

Barossa Growth and Infrastructure Investment Strategy

For Community Consultation

DRAFT



The Barossa Council

Barossa Growth and Infrastructure Investment Strategy



The Barossa Council

Acknowledgement of Country

We acknowledge and pay respect to the Traditional Custodians of the land and waters, the Ngadjuri, Peramangk and Kurna peoples whose ancestral lands we meet on. We acknowledge the deep feelings of attachment and relationship of the Ngadjuri, Peramangk and Kurna peoples to their Country and pay our respects to their Elders past and present. We also extend that respect to all First Nations peoples.

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Executive Summary

The Barossa is a highly desirable place to live, work and visit. This appeal generates pressure for growth and expansion of townships. Growth is important to keep local towns and economies vibrant, however it requires planning to ensure local character is conserved. Through this strategy Council have developed an approach to manage growth with Council's overarching vision at its core:

“Coordinate land use planning and infrastructure prioritisation to enhance our premium wine, food and tourism region and its unique lifestyle, heritage and community spirit.”

Community and stakeholder engagement has been central to this strategy's development with various periods and platforms provided to gather intel. This feedback has been analysed and helped shape this strategy's four key pillars of Community, Environment, Economy and Places.

Growth projections indicate the Barossa Council's local population could grow by as much as 25,228 over the next 30 years. Such growth will increase demand for housing, employment, services and infrastructure. Under a high growth scenario, more than 10,000 homes could be required to accommodate this growth, with the below table summarising three potential growth scenarios.

Population Projections - Barossa LGA			
Base population: 25,066 (2021)	Low Growth	Medium Growth	High Growth
Total Population by 2053	37,301 people	44,362 people	50,294 people
Total Population Increase	12,235 people	19,296 people	25,228 people
Average Annual Population Increase	407 people	643 people	840 people
Total Growth Percentage	49%	77%	100%
Annual Growth Percentage	1.25%	1.8%	2.2%

Understanding land supply is critical to accommodating and supporting growth. The supply of residential land across the Barossa's townships and settlement varies significantly. Some towns such as Nuriootpa have a residential land supply anticipated to suffice for just over ten years, whilst others such as Moculta contains a supply sufficient for more than 280 years. Noting these estimates are based on recent consumption rates. Despite the growth capacity available in Concordia, demand will not be focussed to this area alone. There will be continued demand for growth in existing Barossa townships and consequently planning is required.

The Concordia Growth Area is in the Barossa local government area and is one of the most significant (unzoned) metropolitan fringe/township growth areas in Greater Adelaide. Approximately 978 hectares in size, Concordia is anticipated to yield 10,000 allotments with a population of approximately 23,000 people. This area is currently the subject of a ministerial led Code Amendment to rezone the land for

residential development. This Code Amendment will be supported by independent investigations which will underpin arrangements to secure necessary infrastructure.

This strategy identifies potential growth options for ten of the Barossa's townships and various out of township areas. Growth outside of township boundaries, is focussed on opportunities relating to employment and tourist development. These options are considered to align with community feedback which emphasised there was limited appetite for urban growth outside of the character preservation township boundaries.

The provision of employment land across the Barossa is generally low. Nuriootpa contains a moderate supply, however there is almost no vacant/available employment land in Council's other towns. Accommodating industry growth within the current landscape will be challenging, as a result this strategy provides options to increase supply. It is noted that land required for the processing and storage of wine and alcoholic beverage manufacturing more generally may be accommodated in the Rural Zone when in association with vineyards in some circumstances.

In October 2023 Council resolved to endorse the following five items as their highest regional infrastructure priorities moving forward:

1. **Water infrastructure** – ensure water supply and infrastructure can support future industry growth in horticulture, viticulture and agriculture enterprises as well as improved infrastructure to support population growth.
2. **Concordia development needs** – establish a well serviced community in Concordia which is truly integrated with the region. Infrastructure considerations include traffic/public transport, stormwater, utilities, services and open space. As a new development Concordia can be an exemplar of smart city infrastructure.
3. **Lyndoch Sporting Precinct** – deliver upgrades to the Lyndoch sporting precinct which improves services in the region and enhances the ability to host events of state and national scale.
4. **Creative Industries Precinct** – showcase the region's history, heritage and cultural qualities by supporting the creative and development industries.
5. **Freight Task Infrastructure** – work with relevant stakeholders to manage freight movements through the region and improve accessibility for all road users.

These priorities are reiterated in this strategy and further emphasise Council's commitment to future growth and infrastructure planning.

This strategy has been prepared to consider the next 30 years of growth in the Barossa. This aligns with the medium- and long-term growth timeframes utilised by state government when strategic planning. Nevertheless, it is recommended this strategy be regularly reviewed, and adjustments made as required. Reviews need to consider development and growth trends, the political climate of the time and any actions completed at the time of the review.

1. Introduction

1.1 Why Plan?

The Barossa is a world-renowned premium food and wine region with distinctive character and charm. The region's proximity to Adelaide and appealing lifestyle characteristics makes it a highly desirable place to live, work and visit. With such appeal comes pressure for growth and expansion of townships. Such growth can assist to maintain and enhance local economies and foster vibrant townships. Growth requires careful planning to ensure the underlining key attributes of each township are conserved while promoting compatible growth opportunities.

The Barossa Growth and Infrastructure Management Strategy (the Strategy) is a framework that provides strategic direction for land use planning, infrastructure investment and service provision in The Barossa Council. The Strategy will be used to assist Council, State Government, businesses and the community to identify envisaged growth outcomes and how to integrate growth with the strengths of the region, including its idyllic landscapes and natural features, productive land, resilient communities and existing infrastructure.

The Strategy is centred around four **key pillars**:



1.2 Preliminary Engagement Themes

Preliminary engagement was undertaken with Council's Elected Members, stakeholders and Council administration. A summary of the key issues/feedback received are grouped in the below six themes:



- Conserve existing communities and historical villages.
- Development should be sensitive to the region's character.
- Promotion of organic growth around townships/settlements.
- Ongoing consideration of primary production lands which contribute to character and economic growth.



- Planning for an ageing population / ageing in place / in-home care / aged care facilities require consideration.
- Respond to the increase in number of single person households.
- Requirement for diversity of housing types and price – medium density, smaller dwellings, increased regional housing, modular as well as permanent housing / accessible housing / infill development can all play a role.
- Desire to increase supply of residential land / rental supply.



- Foster existing industries and encourage the development of new businesses.
- Increase affordable housing supply to attract and accommodate required workforce.
- Manage land use interface risks.

Liveability



- Development is sustainable, simple, flexible, positive and affordable.
- Enhance community connection, cohesion and wellbeing.
- Foster vibrant main streets and retail strips / placemaking.
- Consideration and integration of new and emerging technologies.
- Improve connectivity – walking and cycling.

Infrastructure



- Growth is adequately supported by appropriate infrastructure and services.
- Co-ordinated provision and funding of infrastructure / adequate governance arrangements.
- Appropriate provision of community infrastructure and services – including healthcare and education.
- Sustainable water management – reuse, minimise flooding downstream, environmental flows.

Community



- Growth opportunities should meet the expectations of the community.
- Ensure ongoing engagement with community and stakeholders.
- Maintain involvement in broader regional planning.
- Keep the vision for the Barossa Council front of mind.

1.3 Preliminary Key Findings

Preliminary community and stakeholder engagement fostered a range of people to contribute their ideas. An issues paper (March 2023) was prepared to stimulate local community feedback in respect to:

- Where can/should growth be accommodated and why.
- What type of development is required to support the existing and future population.
- What infrastructure is required to support growth.
- Other considerations to be aware of.

Council received more than 700 pieces of feedback via consultation. Copies of the Consultation Summary reports is contained in **Appendix A**.

Base level investigations assisted in establishing context and technical information. This analysis addressed key drivers of change, population and economic trends, planning constraints and opportunities, key legislative requirements, environment and heritage opportunities and constraints and residential and employment land supply.

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2. Council Area

2.1 Overview

The Barossa is a world-renowned premium food, wine and agricultural region in South Australia, and supports a vibrant tourism sector and successful agricultural industries. The rolling agricultural landscapes, bushland, heritage buildings and close-knit townships present a diverse and interesting area for tourists and locals alike. The Barossa community have strong values and pride in their heritage, as well as a common passion for food and wine. Prior to European settlement, the Barossa region was inhabited by the Ngadjuri, Peramangk and Kaurna people.

The Barossa Council has many townships and settlements (refer to Figure 1). The towns on the western side of the Local Government Area (LGA) including Lyndoch, Tanunda, Nuriootpa and Angaston are the larger townships within the Council area.

Their convenient linkages to metropolitan Adelaide have been a factor in their continued growth and popularity. The townships on the eastern side of The Barossa Council area – Eden Valley, Williamstown, Mount Pleasant, Moculta and Springton, are the smaller townships, generally associated with lesser demand for residential development. The exception is Williamstown which, benefits from convenient linkages to metropolitan Adelaide.

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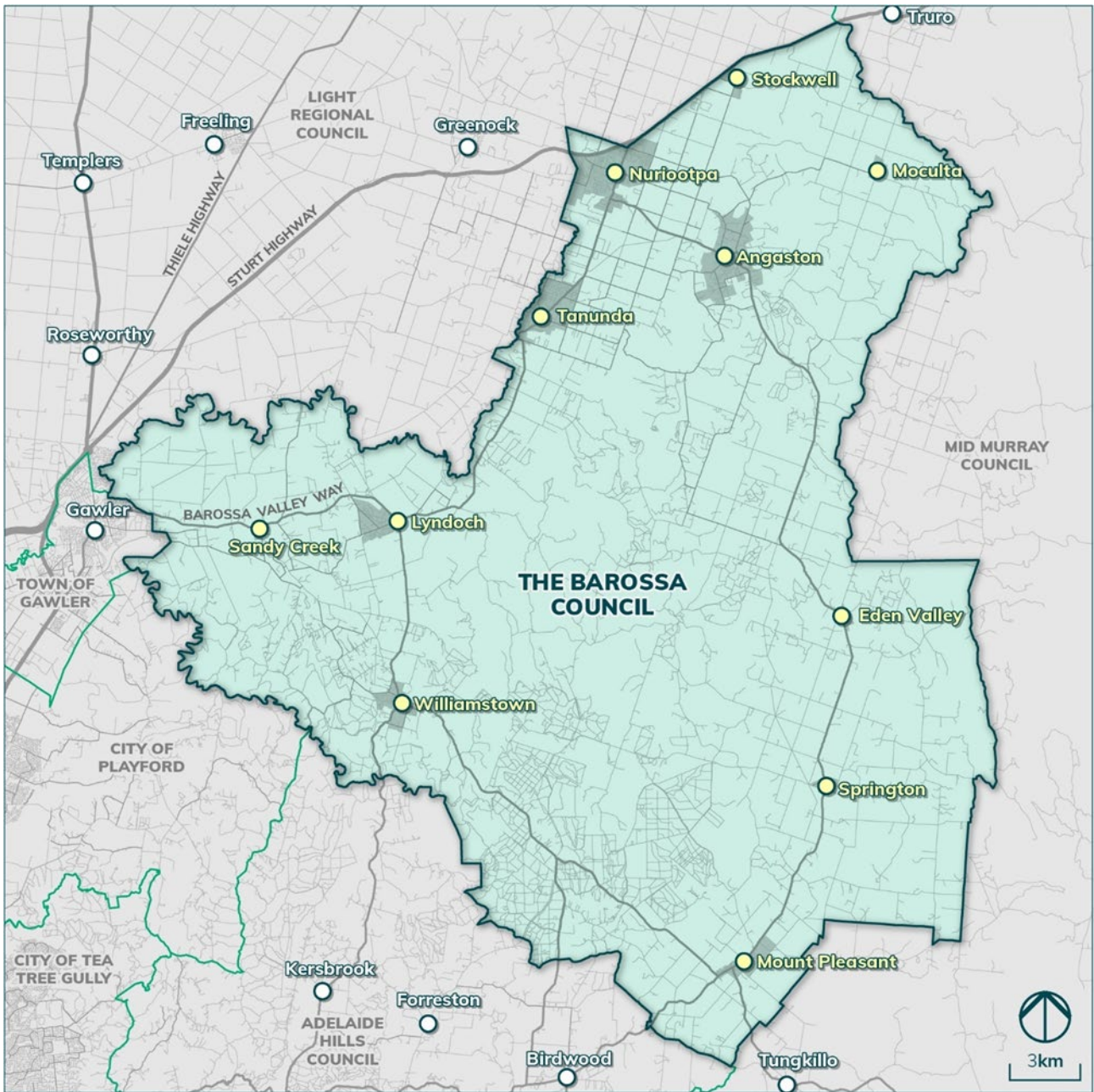


Figure 1: Study Area – The Barossa Council LGA

2.2 Character Preservation District

The Character Preservation (Barossa Valley) Act 2012 provides another layer of planning controls for the district (refer to Figure 2). In recognition of its special character, *The Character Preservation (Barossa Valley) Act 2012* (the legislation) was introduced in 2013 which describes the important character values to be protected for the Barossa Valley district (the District) as follows.

Below are the five key character values identified in the legislation:

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

This legislation requires development to be assessed against the values of the District and prevents the creation of additional residential allotments outside of defined townships and rural living areas. This legislation was supported by changes to the South Australian Planning Strategy and (former) local Development Plans.

Noting the legislation's objective of preventing the division of land for residential purposes, the *Character Preservation (Barossa Valley) Act* does not necessarily preclude the division of land for commercial/employment purposes. However, depending on who the relevant authority is, concurrence with either the State Planning Commission or the Council is required to grant authorisation.

The *Character Preservation (Barossa Valley) Act* requires the relevant Minister to undertake a review within five years of its commencement. This review was finalised in 2018 and there is no requirement for ongoing reviews.

In late 2023 the State Planning Commission (SPC) released the Greater Adelaide Regional Plan (GARP) Discussion Paper for public consultation. This paper noted there was no desire under this iteration of the Planning Strategy for the SPC to review township boundaries within the Character Preservation Area.

Figure 2 identifies the Barossa Valley Character Preservation District and the identified townships within.

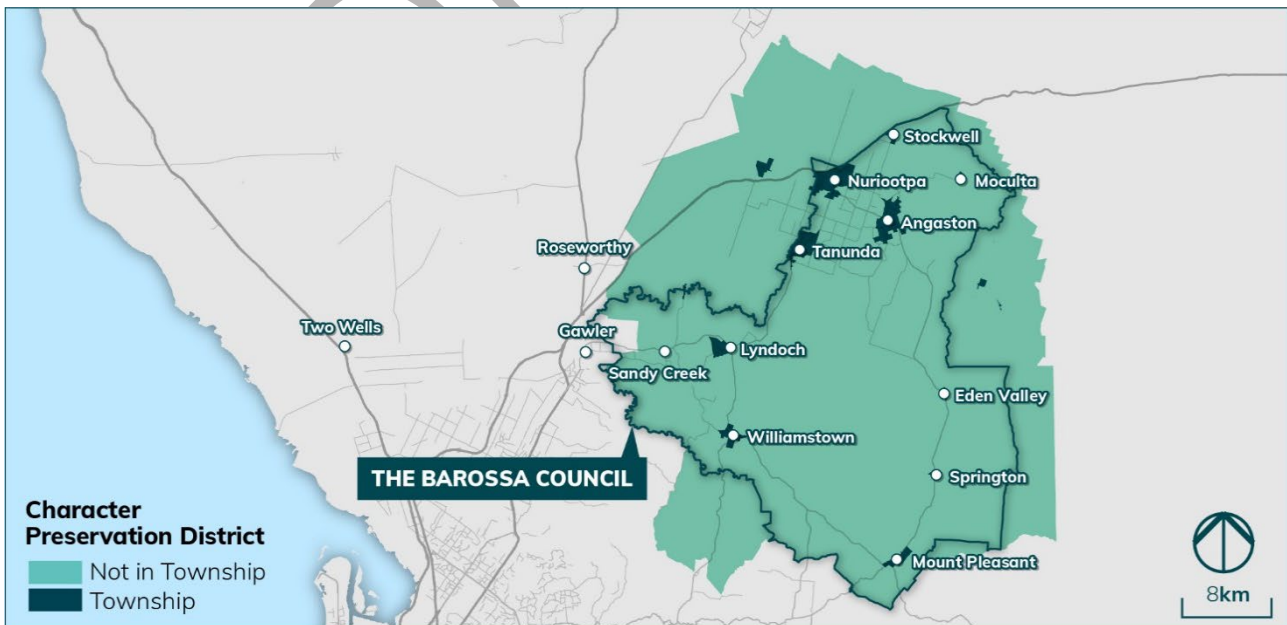


Figure 2: Character Preservation Districts Map

2.3 Township Overviews (Land Supply)

2.3.1 *Our current supply of residential land*

Council engaged the services of an external consultant to prepare a residential lot supply analysis. The findings from this analysis have informed this strategy. A copy of this analysis is provided in **Appendix B**.

The supply of residential land across the Barossa's townships and settlement varies significantly. For example, based on current township growth trends, Nuriootpa has a residential supply sufficient for just over ten years while Moculta has residential supply sufficient for more than 280 years. Noting these estimates are based on recent consumption rates.

To align with the State Government objectives, Council should seek to maintain a rolling 15-year supply of zoned land. Via strategic planning, options for the 16–30-year horizon should also be explored.

The Concordia growth area provides a significant supply of greenfield residential land in the Barossa. Despite this growth area's potential to accommodate long-term growth, localised pressure in key townships is anticipated to continue. As a result, Council will need to play an active role in managing this growth pressure.

Analysis to date demonstrates a need for smart design and an efficient use of land to cater to anticipated growth. Council's main townships are experiencing high demand for land, and this anticipated to continue. Policy intervention will be required to help accommodate this growth.

Much of the available land in smaller townships will not meet customer demands nor is likely to garner the public or private investment needed to develop land to the scale necessary. Whilst the Concordia development is a part of the solution, it is not a panacea. The market offering in Concordia will be different to that of those wanting to develop in traditional townships.

2.3.2 *Residential Infill Development Capacity*

The methodology utilised by the residential lot supply analysis focussed on appropriately zoned land greater than 4,000m². This study did not analyse infill capacity at a finer level.

It is anticipated that The Barossa Council has further capacity within some townships to accommodate infill development on lots less than 4,000m².

The estimates provided in this report are based on anticipated yields, measured against historical take-up rates. Whilst this gives an indication of theoretical supply, it does not consider the availability of this land. Several townships in the Barossa have significant land parcels zoned for residential development but are not available to the market. This is despite recent data illustrating strong take up rates across various larger land divisions in Nuriootpa, Tanunda and Angaston. This trend further reinforces the view that demand for residential land is strongest in Council's larger townships.

It is recommended further analysis and a review of site to capital value ratios occurs to understand potential yields and anticipated take up rates within townships.

2.3.3 Our current supply of employment land

Employment land is a term which has evolved in more recent years to essentially describe **modified** industrial / business precincts. For instance, the Employment Zone's Desired Outcome statement from the Planning and Design Code (Code) refers to "A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities." In years gone by these precincts were largely established to support manufacturing, however, today support a wider spectrum of commercial activities and are reflective of our state's evolving economy.

Supply of employment land is low across the Barossa region. Most zoned land is developed with the undeveloped land predominantly un-serviced and not available for development or for sale.

Previous iterations of the Planning Strategy have directed larger scale employment land supply outside of the Barossa toward Kingsford in the Light Regional Council. While this policy position is acknowledged, feedback from the transport and industry sector indicates there is a need for land in the Barossa to accommodate warehousing, freight and logistics to better service the wine, food and agri-sectors. In recent years wineries have considerably increased in scale e.g. Treasury (Wolf Blass) and Pernod Ricard and are major employers in the Valley floor.

Nuriootpa contains the largest supply of employment zoned land. Of this land, 20% remains vacant.

Williamstown, Angaston have no vacant employment land remaining and Tanunda only has 0.7% of their employment land left vacant.

Lyndoch has 78.4% of its employment zoned land still vacant. However, most of this land is Government owned (Local & Federal) and unavailable for development due to use as a rail corridor or drainage reserve.

Mount Pleasant, Stockwell, Springton, Eden Valley and Moculta do not contain any dedicated employment type zones.

Therefore, accommodating growth within the current landscape will be challenging. Land required for the processing and storage of wine and alcoholic beverage manufacturing more generally can be accommodated in the Rural Zone when in association with vineyards. Location and site selection are fundamental for large scale facilities to minimise adverse visual impact upon the valley.

2.3.4 Tourist accommodation

The Barossa is a premium wine region and significant tourist attraction. In 2022, the Barossa visitor economy contributed \$326 million to the South Australian economy with 319,000 total overnight visits. This appeal as a tourist destination brings competing pressures for accommodation. While purpose-built tourist accommodation is an anticipated form of development within Council's rural areas. Increasingly there has been a pattern of local dwellings being used for tourist accommodation i.e. bed and breakfasts, Air BnB's etc. This is placing additional pressure on the availability of houses and compounding housing affordability concerns within the region.

2.4 Community Facilities

A community facilities analysis was undertaken in support of this strategy provided in **Appendix C**. This analysis provides an overview of available infrastructure and services in the Barossa LGA relating to:

- Education
- Health and emergency services
- Community and recreation

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3. Strategic Overview

3.1 Population Projections

The Barossa Council has experienced strong population growth in recent years. The Australian Bureau of Statistics (ABS) Census data notes population grew by 1.28% annually over the past five years, from 23,558 people in 2016 to 25,066 people in 2021. This rate is slightly greater than the state average of 1.25% annually over the period.

Factors contributing to this growth include:

- Completion of the Northern Expressway.
- Affordable lifestyle.
- Tree change effect and COVID-19 lifestyle changes.

Every Barossa township experienced growth over the past five years. Growth in each township varied, from as high as 3.14% annually in Eden Valley to 0.08% annually in Moculta. Growth in Eden Valley accounts for an increase in population within the locality (which extends beyond the township).

3.1.1 Regional Projections (PLUS)

The Barossa LGA previously formed part of the 'Mid North Region' but has been superseded by the 'Northern Plains and Barossa Region' (refer to Figure 3).

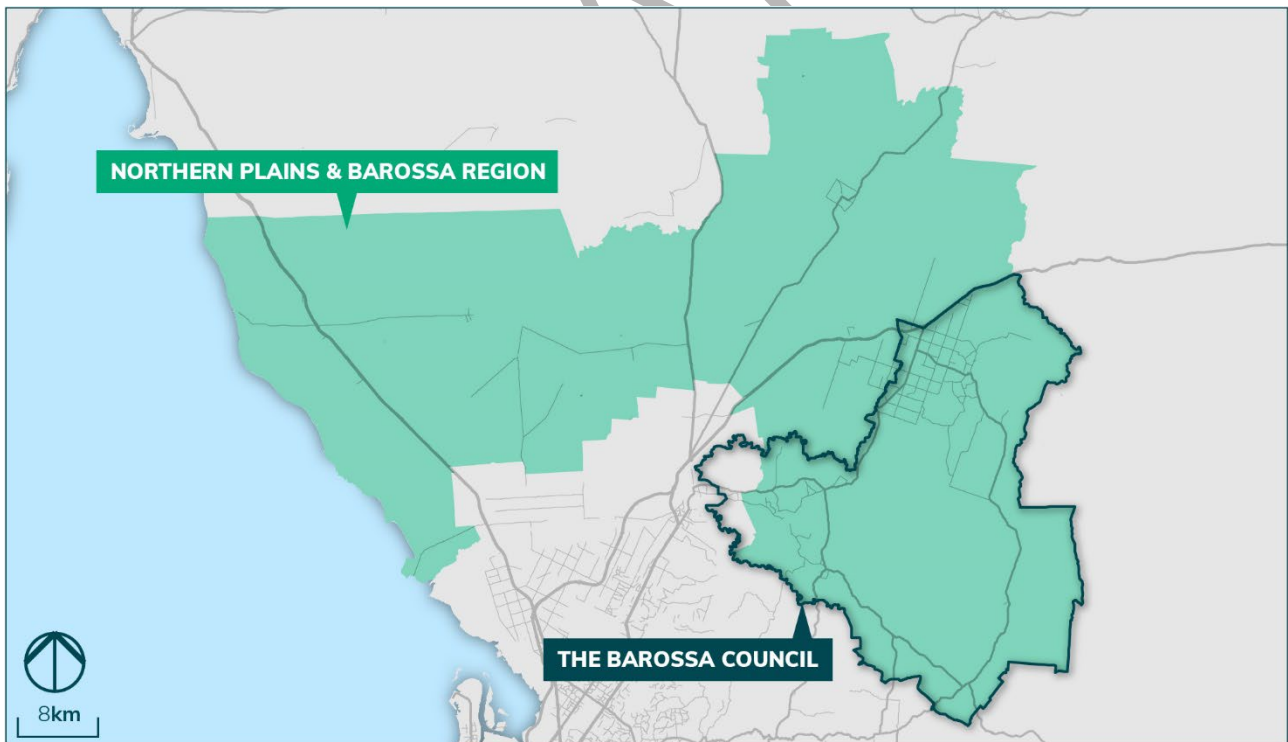


Figure 3: South Australian Population Projection Regions

A set of medium and high population projections have been developed by Planning and Land Use Services (PLUS) from the Department of Investment and Trade for the region. These projections are preliminary in nature. The projections are provided in table 1.

Population Projections Northern Plains and Barossa				
Series / Year	2021	2031	2041	2051
Medium	38,797	44,443	51,754	60,561
High	38,797	45,744	55,007	64,916

Table 1: Regional Population Projections – Northern Plains and Barossa Region

3.1.2 Projected Growth (The Barossa Council)

As highlighted in Council's Community Plan 2020-2040, the Barossa Council's population is projected to grow to 33,593 people by the year 2040. This represents a projected population increase of 1.79% per year.

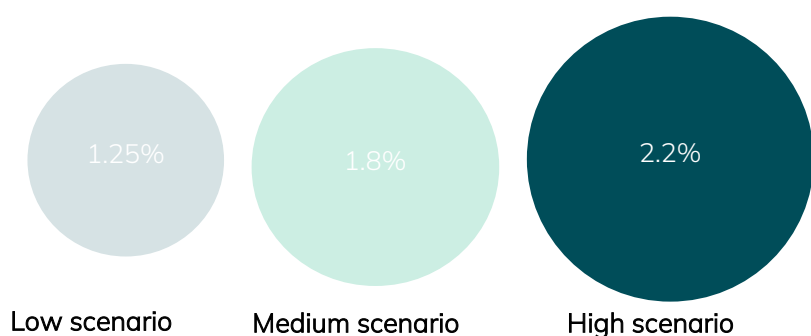
This projection does not consider any development associated with the Concordia Growth Area which is anticipated to accommodate a population of approximately 23,000 people when complete.

For the purposes of this strategy, three population growth scenarios have been developed for a 30-year period (until 2053) which build on 2016 to 2021 population trends.

The Low Growth Scenario is based on a population growth of 1.25%, which is effectively equal to the current growth rate (as experienced between 2016-2021). This has been set as the Low Growth Scenario due to the significant growth anticipated to occur in Concordia.

The Medium Growth Scenario is based on a population growth rate of 1.8% per annum which is above recent growth trends. This scenario is likely to be realised with the Concordia development anticipated to commence in the near future. Further this scenario aligns with the growth projected in Council's Community Plan 2020-2040.

The High Growth Scenario is based on population growth of 2.2% per annum. This scenario was developed in association with the State Government, at a time they were revising projections as part of the regional planning process (refer to Table 2).



Given the nature of the region, it is likely different townships and settlements will experience different population growth scenarios.

Population Projections - Barossa LGA			
Measure Base: 25,066 (2021)	Low Growth	Medium Growth	High Growth
Total Population by 2053	37,301 people	44,362 people	50,294 people
Total Population Increase	12,235 people	19,296 people	25,228 people
Average Annual Population Increase	407 people	643 people	840 people
Total Growth Percentage	49%	77%	100%
Annual Growth Percentage	1.25%	1.8%	2.2%

Table 2: Council LGA Growth Scenarios

When comparing the LGA and regional population projections, the Barossa Council makes up a significant portion of the regional growth. However, the Northern Plains and Barossa region doesn't capture the growth areas of Concordia or Roseworthy.

3.1.3 Dwelling Demand

The table below explores anticipated dwelling demand to service the population scenarios above. This demand is based on the average household size of 2.4 people per dwelling as per the 2021 Census.

Projected Dwelling Demand - Barossa LGA			
Dwelling	Low – 1.25% (407 people per year)	Medium – 1.8% (643 people per year)	High – 2.2% (840 people per year)
5 Years	2,035 people 848 houses	3,215 People 1,339 houses	4,200 People 1,750 houses
10 Years	4,070 people 1,695 houses	6,430 People 2,679 houses	8,400 People 3,500 houses
15 Years	6,105 people	9,645 People	12,600 People

Projected Dwelling Demand - Barossa LGA			
	2,543 houses	4,018 houses	5,250 houses
20 Years	8,140 people	12,860 People	16,800 People
	3,391 houses	5,385 houses	7,000 houses
25 Years	10,175 people	16,075 People	21,000 People
	4,239 houses	6,698 houses	8,750 houses
30 Years	12,235 people	19,296 People	25,228 People
	5,098 houses	8,040 houses	10,511 houses

Table 3: Dwelling Demand

Table 3 indicates that under a medium growth scenario, approx. 8,000 houses will be required to accommodate population growth. The land area required to accommodate this number of dwellings is highly dependent on densities achieved. Whilst it is appropriate to assume medium density development can be achieved in some strategic locations of the Council area, demand for very low density detached dwellings will likely dominate.

Based on an average allotment area of 706m² a gross density of 9.6 dwellings per hectare can be achieved. Gross Density allows 20% of land area to be used for roads and 12.5% for open space. This approach does not account for non-residential development such as schools and shops. If we apply this generic approach and assume a gross density of 9.6 dwellings per hectare will be achieved for all new development, approximately 837 hectares of land will be required to accommodate 8,040 homes. For context the Concordia growth area is approximately 950 hectares in area.

3.2 Employment Land Demand

Employment development can be affected by numerous factors, including but not limited to:

- The business climate
- Market demand
- Government policies
- New or emerging technologies

Although the rate at which employment land has been consumed over a 5 -10-year period can provide some indication of future demand, it is acknowledged that the amount consumed each year is variable and does not mean that the consumption rate will continue at that level. New employment investment is inherently difficult to project, due to the numerous factors influencing business investment decisions.

The State Government's 'Land Supply Report for Greater Adelaide – Part 3: Employment Land – June 2021' does not contain consumption rates for the Northern Plains and Barossa region although it does

contain supply data. Consumption rates for this region are anticipated to be included in the next iteration of the land supply report, which is currently being prepared.

Advice was sought from Regional Development Australia Barossa, Gawler, Light, Adelaide Plains and the Department for Trade and Investment regarding demand for employment lands. However, neither organisation identified an immediate demand or projects in the pipelines which may trigger the requirement for additional employment lands to come online.

Commentary was provided through engagement activities/workshops about where employment land uses would best be accommodated in the Barossa and largely focused on proximity/access to key transport routes. The Barossa Council has invested significantly in its freight route network to support local industry and to remove heavy vehicles from townships. Further, as previously highlighted, feedback from the transport and industry sector indicates a need for land to accommodate warehousing, freight and logistics closer in the region. Nuriootpa Traders is one such example of a freight and logistics company that is developing a new facility at Samuel Road, Nuriootpa, in the Strategic Employment Zone.

Considering the above, the approach employed by this strategy is to identify areas which are best placed to support industrial/employment type land uses. These areas have been identified as a result of:

- Proximity to key road networks
- Availability to infrastructure
- Being established and significant employment generators
- Minimal sensitive interfaces
- Not detrimentally impacting the character values of the District

Further a review of areas formerly envisaged to support employment land uses prior to the planning reforms process was undertaken (i.e. Under the Development Plan). Some of these areas already support established industrial and light industrial land uses, with access to services and can provide capacity.

