



*The Barossa Council*

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

Held on Tuesday, 18 March 2014, commencing at 9.33am in  
the Council Chambers, 43-51 Tanunda Road, Nuriootpa

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**1 WELCOME**

Mayor Hurn declared the meeting open at 10.44am.

**2.1 MEMBERS PRESENT**

Mayor Brian Hurn, Crs John Angas, Susie Roehr, Dave De Vries, Bob Sloane, Richard Miller, Bridgette Kies, Michael Seager and Scotty Milne.

Mr Martin McCarthy (Chief Executive Officer), Mr Ian Baldwin (Director – Development & Environmental Services), Mr Peter Bice (Director – Works & Engineering), Mrs Maz McGann (Acting Director – Corporate & Community Services), Mr Louis Monteduro (Senior Manager, Planning Services), Mr Paul Mickan (Principal Planner), and Mrs Marie Thom (Minute Secretary).

**2.2 APOLOGIES**

Cr Margaret Harris

**MOVED** Cr de Vries that the apology received from Cr Margaret Harris be noted.

**Seconded** Cr Sloane

**CARRIED**

**2.3 LEAVE OF ABSENCE**

Cr David Lykke

**3.1 MINUTES OF PREVIOUS MEETING**

**MOVED** Cr Milne that the minutes of the Strategic Planning and Development Policy Committee held on Tuesday 17 September 2013 as circulated, be confirmed as a true and correct record of the proceedings of that meeting.

**Seconded** Cr Sloane

**CARRIED**

**MOVED** Cr Sloane that the minutes of the Strategic Planning and Development Policy Committee held on Tuesday 17 December 2013 as circulated, be confirmed as a true and correct record of the proceedings of that meeting, with the removal of the wording “no financial relationship” to read “no personal financial relationship” under the Declaration of Interest heading.

**Seconded** Cr Seager

**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 STRATEGIC DIRECTIONS REPORT IMPLEMENTATION (B2141)**

#### **MOVED** Cr Milne

That the report be received and the prioritisation of projects outlined in the report be endorsed.

**Seconded** Cr Roehr

**CARRIED**

#### **INTRODUCTION**

This report provides an update on the Strategic Directions Report and associated work program arising from the document.

#### **COMMENT**

##### Background

At its meeting on 19 November 2013 Council endorsed its Strategic Directions Report (SDR), authorising the Senior Manager, Planning Services to make any necessary minor amendments to the draft document such as formatting and presentation, or as directed by Department of Planning, Transport and Infrastructure (DPTI) staff or the Minister for Planning, prior to lodging the document with the Minister (refer Agenda Item 7.5.2.1).

The Strategic Directions Report was finalised in consultation with DPTI staff and lodged with the Minister on 16 January 2014 for his agreement. A copy of the lodged Strategic Directions Report is included in Attachment 1.

One change to the final document to note is that at the request of DPTI various "Strategic Investigations" were listed in the SDR; the intent of these high level investigations being to further investigate previously identified issues and explore policy options to be progressed via a DPA.

##### High Priority Projects and Other Actions

The SDR identified eight DPAs to be undertaken over the next three to four years with several DPAs requiring preliminary strategic investigations to be undertaken to inform the proposed DPA direction and policies.

The high priority strategic investigations and DPAs which will be commenced in 2014 are:

- Rural Areas and Character Review and subsequent Rural Areas DPA and Character DPA
- Spatial/concept planning and Townships Review and subsequent Townships DPA
- Kalbeeba Infill Investigations and subsequent DPA
- Miscellaneous DPA

DPTI has also indicated that it will commence structure planning for the Concordia area in 2014; however Council staff are still awaiting confirmation of the nature and extent of the intended structure planning – ie whether it includes Gawler and Roseworthy and whether it is intended to produce high level spatial planning or detailed precinct planning. A further report will be presented to Council when more detail is known.

##### Other Projects and Other Actions

Other actions to be undertaken in 2014 are:

- Request State Government to remove our Council and the Barossa Valley character preservation district from the Residential Development Code provisions contained within the Development Regulations 2008.
- Request State Government to refine and adopt the land use definitions contained in the National Tourism Planning Guide and that these definitions are inserted into the Development Regulations to guide tourism development across the State

- Request State government to amend regulations and/or legislation to better define renewable energy facilities and to introduce appropriate public notification criteria. In collaboration with relevant State government agencies investigate potential revised policies for renewable energy facilities including policies that distinguish between rural and urban environments.
- Prepare guidelines regarding privacy, amenity and parking for 'shop top' housing
- Investigate potential for "Design Charter" or "Code" to guide good development outcomes, in particular, within sensitive and valued landscapes. The suggested approach would also involve establishing a Design Advisory Group and/or Design Advisor to have early input into preparation of design based planning policy (.i.e. as part of Development Plan Amendments,) and potential early input into development proposals. Investigations will include exploration of other successful implementation models taking into account costs, efficiency and demand. Potential to incorporate policies into the Development Plan will also be explored.
- Consider costs and benefits associated with establishing a car-park fund, including a review of the supply and demand of car-parking within the townships to determine whether or not a car-park fund may be justified.

