

Consultation summary report

Draft Barossa Growth and Infrastructure
Investment Strategy

Consultation summary report

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We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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Supplement Report

This report is supported by a Supplement Report that includes the following appendices:

Appendix A – Individual survey responses

Appendix B – Complete written submissions

Appendix C – Summary of submissions table

Appendix D – Facebook comments

Snapshot

The Barossa Council consulted with its community from 7 February to 1 May 2024 on a draft Barossa Growth and Infrastructure Investment Strategy.

The draft Strategy considered what areas of the Barossa Council area are best suited to accommodate population and economic growth, and what infrastructure is needed to support this growth.



467 survey
responses



88 written
submissions



Tanunda, Lyndoch,
Nuriootpa, and
Angaston & Penrice
had most interest.

Top feedback themes

Across the survey responses and written submissions received the following themes were raised most in feedback. More detailed information is provided in sections 3 and 4 of this report.

Rural and heritage character	Opposition generally related to a desire to protect the rural and heritage character, charm and lifestyle of the Barossa – which was stated as the key reason people choose to live, visit or invest.
Development outside town boundaries	Opposition to directions which proposed development beyond township boundaries in Angaston, Nuriootpa and Tanunda. People perceived this as an expansion of the township boundary in variance to the Character Preservation Act. People want to limit sprawl and protect rural land and character.
Tanunda Tourism Accommodation Rezoning	Mixed views on rezoning this land. Some supporting the need for more quality large scale accommodation. Others objecting to development of rural land.
Angaston and Nuriootpa Strategic Employment Zone Expansions	Strong opposition to these rezonings. People objected to the loss of rural land, expanding township boundaries and impacting local character.
Council reserves for development in Lyndoch	Strong opposition to “selling” Council land for development. People stated these reserves are used and very important for biodiversity.
Three storeys on main streets	Many opposed or were concerned about the impact of three storey heights limits on main streets and the impact to the character of towns. People did support main street and public realm and shop front improvements.

Infill	Mixed views on infill within townships. Many want to limit infill, oppose reducing block sizes or are concerned about the homogenous quality of new housing. They want to retain rural charm and character. Some stated that there is existing capacity for growth within current zoning or that growth should be focused at Concordia. Others support infill to improve housing supply and diversity with a preference for this to be within township boundaries so as not to expand into valuable rural land.
Character Preservation Act	Many expressed the need for Council (the Strategy) to adhere to the principles of the Act, to strengthen design and character polices in the Planning and Design Code, and to fast track the Strategic Review of the Barossa Character Area.
Protect agriculture (inc. vineyards)	Those opposed to township expansion or residential development adjacent rural land, are concerned about the loss or fragmentation of production land, or interface issues that are already impacting the viability of agriculture.
Stormwater	Some raised concerns about the impact of urban growth on already struggling stormwater systems particularly in Lyndoch and Tanunda.
Utilities	Concerns were raised that many smaller towns do not have access to potable water or reliable phone or internet services.
Getting around	Improvements are desired to pedestrian and cycling networks and public transport across the Barossa. People want safe connections to schools and across main streets. People support improved cycleway connections between Lyndoch and Williamstown.
Acceptance of growth	Those that support the draft Strategy directions believe it will help address the shortage of residential and workforce housing, will support tourism and business growth and rezonings will provide investment certainty. Towns where feedback indicated more openness for growth than others (noting there was still opposition were: • Nuriootpa – because it is seen as a regional centre • Williamstown and Mount Pleasant – because they are seen as needing upgrades and services
Council amalgamation	An interest in Council amalgamation (eg. to match the Barossa GI) was expressed.
Zoning information	Some expressed frustration at details not being provided about what the zoning types or planning language was proposing.

1. Why we engaged

The Barossa Council consulted with its community on a draft Barossa Growth and Infrastructure Investment Strategy. This report presents how the consultation was undertaken and its results.

The Barossa Valley region is a highly desirable place to live and work. It is a popular and internationally renowned tourist destination. With this appeal comes demand for growth. Such growth assists local economies, increases the range of services and contributes to township vibrancy. However, growth also requires careful planning to ensure the region's celebrated attributes and character are protected and retained.

The draft Barossa Growth and Infrastructure Investment Strategy considers what areas of the Barossa Council area are best suited to accommodate growth, what areas should preserve local heritage character, and what infrastructure is needed to support growth.

The draft Strategy has been informed by detailed analysis and input gathered from the Barossa community in two previous stages of engagement:

1. Early stakeholder workshop in February 2023 to understand when growth is good, where is it appropriate and what infrastructure is needed in each township.
2. Community and stakeholder engagement in June 2023 to seek feedback on preliminary directions for growth and infrastructure in townships.

This report presents the results of consultation on the Draft Barossa Growth and Infrastructure Investment Strategy.

2. How we engaged

Consultation on the draft Barossa Growth Strategy was open from 7 February to 1 May 2024 and included the activities in the below table.

Activity	Description
Survey	• A survey was developed by the Barossa Council and was made available online at yoursay.barossa.sa.gov.au or in hard copy. • 467 surveys were completed. • Individual survey responses are provided in Supplement Report Appendix A.
Written submissions	• 88 written submissions were received during the public consultation period. Of these, two submissions were signed by groups of people, representing 28 and 45 individuals. • Another six written submissions were received after consultation closed. One confidential submission was received. • Written submissions are provided in Supplement Report Appendix B and summary of submissions table in Supplement Report Appendix C.
Promotion	The consultation was promoted through the following means: • Letter to all stakeholders and persons that participated in earlier consultation • Media release • Council website • Your Say Barossa • Advertisement in The Leader, Courier and Bunyip • The Mark • Facebook*

