

# **OLD STURT HIGHWAY NURIOOTPA CODE AMENDMENT**

## **Engagement Report**

Section 73(7) of the Planning, Development and Infrastructure Act 2016

Bluegum Borders Pty Ltd

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## 1.0 PURPOSE

This report has been prepared by MasterPlan SA Pty Ltd for Bluegum Borders Pty Ltd (the Designated Entity) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the Old Sturt Highway Nuriootpa Code Amendment (the Code Amendment).

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made and the response to the feedback and the changes to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process is also outlined.

## 2.0 INTRODUCTION

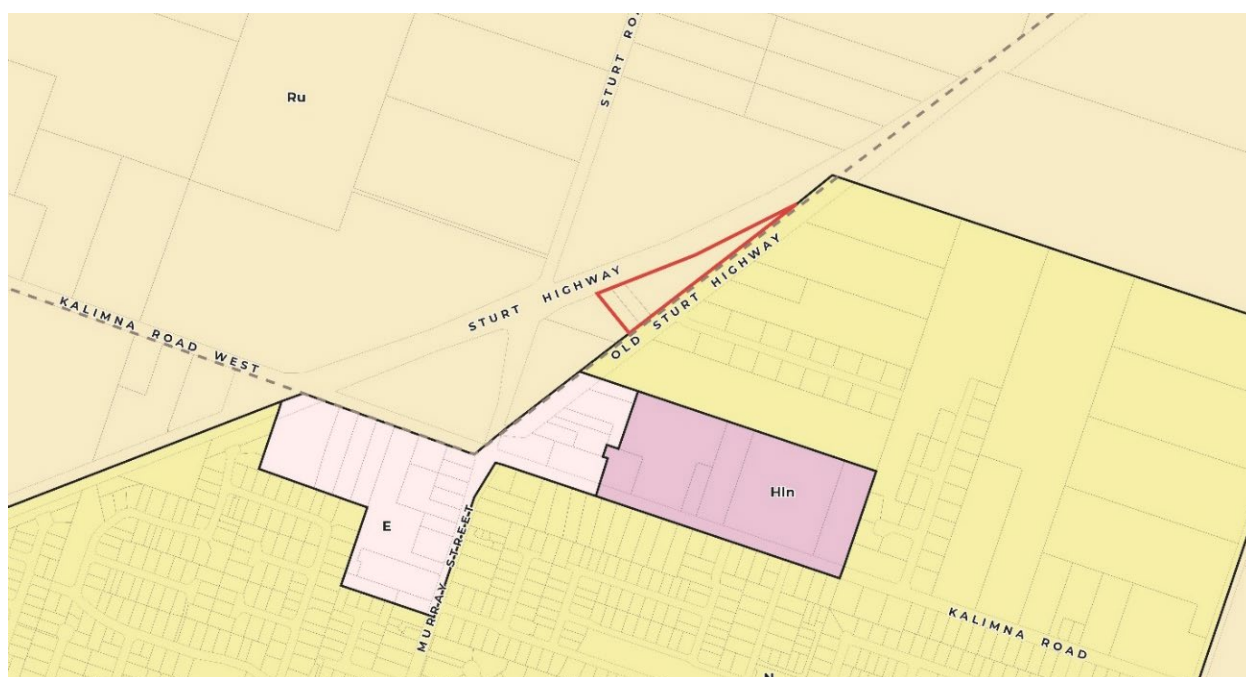
The objective of the Code Amendment is to apply a more appropriate zone to three (3) allotments on the fringe of Nuriootpa on Old Sturt Highway that were isolated when the Sturt Highway was realigned.

### 2.1 Why was this Code Amendment Initiated?

The three (3) allotments that form the Area Affected, are vacant and are 1.184 square metres in total.

**Figure 1** shows the Area Affected.

The allotments are currently zoned Rural as prior to the realignment of the Sturt Highway, they were associated with larger agricultural holdings on the northern side of the realigned Highway. The smaller, excised allotments to the south of the corridor were surplus to the Government's requirements following the acquisition and construction of the Sturt Highway corridor.



**Figure 1: Affected Area Plan – Area Affected illustrated by red line.**

A speculative Development Application was approved in 2017 by Light Regional Council to develop these allotments for service trade premises.

Despite some interest being shown by prospective purchasers, contracts of sale did not eventuate due to potential taxation limitations applying to the commercial development of these allotments because of their location in the Rural Zone. The allotments are not suitable for agricultural purposes given their size, shape, locality and isolation.

## **2.2 What does the Code Amendment hope to Achieve?**

The Code Amendment seeks to apply the Employment Zone, having regard to the non-suitability of the allotments for agricultural purposes given their size, shape and isolation, the pattern of zoning to the south of Old Sturt Highway, the location of the allotments directly adjacent to the realigned Highway, and a previous approval granted by Light Regional Council to develop service trade premises on the allotments.

The Employment Zone will allow for a range of low-impact light industrial, commercial and business activities.

## **2.3 What was the Purpose of the Engagement?**

The purpose of the engagement was to:

- inform the community about the Code Amendment;
- provide information to the community about the proposal to change the zoning of the Area Affected from the Rural Zone to the Employment Zone;
- provide opportunities for the community to review the proposal, seek clarification and offer feedback on the proposal to rezone the Area Affected;
- to ensure compliance with the statutory obligations pursuant to the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter; and
- review and provide feedback to the community and key stakeholders, to ensure they understand the decisions made following consultation, including any resultant changes, that is, close the loop.

## **3.0 ENGAGEMENT APPROACH**

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires public engagement to take place in accordance with the Community Engagement Charter.

### **3.1 Engagement Objectives**

The Designated Entity prepared an engagement plan (the Engagement Plan) to apply the principles of the Community Engagement Charter. The objectives of the engagement were:

- to ensure the community and stakeholders were aware of the proposal to change the zoning of the Affected Area from the Rural Zone to the Employment Zone;
- ensure all affected and interested stakeholders had the ability to provide input and feedback to inform the Code Amendment;
- to provide easy to understand written and graphic materials that explained the proposed rezoning;
- demonstrate to the community and stakeholders that relevant investigations had been undertaken to ensure the proposed rezoning will not impact negatively on the locality; and
- inform members of the community who participate in the engagement process of the outcome of the consultation and final decision.

### **3.2 Engagement Activities**

#### **3.2.1 Pre-engagement**

In July 2021 Light Regional Council was consulted on the proposed Code Amendment. In August 2021 Council advised in writing that the proponent's desire to rezone the Affected Area from Rural to Employment:

*"it would seem consistent with the outcomes from the assessment of certain Development Applications affecting these allotments over the past 6 years."*

The Area Affected adjoins The Barossa Council local government area (Old Sturt Highway is the Council boundary). In September 2021 preliminary consultation was undertaken with the Director, Development and Environmental Services of The Barossa Council, who has advised (in writing) that:

*"Council Administration has no major concern for the proposed rezoning of the area identified, noting that the existing uses/approved uses are more suited to a commercial zoning."*

In 2021 formal letters were written to the owners of the two (2) immediately adjacent allotments (Allotment 289 and 1005). The owner of Allotment 289 supported the rezoning. The owner of Allotment 1005 did not respond formally but indicated verbally he had no interest in the rezoning.

### 3.2.2 *Engagement*

The engagement activities outlined **below** occurred as set out in the Engagement Plan:

- preparation of a Fact Sheet that provides a summary of the Code Amendment and consultation process. A copy of the Fact Sheet is in **Attachment 1**;
- public notice on the PlanSA Portal, along with a copy of the Code Amendment, the Fact Sheet and a copy of the Engagement Plan;
- public notices in local newspapers – the Leader and the Bunyip. Copies of the notices are in **Attachment 2**;
- invitation to comment sent to surrounding property owners, including a Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* and a copy of the Fact Sheet;
- invitation to comment sent to the Local Member of Parliament, Mrs Ashton Hurn MP, Member for Schubert, including a copy of the Fact Sheet;
- invitation to comment sent to the Light Regional Council and The Barossa Council;
- invitation to comment sent to relevant State agencies and utility providers;
- public notice on the Light Regional Council website (using material provided by MasterPlan). A screenshot of the website page is in **Attachment 3**; and
- opportunity to discuss the Code Amendment and ask questions with a consultant planner at MasterPlan SA Pty Ltd.

### 3.3 **Mandatory Requirements**

The following mandatory engagement requirements have been met.

#### 3.3.1 *Notice and consultation with Council/s*

As previously described both Light Regional Council and The Barossa Council were consulted in 2021 as part of pre-engagement.

During formal consultation, a letter was sent to each of the Councils (dated 23 September 2022) inviting them to provide comment on the Code Amendment.

Relevant material was also provided to each Council so they could promote the Code Amendment and consultation process on their websites and social media as appropriate.

### **3.3.2 Notice and consultation with the Local Government Association**

The Local Government Association (LGA) were formally advised of the Code Amendment engagement via correspondence dated 23 September 2022. No response was received from the LGA.

