



STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

Notice of The Barossa Council Strategic Planning and Development Policy
Committee meeting to be held at the Council Offices, 43-51 Tanunda Road,
Nuriootpa on

Tuesday, 19 March 2019, commencing at 9.30 am

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A G E N D A

1. WELCOME
2. ATTENDANCE RECORD
 - 2.1 Present
 - 2.2 Apologies
 - 2.3 Not Present/Leave of Absence
3. MINUTES
 - 3.1 Confirmation of Minutes from the 18 December 2018 meeting. Page 3
 - 3.2 Business Arising from Minutes

4. DECLARATION OF INTEREST

5. MATTERS LYING ON THE TABLE/DEFERRED

Nil.

6. QUESTIONS ON NOTICE

7. MOTIONS ON NOTICE

Nil.

8. DEPUTATIONS AND VISITORS TO THE MEETING

Nil.

9. ITEMS FOR DECISION

- 9.1 Stockwell – Piece 160 Sturt Highway Stockwell – Request To Support Changes to Character Preservation District Boundaries Page 9

10. ITEMS FOR INFORMATION

Nil.

11. CONFIDENTIAL ITEMS

Nil.

12. OTHER BUSINESS

Nil.

13. NEXT MEETING

Tuesday, 18 June 2019 commencing at 9.30pm.

14. CLOSE OF MEETING



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

Held on Tuesday, 18 December 2018, commencing at 10.02am
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa

1. WELCOME

Mayor Bim Lange declared the meeting open at 10.02am.

2.1 MEMBERS PRESENT

Presiding Member Mayor Bim Lange, Cr John Angas, David de Vries, Richard Miller, Tony Hurn, Leonie Boothby, Cathy Troup, Katheryn Schilling, Carla Wiese-Smith, David Haebich, Russell Johnstone, Don Barrett

Mr Martin McCarthy (Chief Executive Officer), Mr Gary Mavrinac (Director – Development & Environmental Services), Joanne Thomas (Director – Corporate & Community Services), Mr Matt Elding (Director – Works & Engineering), Mr Paul Mickan (Acting Manager, Development Services) and Mrs Marie Thom (Minute Secretary).

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Nil

3.1 MINUTES OF PREVIOUS MEETING

MOVED Cr Miller

That the Minutes of the Strategic Planning and Development Policy Committee held on Tuesday 20 June 2017, be confirmed as a true and correct record of the proceedings of that meeting.

Seconded Cr de Vries

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

Nil.

4 DECLARATION OF INTEREST

Nil.

5 MATTERS LYING ON THE TABLE/DEFERRED

Nil.

6 QUESTIONS ON NOTICE

Nil.

7 MOTIONS ON NOTICE

Nil.

8 DEPUTATIONS AND VISITORS TO THE MEETING

Nil.

9 ITEMS FOR DECISION

9.1 APPOINTMENT OF DEPUTY PRESIDING MEMBER (B1577)

MOVED Cr Miller
That Cr John Angas be appointed as Deputy Presiding Member of the Strategic Planning and Development Policy Committee
Seconded Cr Hurn CARRIED

PURPOSE

To appoint a Deputy Presiding Member for the Committee.

REPORT

The Terms of Reference for the Committee provide that the Mayor is the Presiding Member but that the Committee shall appoint a Deputy Presiding Member.

The Deputy Presiding Member will act as Presiding Member at any time the Presiding Member is absent from the meeting or for whatever reason.

Given that the Committee will not continue after the planning reforms are fully implemented it is recommended that the term of the appointment of Deputy Presiding Member be until the Committee is dissolved.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



How We Work – Good Governance

Corporate Plan

6.2 Ensure that Council's policy and process frameworks are based on principles of sound governance and meet legislative requirements.

Legislative Requirements

Development Act 1993

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There are no financial, resource or risk aspects.

9.2 NURIOOTPA (STURT HIGHWAY SERVICE CENTRE) DEVELOPMENT PLAN AMENDMENT
- ADVICE OF CONSULTATION ARRANGEMENTS AND APPOINTMENT OF COMMITTEE
TO CONSIDER SUBMISSIONS
 (B6245)

MOVED Cr de Vries

That;

- (1) The report be received.
- (2) Pursuant to Section 25(11)(c) of the *Development Act 1993* the Committee appoint a committee comprising the Mayor and all elected members (to be referred to as the *Nuriootpa (Sturt Highway Service Centre) DPA Committee*) to consider any representations (submissions) received on the *Nuriootpa (Sturt Highway Service Centre) Development Plan Amendment* and to provide advice to the Strategic Planning and Development Committee or Council as the case may be in relation to those representations (submissions).