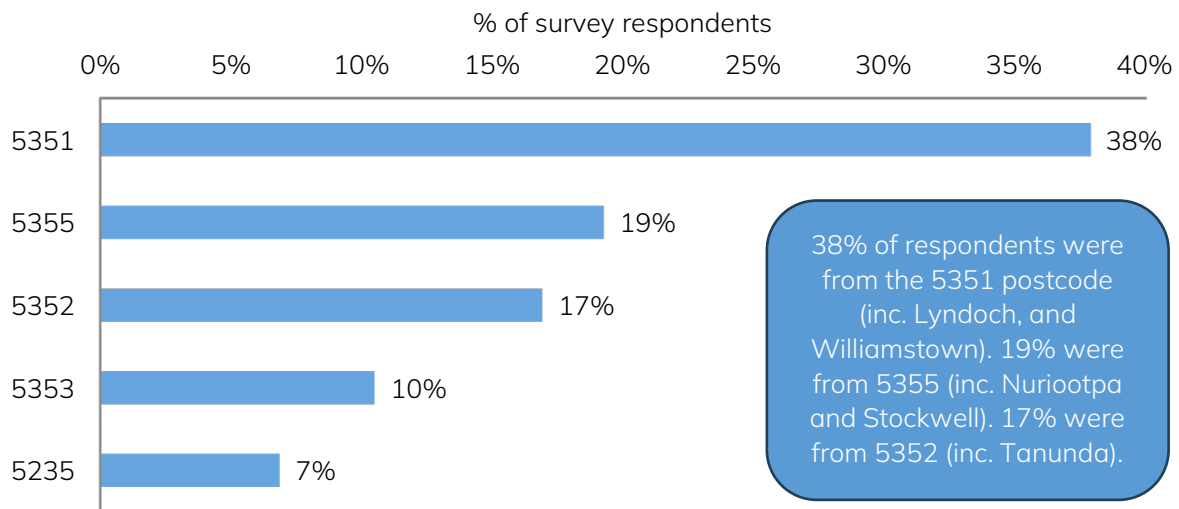
*People made comments on Council's Facebook posts. These comments are not considered consultation feedback, however they have been included for information in Supplement Report Appendix D.

3. What we heard - survey results

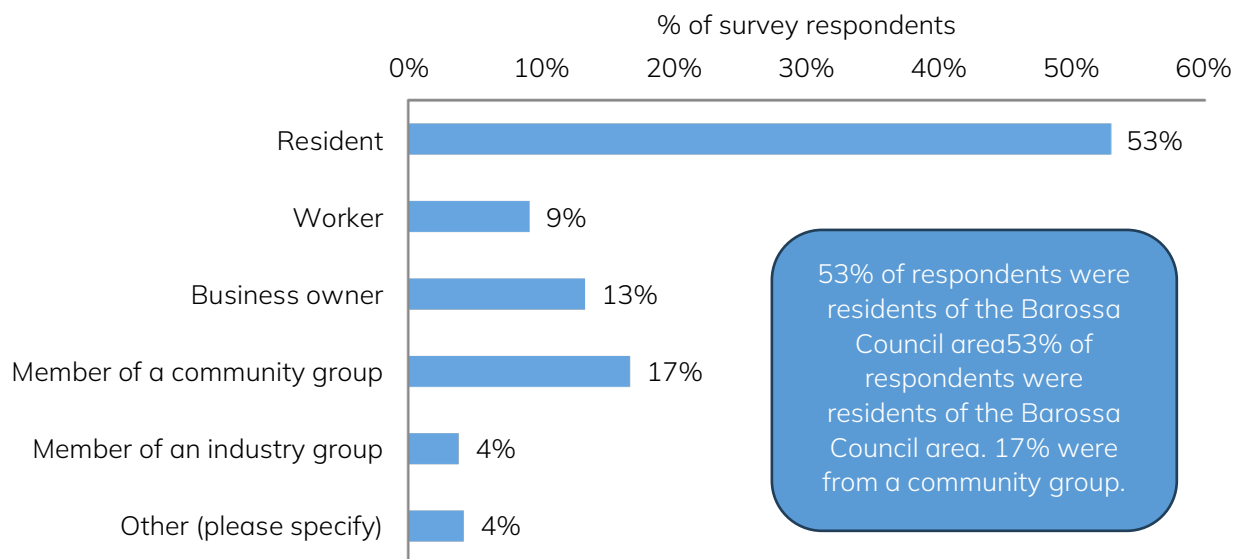
3.1 Respondents

467 people completed a survey. Individual survey responses are provided in Supplement Report Appendix A.

Residential or business postcode of survey respondents
(467 respondents)



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

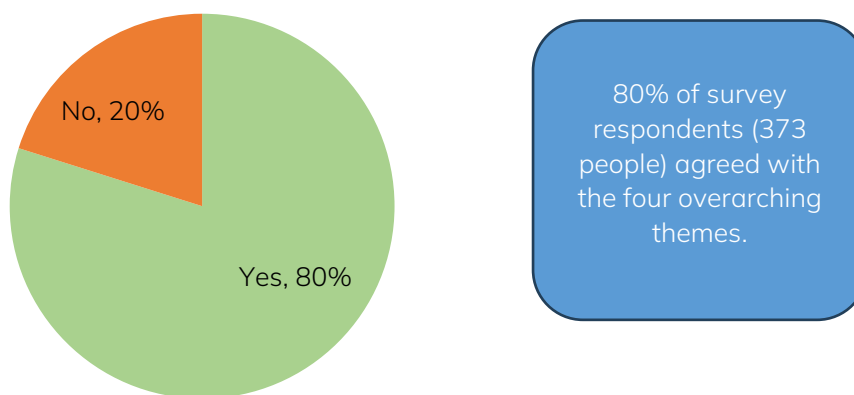


3.2 Level of support the four overarching themes

The draft Strategy identified four overarching themes:

- Thriving communities
- Sustainable environments
- Strong economies
- Outstanding places.

Do you agree with the four overarching themes?
(467 respondents)



Survey respondents were asked why they did or did not agree with the four overarching themes. The following two sections provide a summary of the reasons provided.

3.2.1 *Reasons for supporting the themes*

Those who selected they supported the four overarching themes provided the following commentary about the reason for their support. Feedback has been ordered by theme.

Strong Economies

- **Business and job creation:** There was strong support for creation of local business growth and jobs and other opportunities such as an increase in local shops for residents.
- **Need for economic growth:** Respondents emphasised the need for economic growth to ensure a sustainable and prosperous future for the Barossa.
- **Maintenance as a tourism destination:** Respondents felt that strong economies are necessary for the Barossa region to maintain its appeal as a strong tourism destination. They supported increased expansion of tourism facilities and promotion and protection and enhancement of the wine industry.

