

# Development Plan Amendment

By the Council

## Council

Nuriootpa (Sturt Highway Service Centre) DPA

The Amendment

*For Consultation*

## Amendment Instructions Table

**Name of Local Government Area: The Barossa Council**

**Name of Development Plan: The Barossa Council**

**Name of DPA: Nuriootpa (Sturt Highway Service Centre)**

*The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 1 November 2018.*

*Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.*

Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.  If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> <li>• Amend</li> <li>• Replace</li> <li>• Delete</li> <li>• Insert</li> </ul>			

**COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)**

Amendments required (Yes/No): **No**

**ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)**

Amendments required (Yes/No): **Yes**

**Primary Production (Barossa Valley Region) Zone**

1.	Insert	At the end of zone objective 3 the following; "except as provided for in Nuriootpa Highway Service Centre Policy Area 13."	No	No
2.	Insert	In the Desired Character statement after paragraph 3, the following; "Provision has been made for the development of a highway service centre at the corner of the Sturt Highway and Belvidere Road, with policy area specific policies applicable to this land contained in Nuriootpa Sturt Highway Service Centre Policy Area 13."	No	No
3.	Amend	In Procedural Matters, Non-complying Development - Exceptions; under Advertisement and/or advertising hoarding replace "(a) or (b)" with "(a), (b) or (c)",	No	No
4.	Insert	In Procedural Matters, Non-complying Development - Exceptions; under Advertisement and/or advertising hoarding, and at the end, the following: "(c) Is located within Nuriootpa Sturt Highway Service Centre Policy Area 13 and is limited to information relating to approved services and facilities within the Policy Area"	No	No
5.	Insert	In Procedural Matters, Non-complying Development - Exceptions; after the Alterations, additions or replacement of an existing dwelling entry, the following: "Any	No	No

		development not listed elsewhere as an exception which is envisaged within and associated with a highway service centre in Nuriootpa Sturt Highway Service Centre Policy Area 13.”		
6.	Insert	In Procedural Matters, Exceptions, Land Division entry, at the end: “(c) is to create a separate allotment for an envisaged land use located in Nuriootpa Sturt Highway Service Centre Policy Area 13.”	No	No
7.	Insert	In Procedural Matters, Exceptions after the Pergola entry, the following: “Petrol filling station including electric vehicle recharging facilities but which does not include any associated servicing of motor vehicles and which is located within Nuriootpa Sturt Highway Service Centre Policy Area 13”		
8.	Insert	In Procedural Matters, Exceptions after the Shade sail entry, the following: “Shop in form of a cafe, fast food outlet or restaurant where: (a) it will be associated with a petrol filling station which together comprise a highway service centre (b) located within Nuriootpa Sturt Highway Service Centre Policy Area 13  Shop in the form of a convenience shop where: (a) it has a gross leasable floor area of no more than 250 square metres (b) it will be ancillary to and in association with a petrol filling station and shop in form of a cafe, fast food outlet or restaurant which together comprise a highway service centre (c) located within Nuriootpa Sturt Highway Service Centre Policy Area 13”	No	No
9.	Insert	In Procedural Matters, Exceptions; at the end of the exception applicable to restaurant; the following “or is located in Nuriootpa Sturt Highway Service Centre Policy Area 13.”	No	No
10.	Insert	In Procedural Matters, Exceptions, at the end of the exception relating to a winery, the following, “or is located in Nuriootpa Sturt Highway Service Centre Policy Area 13.”		
11.	Insert	Under Public Notification, in the list of Category 1 land uses, the following; “All development associated with a highway service centre in Nuriootpa Sturt Highway Service Centre Policy Area 13.”	No	No
<b>Policy Area</b>				
12.	Insert	After Principle of Development Control 26 the Policy Area provisions contained in <b>Attachment A</b>	No	No
<b>TABLES</b>				
Amendments required (Yes/No): <b>No</b>				
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area &amp; Precinct Maps)</b>				
Amendments required (Yes/No): <b>Yes</b>				
<b>Map Reference Table</b>				
13.	Insert	In Policy Area Maps, after Residential Lyndoch Policy Area 12; under Policy Area Name “Nuriootpa Sturt Highway Service Centre Policy Area 13” and under the associated Policy Area Map Numbers “Baro/2”	No	No
14.	Insert	In Concept Plan Maps after Lyndoch Fringe, the following “Nuriootpa Sturt Highway Service Centre and Baro/18”	No	No

<b>Map(s)</b>				
15.	Insert	After Zone Map Baro/2 the Policy Area map contained in <b>Attachment B</b>	No	No
16.	Insert	After Concept Plan Map Baro/17, the Concept Plan map contained in <b>Attachment C</b>	No	No

## Attachment A: Policy Area Provisions

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

## OBJECTIVES

- 1 Development of land uses that provide essential services and facilities to cater for the needs of highway users.
- 2 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

Development within the Policy Area will comprise a continuation of existing industry and commercial activities associated with the wine industry together with the potential development of a highway service centre which would provide essential services and facilities to encourage highway users to stop and take an effective break in the interests of driver safety. A highway service centre within the Policy Area will provide safe and convenient access onto and off the highway, a recognised and expected range of services and facilities to cater for the needs of both heavy and light vehicle traffic and will be open on a 24-hour/7-days per week basis.