### **3.3.3 Notice and consultation with Owners or Occupiers of Land which is Specifically Impacted**

The owners of surrounding properties were notified of the Code Amendment and consultation process by letters dated 19 September 2022. Twenty-four (24) letters were sent.

Seven (7) letters were sent to property owners in Light Regional Council, including owners of land immediately adjoining the Area Affected and owners of land on the northern side of the Sturt Highway.

Seventeen (17) letters were sent to property owners in The Barossa Council, including owners of land on the south-eastern side of Old Sturt Highway, opposite and/or close to the Area Affected.

A copy of the Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* and a copy of the Fact Sheet were included with each of the letters.

## **4.0 ENGAGEMENT OUTCOMES**

A total of seven written (7) submissions were received from:

- Utilities - Epic Energy and Telstra;
- Government Agencies - SA Water and the Environment Protection Authority (EPA);
- Councils - Light Regional Council and The Barossa Council; and
- The Urban Development Institute of Australia;

No submissions were received from members of the public or surrounding landowners.

None of the submissions received objected to the Code Amendment, and no issues were raised that required further investigations or changes to the Code Amendment.

A summary of issues raised and how we responded is described **below**.

### **4.1 Utilities**

In their submissions, Epic Energy and Telstra did not provide any comments on the Code Amendment. Epic Energy stated they do not have any infrastructure in the area and Telstra provided instructions for future developers requesting asset relocation or commercial works if/when required.

**Response:** no change required.

## 4.2 Government Agencies

SA Water advised they currently provide water services to the area subject to the Code Amendment, but do not provide sewer services (this is provided by The Barossa Council). SA Water provided advice relevant to future developers should augmentation works be required in the future – compliance with SA Water Technical Standards and general comments in respect to all new developments or redevelopments. They also stated the information contained within the Code Amendment will be incorporated into SA Water’s planning process.

**Response:** no change required.

The EPA provided comments related to the interface between the Area Affected and the adjoining Neighbourhood Zone, in particular, they reviewed the acoustic report that accompanied the Code Amendment. The EPA observed:

- the road traffic noise from the Sturt Highway is likely to be the dominant source in the locality;
- the goal noise levels described in the acoustic report are appropriate and have taken into account the less than 5 dB(A) for new development proposals; and
- the possible acoustic treatments described in the acoustic report are considered practicable and reasonable to mitigate noise impacts arising from the affected area.

The EPA considers nearby residents are unlikely to experience adverse noise impacts from any proposed development on the subject land, noting:

- the existing noise source of the Sturt Highway; and
- the expectation of the Planning and Design Code that future development is designed with appropriate noise mitigation measures in place.

**Response:** no change required.

## 4.3 Councils

The Area Affected is on the boundary between Light Regional Council and The Barossa Council. While Light Regional Council will be responsible for the assessment of future development applications on the site, The Barossa Council is responsible for Old Sturt Highway from which access will be provided, the adjoining Neighbourhood Zone is within The Barossa Council and wastewater disposal will be provided by The Barossa Council. Hence both Councils have an interest in future development proposals on the site.

The Light Regional Council submission expressed support for the Code Amendment and the submission from The Barossa Council stated that in principle, Council does not object to the Code Amendment, and agreed that the Employment Zone represents the most appropriate zone within the Code for this land.



The Councils noted a number of matters that will be considered with any future development application(s) for the site, including:

- stormwater disposal management and infrastructure;
- wastewater disposal;
- need for design solutions to manage acoustic impacts;
- on-site car parking; and
- likelihood of public notification.

The Councils also noted that access to/from Old Sturt Highway will need to be considered with any future development application(s). This will depend upon the size of vehicles that are proposed to service any future development.

The Barossa Council submission noted that Council will monitor future applications and it may be appropriate for Council to make a submission during public notification.

The Councils also raised three (3) specific issues as described **below**, along with our response.

#### **4.31 Extent of the Area Affected**

Both Councils noted that the inclusion of the two (2) adjoining allotments to the south-west on Old Sturt Highway (Allotments 289 and 1005 which have a Caltex service station and a Bridgestone facility) as part of the Area Affected may have delivered a more consistent planning policy outcome for the locality.

**Response:** no change required.

It is agreed that the inclusion of these two (2) allotments would result in a more consistent policy outcome and an Employment Zone that is contiguous with the existing Employment Zone to the south. However, the proponent does not have a legal "*interest*" in the adjoining properties and was unable to initiate a Code Amendment to include these properties.

#### **4.32 Building Heights**

Light Regional Council recommended that a maximum building height of two (2) levels or 8.0 metres is applied to the Area Affected, having regard to existing and previously approved development on the northern side of Old Sturt Highway and the Character Preservation District Overlay content.

**Response:** no change required.

This is a reasonable request. By default, under DTS/DPF 3.5 of the Employment Zone the maximum building height for the Area Affected will be designated at two (2) building levels up to a height of 9.0 metres. Therefore, it is not considered necessary to put in place specific Technical and Numerical Variations (TNV) for building heights.

#### 4.3.3 Zone Boundary

The zone boundary between the Employment Zone and the Neighbourhood Zone is located on the northern side of Old Sturt Highway, resulting in the road being located in the Neighbourhood Zone. The Barossa Council suggested that the zone boundary be moved so that Old Sturt Highway is located in the Employment Zone. Old Sturt Highway provides the only access to the Area Affected and Council is concerned a successful argument could be mounted that use of the road for non-residential vehicles is inappropriate.

**Response:** no change required.

The zone boundary aligns with the boundary between the local government areas of Light Regional and The Barossa, which would in turn have been the boundary of the two (2) previous Council Development Plans.

Assessment of any development proposals in the Area Affected in the future will consider access from Old Sturt Highway (and whether any upgrades may be needed) using General Development Policies contained within the Code, which irrespective of the zoning.

The proponent can only change the zoning for land that they have a legal *"interest"* in. The road is in public ownership and therefore is not included in the Code Amendment.

#### 4.4 Urban Development Institute of Australia (UDIA)

The UDIA submission states that the UDIA is supportive of applying the Employment Zone to the three (3) subject allotments, which represents an orderly and sustainable land use adaptation from the existing Rural Zone.

The submission also states that *"Overall, the UDIA supports the proposed Code Amendment, which provides a well-considered approach to allow for a range of low-impact light industrial, commercial and business activities to take place."*

**Response:** no change required.

A summary table of all the submissions received is in **Attachment 4**, and copies of the submissions are in **Attachment 5**.

### 5.0 EVALUATION OF ENGAGEMENT

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment has occurred.

## **5.1 Performance Indicators for Evaluation**

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

### **5.1.1 Evaluation of Engagement by Community Members**

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement genuinely sought their input to help shape the proposed Code Amendment.
2. Confident their views were heard during the engagement.
3. They were given an adequate opportunity to be heard.
4. They were given sufficient information so that they could take an informed view.
5. Informed about why they were being asked for their view, and the way it would be considered.

In accordance with the principles of the Community Engagement Charter, MasterPlan SA Pty Ltd prepared an online survey that includes questions that seek to evaluate the engagement of community members. As stated previously no submissions on the Code Amendment were received from members of the public or surrounding landowners, and consequently, the survey has not been deployed and the evaluation was not undertaken.

The lack of community submissions is considered to be due to the minor nature of the rezoning, the small extent of the Area Affected, the relatively small number of adjoining properties and that the local community already has an expectation that employment related development will be constructed on the Area Affected, given the previous approval for service trade premises, which was publicly notified at the time.

### **5.1.2 Evaluation of Engagement by the Designated Entity**

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. Occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.
2. Contributed to the substance of the final draft Code Amendment.

3. Reached those identified as communities or stakeholders of interest.
4. Provided feedback to the community about outcomes of engagement.
5. Was reviewed throughout the process and improvements put in place or recommended for future engagement.

The evaluation of the engagement was undertaken by David Lake, consultant planner at MasterPlan SA Pty Ltd on behalf of the Designated Entity. The results of the evaluation are contained in **Attachment 6** to this Engagement Report.

## **5.2 Evaluation against the Charter Principles**

The following is a summary of the evaluation of the engagement against the five (5) principles of the Charter. The full results of the evaluation can be found in **Attachment 6** to this Engagement Report.

### **5.2.1 Engagement is genuine**

*People had faith and confidence in the engagement process.*

Principle in Action:

- A variety of opportunities were provided to participate, to genuinely seek input:
  - Community members were able to view the Code Amendment and related information online on the Plan SA Portal.
  - Light Regional Council provided a link to the Code Amendment and background information on the Council website.
  - Community members were able to seek more information online, in person, via email or by telephone.
  - A consultant planner at MasterPlan SA Pty Ltd was available during the consultation period to answer questions.
- Information was presented in an easy-to-understand and accessible format:
  - A plain English fact sheet providing an overview of the Code Amendment and the consultation process was prepared and made available online and in hard copy if requested.
  - The Fact Sheet included a map showing the Area Affected.
- Engagement allowed adequate notice and time for input:
  - Letters were sent to interested parties (including adjoining landowners) ahead of time to ensure they were received prior to the commencement of engagement.
  - A four (4) week period was allowed within which community members were able to make enquiries and/or submissions.