3.3 Concordia – Code Amendment

The Concordia Growth Area is one of the most significant (unzoned) metropolitan fringe/township growth areas in Greater Adelaide (refer to Figure 4). The growth area is approximately 978 hectares in size and is anticipated to yield approximately 10,000 allotments with a population of approximately 23,000 people. Master planning of this growth area has been ongoing for some time.

In February 2023, the State Government announced a land release plan. The plan is based on increasing land supply by bringing four key growth areas online, including land at Concordia.

A Code Amendment process to rezone the land to support residential development is currently underway and being led by the State Government. The Minister for Planning approved the proposal to initiate a Code Amendment in April 2023. As part of this approval, the Minister has sought that the relevant Government department seek to initiate and establish an infrastructure scheme over the area.

The Concordia Growth Area can theoretically accommodate almost all the Barossa's anticipated residential growth for the next 30 years, even under a high growth scenario. Despite this growth areas

capacity, demand will not be focussed to this area alone. The market offering in Concordia will be different to that of those wanting to develop or live in traditional Barossa townships.

It is expected there will be continued demand for growth in the Barossa larger townships.

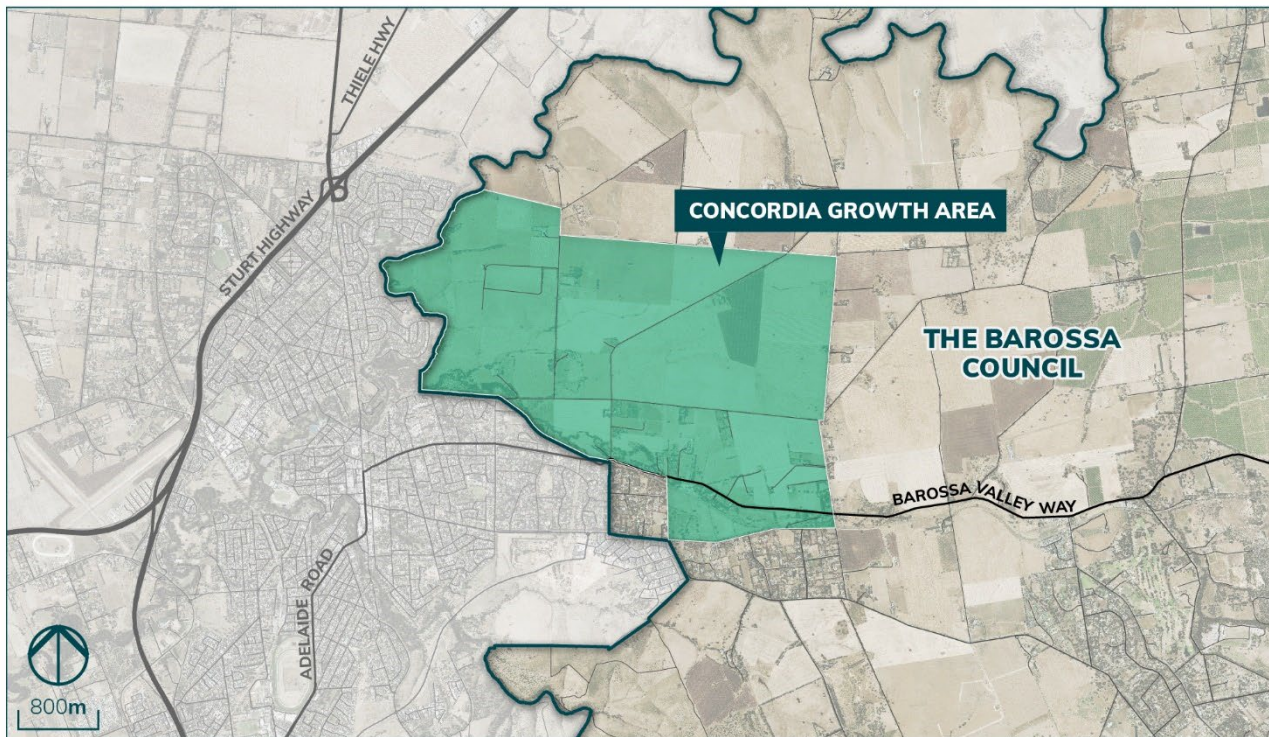
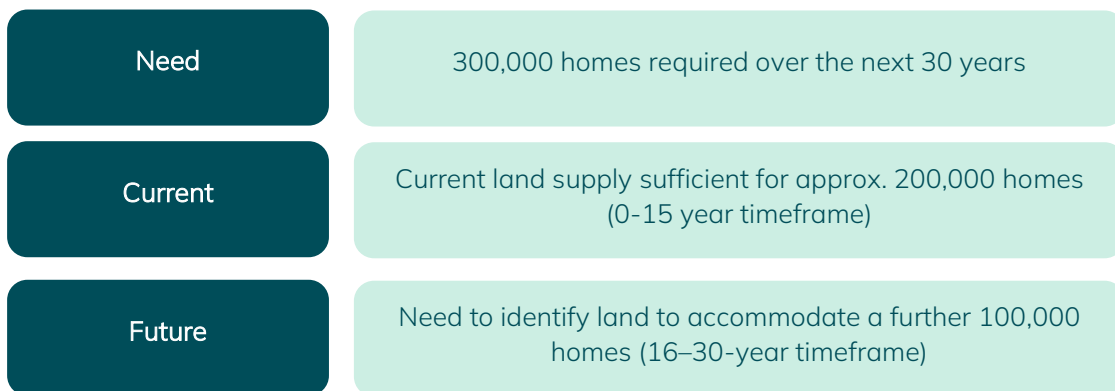


Figure 4: Concordia Growth Area

3.4 GARP Discussion Paper – 2023

At the time that this strategy was being developed the SPC released the Greater Adelaide Regional Plan (GARP) Discussion Paper for public consultation. The Paper presents key considerations and trends that will need to be examined in the future GARP. The below diagram outlines key housing supply figures highlighted in the discussion paper.



Based on State Planning Policies the SPC proposed the following four outcomes to guide the GARP:

1. A greener, wilder and climate resilient environment
2. A more equitable and socially cohesive place
3. A strong economy built on smarter, cleaner, regenerative future
4. A greater choice of housing in the right places

Below is a list of key matters from the Discussion Paper which directly impact the Barossa Council and how it plans for growth:

3.4.1 Concordia

The Concordia development continues to be identified as a significant growth area for Greater Adelaide, with the growth area anticipated to accommodate in the order of 10,000 homes.

The discussion paper highlights the rezoning process and supporting investigations are currently underway. The State Government's new Housing and Planning Infrastructure and Development Unit (HIPDU) will play a pivotal role in securing the necessary infrastructure to support the envisaged development, with the implementation of an Infrastructure Scheme a fundamental tool in this regard.

Further the Concordia growth area is anticipated to support/encourage growth beyond its immediate boundaries with these areas leveraging investment made into infrastructure. In particular the north-eastern spine is identified as a potential beneficiary from investment in Concordia. The north-eastern spine doesn't have clearly defined boundaries; however, this area begins from Kudla and continues north through Evanston Gardens, along the Northern Expressway, past Redbanks Road towards Roseworthy.

It is fundamental, key infrastructure matters are resolved through the Code Amendment process. This includes but is not limited to transport (both road and rail), stormwater, services and social infrastructure. Planning and delivery of the north-east link road connection and intersection as a freight capable link between the Sturt Highway and Concordia is critical to the success of the development. This connection has potential to service both Concordia and Roseworthy and provides opportunity to improve access from the Sturt Highway to the southern Barossa and by-pass Gawler.

3.4.2 Residential

The GARP Discussion Paper provides insights into how the SPC will seek to maintain a 15 year plus supply of urban land across Greater Adelaide.

Concordia will play a critical role in supporting residential growth in the Barossa region. However, beyond this growth area there is no commentary to suggest The Barossa Council will accommodate any new significant growth fronts. The discussion paper articulates that the SPC will not investigate urban growth opportunities in the Barossa Character Preservation District in this iteration of the Regional Plan.

In light of this and as part of identifying a 15 year plus land supply, the discussion paper suggests the SPC will review growth opportunities within the Environment and Food Protection Area (EFPA) as and when required. This will not immediately remove land from the EFPA, however seek to provide direction

for future growth. Given the time it takes to rezone land and bring it to market, identification of growth areas in the EFPA may commence shortly.

The towns of Freeling and Kapunda are located within the Light Regional Council and are identified to be investigated for modest township growth within existing infrastructure capacity. Beyond the areas of the townships currently identified for urban development, these towns are supported by zoned areas for rural primary production, and rural living lifestyle allotments. Both Freeling and Kapunda are located on the periphery of the Character Preservation District and well serviced by existing infrastructure including a hospital and schools. Given their proximity to the Barossa, modest population growth is supported.

3.4.3 Employment

Emerging employment trends will impact the types of jobs people will be employed in and future land use requirements in Greater Adelaide. Understanding these trends will play a fundamental role in guiding the type and location of employment land required. Key trends include:

- Growth of advanced manufacturing
- Diversification of business types located within employment precincts
- Increased household consumption and global trade
- The role of new infrastructure in reshaping urban geographies
- Impact of COVID-19 on employment lands
- Capacity for the Barossa Wine Industry, food and rural sector commodities to diversify its access to global markets

Council's response to the discussion paper is provided in **Appendix D**.

4. Our Strategy

4.1 Vision

Central to this project is Council's overarching vision:

“Coordinate land use planning and infrastructure prioritisation to enhance our premium wine, food and tourism region and its unique lifestyle, heritage and community spirit.”

A specific project vision was developed to compliment Council's overarching vision and identify clear project objectives. The following three objectives form the project's vision:

1. Provide strategic direction for land use and infrastructure planning.
2. Provide greater investment certainty about where the Barossa will grow, and what infrastructure is necessary to support this growth.
3. Enable Council to better target expenditure in infrastructure and align it with growth priorities.

4.2 Regional Objectives and Strategies

Guided by the four key pillars of Community, Environment, Economy and Places. The following overarching objectives and strategies have been developed to guide Council in working towards our collective vision for the Barossa.

4.2.1 Thriving communities

Objectives

1. Build upon the region's strong sense of community, values and identity.
2. Ensure the Concordia growth area and other townships are adequately serviced with appropriate infrastructure, facilities and services.
3. Increase availability of rental and affordable housing stock, including affordable housing.
4. Create attractive and appealing civic centres and commercial areas.

Strategies

1. Provide additional social infrastructure to support the region's ageing population.
2. Encourage additional educational and traineeship opportunities in the region to retain and attract young people to the region and increase the skills and depth of the local work force.
3. Collaborate and support SA Health in planning for a new hospital in The Barossa Council.
4. Work with existing tertiary institutions (Barossa Campus and TAFE) to expand their local offer presences and cater to future industries.

5. Review policy in the Planning and Design Code with respect to the appropriateness of tourist accommodation in the Township Neighbourhood and Established Neighbourhood Zones.

4.2.2 Sustainable environments

Objectives

1. Prepare the region's communities, industries and landscapes for climate change.
2. Secure sustainable water supplies for primary production, industry and communities.
3. Identify key areas which can support population and economic growth whilst maintaining natural and heritage character which is so integral to the region.
4. Ensure new development is climate ready and retrofit existing infrastructure so that the economy, community and environment will be resilient to climate change impacts.
5. Protect people, property and the environment for exposure to hazards (including flooding and bushfire) by working with State Government to identify these risks and ensure they are mapped within the Planning Rules.

Strategies

1. Investigate opportunities to cater to emerging sustainability focused markets including for low carbon, low impact wine and produce.
2. Integrate biodiversity sensitive urban design and water sensitive urban design to increase the amenity, cooling, biodiversity and resilience of our townships and create links with the surrounding landscape.
3. Promote higher density housing and mixed-use development within the centre of selected townships to maintain the integrity of the surrounding natural environment and adhere to the objects of the *Character Preservation Act 2012*.
4. Investigate opportunities to partner with Ngadjuri, Permamangk and Kaurna peoples to implement cultural knowledge and practises where appropriate to preserve and enhance the natural environment.
5. Develop Code policy which discourages homogenous suburban style subdivisions and seeks for predominantly low scale development on town edges.

4.2.3 Strong economies

Objectives

1. Continue to develop the region's reputation and brand for wine and produce.
2. Maintain a sufficient supply of employment zoned land.
3. Diversify and grow high value sectors including tourism, events and nature-based tourism.
4. Grow local population to support key service sectors including health and education.
5. Capitalise on remote working trends to grow activity in under-represented sectors.
6. Improve regional housing stock to attract workers to the region.

Strategies

1. Develop stronger and collaborative partnerships between businesses, the RDA and Council.
2. Facilitate public and private investment into utilities and service infrastructure.
3. Review options for the provision of direct assistance to aspirational local businesses, including start-ups, those seeking to expand existing operations, or those diversifying into 'complementary' sectors.
4. Review options for the delivery of affordable housing to attract workers to service a variety of key services including health, education and primary production.

4.2.4 Outstanding places

Objectives

1. Support housing diversity to accommodate an evolving demographic and attracts new people to the region.
2. Maintain the region's character whilst supporting growth and development.
3. Integrate land use and transport infrastructure, services and functions to enhance safe, efficient and reliable connectivity for people and business.
4. Plan and deliver infrastructure and services for the new Concordia growth area.
5. Prioritise placemaking in townships to support economic and tourism activity.

Strategies

1. Continue the Big Project initiative including forward planning, clear prioritisation processes and alignment with State and Federal government infrastructure planning and funding cycles.
2. Promote infill development to support housing supply within townships.
3. Continue to prioritise investment into town centre amenity.
4. Update planning policy to support infill development, promoting increased densities in appropriate locations.

4.3 Infrastructure Priorities

In October 2023 Council resolved to endorse the following five items as their highest regional infrastructure priorities moving forward (refer to Figure 5).

1. **Water infrastructure** – ensure water supply and infrastructure can support future industry growth in horticulture, viticulture and agriculture enterprises as a well as improved infrastructure to support population growth.
2. **Concordia development needs** – establish a well serviced community in Concordia which is truly integrated with the region. Infrastructure considerations include traffic/public transport, stormwater, utilities, services and open space. As a new development Concordia can be an exemplar of smart city infrastructure.

3. **Lyndoch Sporting Precinct** – deliver upgrades to the Lyndoch sporting precinct which improves services in the region and enhances the ability to host events of state and national scale.
4. **Creative Industries Precinct** – showcase the region’s history, heritage and cultural qualities by supporting the creative and development industries.
5. **Freight Task Infrastructure** – work with relevant stakeholders to manage freight movements through the region and improve accessibility for all road users.

The identified priorities support Council’s vision and goals for the region and align with State objectives. These priorities will support economic growth by supporting existing and future industries whilst ensuring growth areas and new residents are integrated with the Barossa region.

Regional Development Australia (RDA) periodically assess priorities for infrastructure investment. The Regional Strategic Plan 2022-2025 prepared by the RDA identifies the following infrastructure categories as their priority:

- Water infrastructure
- Brands and places
- Creative economy
- Sustainable resilient food and wine value chains
- Infrastructure, rental housing and workforce to support economic diversity and sustainability
- Future generations

There is clear synergy between Council’s and the RDA’s priorities, particularly in relation to water infrastructure, celebrating heritage and places and sustainability of the agriculture sector.

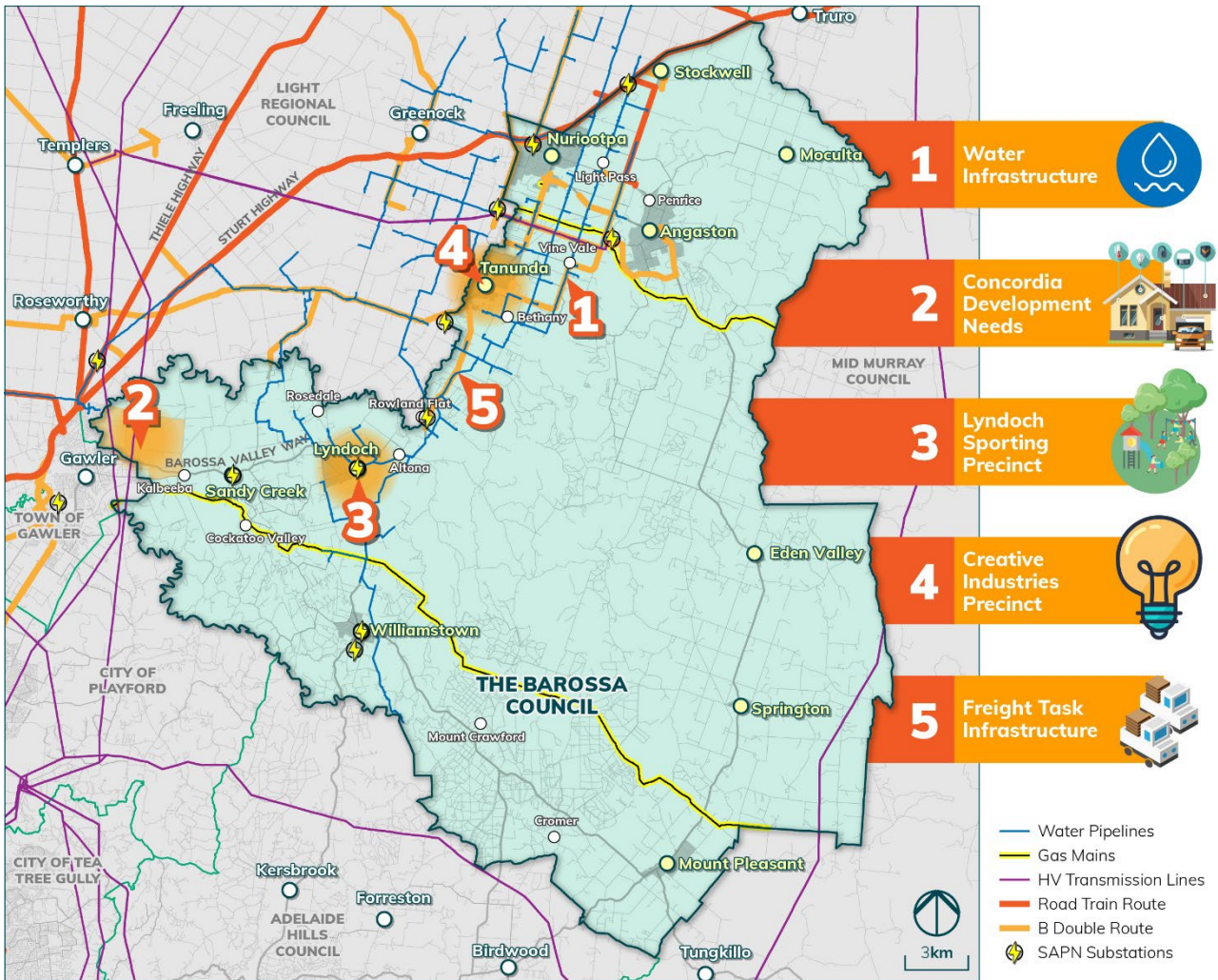




Figure 5: Infrastructure Priorities Map

5. Township Plans


The following chapter provides focussed plans for townships, settlements, and other localities. Planning for the future needs of townships is critical to the success of the Growth Strategy. Detailed township plans include a constraints map, development opportunities map and an infrastructure services map.

The below legend should be read in association with the development opportunity maps.

Potential Growth Areas

-  Inside township
-  Outside township

Minimum Site Area

-  Existing Code policy for minimum allotment size

Zones

CF	Community Facilities Zone	Rec	Recreation Zone
Con	Conservation Zone	Ru	Rural Zone
CTP	Caravan and Tourist Park Zone	RuL	Rural Living Zone
DU	Deferred Urban Zone	RuS	Rural Settlement Zone
E	Employment Zone	SE	Strategic Employment Zone
EN	Established Neighbourhood Zone	T	Township Zone
HIn	Home Industry Zone	TAC	Township Activity Centre Zone
N	Neighbourhood Zone	TD	Tourism Development Zone
PRuL	Productive Rural Landscape Zone	TMS	Township Mainstreet Zone
RE	Resource Extraction Zone	TN	Township Neighbourhood Zone

Each development opportunity corresponds with a map identifying specific locations and should be read in conjunction with one another.

5.1 Angaston & Penrice

Located 77 kilometres northeast of Adelaide, Angaston is situated in the foothills of the Barossa Ranges. The town was settled in 1842 and was historically a vital stop over between Adelaide and the Riverland. Angaston is one of the oldest towns in the Barossa and possesses some of the Barossa's oldest buildings still in use. This heritage is a major drawcard for tourists, who come to visit not only for the food and wine offerings but also the well-preserved buildings, significant street trees and pastoral vistas. There is a strong café scene and high number of B&B making the township a popular destination.

Containing a population of 2,202, the township has grown by 140 people (6.8%) since 2016. The town is popular for families with school aged children.

The township is accessed by Eden Valley Road and Angaston Road. The small township of Penrice is located directly to the north of Angaston.

5.1.1 Township Objectives

Growth objectives for Angaston include:

1. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
2. Promote investment into streetscape and public realm upgrades to build upon local character.
3. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through town entry gateway treatments e.g. landscaping, sculptures, signage etc.

5.1.2 Township Overview

Environment and Heritage

Angaston has many local and state heritage places clustered along Murray Street and Angaston Road including the Angaston Blacksmith Shop and Museum, Angaston History Centre and Old Union Chapel.

Spring Brook and several other watercourses wind through the town which introduce flooding risk. While there are some areas of native vegetation in and around the town, there are no areas of high bushfire risk adjoining the town.

Through the State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation), most of the township is proposed to be captured by the Hazard (Bushfire – Urban Interface) Overlay. The land on the periphery is identified as being either a high or medium bushfire hazard area. This is a considerable change in comparison to current policy.

Steep topography and native vegetation restrict development expansion in some directions. The Penrice township borders the Penrice quarry in the north and there are smaller quarries bordering the existing Rural Living Zones to the south and west.

Community Services

Angaston is serviced by a range of community facilities. Local schools include the Angaston Primary School and Good Shepherd Lutheran School, while medical facilities include the Inner North Community Health Service, Angaston District Hospital and Angaston Medical Centre. Other community facilities include the Angaston Town Hall, Angas Recreation Park, Barossa Adventure Station and Barossa Cycle Track.

Housing Land Supply and Demand

Angaston's supply of available residential land is estimated to be sufficient for almost twenty-five years based on recent consumption rates. Angaston also contains a significant supply of land zoned Rural Living which circles the township. Rural Living Zones have been established as a reflection of the steep topography and interfaces with operating quarries which has resulted in very low densities.

Employment Land Supply

Angaston has zoned Employment land, however none of this land is presently available for development. Further a considerable amount of this land is currently utilised for viticulture.

5.1.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Angaston include (refer to Figure 6):

- Surrounded by Resource Extraction Zones / Ongoing interface consideration is required.
- Topography that contributes to the character of the township but also represents a development constraint in accommodating additional growth.
- Large areas of rural living / limits expansion opportunities due to difficulties in integrating fragmented allotment patterns.

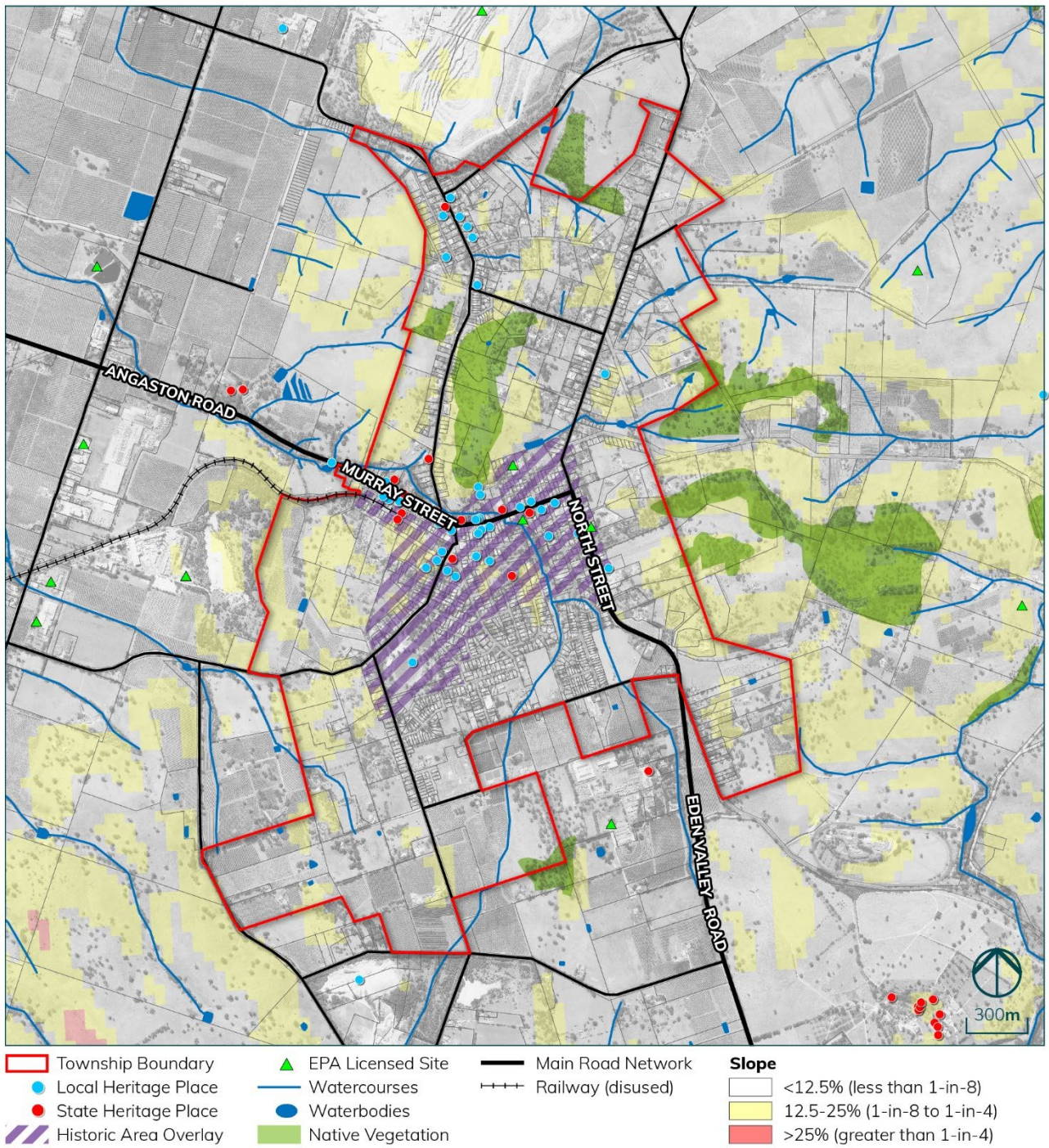


Figure 6: Angaston Constraints Mapping

5.1.4 Development Opportunities

Draft development opportunities for Angaston are as follows (refer to figure 7):

1. Increase opportunities for infill within existing rural living zones

Areas within the Rural Living Zone which could lend themselves to more intensive rural living developments are highlighted in Figure 7. These areas have potential to accommodate infill by reducing the minimum allotment size currently prescribed in the Code.

The 500-metre quarry interface buffer illustrated aligns with Code policy from the Interface and Mines Quarries Overlay. Rezoning land captured by this Overlay presents risks in respect to interface conflict between residential areas and existing quarry operations.

2. Strategic Employment Zone Expansion

To the south of Angaston is the Yalumba Winery. Currently located in the Rural Zone, this facility supports industrial type land uses and would better align with the Strategic Employment Zone. Noting there are several vineyards surrounding the facility. The land has direct access to the freight route.

The land should be considered as a potential Strategic Employment Zone that better reflects existing land uses, whilst also promotes growth of complementary employment land uses.

Due to the positioning of the Yalumba facility and the existing township boundary, it is recommended the Strategic Employment Zone is extended across all land up to the township boundary. This avoids isolating land within the Rural Zone which is unlikely to function as intended.

3. Support appropriate/desired infill development through structure planning

The most conducive areas of available and appropriately zoned land are located to the south of the township. These allotments are the largest in scale, with relatively flat.

To promote good design outcomes and appropriate yields from this land Council should undertake structure planning to guide future development proposals.

4. Promote activation and mixed-use development – including increasing building heights to three storeys

Amend provisions in the Township Main Street Zone to permit increased building heights of up to 2 or 3 storeys. Higher population and residential densities are central to creating vibrant mixed-use precincts. Mixed use development promotes community and business vitality.

Revisit the Angaston Design Framework prepared in 2008 and expand the scope of the document to consider parts of the township, outside of Historic and Character Areas most suitable to supporting redevelopment and higher densities.

