designed new development that integrates and enhances heritage buildings, places or streetscapes.
- Identify and promote the adaptive and economical re-use of heritage or character buildings.

The scenic and tourism attributes of the district

Rationale

As a tourism destination the Barossa Valley district will continue to be internationally valued for the quality, diversity and authenticity of experience. The combination of wine and food activities, historic townships, attractive rural landscapes, conservation parks and forest reserves work together to attract visitors to the district. Its scenic attributes arise from the series of ‘villages’ set within a unique rural landscape that positively blends working and natural environments.

The economic base of the district can be broadened by enabling a range of tourism related activities which will enhance and reinforce the quality and diversity of the landscape and experiences available to visitors. These may include new dining, hospitality, accommodation, arts and crafts establishments and retreats. Scale may differ subject to local context.

Policies

- Facilitate investment in new tourism initiatives which enhance the scenic and tourism attributes of the district.
- Promote improvements to tourism infrastructure including transport networks, trails, cycle ways, signage, visitor information, and key gateways to towns.
- Promote investment in new tourism initiatives that complement and add value to the special character of the district.
- Prevent loss of agricultural land or heritage elements that would detract from the scenic attributes of the district.
- Identify and protect scenic landscapes and associated vistas incorporating significant elements including large trees and stone walls.
Viticulture, agriculture and associated industries

Rationale

The Barossa Valley district is a working agrarian landscape. Primary production is a highly valued and integral element of the district and helps define the rural character of the land.

The district is an internationally recognised wine region with a growing food production and culinary focus. Vineyards and wineries predominate in the Valley Floor area, Gomersal, Greenock and the Eden Valley areas. Broad hectare food and fibre production, livestock and grazing activities and forestry characterise the broad pattern of development elsewhere in the district. Local diversity enriches the district and avoids a monoculture. The evolution of primary production in the future will be influenced by land capability, rainfall and emerging best practice.

Extractive industry also occurs in parts of the district (including west of Angaston) and forms part of its economic base.

Policies

- Protect and maintain the open rural landscape by achieving a balance between visual amenity and productive land use.
- Protect primary production areas to ensure that valuable land is not lost from production.
- Make provision for flexible farming practices to allow producers to respond to changing environmental and market conditions.
- Protect the operation of existing primary production activities from adverse impacts of new primary production.
- Provide opportunities for value adding activities that complement the district’s primary production.
The Amendment - McLaren Vale Character Values

The McLaren Vale Character Preservation District is physically diverse, and is interlinked with areas outside of the defined preservation district, such as the coastal region, townships and regions south of the mapped area. Expansive views are an important feature of the character of the district. Four well separated townships each have individual characters.

The Southern Adelaide Directions Inset Map identifies three geographical areas: rolling hills, escarpment and basin. The rolling hills in the northern part of the district form part of the Adelaide Hills. Substantial parts of the escarpment are Hills Face zoned to protect them from unsuitable development. The Willunga Basin is a significant and distinctive natural landscape feature of the district, giving legibility to the district and defining the connection between the hills and the sea. The three areas each have common characteristics that merge at the margins. These margins have been identified as ‘transition’ areas.

The rural and natural landscape and visual amenity of the district

Rationale

The scale and spaciousness of the natural environment create a sense of arrival at the key entrance points to the basin. The natural landscape provides views to the hills, basin, sea, cliffs, scrub, rivers and creeks. The rivers and creeks are valued as they provide wetlands for native animals and areas for passive recreation. The colour and character change seasonally.

The attraction of the natural landscape that is a focal element of the district is also of great importance to the Kaurna people, who tell the story of law, relationships and creation of the natural landscape through the Tjilbruke Dreaming Trail.

While viticulture currently dominates, pockets of roadside and remnant native vegetation are interspersed. While farming patterns may change, an orderly pattern of rural development is still envisaged for the future. Development associated with primary industry in the district includes farm sheds and vats that are important economically and contribute to the scenic character.

The small scale nature of food/wine production is very important to the character of the area, with smaller land holdings and rural enterprises combining to shape the special character of the district.

Low level development in the hills face and rolling hills areas has resulted in areas of high scenic value.

Policies

- Protect the rural character of the expansive views from the escarpment and rolling hills.
- Limit development in the hills face and rolling hills areas to maintain scenic amenity.
- Maintain the predominantly rural landscape allowing a mix of land uses and diverse farming practices which reinforce the existing pattern of development.
- Recognise that while the vineyards currently dominate the plains, changes to the working landscape are envisaged in response to evolving agricultural uses over time.
- Provide for development associated with primary industry in the district including farm sheds and vats that are important economically, and form a key part of the scenic character.
- Housing should be closely located to associated value adding primary production or related industry activities in the rural areas.

The heritage attributes of the district

Rationale

Kaurna Aboriginal people have been traditional owners of this land for thousands of years and it is acknowledged that their heritage has an important place in the character of the area as a whole.

Since European settlement, the area has evolved as a working landscape of farms, orchards, vineyards, wineries, townships, tourist activities and bushland. The region encompasses a history of European settlement centred round the development of the original townships and early primary industry.