Seconded Cr Hurn

CARRIED

PURPOSE

To advise of consultation arrangements for the Development Plan Amendment (DPA) and to appoint a committee to consider submissions.

REPORT

Consultation commences

At its meeting on 21 August 2018 Council endorsed the Nuriootpa (Sturt Highway Service Centre) DPA for public and agency consultation. It also resolved that consultation be undertaken following induction of the new Council and receipt of a briefing on the DPA with the Chief Executive Officer being authorised to set the commencement date of consultation. (Refer Council Agenda Item 7.5.1.1, Resolution 2014-18/1511).

Subsequently a legal review of the proposed development policies was undertaken, changes negotiated with the proponent, and a briefing provided to the new Council. On this basis consultation could commence and the Chief Executive Officer subsequently set the consultation period as 13 December 2018 to 21 February 2019. This represents a 10 week consultation period rather than the statutory minimum eight weeks to take into account the Christmas/New Year period. Consultation includes notices in the Herald and Leader newspapers and Government Gazette, letters to adjacent owners and a media release.

Following consultation a further report will be presented to either the Strategic Planning and Development Policy Committee (SPDPC) or Council to respond to any submissions received and to decide the next steps regarding the DPA.

Committee to consider submissions

The *Development Act 1993* requires Council to appoint a committee to consider any representations (submissions) received during consultation and to provide advice to the council on those representations (Section 25(11)(c)). Council has

delegated its various powers and functions relating to DPAs to the SPDPC including the duty to appoint the committee referred to above. Although an intent of Council's delegation was for the SPDPC to consider submissions and respond accordingly, in technical terms it is still necessary for a separate committee to be appointed to perform these duties.

The appropriate course would be for the Mayor and all elected members to comprise a "Nuriootpa (Sturt Highway Service Centre) DPA Committee" with the committee meeting as required to consider submissions and to provide advice on the submissions. As with previous DPAs, committee members would receive reports and recommendations from staff on each submission and then provide advice on each submission. Depending on timing, this advice will be provided to a routine SPDPC meeting or to a Council meeting.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Corporate Plan

1.11 Provide transparent, efficient and effective development assessment processes and regulatory activities.

Legislative Requirements

Development Act 1993

Planning, Development and Infrastructure Act 2016

Development Regulations 2008

The Barossa Council Development Plan

South Australian Planning Strategy: 30-year Plan for Greater Adelaide chapter, 2017 Update

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There are no financial, resource or risk aspects.

COMMUNITY CONSULTATION

Community consultation is being undertaken in accordance with legislative requirements.

10 ITEMS FOR INFORMATION

Nil.

11 CONFIDENTIAL ITEMS

Nil.

12 OTHER BUSINESS

Nil.

13. NEXT MEETING

Tuesday, 19 March 2019 commencing at 9.30am.

14. CLOSURE OF MEETING

Presiding Member Mayor Lange closed the meeting at 10.07 am.

Confirmed at Strategic Planning & Development Policy Committee -
19 March 2019

Date: Chairman:

THE BAROSSA COUNCIL

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

19 MARCH 2019

9. ITEMS FOR DECISION

9.1

STOCKWELL – PIECE 160 STURT HIGHWAY, STOCKWELL – REQUEST TO SUPPORT CHANGES TO CHARACTER PRESERVATION DISTRICT BOUNDARIES (B9227)

PURPOSE

To consider a request to support changes to character preservation district boundaries to facilitate future expansion of Stockwell township.

RECOMMENDATION

That Council not support changes to the character preservation district boundaries at Stockwell in the absence of a Council wide strategic analysis which demonstrates a need to expand the township, and in the absence of demonstrated community support for any changes.

REPORT

Summary

A request has been received asking Council to support amendments to the Barossa Valley character preservation district boundaries to incorporate Piece 160 Sturt Highway, Stockwell into the Stockwell township boundary – refer Attachment 1. Those changes would be a prelude to future changes to the planning strategy (30-Year Plan for Greater Adelaide) and rezoning of the relevant land to enable future township development.

Background

The request follows an approach from the owner to meet with staff to discuss forward planning for Stockwell, specifically in relation to any future plans or thoughts Council may have that could influence development in and around the township and their land. In early February the Principal Planner met with the owner and his representatives where they presented their rationale to include the land within the township to address a shortage of housing allotments, to ensure supply into the future, and to provide opportunity for potential small scale retail development.

The owner was advised that the land is within the rural area of the Barossa Valley character preservation district, outside the township boundary, and that any change to character preservation district boundaries would require support from both houses of Parliament. It was also indicated that the land is not shown as a future growth area within the 30 Year Plan for Greater Adelaide. These steps would need to precede any rezoning process.