A highway service centre will include the following core services and facilities:

- designated parking areas for a range of light and heavy vehicles;
- undercover areas for petrol, diesel and LPG sales and electric vehicle recharging designed to cater for light and heavy vehicles;
- food and refreshment facilities excluding the sale of alcohol;
- comfortable and safe, free access toilets, shower and washroom facilities;
- rest facilities for truck drivers
- public telecommunication facilities;
- indoor sit-down eating areas
- outdoor picnic and eating areas and playground facilities.

A highway service centre may include the following ancillary services and facilities:

- convenience store not exceeding 250 square metres;
- truck marshalling yards
- local and regional tourist information;
- facilities for emergency services;
- RV dump point;

A highway service centre will not include any of the following services and facilities:

- accommodation facilities
- vehicle servicing and repairs (except for emergency vehicle repairs)
- general retail facilities
- entertainment, amusement or gaming facilities
- sale, distribution and consumption of alcohol

The built form of the highway service centre will be low in scale, functional, efficient and aesthetically pleasing to encourage drivers to stop. Buildings will adopt a unified architectural design, and signage will be integrated throughout and shared to minimise the proliferation of signage. Advertising will not dominate the buildings to which they relate.

The design, cladding, colour and layout of the buildings will respond to the local landscape character and visual context by avoiding highly commercial architectural finishes and maximising use of stone, timber and other rustic architectural elements.

Landscaping and signage will be located and designed to assist drivers to identify entrance points and to integrate the built form development into the landscape. Particular importance will be given to landscaping the development as viewed from the Sturt Highway east of the land. Shaded picnic and public outdoor dining facilities will be an important part of the landscape design.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