The engagement process provided a variety of opportunities to participate, relevant information was available online and in hard copy (and in plain English) and opportunity was provided for community members to seek more information and ask questions.

It is considered that Principle 1 has been satisfied to an acceptable standard.

### **5.2.2 Engagement is inclusive and respectful**

*Affected and interested people had the opportunity to participate and be heard.*

Principle in Action:

- Letters inviting comment were sent directly to surrounding property owners, including a Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* and a copy of the Fact Sheet.
- Public notices were placed in the local newspapers (The Leader and The Bunyip) to promote the Code Amendment and consultation process to the broader community.
- Information was available online, on the Plan SA Portal and the Regional Council of Light website.
- A plain English fact sheet providing an overview of the Code Amendment and the consultation process was prepared and made available online and in hard copy if requested.
- A consultant planner at MasterPlan SA Pty Ltd was available during the consultation period to explain the Code Amendment and answer questions.
- Submissions received (see **Section 4** above) have been recorded and respectfully considered. Should any community submissions have been received they would have been considered in the same way.

The engagement process provided a variety of opportunities to participate. Effort was made to ensure that those affected or most interested were aware of the Code Amendment and consultation process, including direct letters sent to surrounding property owners. Relevant information was available online and in hard copy (and in plain English) and opportunity was provided for community members to seek more information and ask questions.

It is considered that Principle 2 has been satisfied to an acceptable standard.

### **5.2.3 Engagement is fit for purpose**

*People were effectively engaged and satisfied with the process.*

*People were clear about the proposed change and how it would affect them.*

Principle in Action:

- The reach of the engagement was determined based on the extent of the likely impact of the proposal:
  - Letters inviting comment were sent directly to surrounding property owners, including a Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* and a copy of the Fact Sheet.
  - To reach members of the local community more broadly public notices were placed in local newspapers (The Leader and the Bunyip), information was provided on the Light Regional Council website.
  - A plain English fact sheet providing an overview of the Code Amendment and the consultation process was prepared and made available online and in hard copy if requested.
- Engagement activities were appropriate to the significance and likely impact of the Code Amendment:
  - Due to the relatively small nature of the Code Amendment and the very low response rate (two (2) submissions) when the previous approval for service trade premises on the Area Affected was publicly notified, and engagement was provided via options such as letters, emails, online services and telephone communication. A face-to-face public information session was considered but it was determined that it was not necessary.

The engagement activities were determined by the extent of the impact of the Code Amendment, which is considered to be limited to the small number of adjoining properties. A consultant planner at MasterPlan SA Pty Ltd was available during the consultation period if any community member wished to speak directly to someone regarding the Code Amendment and/or to ask questions.

It is considered that Principle 3 has been satisfied to an acceptable standard.

**5.2.4 Engagement is informed and transparent**

*All relevant information was made available and people could access it.*

*People understood how their views were considered, the reasons for the outcomes and the final decision that was made.*

Principle in Action:

- Information regarding the Code Amendment and consultation process was provided in a timely manner and was readily available online or by request:
  - The full Code Amendment and technical reports were available to any interested party via the Plan SA Portal and the Light Regional Council website.

- A plain English fact sheet providing an overview of the Code Amendment and the consultation process was prepared and made available online and in hard copy if requested.
- Letters were sent directly to surrounding property owners in advance to ensure they were received by the start date of the consultation period.
- All the consultation material that was made available clearly explained how any member of the community could make an enquiry and how they could make a submission.
- All the consultation material that was made available clearly articulated the drivers for the Code Amendment as well as the potential impacts and on-ground development outcomes.
- The consultation material provided information regarding the Code Amendment process, the Engagement Report and that the Minister will make the final decision on whether to approve the Code Amendment.

Whilst no community submissions were received, MasterPlan SA Pty Ltd was ready to provide feedback to participants on outcomes from the consultation process and any alterations proposed to the Code Amendment.

When the Code Amendment has been finalised the Engagement Report will be published on the Plan SA Portal, available for any member of the community to review the consultation outcomes should they wish.

It is considered that Principle 4 has been satisfied to an acceptable standard.

#### **5.2.5 Engagement processes are reviewed and improved**

*The engagement was reviewed, and improvements were recommended.*

Principle in Action:

- The Engagement Plan, the Fact Sheet and other consultation documents were peer reviewed internally by a staff member who is accredited under IAP2 Planning for Effective Public Participation.
- As the Engagement Plan was implemented, debriefs occurred to determine if any changes were required.
- Upon completion of engagement a debrief occurred to identify any lessons learnt through the process.
- All feedback received has been reviewed and considered as part of this Engagement Report.

Prior to commencement, the Engagement Plan was peer reviewed to ensure compliance with the Community Engagement Charter. The documents used for consultation – Fact Sheet, correspondence, Regulation 20 Notice – were also peer reviewed prior to being sent/used.

Regular debriefing occurred throughout the engagement period to identify any changes or improvements that might be required; however, it was determined that no changes were required.

At the conclusion of the engagement process, a debrief was undertaken, in particular as to why no community submissions have been received. It is considered that the engagement process provided sufficient promotion of the Code Amendment and consultation process and ample opportunity for community members to seek information and provide input.

As described previously the lack of community submissions is considered to be due to the minor nature of the rezoning, the small extent of the Area Affected, the relatively small number of adjoining properties and that the local community already has an expectation that employment-related development will be constructed on the Area Affected, given the previous approval for service trade premises, which was publicly notified at the time.

One possible change that was considered was that a community meeting could have been held via Zoom in place of a face-to-face public information session as an additional way in which the community could access information on the Code Amendment. However, this was not considered necessary due to the minor nature of the rezoning and the availability of a consultant planner at MasterPlan SA Pty Ltd during the consultation period if any community member wished to speak directly to someone regarding the Code Amendment and/or to ask questions.

It is considered that Principle 5 has been satisfied to an acceptable standard.

## **6.0 REFER TO THE MINISTER FOR PLANNING**

On 17 November 2022 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning.



# **ATTACHMENT 1**

## **Fact Sheet**

# Old Sturt Highway Nuriootpa Code Amendment Fact Sheet



## What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the *Planning, Development and Infrastructure Act 2016*).

In South Australia, subject to the agreement of the Minister for Planning, Code Amendments can be proposed by people who have an interest in land (for example, a land owner).

## Who is Undertaking this Code Amendment?

This Code Amendment is being undertaken by Bluegum Borders Pty Ltd, the owner of the Area Affected.

Bluegum Borders Pty Ltd have engaged MasterPlan, a planning consultancy to prepare the proposed Code Amendment and undertake community and stakeholder consultation.



Figure 1: Area Affected Plan

## What Land is Included in the Code Amendment?

The area of land included in this Code Amendment (referred to as the Area Affected) is shown in Figure 1 above. The Area Affected comprises three (3) allotments on the fringe of Nuriootpa that were created when the Sturt Highway was realigned. The allotments cover 1.184 hectares in total and are currently vacant. While the allotments have frontage to Sturt Highway, direct access to the Highway is not permitted.

## Why is the Land being Rezoned?

The objective of the Code Amendment is to apply a more appropriate zone to the allotments that were isolated when the Sturt Highway was realigned. The allotments are currently zoned Rural as prior to the realignment they were associated with larger agricultural holdings on the northern side of the realigned Highway.

The Code Amendment seeks to apply the Employment Zone to the Area Affected, as the land is not suitable for agricultural purposes given its size, shape and isolation, and the nature of the adjoining land uses.

## What is the Current Zone and What Development Does it Allow?

The Area Affected is currently located in the Rural Zone, which supports a range of production, processing, storage and distribution of primary produce activities and supports value-adding businesses such as industry, storage and warehousing activities, tourist development and accommodation.

## What is the Proposed Zone & What will Future Development Look Like?

The Code Amendment proposes to rezone the land to Employment Zone. This zone will allow for a range of low-impact light industrial, commercial and business activities.

Any future development of the Area Affected will be subject to separate development applications assessed by the Light Regional Council.

### What Investigations Have Been Undertaken?

Preparation of the Code Amendment has been guided by investigations into the following issues:

- Infrastructure availability;
- Transport impacts;
- Noise impacts;
- Bushfire risk;
- General amenity impacts; and
- A previous approval for service trade premises.

These investigations are summarised in the Code Amendment document.