Advice was also given that any proposal to extend this or any other township could only be considered as part of a Council wide strategic review which assessed land supply, demand, infrastructure capacity, community support and the like. At the end of the meeting the owner was invited to outline their proposal to Council asking that it be included in any future strategic review. In this regard it was suggested that in the absence of future Strategic Directions Reports an avenue to undertake such reviews could be via a future strategic management planning process (eg a Community Plan review).

The owner has instead chosen to make a direct approach to the State Planning Commission to exclude the land from the character preservation district with an accompanying request for Council to determine whether or not they would support the request (to the Commission). The request to the Commission and the associated request to Council are contained in Attachment 2.

Land availability in Stockwell

Information in the owner's request relating to land availability was sourced via staff from a recent internal analysis of residential land availability. It is fact that just three vacant residential allotments are available within Stockwell which represents less than one year supply (based on dwelling approval rates in the past decade).

It is also fact that more than 10 hectares of undeveloped Township zoned land exists in the southern part of the township. This allotment yield from this land would be approximately 60 allotments (@ 1200 sqm) providing in excess of 10 years supply based on recent dwelling approval rates. Sound planning suggests that that land should be developed prior to rezoning any additional land. While the owner of that land might currently have no intention of developing their land, circumstances can change and potential would exist for two development areas in the small township if the additional area was rezoned.

As indicated above any future 'visioning' for Stockwell would seek community views as to whether it remains a small village with limited services, whether it should grow to attract basic retail services etc. A visioning exercise would also address infrastructure, environmental and visual aspects.

Character preservation aspects

It is unknown how the Commission might respond to the request. In late 2017 the previous State government initiated a review of the *Character Preservation (Barossa Valley) Act 2012* and the *Character Preservation (McLaren Vale) Act 2012*. The primary focus of the review was on the legislation itself rather than boundaries and there was no implicit invitation for land owners to submit requests to amend boundaries.

The outcomes paper noted that a number of submissions received requested amendments to character preservation district boundaries. The paper noted that while many of the proposals have merit, most require additional consultation with the community, further investigation, or in some cases a rezoning prior to any amendment to the legislated boundary.

Only one of these requests related to potential township expansion in the Barossa Valley district: land west of Nuriootpa in Light Regional Council located between Neil Avenue and Moppa Road South. That potential expansion of Nuriootpa has previously

been identified in several strategic directions reports and other submissions from both councils.

Accordingly, the outcomes paper recommended that the State Planning Commission review the requested boundary **amendments in the context of Greater Adelaide's** growth. Such a review could be completed in around 12 months and inform the Planning and Design Code and future land supply decisions. This supports the argument that the request from the Stockwell land owner not be supported in the absence of broader investigations.

In summary, it would be inappropriate for council to support adhoc changes to the character preservation boundaries based on the land owners desire rather than strategic analysis and associated community engagement.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 – location of subject land

Attachment 2 – request from owner to State Planning Commission

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Corporate Plan

1.11 Provide transparent, efficient and effective development assessment processes and regulatory activities.

Legislative Requirements

- *Development Act 1993*
- *Planning, Development and Infrastructure Act 2016*
- *Development Regulations 2008*
- *Character Preservation (Barossa Valley) Act 2012*
- The Barossa Council Development Plan
- South Australian Planning Strategy: 30-year Plan for Greater Adelaide chapter, 2017 Update
- Addendum to two volumes of the South Australian Planning Strategy: the 30-Year Plan for Greater Adelaide and Murray Mallee Region Plan: Barossa Valley and McLaren Vale Character Preservation

