

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
1	Andrew & Maryann Murphy (response by email)	Support the Strategy and increasing density (reducing parcel size) in Angaston Rural Living area.	Noted. This proposal is subject to further investigation.
2	CEO Dept for Health and Wellbeing	Gawler Health Service is expanding the capacity of its service taking into consideration of population projections. DHW is anticipating projected needs for social infrastructure (health and aged care). Desire collaboration for future planning of growth and infrastructure relating to health.	Noted – the infrastructure chapter has been updated to reflect collective infrastructure comments.
3	Tony Tscharke (Barossa Unique Tours)	Support rezoning land north of Tanunda for a resort (Tourism Development Zone).	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
4	John Clarke	Against releasing Council land for housing including in Lyndoch. Green space is valuable for people and biodiversity.	Noted – this proposal has been removed from the strategy.
5	Emma Lions	Against more growth in Lyndoch. Is full already along Mainstreet and will create a safety risk and impact rural character. Against releasing Council land for development as the reserve has nature and community.	Noted – this proposal has been removed from the strategy.

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6	Paul Johnson - Rural Planning Solutions on behalf of Mr and Mrs Kalleske	Angaston - Stress the importance of increasing the supply of diverse housing to accommodate a changing demographic. Amend objective 3 of section 4.2.1 to read: 'Increase availability of housing including within townships and including rental and affordable housing stock.' Policies which promote infill development in Angaston are strongly supported. Suggestion that under section 5.1.2 opportunities for Rural Living should identified in some areas described as being impacted by too steep of topography and native vegetation. Concern raised that section 5.1.3 overstates concerns relating to slope. In some instances, and through appropriate design more opportunities are available then what is led to be believe. Suggests that area one under development opportunities for Angaston should recommend re-zoning to a suitable Neighbourhood / Residential Zone which provides policy to support development on sloping land. As opposed to suggesting smaller allotment sizes whilst maintaining the existing zone. This is considered appropriate due to its close proximity to the township centre, opportunities for amalgamation and no impact by quarrying activities. Stronger language is sought on growth mapping. 'Potential growth areas' is proposed to be replaced with Undertake rezoning of land to a suitable neighbourhood/residential	Noted. Proposal to develop rural living areas is subject to further investigation. In addition, various suggestions have been reflected in updated strategy including: • Language recommendations have been considered with various updates made through out document. • Priorities identified and timeframes relating to urgency included.

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		zone to facilitate infill residential development while managing development on sloping land.' Suggests priority rankings be given to recommendations / growth options.	
7	Josh Martin	Identify and introduce areas in Stockwell for 'nature to grow'. Effectively conservation areas.	Noted – no changes to the strategy are proposed, as the township boundary is small and conservation land within the zoned township is not considered appropriate.
8	Marc Francis	Seeks for the Sandy Creek recommendation to be revisited to support residential development on larger allotments. Effectively Rural Living style of development. Strong demand for this product and limited supply available. Author also recommends the expansion of the Golf Course precinct and the Sandy Creek townships to support additional residential / Rural living development opportunities in these areas. The author proposes amending the Character Preservation Act to identify these specific areas for accommodating growth.	Noted – Changes to Character Preservation Boundaries or allotment sizes for rural living development in this area are not supported or proposed as they are in conflict with the <i>Character Preservation Act 2012</i> . As a result, the recommendation is not supported.

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9	Light Regional Council	Nuriootpa Area 4 – If this land is to be rezoned it will likely result in the need to upgrade the local road network. This will require conversations with DIT. Area 5 – LRC supports an amendment to the Character Preservation legislation to incorporate the residential areas along Neil Avenue as part of the Nuriootpa township boundary. Should the properties fronting Neil Avenues and 138 Moppa Road be included within the Nuriootpa township boundary, it is also recommended 104 Moppa Road be included. Area 6 & 7 – Should these recommendations come to fruition, it will likely result in the need for a vehicle cross over to Moppa or Samuel Road. LRC seeks for Barossa Council to continue referring development applications that affect both Council for comment. Area 8 – Not opposed to the recommendation, however, flags a significant stand of native vegetation exits on this allotment and requires consideration. Tanunda Area 2 – Should a rezoning occur as a result of this recommendation, some limited interface impacts may arise and require consideration. Not opposed. Out of Township Area 1 – A short boundary is shared with LRC. If this land was to be rezoned limited additional impacts would arise. Not opposed. Area 3 – Should this area be rezoned for tourism development, its impact upon the surrounding areas and	Various supporting comments noted. Notes support for boundary adjustment for Neil Avenue. This proposal is subject to further consideration. Notes request from Light Regional Council to continue referring applications which impact both Councils. Various comments regarding infrastructure or other development considerations noted with numerous updates made where relevant in strategy.

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		their ability to undertake primary production requires consideration. Future impacts can be managed through buffers. Such buffers should be reflected on any concept plan prepared through the Code Amendment process. Area 5 - The boundary is shared with LRC. If this land was to be rezoned limited additional impacts would arise. Not opposed.	

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10	Dean Afford	General Access to Sturt Highway by the Concordia development is essential and needs to be able to support heavy vehicles. The entire Barossa Valley Way would benefit from upgrading. The rail should be extended from Gawler to key points in the Barossa. Lyndoch Important that any developments have appropriate access/egress due to associated fire risks. Lyndoch should not resemble nearby developments, it should have its own unique brand. Agree connectivity needs to be improved, footpaths etc. New allotments in Lyndoch should be no smaller 1,000m² allotments. Opposed to proposal of developing Council reserves. This is prefaced on there being a substantial supply of land available and the environmental value of these areas.	Concordia comments noted. Strategy seeks for adequate infrastructure including traffic to support this growth area. Proposal to develop reserves in Lyndoch has been removed from the strategy.
11	Evelyne Geber	Tanunda - against rezoning Rural Development Zone to Tourism Development Zone (area 9). Want vineyard entry into township to maintain rural character in line with Character Preservation Act and protect the 'soul of the Barossa'. The land can support a boutique winery	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
12	Andrew May (Barossa Central Pty Ltd)	Support the draft Plan. Support rezoning land north of Tanunda for tourist accommodation (Tourism Development Zone).	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.