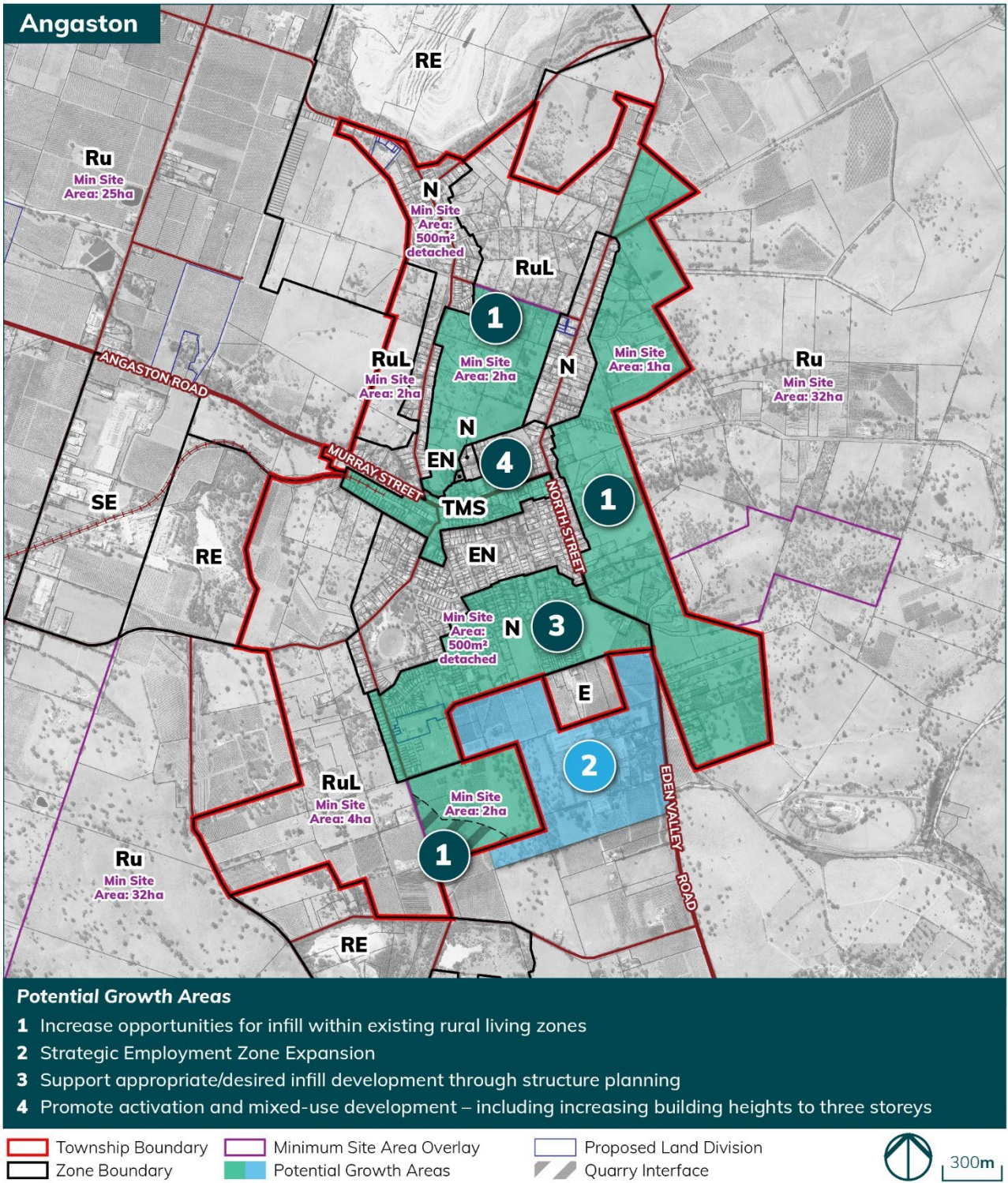


Figure 7: Angaston Development Opportunities

5.1.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map (refer to Figure 8):

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	<p>There is SA Water network in the township centre (Area 1).</p> <p>Area 2: No SA Water networks observed; however growth may be possible through augmentation or connection to existing water source points near Developed Area (Tank-350MSCL located on West of Radford Rd)</p> <p>Area 3: Only large diameter SA Water transmission infrastructure is observed and would require significant infrastructure upgrades or augmentation to support additional growth.</p>
Wastewater	<p>Area 1: There is SA Water sewer network in this township, which drains via gravity to the west towards a WWTP located approximately 2km from the township centre. Capacity of this network is unknown, however upgrades to pumping stations and WWTP has occurred to support recent development.</p> <p>Area 2 may be able to support growth through connection and possible augmentation to the existing outfall from the township which drains west towards the WWTP.</p> <p>Area 3: No SA Water infrastructure is observed and would require significant infrastructure upgrades to provide sufficient service.</p>
Communication	<p>Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology.</p> <p>Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.</p>
Electricity	<p>High voltage assets are observed throughout Angaston, with a mix of above and below ground infrastructure. A single substation is observed approximately 2km west of the township centre, located just off Stockwell Road.</p> <p>Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.</p>
Flooding	<p>SAPPA flooding map does not highlight any flooding hazard overlays within this township. Anecdotal experience suggests this township does convey large volumes of water through discrete sections of the hilly township and allowances may need to be made for growth within low points of the township or adjacent watercourses.</p>

Table 4: Infrastructure considerations Angaston

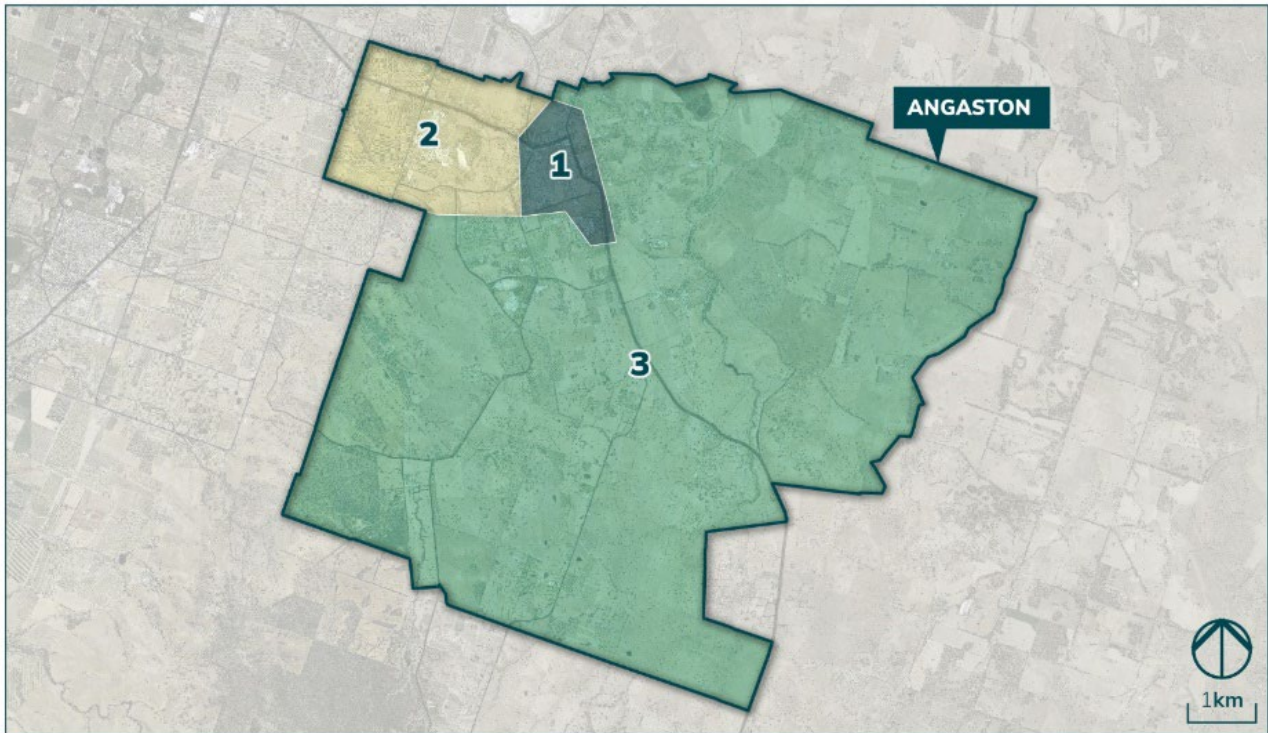


Figure 8: Angaston Infrastructure Overview

Provision of adequate potable water and sewer is a priority to accommodating growth in Angaston. Infrastructure analysis and feedback received through engagement identifies water as a key challenge with supply low and infrastructure augmentation costs being high.

Proposed uplift of the commercial centre promoting more intense development will impact the local traffic network. Upgrades to the local road network which also consider car parking provision may be prioritised as part of any policy shift.

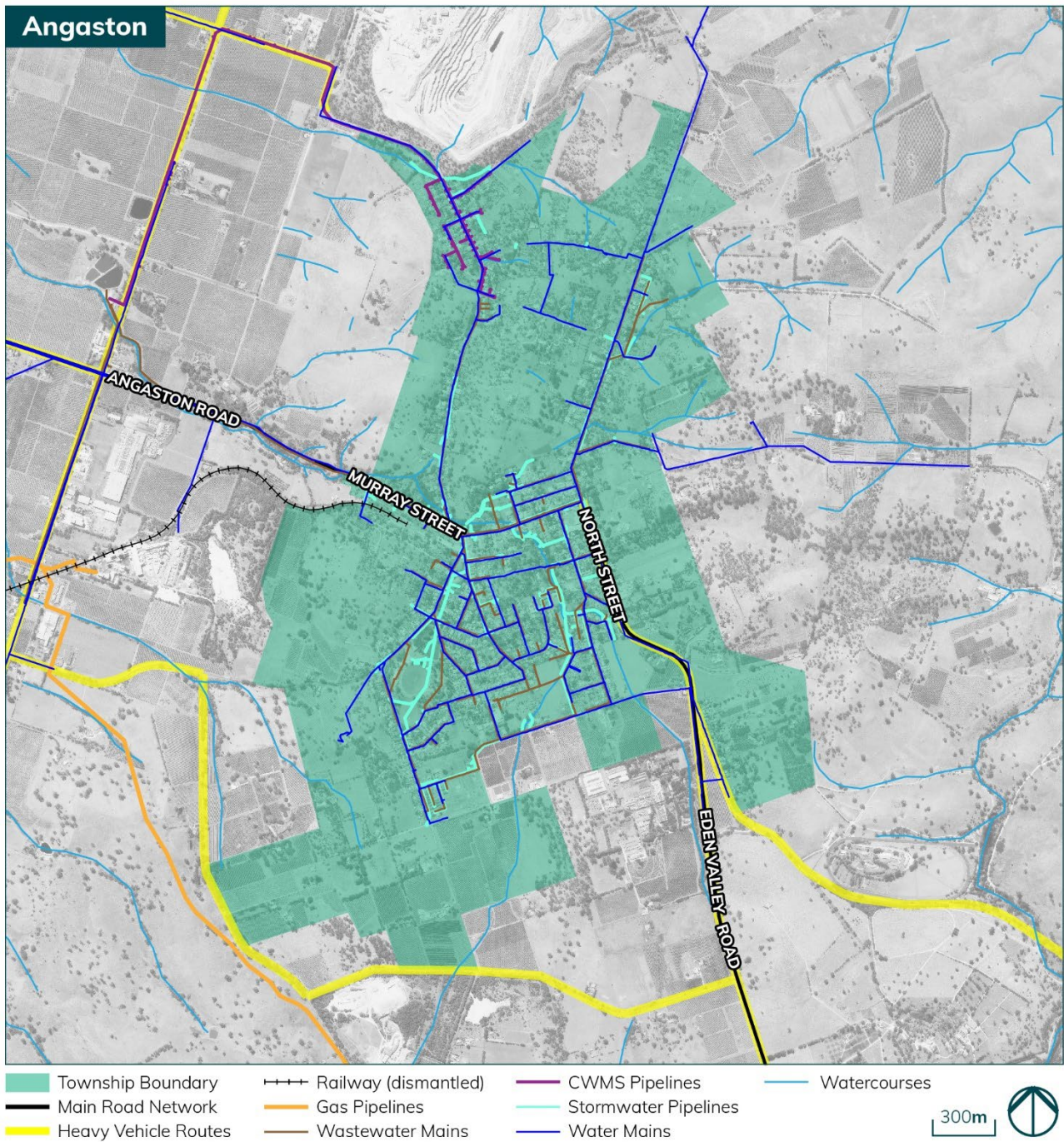


Figure 9: Angaston Services Map

5.2 Eden Valley

Eden Valley is bordered by the Barossa Valley and the Adelaide Hills and is a boutique wine region. The region benefits from a mesoclimate which is generally cooler than the neighbouring Barossa Valley due to various factors including altitude, aspect and slope. Originally a private town laid out by William Lillecrapp of Gumeracha in 1864, the area was named Eden Valley after the word Eden was found carved into a tree. Today Eden Valley contains a local population of 390 people. The town has increased by 53 people since 2016. This increase of 15.7% in population between 2016 and 2021 is the largest percentage increase of any town or settlement in the Barossa in the last five years. Growth in Eden Valley accounts for increase in population within the locality (which extends beyond the township).

5.2.1 Township Objectives

Growth objectives for Eden Valley are:

1. Investigate opportunities for improved water supply and implementation of a communal wastewater management scheme.
2. Investigate opportunities to provide better public toilets, cafes, a caravan park and an oval upgrade.
3. Capitalise on the infill opportunities available on land within the township boundary.
4. Continue to invest in quality public realm upgrades to strengthen the town's character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.
5. Advocate for improved mobile phone telecommunications services in the town and surrounding region.

5.2.2 Township Overview

Environment and Heritage

Eden Valley is home to several local heritage places and one State Heritage Place. A minor watercourse runs through the town. There are no areas of high bushfire risk adjoining the township, and no significant areas of native vegetation.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies Eden Valley as a High Bushfire Hazard Area, consequently it proposes to apply the Hazards (Bushfire) Overlay to reflect this. This is a considerable shift from current policy.

Community Services

Eden Valley does not have any community services.

Housing Land Supply and Demand

Although Eden Valley contains a relatively low number of total lots, both existing and indicative, this supply is anticipated to be sufficient for more than 160 years.

Employment Land Supply

Eden Valley does not contain any dedicated commercial/employment type zones.

5.2.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Eden Valley include (refer to Figure 10):

- Topography of land and productive viticulture within the Rural Living Zone inhibit this land being utilised for alternative/more intensive purposes.
- Low availability of potable water and no communal wastewater services available.
- Limited population to attract additional services / infrastructure investment.

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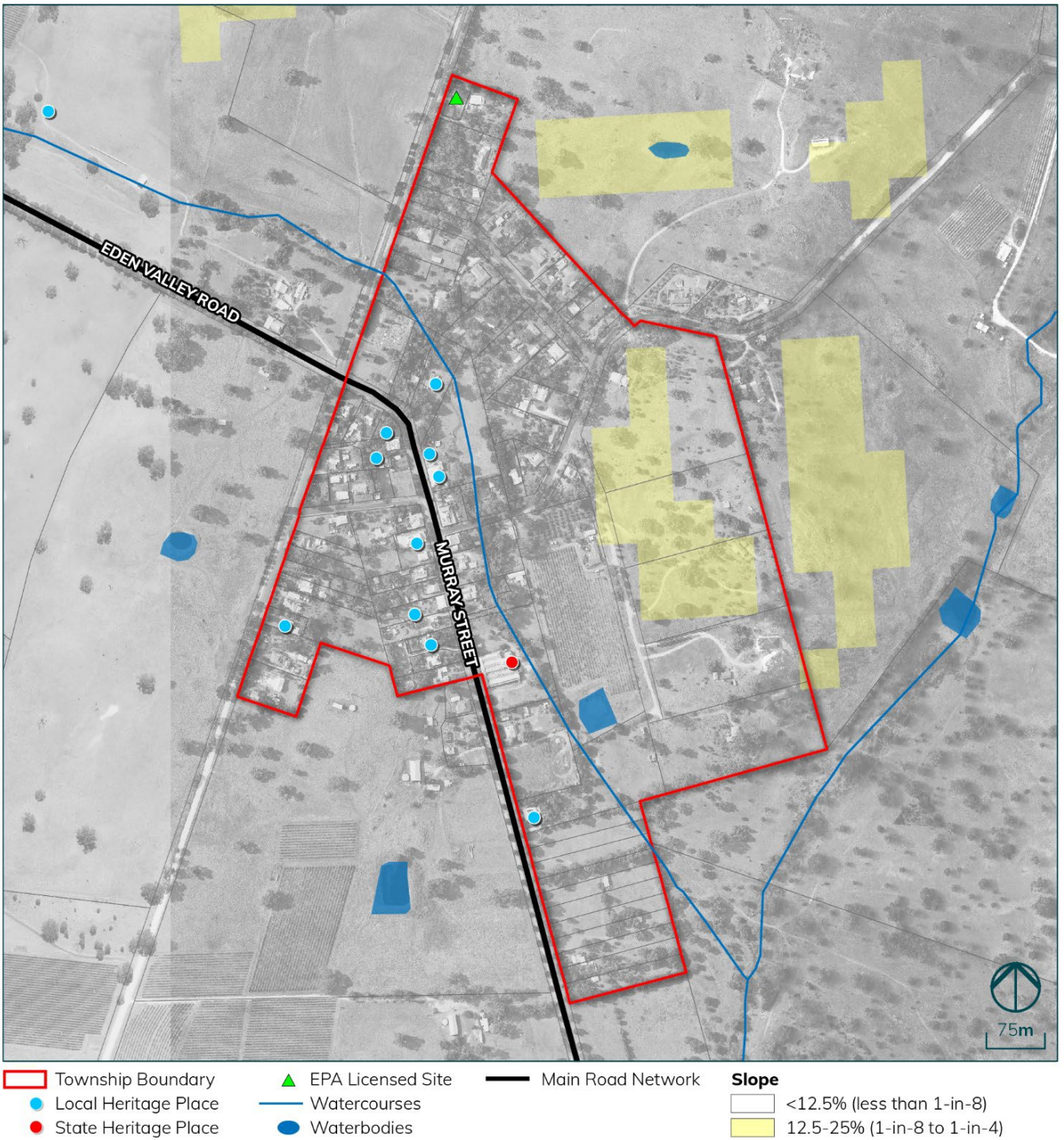


Figure 10: Eden Valley Constraints Mapping

5.2.4 Development Opportunities

Draft development opportunities for Eden Valley are as follows (refer to figure 11):

1. Support appropriate/desired infill development through structure planning

Eden Valley's significant supply of residential land suggests that additional land supply for residential growth is not necessary, apart from structure planning within the township boundary. This will provide a detailed and strategic approach to accommodating infill development and capitalising on vacant land and infill opportunities.

A local technical and numeric variation currently applies over the township which promotes a minimum site area of 1,200m². This is considered appropriate to be retained as the topography of the land, the lack of available communal wastewater management scheme and potable water suggest Eden Valley cannot support smaller allotment sizes.

Allotments at the southern end of the township are located within the Township Zone. Several allotments do not contain dwellings as they form part of a larger land holding. There is opportunity for new housing in this location without additional subdivision.

2. Review potential allotment size reduction which responds to topography

The topography in Eden Valley's Rural Living Zone is challenging, however it is recommended to investigate options to reduce the minimum allotment size (currently 1 hectare) to encourage infill development. This is subject to appropriately working with topography.

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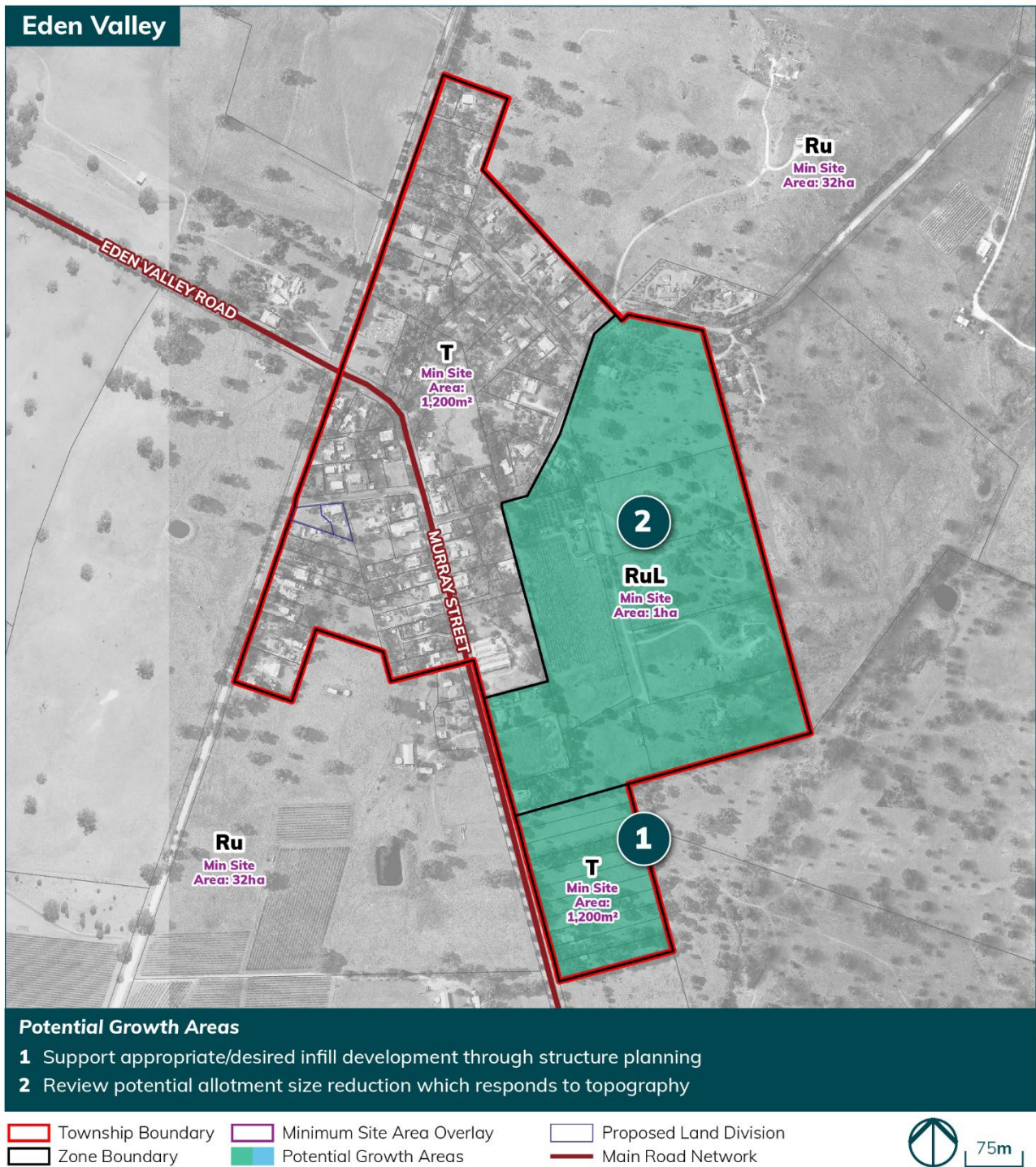


Figure 11: Eden Valley Development Opportunities

5.2.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Eden Valley	<ul style="list-style-type: none"> • Low availability • Town centre (80mm Rushlea Road and Matthews Road) • 100mm pipe Eden Valley Road • 100mm Keyneton Rd • 80mm Basil Roeslers Road 	No Service	NBN Satellite / Fixed Wireless	No data available

Table 5: Infrastructure considerations Eden Valley

Provision of adequate potable water and supporting infrastructure is a priority to improve service for existing residents and to accommodate infill development. Infrastructure analysis and feedback received through engagement identifies water as a key challenge with supply low and infrastructure augmentation costs high. Wastewater can continue to be managed on-site with appropriate minimum allotment sizes in the Township Zone of 1,200m², noting capacity for infill within the existing township boundary is limited.

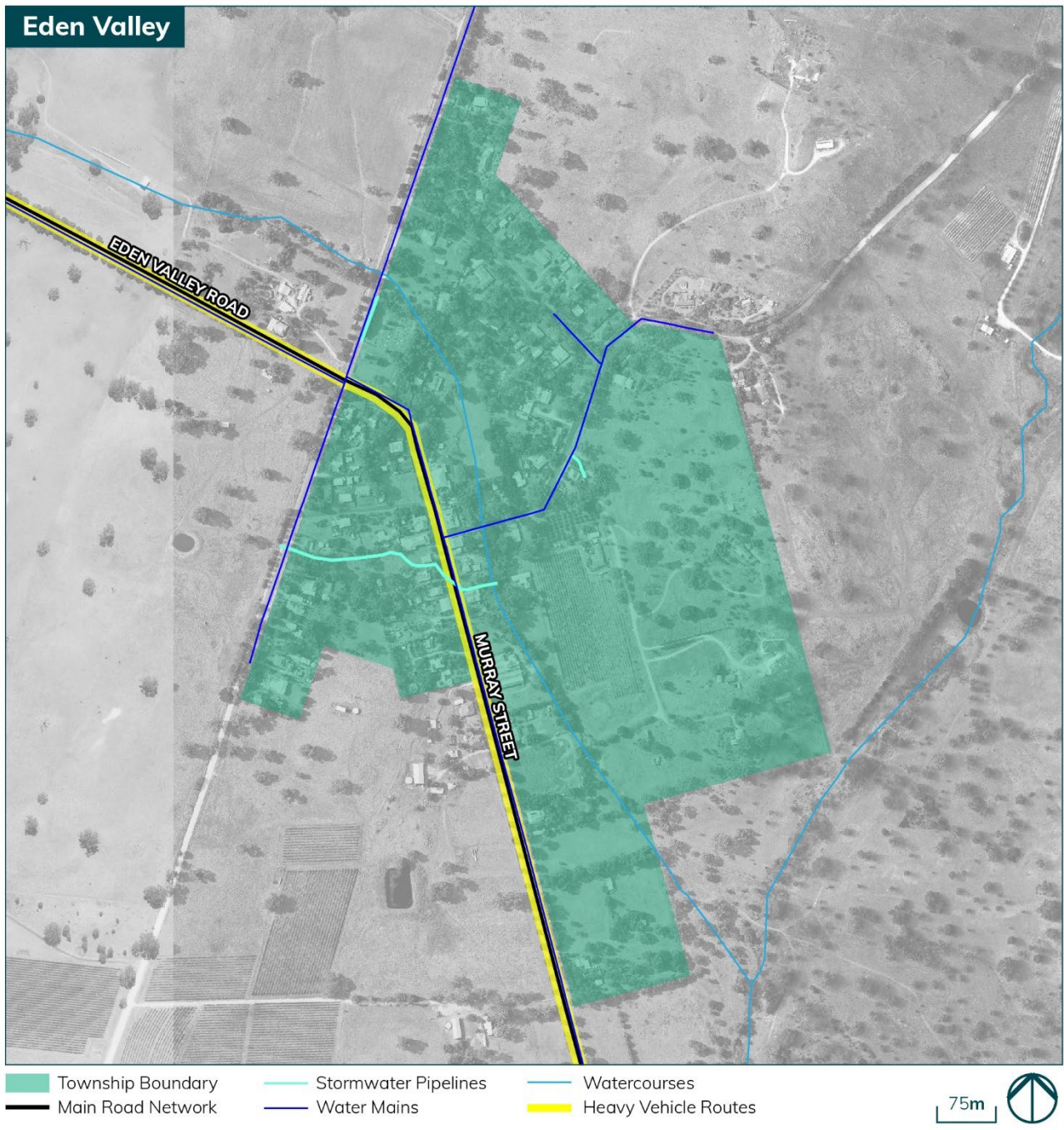


Figure 12: Eden Valley Services Map

5.3 Lyndoch

Situated at the southern end of the Barossa Valley, Lyndoch is located only 58 kilometres northeast of Adelaide, making the town approximately an hour drive from Adelaide with three route options to choose from. Lyndoch has a population of 1,883 having grown by 84 people (4.6%) since 2016.

Settled in 1837, Lyndoch is one of South Australia's oldest towns and was named by Colonel William Light in recognition of his friend General Graham who became Lord Lyndoch.

5.3.1 Township Objectives

Growth objectives for Lyndoch are as follows:

1. Capitalise on residential infill opportunities within large existing allotments.
2. Capitalise on proximity to nearby centres and the school choices this provides to attract young families to the area.
3. Promote Council's plans for investment at the Lyndoch Recreation Park and Lyndoch Village Green.
4. Promote development of tourism accommodation in the town.
5. Continue to invest in quality public realm upgrades to strengthen the town's character and appeal.
6. Explore opportunities to create a Lyndoch brand with unique retail offerings or specific recreation facilities, for example as a 'wellness' hub of Barossa, a mountain biking centre, or similar.
7. Improve connectivity within and to the town including footpath upgrades, a walking/cycling path to Williamstown and access to the Sturt Highway/Northern Expressway from the Concordia growth area.

5.3.2 Township Overview

Environment and Heritage

Lyndoch is home to a number of local heritage places and one state heritage place mostly clustered along Gilbert Street, including Lord Lyndoch Inn, Lyndoch Hotel, and Lyndoch Institute.

There are pockets of native vegetation in the area including Sandy Creek Conservation Park to the west and the Altona CSR Landcare Reserve to the northeast. This also introduces high bushfire risk adjacent to the town.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) largely captures Lyndoch within the Hazards (Bushfire-Urban Interface) Overlay. This largely aligns with current policy.

Lyndoch Creek and other minor watercourses wind through the town which present some flooding risk.

Community Services

Lyndoch is serviced by several community facilities including Lyndoch Primary School, St Jakobi Lutheran School, Lyndoch Branch Office Library and Lyndoch Recreation Park. A redevelopment of the Lyndoch Recreation Park and Lyndoch Village Green is planned as part of Council's The Big Project initiative.

Housing Land Supply and Demand

Lyndoch's supply of available residential land is estimated to be sufficient for almost nineteen years. Much of this land is available in the southwest of the township, with the remaining land available via infill opportunities.

As per the Land Supply Report for Greater Adelaide, Lyndoch has two active residential estates located in the northern part of the township. These are nearing completion.

There is a proposed land division in the southwest corner of the township (God's Hill) for approximately 80 allotments which has been approved and civil works have commenced.

Employment Land Supply

Although the vacancy rates in Lyndoch suggest there is a healthy supply of available land, most of this land is Government owned (Local & Federal) and unavailable. This zone contains part of the rail corridor which is owned by the Federal Government. It also includes land owned by Council which is used as a 'drainage reserve' which makes commercial development unlikely.

5.3.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Lyndoch include (refer to Figure 13):

- Footpaths & kerb/gutter need upgrading, particular in Jollytown Road / kids ride to St Jacobi – connectivity is poor.
- Junction of Jollytown Road and Barossa Valley Way is a key connection to the town and requires upgrade.
- Pockets of native vegetation exist which provide habitat for biodiversity and amenity value.
- Existing stormwater concerns throughout town.

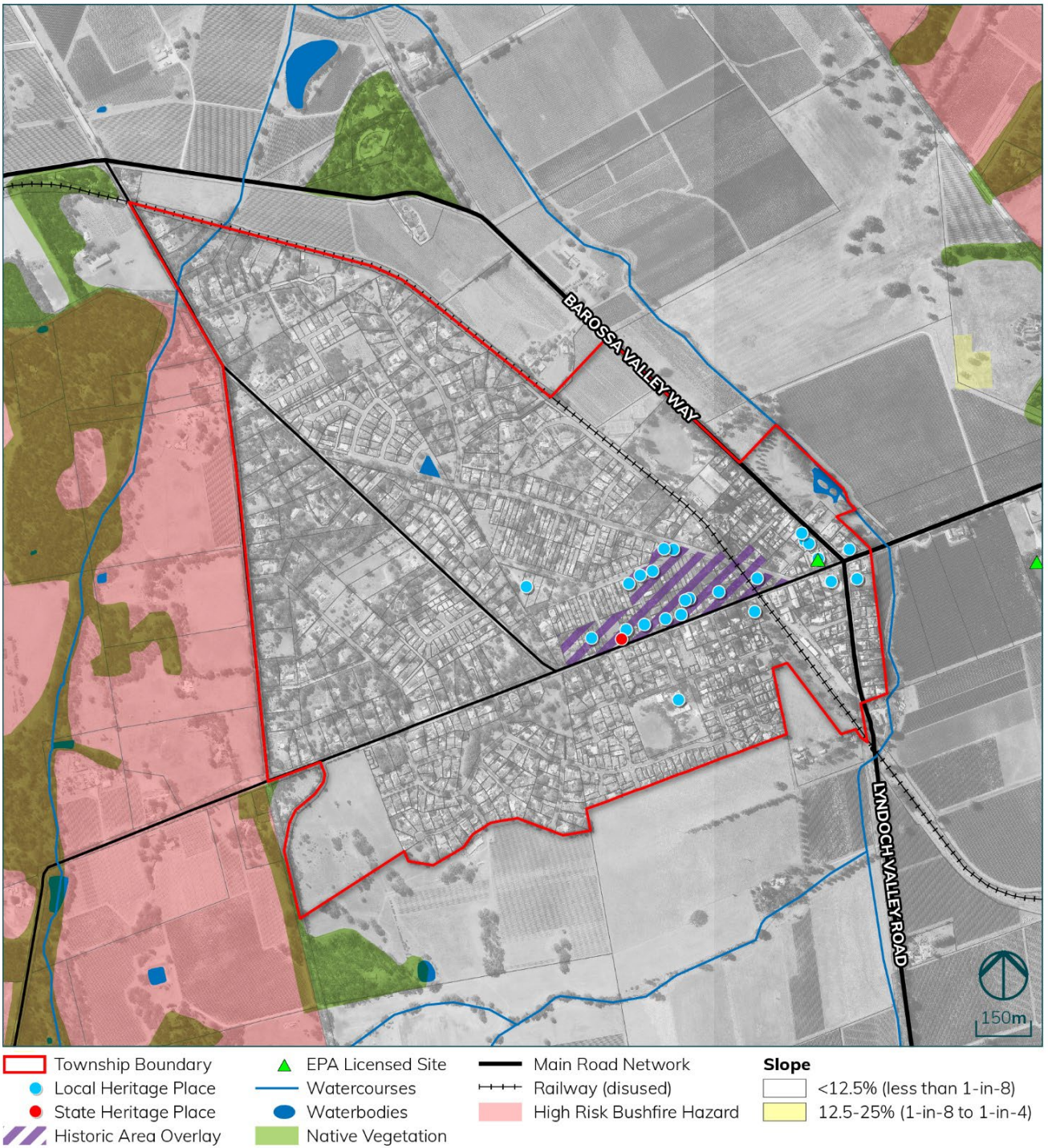


Figure 13: Lyndoch Constraints Mapping

5.3.4 Development Opportunities

Draft development opportunities for Lyndoch are as follows (refer to figure 14):

1. Increase opportunities for additional rural living allotments

Lyndoch contains a considerable supply of land within the Rural Living Zone. This land is within the township boundary and can lend itself to more intensive residential development. Larger allotments which are contiguous with the Township Neighbourhood Zone may be considered appropriate for urban development. Whilst areas on the periphery can remain in the Rural Living Zone but support smaller allotment sizes.