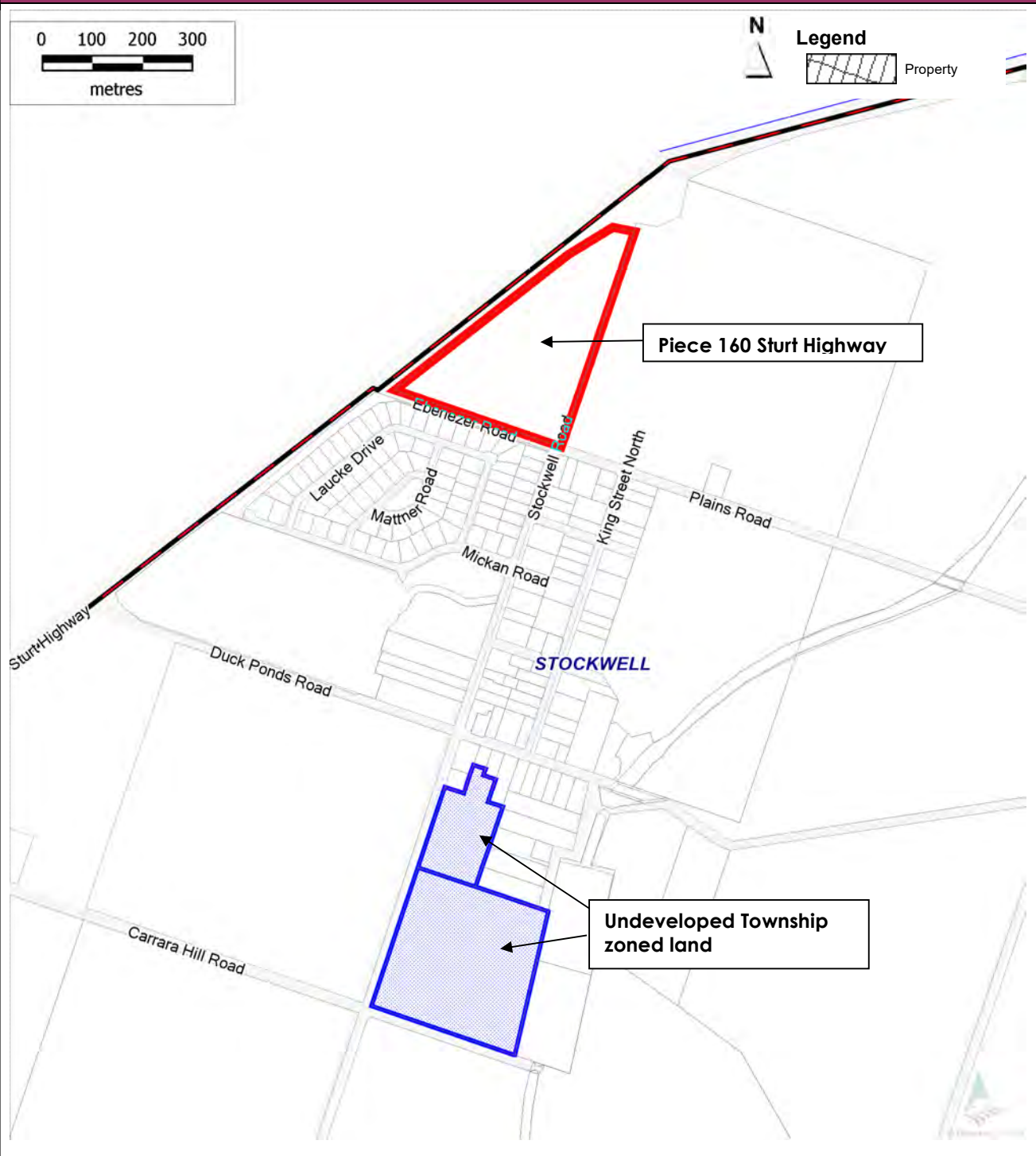
FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

There are no financial, resource or risk aspects.

COMMUNITY CONSULTATION

Consultation is not required under policy or legislation.

Stockwell township



Notes

Piece 160 Sturt Highway and undeveloped Township zoned land

Disclaimer

This map is a representation of the information currently held by The Barossa Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Marie Thom

From: Henri Mueller <henri@regionalplanningdirections.com.au>
Sent: Thursday, 21 February 2019 2:30 PM
To: Paul Mickan
Cc: paul@dimchurch.com
Subject: Fw: Barossa Character Preservation District
Attachments: Michael Lennon SPC.pdf

Hi Paul,

Attached please find a copy of the Submission to the State Planning Commission requesting a review of the Barossa Character Preservation District boundary in relation to Stockwell.

We would be pleased if Council could also consider the letter and determine whether or not they would support my Client Adrian Hoffman's request.

Kind regards

Henri Mueller - Director
BA (Plan), GDRUP, M (env St), Prof Cert Mgt, MPIA
PO Box 67, Springton SA 5235
p. 08 8568 2037 m. 0488 451 970
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Regional Planning Directions

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Regional Planning Directions is a planning consultancy whose mission is to provide efficient and cost effective professional urban and regional planning services to country areas in South Australia. We can: Assist Applicants find solutions and navigate the complexities of the planning system



From: Henri Mueller
Sent: Thursday, 21 February 2019 2:25 PM
To: admin@saplanningcommission.sa.gov.au
Cc: paul@dimchurch.com
Subject: Barossa Character Preservation District
Attention: Michael Lennon - Chairman of the State Planning Commission

Dear Michael

Attached please find correspondence in relation to my Client Andrew Hoffman's request for a review of the Barossa Character Preservation District Boundary in relation to the town of Stockwell.