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13	Tim Major - Lee Green Strategic Accountants	Support rezoning land north of Tanunda for tourist accommodation (Tourism Development Zone).	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
14	Nick Radford and Kirsty Kingsley	Tanunda - Concerned about impacts of more housing and smaller allotment sizes on stormwater. Current infrastructure is inadequate and results in flooding on Langmeil Road and is impacting tree stability threatening properties. Would like to know what infrastructure investment is planned and would like to see a Para creek flooding overlay.	Noted – Strategy acknowledges concerns and speaks to ensuring stormwater infrastructure is adequate to accommodate existing and proposed development in Tanunda. Should the land be proposed for rezoning, further investigations in relation to stormwater management would be required.
15	Adam and Vanessa Linke	Concerned about their land in Moculta being in a Potential Growth Area'	Noted – Growth areas identified in Moculta are within the existing township boundary and can already accommodate residential development.

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16	Steven Krieger	Lyndoch - against offering reserve for residential development (area 3). Reject that the reserves are "underutilised". They are important for diverse native plants and animals, carbon capture, amenity and health of people. Suggest the reserve would be better used if it had signage, a pathway, more maintenance. It would be a good community bush care site? Would like more investment in the environment, not just sport. Concerned about "Legoland" eave to eave development, the increase in hard surface and impacts to stormwater management, and reduced liveability from noise and traffic.	Noted - this proposal has been removed from the strategy.
17	Matt Smart	Strongly advising that a lot of infrastructure is required for thousands more homes. Critical of Council selling off land, supporting "dog box" homes and having high rates for little value.	Noted – the infrastructure chapter has been updated to reflect collective infrastructure comments.
18	Carmel Vandermolen	Concerned: The proposal of rezoning Rural Living to Town; There is no indication of how the Council plan to maintain Infrastructure to keep up with the proposed developments; Proposed amendments to building heights; and Proposed removal of Council Reserves. Want to maintain the rural charm and lifestyle of the Barossa. Don't want dense metropolitan suburban areas. Want Council to provide essential services, maintain roads, keeping the area clean and looking after parks, playgrounds, and facilities - these are not "big Projects" surrounded by "marketing fluff".	Noted – Proposal to develop rural living areas is subject to further investigation. Proposal to develop reserves in Lyndoch has been removed from the strategy
19	Linda Poole	Strategy needs to address: Unreliable power in Williamstown and Lyndoch, Poor internet coverage and extend electric rail to Gawler	Noted – Comments regarding electrical and communication

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			infrastructure provided under respective townships.
20	Town of Gawler	General Comments Further articulate role and importance of the 'Big Project' and how it will impact liveability and the economy etc. Articulate the Barossa Council's positioning as part of the 'Northern and Barossa Region' and associated data challenges. Planning for and quantifying employment land needs seems to be a challenge. There are no existing employment lands or industrial lands strategies there might be merit in drawing clearer linkages with the Barossa Local Economic Development Plan 2022-27. In so doing, there is an opportunity to reflect on the structural economic challenges faced and how land use planning can best respond. Consider renaming objectives as strategies as they are very high level. Provide further discussion around social infrastructure capacity in each town. Provide analysis regarding transport infrastructure for each township and opportunities to support growth. Include further analysis regarding availability and location of water infrastructure. Opportunities and constraints in this regard as it relates to horticulture. Strategy would benefit from analysis regarding retail/commercial demand, including vacancy rates in each of the identified townships. Specific Comments Page 1 – Include growth assumptions from page 14 here.	Noted – Various updates have been made to the strategy in relation to: • The Big Project • The Barossa New Water Scheme • Further defining Concordia and key differences to other townships in the Barossa • An additional objective regarding public transport Various comments and questions are addressed in the background issues paper, with an effort to keep the document streamlined. Infrastructure chapter has been updated to reflect collective infrastructure comments. Suggested refinements regarding strategies related to working with

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		Page 10 – Clarification needed in 2.3.2 para 1 – ‘... greater than 4,000m2 in area.’ Page 10 – Provide further context – difference between Concordia and existing towns and the type of growth envisaged. Page 11 – Include supply table of employment land. Page 13 – Growth figures should include both percentages and numerical figures. Page 17 – Expand on criteria for employment lands e.g. slope, vacancy. Page 19 – Mention flooding in Concordia context. Page 19 – Under S3.4.2 clarify Concordia is identified to address greenfield land releases for outer north of Greater Adelaide, not because of growth pressures in Barossa. Section 4 comprises a vision statement, some key themes under which sit objectives and strategies. Refer to earlier comments on objectives versus strategies. Notwithstanding, specific comments are as follows: • There is reference on p21 to the region’s ageing population but no reference in terms of data to the extent of this concern in the Strategy (4.2.1, strategy 1). • Securing sustainable water supplies for primary production, industry and communities is referenced in 4.2.2 (p.22), but it is unclear the extent of the problem, or the assets in place (recycled water systems). • Under 4.2.2 strategy 4 (p.22) there is reference to investigating opportunities to partner with Njadjuri, Permamangk and Kurna peoples. Given the Barossa Council currently does not have a Reconciliation Action	First Nation’s people noted and made.