Thriving Communities

- **Community at the core:** Respondents believed that thriving communities are central to the social and economic well-being of the Barossa.
- **Growing opportunities and connections:** There was a strong emphasis on the importance of community growth, including more local jobs and opportunities for social connection and wellbeing.
- **Increased facilities and services:** The need for improved community facilities and services including in the health, transport, recreation and education sectors was highlighted as crucial for a thriving population, including facilities and services for young people.
- **Increase transport connectivity:** The need for better roads, improved public and active transport options, more parking and better footpaths was especially emphasised.

Outstanding Places

- **Preserving heritage and culture:** The importance of preserving the historical and cultural significance of the region was frequently mentioned, including a desire to maintain the rural charm and natural beauty that make the Barossa a desirable place to live and visit.

Sustainable Environments

- **Ensuring growth does not reduce environmental values:** Many respondents stressed the importance of balancing growth with the preservation of Barossa's rural and natural landscapes.
- **Preserving nature:** The preservation of ecology, wildlife habitats, and natural resources was seen as vital to maintaining the region's beauty and sustainability.
- **Promoting sustainability:** Environmental sustainability was seen as integral to the region's identity and appeal.

Other

- **General support:** Some respondents indicated general support for the themes.

3.2.2 *Reasons for not supporting the themes*

Those who selected they did not support the four overarching themes provided the following commentary about the reason for their lack of support. Comments have been organised by their relevance to the themes.

Outstanding Places

- **Opposition to high-density and infill development:** Many respondents are concerned that higher density development and expansion of development will:
 - Ruin the region's **unique character and appeal**.
 - Make the Barossa a **less desirable place to live and visit**, with less amenity and community connection and more noise and congestion.
 - Result in the **loss of agricultural lands, bushlands and township green space**.

Thriving Communities

- **Negative impact on quality of life:** Respondents were concerned that a focus on economic growth will come at the expense of the quality of life for residents, with a loss of the quiet, rural atmosphere that residents love about the Barossa.
- **Loss of community feel:** Respondents were concerned that increased development would lead to overpopulation and high-density living, disrupting the close-knit community feel that Barossa towns currently enjoy.
- **Concerns about infrastructure strain:** Respondents expressed concern that Barossa already has a lack of adequate healthcare, utilities and recreational facilities and feel that population growth will worsen this. They also felt that there are not adequate public amenities such as footpaths, public toilets, and lighting.
- **Concern about transport limitations:** Respondents felt that road quality is already poor and that there is a lack of public transport options which increases car dependency and reduces connectivity. They are concerned that growth will worsen road condition, increase congestion and create isolation for those unable to drive.
- **Lack of consultation:** There was a perception that there has been a lack of adequate and transparent consultation and communication with residents about the growth of the Barossa.

Sustainable Environments

- **Loss of agricultural land:** Concerns about losing agricultural land to development were frequently raised.
- **Environmental degradation:** Respondents were concerned that development will result in the loss of trees and natural reserves, impacting wildlife and reducing amenity.
- **Scepticism about sustainable practices:** Doubts were expressed that the proposed developments will incorporate sustainable, low carbon practices that are future-climate ready, resulting in urban heat island affect, low amenity and high stormwater runoff.

Strong Economies

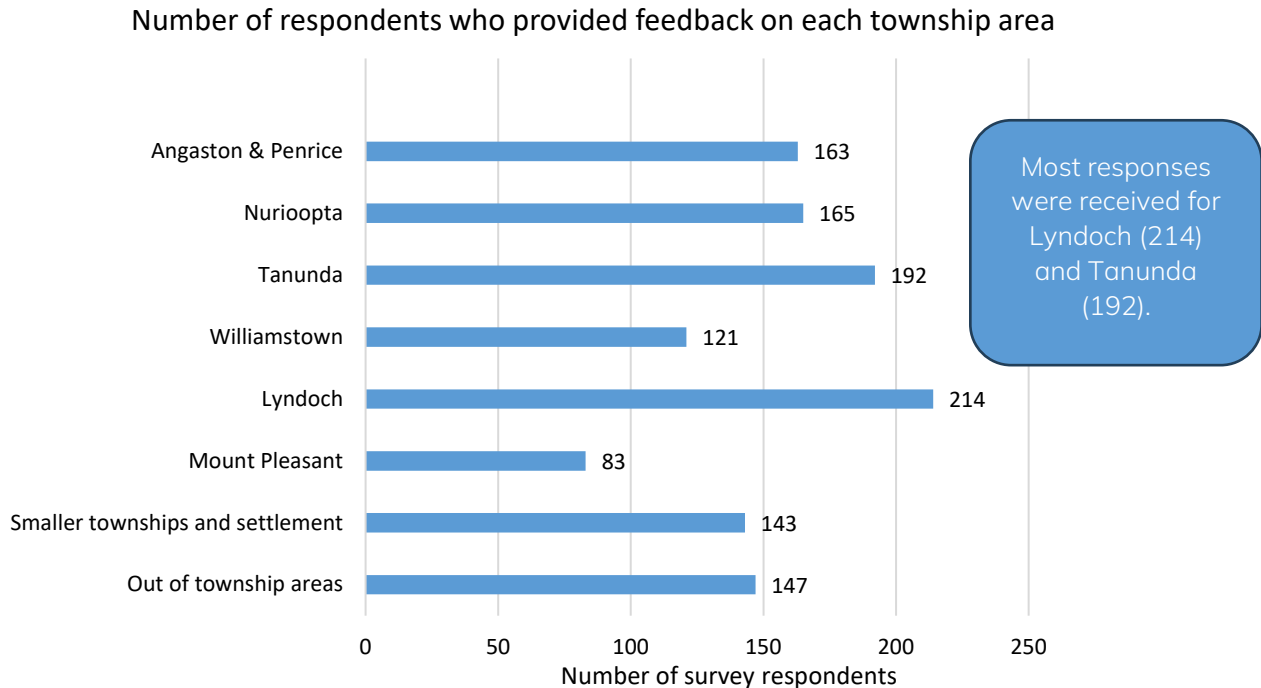
- **Infrastructure concerns:** Concerns were raised that current infrastructure does not have capacity to support increased economic activities, especially transport infrastructure and services.
- **Overemphasis on economic growth:** Some respondents believed that the emphasis on economic growth will lead to overpopulation, overdevelopment and inflation of the cost of living.
- **Lack of investment in smaller towns:** Those in smaller townships felt that there is a lack of investment into existing infrastructure and services and considered this strategy to continue to divert resources elsewhere.