Agriculture has been dominant, although extractive industry has formed an important part of the historic
local economy. Special character encompasses early colonial influences, which are still evident in the rural patterns and buildings remaining from this era.

Much of the district has historically been built upon the local materials, from the slate at Willunga to the coloured sand at Maslin Beach. These materials are still evident in the number of heritage listed buildings found throughout the district.

Looking to the future, it is anticipated that the region will be adaptable to allow for future productive industries whilst retaining and building upon the existing special character.

Policies

- Maintain and enhance the predominant historic character attributes identified for each township or area in the district.
- Reinforce the sense of history which includes historic buildings, old walling, farm sheds, avenues of exotic landscaping and areas of native vegetation.
- Respect the use of natural materials sourced in the district eg stone, slate and brick, and the evident tradition of craftsmanship.
- Achieve a balance of heritage and new development having regard to scale, design and layout.
- Respect elements of the landscape that are of great importance to the Kaurna people, who tell the story of law, relationships and creation of the natural landscape through the Tjilbruke Dreaming Trail and other areas of importance.

The built form of the townships as they relate to the district

Rationale

The township character contrasts with the nearby urbanised areas north of the Onkaparinga River. The townships of Willunga, Kangarilla, Clarendon, McLaren Flat and McLaren Vale each have an individual built form and development pattern, including irregular township edges which are a central part of the district’s character. Townships provide important services and facilities for their surrounding regional communities.

The townships are currently physically separated, primarily by significant areas of viticulture and agriculture, but linked by the existing road network and by cycling and walking trails. It is anticipated that the physical separation of townships will continue.

McLaren Vale is a vibrant small town providing an important regional service centre for the district, with a combination of new development, built heritage and adaptive reuse.

Policies

- Conserve and enhance the historic character attributes relevant within each township.
- Create a distinct edge between urban and rural settings reflecting the containment of town growth and enhance key gateways to towns to provide attractive transitions.
- Adopt a form, height, scale and appearance that reflects the simple historic character and maintains village character.
- Encourage low scale and low density with simple building forms and significant landscaping in historic village locations.
- Include street plantings with exotic trees in heritage streets, which offer contrasts to vineyard plantings and native vegetation.

The viticultural, agricultural and associated industries of the district

Rationale

The McLaren Vale District contains a unique and ancient geology with a number of distinct terrains evident across the region. This is reflected in the viticultural industry through the influence of terroir upon wine produced from grapes sourced in the district.

Vineyards and wineries currently dominate the landscape of the basin with olive tree plantings also being a common feature. Rural uses will continue in these areas, maintaining the same orderly pattern of rural development. Some change in these uses will reflect changes in product demand, farm viability and climate change adaptation.

Past primary production patterns have evolved around Kangarilla and Clarendon in the rolling hills area, where traditionally wheat production, orchards, market gardens and timber production prevailed. Some of these more traditional uses have been replaced by farming, vineyards and olive trees. Much of the area remains suitable for a range of agricultural uses, including vines, grazing, cropping,
almonds, strawberries and other similar foods including niche market products.

Extractive industry also had an important place in the district. Historically quarries such as Willunga slate quarry were a key source of income for the district; it is acknowledged that extractive industry can continue to play an important role in the future economy of the district.

**Policies**

- Protect productive agricultural land for productive and complementary value adding activities.
- Recognise the landscape as encompassing a range of rural production activities that support the rural and tourism economy.
- Provide opportunities for value-adding activities that complement the district’s local agricultural produce.
- Protect and maintain the open rural landscape by achieving a balance between visual amenity and productive land use.
- Make provision for flexible farming practices to allow producers to respond to changing environmental and market conditions.

**The scenic and tourism attributes of the district**

**Rationale**

Tourism is important to the district, which offers a diversity of experiences and a convenient location close to Adelaide. The townships form key tourist hubs, with diverse local produce on offer. The integration of cellar door wine sales with boutique wineries, restaurants and quality foods is a key drawcard for tourists.

Tourist accommodation, along with winery development, is an important activity within the district. These forms of development have generally been blended into the landscape to the extent that is reasonably possible.

The natural and rural landscapes and townships provide a scenic venue which has attracted events and festivals, along with artistic and creative communities.

**Policies**

- Enhance the local rural village character offering predominantly small scale tourist accommodation, browsing, sightseeing and food and wine experiences.
- Provide for a range of tourism accommodation focussed in key tourist hubs.
- Site and design tourist accommodation to blend into the rural and historic landscape especially when viewed from main roads and scenic viewpoints.
- Promote investment in new tourism initiatives which enhance the scenic and tourism attributes and add value to the special character of the district.
- Promote improvements to tourism infrastructure.
FURTHER INFORMATION

For more information, please contact the Office of the Minister for Planning, the Office of South Australia, 111仅为, contact with wholesale employees and contractors on the website any and all that is in any person involved, to anything in the employee involved, anything done or authorized be done in reliance upon the website or any part of this document.

Proposed by the Department of Planning,
Transport and Infrastructure
GPO Box 1552, Adelaide SA 5001

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