Located on the periphery of the township, these areas currently support a minimum allotment size of 5,000m². These areas will benefit from a coordinated approach to design and rezone this land. Whilst working with multiple landowners to establish a collective vision can be challenging, the anticipated outcome of higher land values can provide assistance in this regard.

New Rural Living Zones are not anticipated by the SPC, however, the notion of intensifying Rural Living land has been expressed as being supported by the SPC. This approach enables additional land supply within the existing township boundary, to avoid future expansion of the town at the periphery.

The infrastructure scheme tools provided via the *Planning, Development and Infrastructure Act 2016* can aid in providing a coordinated approach to the development of this land and the funding of required infrastructure.

2. Promote activation and mixed-use development – including increasing building heights to three storeys

Amend provisions in the Township Main Street Zone to permit increased building heights of up to 2 or 3 storeys. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

Prepare an urban design framework and main street master plan to promote development and guide Council investment in the public realm. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities.

The planned redevelopment of the Lyndoch Recreation Park and Lyndoch Village Green will be a catalyst for further development in the town. Footpath linkages to these sites to serve the town are a high priority.

3. Consider offering Council reserve for residential development

Council owns two largely underutilised reserves in Lyndoch. Notwithstanding there are a number of mature trees on these sites, the sites may provide capacity to support residential development.

Lyndoch is well serviced by open space, noting there are also a high number of residents living on rural living allotments and less likely to use Council reserves as they have sufficient space at home.

A masterplan is necessary to ensure that development can preserve as many of the trees as possible.

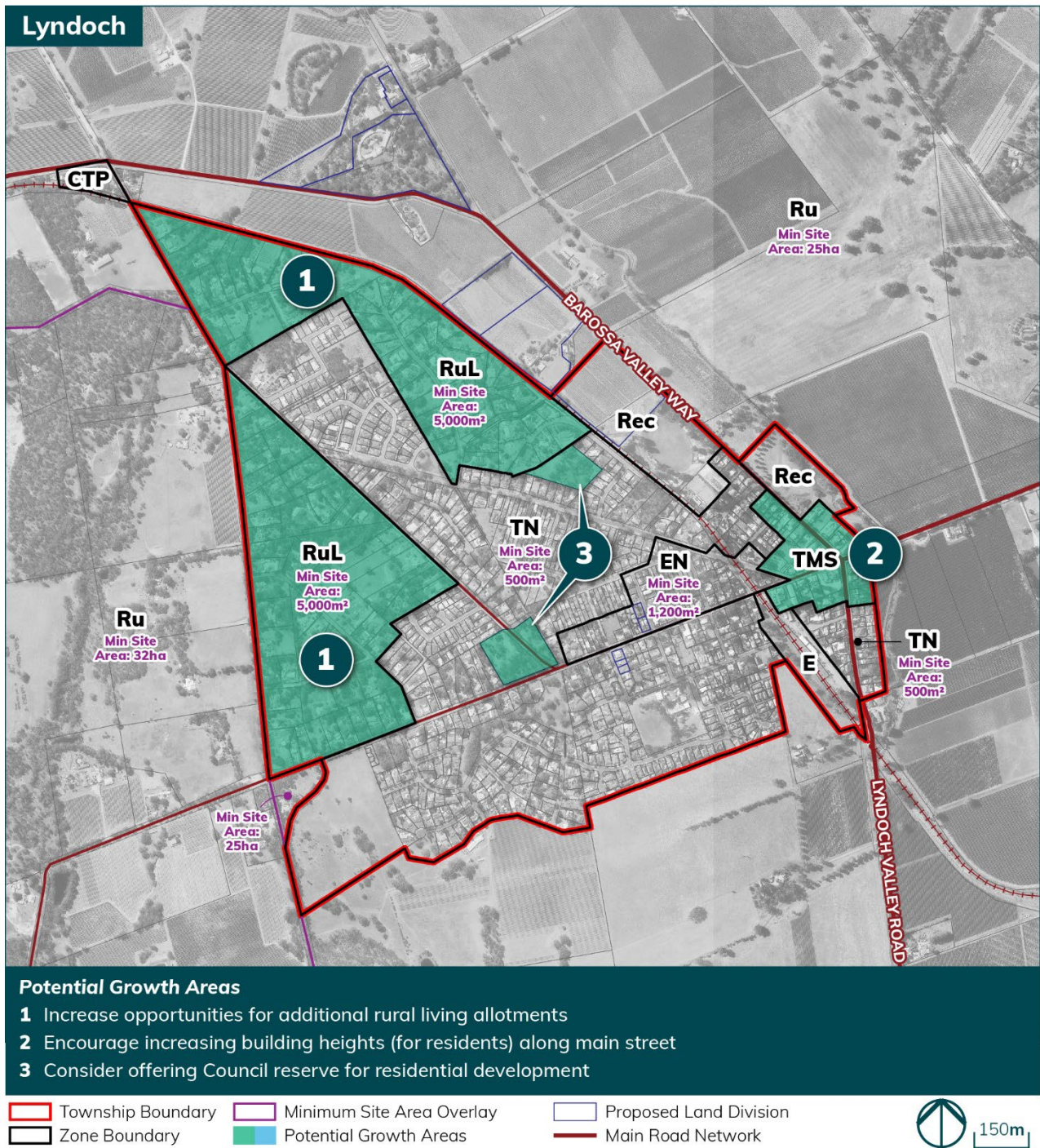


Figure 14: Lyndoch Development Opportunities

5.3.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
<p>Potable Water (SA Water Infrastructure)</p>	<p>There is SA Water network in the township centre (Area 1 and part of Area 2). The capacity of this network to support additional growth is unknown. Area 2: Infrastructure upgrades near the water supply will need to be connected from the existing water source points (250AC pipe in Lyndoch Valley stretched south to north, 150PVC along Barossa Valley Way, 150AC in Altona Rd along the eastern boundary of township, There is not adequate water supply north of the Hentschke Rd (out of the Barossa Valley Boundary), West of Gods Hill Rd, South of Kreig Rd. These areas would require significant infrastructure upgrades or augmentation to support additional growth.</p>
<p>Waste Water</p>	<p>There is no SA Water sewer network in this township. Area 1: There is CWMS network within this area and any development in this area will need a connection. There is a pump station with a rising main pumping to the east of the township. Further growth can likely be connected into existing below ground drainage, however the capacity of the rising main pump station and downstream WWTP will need to be verified. Area 2: Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas, particularly to the North and South.</p>
<p>Communication</p>	<p>Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.</p>
<p>Electricity</p>	<p>High voltage assets are observed throughout Lyndoch, with a mix of above and below ground infrastructure. No Substations are observed within the Lyndoch Township. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.</p>
<p>Flooding</p>	<p>SAPPA flooding map does not suggest any flooding concern within this township however there are watercourses within this township which due to their vicinity may become a flood plain during great storm events.</p>

Table 6: Infrastructure considerations Lyndoch

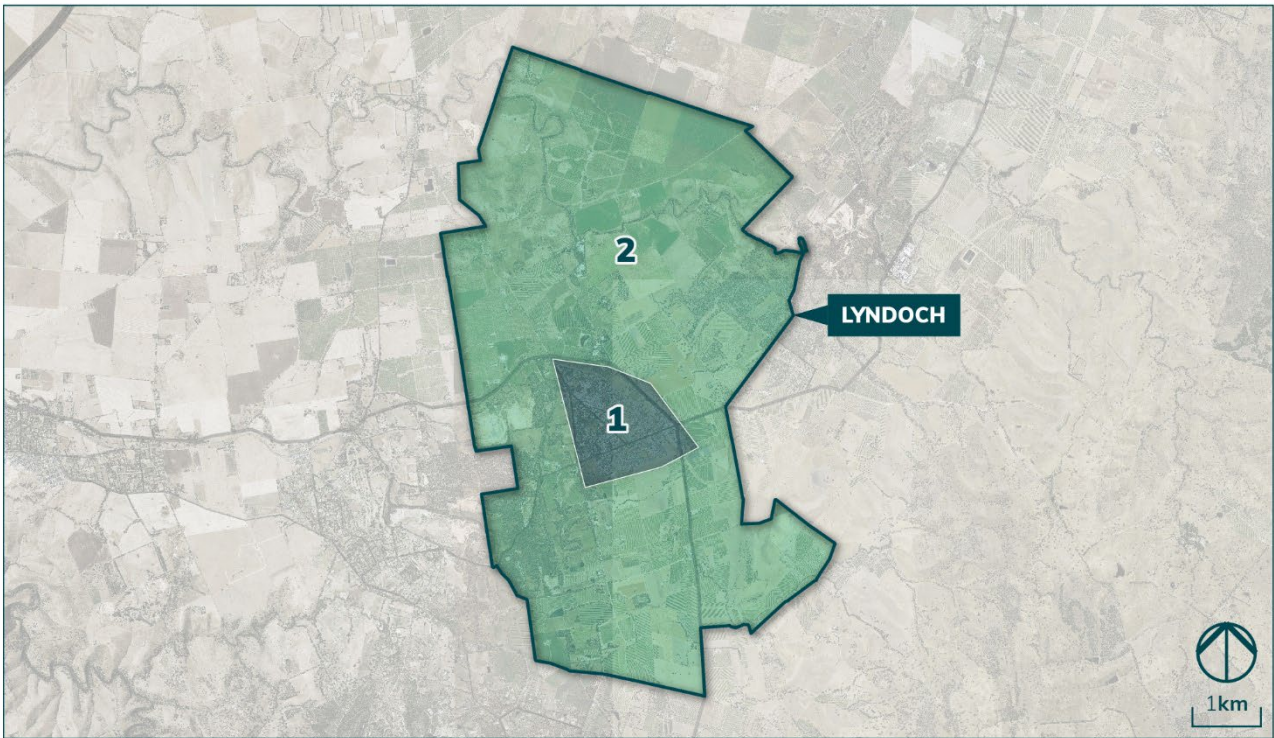


Figure 15: Infrastructure Analysis – Lyndoch

Provision of suitable walking and cycling infrastructure within the town and to nearby services is a priority. Improved connectivity was a clear message raised through engagement, with improved walking and cycling infrastructure not only potentially supporting residents and improving safety outcomes but also supporting tourism development.

The junction between Barossa Valley Way and Jollytown Road will also likely require attention as traffic into the Barossa grows. Traffic safety at this intersection was expressed as a matter of concern for residents during consultation. Jollytown Road is a key thoroughfare into Lyndoch and is likely to experience increased patronage because of the recommendations in this strategy.

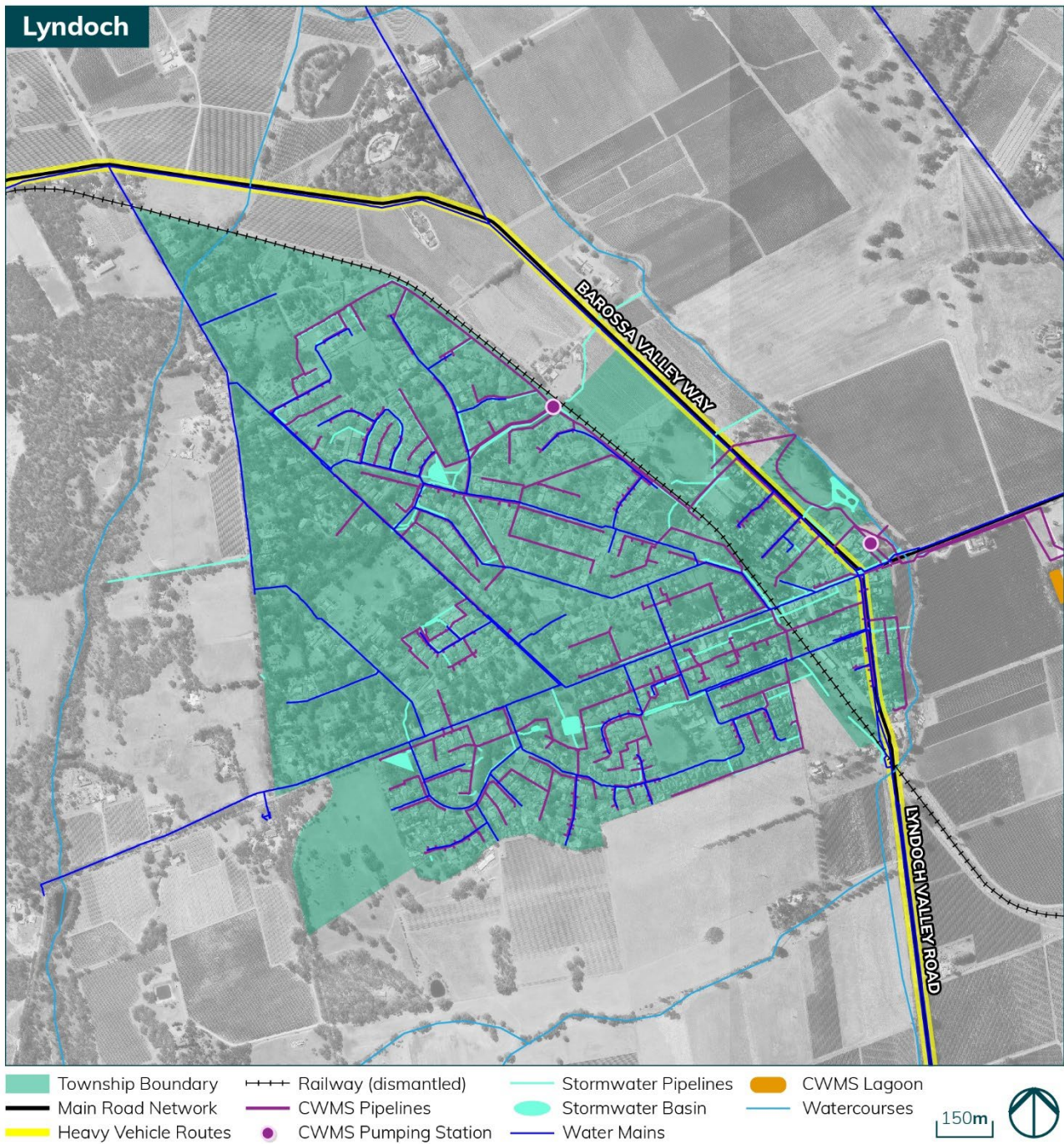


Figure 16: Lyndoch Services Map

5.4 Moculta

Situated 69 kilometres northeast of Adelaide, Moculta is a small township with an estimated residential population of 228 people. With the local population increasing by only one person (0.4 percent) since 2016, growth is limited in Moculta.

The town was surveyed in 1865 for Abraham Shannon who subdivided the land into 32 town allotments. Following settlement, storekeeping, schooling and blacksmithing were all established and serviced the local area. Today Moculta is predominately residential in nature and relies on larger nearby towns such as Angaston for shopping and services. Moculta is an Aboriginal name for “large hill” which is in recognition of Parrott Hill nearby.

5.4.1 Township Objectives

Growth objectives for Moculta are as follows:

1. Investigate opportunities for improved water services.
2. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
3. Invest in quality public realm upgrades to strengthen the town’s character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.

5.4.2 Township Overview

Environment and Heritage

Parrot Hill Creek and several other minor watercourses run through the township. Moculta is home to several local and one State Heritage Place situated along Truro Road.

Community Services

The town features the Moculta Recreation Park.

Housing Land Supply and Demand

Moculta contains a modest number of total lots, both existing and indicative. Based on the slow growth rates experienced in recent years, this supply is anticipated to be sufficient for more than 280 years.

Employment Land Supply

Moculta does not contain any dedicated commercial/employment type zones.

5.4.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Moculta include (refer to Figure 17):

- Low availability of potable water and no wastewater services available.
- Slow uptake / little demand for land in recent years.
- Small township area / anticipated yields are low / larger allotments needed to accommodate onsite wastewater systems.

- One of the unmade road reserves traversing the town matches the alignment of a watercourse. As a result, it is unlikely the road reserve can be developed as intended.

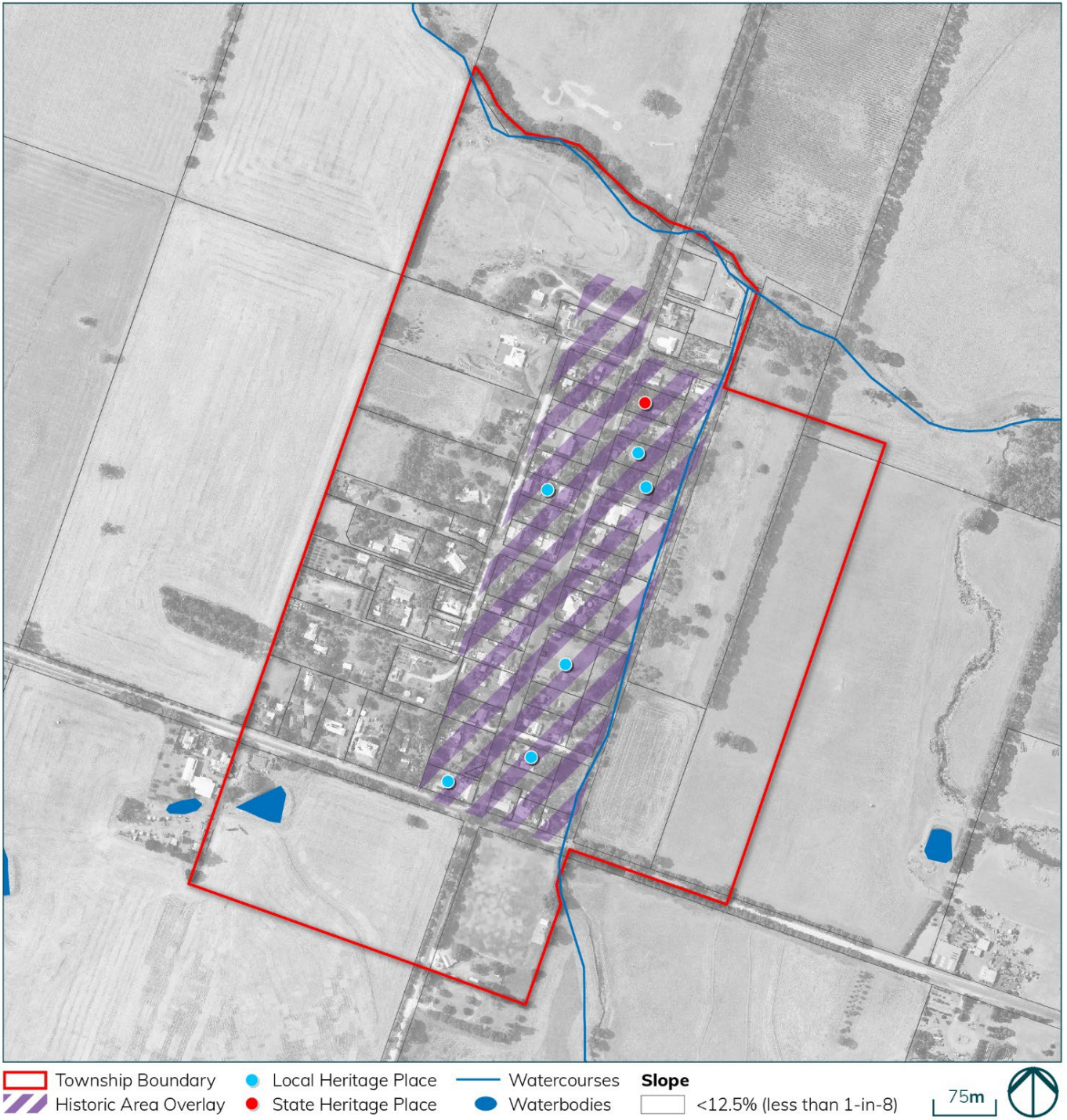


Figure 17: Moculta Constraints Mapping

5.4.4 Development Opportunities

Draft development opportunities for Moculta are as follows (refer to figure 18):

1. Support appropriate/desired infill development through structure planning

Moculta's significant supply of residential land suggests planning for residential growth is not necessary. However, in the instance the rate of development increases due to nearby townships reaching capacity. A structure plan would promote better development outcomes. This will provide an effective and strategic approach to accommodating growth and capitalising on vacant land and infill opportunities.

A local Technical and Numeric Variation (TNV) currently applies in the Code over the township which enforces a minimum site area for allotments of 1,200m². This is suitable as the absence of CWMS and lack of available potable water preclude Moculta from supporting significant growth. The limited growth area available in the township boundary is unlikely to justify the investment required to extend these services.

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Figure 18: Moculta Development Opportunities

5.4.5 Infrastructure Considerations

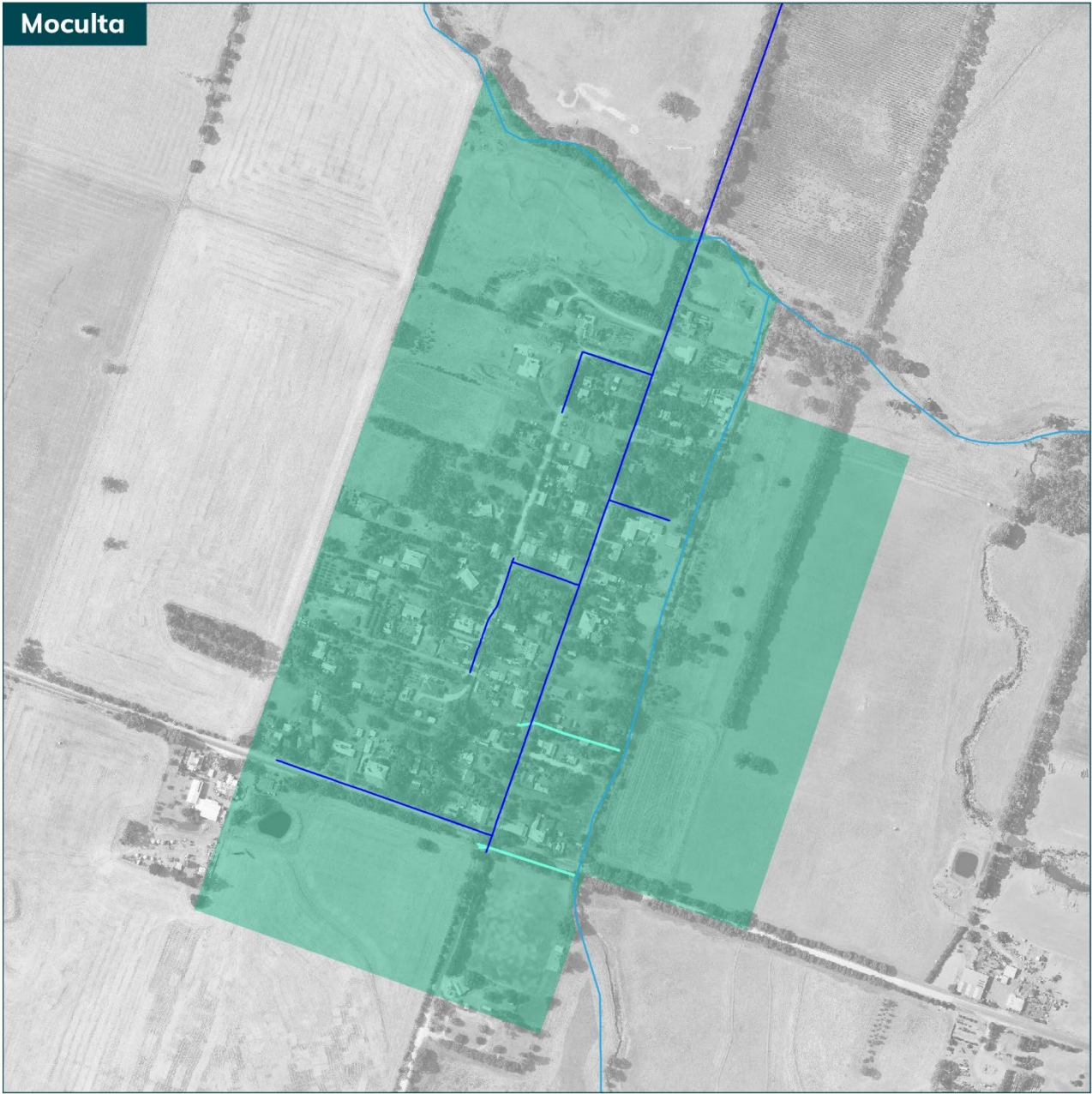
Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Moculta	<ul style="list-style-type: none"> • Low availability near town centre • Low availability along Gum Flat Road • Not available elsewhere 	No Service	NBN Satellite / Fixed Wireless	No data available

Table 7: Infrastructure considerations Moculta

Provision of adequate potable water and supporting infrastructure is a priority to accommodating growth in Moculta. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high. Wastewater can continue to be managed on-site, subject to retaining the minimum allotment size TNV of 1,200m² in the Township Zone.

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Moculta



■ Township Boundary

— Water Mains

— Stormwater Pipelines

— Watercourses

75m



Figure 19: Moculta Services Map

5.5 Mount Pleasant

Mount Pleasant is a small town situated just north of the Adelaide Hills region approximately 55 kilometres north-east of Adelaide.

Surveyed in 1856 and ultimately developed by Henry Glover, the area originally comprised the land from Railway Terrace to Saleyard Road. The town's name was chosen by James Phillis, who had come from an area near Mount Pleasant in Kent. The land reminded him of his homeland.

The settlement has a population of 618 people, having experienced moderate comparative growth in recent years with an increase of 32 people (5.4%) since 2016.

Mount Pleasant does not contain any dedicated commercial/employment type zones.

5.5.1 Township Objectives

Growth objectives for Mount Pleasant are as follows:

1. Capitalise on the growth opportunities available on land located within the Character Preservation District boundary.
2. Capitalise on proximity to nearby conservation parks and reservoirs which provide various recreation opportunities to attract both residents and tourists.
3. Continue to invest in quality public realm upgrades to strengthen the town's character and appeal.
4. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.
5. Improve NBN connectivity within the town.
6. Upgrade transport infrastructure including bike trail connections to and within the town and greater freight connectivity.
7. Stimulate additional land development to grow the local population.

5.5.2 Township Overview

Environment and Heritage

Mount Pleasant is home to the start of the River Torrens, several of its tributaries also run through the township, introducing flooding risk. Some areas of native vegetation surround the town, but no areas of high bushfire risk adjoin the township.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies Mount Pleasant as a High Bushfire Hazard Area, consequently it proposes to apply the Hazards (Bushfire) Overlay to reflect this. This is a considerable shift from current policy.

A portion of the main street has been subject to recent streetscape improvements facilitated by The Barossa Council.

There are several local heritage places mostly clustered along Melrose Street.

Community Services

Education facilities include the Mount Pleasant Primary School and Mount Pleasant & District Kindergarten. Medical facilities include the Mount Pleasant District Hospital, Mount Pleasant Ambulance Station and Talunga Medical Clinic. The town also holds the Mount Pleasant Branch Office and Library and Mount Pleasant Caravan Park has recently experienced upgrade as part of Council's The Big Project initiative.

Housing Land Supply and Demand

Mount Pleasant has a sizable supply of land to accommodate future residential growth. This land is anticipated to suffice for more than 110 years.

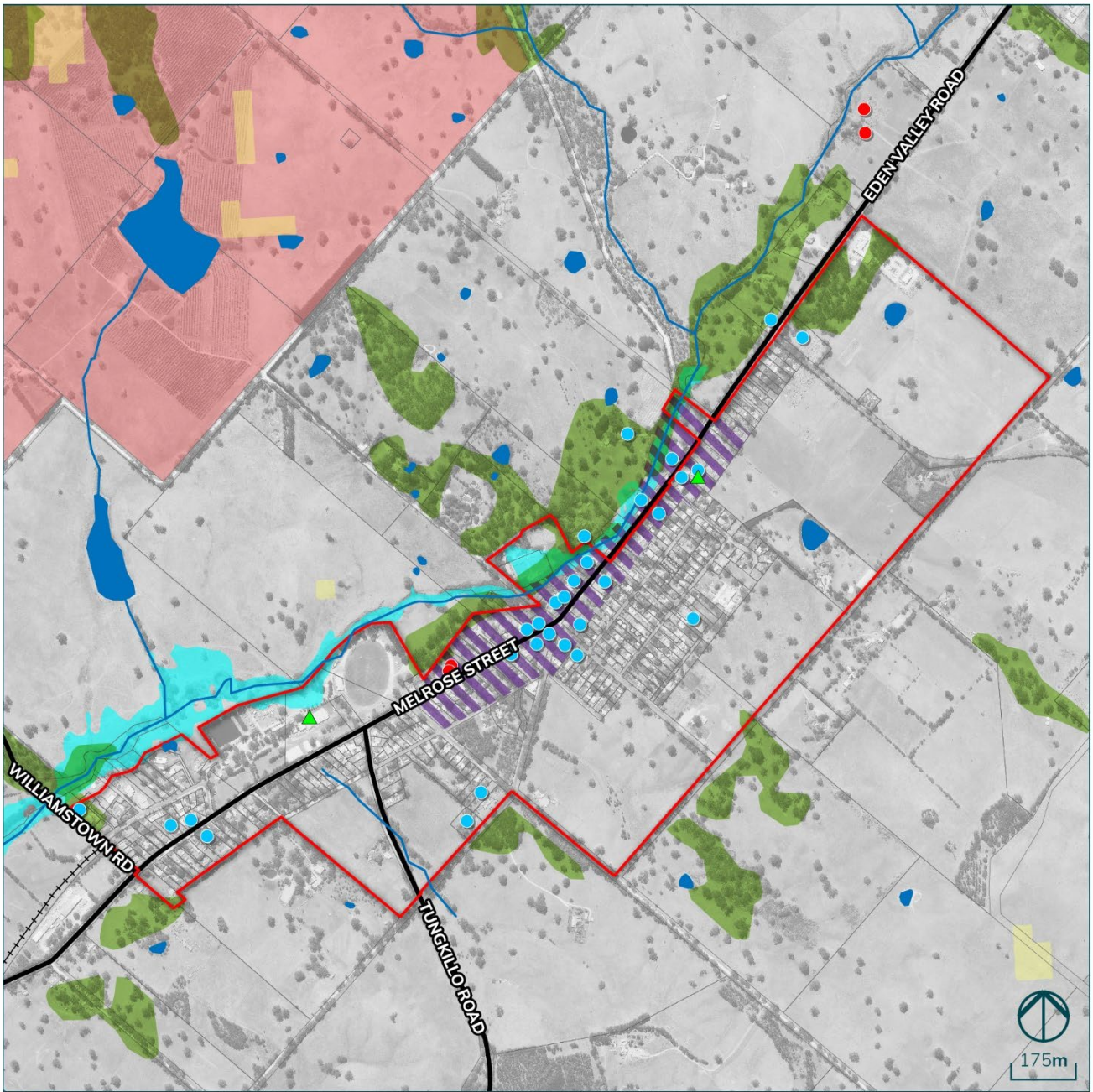
Employment Land Supply

Mount Pleasant does not contain any dedicated commercial/ employment type zones. However, several agri-related businesses operate on rural land at the fringe of the township.