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		Plan, the focus could be changed to working with Reconciliation Barossa to investigate opportunities to partner with Ngadjuri, Permamangk and Kaurna peoples. • Under 4.2.4 strategy 3 (p.23) there is reference to continued investment into town centre amenity. It is an overarching comment that potentially could apply to all towns in the Barossa. However, noting that some towns have much greater potential for this investment than others e.g. Tanunda, Nuriootpa etc (and later in the strategy these towns are singled out for updating UDFs) it would benefit to be more specific here e.g. delivered through UDF's investment prospectus, private-public partnership etc. • Creative industries is noted in Figure 5 (p.25) as a priority but is not mentioned earlier in the text. Perhaps a legend linking these priorities to previous work would suffice? • Section 5: • Page 63 – should there be some reference to public transport in Nuriootpa? There may be no rail and limited bus services, but it would follow this should be advocated for improvement.	
21	Pernod Ricard Winemakers	Support rezoning land at 19 Para Road (Richmond Grove Winery) Tanunda to Strategic Innovation Zone. Support rezoning land at 1914 Barossa Valley Way (Rowland Flat production facility) in Out of Towns Areas to Strategic Employment	Noted – This proposal is subject to further investigation.
22	Prime Space Projects	Would like to include area of land between rail line residential blocks and Plains Rd in Stockwell as a potential	Noted – Changes to the Character Preservation District Boundaries are not supported.

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		growth area in addition to or in place of areas proposed in Plan.	
23	Colin Gitsham	Concerned about impact of heavy vehicle traffic in Mount Pleasant. Would like a bypass.	Noted – Strategy amended to acknowledge this concern and advocate for improvements to DIT.
24	Anonymous	Supportive of Tanunda rezoning for tourist accommodation.	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
25	Gil Purdie and F Kinsmore - also completed survey	Against developing housing on Council reserves. Especially Bevilaqua Tce Lyndoch. Value nature and large rural blocks.	Noted - this proposal has been removed from the strategy.
26	Susan Ahrens - also completed survey	Against developing housing on Council reserves in Lyndoch. Natural and community values.	Noted – this proposal has been removed from the strategy.

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27	Regional Development Australia	Supports: - further growth investigations for townships where sufficient base level services already exist. - growing rental housing, housing diversity (size, style, accessibility, location, affordability) and housing to support ageing in place, housing to address workforce shortages (living locally). - the strategy to 'promote higher density housing and mixed-use development within the centre of selected townships'. Apartment style housing will support retention of people aged 55+ whilst allowing for ground floor retail. - Investigation of funding models that enable shared funding of core infrastructure required to deliver housing - Offering Council land for residential development - Retaining landscape character and valuable primary production land certainty of the 'right to farm' must be maintained in highly productive areas. - Investigation of establishing a Local Design Review Panel and would encourage a regional panel	Noted – Considered largely supportive of draft strategy. Some suggestions in the submission have removed from the strategy due to broader public/stakeholder concern.
28	Lorraine Kraft	Stockwell - Disappointed at lack of consultation as owners in a proposed rezoning area. Want to keep large country blocks and to protect heritage church and cemetery in Stockwell. Would like investment in the Stockwell Recreation Park.	Noted – Growth areas identified in Stockwell are within an existing township boundary and can already accommodate residential development. Stockwell Map amended to exclude Church and cemetery.

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29	Southern Barossa Alliance Inc	Lyndoch - against disposing of Council reserves for development. Suggest Concordia plus existing vacant blocks and subdivision in Lyndoch will be sufficient to meet growth needs. The reserves are attractive, used by residents for walking, dog walking and play, and are important habitat. believe that Council is doing so for financial gain.	Noted – this proposal has been removed from the strategy.
30	Native Vegetation Council	Disagree that native vegetation is a "development challenge, and restriction to development expansion". It is a natural asset that must be protected. Native vegetation does not always pose a bushfire risk (page 41 and 55). Suggest refining these messages and language.	Noted – various updates to language made.
31	Andreas Henschke	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area	Noted – No changes to township boundaries are proposed. Boundary reform is a separate matter.

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32	John Geber, Geber Super Pty Ltd and Australian Food & Beverage Group Pty Ltd (Griffins Lawyers)	Tanunda - do not support rezoning the Rural Zone to Tourism Development Zone (area 9). Believe the rationale for doing so is inaccurate. The Supreme Court quashed the consent development consent granted for the site as at variance to the P&D Code and legally unreasonable. The Court concluded that there was no suggestion that the land was not suitable for primary production and winemakers provided affidavits as such. There is no evidential supply and demand data to support the rezoning. It is also inconsistent with the objects and character values for the Barossa District in the Character Preservation Act. Tourist accommodation will significantly prejudice the future operations of up to four abutting/nearby existing vineyards due to conflicts between vineyard operations and accommodation customer expectations (e.g. noise, spraying, odour, irregular hours). Would like to be heard at a public hearing.	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
33	Anonymous Stockwell resident	Against the areas shown as potential growth areas in Stockwell. Don't want the silos, cemetery or church "knocked down" for housing. They are valuable heritage. Also, against investment in ovals and sport. Want hospital investment.	Noted – Growth areas identified in Stockwell are within an existing township boundary and can already accommodate residential development. Stockwell Map amended to exclude Church and cemetery.