Kind regards

Henri Mueller - Director
BA (Plan), GDRUP, M (env St), Prof Cert Mgt, MPIA
PO Box 67, Springton SA 5235
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27th February 2019

Mr. Michael Lennon
Chairman
State Planning Commission

PO Box 67, Springton SA 5235
p. 08 8568 2037 m. 0488 451 970
henri@regionalplanningdirections.com.au
www.regionalplanningdirections.com.au
ABN 80 152 935 852

Dear Michael,

**RE: BAROSSA CHARACTER PRESERVATION DISTRICT BOUNDARY REVIEW IN
RELATION TO STOCKWELL**

I write on behalf of Mr Adrian Hoffman (my Client) a landowner and vigneron in the Barossa Character Preservation District to respectfully request a review of the District's Boundary to exclude land owned by my Client adjacent to the town of Stockwell from the restrictions to land division and dwellings in order to facilitate the orderly and sustainable development of the township.

Background

My Client is a long term resident in the Stockwell area. His family farm and place of residence is located at Ebenezer approximately 2km to the north west of the township. He has business operations in the area including substantial viticulture and winery interests. He owns the property adjacent to the northern edge of Stockwell (the subject land), which is currently planted to vines. My Client is invested in the local community including local sporting interests and would like to ensure the continued growth and viability of the township by being able to incorporate his property within the township boundary via a Development Plan Amendment (DPA). As vineyard operations on the subject land are economically marginal he is also considering options in relation other forms of land use including among other things the development of a solar farm.

The Subject Land

The land subject to our request for a review of the Character Preservation District boundary is piece Q160 being part of Certificate of Title Volume 5941 Folio 324 and is a triangular configuration comprising 9ha in area (see figure 1 below). It is separated from the main part of the allotment being piece Q159 situated on the northern side of the Sturt Highway and comprising a further 20.78ha of land. It is only Piece 160 on the southern side of Sturt Road, which is the subject of this request. Both pieces are currently used for viticulture.

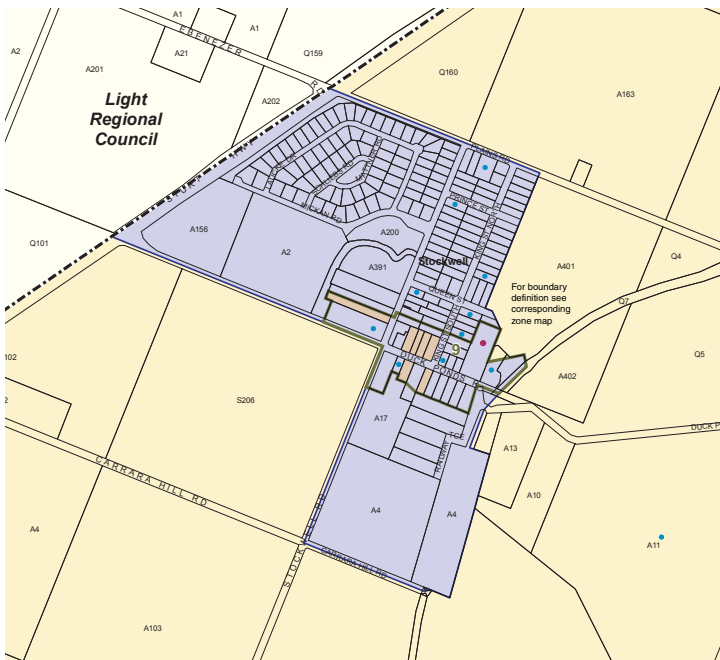
The subject land is currently zoned Primary Production and is within the Barossa Character Preservation District (see figure 2 below). Piece 160 is situated at the northern end of Stockwell adjacent to Plains Road and the Sturt Highway. Stockwell Road runs north south through the township and intersects in a T-junction with Plains Road at the south east corner of the property. Historically Stockwell Road was the main thoroughfare

and formed part of the highway. It extended alongside the eastern edge of the subject land and has since been incorporated into the property. The remains of the road are still evident along the eastern side of the property.

The subject land has a gently sloping topography and is on higher ground in relation to the township of Stockwell with elevations between 320m and 340m. The property has extensive views of the Barossa Valley and the hills, and is connected to three-phase power and mains water for irrigation.