5.5.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Mount Pleasant include (refer to Figure 20):

- Linear nature of township
- The start of the River Torrens and flood prone land located along the western side of the township
- Limited availability of services



- | | | | |
|-----------------------|-------------------|---------------------------|-----------------------------|
| Township Boundary | EPA Licensed Site | Main Road Network | Slope |
| Local Heritage Place | Watercourses | Railway (disused) | <12.5% (less than 1-in-8) |
| State Heritage Place | Waterbodies | High Risk Bushfire Hazard | 12.5-25% (1-in-8 to 1-in-4) |
| Historic Area Overlay | Native Vegetation | 1% AEP flood extent | |

Figure 20: Mt Pleasant Constraints Mapping

5.5.4 Development Opportunities

Draft development opportunities for Mount Pleasant are as follows (refer to figure 21):

1. Rezone Community Facilities Zone to Township Neighbourhood

Rezone the allotment to the east of the town currently zoned Community Facilities to Township Neighbourhood. There are no proposals from the abutting Mount Pleasant district hospital, primary school or ambulance station to expand into this Zone. Further, a Township Neighbourhood Zone wouldn't preclude these services potentially being expanded into the future, whilst also providing additional capacity to support residential development.

2. Instigate rezoning of Deferred Urban Land to Township Neighbourhood

Rezone the parcel of Deferred Urban land to the west of Tungkillio Road to Township Neighbourhood. This allotment is best placed to accommodate residential development in the short term due to proximity to available services in Tungkillio Road.

3. Promote activation and mixed-use development – including increasing building heights to three storeys

Amend provisions in the Township Main Street Zone to permit increased building heights of up to 2 or 3 storeys. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

Prepare an urban design framework to support the policy update. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Detailed work in this regard will guide future development.

4. Rectify anomalies – Recreation Zone

Several allotments located in the Township Mainstreet Zone have a portion of their areas straddled by the abutting Recreation zone. This is an anomaly which should be rectified to better reflect the existing use of these sites and to streamline potential future development proposals on these sites.

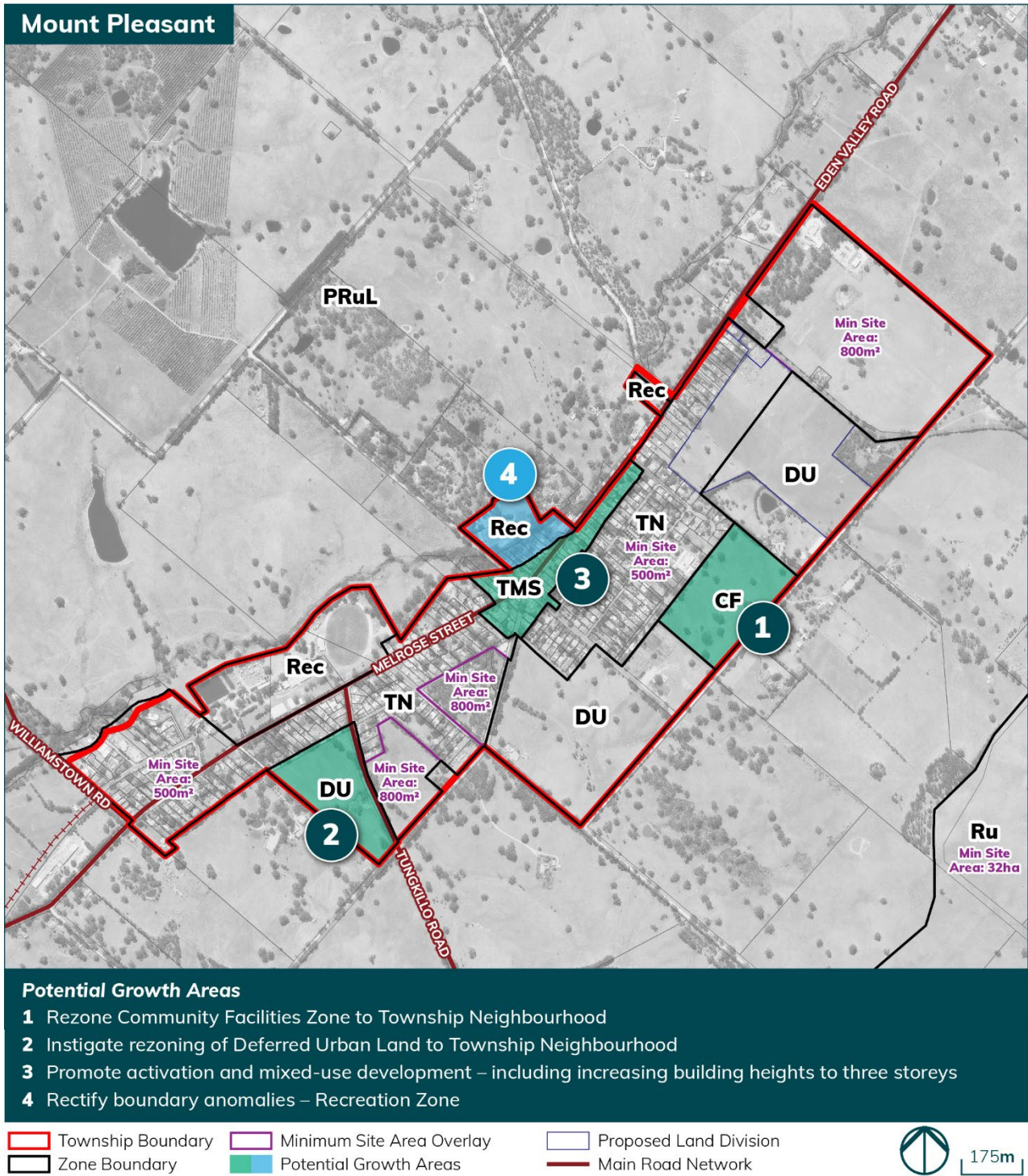


Figure 21: Mt Pleasant Development Opportunities

5.5.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Mount Pleasant	<ul style="list-style-type: none"> • Low availability • Town centre • 150mm Eden Valley Road • 200mm pipe Tungkillo Road 	CWMS present, not available to all allotments	NBN Satellite / Fixed Wireless	Along the watercourse west of Melrose Street

Table 8: Infrastructure considerations Mount Pleasant

Provision of adequate potable water is a priority to accommodating growth in Mount Pleasant. Infrastructure analysis and feedback received through engagement identifies water is a key challenge with supply low and infrastructure augmentation costs high. CWMS is available in Mount Pleasant, however, the CWMS does not currently extend to some of the vacant deferred urban areas. Costs associated with extending the CWMS service into available growth areas is subject to supply and augmentation charges being met by future developers.

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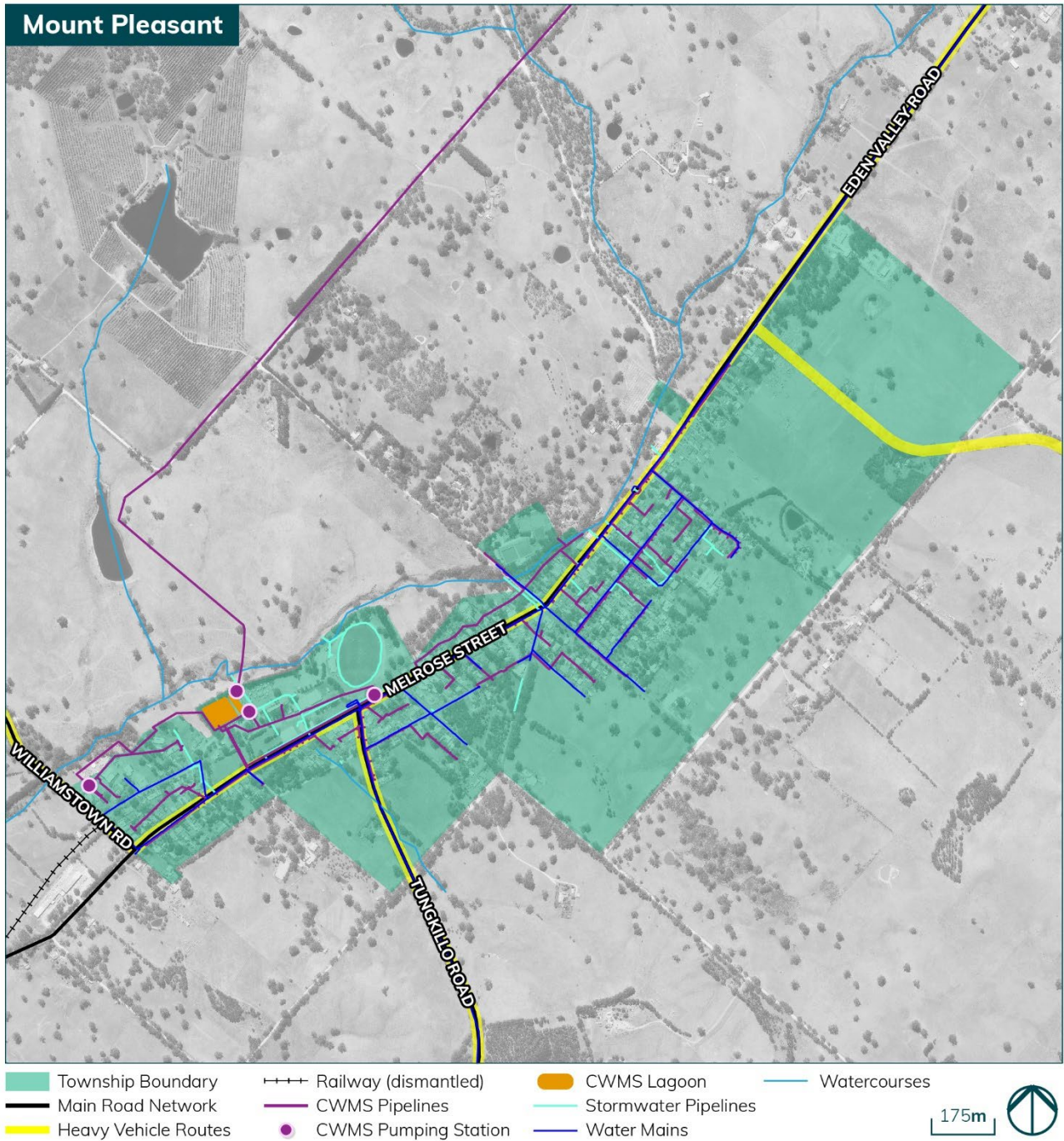


Figure 22: Mt Pleasant Services Map

5.6 Nuriootpa

Nuriootpa serves as the major commercial, tourist and service centre for the Barossa region. The scenic township is popular for tourists and locals alike and is renowned for its celebration of regional produce. Its historic main street and surrounding areas are lined with shops, eateries, wineries and breweries. It is located roughly one hour's drive north of Adelaide on the Sturt Highway.

Nuriootpa is the Barossa Council's largest township with a population of 6,204, growing by 513 people (9%) since 2016. Residential development within Nuriootpa has accounted for 25% of total dwellings built within the Northern Plains and Barossa Region between 2010 and 2019¹. This growth has largely been accommodated in the north-eastern pocket of the township. Most of the township is located between the Sturt Highway and Barossa Valley Way.

5.6.1 Township Objectives

Growth objectives for Nuriootpa are as follows:

1. Capitalise on infill opportunities available on land located within the township Character Preservation District boundary.
2. Improve marketing of local education offerings including primary and secondary schools and the TAFE SA campus to retain and attract young people to the township.
3. Continue to invest in quality public realm upgrades, including investigating the notion of a town square to strengthen the town's character and appeal.
4. Position Nuriootpa as the home of a new regional hospital via the Barossa Hospital Business Case.
5. Increase the vibrancy of Murray Street, including through higher density residential development, increased parking and greening.
6. Improve connectivity of the township with the Sturt Highway.

5.6.2 Township Overview

Environment and Heritage

Nuriootpa is home to several heritage buildings including the grand nineteenth century Coulthard House and a number of historic churches, halls and hotels.

The North Para River loops through the town, lined in parts by the Nuriootpa linear park and magnificent river red gums. The local Barossa Bushgardens is a community-led project displaying, conserving and distributing local Barossa biodiversity.

The North Para River introduces flooding risk to some areas. The Barossa Council has invested significantly in a flood wall to mitigate flood risks from the North Para River. There are no high bushfire risk areas adjoining the town. The township's topography is generally flat.

¹ https://plan.sa.gov.au/_data/assets/pdf_file/0005/830984/Land_Supply_Report_for_Greater_Adelaide_-_Greenfield.pdf

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies the majority of Nuriootpa within the Hazards – Bushfire (Urban Interface) Overlay. The periphery is mostly identified as a medium bushfire hazard area. This largely aligns with existing policy.

Community services

Nuriootpa acts as a commercial and service centre for the surrounding district. Education facilities include the TAFE SA campus, Nuriootpa High School, Nuriootpa Primary School, Redeemer Lutheran School, Nuriootpa Community Children's Centre, and Goodstart Early Learning Nuriootpa.

Community spaces include the Nuriootpa War Memorial Swimming Pool, Nuriootpa Soldiers Memorial Hall and Arthur and Gladys Reusch Community Centre. Nuriootpa accommodates several healthcare services, including Benson Radiology that recently expanded to accommodate an MRI scanner.

Housing Land Supply and Demand

Nuriootpa's supply of available residential land is estimated to be sufficient for just over ten years. There are limited opportunities in the township boundary to accommodate further outward growth. Infill development will likely play a significant role in supporting future population growth.

Employment Land Supply

Nuriootpa contains the largest supply of commercial land in the Barossa, with approximately 113 hectares available in total. Of this land a moderate supply of approximately 23 hectares (20%) remains vacant.

Nuriootpa Traders acquired a large site that it is being developed into a new warehouse and transport distribution facility at Samuel Road, Nuriootpa, within the Strategic Employment Zone.

Other zones that support employment in the township include Home Industry, Township Activity Centre and rural land that accommodates a range of rural activities.

The Nuriootpa shopping centre, owned by the Barossa Co-Op, located at corner of Gawler Street and Murray Street, is a neighbourhood sized centre that services the town and broader catchment.

In the high population growth scenario, there is likely to be additional demand for retail and services within the township.

5.6.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Nuriootpa include (refer to Figure 23):

- Limited opportunities for urban growth – surrounded by productive rural land.
- Existing storm water concerns in the northeast of township.
- Flooding impacts associated with the North Para River.

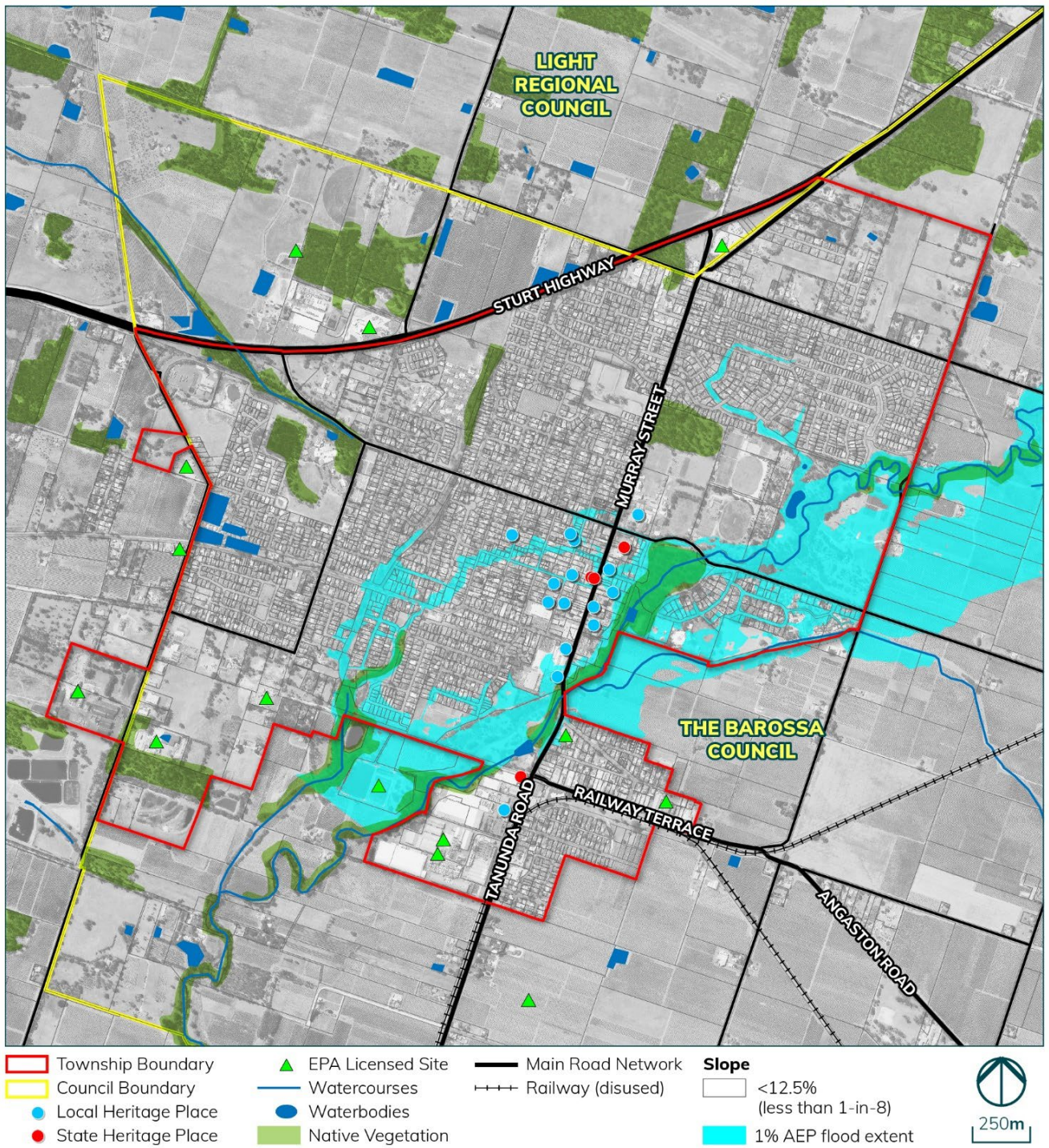


Figure 23.: Nuriootpa Constraints Mapping

5.6.4 Development Opportunities

Draft development opportunities for Nuriootpa are as follows (refer to figure 23):

1. Promote activation and mixed-use development – including increasing building heights to three storeys

Amend provisions in the township activity centre zone to permit increased building heights of up to 2 or 3 storeys. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

Prepare an urban design framework and main street master plan to support the policy update. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Detailed work in this regard will guide future development and Council investment in the public realm and public infrastructure.

2. Support appropriate/desired infill development through structure planning

Land in the northeast of the township remains largely underdeveloped and has significant potential. This is one of the last remaining residential growth areas in the township boundary. This area comprises several parcels in different ownership, some with approved land divisions.

Structure planning should focus on integrating this land with the abutting Home Industry Zone. Noting the Home Industry Zone is no longer considered to be appropriate or efficient in a township which is experiencing strong demand and constrained from outward growth (opportunity 3 below).

3. Rezone Home Industry Zone to Neighbourhood

Rezone land in the north-east of the town from Home Industry to Neighbourhood Zone. The Home Industry Zone is not considered to be appropriate due to the town's constrained land supply. Rezoning this land provides clearer policy intent and will result in more efficient development and use of this land.

4. Expansion of Employment Zone

Rezone the land to the north of the Sturt Highway to Employment or Strategic Employment or a combination of. The area abuts similar zones to the south and west, is buffered from residential areas and has good road connectivity to the adjacent Sturt Highway. Several development applications have also been lodged in this locality (adjacent to the Highway Service Centre Zone) to accommodate light industry, with one recently being approved by the State Commission Assessment Panel.

5. Collaborate with Light Regional Council to realign Character Preservation District Township Boundary up to Neil Avenue

The residential development along Neil Avenue, to the west of the town is an anomaly which should be incorporated in the Nuriootpa township boundary. The Barossa Council has previously expressed its support for development of this land parcel for residential development. This land is in the Light Regional Council and will require collaboration and support from both councils. Rezoning can only occur if there is a change to the township boundary by amending the *Character Preservation Act*

2012. Through a realignment process, all land between Neil Avenue and Moppa Road South should be considered for inclusion into the township, thereby providing a modest growth area to support residential development.

6. Rezone Rural Zone to Neighbourhood Zone

A small area off Moppa Road South, located within the township, of approximately 1.3ha in area is currently zoned Rural. This zoning is not suitable due to the land's locality and size. This area accommodates several existing residential allotments and has capacity to accommodate several additional dwellings. The land should be rezoned to Neighbourhood in line with abutting residential land to the east.

7. Investigate opportunities to remediate and bring to market Council owned land

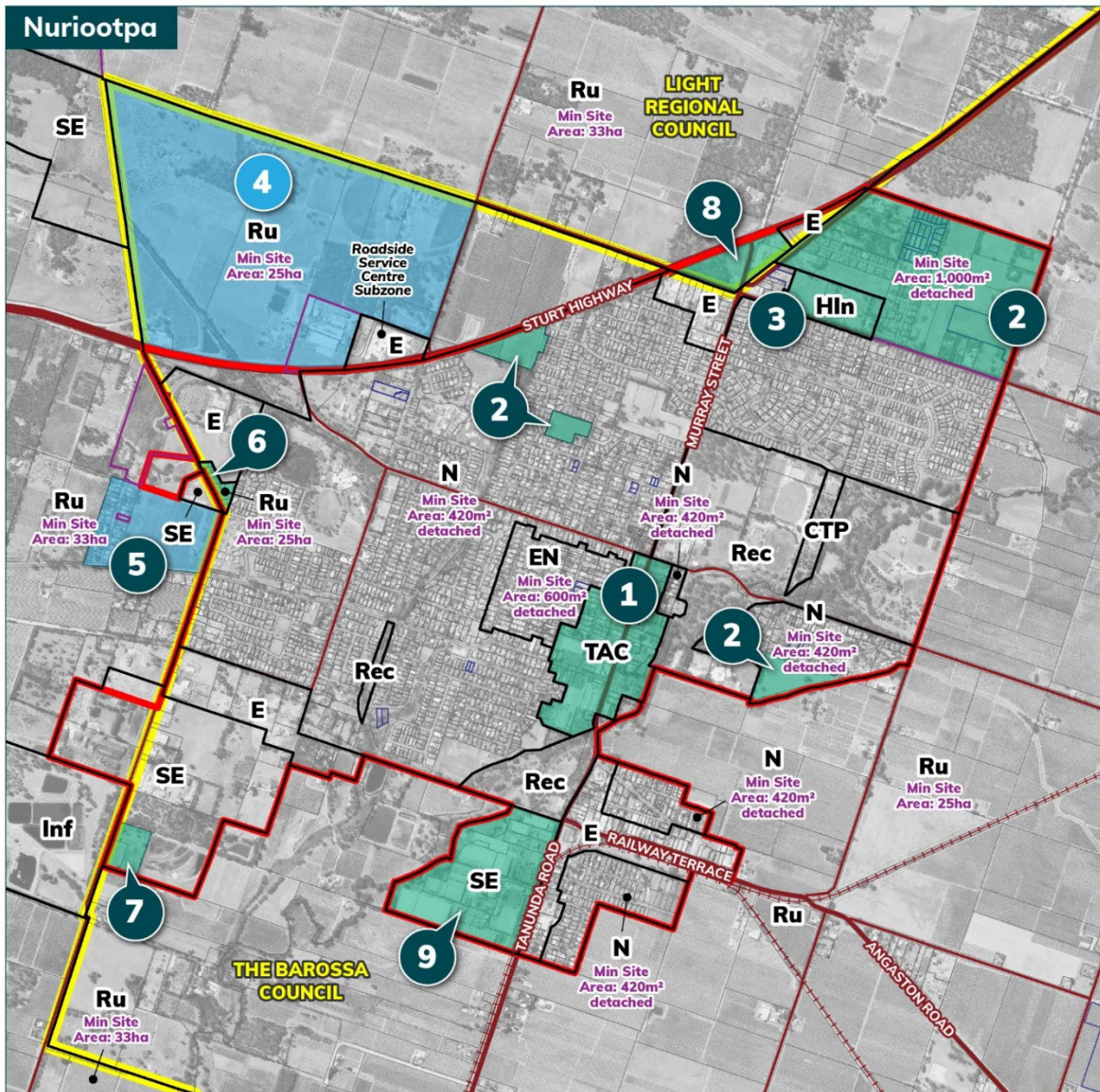
Council owns an allotment approximately three hectares in size and zoned strategic employment in the south-west of the township. This land is currently under-utilised and occupied by the Council's dog pound. The land is appropriately zoned and has direct access to the freight route. The land could be brought to market and developed for a higher and better use.

8. Rezone Rural Zone to Employment Zone

Located in the Light Regional Council, this land is sandwiched between the Sturt Highway and The Barossa Council's boundary and is Zoned Rural. A recent code amendment was approved that resulted in undeveloped land immediately adjacent being rezoned to Employment. This land accommodates a fuel outlet and tyre shop and some undeveloped land that may have capacity for future development. Collaboration is required with Light Regional Council to rezone this land to the Employment Zone and align with abutting allotments.

9. Investigate options for innovation precinct development

The Strategic Employment Zone off Tanunda Road has organically developed into a unique precinct supporting several diverse yet complimentary land uses. This land includes Beckwith Business Park, a bespoke business hub incorporating restaurants, offices, warehouses and bottling facilities within high quality buildings and in landscaped surroundings. This diversity can be supported and further encouraged through the application of the Strategic Innovation Zone or similar, to encourage further flexibility and diversity in this precinct. This compliments Council's goal of supporting economic diversification.



Potential Growth Areas

- 1 Promote activation and mixed-use development – including increasing building heights to three storeys
- 2 Support appropriate/desired infill development through structure planning
- 3 Rezone Home Industry Zone to Neighbourhood
- 4 Expansion of Employment Zone
- 5 Collaborate with Light Regional Council to realign Character Preservation District Township Boundary up to Neil Avenue
- 6 Rezone Rural Zone to Neighbourhood Zone
- 7 Investigate opportunities to remediate and bring to market Council owned land
- 8 Rezone Rural Zone to Employment Zone
- 9 Investigate options for innovation precinct development



Figure 24: Nuriootpa Development Opportunities

5.6.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	<p>There is SA Water network in this township.</p> <p>Areas 'Developed' and 'Area 2': Adequate infrastructure</p> <p>Area 1: may require further augmentation, possibly from the existing water source point located on Moppa Rd (150CICS),</p> <p>Area 3: May be able to support minor growth on existing infrastructure. Major growth may require further augmentation from the existing large diameter trunk mains located on Seppeltsfield Rd (200AC), Nuraip Rd (250AC), and Samuel Rd (150AC).</p>
Wastewater	<p>There is no SA Water sewer network in this township</p> <p>Areas 'Developed' & 'Area 2': There is existing CWMS network within these areas. Further growth can likely be connected into existing below ground drainage, however the capacity of the downstream WWTP will need to be verified.</p> <p>Areas 1 & 3: Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas.</p>
Communication	<p>Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology.</p> <p>Properties on outskirts of town rely on NBN Satellite / Fixed Wireless technology.</p>
Electricity	<p>High voltage assets are observed throughout Nuriootpa, with a mix of above and below ground infrastructure. A single substation is observed within the Developed area, located on Milway Avenue to the north.</p> <p>Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.</p>
Flooding	<p>Area 2 is subject to flooding. New development within this area may be precluded or will require additional land to safely convey flood waters through the subject land.</p>

Table 9: Infrastructure considerations Nuriootpa

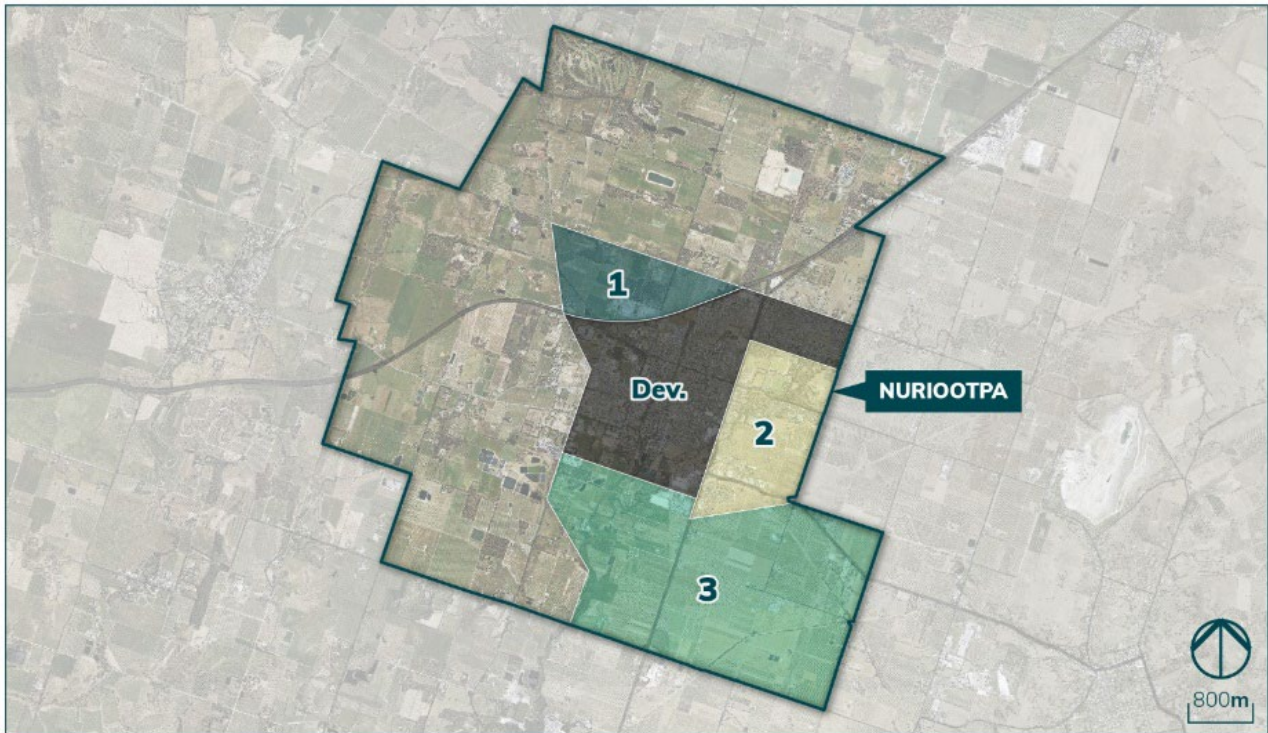


Figure 25: Infrastructure Analysis – Nuriootpa

The proposed expansion of employment lands to the north of Nuriootpa is anticipated to have the greatest impact on the local infrastructure network. Augmentation of water and wastewater infrastructure will be required to service development in this locality. CWMS is available in Nuriootpa however does not currently extend into this area. Costs associated with extending the CWMS service can be covered/shared with future developers, noting Council investment will likely stimulate uptake and market confidence.

The land's topography falls south and therefore stormwater will flow back into the town towards the North Para River. Stormwater management systems will need to detain stormwater flows to avoid increased flooding risks downstream. Such systems can be accommodated, subject to engineering design and implementation.

Noting this land abuts the Sturt Highway, a state government owned road, traffic impacts associated with the expansion of employment lands will require detailed investigation. It is anticipated that development in this area will rely heavily on the Sturt Highway. As a result, it is critical traffic can be appropriately accommodated without adversely impacting the function of the highway. This analysis will be required to support a rezoning and will be pivotal in determining potential cost sharing arrangements.

Proposed uplift of commercial centres promoting more intense development may impact the local traffic network. Upgrades to the local road network which also consider car parking provision may be prioritised as part of any policy shift.