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34	James March - Rockford Wines	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area.	Noted – No changes to township boundaries are proposed.
35	Rosemary and Laurie Hammer	Against increasing to three storeys in the main streets of Angaston, Nuriootpa and Tanunda as will impact the country atmosphere and character, block sunlight and increase noise, litter, parking and traffic and reduce tree canopy. The loss of family homes and increase in businesses is impacting the amenity, heritage and social structure of towns. People come to the Barossa to enjoy vineyards, wine and food, unique English and German heritage towns. Don't destroy the 'heritage fabric of the Barossa'. It will negatively impact on people living here too. Concordia development will accommodate growth.	Noted – The proposal to increase building heights in the Planning & Design Code has been removed from the strategy.
36	Concerned Barossa Resident and Ratepayer	Against the strategy. Want to protect unique character, small towns and agricultural land and rural landscapes. Waste of money	Noted – the issues raised within the submission are addressed in detail within the Strategy and proposals have been developed in line with the regional objectives and strategies which received a strong level of support for the identified four overarching themes.

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37	Cath Davies	incorrect content for Mount Pleasant: 1. page 56 under community services ambulance station is a private purchase and development approval for tourist accommodated has been granted. 2. page 58 there have been proposals as per 1. Against three storeys in Mount Pleasant and no mention of how utilities will be provided. Why won't Council fund CWMS in Mount Pleasant like said in the other towns?	Noted – The proposal to increase building heights in the Planning & Design Code has been removed from strategy. The proposal to rezone community facilities zone to township neighbourhood zone is subject to further investigation.
38	R W Hill-Smith - Hill-Smith Family Estates	Eden Valley. Issue with the Barossa GI not correlating with the Barossa Council area. See Concordia as an opportunity to do much of the heavy lifting for the pressures that exist on the region - the master plan is key to this. Queries whether the identified 300ha of new employment land is required. Support the growth of Angaston but concerned about developers pushing height. Acknowledged that there is need for additional tourism rooms but needs to be done in the right manner unlike the Kroemer's Crossing application. Seek stronger policy around design and character across the council area.	Noted. The proposal to building heights in the Planning & Design Code has been removed from the strategy. Comments regarding Kroemer's Crossing and a need for strong policy across Council area are noted. Noted Concordia anticipated to 'do a lot of the heavy lifting' however, demand for traditional townships is anticipated to continue.

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39	Brad Perry - Grain Producers SA	Recognise the strategy's underlying need to develop critical infrastructure and create vibrant, sustainable communities that fosters stronger economies. Do not want township or tourism development on prime cropping land as can reduce economy of scale or lead to adjacent land use conflicts. Planning policy, must give the grain industry confidence to invest in broadacre operations without the threat of new housing estates at their doorstep. More certainty is needed about buffer zones as spray drift continues to be a problem between crops and housing or tourism developments. Infrastructure planning could improve that needed for grain production, but infrastructure cannot be established with the aim to develop prime agricultural land into housing. Would like freight task infrastructure as an infrastructure priority and request Council to collaborate with GPSA and PPSA.	Noted – No changes to township boundaries are proposed and majority of proposals for development outside of townships are subject to further investigation. Managing land use interface risks is acknowledged within the Strategy.
40	Rocland Belvidere Pty Ltd, Rocland Wines Pty Ltd and Rocland Family Trust (Masterplan)	Nuriootpa - have land in Nuriootpa on the north of Sturt Highway currently split into two zones: Roadside Service Centre Subzone of the Employment Zone and Rural Zone. Support rezoning of the Rural Zone component to Employment Zone or Strategic Employment Zone.	Noted – this proposal is adopted within the Strategy.

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41	John Harms	Tanunda. Concerned that the Strategy has the potential to damage the very essence of the Valley. Seek that the principles of the Character Preservation Act, the appearance of the vineyards and the wine industry be prioritised and protected and that the essence of the Barossa Valley isn't eroded. No objection to population increase or increased visitors. Growth in Concordia has merit. Identified that housing development in Tanunda would have ramifications due to servicing issues.	Noted. No changes to township boundaries are proposed.
42	Helen Szuty	Insufficient consideration has been given to the value of agricultural lands in the draft Strategy. All future decisions need to be assessed against the Character Preservation Act. Cautious of proposed zoning changes and highlights that employment could be considered in adjacent Council's which make up the RDA region. Expectation is for well serviced, not over serviced communities. Lyndoch Sporting Precinct should also continue to accommodate local sporting activity to support health and well-being. Supportive of local design review process and HIPDU collaboration (pg. 117). Infrastructure schemes need further consideration (pg. 118). The document requires additional recognition of the traditional owners and their connection to the Barossa. Important the Barossa retains its uniqueness that makes it the Barossa.	Noted. Strategy updated regarding recognising and working with traditional owners included.

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43	Lyndoch Residents	Lyndoch. Against using Council reserves for development. Need to protect biodiversity. Need to capitalise on Council reserves and have infill occur on existing large residential lots. Concerned with existing tree and vegetation removal which is destroying habitat and impacting biodiversity. Concerned with proposed infill and the impact on the value of homes within Bevilaqua Terrace, Porter Street and Rushall Road and raised the assurance these residents had been given by Council about not developing the Council Reserve. Against more housing in Council green spaces and the affect this has on maintaining natural heritage and character - note that land can be utilised on the outskirts of town.	Noted – this proposal has been removed from the strategy.
44	Anonymous Resident Submission	Against residential growth in Lyndoch. Want to protect the country feel and heritage. Want to protect the native vegetation and village green. More public toilets are needed near the memorial.	Noted – this proposal has been removed from the strategy.
45	Charles Jennings	Against Council developing council reserves for housing and small blocks in Lyndoch. Need to protect native vegetation and habitat.	Noted – this proposal has been removed from the strategy.
46	28 community submissions via James March	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code	Noted – No changes to township boundaries are proposed.