Other

- Some respondents felt that the themes are too **generic**.

3.3 Township feedback

Survey respondents were asked if they wanted to provide feedback for six of the largest townships in the Barossa, smaller townships and settlements, and out of township areas.



The following sections present feedback results for each township area including:

- Quantitative level of support for draft township objectives and development opportunities.
- Qualitative analysis of the key themes raised in comments.

3.3.1 Notes on township survey data analysis

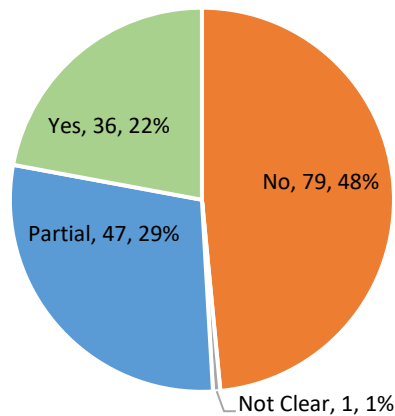
The survey Council prepared asked a single free text question for each township: “Do you agree with the draft township objectives and development opportunities for [insert township] and why?”. The qualitative response format of the question does not allow for quantitative analysis of levels of support.

URPS staff read each qualitative response and made an assumption of the respondent’s level of support based on what the respondent had said. Responses were categorised into four levels of support: Yes, No, Partial, and Not Clear. Entirely positive comments were categorised as Yes, while entirely negative comments were categorised as No. Responses indicating some support but also expressing concerns or suggesting changes were placed in the Partial category. Vague or ambiguous comments were classified as Not Clear.

Comments for each township were read and high-level themes of support or concerns and opposition were summarised. These comment summaries do not intend to capture all feedback provided. Rather they provide an understanding of the key themes raised for each township.

3.3.2 Angaston and Penrice

Do you agree with the draft township objectives and development opportunities for Angaston and Penrice? (163 respondents)



Key supportive themes ("yes" category)

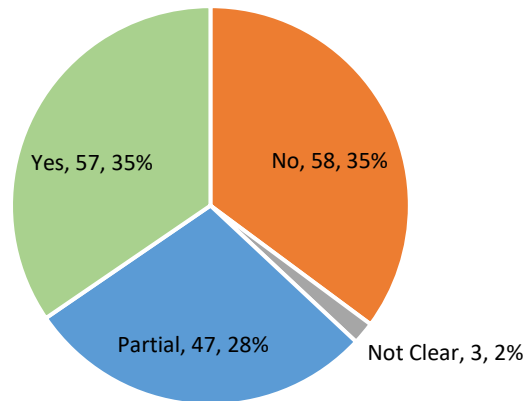
- **General support:** Many of the 36 respondents simply stated "yes" they agree.
- **Increased business opportunities and jobs:** Some respondents commented the directions will support business growth and jobs, including small business.
- **Need for infill development:** Respondents expressed the need for residential infill in the area (including in the Rural Living Zone, however the Neighborhood zone was more favoured) will help combat the increasing demand for housing (resident and worker), taking pressure off prices and development of arable land and create walkable towns.
- **Three storeys:** A few respondents stated they support three storeys or on a case by case basis or if well designed and energy efficient. Some said they support two storeys rather than three.

Key concern or opposition themes ("no" and "partial" category)

- **Three storeys and infill development:** Many respondents are concerned about higher density development and infill and its impact on the small-town charm and rural character of Angaston and Penrice. In particular many respondents opposed three storeys on the main street, infill in the Rural Living Zone and loss of rural land, green space or native vegetation areas.
- **Infrastructure and services:** concern was raised about the adequacy of current infrastructure and services to support new developments. Issues such as drainage, traffic, water supply, and impact on existing properties were mentioned. The need for better transport infrastructure (incl. roads, connections, foot and cycle paths, parking) and community facilities was also raised.
- **Strategic Employment Zone Expansion:** A significant number of comments were against the "expansion of the township boundary" to accommodate the Strategic Employment Zone to the south of Angaston. Many highlighted that this expansion would conflict with the Character Preservation (Barossa Valley) Act 2012.
- A suggestion was raised to use the old SAPN Electricity workshop depot near corner of Stockwell Rd and Crennis Mines Road for Business Development.

3.3.3 Nuriootpa

Do you agree with the draft township objectives and development opportunities for Nuriootpa (165 respondents)



Key supportive themes ("yes" category)

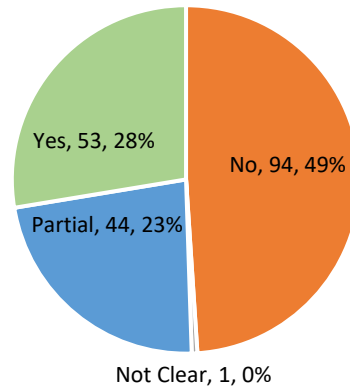
- **Support in general:** Many of the 57 "yes" respondents simply stated "yes" they agree or stated they agree with the plan or all objectives and opportunities.
- **Regional hub:** Many respondents commented that growth is appropriate in Nuriootpa as it is a regional hub.
- **Township objectives:** in particular support for a hospital, education (eg. TAFE) and a Townsquare.
- **Employment and economic growth:** Some respondents support the plan because it would bring more employment opportunities and support local businesses.
- **Infill and three storeys:** Some respondents support infill development, rezoning land to Neighbourhood, and three storeys on the main street to support housing availability and affordability (and if in place of sprawl).
- **Industrial and employment land:** Some respondents stated they support increasing industrial land, the expansion of the employment zone, expanding the town boundary north to Moppa Road and the Innovation Precinct.