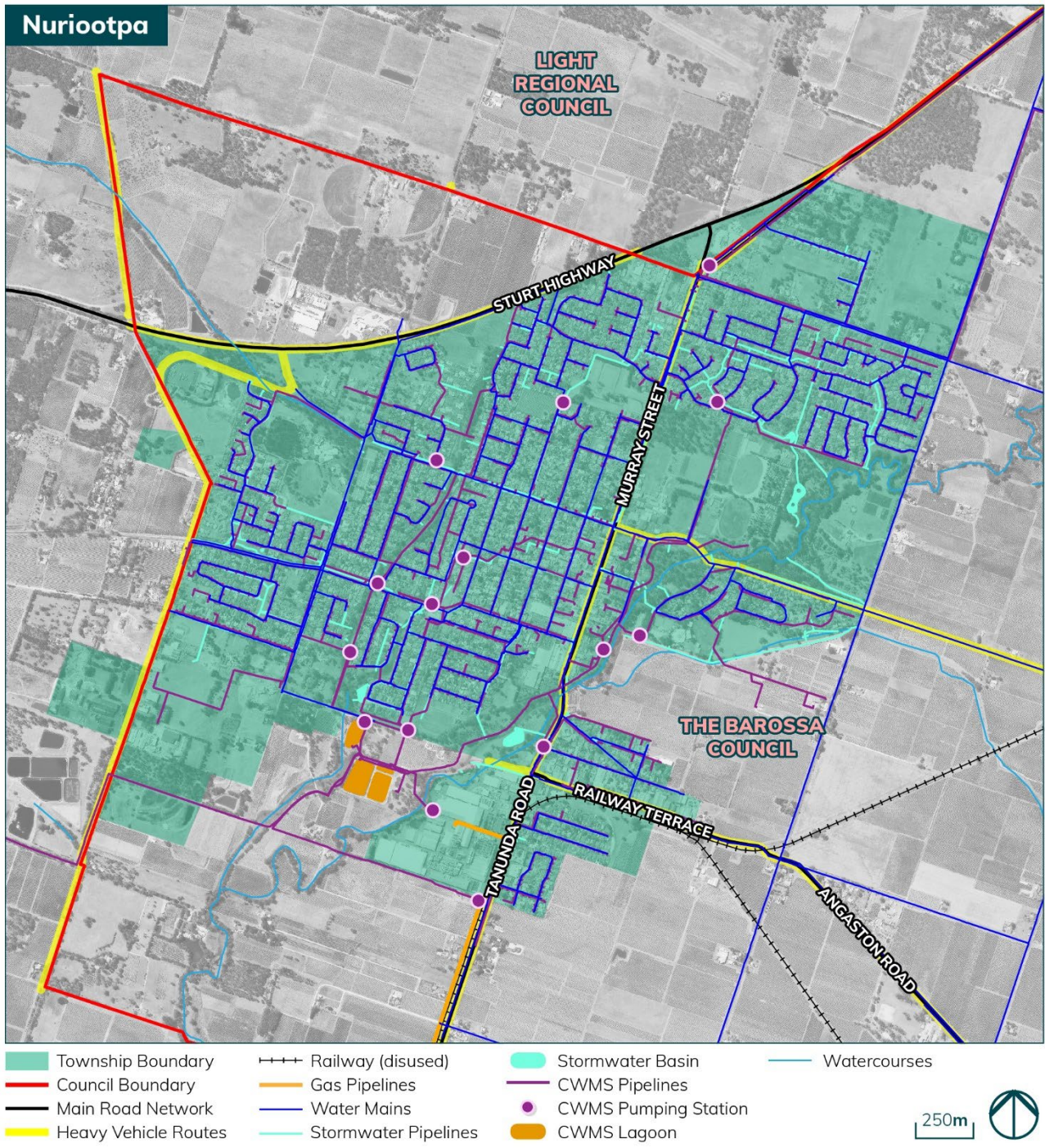


Figure 26: Nuriootpa Services Map

5.7 Springton

Springton is located within the Eden Valley wine region and is situated 63 km north-east of Adelaide via Birdwood and Mount Pleasant. The settlement has a population of 398 people and has experienced moderate comparative growth in recent years, being an increase of 20 people (5.2 percent) since 2016.

Famous for the Herbig Family Tree, Christian Hady and Christian Wllschutzky instigated the concept of Springton on leased land in 1864. Charles Tideman went on to buy the land and subsequently laid out the subdivision. The name Springton likely came from George Fife Angas' dairy, "The Springs" on the headwaters of nearby Spring Creek.

5.7.1 Township Objectives

Growth objectives for Springton are as follows:

1. Upgrade the visitor area at Herbig Family Tree
2. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
3. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.
4. Advocate for improved mobile phone telecommunications services in the town and surrounding region.

5.7.2 Township Overview

Environment and Heritage

Springton is home to a number of local heritage places. The town has no watercourses and no areas of high bushfire risk.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) captures Springton within the Hazards (Bushfire-Urban Interface) Overlay. The surroundings areas are classified as high or medium bushfire risk areas. This is a considerable shift from current policy.

Community Services

Springton has limited community facilities. The town is serviced by the Springton Primary School.

Housing Land Supply and Demand

Springton's supply of available residential land is estimated to be sufficient for almost forty years. This supply is largely attributable to infill development with the average allotment size in Springton being comparatively large.

Employment Land Supply

Springton does not contain any dedicated commercial/employment type zones.

5.7.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Springton include (refer to Figure 27):

- Township is largely developed with future growth largely dependent on infill opportunities.
- Limited population to attract further services / infrastructure investment.

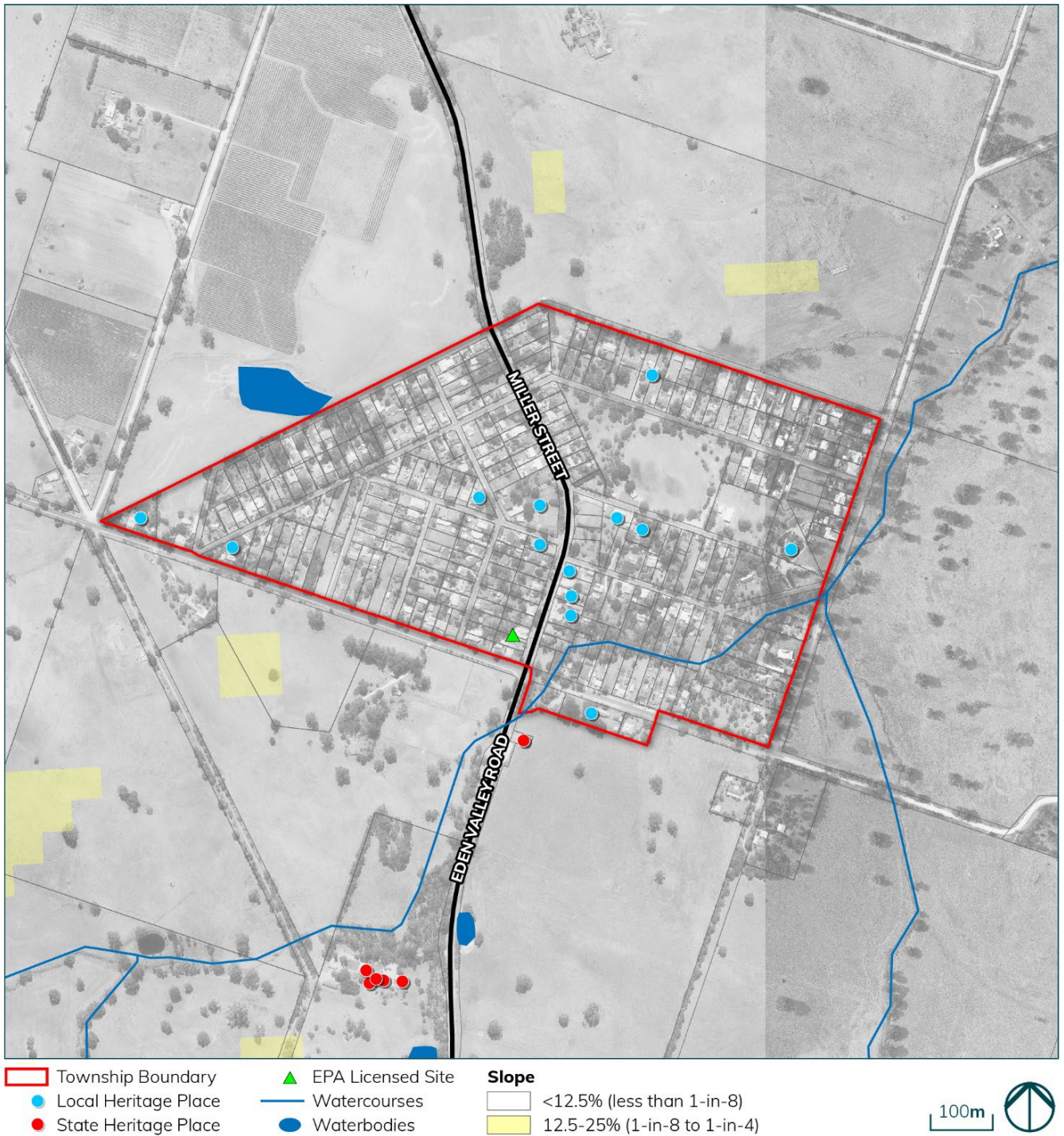


Figure 27: Springton Constraints Mapping

5.7.4 Development Opportunities

Draft development opportunities for Springton are as follows (refer to figure 28):

1. Support appropriate/desired infill development through structure planning

Springton's circa forty-year supply of residential land is captured within larger allotments with infill potential. As pressure for residential land in Springton gathers and to aid in achieving quality development outcomes, structure planning is recommended in identified areas. This will provide a detailed and strategic approach to accommodating growth. A local TNV applies within the Code over the township enforcing a minimum site area of 1,200m². While Springton is serviced with a CWMS, the existing TNV is appropriate to maintain the character and amenity of the township and due to the lack of engineered stormwater systems to support smaller allotment sizes.

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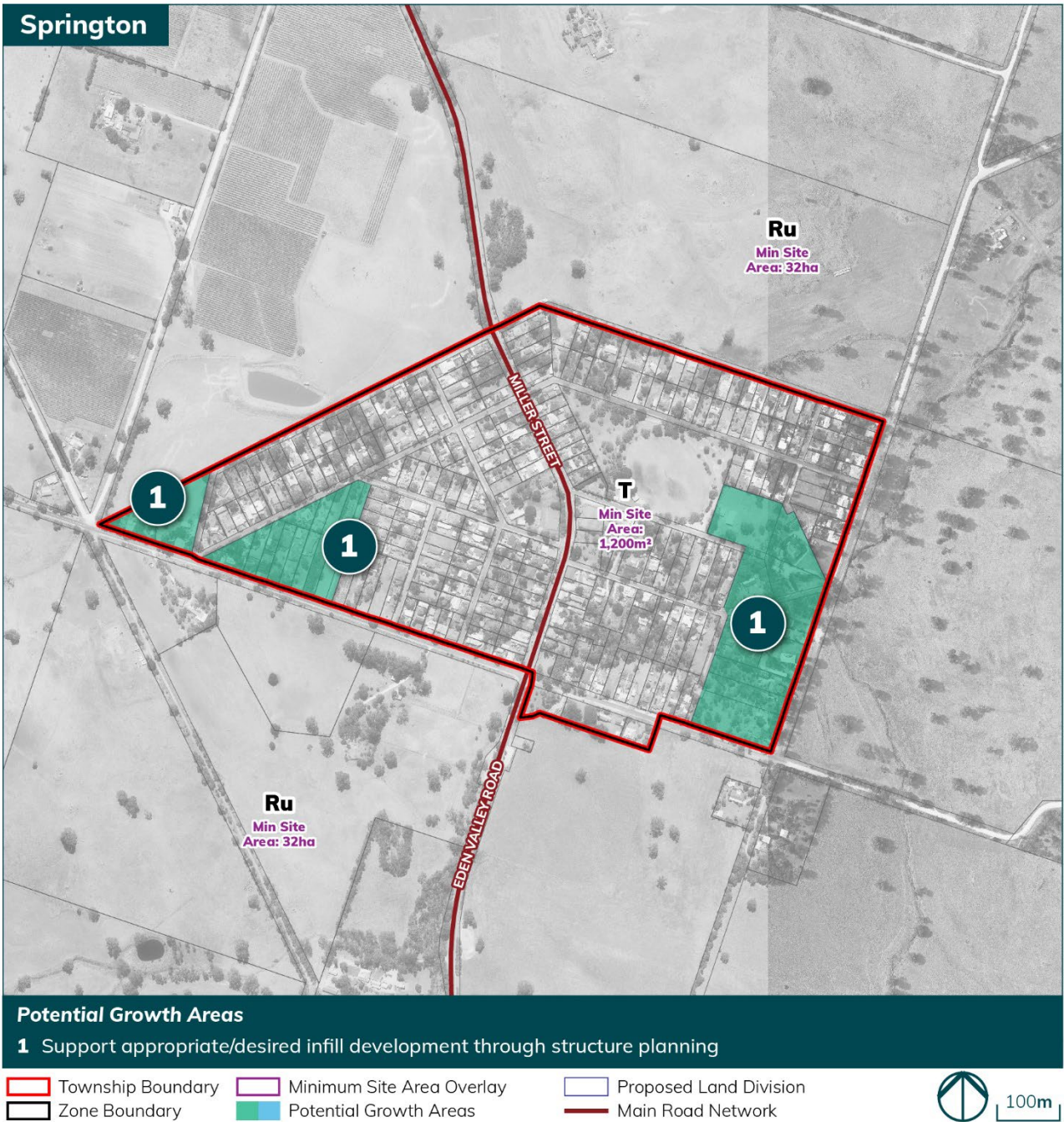


Figure 28: Springton Development Opportunities

5.7.5 Infrastructure Considerations

Potable Water	Wastewater	Comms	Flood Hazards
<p>Medium availability</p> <p>Potential to extend the town centre pipes depends on the size of the development</p> <p>Town centre</p> <p>150mm pipe Eden Valley Road</p> <p>100mm pipe Lablacks Road</p>	<p>CWMS present to existing streets. Growth would require augmentation</p>	<p>NBN Satellite / Fixed Wireless</p>	<p>No data available</p>

Table 10: Infrastructure considerations Springton

Provision of adequate potable water and supporting infrastructure is a priority to accommodating infill development in Springton. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high. CWMS is adequate to cater to proposed growth.

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Springton

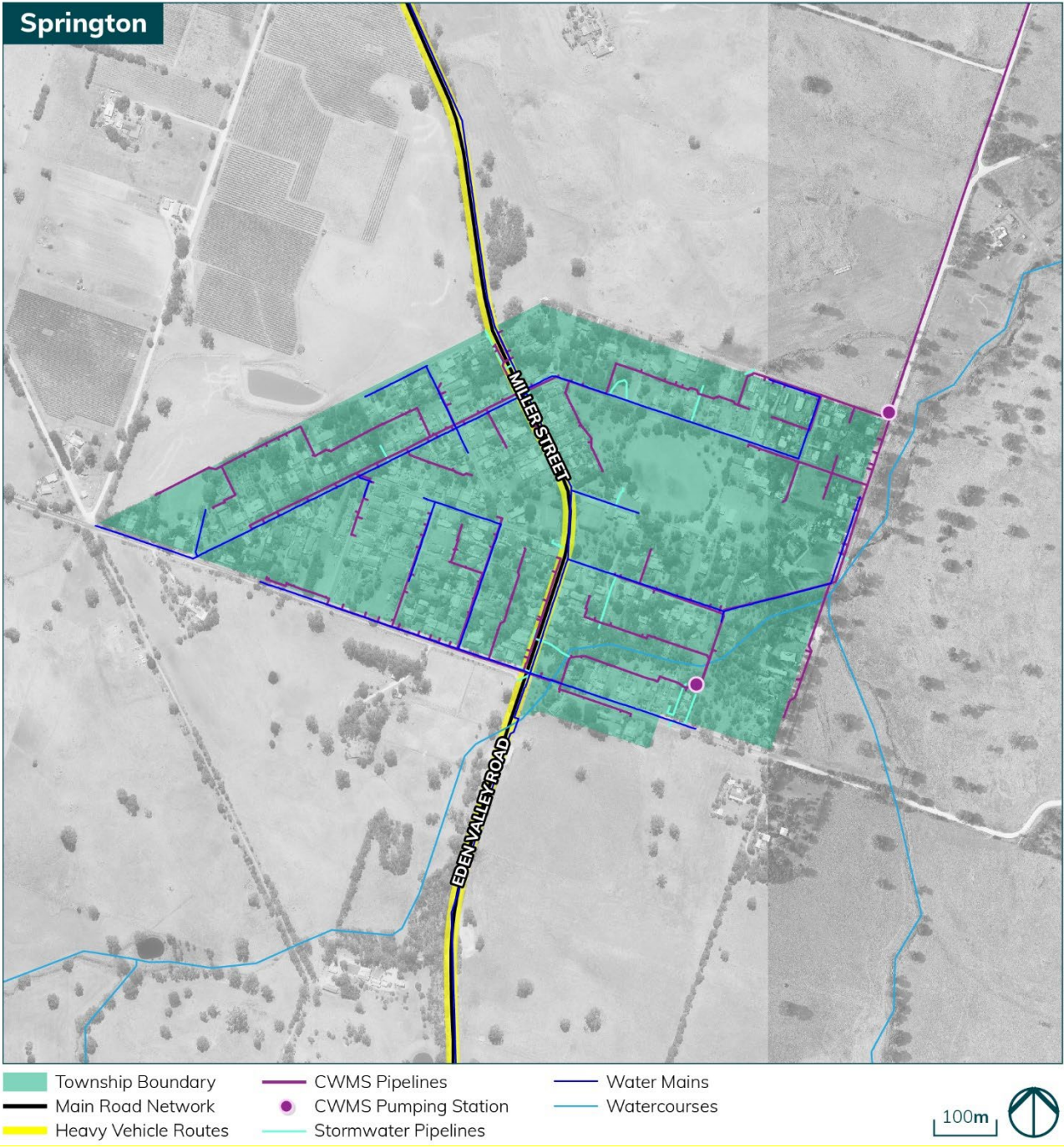


Figure 29: Springton Services Map

5.8 Stockwell

Stockwell is a small township on the outskirts of The Barossa Council, located approximately seven kilometres north-east of Nurioopta. The town was originally named in recognition of Samuel Stockwell, a butcher and a colt breaker who owned land out of the tow and surveyed the township in 1856.

The settlement has a population of 516 people having experienced high comparative growth in recent years with an increase of 40 people (8.4%) since 2016.

5.8.1 Township Objectives

Growth objectives for Stockwell are as follows:

1. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
2. Continue to invest in the Stockwell Recreation Park and build on the facilities available.

5.8.2 Existing Zoning Overview

Environment and Heritage

A minor water tree lined watercourse runs through Stockwell. The town boasts several Local and State Heritage Places.

Community Services

Stockwell has limited services and relies on connections to nearby Nurioopta and Angaston. The Stockwell Recreation Park has recently been upgraded with a BMX Pump Track and Fitness Stations, and the second oval is to be reinstated as part of planned works by the Big Project.

Housing Land Supply and Demand

Stockwell has a healthy supply of land to accommodate future residential growth. Largely located in the south-east of the settlement, this land supply is anticipated to suffice for over 110 years.

This considerable supply is directly linked to the low uptake rate of allotments over the past five years. Nevertheless, even when analysing the higher uptake rates averaged over a ten-year period, Stockwell has a land supply sufficient for the foreseeable future.

Employment Land Supply

Stockwell does not contain any dedicated commercial/employment type zones.

5.8.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Stockwell include (refer to Figure 30):

- Agriculture/viticulture is a central element to the character of Stockwell.
- The Resource Extraction Zone to the south-east of the settlement requires future consideration and buffers to accommodate residential development.
- The Sturt Highway to the west of the settlement deters expansion in this direction.

- There is a lack of stormwater infrastructure in parts of the town.

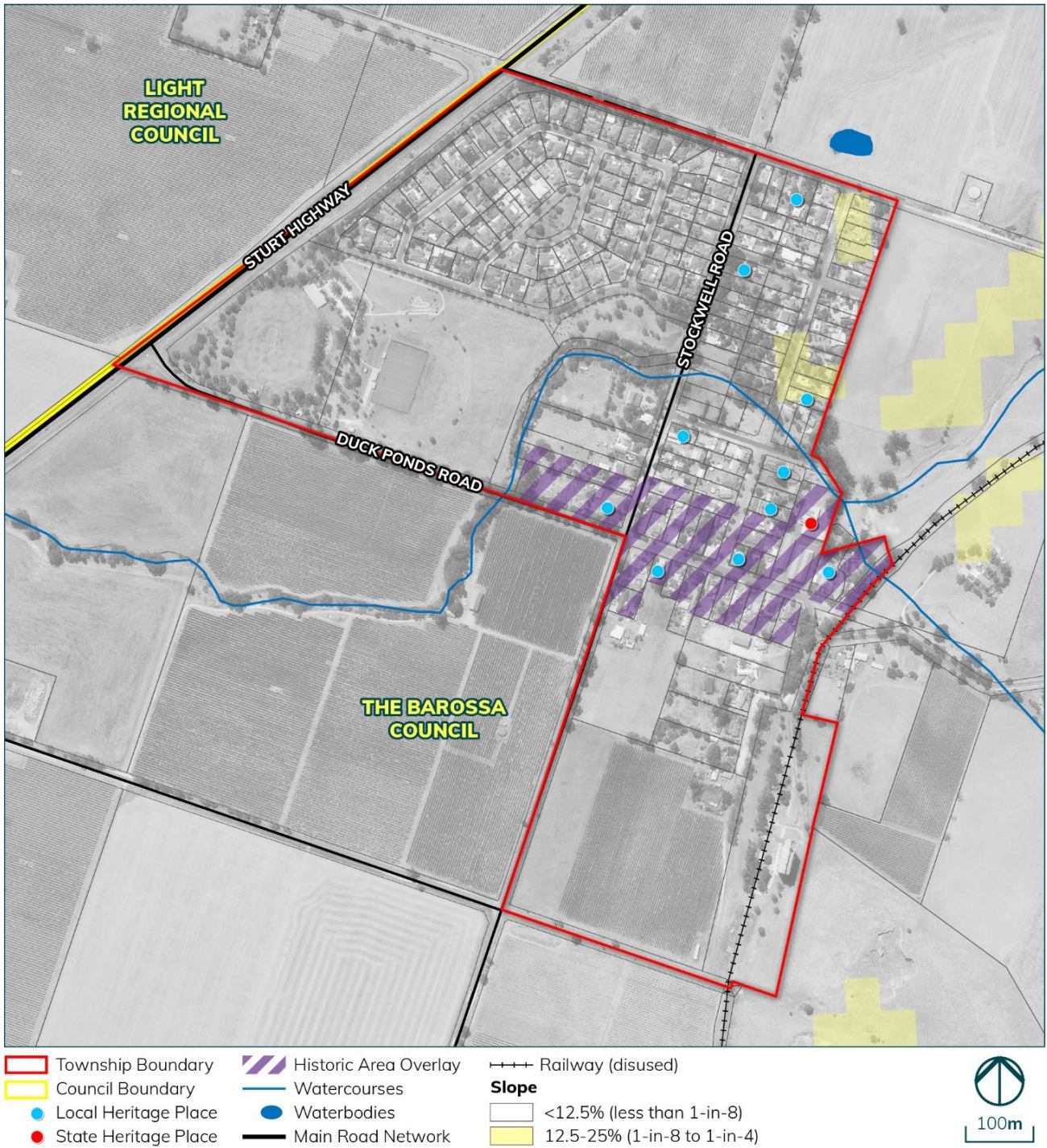


Figure 30: Stockwell Constraints Mapping

5.8.4 Development Opportunities

Draft development opportunities for Stockwell are as follows (refer to figure 31):

1. Structure plan required for residential land / Reduce minimum allotment size

The portion of relatively flat open land to the south-west of the township bounded by Duck Ponds Road and Stockwell Road is the most significant area of undeveloped zoned land. A considerable portion of this land remains in single ownership, providing opportunity for a coordinated development outcome. Consideration of the nearby Resource Extraction Zone will require an appropriate buffering approach. It is recommended this area supports densities similar to the land division pattern adjacent the Stockwell Oval to the north, as opposed to the quasi-Rural Living style allotment located nearby.

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Figure 31: Stockwell Development Opportunities

5.8.5 Infrastructure Considerations

Potable Water	Wastewater	Comms	Flood Hazards
Low availability Town centre 80mm pipe Duck Ponds Road 80mm pipe Railway Terrace 200mm pipe along Sturt Highway 900mm pipe along Pipeline Road which is not available for growth	CWMS present. Extension around Stockwell and Carrara Hill Road may support growth. Unknown WWTP capacity.	NBN Satellite / Fixed Wireless	Within the town centre at Queen Street

Table 11: Infrastructure considerations Stockwell

Provision of adequate potable water and supporting infrastructure is a priority to accommodating growth in Stockwell. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high.

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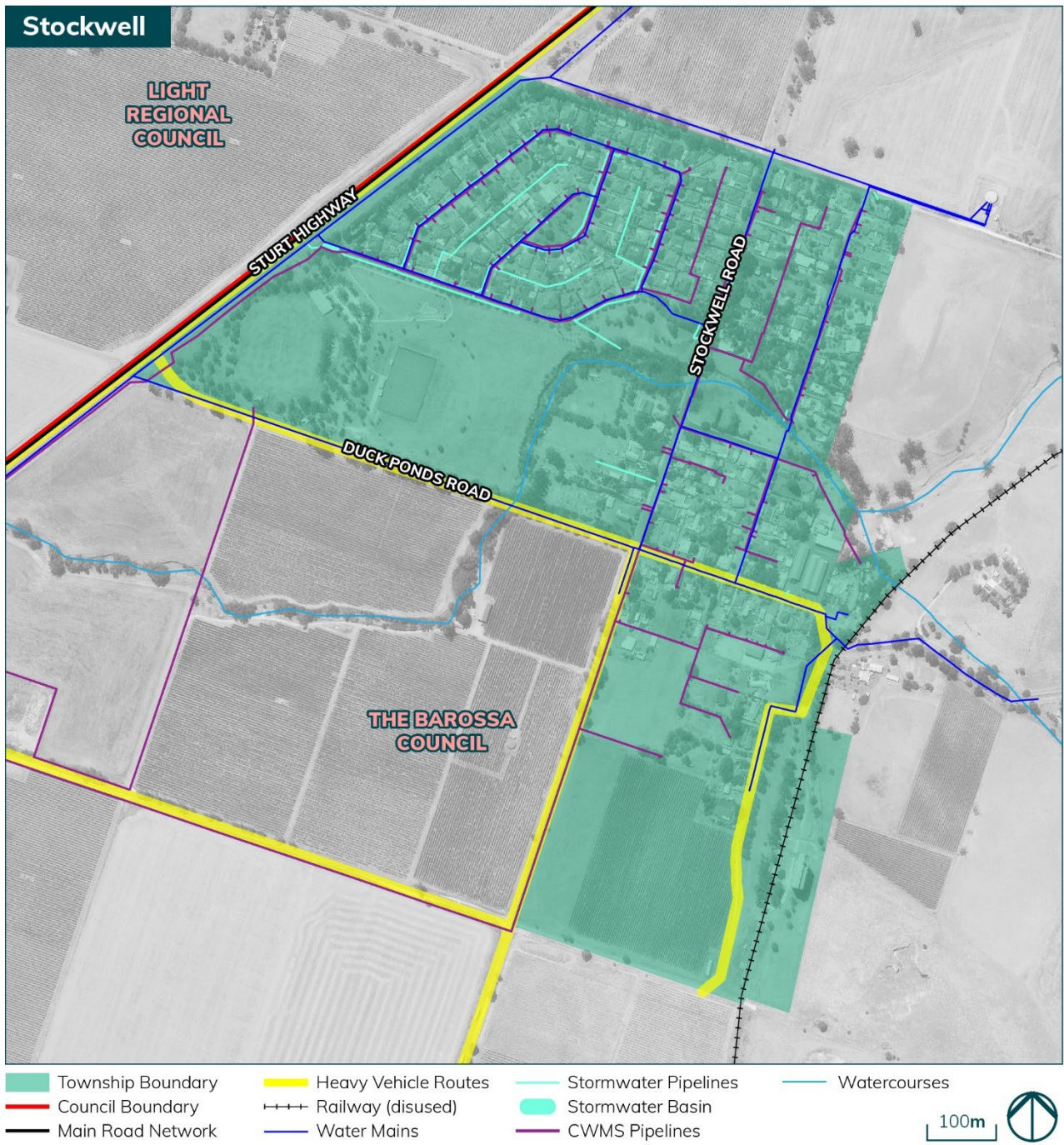


Figure 32: Stockwell Services Map

5.9 Tanunda

Tanunda is located in the heart of the Barossa region, approximately 70 kilometres northeast of Adelaide. The town is a large and historic rural settlement, lined with leafy streets and surrounded by vineyards. It is a scenic township with a strong tourism focus. Although settled in 1843, the name Tanunda was not appointed until later and derives from an Aboriginal word meaning 'watering hole'.

The town is home to a residential population of 4,394 people, growing by 70 people (1.6%) since 2016.

5.9.1 Township Objectives

Growth objectives for Tanunda are as follows:

1. Promote residential infill at selected locations at the edges of the existing developed township.
2. Promote Council's significant investment into the facilities at the Tanunda Recreation Park and other related 'The Big Project' initiatives.
3. Capitalise on the availability of both primary and secondary schools within the town in attracting young families.
4. Investigate the establishment of biodiversity 'green' corridors.
5. Better activate Murray Street and deliver urban design improvements including linkages across Murray Street to increase connectivity and safety.
6. Investigate options for stormwater capture for re-use and flood mitigation within the township.

5.9.2 Township Overview

Environment and Heritage

Tanunda is home to several winding watercourses including the North Para River and Tanunda Creek. Lined with native vegetation, these watercourses provide amenity and support biodiversity. They also introduce flooding risk.

The streets are generally flat, many dotted with heritage places particularly in the Established Neighbourhood and Township Mainstreet Zones.

There are no areas of high bushfire risk adjacent to the township.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies the majority of Tanunda within the Hazards – Bushfire (Urban Interface) Overlay. The periphery is mostly identified as a medium bushfire hazard area. This largely aligns with existing policy.

Community Services

Education facilities include the Tanunda kindergarten, Tanunda primary school and Faith Lutheran College.

The Inner North Community Health Service, the Tanunda War Memorial Hospital and the Tanunda Medical Centre provide important medical services to the community. Other community services include

the Tanunda Library, Barossa Regional Gallery, Visitor Information Centre, The Hub and the Rex Barossa Aquatic Fitness Centre.

Tanunda has been the focus of a range of recent The Big Project initiatives including the construction of an inclusive playground, junior oval and cricket nets at Tanunda Recreation Park, construction of new clubrooms, changerooms, lighting and electrical capacity upgrade at Tanunda Oval, the redevelopment of the Tanunda Show Hall and development of the new Barossa Rugby Precinct.

Housing Land Supply and Demand

Tanunda's supply of available residential land is estimated to be sufficient for approximately twenty-five years. However, several key parcels of land zoned as Neighbourhood, which are anticipated to accommodate future growth, are currently utilised for viticulture or wine industry.

Employment Land Supply

Tanunda's commercial land supply is almost exhausted, with only a marginal vacant area.

5.9.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Tanunda include (refer to Figure 33):

- Land along the North Para on the western side of Tanunda is subject to flooding.
- Productive and established vineyards to the north and sought of the town.
- Opportunities for land use intensification along river limited due to flooding.
- Limited housing supply and pressures to repurpose dwellings for tourist accommodation.