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		Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area.	
47	Ali and Mitra Rezaian	Lyndoch. Supportive of the plan and its intent. Seek that connectivity from Jollytown junction to Lyndoch is improved as speed is too high, the s-bend section combined with elevation has seen multiple accidents. Hermann Thumm Drive and Barossa Valley Road is subject to flooding and driving hazards. Seeking better stormwater solution and note their property is subject to flooding (Six Gates vineyard). Keen for connectivity improvements generally in this area for all transport users. Could consider land immediately outside the township boundary for residential land supply. Proposed building height increase to three levels is excessive and damaging of the rural feel.	Support noted. Improved connectivity highlighted as a priority. No changes to township boundaries are proposed.
48	Future Urban on behalf of LVS Group SA Pty Ltd	Nuriootpa. Supportive of the inclusion of 130 to 138 Moppa Road South, Nuriootpa in an identified growth area. The land is within Light Regional Council and is an anomaly for many reasons and can not effectively be used in its current form. Eager to pursue the opportunity for rezoning and see the development of up to 120 residential allotments. Also support expansion of Nuriootpa up to and including Neil Avenue. Highlighted the endorsement of the Mayor to alter the Character Preservation boundary.	Noted – This proposal is subject to further investigation.

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49	Mrotek Town Planning on behalf of Mr and Mrs Reimann - Billemi Pty Ltd	Nuriootpa. Supportive of increasing the supply of employment land in the Barossa, including rezoning 214 and 230 Angaston Road from Rural to Employment (landowner). Request that Lot 83 Light Pass Road, Nuriootpa be rezoned for employment. Also support 244 Angaston Road which is under different ownership being rezoned to ensure a pipeline of employment land supply. Note that the land has good accessibility, serviced and no constraints. The existing land uses have a long association of industrial and employment but the existing rural zoning does not guarantee their future. Rezoning would allow for more appropriate policy controls.	Noted – this proposal is subject to further investigation.
50	Teresa Johnson	Lyndoch. Properties are too small and there is not enough room for children to play. Green space is being eroded. Would like to see a BMX park for children and fruit trees introduced by Council to provide produce. Also highlight that the Primary School needs upgrades and funding.	Noted – The proposal to permit intensification of development in Rural Living Zones is subject to further investigation.
51	Elizabeth Hoyt (Light Pass Primary School)	Nuriootpa - Need to improve the vibrancy of Murray Street (e.g. grants to businesses for shopfront greening and upgrades). Better footpaths and bike paths are needed in Nuriootpa and the Barossa in general. I Nuriootpa there is a footpath only on one side of Murray Street and none on Kalimna Road or leading to Light Pass Primary and no pedestrian crossing at the school. Also, no bike paths to the school. Bike paths and footpaths will improve safety, wellbeing, the economy, property values and community connections.	Noted – Commentary updated as part of identified infrastructure opportunities to align with sentiment.

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52	Angela and Ian Lange	Lyndoch - against using Council reserves for housing especially Gilbert/Jollytown. Trees are important for leisure and habitat. Would like a community garden and playground at the Village Green. Need improved public transport connections and footpaths (Jollytown Rd), services and free/low-cost activities, outdoor exercise equipment and a dog park. The new oval development could be used for a community centre and gym.	Noted – this proposal has been removed from strategy.
53	Ekistics, Catherine Orford	Nuriootpa. Owner of Beckwith Park. Seeking that the future zoning of the site be carefully consider as to not unnecessarily restrict its future development. Identified that the locality provides the opportunity for industrial activity that may otherwise be restricted with sensitive interfaces. Support diversification but don't see research, health and education as warranted or feasible i.e. strategic innovation zone not desirable.	Noted – reference to strategic innovation zone removed and strengthening of language to protect established land uses.
54	Barossa Region Residents Association	Want full adherence and commitment to the principles in the Character Preservation Act. Disagree with outer urban sprawl in Tanunda, Nuriootpa and Angaston, and the re-zoning of Rural Land. Want future residential and employment lands (industry) to be at Concordia. Angaston - do not agree with the Strategic Employment Zone expansion to the south of Angaston. Nuriootpa - do not agree with the expansion of Employment Zone north of the Sturt Highway, or amending the Township Boundary and rezoning the land Rural Zone to Neighbourhood Zone. Tanunda - do not agree with an Innovation Precinct development adjacent Burings Road, nor with the Tourism	Noted – Some of the applicable growth opportunities removed from strategy. Boundary reform a separate matter not being considered as part of this strategy.