Key concern or opposition themes ("no" and "partial" category)

- **Employment zone and town boundary expansion:** Many respondents were opposed to the expansion of the Employment Zone and the Township Boundary as it is not in line with the Character Preservation Act, would impact on rural land, native vegetation and green space areas, and the heritage and rural feel.
- **Infill and 3 storeys:** Many respondents were against infill, in particular rezoning the rural zone to neighbourhood zone and 3 storey developments.
- **Infrastructure and businesses:** Concerns or suggestions about roads, footpaths, parking, safe pedestrian connections to school, pedestrian bridge, greening, improve visitor appeal (less industrial), and attract large retail.

3.3.4 Tanunda

Do you agree with the draft township objectives and development opportunities for Tanunda? (192 respondents)



Key supportive themes ("yes" category)

- **Tourism development:** Rezoning rural land to tourism development zone to provide quality larger scale accommodation was strongly supported. Some also supported the adjacent innovation precinct.
- **Mainstreet activation:** Many respondents support the activation of the main street as it is tired. This included improving quality, aesthetics, pedestrian accessibility and safety. Promoting mixed-use development and increasing building heights to up to three storeys was supported.
- **General support:** Many of the 53 respondents simply stated "yes" they agree some said they agree with all opportunities.
- **Growth in Tanunda:** Respondents support growth because the town is the Heart of the Barossa, will support the residential property market, employment, enable development and support tourism.
- **Rezoning and infill:** There was some support for infill to improve housing supply. Some stated that infill must be tasteful, not on reserves and within boundaries. Some stated they support developing areas outside the flood zone or township expansion.

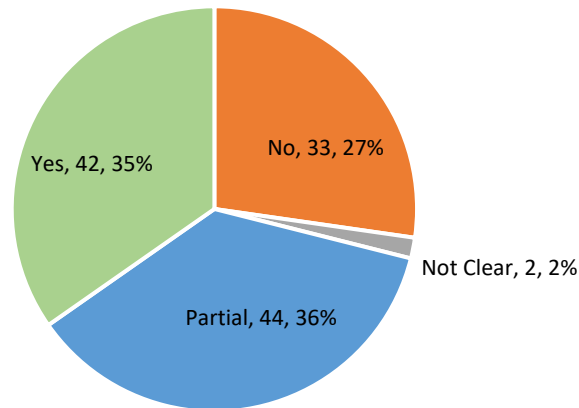
Key concern or opposition themes ("no" and "partial" category)

- **Rezoning and Expansion of Town Boundaries:** There was strong opposition to "expanding town boundaries" for any purpose. They don't want to lose rural or recreational land or native vegetation. It is contrary to the Character Preservation Act. Opportunities opposed included: rezoning Rural Land for Tourist Development or the Innovation Precinct and developing areas outside the flood zone.
- **Three storeys and infill development:** Respondents want to protect the rural character, heritage and charm of Tanunda. They are opposed to development that would impact this charm. Many opposed three storeys on the main street or reducing allotment sizes in Rural Living and Neighbourhood Zones.
- **Infrastructure and services:** Concern was raised about the adequacy of current infrastructure and to support growth. Respondents raised the need for better flood mitigation, parking, disability access, greening, streetscapes and public transport. Some flagged the need to expand at capacity recreational facilities.

3.3.5

Williamstown

Do you agree with the draft township objectives and development opportunities for Williamstown? (121 respondents)



Key supportive themes ("yes" category)

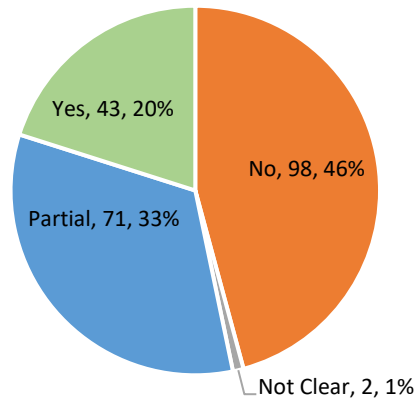
- **Support for growth:** many were supportive of growth because it will support business development (eg shops, services), visitation and residential growth. It is seen as a great town and a gateway to the Barossa and near Concordia but in need of improvements, businesses and services.
- **Eco-tourism:** support for protecting the natural areas and walking trails of Williamstown and establishing the town as an eco tourism destination, including accommodation and events adjacent the Jubilee Reserve.
- **Linking to other areas:** Respondents support linking Williamstown to the rest of the Barossa via walking/cycle tracks. This is viewed as beneficial for both residents and tourists.
- **Residential growth:** Support for creating more rural living blocks and tasteful 3-storey development.

Key concern or opposition themes ("no" and "partial" category)

- **Infill and new residential areas:** Concerns were raised about reducing allotment sizes, increasing building heights (3 storeys) or expanding residential land, as this is seen as compromising the rural and country appeal of Williamstown and there are already inadequate facilities for the existing population and is against the Character preservation Act. There is a desire to strengthen the town's feeling as part of the Barossa and not to become a "dormitory" town of Adelaide.
- **Natural value and ecotourism:** Some raised a desire to protect the natural areas in/near the town and protect them from adverse eco-tourism impacts. Others raised the need for better trail connections to reservoirs and conservation parks and local destinations.
- **Infrastructure and services:** Respondents were concerned about the adequacy of infrastructure. People called for improved footpaths, public transport, roads, recreational facilities, parks, better cafes and retail including a supermarket. Heavy truck traffic is a safety risk that limits parking and foot traffic on the main street. In particular people raised the need for improved facilities for young people that aren't just sport. The need for aged care was also raised.