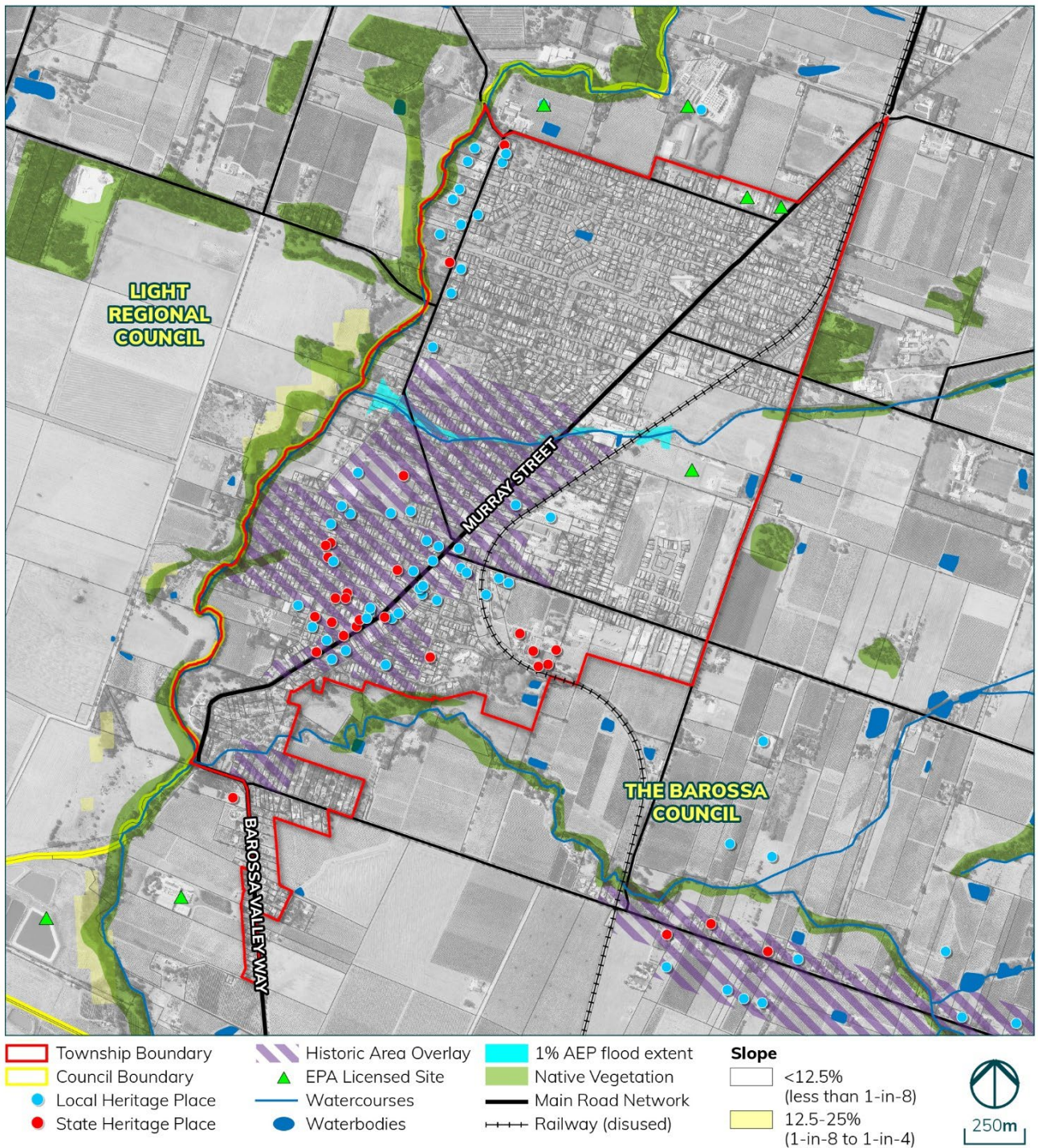


Figure 33: Tanunda Constraints Mapping

5.9.4 Development Opportunities

Draft development opportunities for Tanunda are as follows (refer to figure 34):

1. Rezone Home Industry Zone to Neighbourhood

Rezone land in the north of the town from Home Industry to Neighbourhood. The Home Industry Zone is not considered to be appropriate due to the town's constrained land supply. Rezoning of this land provides clearer policy intent and will result in more efficient use of this land.

2. Investigate options for mixed use precinct development

To the north of Tanunda is the Pernod-Ricard winery. Currently located in the Rural Zone, this facility supports industrial type land uses. It is considered that this land would be suited to a Strategic Innovation Zone. There is opportunity for this location to focus on collaborating existing high value sectors with emerging industries and hospitality development. The locality benefits from linkages with existing residential and industry type zones, proximity to Langmeil Winery, the Chocolate Factory and Peter Lehmann Wines and could compliment the township into the future as the Barossa strives to innovate and diversify its economy. Take inspiration from the Tonsley innovation district and Lot 14 in Adelaide.

3. Promote activation and mixed-use development – including increasing building heights to three storeys

Amend provisions in the Township Main Street Zone to permit increased building heights of up to 2 or 3 storeys. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

Revisit the Tanunda Urban Design Framework and Main Street master plan prepared in 2013. Expand the scope of the document to consider parts of the township, outside of Historic and Character Areas, and main street most suitable to supporting redevelopment and higher densities.

4. Consider bringing Council land to market for residential development

The Barossa Council owns land between Ash Terrace and Walden Street which accommodates its current works depot. Approximately two hectares in size, this land could support a substantial residential infill development subject to rezoning.

As this land is owned by Council, a similar approach to that employed by Renewal SA, whereby an active role is taken through the development process, can ensure high quality design outcomes are achieved.

This is subject to an alternative site being identified/procured to accommodate a new Council depot.

5. Investigate infill potential through capital value/site value investigations

The Neighbourhood Zone in the north of Tanunda is anticipated to commence experiencing infill pressure in the coming years, having regard to the age of housing stock and size of the allotments. In response, Council should undertake capital value/site value investigations to better understand when uplift of existing building stock is anticipated to occur. This can aid in understanding when future

policy investigations and amendments or infrastructure upgrades may be required to support better infill development.

6. Investigate reducing minimum allotment sizes in Rural Neighbourhood Zone

The Rural Neighbourhood Zone in the west of the township is nestled between the Rural Living and Established Neighbourhood Zones. Through a TNV, current Code policy supports a minimum allotment size of 2,000m². With most allotments considerably larger.

This land is not impacted by flooding impacts to the same extent as land in the neighbouring Rural Living Zone and will therefore likely be able to accommodate more intense residential development. Further investigations are required to support this observation and should be pursued by Council.

7. Investigate opportunities for land outside of the flood plain accommodating residential development

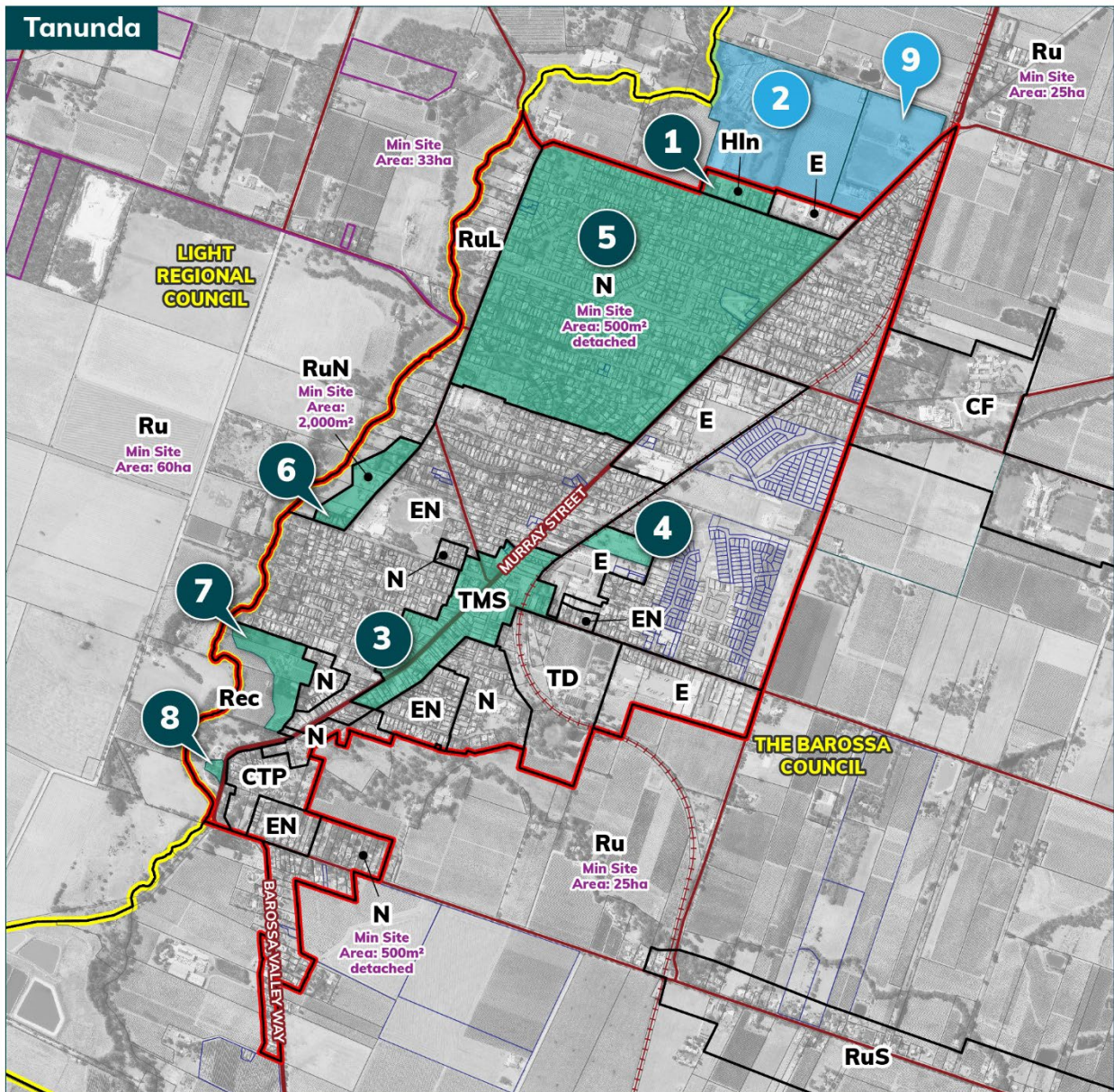
The Recreation Zone in the southwest of the township contains an area not impacted by flooding from the North Para River. This land is not being utilised for recreation purposes and has not been identified as an area of strategic importance. The area identified abuts the Neighbourhood and Established Neighbourhood Zones. As a result, this land may be able to accommodate residential growth. Further investigation is required to support this observation and should be pursued by Council.

8. Investigate opportunities for land outside of the flood plain accommodating tourism development

The Recreation Zone in the southwest of the township contains an area not impacted by flooding from the North Para River. This land is not being utilised for recreation purposes and has not been identified as an area of strategic importance. The area identified abuts a Caravan and Tourist Park Zone. As a result, this land may be able to accommodate further tourism focussed development. Further investigation is required to support this observation and should be pursued by Council.

9. Rezone Rural Zone to Tourism Development Zone

An area in the northeast of the Tanunda should be rezoned to Tourism Development. This land is not considered to be viable for primary production or viticultural purposes. It abuts the township boundary and is well located for a significant scale tourist development, having regard to its position adjacent Murray Street. This site was also the subject of a decision by the Barossa Assessment Panel to grant Planning Consent for a tourist development.



Potential Growth Areas

- 1 Rezone Home Industry Zone to Neighbourhood
- 2 Investigate options for innovation precinct development
- 3 Promote activation and mixed-use development – including increasing building heights to three storeys
- 4 Consider bringing Council land to market for residential development
- 5 Investigate infill potential through capital value/site value investigations
- 6 Investigate reducing minimum allotment sizes in Rural Neighbourhood Zone
- 7 Investigate opportunities for land outside of the flood plain accommodating residential development.
- 8 Investigate opportunities for land outside of the flood plain accommodating tourism development.
- 9 Rezone Rural Zone to Tourism Development Zone

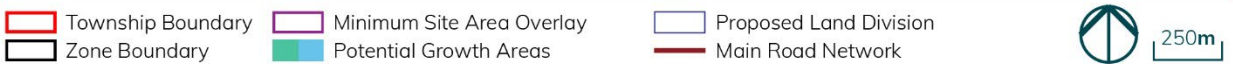


Figure 34: Tanunda Development Opportunities

5.9.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
<p>Potable Water (SA Water Infrastructure)</p>	<p>There is SA Water network in the township centre (Area 1 and part of Area 2). The capacity of this network to support additional growth is unknown. Area 2: For the remainder of the area only large diameter SA Water transmission infrastructure is observed and would require significant infrastructure upgrades or augmentation to support additional growth.</p>
<p>Waste Water</p>	<p>There is no SA Water sewer network in this township. West of the North Para River is outside the Barossa Valley boundary and out of scope of this report. Area 1: Further growth can likely be connected into existing below ground drainage, however the capacity of the downstream WWTP will need to be verified. Area 2: Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas.</p>
<p>Communication</p>	<p>Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.</p>
<p>Electricity</p>	<p>High voltage assets are observed throughout Tanunda, with a mix of above and below ground infrastructure. No substations are observed within the Tanunda Township. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.</p>
<p>Flooding</p>	<p>SAPPA flooding map suggest flooding concern along the North Para River within this township. It should be noted that additional floor level and flood conveyance requirements may be applied on development within the flooding hazard overlay.</p>

Table 12: Infrastructure considerations Tanunda

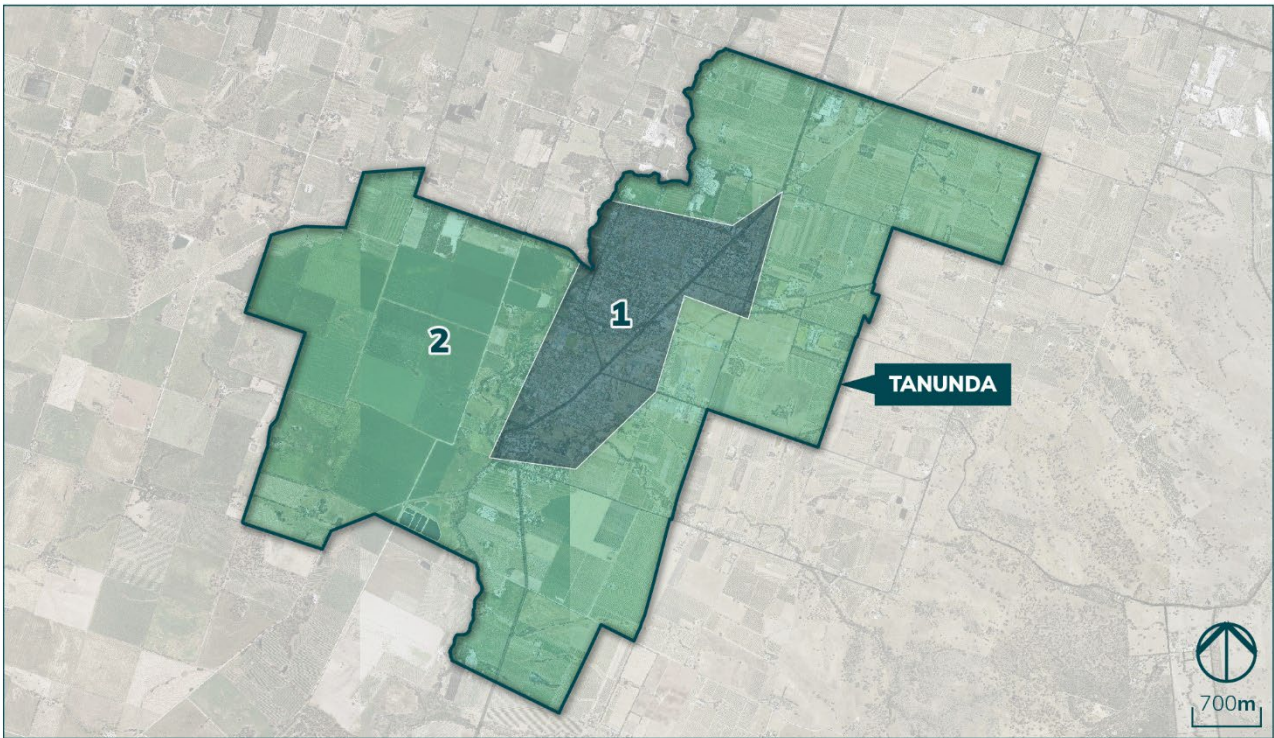


Figure 35: Infrastructure Analysis – Tanunda

More intense commercial development to the north of Tanunda will require augmentation of water and wastewater infrastructure. CWMS is available in Tanunda however does not currently extend into this area. Costs associated with extending the CWMS service into available growth areas is subject to supply and augmentation charges being met by future developers.

This strategy recommends investigating options to intensify development in areas close to the North Para River. Whilst these areas are outside of flood affected areas, investment in stormwater infrastructure should be prioritised to ensure that existing development and proposed development are not subject to stormwater inundation.

Proposed uplift of commercial centres promoting more intense development may impact the local traffic network. Upgrades to the local road network which also consider car parking provision may be prioritised as part of any policy shift.

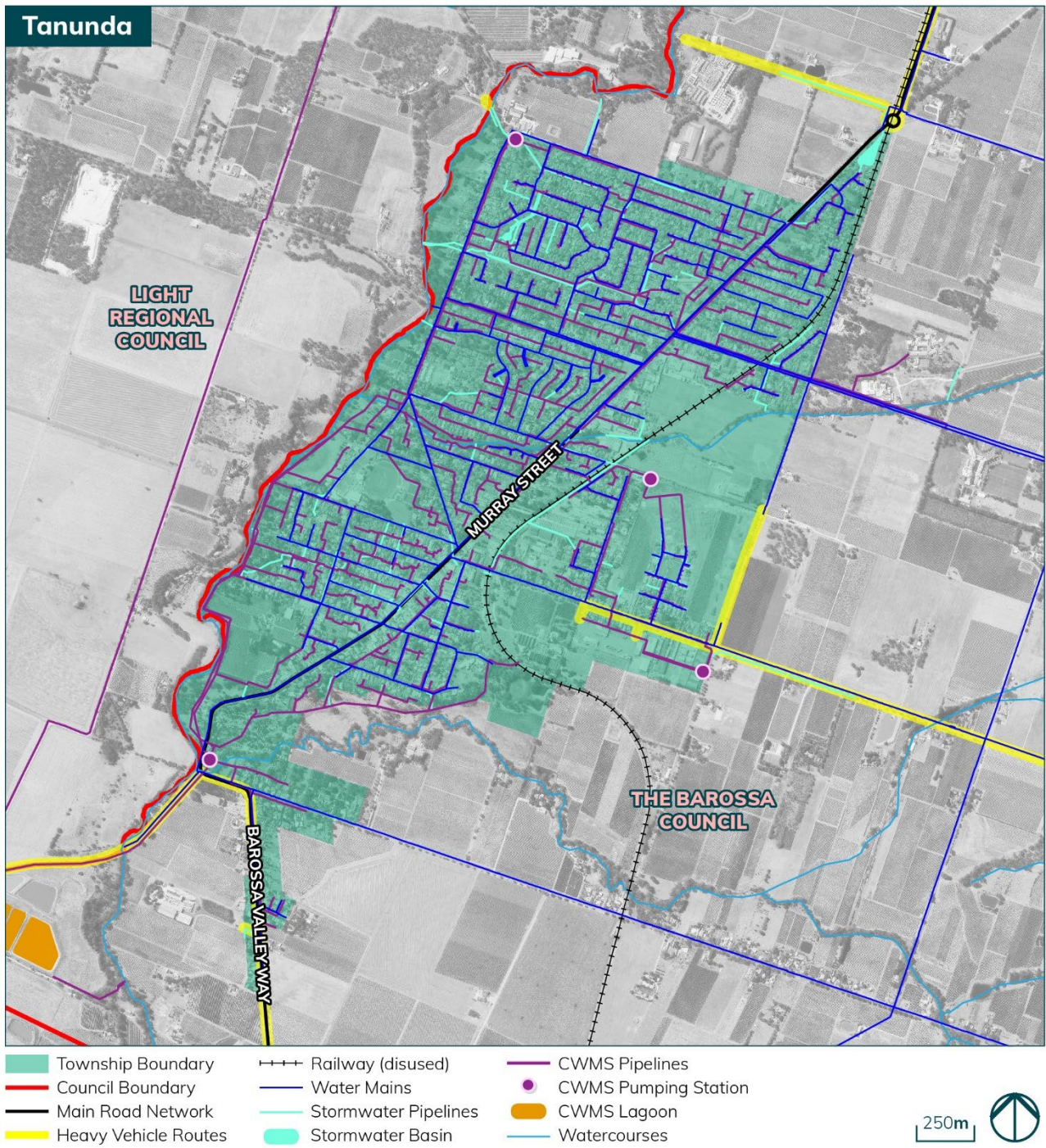


Figure 36: Tanunda Services Map

5.10 Williamstown

Considered to be the 'southern gateway' town into the Barossa Valley, Williamstown is located 51 kilometres northeast of Adelaide. The town has a population of 2,238 having experienced moderate growth in recent years with an increase of 75 people (3.4%) since 2016.

Williamstown is popular with young families; demographics show the township has a younger age profile than other Barossa townships. The proximity of Williamstown to Adelaide makes it appealing to residents who can commute for work in Adelaide while enjoying a country town lifestyle.

In its earlier years, Williamstown was a thriving farming area, hosting sheep and cattle, fruit orchards, mixed farms and grape vines. Williamstown also sustained a forestry and lumber industry.

The Mt Crawford Reserve and Parra Wirra Recreation Park are located a short distance away from Williamstown and provide a host of recreational opportunities whilst also providing for the conservation of native flora and fauna.

5.10.1 Township Objectives

Growth objectives for Williamstown are as follows:

1. Capitalise on the significant infill opportunities available on land located within the Character Preservation District boundary, especially within Rural Living Zones.
2. Promote Council's plans for investment at Williamstown Queen Victoria Jubilee Park and other related Big Project ventures.
3. Protect bush area of high conservation value and bushfire risk to the west.
4. Leverage eco-tourism opportunities, including positioning Williamstown as a walking and cycling trails service centre and creating a bike path linking Williamstown and Lyndoch.
5. Enhance linkages between the main street and the Williamstown Queen Victoria Jubilee Park.
6. Expand small retail offerings along the main street.

5.10.2 Township Overview

Environment and Heritage

Williamstown is nestled within significant areas of surrounding bushland. To the south-west lies the South Para Reservoir with the Barossa Reservoir to the northwest. Victoria Creek winds through the centre of the town.

The surrounding vegetation and creek introduce bushfire and flooding risk to the township.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) has refined bushfire hazard areas as they apply to Williamstown. Whilst the heart of the town remains within the Hazards (Bushfire – Urban Interface) Overlay, a number of areas on the town's boundary are proposed as being high bushfire risk areas. This is a considerable shift from current policy.

Williamstown contains several Local and some State Heritage Places.

Community Services

Williamstown is serviced by a range of community facilities including Williamstown Primary School, Williamstown Medical, Queen Victoria Jubilee Park, Williamstown Caravan Park and a number of walking trails through the nearby parks and reserves. An upgrade of Queen Victoria Jubilee Park is planned under Council's The Big Project initiative.

Housing Land Supply and Demand

Williamstown's supply of available residential land is estimated to be sufficient for almost forty years. Williamstown also has a considerable supply of land zoned as Rural Living to the north and south of the township. Further, there is a significant Rural Living Zone to the northwest of the township. These areas could theoretically also accommodate future and more intense residential growth.

Employment Land Supply

Williamstown's limited commercial land supply is exhausted, with no vacant land available. A development application is currently under assessment for a supermarket in the main street.

5.10.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Key development challenges for Williamstown include (refer to Figure 37):

- High bushfire risk adjoining reservoir.
- Coordinating multiple allotments in the Rural Living Zone for residential development. Challenges associated with infrastructure contributions.
- Williamstown is an important gateway for freight vehicles travelling through the hills onward south toward Kersbrook/Birdwood or south-east toward Mount Pleasant/Murray Bridge. Heavy freight movements through the town presents ongoing safety concern/risk.

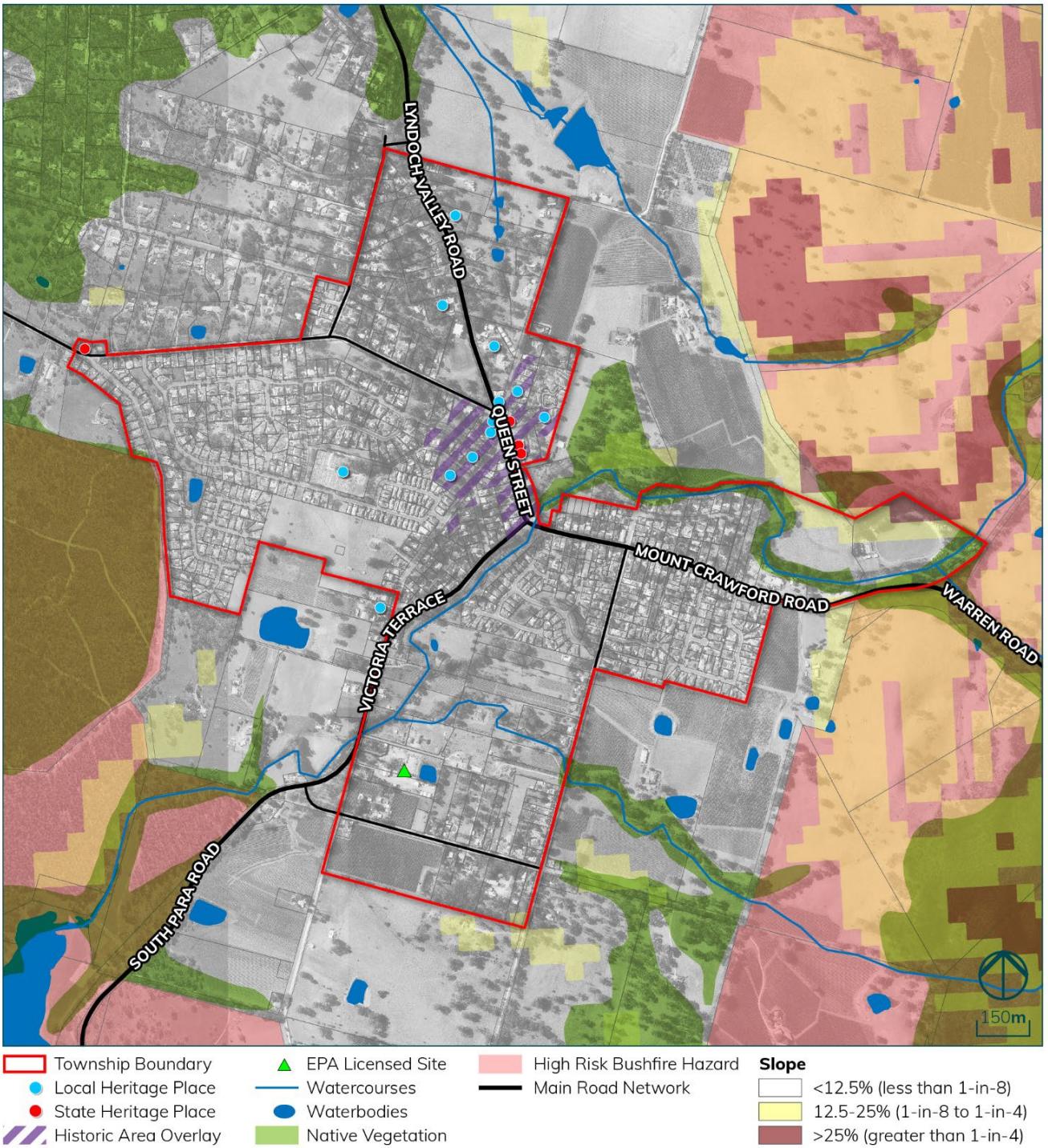


Figure 37: Williamstown Constraints Mapping

5.10.4 Development Opportunities

Draft development opportunities for Williamstown are as follows (refer to figure 38):

1. Increase opportunities for additional Rural Living allotments or introduce Township Neighbourhood Zone

There is a considerable supply of land zoned Rural Living to the north and south of the township. The Rural Living Zone to the south is better suited to accommodate infill development as it has less vegetation and comprises generally larger allotment sizes. This area will benefit from a coordinated approach to increasing densities and may even warrant a rezoning.

Whilst working with multiple landowners to establish a collective vision can be challenging, an uplift in land values as a result of rezoning can assist in this regard. The infrastructure scheme tools provided via the *Planning, Development and Infrastructure Act 2016* can help in providing a coordinated approach to the development of this land and the funding of required infrastructure.

2. Promote activation and mixed-use development – including increasing building heights to three storeys

Amend provisions in the Township Main Street Zone to permit increased building heights of up to 2 or 3 storeys. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

Prepare an urban design framework and main street master plan to support the policy update. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Detailed work in this regard will guide future development and Council investment in the public realm and public infrastructure.

3. Investigate cost effective stormwater solutions in collaboration with landowners

These sites have challenges in respect to facilitating adequate stormwater management solutions to enable development. To support these areas being developed as intended, Council should collaborate with landowners to identify appropriate and cost-effective approaches to manage stormwater and increase capacity.

4. Support tourist accommodation goals – Williamstown Queen Victoria Jubilee Park upgrade

Prioritise investment into Williamstown Queen Victoria Jubilee Park to deliver outcomes sought by master plan.

5. Investigate reducing minimum allotment sizes to increase yield of Rural Living allotments

Investigations to reduce minimum allotment sizes in the area should be pursued by Council. A TNV currently supports minimum allotment sizes of 1 hectare in this area. This is largely consistent throughout Williamstown. This land is unlikely suitable to accommodate more traditional residential densities due to vegetation constraints, however, may be appropriate to enable some increased infill on generous allotment sizes (e.g. 3,000m²-5,000m²).