### Where Can I View the Proposed Code Amendment?

You can inspect the details of the Code Amendment at the Plan SA website at:

[https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

or via the QR Link below:



### How Can I Have a Say?

You can make a submission on the proposed Code Amendment online, via email, or post:

- Online: via the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)
- Email: [plan@masterplan.com.au](mailto:plan@masterplan.com.au) – Attention: Old Sturt Highway Nuriootpa Code Amendment
- In writing: c/- MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000 – Attention: Old Sturt Highway Nuriootpa Code Amendment

### When are Submissions Due?

**The closing date for submissions is  
5:00pm 24 October 2022**

### Who can I Speak to For More Information?

During the engagement period you can contact David Lake, Consultant Planner, MasterPlan SA Pty Ltd by telephone on (08) 8193 5600.

### What Happens Next?

All submissions on the Code Amendment will be reviewed, considered and summarised.

An Engagement Report will be prepared which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister for Planning and then published on the SA Planning Portal.

A decision on whether to approve the Code Amendment will be made by the Minister for Planning.

Written updates will be provided on the outcome of the consultation to anyone who makes a submission, should they indicate that they wish to be informed.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.

# **ATTACHMENT 2**

**Public Notices in local  
newspapers - the Leader  
and the Bunyip**

# PUBLIC NOTICES

## HAVE YOUR SAY ON THE OLD STURT HIGHWAY NURIOOTPA CODE AMENDMENT

Bluegum Borders Pty Ltd has formally released the Old Sturt Highway Nuriootpa Code Amendment for consultation under the Planning, Development and Infrastructure Act, 2016.

The objective of the Code Amendment is to apply a more appropriate zone to three (3) allotments on the fringe of Nuriootpa on Old Sturt Highway that were isolated when the Sturt Highway was realigned. The allotments are currently zoned Rural. The Code Amendment seeks to apply the Employment Zone to the allotments, which will allow for a range of low-impact light industrial, commercial and business activities.

The Code Amendment is on consultation from 26 September 2022 to 24 October 2022. The Code Amendment and supporting information can be obtained from the SA Planning Portal at [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

During the consultation period you are welcome to lodge a written submission about the changes proposed in the Code Amendment to:

- **Online:** via the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)
- **Email:** [plan@masterplan.com.au](mailto:plan@masterplan.com.au) – Attention: Old Sturt Highway Nuriootpa Code Amendment
- **In writing:** c/- MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000 – Attention: Old Sturt Highway Nuriootpa Code Amendment

**BIBLE READING GROUP**  
**First Friday of the month**  
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 Gawler Civic Centre Room G3  
 All Welcome  
 www.thisisyoubible.com/barossa  
 Phone 8389 1169

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 or email [editor@bunyippress.com.au](mailto:editor@bunyippress.com.au)

**HAVE YOUR SAY ON THE  
 OLD STURT HIGHWAY NURIOOTPA  
 CODE AMENDMENT**

Bluegum Borders Pty Ltd has formally released the Old Sturt Highway Nuriootpa Code Amendment for consultation under the *Planning, Development and Infrastructure Act, 2016*.

The objective of the Code Amendment is to apply a more appropriate zone to three (3) allotments on the fringe of Nuriootpa on Old Sturt Highway that were isolated when the Sturt Highway was realigned. The allotments are currently zoned Rural. The Code Amendment seeks to apply the Employment Zone to the allotments, which will allow for a range of low-impact light industrial, commercial and business activities.

The Code Amendment is on consultation from 26 September 2022 to 24 October 2022. The Code Amendment and supporting information can be obtained from the SA Planning Portal at [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments).

During the consultation period you are welcome to lodge a written submission about the changes proposed in the Code Amendment to:

- **Online:** via the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)
- **Email:** [plan@masterplan.com.au](mailto:plan@masterplan.com.au) – Attention: Old Sturt Highway Nuriootpa Code Amendment
- **In writing:** c/- MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000 – Attention: Old Sturt Highway Nuriootpa Code Amendment.

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# **ATTACHMENT 3**

**Screen shot of the  
public notice on the  
Light Regional Council  
website**



## Old Sturt Highway Nuriootpa Code Amendment

### Your Council

[Home](#) > [Your Council](#) > [Latest News & Public Notices](#) > Old Sturt Highway Nuriootpa Code Amendment.

Administration

26th September 2022

Boundary Reform

**Old Sturt Highway Nuriootpa Code Amendment** Council advises that a private Code Amendment has been released for public consultation proposing a rezoning affecting an area on the north-western fringe of Nuriootpa. Council will separately be considering this proposal and may provide its own submission in response to the proposed rezoning. The proponents have provided a brochure (attached) including the following background information, with more available at the SA Planning Portal, as outlined below:

Contact Us

Council By-Laws and Policies

**Who is Undertaking this Code Amendment?** This Code Amendment is being undertaken by Bluegum Borders Pty Ltd, the owner of the Area Affected. Bluegum Borders Pty Ltd have engaged MasterPlan, a planning consultancy to prepare the proposed Code Amendment and undertake community and stakeholder consultation.

2022 Council Elections

Delegations

**What Land is Included in the Code Amendment?** The area of land included in this Code Amendment (referred to as the Area Affected) is shown in [Figure 1 \(attached\)](#). The Area Affected comprises three (3) allotments on the fringe of Nuriootpa that were created when the Sturt Highway was realigned. The allotments cover 1.184 hectares in total and are currently vacant. While the allotments have frontage to Sturt Highway, direct access to the Highway is not permitted.

Documents & Forms

**Why is the Land being Re-zoned?** The objective of the Code Amendment is to apply a more appropriate zone to the allotments that were isolated when the Sturt Highway was realigned. The allotments are currently zoned Rural as prior to the realignment they were associated with larger agricultural holdings on the northern side of the realigned Highway. The Code Amendment seeks to apply the Employment Zone to the Area Affected, as the land is not suitable for agricultural purposes given its size, shape and isolation, and the nature of the adjoining land uses.

Elected Members

Employment Opportunities

**What is the Proposed Zone and What Will Future Development Look Like?** The Code Amendment proposes to rezone the land to Employment Zone. This zone will allow for a range of low-impact light industrial, commercial and business activities. Any future development of the Affected Area will be subject to separate development applications assessed by the Light Regional Council.

Latest News & Public Notices

Old Sturt Highway Nuriootpa Code Amendment

**Who can I Speak to For More Information?** During the engagement period you can contact David Lake, Consultant Planner, MasterPlan Pty Ltd by telephone on (08) 8193 5600.

Meetings

**When are Submissions Due?** The closing date for submissions is 5:00pm 24 October 2022

Payments

**Where Can I View the Proposed Code Amendment?** You can inspect the details of the Code Amendment at the Plan SA website at: [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments) Or via the QR link below:

Petitions



Procurement

Terms of Reference

**How Can I Have a Say?** You can make a submission on the proposed Code Amendment online, via email, or post:

Vision, Mission & Values

- **Online:** via the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)
- **Email:** [plan@masterplan.com.au](mailto:plan@masterplan.com.au) – Attention: Old Sturt Highway Nuriootpa Code Amendment
- **In writing:** c/- MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000 – Attention: Old Sturt Highway Nuriootpa Code Amendment



# **ATTACHMENT 4**

## **Summary of Written Submissions**

## OLD STURT HIGHWAY NURIOOTPA CODE AMENDMENT

### SUMMARY OF WRITTEN SUBMISSIONS

NO.	DATE RECEIVED	PERSONS NAME & CONTACT DETAILS	COMMENTS	RESPONSE
1	26 Sept 2022	Adrian Tero, <b>Epic Energy</b>	Epic Energy does not have any infrastructure in this area and therefore has <b>no comment</b> on the proposed Code Amendment.	Noted, no change
2	26 Sept 2022	Vicki Elliot, Network Integrity Team, <b>Telstra</b>	<b>No comment</b> provided on the Code Amendment. Provided instructions for requesting asset relocation or commercial works, if/when required.	Noted, no change
3	19 Oct 2022	Craig Doyle, General Manager Strategy and Development, <b>Light Regional Council</b>	<p>Based on the investigations undertaken and the rationale presented in the 'Old Sturt Highway Code Amendment' prepared by MasterPlan for Bluegum Borders Pty. Ltd., the proposed rezoning of Lots 1003, 1006 and 1007 Sturt Highway, Nuriootpa (CT 5433/754, CT 5433/755 and CT 5449/287) is <b>supported with the following comments</b> provided as feedback for consideration:</p> <ul style="list-style-type: none"> <li>• Having regard to existing and previously approved development on the northern side of Old Sturt Highway in this locality and the Character Preservation District Overlay content, it is recommended that a maximum building height of two levels or 8 metres is applied as Performance Outcome (3.5) under the Employment Zone as a part of this Code Amendment;</li> <li>• Council notes that the that road access to the Affected Area is restricted to being via Old Sturt Highway, and previous application assessments have restricted this to a heavy rigid vehicle class (12.5 metres in length) or lesser size. This vehicle size consideration did not appear to feature in the traffic assessment provided with the Code Amendment, but would be a factor potentially affecting a future development proposal;</li> <li>• Council has noted that stormwater disposal infrastructure in Old Sturt Highway is limited, requiring a suitable on-site stormwater management proposal/ system as a part of any further development of the Affected Area;</li> <li>• Council also notes that any wastewater system will need to be designed to satisfy the discharge requirements of The Barossa Council;</li> </ul>	<p style="text-align: center;">Noted, no change</p> <p>Agreed. No change. By default, under DTS/DPF 3.5 of the Employment Zone the maximum building height for the Area Affected will be designated at two building levels up to a height of 9.0 metres.</p> <p style="text-align: center;">Noted, no change</p> <p style="text-align: center;">Noted, no change</p> <p style="text-align: center;">Noted, no change</p>