3.3.6 Lyndoch

Do you agree with the draft township objectives and development opportunities for Lyndoch? (214 respondents)



Key supportive themes ("yes" category)

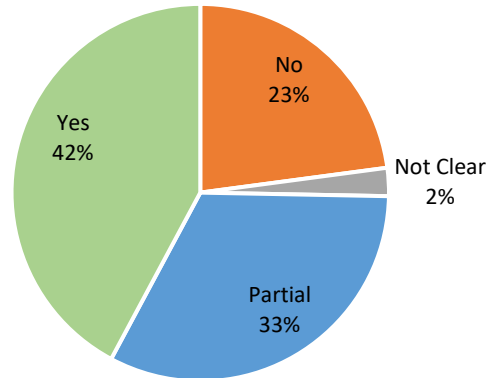
- **Tourism, housing and employment:** Respondents support growth to increase housing availability, visitation and tourism accommodation and employment. Also support for establishing a brand and "wellness hub" and upgrades that acknowledge Lyndoch as a Barossa gateway.
- **Paths, trails and open space:** People were pleased at infrastructure upgrades including provision of suitable walking and cycling infrastructure within the town and junction upgrades and connections to Williamstown. There was also support for investment in the recreation park and village green.
- **Residential growth:** Some respondents think that Lyndoch is well placed for affordable housing and has the opportunity to grow while maintaining its charm and unique character. People commented that more rural living allotments are needed and that subdividing blocks would enable property owners to stay on their land whilst housing being developed for others.
- **Tourist accommodation:** A few respondents suggested enabling accommodation at Barossa Pavilions.

Key concern or opposition themes ("no" and "partial" category)

- **Council reserves for residential:** There was very strong opposition to the conversion of council reserves for residential development. These are used by community and of biodiversity value. Some suspect council of "money grabbing".
- **Infill and building heights:** Many respondents opposed increasing building heights in the main street and smaller block sizes in the town as it would detract from the town's quaint, rural village atmosphere and impact more trees. There were fears that developments would cater to wealthier newcomers, displacing current residents.
- **Caravan park:** the caravan park was raised as an eyesore by some respondents. Its needs to be cleaned up or better accommodation provided for tourists.
- **Infrastructure and services:** There was concern that the current infrastructure is insufficient to support more development. Respondents want improvements particularly in footpaths, playgrounds, medical facilities, water, recreation facilities (eg. netball or basketball), and increased library activation.

3.3.7 Mount Pleasant

Do you agree with the draft township objectives and development opportunities for Mount Pleasant? (83 respondents)



Key supportive themes ("yes" category)

- **Community, tourism and employment:** Respondents believed that growth will benefit everyone, tourism, and employment. It will provide houses for workers and attract more families.
- **Infrastructure and services:** There was support for improving the Main Street's appeal and character and investment in public realm. Respondents also flagged the importance of having more local facilities and resources to reduce travel time to other locations. Improving the main road surface and investing in bike trail connections was supported.
- **Rezoning:** There was general support for growth and rezoning but some respondents stated that it should be within town boundaries and that infrastructure needs to come first.

Key concern or opposition themes ("no" and "partial" category)

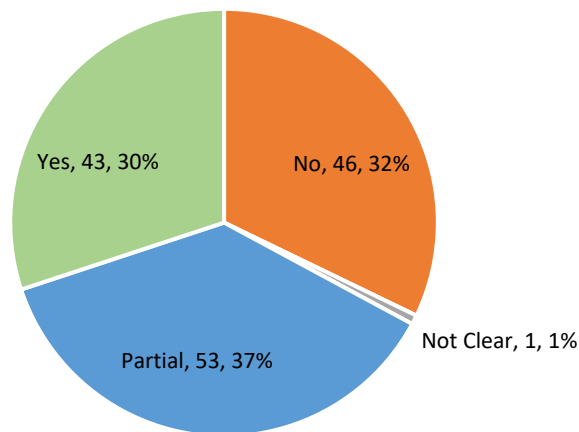
- **Building heights:** Respondents opposed three-storeys believing it do not fit with the town's rural character. Some expressed a desire for a two-storey maximum limit.
- **Overdevelopment and Rezoning:** There was some concern about rezoning and it leading to more housing estates and industry. Respondents expressed a desire to maintain the town's boundaries and not expand them further.

Opposition to using reserves and natural areas for development was highlighted, with concerns about losing the natural environment and wildlife.
- **Preservation of character:** Respondents emphasized keeping the character of the town intact and not diluting it with modern developments. Some respondents did not want the proposed place-making signage.
- **Infrastructure:** There was concern about not having the infrastructure in place for further development, with calls to resurface roads, improve current facilities (playground, upgrade bike track and install a skate park were mentioned) and public and active transport that links with other regions in the Barossa.

3.3.8 Smaller townships and settlements

This survey question covered the following township sections of the draft Strategy (Stockwell, Springton, Eden Valley, Moculta and Smaller Settlements).

Do you agree with the draft township objectives and development opportunities for smaller townships and settlements? (143 respondents)



Key supportive themes ("yes" category)

- **General support:** Most of the 43 respondents simply stated "yes" they agree or support what is proposed.
- **Phone and internet:** Improving phone and internet reception in small was a key reason for respondent support.
- **Other reasons:** Other reasons for respondent support included:
 - A desire to keep small towns small and protect their character.
 - Improving townships, streetscapes, roads (Bethany), Stockwell Recreation Park, accessibility and public transport.
 - Increasing residents, accommodation and tourism.
 - Responding to climate change.

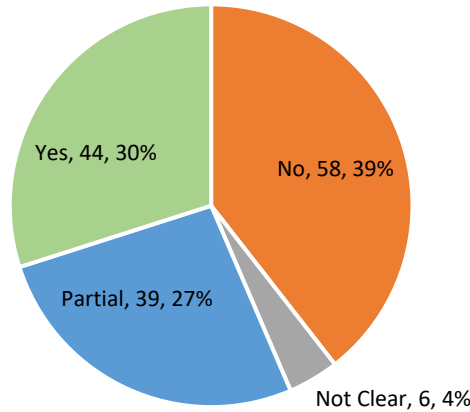
Key concern or opposition themes ("no" and "partial" category)

- **General comments across all townships:**
 - Leave the towns as they are, there is no need to develop or rezone them. The small towns are heritage towns not housing developments.
 - The towns are in need of more attention and Council has largely forgotten about the smaller towns.
 - Protect character of country towns to protect tourism. Retain sites of historic relevance. More people moving into the regions and higher density will impact existing residents' lifestyles. Retain large allotment sizes in country towns.