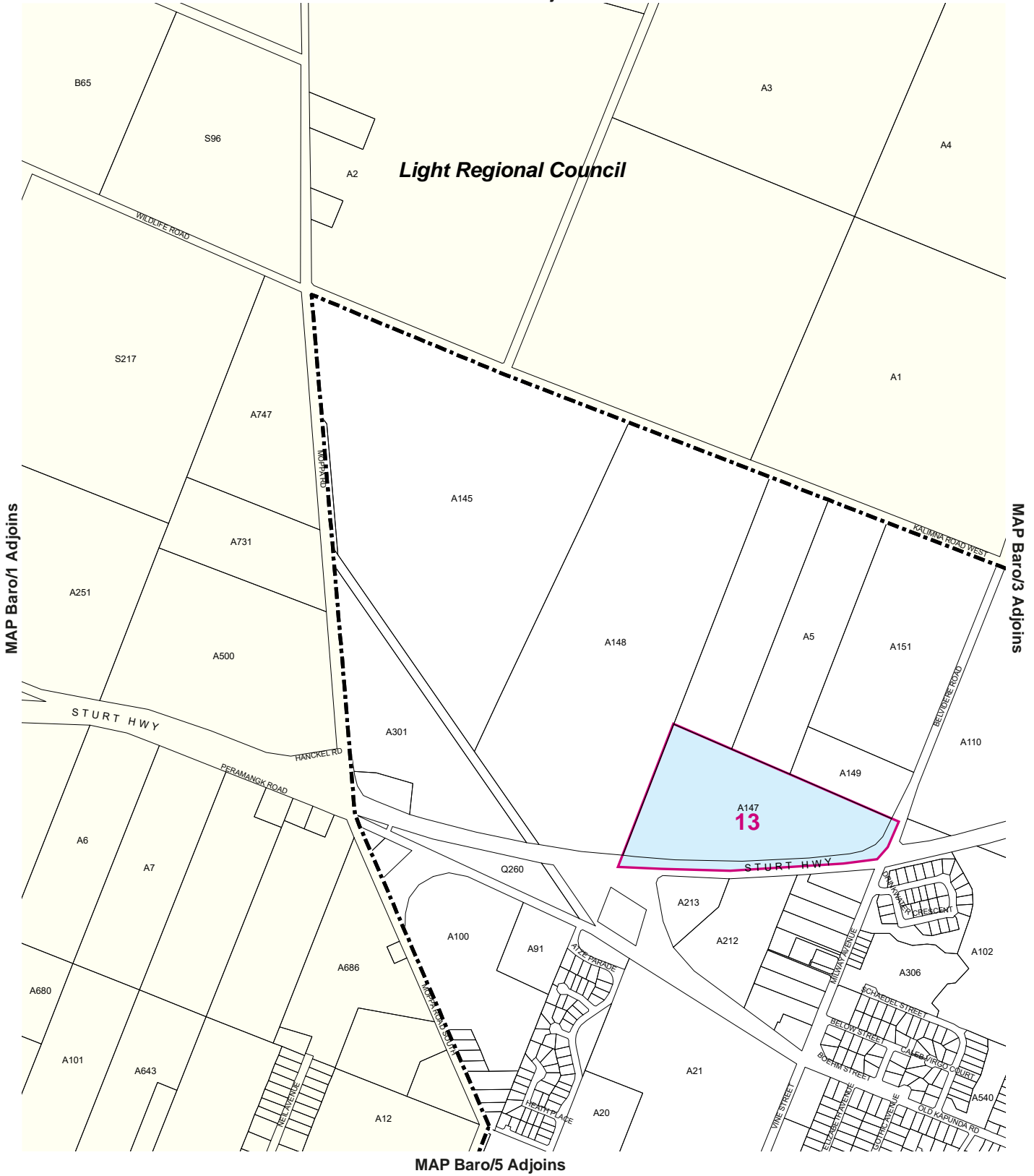
- 1 The following forms of development are envisaged in the policy area:
  - industry and commercial activities associated with the wine industry
  - highway service centre which includes the following core services and facilities:
    - petrol, diesel and LPG sales and electric vehicle recharging facilities
    - cafés and restaurants
    - free public amenities
    - public telecommunication facilities
    - rest facilities for truck drivers indoor and outdoor eating areas
    - playground facilities for children.
  - the following where ancillary to a highway service centre:
    - advertisements and advertising hoardings promoting approved uses and activities located within the policy area
    - facilities for emergency services
    - RV dump point;
    - a single convenience retail area not exceeding 250 square metres
    - truck marshalling facilities
- 2 Development should be undertaken in accordance with Concept Plan Map Baro/18 – Nuriootpa Sturt Highway Service Centre with any highway service centre only located within Area 2 as shown on the Concept Plan.
- 3 The development of a highway service centre should:
  - (a) provide safe and convenient access to and from the adjoining road network;
  - (b) be visible from the adjoining roadway and be clearly signposted to promote safe access from the highway, but should not be so prominent so as to adversely impact on the landscape character of the locality;
  - (c) provide a layout that is simple, understandable and accessible for drivers and which separates heavy from light vehicles wherever possible, and keeps internal traffic speeds to not more than 20kph;
  - (d) adopt a unified architectural design with building material, colour and the layout of buildings to address the visual context of the locality;
  - (e) locate buildings, (excluding an advertising hoarding) a minimum of 25m from the road alignment;
  - (f) provide a minimum of 5 metres of landscaping along the road frontages, with additional internal landscaping around buildings and to separate driveways;
  - (g) include landscaping which provides safe driver sightlines and that reflect local landscape character;
  - (h) be well lit;
  - (i) provide for integrated and shared advertising to minimise the proliferation of signage; and
  - (j) manage noise, odour, visual or light spill impacts on road users and any existing adjacent sensitive land uses.
- 4 No more than one multi-tenancy pylon sign should be erected, it should not be more than 12m high and should only identify the primary facility and individual tenancies approved within the policy area.
- 5 Advertising should only relate to approved services and facilities within the policy area, should be integrated with the design of the buildings and should not be located above the roofline of any building, including above any refuelling area canopy.

- 6 Individual freestanding signs for individual tenancies approved within the policy area should not exceed 6 metres in height and should be sited a minimum of 20m from each other and from adjoining road reserves.
- 7 Fencing where required should be traditional rural post and wire fencing, except as required to screen service areas.



Attachment B: Map Baro/2 Nuriootpa Highway Service  
Centre Policy Area 13

MAP Baro/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
13 Sturt Highway Service Centre






**NURIOOTPA**

# Policy Area Map Baro/2

- Policy Area Boundary
- Development Plan Boundary

Attachment C: Concept Plan Map Baro/17



-  Access
-  Vehicle Links
-  Wine Industry Area
-  Highway Service Centre Area
-  Landscape Buffer

# Concept Plan Map Baro/18

## STURT HIGHWAY SERVICE CENTRE