NO.	DATE RECEIVED	PERSONS NAME & CONTACT DETAILS	COMMENTS	RESPONSE
			<ul style="list-style-type: none"> <li>• Council notes that acoustic investigations associated with the Code Amendment (by Sonus P/L) indicate design solutions will likely be required to manage any associated matters at the design and application assessment stage;</li> <li>• Council notes that the application of the 'Hazards (Bushfire – General Risk) Overlay' may be revisited in the future as a part of the foreshadowed 'State-wide Bushfire Hazards Overlay' Code Amendment; and</li> <li>• As a general comment, it is observed that including the adjoining Bridgestone and then Caltex facility sites in this rezoning to Employment Zone may have delivered a more consistent planning policy outcome for the locality.</li> </ul>	<p>Noted, no change</p> <p>Noted, no change</p> <p>Agreed. No change. The proponent does not have a legal "interest" in the adjoining properties and was unable to initiate a Code Amendment to include these properties.</p>
4	24 Oct 2022	Scott Douglas, Principal Advisor, Planning Policy & Projects, <b>Environment Protection Authority</b>	<p>The EPA has reviewed the CA to ensure that all environmental issues within the scope of the objects of the Environment Protection Act 1993 and the State Planning Policies (pursuant to the Planning, Development, and Infrastructure Act 2016) are identified and considered. The EPA is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development authorisation stage. The EPA works to ensure that appropriate planning policy is included in the Planning and Design Code to allow proper assessment.</p> <p><u>Interface between land uses</u></p> <p>Existing residents are located within a Neighbourhood Zone opposite the site, across Old Sturt Highway to the southeast. Acknowledging the potential for noise to be generated by future development at the affected area and noting the existing noise levels associated with the Sturt Highway, the CA is accompanied by an Acoustic Report prepared by Sonus and dated August 2022. The EPA has reviewed the acoustic report and makes the following observations:</p> <ul style="list-style-type: none"> <li>• The road traffic noise from the Sturt Highway is likely to be the dominant source in the locality;</li> <li>• The goal noise levels described in the acoustic report are appropriate and have taken into account the less 5 dB(A) for new development proposals; and</li> <li>• The possible acoustic treatments described in the acoustic report are considered practicable and reasonable to mitigate noise impacts arising from the affected area.</li> </ul>	<p>Noted, no change</p> <p>Noted, no change</p>

NO.	DATE RECEIVED	PERSONS NAME & CONTACT DETAILS	COMMENTS	RESPONSE
			<p>PO 4.2 of the Interface between Land Uses general policy of the Planning and Design Code states:</p> <p><i>“Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration...”</i></p> <p>PO 4.2 also describes techniques that could be adopted to assist the mitigation of noise. Any future development application should include details about the specific noise mitigation measures proposed to be implemented at the subject site. If any proposed development is likely to generate a higher noise output than envisaged by the acoustic report, then appropriate noise mitigation measures will need to be demonstrated (by an acoustic engineer) at the time of the development application.</p> <p><b>The EPA considers nearby residents are unlikely to experience adverse noise impacts arising from any proposed development on the subject land,</b> noting:</p> <ul style="list-style-type: none"> <li>• the existing noise source of the Sturt Highway; and</li> <li>• the expectation of the Planning and Design Code that future development is designed with appropriate noise mitigation measures in place.</li> </ul>	
5	24 Oct 2022	Gary Mavrinac, Director, Development & Environmental Services, <b>The Barossa Council</b>	<p><u>Area Affected</u></p> <p>In-principle, <b>Council does not object to the proposed Code Amendment</b> on basis that the land is not well suited to Rural Zone and rather is more appropriately zoned as Employment based on its location and relationship to adjacent Employment land use that have developed within the same Rural Zone (Caltex and Bridgestone). It is agreed that Employment Zone represents the most appropriate within the Plan SA Code library for this land.</p> <p>Previously when the Code Amendment was being proposed, it was recommended that the area affected should be expanded to include rezoning of the adjacent employment uses, being 174 Murray Street and Lot 1005, Sturt Highway, Nuriootpa which are occupied as mentioned above by Caltex and Bridgestone. The current proposal is to rezone the new allotments but leave Caltex and Bridgestone as Rural Zone, which would result in a non-contiguous pocket of Employment Zone.</p>	<p>Noted, no change</p> <p>Agreed. No change. The proponent does not have a legal “interest” in 174 Murray Street nor Lot 1005, and was unable to initiate a Code Amendment to include these properties.</p>

NO.	DATE RECEIVED	PERSONS NAME & CONTACT DETAILS	COMMENTS	RESPONSE
			<p><u>Interface</u></p> <p>It is suggested the Zone boundary between Employment Zone and Neighbourhood Zone be shifted such that Old Sturt Highway is located within Employment Zone rather than the present arrangement whereby it is zoned Neighbourhood Zone. It is understood that direct access to Sturt Highway is not permitted in which case access to the proposed allotments is only achievable via Old Sturt Highway.</p> <p>As the Old Sturt Highway is within the Neighbourhood Zone, leaving current Zone boundary in place could result in successful argument that use of this road for non-residential vehicles is inappropriate. As this is the only means of access to service the development, it would make sense for the Neighbourhood Zone boundary to be shifted to the opposite side of Old Sturt Highway, with Old Sturt Highway zoned Employment or at least the centre line of the road.</p> <p>Desired Outcome 1 of the Employment Zone does clearly support uses that are low impact and complement the role of other zones. Recognising the proximity of this site to nearby Neighbourhood Zoned land, it is imperative that proposed land uses accord with Desired Outcome 1. Council will monitor the status of applications proposed upon the site.</p> <p><u>Noise</u></p> <p>The relevant acoustic performance for a proposal will depend upon nature of the use and its design. It is expected that a further acoustic assessment will be necessary and be presented as part of a future development application.</p> <p>Again, Council will monitor status of applications proposed upon the site, as it may be appropriate for Council to make a submission, should a proposal be put forward that has not adequately addressed acoustic performance.</p> <p>Acoustic performance also needs to be balanced with design as tall unarticulated walls/buildings facing the Neighbourhood Zone, if not treated/screened appropriately, may have an unreasonable impact upon the adjacent Neighbourhood Zone. The acoustic recommendations have suggested main activities face Sturt Highway and this is appropriate, but design should be of a high standard to reflect this important freight/transport route.</p> <p>Council is satisfied that the provisions within the Code should be adequate to ensure appropriate acoustic performance of any development outcome for the site.</p>	<p>No change. Assessment of any development proposals in the Area Affected in the future will consider access from Old Sturt Highway (and whether any upgrades may be needed) using General Development Policies contained within the Code, which apply no matter the zoning.</p> <p>The proponent can only change the zoning for land that they have a legal "interest" in. The road is in public ownership and therefore is not included in the Code Amendment.</p> <p>Noted, no change</p> <p>Noted, no change</p> <p>Noted, no change</p> <p>Noted, no change</p> <p>Noted, no change</p>



NO.	DATE RECEIVED	PERSONS NAME & CONTACT DETAILS	COMMENTS	RESPONSE
			<p><u>Wastewater Disposal</u></p> <p>Connection of wastewater disposal to The Barossa Council's Community Wastewater Management System (CWMS) is acceptable, subject to:</p> <ul style="list-style-type: none"> <li>• Payment of an augmentation fee for connection of additional loads to the CWMS, based on need to construct additional treatment infrastructure to cater for the additional wastewater. The actual fee to be paid to be determined at time of assessment;</li> <li>• Establishment/agreement of an effluent treatment/disposal arrangement between The Barossa Council and Light Regional Council.</li> </ul>	Noted, no change
6	26 Oct 2022	Peter Iliescu, Engineer, Systems Planning Wasterwater, <b>SA Water</b>	<p>SA Water currently <b>provides water services to the area subject to the Code Amendment</b>; however, water network's augmentation may be required should the proposed rezoning generate an increase in existing demands.</p> <p>The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing.</p> <p>SA water does not provide sewer services to the area affected by this Code Amendment.</p> <p>General comments in respect to new developments or redevelopments were provided in regard to:</p> <ul style="list-style-type: none"> <li>• SA Water Planning;</li> <li>• Protection of Source Water;</li> <li>• Provision of Infrastructure; and</li> <li>• Trade Waste Discharge Agreements.</li> </ul>	Noted, no change
7	26 Oct 2022	Pat Gerace, Chief Executive, <b>Urban Development Institute of Australia</b>	<p>The UDIA recognise the objective of the Code Amendment which if approved would apply a more appropriate zone to three (3) allotments on the fringe of Nuriootpa on Old Sturt Highway that were isolated when the Sturt Highway was realigned.</p> <p>The UDIA is supportive of applying the Employment Zone to the three (3) subject allotments, which represents an orderly and sustainable land use adaptation from the existing Rural Zone.</p> <p>The UDIA agree with the proponent's rationale that the Employment Zone is more appropriate for these sites.</p> <p>Overall, the UDIA <b>supports the proposed Code Amendment</b>, which provides a well-considered approach to allow for a range of low-impact light industrial, commercial and business activities to take place.</p>	Noted, no change