- Stop encroaching on farming land, this will cause food security issues and interface issues (eg. from spray, night work). Infill should be limited to within existing town boundaries.
- Infrastructure and services: Inadequate infrastructure to support more development. Improved water supply and wastewater schemes and public transport is required.
- **Stockwell:**
 - Increased density and rezoning in Stockwell (proposed land divisions), concern that the character of the area would change and there would be light pollution.
 - Concerned about demolition of silos want these cultural landmarks retained.
 - The proposed Woolworths dam, fearing that it would 'burst' and flood the town.
 - o lack of infrastructure and services to support development (stormwater, public transport, shops medical, cycling paths, footpaths, sporting facilities and accessible public toilets).
 - Desire to upgrade Stockwell Recreation Park.
- **Moculta:**
 - Desire to retain and concern that Moculta oval and recreation park, will be lost to housing.
 - Overdevelopment and Moculta increasing in size.
 - Areas being rezoned from Primary Production and the flow on effects this will have for farmers.
 - Lacks infrastructure to support growth and need focus on sealing roads between Keyneton/Moculta and Moculta/Stockwell. Also is on a flood plain.
- **Springton:**
 - Desire to improve the main street.
 - Oppose subdivision on the northeastern side of Springton.
 - Want telecommunication and water quality improvements.
- **Kalbeeba:** Concern that Concordia (and Kalbeeba) land rezoning will override the "no significant growth" outlined in the strategy.
- **Eden Valley:** Concerned water infrastructure not being prioritised.
- **Bethany:**
 - Investigate traffic management upgrades for safety. Trucks do not use the heavy vehicle bypass appropriately.
 - Enhance recognition/cultural landmarks for First Nations heritage (i.e highlight two hollowed gums in Bethany Reserve).
 - Improve telecommunications services.
 - Do not develop Bethany with infill, as this will detract from its existing character.
- **Rosedale:** Improve existing services for Rosedale including weed maintenance.

3.3.9 Out of township areas

Do you agree with the draft township objectives and development opportunities for out of township areas? (147 respondents)



Key supportive themes ("yes" category)

- **Support for specific rezoning proposals:**
 - Rezoning between Fuss Road and Hermann Thumm Drive.
 - Tourism development for boosting the local economy.
 - Specific proposals like the Sandy Creek Golf Club for tourism development.
- **General support:** Most of the 44 respondents simply stated "yes" they agree or support what is proposed.
- **Growth and accommodation:** Respondents supported the directions because it will bring more residents and support employment and tourism growth and accommodation, whilst balancing character.

Key concern or opposition themes ("no" and "partial" category)

- **Rezoning opposition:**
 - Strong opposition to rezoning rural land, particularly Hermann Thumm Drive. Some were also opposed to the rezoning of Sandy Creek Golf Club.
 - Concerns about the loss of Barossa's rural character and heritage which is why people live and visit.
 - Fear of overdevelopment impacting local infrastructure, landscape, and lifestyle. There were concerns new development would result in a suburban, homogenous look and 'dog box' housing.
 - Protect native vegetation, especially remnant vegetation and address environmental concerns in development plans.
 - Maintain the separation between towns and preserve agricultural lands, especially vineyards.
- **Infrastructure Improvements:** desire to focus on improving roads, freight routes and between town cycleways.
- **Suggestions:** Rezone "Balmoral homestead and property" Cockatoo Valley into a residential development. Use land adjacent Sturt Highway for strategic employment.

4. What we heard - written submissions

88 written submissions were received during the public consultation period. Of these:

- One submission was signed by 45 individuals (of the Lyndoch residents association)
- One contained 28 identical submissions, each signed by a different person.

Another six written submissions were received after consultation closed. One confidential submission was received.

Full written submissions and a summary of submissions table are provided in Supplement Report Appendix B and C respectively.

4.1 Notes on analysis

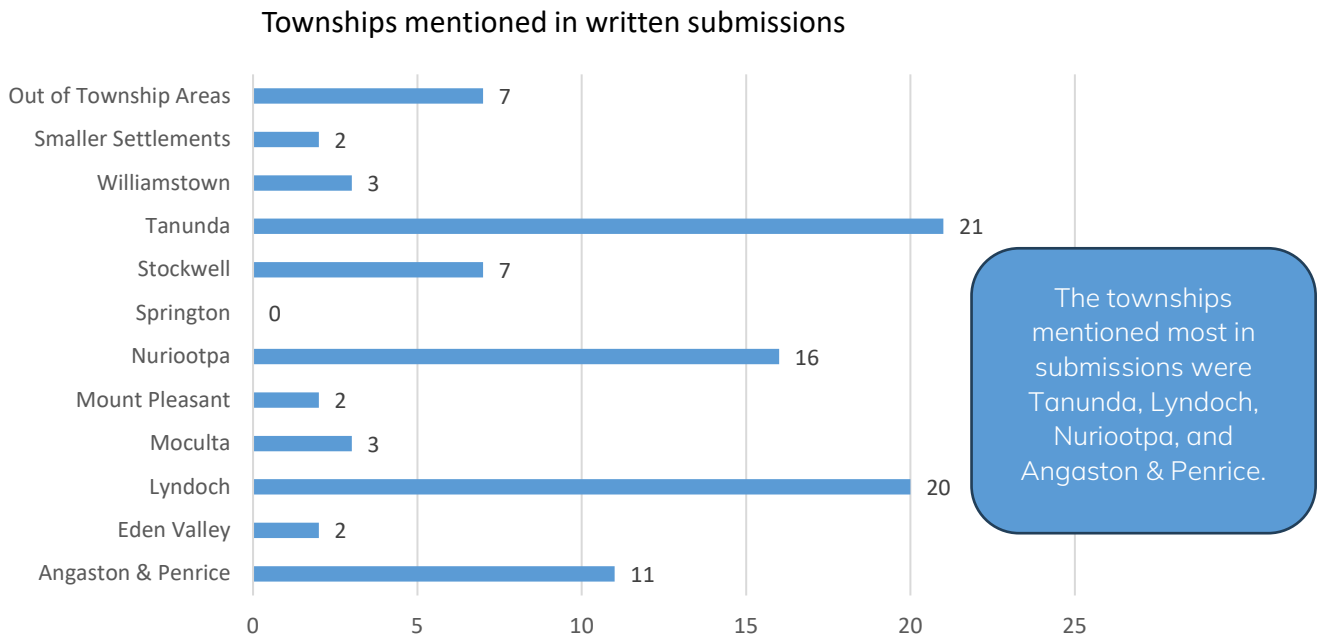
Only public submissions received within the consultation period have been included in quantitative analysis.