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		Development Zone, where either of these require a rezoning from Rural Land to an alternative zone. Out of Townships - suggest all development opportunities listed (except for Hermann Thumm Drive Lyndoch from Rural to Tourism Development) are capable within current zone policies and as such rezoning is not required. Do not see evidence that the Hermann Thumm Drive Lyndoch is required). Support small scale (not large scale) tourism accommodation as a value add on primary production land. Desire single local government authority for the Barossa and stronger character policies in the P&D Code. Want to Fast Track the Strategic Review of the Barossa Character Area to progress the necessary Barossa Character Overlay Code Amendment.	
55	Murraylands and Riverland Landscapes Board	SL. Council wide. In relation to the water infrastructure priority, they are concerned that the strategy does not sufficiently recognise the level of challenge relating to water viability, nor does it recognise the risks to environmental and amenity values. Reference the Barossa Water Security Strategy 2050 as a resource. Recommend that any new residential development should be required to have connection to SA water mains waster / reticulated water supply network and encourage rainwater collection by landholders. Future water security risk needs to be consider. Stormwater management should be incorporated in the design of growth areas to enhance water course health / habitat and should not impact predevelopment conditions.	Noted – Updated chapter 3 references Council's GARP submission and the importance of the Barossa New Water Project. Infrastructure chapter has been updated to reflect collective infrastructure comments.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
56	Regional Planning Directions on behalf of Stephen and Janine Vaughan	Angaston - Have significant land holdings towards the southern end of Radford Road, Angaston that they are supportive of seeing developed for residential purposes. Highlight that Rural Living Zoning can be a wasteful use of land and would seen to have a Neighbourhood or Hills Neighbourhood Zone applied. Aware of some potential interface management that is required to be explored. Are seeking that Council appeal to mining lease holders in this area to create a significant buffer on their sites to protect the planned township areas. Seeking those updates to the Character Preservation Overlay be considered on a sub-regional level.	Support noted - The applicable development opportunity (Rural Living – intensification) is subject to further investigation.
57	Kate Peck	Lyndoch - Support for Rural Living Zones to be re-zoned for residential development. - No objections to any of the suggestions.	Support noted - The applicable development opportunity (Rural Living – intensification) is subject to further investigation.
58	Chris Rogers	Penrice - Not happy with consultation process. Unable to park in Angaston. Against growth and supportive of the existing character and heritage. Don't want to see grazing land rezoned for residential. Need for a proper hospital in the Barossa and better health care, including oncology. Views in Penrice are important and additional housing will detract from this. Issue water supply in Penrice and concern that it can't service additional housing/residents - note how this could be an issue with bushfire hazards. Want Council to better maintain the rail corridor as open space. Concerned about identified growth in Moculta. Concern about development occurring in flood affected areas of Moculta. Don't want Moculta Oval to be replaced with	Noted - The applicable development opportunity (Rural Living – intensification) is subject to further investigation. RE Moculta no changes to township boundaries are proposed.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		housing. Want more community events than structured sport. Concerned that more houses in the Barossa will increase crime. Against houses on the eastern side of Partott Hill creek and the western side of Moculta Oval. Want growth outside of the established towns. Not supportive of Barossa Park Project and feels insufficient engagement took place. Not supportive of gather round. Want the Stockwell silos to be kept. Believe burning-off has gotten out of hand. Seeking greater communication and transparency from Council.	
59	Roslyn Pfeiffer	Opposed to any zones changes from Rural to anything else.	Noted.
60	Ashton Hurn MP	Preventing urban sprawl into the Barossa is non-negotiable. - Character of townships and viability of rural lands needs to be maintained. - Recommend establishing a local design review panel. - Adequate infrastructure planning is crucial to supporting good growth outcomes. - New tourism opportunities should be explored, noting they need to complement the existing landscape, land uses and character. - Growth needs to adhere to principles outlined in the character preservation act.	Noted – various updates made to strategy which reflect feedback.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
61	Jo Zander	Tanunda - against rezoning Rural Development Zone to Tourism Development Zone. This should be residential. Other locations should be considered for tourism development. Also need to consider RV friendly facilities in the Barossa (dump points, private farm RV parking). Towns - Suggestion building height restrictions rather than storey limits - 3 levels in areas such as Mount Pleasant is premature. Increase on street carparking in main streets. Transport - Need public transport (e.g. LinkSA buses or private wine train/public train) Signage - Need Barossa GI signage, remove redundant signage.	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations. The proposal to increase building heights in the Planning & Design Code has been removed from the strategy.
62	Outhred English Urban Reginal Planners on behalf of Barossa Central Pty Ltd	Tanunda - Strong support for the proposal to rezone 250 – 252 Barossa Valley Way, Tanunda (CT 5890 Folio 768) (tourist development zone)	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
63	Robert Grant Dickson	Oppose any rural zone being rezoned into a residential, commercial or tourist tour. Development Creep 'vandalises' the region. Protect our unique landscapes and heritage and lifestyle and the Character Preservation Act content and boundaries. Against development of 252 Murray St Tanunda (tourist development zone)	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
64	Chris Duffield	Would like Kalbeeba Road Concordia sealed.	Noted – No changes proposed. Outside scope of the Strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
65	Eleanor Ehrat	Against growth along Langmeil road that will put pressure on the adjacent waterway that already floods	Noted – any development proposed in this location would be subject to location above the flood level. Stormwater management also acknowledged within the Strategy.
66	Di and Lance Davidson	Moculta - support the inclusion of the 'Character Preservation District boundaries'. Against block sizes of 1200m ² or smaller given the strategy states that there is enough capacity for growth with existing land supply. Why reduce block sizes and impact on character. Against the Moculta Recreation Park and the area of community managed vegetation/art/walking trail along Elizabeth Street/Parrot Hill Creek being included in a potential growth area. Wants the Soldiers Memorial Hall referenced as community service or heritage. Would like flood hazard data for the town (and creeks) to be considered.	Noted – No changes to township boundaries are proposed. The current zoning allows allotments of 1,200m ² . Figure 17 provides constraints mapping, including flooding for Moculta.
67	Monica Wohlstadt	Lyndoch - Against growth in Lyndoch as impacts character - keep growth in Concordia and Roseworthy. Against selling off Council green spaces (Gilbert Street and Jollytown Road and Bevilaqua and Meshach Burge Terrace) as important for community and nature. On Jollytown Road want improved footpaths, disability access and drainage. Need housing for older people and disabled. Against multistorey buildings. Need tourist accommodation. Want the Recreation Hub to be used for community events not just sport.	Noted – this proposal has been removed from the strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