# **ATTACHMENT 5**

**Copies of Submissions  
Received**



**From:** [Adrian Tero](#)  
**To:** [Elisia Nikolaidis](#)  
**Cc:** [David Lake](#)  
**Subject:** RE: Release of the Old Sturt Highway Nuriootpa Code Amendment for Consultation  
**Date:** Friday, 23 September 2022 4:51:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Elisia

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards

Adrian Tero  
**Risk and Compliance Advisor**



**Epic Energy South Australia Pty Ltd**  
Level 6, 70 Franklin Street Adelaide SA 5000

T +61 8 8343 8138 F+61 8 8349 6493 M +61 418 849 422  
E [Adrian.Tero@epic.com.au](mailto:Adrian.Tero@epic.com.au)

[epicenergy.com.au](http://epicenergy.com.au)

---

**From:** Elisia Nikolaidis <[elisian@masterplan.com.au](mailto:elisian@masterplan.com.au)>  
**Sent:** Friday, 23 September 2022 4:39 PM  
**To:** Adrian Tero <[Adrian.Tero@epic.com.au](mailto:Adrian.Tero@epic.com.au)>  
**Cc:** David Lake <[davidl@masterplan.com.au](mailto:davidl@masterplan.com.au)>  
**Subject:** Release of the Old Sturt Highway Nuriootpa Code Amendment for Consultation

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Dear Adrian

Please find attached a letter informing you that Bluegum Borders Pty Ltd has formally released the Old Sturt Highway Nuriootpa Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016*.

The letter provides details on how to view the Code Amendment and supporting documentation, how to make a submission and who to contact if you have any queries.

Written comments on the Code Amendment should be provided no later than 5.00 pm on 24 October 2022.

Yours sincerely

**Elisia Nikolaidis on behalf of David Lake**

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**From:** Elliott, Vicki on behalf of L NI Non Standard Works - New Requests  
**To:** Elisia Nikolaidis  
**Cc:** David Lake  
**Subject:** RE: Release of the Old Sturt Highway Nuriootpa Code Amendment for Consultation  
**Date:** Saturday, 24 September 2022 3:00:04 PM  
**Attachments:** image001.png  
image002.png  
image003.png  
50937LET11 - Telstra.pdf  
Telstra Duty of Care v311.2.pdf  
NETWORK INTEGRITY FACT SHEET 2021 InfraCo V10.pdf  
ACMA Austel Accredited Cabler.pdf

Good afternoon Elisia

Thank you for contacting the Network Integrity Team.

**\*If you believe [NBN works](#) are also required please contact on 1800 687 626**

Below is a list of information required to assist our Team with processing your request (either by filling out the information below and returning this email **with up to 30Mb attachments.**) or click on the following link [Network Integrity New Request](#) to lodge your request online **with up to 4Mb attachments.**

Should you have any further information, such as order numbers and/or plans, please don't hesitate to include these, so they can be attached to the project.

**Requesting Company/Party Name:** (if applicable)

**Customer Contact Full Name:**

**Postal Address of above Requestor:**

**ABN:** (if applicable)

**Landline Phone Number:**

**Mobile Contact Number:**

**Email address:** (for quote to be issued)

**Project Name / Site Name:**

**Site Contact Name:**

**Site Contact Number:**

**Location of works required INCLUDING relevant plans/drawings or photos:**

(please include the Street Number and/or closest cross streets, Street Number, Suburb and the State)

**Other information:**

(please include anything else relevant to your request eg. Telstra Order Numbers, co-ordinates of site etc)

**Actual works required:**

(please provide as much detail as possible)

**Please provide estimated Construction Required Timeframe:** (if applicable)

***\*\*Important Note: \*\****

*All Network Integrity works are quotable and chargeable to the requestor/customer.*

*Our Telstra Industry Specialist Contractors may charge you a Consultation Fee upfront for Scope and Quotation of your request. If they do, they will advise you in the first instance. If you choose to accept the Contractor's Quotation, they will deduct this Consultation fee from the total cost.*

If you have any further questions or concerns, please contact us on **1800 810 443** or email [networkintegrity@team.telstra.com](mailto:networkintegrity@team.telstra.com)

Further information on Relocations can be found <https://www.telstra.com.au/consumer-advice/digging-construction>

Further information on [New developments](#) can be found <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments>

Should [NBN works](#) including [Developments and Relocations](#) are required please contact on **1800 687 626**

If you've spotted damage or issue with equipment including pits, pillars, cabinets, underground cables, overhead cables, elevated joints and manhole covers the preferred method of reporting is via the [Snap Send Solve APP](#) or submitted online [https://report.snapsendsolve.com/upload\\_photos](https://report.snapsendsolve.com/upload_photos) This will allow you to direct your enquiry to all relevant authorities including Telstra. More Information can be found at <https://www.snapsendsolve.com/> This works across Australia for most services and utilities.

Regards,



Network Integrity

Design & Construction | InfraCo Operations

P 1800 810 443

E [NetworkIntegrity@team.Telstra.com](mailto:NetworkIntegrity@team.Telstra.com)

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**Dial 1100 or <https://www.byda.com.au/> Before You Dig Network Integrity: Working with the civil construction industry to prevent damage to Telstra's underground assets.**



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**From:** Elisia Nikolaidis <elisian@masterplan.com.au>

**Sent:** Friday, 23 September 2022 5:13 PM

**To:** ! NI Non Standard Works - New Requests <NetworkIntegrity@team.telstra.com>

**Cc:** David Lake <davidl@masterplan.com.au>

**Subject:** Release of the Old Sturt Highway Nuriootpa Code Amendment for Consultation

You don't often get email from [elisian@masterplan.com.au](mailto:elisian@masterplan.com.au). [Learn why this is important](#)

[External Email] This email was sent from outside the organisation – be cautious, particularly with links and attachments.

Dear Sir/Madam

Please find attached a letter informing you that Bluegum Borders Pty Ltd has formally released the Old Sturt Highway Nuriootpa Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016*.

The letter provides details on how to view the Code Amendment and supporting documentation, how to make a submission and who to contact if you have any queries.

Written comments on the Code Amendment should be provided no later than 5.00 pm on 24 October 2022.

Yours sincerely

**Elisia Nikolaidis on behalf of David Lake**

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General

26 October 2022

Masterplan SA PTY Ltd  
Attention: Old Sturt Highway Nuriootpa Code Amendment  
33 Carrington Street  
ADELAIDE SA 5000

Dear Sir/Madam,

**Re: Old Sturt Highway Nuriootpa Code Amendment**

I refer to the letter dated 23 September 2022 received from your office seeking our comments on the above Code Amendment and wish to advise the following:

We note the comments made on page 16, Table 3 - Summary of Infrastructure Planning in respect to the provision of water to the subject sites. SA Water currently provides water services to the area subject the above code amendment; however, water network's augmentation may be required should the proposed rezoning generate an increase in existing demands.

The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2<sup>nd</sup> paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

SA water does not provide sewer services to the area affected by this Code Amendment.

Our general comments in respect to new developments or redevelopments are provided below.

**SA Water Planning**

- SA Water undertakes water security and infrastructure planning that considers the longer-term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

**Protection of Source Water**

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
  - Landfill shall be outside of Water Protection Zones;
  - Landfill area to include leachate collection facilities;
  - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
  - Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse

- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

#### **Provision of Infrastructure**

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
  - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
  - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

#### **Trade Waste Discharge Agreements**

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the Old Sturt Highway Nuriootpa Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email [peter.iliescu@sawater.com.au](mailto:peter.iliescu@sawater.com.au) in the first instance should you have further queries regarding the above matter.

Yours sincerely,

per Matt Minagall  
Senior Manager, Customer Growth  
Phone: 08 7424 1363  
Email: [Matt.Minagall@sawater.com.au](mailto:Matt.Minagall@sawater.com.au)



**Environment Protection Authority**  
GPO Box 2607 Adelaide SA 5001  
211 Victoria Square Adelaide SA 5000  
T (08) 8204 2000 F (08) 8204 2020  
Country areas 1800 623 445

EPA 700-431

MasterPlan SA Pty Ltd  
33 Carrington Street  
ADELAIDE SA 5000  
Attention: Old Sturt Highway Nuriootpa Code Amendment

[plan@masterplan.com.au](mailto:plan@masterplan.com.au)

Dear Mr Lake

### **Old Sturt Highway Nuriootpa Code Amendment**

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Old Sturt Highway Nuriootpa Code Amendment (CA).