Strategic investigations and DPAs to be commenced in 2015 or 2016 are:

- Tourism strategic investigations and subsequent DPA
- Hazard review and subsequent DPA
- Heritage review and subsequent DPA

#### Rural Areas and Character Review

The review of rural policies is a priority. The submitted SDR indicates that a "Rural Areas and Character Review" be undertaken to inform the proposed "Rural Areas DPA" and "Character DPA". Combining the two rural and character investigations recognises there is overlap between various issues where a single policy change may be justified – eg the SDR indicates that the Rural Areas DPA will investigate diversity, sustainability and value-adding associated with primary production while the Character DPA would review the potential to extend siting and design criteria to all rural buildings (currently they only apply to dwellings) and development on ridgelines and exposed areas. This work will also confirm whether any amendments should be made to the Development Plan, on account of the amended planning strategy or on account of any other provisions that are relevant to the operation and effect of the *Character Preservation (Barossa Valley) Act 2012* (refer separate report) – Note: Council is required by legislation to undertake this review within the next six months, and while the SDR identified various gaps based on the draft planning strategy amendments, much work remains to be done.

Staff are currently exploring the best approach to undertake the review and DPAs within a limited timeframe while still ensuring appropriate community and stakeholder engagement.

### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

#### **LEGISLATION**

Character Preservation (Barossa Valley) Act 2012

Development Act 1993

Development Regulations 2008

The Barossa Council Development Plan

South Australian Planning Strategy, 30-Year Plan for Greater Adelaide Chapter

#### **STRATEGIC PLAN**

3.1 Character & Heritage

3.5 Planning & Building

### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The intent is to use in-house resources as much as possible; however it will be necessary to engage consultants at various stages where the skill and experience is not available in-house, to supplement in-house resources or in order to expedite a project. The Rural Areas and Character Review and associated DPAs and the spatial/concept planning projects in particular will require significant consultant input to supplement in-house resources. In this context a one-off increase in funds will be sought in the 2014/15 Budget to enable all high priority projects arising from Strategic Directions Report to be undertaken in a timely manner.

**COMMUNITY CONSULTATION**

Formal and informal community and stakeholder consultation will take place at various stages during each strategic investigation and DPA project.

## **9.2 AMENDMENT TO PLANNING STRATEGY – GAZETAL OF CHARACTER PRESERVATION AMENDMENTS (B1864)**

**MOVED** Cr Milne

That the report be received.

**Seconded** Cr Miller

**CARRIED**

**INTRODUCTION**

This report provides an update on the amendments to the Planning Strategy relating to character preservation.

**COMMENT**

At its meeting on 17 September 2013 the Committee received a report on proposed amendments to the state Planning Strategy which we required by legislation to create strategy and policy protecting the special character of the Barossa 'Valley' and McLaren Vale districts.

A submission was subsequently made to the Department of Planning, Transport and 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.*”

The Minister for Planning has finalised the amendments in the form of an Addendum to the Planning Strategy which was gazetted on 13 February 2014. A copy of the Addendum is included in *Attachment 1*. It is noted that despite our request no change was made to the name and only minor changes made to the mapping which could still result in confusion to readers.

Each council affected by the amendments is now required to review their Development Plan within six months to determine whether any amendments should be made to the Development Plan on account of the amended planning strategy or on account of any other provisions that are relevant to the operation and effect of the *Character Preservation (Barossa Valley) Act 2012*. Council is already well advanced with this review process with its recently submitted Strategic Directions Report partly based on the draft amendments to the planning strategy. However, it is now necessary to confirm what policy gaps and deficiencies exist within our existing development policies. This will be achieved through prioritising the proposed Rural Areas and Character Review with any necessary policy changes to be introduced via a subsequent Character DPA.

**LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN****LEGISLATION**

Character Preservation (Barossa Valley) Act 2012

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**STRATEGIC PLAN**

3.1 Character & Heritage

3.5 Planning & Building

**FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The Rural Areas and Character Review and Character DPA will require significant consultant input to supplement in-house resources and to enable the project to be undertaken in a timely manner. These resource demands will be addressed in the 2014/15 Budget process.

**COMMUNITY CONSULTATION**

The Rural Areas and Character Review will include community and stakeholder consultation. Formal consultation will also occur as part of the Character DPA.

**10 ITEMS FOR INFORMATION**

Nil.

**11 CONFIDENTIAL ITEMS**

Nil.

**12 OTHER BUSINESS**

Nil.

**13 NEXT MEETING**

Tuesday 24 June 2014 commencing at 9.30am.

**14 CLOSURE OF MEETING**

Mayor Hurn closed the meeting at 10.58am.

Confirmed at Strategic Planning & Development Policy Committee 24 June 2014

Date: ..... Chairman: .....