

Hon Nick Champion MP



Government  
of South Australia

Minister for Trade and  
Investment

Minister for Housing and  
Urban Development

Minister for Planning

GPO Box 11032  
ADELAIDE SA 5001

T: (08) 8235 5580

E: [ministerchampion@sa.gov.au](mailto:ministerchampion@sa.gov.au)

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Barossa Central Pty Ltd  
c/- Ms Rebecca Thomas  
Director  
Ekistics

By email: [rthomas@ekistics.com.au](mailto:rthomas@ekistics.com.au)

Dear Ms Thomas

I write to advise that under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and have resolved not to support the Proposal to Initiate the Tanunda Tourism Code Amendment.

I note that a significant tourist development on the site received planning consent from the Barossa Council Assessment Panel in September 2021, and understand that this is currently subject to appeal by a third party. I also understand that this is the key reason why development has not already commenced on the site.

I acknowledge that the Barossa Council provided in-principle support for the proposed Code Amendment, subject to the Proponent demonstrating the appropriateness of having the land rezoned and that the proposal is in keeping with the locality and values of the Character Preservation District.

I am of the view that the Barossa Valley Character Preservation District (CPD) and the protection of the valuable rural and landscape character of the township and Barossa region is of the utmost importance.

I consider that rezoning is unnecessary as the proposed development can commence, and further investigations need to be undertaken to better understand the relationship between the proposed tourism zoning (which may lead to further intensification of activity in future) in the context of the CPD and strategic growth directions of Tanunda and the broader Barossa region.

I understand that the Barossa Council has commenced strategic planning work related to the future growth of the Council area and the preservation of the region's rural character.

The appropriateness of this land for rezoning in the context of planning for tourism land supply in the Barossa region, versus how this land contributes to the rural landscape character of the township and broader region, should be considered and tested further through these investigations, prior to a Code Amendment being initiated.



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I have requested that the Barossa Council progress this work as a priority, and that any outputs be provided to Planning and Land Use Services (PLUS) within the Department for Trade and Investment to inform the Regional Planning Program currently underway.

For further information, please contact Ms Nadia Gencarelli, Team Leader – Code Amendments, PLUS, on (08) 7133 2311 or via email [Nadia.Gencarelli@sa.gov.au](mailto:Nadia.Gencarelli@sa.gov.au).

Yours sincerely



**Hon Nick Champion MP**  
Minister for Planning

28/5 / 2023