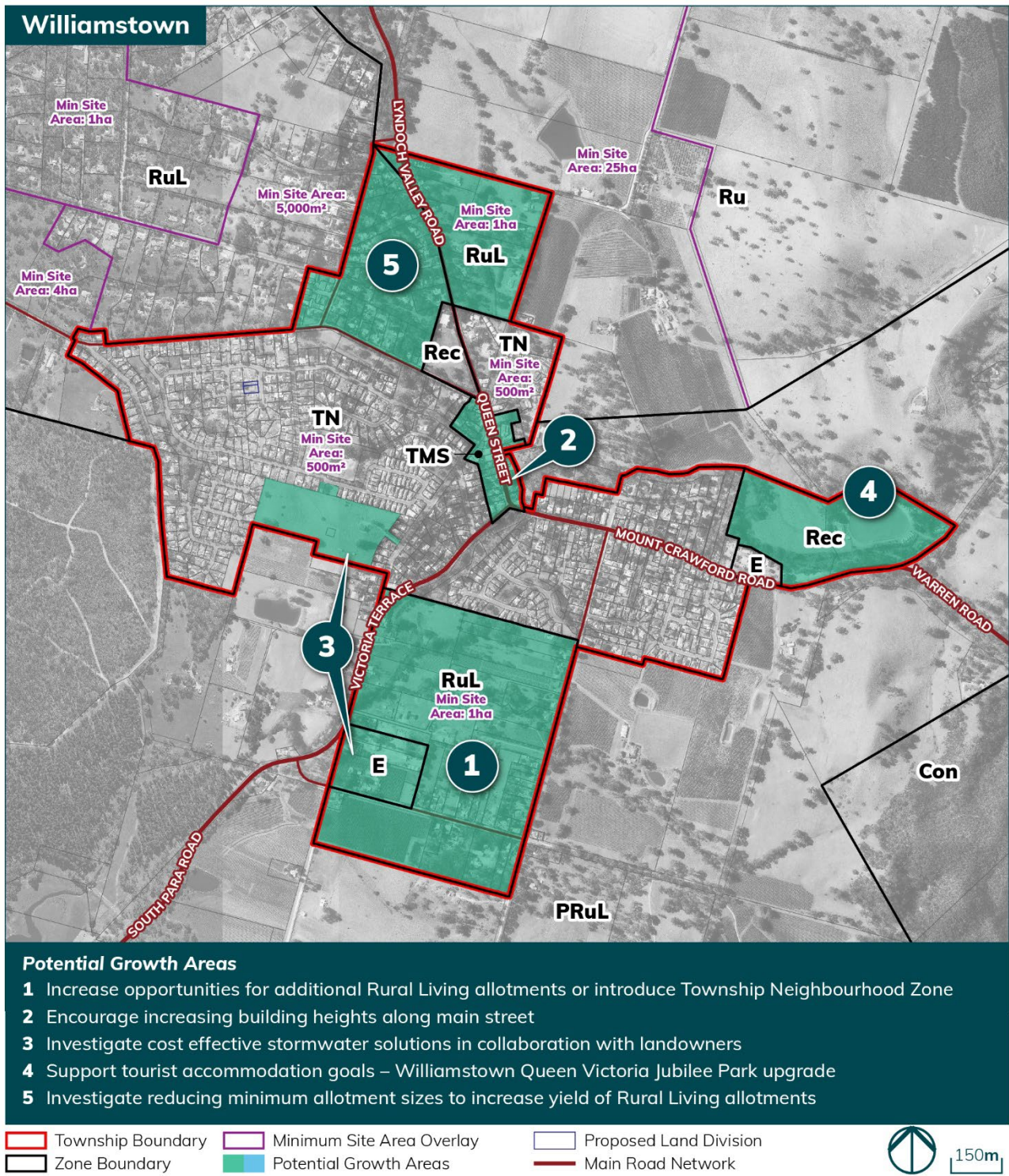


Figure 38: Williamstown Development Opportunities

5.10.5 Infrastructure Considerations

The below table needs to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
<p>Potable Water (SA Water Infrastructure)</p>	<p>Area 1: There is SA Water network in the township centre (Area 1 and part of Area 2).</p> <p>The capacity of this network to support additional growth is unknown.</p> <p>Area 2: Water mains are generally provided throughout the major roads in this area and may be able to support growth with some augmentation. Infrastructure upgrades could be required from the existing water source points (Tanks from Barossa Reservoir to the west, 200PVCO within Miamba Rd to the north, 200PVCO in Mahlo Rd, 150PVCO in Lorke Rd,)</p> <p>Area 3: There is a potable water supply along the Coppermine Rd and Fromm Sq. For the remainder of the area only large diameter SA Water transmission infrastructure is observed and would require significant infrastructure upgrades or augmentation to support additional growth.</p>
<p>Waste Water</p>	<p>There is no SA Water sewer network in this township.</p> <p>Area 1: There is existing CWMS network within these areas. Further growth can likely be connected into existing below ground drainage, however the capacity of the downstream WWTP will need to be verified.</p> <p>Areas 1 & 3: Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas.</p>
<p>Communication</p>	<p>Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology.</p> <p>Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.</p>
<p>Electricity</p>	<p>High voltage assets are observed throughout Williamstown, with a mix of above and below ground infrastructure. Two substations are observed towards the south of the township on Wild Street and South Terrace.</p> <p>Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.</p>
<p>Flooding</p>	<p>SAPPA flooding map does not suggest any known flooding hazard overlays within this township however there are water bodies and watercourses within this township which due to their vicinity may become a flood plain during major storm events.</p>

Table 13: Infrastructure considerations Williamstown

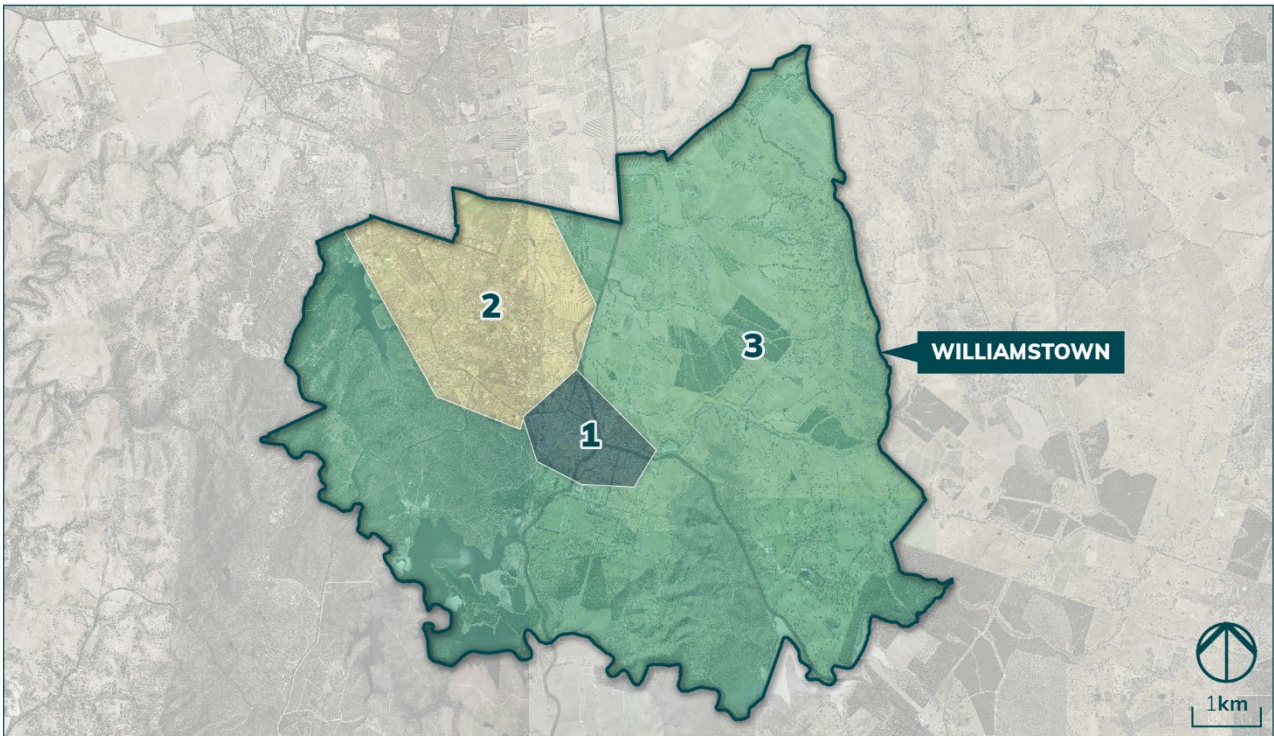


Figure 39: Infrastructure Analysis – Williamstown

Aligning with development opportunity number three for Williamstown, stormwater issues are impacting vacant land from being developed. Adequate stormwater infrastructure will also be required to support proposed intensification of rural living areas.

Intensification of Rural Living Areas may require upgrades to the wastewater network. CWMS is available in Williamstown; however, it is limited within the rural living zones. These properties generally contain on-site wastewater systems. Costs associated with extending the CWMS service into growth areas is subject to supply and augmentation charges being met by future developers.

Proposed uplift of commercial centres promoting more intense development may impact the local traffic network. Upgrades to the local road network which also consider car parking provision may be prioritised as part of any policy shift.

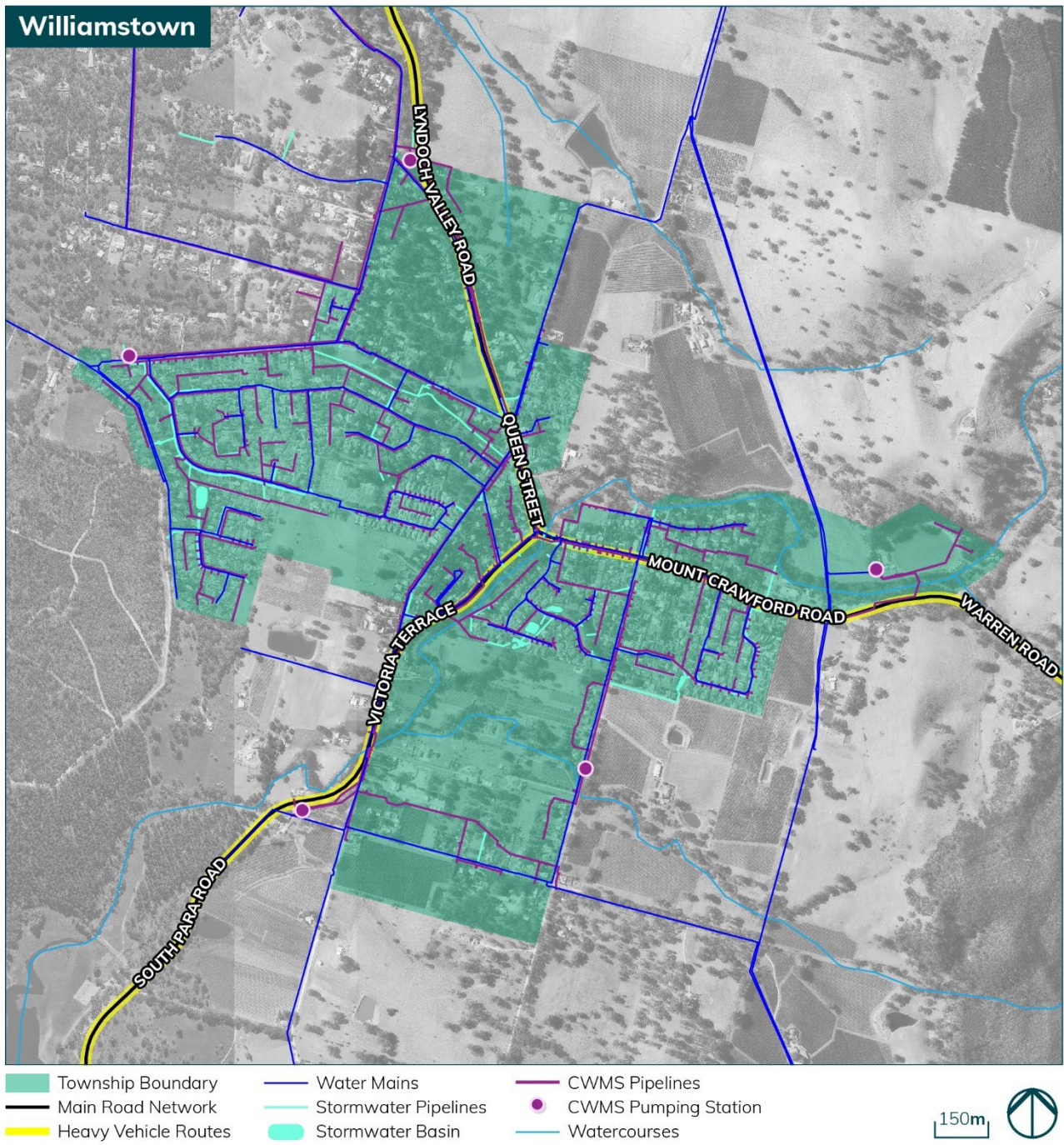


Figure 40: Williamstown Services Map

5.11 Smaller Settlements

There are a total of 12 smaller settlements, which have been grouped together, these include:

Altona	Kalbeeba	Rowland Flat
Bethany	Light Pass	Rosedale
Cockatoo Valley	Mount Crawford	Sandy Creek
Cromer	Penrice (captured under Angaston)	Vine Vale

Together these settlements have a population of 3,204 people having grown by 212 people (7%) since 2016.

5.11.1 Settlement Objectives

1. Maintain existing services and infrastructure to an adequate level.
2. Continue to invest in quality public realm upgrades to strengthen character and appeal.

5.11.2 Settlements Overview

Each of the Barossa's settlements is unique in nature, with most situated in a rural living setting and accommodating very low densities. There are exceptions to this such as Light Pass and Rosedale, noting these settlements are historically significant with a high proportion of heritage listed items.

Below is an outline of each settlement and its relationship with the Character Preservation District:

Settlement	Character Preservation District (Township / Rural Area / Rural Living Area)
Altona	Rural Living Area
Bethany	Rural Area
Cockatoo Valley	Rural Living Area
Cromer	Rural Area
Kalbeeba	Not In Township / Rural Living (east only)
Light Pass	Township
Mount Crawford	Rural Area
Penrice	Township

Settlement	Character Preservation District (Township / Rural Area / Rural Living Area)
Rowland Flat	Rural Area
Rosedale	Township
Sandy Creek	Township (in part) / Rural Living Area (in part)
Vine Vale	Rural Area

Table 14: Settlements / CPD

5.11.3 Development Challenges (Flooding / Stormwater / Heritage Overlays)

Environmental factors affecting growth in the Barossa's settlements are largely related to heritage and bushfire risk. Noting of the 12 settlements, only three are classified as townships under *the Character Preservation Act 2012*. This means that the provisions restricting land division pursuant to Section 8 of the Act apply and prohibits land division that creates additional allotments for residential development.

5.11.4 Development Opportunities

No significant growth is proposed for the Barossa's settlements. This is due to any extension of existing township boundary (where applicable) necessitating a change to the Character Preservation Legislation. This combined with the very limited provision of infrastructure in these localities creates a challenging environment to facilitate/support urban growth.

Council's focus is to protect character and maintain/improve existing infrastructure.

5.11.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Altona	<ul style="list-style-type: none"> Low availability at north 100mm in Quarry Road and Wilhelm Road, and John Street 	No Service	NBN Satellite / Fixed Wireless	No data available
Bethany	<ul style="list-style-type: none"> Low availability 	No Service	NBN Satellite / Fixed Wireless	No data available

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
	<ul style="list-style-type: none"> 80mm Bethany Road and 100mm Light Pass Road 			
Cockatoo Valley	<ul style="list-style-type: none"> Medium to high availability to north Low availability at east and centre Not available at west and south 	No Service	NBN Satellite / Fixed Wireless	No data available
Cromer	<ul style="list-style-type: none"> Not Available 	No Service	NBN Satellite / Fixed Wireless	No data available
Kalbeeba	<ul style="list-style-type: none"> Low to Medium availability at north No available at south, east, centre and west 	No Service	NBN Satellite / Fixed Wireless	At Northwest between Calton Road and Barossa Valley Way
Light Pass	<ul style="list-style-type: none"> Medium Availability in Penrice Road, Kalimana Road, Light Pass Road, and Stockwell Road 	No Service	NBN Satellite / Fixed Wireless	At the corner of Penrice Road and Research Road
Mount Crawford	<ul style="list-style-type: none"> Not Available 	No Service	NBN Satellite / Fixed Wireless	No data available
Penrice	<ul style="list-style-type: none"> Low to Medium availability in Southwest 	CWMS present, not available to all allotments. Outfalls towards southwest,	NBN Satellite / Fixed Wireless	No data available

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
	<ul style="list-style-type: none"> • 100mm pipe along Moculta Road • Not available elsewhere 	possible capacity to support growth to the west. Connection to SA Water WWTP.		
Rowland Flat	<ul style="list-style-type: none"> • Medium availability at town centre • No availability beyond town centre • 250mm Jacob Road • 150mm Springton Road • 150mm Golflinks Road • 100mm Barossa Valley Way 	No Service	NBN Satellite / Fixed Wireless	No data available
Rosedale	<ul style="list-style-type: none"> • Service available along Rosedale Road and McCollum Road • No availability elsewhere 	No Service	NBN Satellite / Fixed Wireless	No data available
Sandy Creek	<ul style="list-style-type: none"> • Low availability • Barossa Valley Way • Rosedale Road • Cockatoo Lane • Ducking Road 	No Service	NBN Satellite / Fixed Wireless	No data available

Table 15: Infrastructure considerations Barossa settlements

5.12 Out of Township Areas

Most land in the Barossa Council is located outside of township areas. These areas are largely captured by the Rural Zone or Productive Rural Landscape Zone and whilst supporting a variety of land uses, primarily accommodate viticulture and broadacre cropping.

5.12.1 Objectives

1. Adequately maintain existing services and infrastructure.
2. Identify areas suitable for employment type land uses, in locations that are well served by the freight network and do not negatively impact the Barossa character.
3. Facilitate tourist accommodation in appropriate locations.

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5.12.2 Development Opportunities

1. Rezone 3052 Sturt Highway and 908 Research Road, Stockwell from Rural to Employment

Rezone the identified land from Rural to Employment (refer to Figure 41). 3052 Sturt Highway currently accommodates several established businesses including steel distributors, engineering services and industry supplies. This land was formerly zoned Light Industry under the Barossa Development Plan, however through the transition to the Code, this land is now captured under the Rural Zone. 908 Research Road is the abutting allotment and provides opportunity to expand this precinct which is currently fully occupied. The adjacent land parcel to the south is heavily screened along its southern boundary. The site has good access/proximity to the Sturt Highway.

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Figure 41: Outside of township area 1

2. Rezone 230 Angaston Road & Lot 83 Light Pass Road, Nuriootpa from Rural to Employment

Rezone the identified land from Rural to Employment (refer to Figure 42). 230 Angaston Road currently accommodates landscaping and fuel distribution businesses. Although this land was zoned Primary Production Primary Production (Barossa Valley Region) under the former Development Plan, these businesses are established, and would be supported by a more appropriately aligned policy framework. The land fronts Angaston Road which is part of the arterial road network. Lot 83 Light Pass Road is the abutting allotment to the rear and provides opportunity to expand this precinct which is fully occupied. This land appears to be underutilised. The application of the employment zone may promote a better development outcome.

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Figure 42: Outside of township area 2

3. Rezone land between Fuss Road and Hermann Thumm Drive, Lyndoch from Rural to Tourism Development Zone

There is market demand and community support for tourist accommodation in the Barossa Valley (refer to Figure 43). The northern allotment of the area contains the Barossa pavilions and has a valid Planning Consent for an expansion of tourist accommodation (Nexus) and as such a suitable zoning framework should be applied to facilitate development. Chateau Yaldara is positioned on the southern allotment and is an established tourist attraction. The application of the tourism development zone aligns with existing land uses and can support further investment where aligned to this Zone to promote growth.

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Figure 43: Outside of township area 3

4. Rezone Sandy Creek Golf Club from Rural Living to Tourism Development Zone

Collaborate with the Sandy Creek Golf Club to establish a planning framework which supports their plans for growth. A \$38million investment is proposed at the site and is expected to deliver 200-room resort complimented by a wedding chapel, conference rooms, restaurant, bars, pool, fitness centre, mini golf course, and potentially a helipad. The Tourism Development Zone has been identified as a potential candidate as it focuses on supporting a range of tourist accommodation, services and facilities, noting it doesn't envisage residential development. The Golf Course Estate Zone is another option as it envisages golf facilities and tourism development. However, it also envisages residential development, which conflicts with the *Character Preservation Act 2012*. Whilst this could create capacity to also support residential growth this will require further consideration.

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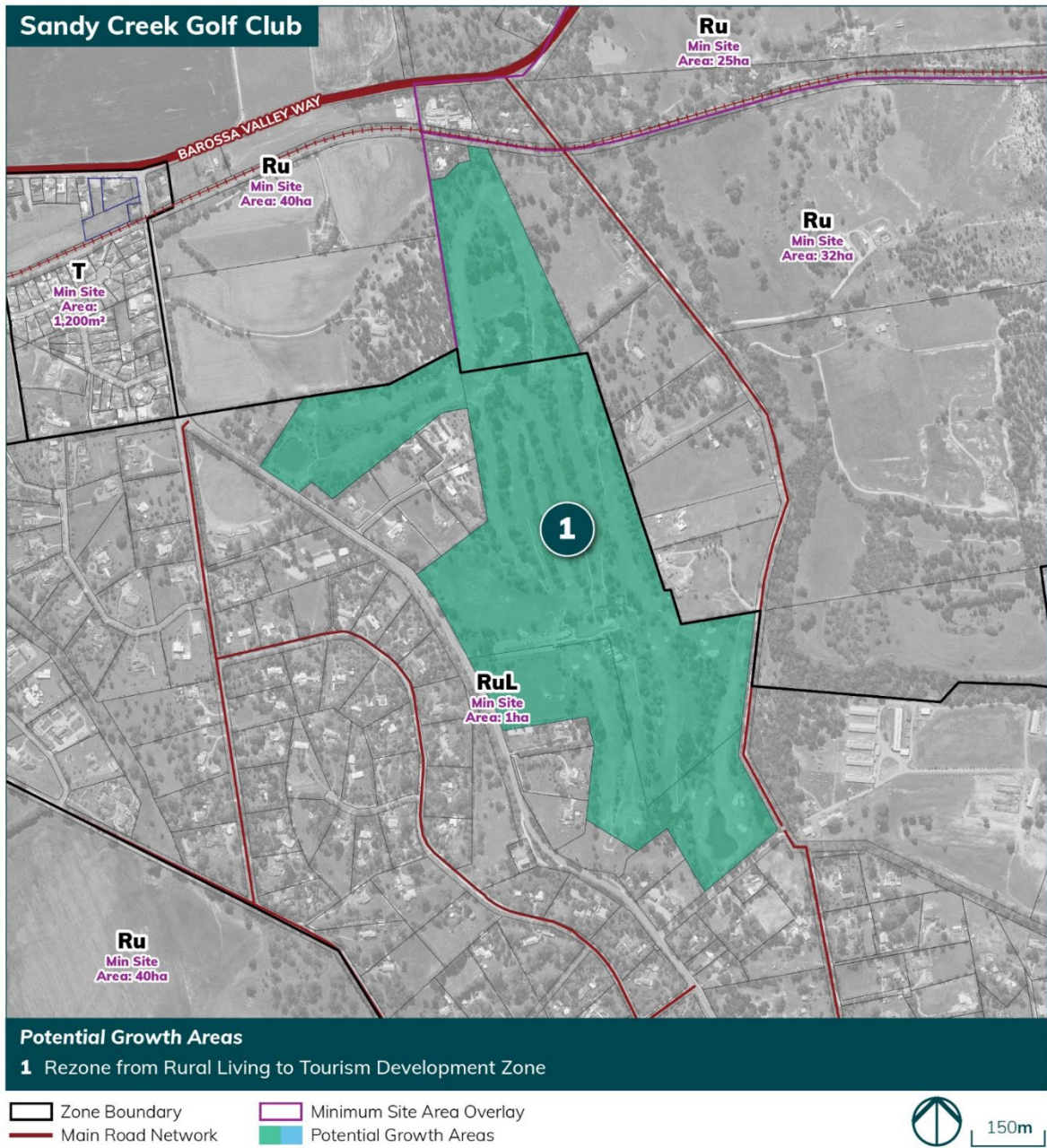


Figure 44: Outside of township area 4

5. Rezone identified land on Sturt Highway and Light Pass Road, Stockwell from Rural to Strategic Employment

Rezone identified land from Rural to Strategic Employment (refer to figure 45). This land accommodates the Wolf Blass winery and Treasury Wine Estate (including the Bilyara packing centre). Current land uses include wine processing, storage, bottling, packaging and tourist development. The scale and intensity of these facilities are significant and better aligned with the Strategic Employment Zone. The area identified also includes provision for expansion as these facilities occupy most of their respective allotments.

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Figure 45: Outside of township area 5

6. Rezone 1916 & 1956 Barossa Valley Way, Rowland Flat from Rural to Strategic Employment

Rezone 1916 and 1956 Barossa Valley Way, Rowland Flat from Rural to Strategic Employment (refer to figure 46). This land accommodates Pernod Ricard winemakers. Current land uses include wine processing, storage, bottling and packaging. The scale and intensity of these facilities are significant and better aligned with the Strategic Employment Zone.

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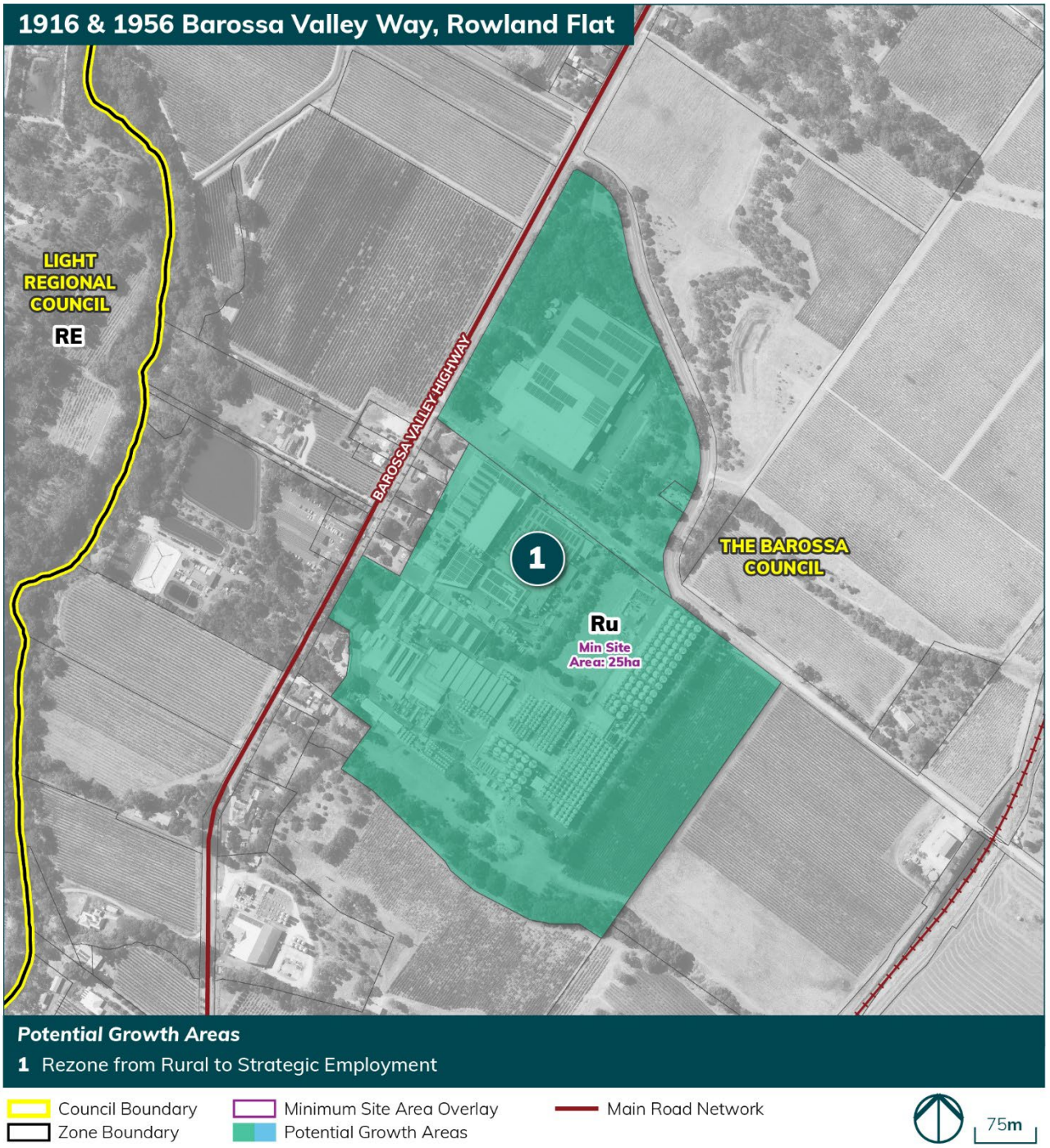


Figure 46: Outside of township area 6

6. Implementation Considerations

The development opportunities identified in this strategy provide strategic direction to accommodate envisaged growth and stimulate economic activity. There are other implementation considerations and collaboration opportunities which Council should consider which are complementary to the Strategy. The following matters are recommended for consideration:

Local Design Review

The Local Design Review Scheme was established via *section 121* of the *Planning, Development and Infrastructure Act 2016*. The Scheme was prepared by the Office for Design and Architecture SA in collaboration with local government, industry bodies, SPC and interstate government agencies. The Design Review concept facilitates independent design advice from a panel of professionals to support good development outcomes as part of the development assessment process through:

- supporting high-quality design
- improving access to independent and expert advice early in the planning and design process
- supporting consistent and informed planning decisions
- facilitating collaboration between allied professionals

The Barossa Council may wish to investigate the merit of establishing a Local Design Review panel to enhance the decision-making process for certain types of development. This could potentially consider multi storey development within main streets or large-scale tourist accommodation.

This service can be pursued standalone by the Barossa Council or as part of broader regional network, pending interest from neighbouring Councils.

Administrative and cost implications associated with such a scheme are anticipated to be similar to a Council Assessment Panel.

An alternative to Local Design Review, is for Council to initiate its own design review program. This would require engaging the services of a qualified architect or urban designer and developing a process to support decision making through development assessment.

Housing Infrastructure Planning and Development Unit (HIPDU) Collaboration

In 2023, HIPDU was established with the purpose of monitoring the release of urban land, ensuring it is developed in appropriate manner and supported by suitable public infrastructure (hard and soft infrastructure). This unit works in collaboration with the Department's Planning and Land Use Services Division and will play a fundamental role in the Concordia Code Amendment.

It is understood that Council staff are already participating in a collaborative working relationship with HIPDU in progressing the Concordia Code Amendment, Infrastructure Scheme and structure plan. Ongoing collaboration in this manner can ensure that Council's best interests are considered and reflected within the outcomes of the project.

Infrastructure Schemes

The *Planning, Development and Infrastructure Act 2016* provides for infrastructure schemes as an option to assist with the funding, coordination and delivery of infrastructure. The delivery of community infrastructure has been a planning challenge for many years. There are a range of models that are commonly used, each with their own opportunities and constraints. There are several benefits to establishing and implementing an infrastructure scheme, including:

- Infrastructure is fully costed and financed
- Infrastructure delivery is staged with development
- Costs are fairly distributed to landowners
- The process is transparent for councils, developers and landowners
- Agreements are in place before rezoning and/or development
- Greater transparency about the funding process.

There are two new types of infrastructure schemes under the *Planning, Development and Infrastructure Act 2016*, a Basic Infrastructure Scheme and a General Infrastructure Scheme.

Basic Infrastructure Schemes are operational under the Act. They can apply to defined 'designated growth areas' and generally apply a one-off charge which is payable at the time the benefit is realised. As the name suggests, Basic infrastructure schemes can only consider basic infrastructure as defined by the legislation. The General Infrastructure Scheme is not yet operational under the *Planning, Development and Infrastructure Act 2016* and the timing of implementation is unclear.

Infrastructure schemes are anticipated to play a pivotal role in delivering infrastructure across South Australian growth fronts. As The Barossa Council's population and demand for infrastructure increases, Council will need to consider when an infrastructure scheme may be appropriate to deliver and cover costs associated with its delivery.

7. Conclusion

The Barossa's historical significance and celebrated characteristics are at the core of this strategy. Community and stakeholder feedback solidified the importance of these features whilst highlighting the need for growth to be planned for and managed.

Concordia provides significant capacity for residential growth and whilst this area can theoretically accommodate all the Barossa Council's anticipated residential growth for the next 30 years, demand will not be focussed to this area alone. It is appropriate that the other townships/settlements in the Barossa are also positioned to support orderly and economic growth.

The potential growth options provided in this strategy capitalise on available opportunities within existing township boundaries as defined under the *Character Preservation Act 2012*. Some growth is identified outside of township boundaries; however, this is limited to Strategic Employment/Employment and Tourist Development Zones. These opportunities align with existing land uses, approved development or proposals that support economic investment and job creation, without impacting local character. These compliment and strengthen the region whilst aligning with community values.

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Appendix A – Engagement Summary Reports

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Appendix B – Land Supply Analysis

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Appendix C – Region Overview Extract – Issues Paper

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Appendix D – Council Submission – GARP Discussion Paper

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