The EPA has reviewed the CA to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. The EPA is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development authorisation stage. The EPA works to ensure that appropriate planning policy is included in the *Planning and Design Code* to allow proper assessment.

The EPA understands the Old Sturt Highway Nuriootpa Code Amendment seeks to rezone land known as Lot 1003 DP 20768, Lot 1006 DP 25439 and Lot 1007 FP 162483 in the vicinity of Old Sturt Highway and Sturt Highway, Nuriootpa. It is proposed to rezone the affected area from Rural Zone to Employment.

The affected area is approximately 1.184 hectares in area and it is envisaged that the rezoning would facilitate the development of a service trade premises onsite.

The EPA provides the following comments for your consideration.

#### **Interface between land uses**

Existing residents are located within a Neighbourhood Zone opposite the site, across Old Sturt Highway to the southeast. Acknowledging the potential for noise to be generated by future development at the affected area and noting the existing noise levels associated with the Sturt

Highway, the CA is accompanied by an *Acoustic Report* prepared by Sonus and dated August 2022 (ref: S7446C3).

The EPA has reviewed the acoustic report and makes the following observations:

- The road traffic noise from the Sturt Highway is likely to be the dominant source in the locality
- The goal noise levels described in the acoustic report are appropriate<sup>1</sup> and have taken into account the less 5 dB(A) for new development proposals<sup>2</sup>, and
- The possible acoustic treatments described in the acoustic report are considered practicable and reasonable to mitigate noise impacts arising from the affected area.

PO 4.2 of the Interface between Land Uses general policy of the *Planning and Design Code* states:

*“Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration...”*

PO 4.2 also describes techniques that could be adopted to assist the mitigation of noise. Any future development application should include details about the specific noise mitigation measures proposed to be implemented at the subject site.

If any proposed development is likely to generate a higher noise output than envisaged by the acoustic report, then appropriate noise mitigation measures will need to be demonstrated (by an acoustic engineer<sup>3</sup>) at the time of the development application.

The EPA considers nearby residents are unlikely to experience adverse noise impacts arising from any proposed development on the subject land, noting:

- the existing noise source of the Sturt Highway, and
- the expectation of the *Planning and Design Code* that future development is designed with appropriate noise mitigation measures in place.

For further information on this matter, please contact Melissa Chrystal on 8204 1318 or [Melissa.Chrystal@sa.gov.au](mailto:Melissa.Chrystal@sa.gov.au).

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<sup>1</sup> At development assessment stage, the goal noise levels stated in the acoustic report should be adjusted in accordance with the *Environment Protection (Noise) Policy 2007* (by the inclusion of a penalty for each characteristic) where tonal/modulating/impulsive/low frequency characteristics are indicated in the proposed development.

<sup>2</sup> Clause 20(3) *Environment Protection (Noise) Policy 2007*

<sup>3</sup> An acoustic engineer is defined as a person eligible for full member status of both Engineers Australia and the Australian Acoustical Society.



Yours sincerely

Scott Douglas

**PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS**

**PLANNING AND IMPACT ASSESSMENT**

**ENVIRONMENT PROTECTION AUTHORITY**

Date: 24 October 2022

19 October 2022

Mr. David Lake  
MasterPlan P/L

C/- [plan@masterplan.com.au](mailto:plan@masterplan.com.au)

Dear David,

### **Old Sturt Highway Nuriootpa Code Amendment**

Please accept these comments as a submission in relation to the abovementioned Code Amendment (CA) that is presently on consultation, made by staff on behalf of Light Regional Council.

I note for reference that Council is due to consider a related report prepared by Council's Administration in relation to the CA at its ordinary meeting on 25 October 2022, and any amendments may be provided as needed subsequently.

Based on the investigations undertaken and the rationale presented in the 'Old Sturt Highway Code Amendment' prepared by MasterPlan for Bluegum Borders Pty. Ltd., the proposed rezoning of Lots 1003, 1006 and 1007 Sturt Highway, Nuriootpa (CT 5433/754, CT 5433/755 and CT 5449/287) is supported with the following comments provided as feedback for consideration:

- Having regard to existing and previously approved development on the northern side of Old Sturt Highway in this locality and the Character Preservation District Overlay content, it is recommended that a maximum building height of two levels or 8 metres is applied as Performance Outcome (3.5) under the Employment Zone as a part of this Code Amendment;
- Council notes that the that road access to the Affected Area is restricted to being via Old Sturt Highway, and previous application assessments have restricted this to a heavy rigid vehicle class (12.5 metres in length) or lesser size. This vehicle size consideration did not appear to feature in the traffic assessment provided with the Code Amendment, but would be a factor potentially affecting a future development proposal;

Email [light@light.sa.gov.au](mailto:light@light.sa.gov.au)  
Post PO Box 72, Kapunda SA 5373  
Phone 08 8525 3200  
Web [light.sa.gov.au](http://light.sa.gov.au)

**Principal Office**  
93 Main Street  
Kapunda SA 5373

**Kapunda Public Library  
and Visitor Information Centre**  
51–53 Main Street  
Kapunda SA 5373

**Freeling Public Library  
and Customer Service Centre**  
7 Hanson Street  
Freeling SA 5372

**Planning and  
Development Services**  
12 Hanson Street  
Freeling SA 5372

**Operations Centre**  
11 Stephenson Street  
Freeling SA 5372

- Council has noted that stormwater disposal infrastructure in Old Sturt Highway is limited, requiring a suitable on-site stormwater management proposal/ system as a part of any further development of the Affected Area;
- Council also notes that any wastewater system will need to be designed to satisfy the discharge requirements of The Barossa Council;
- Council notes that acoustic investigations associated with the Code Amendment (by Sonus P/L) indicate design solutions will likely be required to manage any associated matters at the design and application assessment stage;
- Council notes that the application of the 'Hazards (Bushfire – General Risk) Overlay' may be revisited in the future as a part of the foreshadowed 'State-wide Bushfire Hazards Overlay' Code Amendment; and
- As a general comment, it is observed that including the adjoining Bridgestone and then Caltex facility sites in this rezoning to Employment Zone may have delivered a more consistent planning policy outcome for the locality.

Thank you again for the opportunity to provide comments on the CA and should you require further clarification of any matters raised in this correspondence, please contact me on 8525 3200 to discuss.

Yours sincerely,



**Craig Doyle**  
**General Manager Strategy and Development**



**From:** [Lisa Brook](#)  
**To:** [David Lake](#)  
**Subject:** FW: Attention: Old Sturt Highway Nuriootpa Code Amendment  
**Date:** Tuesday, 25 October 2022 7:56:37 AM

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**From:** Gary Mavrinac <gmavrinac@barossa.sa.gov.au>  
**Sent:** Monday, 24 October 2022 3:37 PM  
**To:** MasterPlan <plan2@masterplan.com.au>  
**Subject:** Attention: Old Sturt Highway Nuriootpa Code Amendment

Thank you for the opportunity to make a submission on the Old Sturt Highway Nuriootpa Code Amendment affecting Lots 1006, 1007 and 1003 Old Sturt Highway and Sturt Highway, Nuriootpa.

### **Area Affected**

In-principle, Council does not object to the proposed Code Amendment on basis that the land is not well suited to Rural Zone and rather is more appropriately zoned as Employment based on its location and relationship to adjacent Employment land use that have developed within the same Rural Zone (Caltex and Bridgestone). It is agreed that Employment Zone represents the most appropriate within the Plan SA Code library for this land.

Previously when the Code Amendment was being proposed, it was recommended that the area affected should be expanded to include rezoning of the adjacent employment uses, being 174 Murray Street and Lot 1005, Sturt Highway, Nuriootpa which are occupied as mentioned above by Caltex and Bridgestone. The current proposal is to rezone the new allotments but leave Caltex and Bridgestone as Rural Zone, which would result in a non-contiguous pocket of Employment Zone.

### **Interface**

Zone Boundary:

In addition, it is suggested the Zone boundary between Employment Zone and Neighbourhood Zone be shifted such that Old Sturt Highway is located within Employment Zone rather than the present arrangement whereby it is zoned Neighbourhood Zone. It is understood that direct access to Sturt Highway is not permitted in which case access to the proposed allotments is only achievable via Old Sturt Highway.