Figure 1: The subject land (Piece 160)



Overlay Map Baro/7 HERITAGE AND CHARACTER PRESERVATION DISTRICT

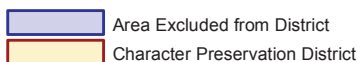


Figure 2: Barossa Character Preservation District

Although the subject land has an established vineyard, according to local landowner Adrian Hoffman it is not very well suited to viticulture for the following reasons:

- Piece Q160 is separated from the larger portion of the property being Piece Q159 by Sturt Highway thereby fragmenting the viticulture operation.
- It is a low yielding block producing poor quality fruit and attracting consistently average prices at best breaking even in good years and losing money in tougher years.
- The block has shallow topsoil, with little clay content on top of rock.
- Vines are nearing 20 years old, with quite a few vines missing, and it is in need of reworking.
- A lack of organic Carbon in the soil, which has been washed away over decades of cropping results in a need to add compost and straw mulch regularly to yield enough to break even and suffers badly in heat conditions.
- There is only access to SA Mains water and the block needs a lot more than normal. It typically takes 50% more water to attract a similar yield to other blocks, but is a much lesser quality.
- Use of machinery is restricted due to the need to avoid night work on machinery so close to residential areas in the township.

Stockwell Township

Stockwell is located at the northeastern end of the Barossa Character preservation district and is situated at the base of the Barossa Ranges adjacent to the Sturt Highway. At one stage it was a rural service centre providing for stock watering along a major stock route to the River Murray and was established in 1854 by Samuel Stockwell.

The township has an L shaped layout including a relatively new residential subdivision adjacent to the Sturt Highway and Plains Road at the northern end of the township. It has a large recreation area including a hockey oval and lawn bowls facility, a church, a hotel, and grain silos. Stockwell Road runs north south and serves as the main street for the town. Stockwell Creek flows through the town and has been the cause of some flooding in the past. A wastewater treatment facility is located to the south of the town for processing wastewater from the town and Wolfblass a major employer in the area.

The township has relatively convenient access to Angaston 5km away and Sturt Highway provides convenient access to Nuriootpa, and the northern suburbs of Adelaide. Gepps Cross is a 50 minute drive away from Stockwell.

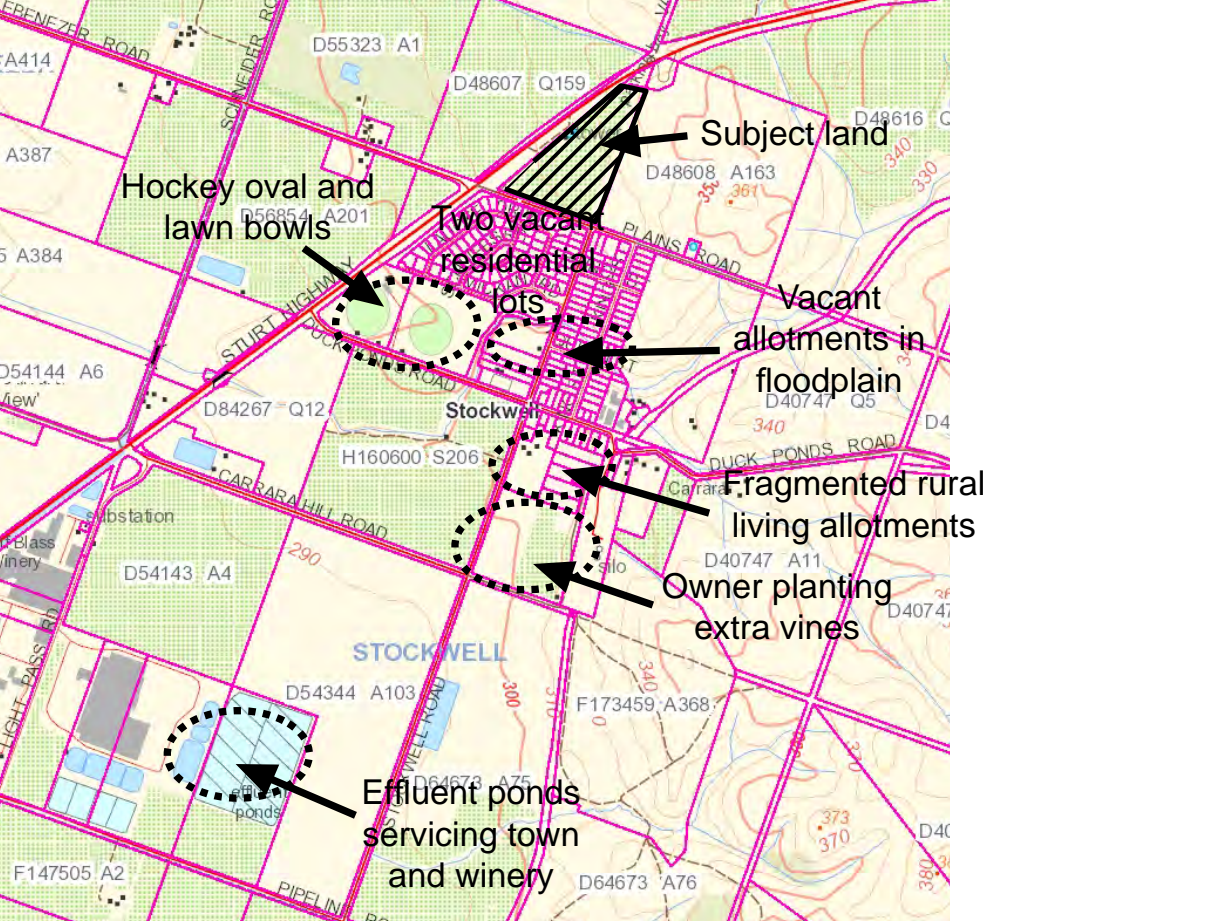
The last 20 years have seen a population decline and the closure of retail and other services in the town. The population declined from 534 residents in 2006 to 464 in 2011 and has seen a slight recovery in 2016 with 476 residents. It is likely that the slight increase over the last two census periods is due to new dwellings being erected in the relatively new subdivision at the northwestern end of the town.