68	Carmine (Charlie) Scalzi Gods Hill Wines	Would like 18 Gods Hill Road in Lyndoch rezoned to allow for tourism as it is only 10000m ² in a rural zone.	Noted – Changes to township boundaries are not supported.
69	Rebekah Richardson Wine Ingenuity/Lucid Distilling	Angaston. Do not agree with statements. Against further growth as will impact character, existing residents and require additional infrastructure. Against further infill within Rural Living Zones (zone 1) as is already impacting drainage, water supply, traffic and existing residents. Concern the character will be impacted by 'monotone' housing and 500m ² blocks (Zone 3). Increasing buildings heights to 3 stories is not necessary (zone 4). Unclear what strategic employment zone expansion means for Zone 2. Out of township areas - Want to understand long-term consequences of rezoning on land use and what's built.	Noted – These proposals have been removed from the strategy.
70	ME Loftus and Dr KE Rowland and Dr WK Lotus	Eden Valley - Object to land being zoned for subdivision/infill (area 1) as is part of a working farm including roomed cottages and paddocks.	Noted – this proposal has been removed from the strategy.
71	Alea Devine	Stockwell - do not want silos demolished (make them an attraction instead) or land subdivided into small blocks. Enjoy quiet farmland and nature surrounding our house and community feel and concerned about flooding if more development. Also opposed to a local dam that is being built.	Noted – No changes to township boundaries proposed. The current zoning permits allotments of 1,200m ² .
72	Tom Feist Eco Waste and Compost Solutions	Nuriootpa - support rezoning 214 and 230 Angaston Rd and Lot 83 (Cert of Titles 6288/913 and 5760/142) Light Pass Rd and Angaston Rd from Rural Zone to Employment Zone. It will provide greater certainty to invest in our business.	Noted – this proposal is subject to further investigation.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
73	Howard Wittwer	Lyndoch - against increasing housing allotments around town by removing native vegetation. Concern with loss of trees as part of oval development application. Against infill and tree loss at area bounded by Porter St, Rushall Rd and Bevilaqua Tce (area 3). Concern about loss of habitat, costs to rates payers of utility and stormwater infrastructure and emergency vehicle access.	Noted – this proposal has been removed from the strategy.
74	Steve and Rebecca Falland	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area	Noted – No changes to township boundaries are proposed.
75	Sue and Daryl Waye	Williamston - Concerned with rezoning and change of allotment sizes in the Rural Living Zone north and south of the town. Value and don't want to lose the open space and country feel, vineyards and paddocks. Concerned with increased residential traffic along a freight route.	Noted – this proposal is subject to further investigation.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
76	Sally Smith - Planning and Land Use Services division of the Department for Trade and Investment (PLUS)	A review Character Preservation District will not occur before the new GARP has been finalised and an implementation program initiated. Note the strategy's support of growth at Concordia, Freeling and Kapunda. Will consider directions in the GARP background work (township infill, expansion of employment lands, Home Industry Zone in Nuriootpa and Tanunda, new Tourism Development Zones in Tanunda, Lyndoch and Sandy Creek, interface growth issues at Stockwell, Tanunda and Nuriootpa and infrastructure priorities)	Noted – No changes proposed. Strategy acknowledges the draft GARP.
77	Southern Barossa Alliance Inc	Supports growth of the Barossa in principle. Want further township analysis and consultation on changes capital value ratio resulting from rural living infill. Some township population statistics are lower than reported on ABS census. Want more infrastructure and services for youth. Concerned with 3 story buildings on main streets. Could be for Nuriootpa and Tanunda set back one street. More investment in roads curbs and pedestrian and cycling infrastructure will be needed to accommodate traffic increases. Concordia - unclear how will be developed and if Council has the capacity to maintain all the resulting assets. Want a large primary production buffer between Concordia and smaller southern settlements and rural living areas. Lyndoch - The Rural Living area provides bushfire protection to town. Instead consider expanding the township boundary west towards Sandy Creek. However,	In part support as well as desire for additional community infrastructure are noted - Applicable growth opportunities relating to increased building heights in town centres and intensification of rural living areas have been removed from the strategy. Concerns regarding Concordia buffers are subject to investigation under the Concordia Code Amendment and background investigations.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		Concordia is accommodating growth for next 10-15yrs. Don't want the Council land at 3 developed. They are used by community and valued for nature. Want shared use of the new recreation centre and improved dog friendly open spaces and playgrounds. Rural living areas increase rural living allotments area (area 1) check for 'an encumbrance on it of one dwelling per property for 100 years which commenced in 1990.' Williamstown - Do not support 3 stories on main street. Do not support additional rural living allotments- those available now are not being developed and the strategy states there is adequate supply. Maintain country charm and ambience. Do support that stormwater infrastructure is required and the linkage between the main street and Queen Victoria Jubilee Park but there needs to be more infrastructure investment (walk/bike track to reservoir, BBQ facilities, toilets, adventure playgrounds, weekend cafe, youth facilities such as skate park) Out of Township - Supports the rezoning between Fuss Road and Hermann Thumm Drive, Lyndoch from Rural to Tourism Development Zone. Do not support the rezoning of the Sandy Creek Golf Club from Rural Living to Tourism Development zone however, we would support in principle, the rezoning of this area to the Golf Course Estate Zone.	
78	Bryson Fredericks Adelaide Fuel	Nuriootpa - support rezoning 214 and 230 Angaston Rd and Lot 83 (Cert of Titles 6288/913 and 5760/142) Light Pass Rd and Angaston Rd from Rural Zone to Employment Zone. It will provide greater certainty to invest in our business.	Noted – this proposal is subject to further investigation.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
79	Damian Hone APC	Nuriootpa - support rezoning 214 and 230 Angaston Rd and Lot 83 (Cert of Titles 6288/913 and 5760/142) Light Pass Rd and Angaston Rd from Rural Zone to Employment Zone. It will provide greater certainty to invest in our business.	Noted – this proposal is subject to further investigation.
80	Mark and Mandy Creed Lyndoch Hill	Out of township - Would like their properties at Lyndoch Hill and Barossa Chateau included in the tourist zoning changes as already used for their purpose and could offer more. Support rezoning of Land at Nexus adjacent Fuss Rd to tourist development. Do NOT support the land between Fuss Rd and Herann Thumm Dve being zoned to tourist development (fig 43) as it will impact the rural landscape appeal. Do not support Sandy Creek Golf Club rezoning as will impact the rural landscape.	Noted – this proposal is subject to further investigation.
81	Peter Wendt Farmer Johns (via Peter Groeke)	Concerned with urban encroachment impacts on primary production and tourism. Pressure is being placed on long term agriculture properties to change agricultural practices (e.g. pesticide application) at added cost to operations.	Noted – No changes to township boundaries are proposed.
82	Kim Thompson	Lyndoch - Against development of Council reserves. These sites contain important remnant vegetation that cannot be replaced.	Noted – this proposal has been removed from the strategy.