As the Old Sturt Highway is within the Neighbourhood Zone, leaving current Zone boundary in place could result in successful argument that use of this road for non-residential vehicles is inappropriate. As this is the only means of access to service the development, it would make sense for the Neighbourhood Zone boundary to be shifted to the opposite side of Old Sturt Highway, with Old Sturt Highway zoned Employment or at least the centre line of the road. Desired Outcome 1 of the Employment Zone does clearly support uses that are low impact and complement the role of other zones. Recognising the proximity of this site to nearby Neighbourhood Zoned land, it is imperative that proposed land uses accord with Desired Outcome 1. Council will monitor the status of applications proposed upon the site.

Council is supportive that future applications are likely to be subject to public notification based on Table 5 of the Zone due to the site being adjacent to land used for residential purposes within the Neighbourhood Zone.

Noise:

A preliminary acoustic report has been provided in support of the proposed Code Amendment by Sonus which suggest the site can be developed in accord with the provisions of the Planning and Design Code in respect to achieving the goal noise level. Likely acoustic treatments identified within the preliminary acoustic assessment include:

- Placing roller doors on Sturt Highway side of the building;
- Locating plant or equipment on the Sturt Highway side of the building;
- Ensuring unloading and other activities using a forklift are located on Sturt Highway side of the building;
- Installing 'broadband' reversing alarms no any forklift.

The relevant acoustic performance for a proposal will depend upon nature of the use and its design. It is expected that a further acoustic assessment will be necessary and be presented as part of a future development application.

Again, Council will monitor status of applications proposed upon the site, as it may be appropriate for Council to make a submission, should a proposal be put forward that has not adequately addressed acoustic performance.

Acoustic performance also needs to be balanced with design as tall unarticulated walls/buildings facing the Neighbourhood Zone, if not treated/screened appropriately, may have an unreasonable impact upon the adjacent Neighbourhood Zone. The acoustic recommendations have suggested main activities face Sturt Highway and this is appropriate, but design should be of a high standard to reflect this important freight/transport route.

Council is satisfied that the provisions within the Code should be adequate to ensure appropriate acoustic performance of any development outcome for the site.

### **Traffic and access**

Council's Engineering department has previously responded to development proposals for the site; however, these comments were made without benefit of the full extent of documents contained within the amendment investigations that have been released for public consultation.

It is noted that:

- B-double access is limited along Old Sturt Highway up to north-eastern extent of allotment 1005 (Bridgestone Tyre Centre). Road upgrade will be necessary to support B-double access for the proposed rezoned land or otherwise a restriction of access to 19m long articulated vehicles is required for any development.
- Any future development must facilitate forward entry and exit for the maximum design vehicle.
- There is a lack of turn-around for vehicles at terminating end of Old Sturt Highway and therefore any development should incorporate provision for turn-around. It may also be necessary for future development to communicate to customers/vehicles that Old Sturt Highway is "No Through Road" and "no connection to Sturt Highway".
- Adequate on-site car parking must be provided to service the development, such that vehicle parking within Old Sturt Highway is avoided. Development should provide car parking in accordance with the parking rates assigned within the Planning and Design Code.

As any future development will be reliant on access to land controlled by The Barossa Council, separate approval may be required pursuant to Section 221 of the *Local Government Act 1999* to

make an alteration to the public road.

### **Stormwater management**

Council's Engineering department has previously flagged that there is no capacity for stormwater runoff to be discharged to Old Sturt Highway. Detention is required to limit the 1% AEP post-development discharge to the 5% AEP pre-development discharge from the site, with discharge to be safely connected to the roadside drainage swale adjacent Sturt Highway.

It is noted that extensive stormwater comments were provided as part of the previous Development Application 313/510/2016.

### **Wastewater disposal**

Connection of wastewater disposal to The Barossa Council's Community Wastewater Management System (CWMS) is acceptable, subject to:

- i) Payment of an augmentation fee for connection of additional loads to the CWMS, based on need to construct additional treatment infrastructure to cater for the additional wastewater. The actual fee to be paid to be determined at time of assessment;
- ii) Establishment/agreement of an effluent treatment/disposal arrangement between The Barossa Council and Light Regional Council.

Regards

**Gary Mavrinc**

Director, Development & Environmental Services |

E: [gmavrinc@barossa.sa.gov.au](mailto:gmavrinc@barossa.sa.gov.au) | T: 08 8563 8480

**24 October 2022**

Code Amendment Team  
Planning and Land Use Services  
GPO Box 1815  
Adelaide SA 5001

**RE: Old Sturt Highway Nuriootpa Code Amendment**

Dear Code Amendment Team,

I write in relation to the above mentioned code amendment.

The UDIA recognise the objective of the Code Amendment which if approved would apply a more appropriate zone to three (3) allotments on the fringe of Nuriootpa on Old Sturt Highway that were isolated when the Sturt Highway was realigned. The allotments are currently zoned Rural as prior to the realignment they were associated with larger agricultural holdings on the northern side of the realigned Highway.

The UDIA is supportive of applying the Employment Zone to the three (3) subject allotments, which represents an orderly and sustainable land use adaptation from the existing Rural Zone.

We agree with the proponents rationale that the Employment Zone is more appropriate for these sites, having regard to the non-suitability of the allotments for agricultural purposes given their size, shape and isolation, the pattern of zoning to the south of Old Sturt Highway, the location of the allotments directly adjacent to the realigned Highway, and a previous approval granted by Light Regional Council to develop service trade premises on the allotments.

Overall, the UDIA supports the proposed Code Amendment, which provides a well-considered approach to allow for a range of low-impact light industrial, commercial and business activities to take place.

Yours Sincerely,



Pat Gerace  
CHIEF EXECUTIVE

# **ATTACHMENT 6**

## **Evaluation Results**



## Results and Evaluation of Designated Entity's engagement

The engagement was evaluated by David Lake, Consultant Planner, MasterPlan SA Pty Ltd

EVALUATION STATEMENT		RESPONSE OPTIONS (SELECT ANSWER)
1	Engagement <b>occurred early enough</b> for feedback to genuinely influence the planning policy, strategy or scheme ( <b>Principle 1</b> ).	<ul style="list-style-type: none"> <li>Engaged when there was opportunity for minor edits to final draft.</li> </ul>
<p><b>Comment:</b> Pre-engagement with the Councils provided confirmation that they did not object to the proposed rezoning and assisted with reviewing infrastructure requirements. As a proponent-led Code Amendment the scope of influence for the community was limited to formal consultation, whereby they were provided with the opportunity to learn about the Code Amendment, how it may affect them and provide feedback.</p>		
2	Engagement <b>contributed to the substance</b> of the Code Amendment ( <b>Principle 1</b> ).	<ul style="list-style-type: none"> <li>In a minor way.</li> </ul>
<p><b>Comment:</b> Pre-engagement with the Councils provided confirmation that they did not object to the proposed rezoning and assisted with reviewing infrastructure requirements. As a proponent-led Code Amendment the substance of the Code Amendment had largely been determined prior to formal consultation, based on relevant investigations. Engagement provided an appropriate opportunity for community review, however no issues were raised that required a change to the Code Amendment.</p>		
3	The <b>engagement reached</b> those identified as the community of interest ( <b>Principle 2</b> ).	<ul style="list-style-type: none"> <li>Representatives from most community groups participated in the engagement.</li> </ul>
<p><b>Comment:</b> A variety of opportunities were provided to participate, to genuinely seek input. This includes letters sent directly to surrounding property owners, public notices to alert the broader community around Nuriootpa, and public information on the Plan SA Portal and Light Regional Council website. It is considered that relevant community groups were sufficiently provided with the opportunity to participate.</p>		
4	Engagement included the <b>provision of feedback to community about outcomes</b> of their participation.	<ul style="list-style-type: none"> <li>No feedback provided.</li> </ul>
<p><b>Comment:</b> No community submissions have been received and so feedback has not been provided.</p>		
5	<b>Engagement was reviewed</b> throughout the process and improvements put in place, or recommended for future engagement ( <b>Principle 5</b> )	<ul style="list-style-type: none"> <li>Reviewed and recommendations made in a systematic way</li> </ul>
<p><b>Comment:</b> Regular debriefing occurred throughout the engagement period to identify any changes or improvements that might be required, however it was determined that no changes were required. At the conclusion of the engagement process a debrief was undertaken, in particular as to why no community submissions have been received. It is considered that the engagement process provided sufficient promotion of the Code Amendment and consultation process and ample opportunity for community members to seek information and provide input. The lack of community submissions is considered to be due to other reasons as described in Section 5 of the Engagement Report.</p>		

EVALUATION STATEMENT		RESPONSE OPTIONS (SELECT ANSWER)
	Identify key strength of the Charter and Guide	The Charter and Guide provide a useful process to “step through” and consider what steps are required for engagement and why.
	Identify key challenge of the charter and Guide	<p>For minor rezonings such as Old Sturt Highway Nuriootpa Code Amendment it is considered that the process required to report back on how the Charter was met (via the Engagement Report) is overly onerous, repetitive and time consuming.</p> <p>Greater flexibility could be allowed to scale reporting according to the extent and scope of a Code Amendment (and engagement process).</p>