The number of dwelling approvals for the township has declined significantly with only 1.4 dwellings per annum approved in the five year period between 2013 and 2017 compared to 5.2 dwellings approved per annum between 2008 to 2017 (see Table 1 below). It is likely that the decrease is driven by a lack of housing choice as the number of vacant

Table 4: Dwelling approvals for Stockwell township

<p>Table 1: Dwelling approvals for Stockwell township (source: Barossa Council dwelling approvals)</p> <ul style="list-style-type: none"> • 5 years (2013-2017): 7 approvals / 1.4 pa • 10 years (2008-2017): 52 approvals / 5.2 pa • 15 years (2003-2017): 73 approvals / 4.9 pa 	
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lation services and growth issues associated with Oostveldt are shown in figure 2.

[illegible]

- Uncertainty in relation to the extent of the 1 in 100 year flood plain of Stockwell Creek and the flood risk to the south of the watercourse poses a potential hazard risk to life and property.
- The last significant remaining site within the town boundaries is unlikely to be developed into residential land as the owner is currently extending grape vines across the property indicating a lack of interest in subdividing for some years to come.

As such it is likely that township growth will be constrained unless the Barossa Character Preservation District boundaries can be reviewed to enable my Client's land to be converted to Township Zoning for residential development and possibly a small café, shop, or bakery.

It is our view that the subject land would be in an optimal location for residential development resulting in an economical, relatively compact, and orderly extension to the town and its infrastructure. At around 8 dwellings per ha in country areas it has the potential to result in around 72 dwellings comprising 165 plus additional residents in the town. This is likely to bolster the future viability of recreational sporting bodies, plus the hotel, and may attract other retail services within the town to the benefit of all of its residents.

State Planning Strategy and the Character Preservation District

The State Planning Strategy covering the area is still the 30year plan for Greater Adelaide (the Plan). The Plan was reviewed in 2017 and incorporated consideration for the Character Preservation Districts.

Table 2 below is a compilation of relevant policy extracted from the 30 –year plan considered most relevant to my Client's request. In the comments column we have provided feedback on how the proposed realignment of the Barossa Character Preservation District adds value to the 30-year plan.

It is our view that the proposed future extension of the town performs relatively well in relation to the Policies in the Plan. In particular it would provide for a 10 to 15 year land supply of residential allotments whereas vacant residential allotment supply is fast running out. Furthermore growth is currently constrained by a lack of owner interest to develop Township allotments and the existing fragmented rural living allotments act as a barrier to the orderly development of the township.

At the same time the proposed township extension would be facilitated by a review of the Barossa Character Preservation District boundary and would address the growth issues associated with the township whilst minimizing the impact of the preservation district values.

Sustainable town growth would ensure the viability of the existing wastewater management scheme. An increase in the local population will help build a stronger community and ensure the existing community and sporting facilities can flourish and be maintained. It would also increase the chances of attracting additional services including a small shop, bakery, and café.

Table 2: The 30-year Plan for Greater Adelaide - 2017 update - Selected policies		
Policy Theme	Policy	Comment
Transit Corridors, Growth Areas and Activity Centres	P12. Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.	Future development of the subject land for residential would enable an orderly extension of services including water, power, roads, and common effluent.
Design Quality	<p>P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p> <p>P31. Recognise the unique character of areas by identifying their valued physical attributes.</p>	Extension of residential development on Piece Q160 would be an orderly and compact extension of built form similar to the character of the adjoining residential area to the south.
Housing Mix, affordability and competitiveness	<p>P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p>P46. Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p>	<p>Sturt Highway is an employment hub with major winery operations nearby and the proposal would facilitate housing supply near jobs. School bus services are available providing access to nearby schools in Angaston and Nuriootpa.</p> <p>Existing subdivided residential land supply will run out in 2-3 years. The proposal would provide sufficient supply for between 10 to 15 years (assuming up to 5.2 dwellings per annum).</p>
Economy and jobs	P62. Manage the interface between townships and adjacent primary production activities and areas	The proposal would enhance amenity for residents.
Infrastructure	<p>P86. Ensure new urban infill and fringe and township development are aligned with provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> walking and cycling paths and facilities local stormwater and flood management including water sensitive urban design public open space sports facilities street trees 	<p>The 9ha site would facilitate land division above 20allotments resulting in potential open space contributions to Council's open space reserve fund for spending on improvements to open space and sporting facilities in the area.</p> <p>Alternatively provision of public open space can be made on site.</p> <p>Continued growth of the town would increase the viability of local facilities and act as a catalyst for</p>