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83	Allister and Cameron Ashmead - Elderton Wines	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area Tanunda - Oppose rezoning land to tourism development. This should be rural to preserve the viticultural landscape, surround townships in vineyards, the land is suitable for grapes, inline with a supreme court ruling, and is against the Character Preservation Act.	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
84	Nicholas Paphtis Barossa Central Pty Ltd	Tanunda - Support the identification of two growth areas in Tanunda for tourism development. In particular, strong support the identification of 252 Murray Street, Tanunda for future rezoning from the Rural Zone to the Tourism Development Zone.	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
85	Justin Carter - Barossa Investments Pty Ltd	Nuriootpa - own old SA Power Networks depot in 6 Francis St East Nuriootpa in Neighbourhood Zone and would like the site eligible for 2 storey residential housing development.	Noted – Existing residential area. The Strategy acknowledges opportunity to review infill potential within Neighbourhood Zones outside of historic areas. Further investigations are recommended within these areas in Nuriootpa, Angaston and

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
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			Tanunda. Future changes to policy settings under the Planning & Design Code are subject to Code Amendment.
86	Brooke Martin	Cockatoo Valley- Rezone Lot 420 Balmoral Road Sandy Creek to support residential growth.	Noted – No changes to township boundaries are proposed.
87	Steve Kernick	Nuriootpa - own lots at 30A Second Street Nuriootpa between the Vine Court Barossa Motel and the Police Station. The land is zoned Residential and District Town Centre. Would like all lots zone District Town Centre.	Noted – Zone boundary alignment is acknowledged. Changes not recommended under this Strategy.
88	Betty Doecke	Stockwell -- Remove the Stockwell Church and Cemetery from the area identified to support growth through structure planning.	Noted – Update to mapping has been made.
	LATE SUBMISSIONS		
1	Elisha Brunton	Lyndoch - opposed to developing Council reserves for housing at Gilbert Street and Jollytown Road. This parcel of land is one of the last parcels of intact local remnant native vegetation left in the town and it must be protected for conservation, heritage and wellbeing rationale.	Noted – This proposal has been removed from the strategy.
2	Department of Infrastructure and Transport - Transport Strategy and Planning Division	Support the vision, regional objectives and strategies. Support containing growth (outside of Concordia) to within township boundaries. Infrastructure priorities: Support/synergies with Item 2. Concordia Development Needs, Item 3 Lyndoch Sport Precinct and Item 5 Freight Task Infrastructure. State planning work: Adelaide North Transport Study will identify infrastructure upgrades in Northern Adelaide,	Support for various items noted. Various upcoming strategies from State Government noted and referenced in strategy. Correction – ownership of rail corridor in Lyndoch.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		including to support Concordia (traffic network and public transport). The Housing, Infrastructure, Planning and Development Taskforce will develop a phased infrastructure delivery process for utilities. A Freight and Supply Chain Strategy for SA will identify key freight routes. Review of Public Transport Services to identify options to meet future needs. Transport infrastructure - suggest infrastructure maps should include major transport upgrade needs Towns - suggest that Angaston, Lyndoch, Nuriootpa and Tanunda as priorities for master planning. Suggest logical extensions of existing Neighbourhood Zones into existing Rural Living Zones. Spot rezonings along the Sturt highway will need to be closely considered to ensure safe and efficient operation of the road Lyndoch - note rail corridor land is owned by the State Government not the Federal Government.	Further transport investigations required in relation to proposed employment rezoning in Nuriootpa acknowledged.
3	Primary Producers SA	While PPSA acknowledges the need for governments to address a critical housing shortage, they are concerned about the possibility of alienating prime agricultural land and impacts upon the state and nation's food production and security. PPSA wishes to see the planning system play a stronger role in protecting prime agricultural lands.	Noted – No changes to township boundaries are proposed.
4	Tim Semmler	Lyndoch - Rezone 52 Lyndoch Valley Road Lyndoch to support urban growth. - Adjust the township boundary to the south of the	Noted – No changes to township boundaries are proposed.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		township to make it regular and follow and more logical border.	
5	Fraser MacKenzie, Artisans of Barossa	Tanunda - Support rezoning Rural Development Zone to Tourism Development Zone. It will enhance our region's appeal through the development of four—or five-star accommodation facilities.	Noted – this proposal is subject to further analysis, potential engagement, and consideration in subsequent Phase 2 investigations.
6	Department for Energy and Mining	DEM advocates for the inclusion of a detailed plan for EV smart charging infrastructure, either within the Barossa Growth and Infrastructure Investment Strategy or as a standalone EV Smart Charging Infrastructure Strategy. This is especially relevant for the Barossa Valley, given its status as a premier tourism destination.	Noted – This is outside the scope of the growth strategy and should be addressed separately.