For each submission, the reviewer identified:

- Counted if the submission mentioned the townships plan sections in the draft Strategy (i.e. Angaston & Penrice, Eden Valley, Lyndoch, Moculta, Mount Pleasant, Nuriootpa, Springton, Stockwell, Tanunda, Williamstown, Smaller Settlements, Out of Township Areas). Based on this the number of submissions mentioning each township plan area was quantified.
- Key themes for each township plan area raised in submissions and the number of submissions mentioning those themes.

For the purpose of analysis, the two submissions signed by 28 and 45 people have been considered as single submissions. This did not change the top most frequently mentioned townships or the themes raised regarding each township.

4.2 Township feedback



4.2.1 Angaston & Penrice

11 submissions included comment relating to the Angaston & Penrice section of the draft Strategy.

Key themes of feedback in submissions included:

- No expansion of Angaston town boundaries (4 submissions).
- Support increasing density and infill including in Rural Living (3 submissions).
- Against 3 storeys in Angaston Main Street (1 submission).
- Do not agree with southern expansion of Strategic Employment Zone (1 submission).
- Against further growth and infill in Angaston (1 submission).
- Need buffer interface with mining (1 submission).
- Concerned about housing ruining views and impacting already inadequate water supply in Penrice (1 submission).

4.2.2 Eden Valley

2 submissions mentioned Eden Valley. Themes of feedback in these submissions included:

- Concern with Barossa Council area not matching the Barossa GI. Question whether 300ha of new employment land is required.
- Against land currently in a working farm being zoned for infill (area 1).

4.2.3 Lyndoch

19 submissions mentioned Lyndoch. Key themes of feedback in submissions included:

- Against using Council reserves in Lyndoch for development. The reserves are used by community and are important biodiversity sites (12 submissions).
- Concerns with the impacts of increased growth on the stormwater system (3 submissions).
- Allotments no smaller than 1000m² (2 submissions).
- Against more growth in Lyndoch (2 submissions).
- Need for improved traffic management and pedestrian and cycling accessibility (2 submissions).
- Desire for well-designed developments, not “lego land” (2 submissions).
- Support residential growth in Rural Living Zone (1 submission).
- Protect Rural Living Zone as important for bushfire protection (1 submission).
- Concerns with unreliable power in Lyndoch (1 submission).
- Supportive of plan (1 submission).
- Against three storeys on the Lyndoch main street (1 submission).
- Suggestions for other open space facilities such as dog park, BMX track, outdoor exercise equipment (2 submissions).

4.2.4 Moculta

Three submissions mentioned Moculta. Key themes of feedback in submissions included:

- Against their land being included in a potential growth area (1 submission).
- Against reducing block sizes as there is capacity within existing zoning (1 submission).
- Concerned development in flood affected areas and don't want Moculta Oval or the eastern side of Partott Hill creek developed with housing (1 submission)..

4.2.5 Mount Pleasant

Two submissions mentioned Mount Pleasant. Key themes of feedback in submissions included:

- Concerned about heavy vehicle impacts (1 submission).
- Against three storeys on the Mount Pleasant main street and would like a community waste water management scheme in Mount Pleasant (1 submission).

4.2.6 Nuriootpa

16 submissions mentioned Nuriootpa. Key themes of feedback included:

- No expansion of Nuriootpa town boundaries (4 submissions).
- Against three storeys on main street and disagree with expansion of employment zone north (1 submission).
- Supportive of growth: including growth areas, increasing employment zone, expanding town boundary, request some land on outskirts be rezoned to employment (across 7 submissions).
- Improve footpaths and main street vibrancy (1 submission).
- Request zoning of the proposed strategic innovation zone to be less restrictive, i.e. more than just research, health and education) (1 submission).

4.2.7 Springton

No responses mentioned Springton.

4.2.8 Stockwell

- Six submissions mentioned Stockwell. Key themes of feedback included:
- Against growth areas - want to keep large blocks and don't want heritage soils, church or cemetery knocked down (4 submissions).
- Desire for area between rail line and residential blocks to be included as a growth area (1 submission).
- Suggestions for investment in nature conservation areas, hospital and recreation park (3 separate submissions).

4.2.9 Tanunda

21 submissions mentioned Tanunda. Key themes of feedback in submissions included:

- Support rezoning land north of Tanunda for tourist accommodation (6 submissions).
- Against rezoning land north of Tanunda for tourist accommodation (6 submissions).
- Against expansion of Tanunda township (5 submissions).
- Concerns about impacts of more housing development on stormwater systems (2 submissions).
- Support innovation precinct zoning (1 submission).
- Against innovation precinct zoning (1 submission).
- Against three storeys on main street (1 submission).
- Against housing development in Tanunda in general (1 submission).
- Against development or rezoning of rural land (1 submission).

4.2.10 Williamstown

Three submissions mentioned Williamstown. Key themes of feedback in submissions included:

- Address unreliable power in Williamstown (1 submission).
- Concerned with rezoning and reduced allotment sizes (2 submissions).
- Do not support three storeys on the Williamstown main street (1 submission).

4.2.11 *Smaller Settlements*

Two submissions mentioned Smaller Settlements. Key themes of feedback in submissions included:

- Would like land rezoned to support residential growth in Sandy Creek and expansion of housing around the golf course (2 submissions).

4.2.12 *Out of Township Areas*

Seven submissions mentioned Out of Township Areas.

- Against land between Fuss Road and Hermann Thumm Drive Lyndoch being zoned to tourist development (1 submission).
- Support the rezoning between Fuss Road and Hermann Thumm Drive, Lyndoch from Rural to Tourism Development Zone (1 submission).
- Do not support the rezoning of the Sandy Creek Golf Club from Rural Living to Tourism Development zone however (2 submissions).
- Against all opportunities as believe can be accommodated within existing zoning or not required (1 submission).
- Request rezoning land at 1914 Barossa Valley Way (Rowland Flat production facility) to Strategic Employment (1 submission).
- Request for 2 properties at Lyndoch Hill and Barossa Chateau included in the tourist zoning changes (1 submission).