	<ul style="list-style-type: none"> community facilities, such as child care centres, schools, community hubs and libraries. 	the provision of community services.
Open Space, sport and recreation	<p>P99. Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time 	<p>As above the proposal would either provide additional open space or result in open space contributions able to be spent in the local area.</p> <p>Existing open space facilities are located within walking distance of the subject land.</p> <p>The additional population would increase the viability of existing open space.</p>
Climate Change	<p>P105. Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> protect valuable primary production land reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas reduce vehicle travel and associated greenhouse gas emissions. 	<p>The subject land would facilitate a compact extension of the town of Stockwell thereby minimizing any intrusion into primary production areas.</p> <p>The vineyard on the subject land is economically marginal.</p> <p>A large employment hub is located a short distance from Stockwell.</p> <p>New housing, plus government subsidies for solar panels and battery storage is likely to reduce the carbon footprint.</p>
Water	<p>P116. Protect and secure water resources in the region (refer to Map 12), including:</p> <ul style="list-style-type: none"> recycled wastewater networks stormwater harvesting. 	<p>Future stormwater infrastructure and provisions for rainwater tanks will minimize impacts on surface water resources.</p> <p>Wastewater will be processed via the existing Council STEDS system for reuse in irrigation.</p>
Emergency Management and hazard avoidance	<p>P119. Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning</p>	<p>Sturt Highway and Plains Road provide significant fire breaks to the north and south of the subject land and firefighting tanks can be provided on a reserve for CFS use.</p> <p>The subject land is out of the floodplain of Stockwell Creek.</p>
Character preservation values	The special character of each district has been considered in terms of the following five character	The proposal is likely to have a minimal impact on the Values of the Character Preservation

	values identified in the legislation: <ul style="list-style-type: none"> • rural and natural landscape and visual amenity • heritage attributes • built form of the townships • viticultural, agricultural and associated industries • scenic and tourism attributes. 	District as it would form a compact extension of the scenically attractive town, and would only replace an economically marginal vineyard operation on a small piece of land.
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The township extension to the north would be relatively compact. The Sturt Highway and Plains Road to the south would provide firebreaks and ensure good access by fire fighting and other emergency services vehicles. As the subject land is on higher ground it would be unlikely to be affected by flooding whereas land to the south side of Stockwell Creek may be susceptible to flooding.

The existing vineyard on Piece Q160 is economically marginal and the owner is caught in a cost price squeeze. The property is losing money particularly during dry years due to the increasing cost of irrigation and other inputs whilst the lesser quality of the grapes and the reduced market prices are not able to compensate for the increased costs.

Summary / Conclusion

My Client owns the 9ha Piece Q160 adjacent to the northern end of Stockwell fragmented from the main Piece Q159 by the Sturt Highway. It is currently zoned Primary Production and is in the Barossa Character Preservation District. The existing land use on Piece Q160 is viticulture and it is economically marginal vineyard on economic and land suitability grounds.

As a landowner and concerned member of the local community my Client is keen to ensure the future growth of the township of Stockwell in order to maintain the viability of local services including ovals and other sporting and community facilities whilst enhancing the opportunities to attract small scale retail services to the town.

Significant problems have been highlighted in relation to the existing plan for growth of the township and an assessment of my Clients proposal to extend the township on the northern end against the main relevant policies in the 30-year Plan for greater Adelaide has demonstrated a good alignment with those policies. At the same time any impact on the values of the Barossa Character Preservation District are likely to be minimal.

In view of the above it is respectfully requested that the State Planning Commission consider my Clients request to review the Barossa Character Preservation District to facilitate my Clients land (Piece Q160) being incorporated within the township boundaries. Should you have any questions in relation to the above please do not hesitate to contact me on 08 85682037 or 0488451970 or via email: henri@regionalplanningdirections.com.au

Yours faithfully



Henri Mueller

DIRECTOR – REGIONAL PLANNING DIRECTIONS