

18 December 2020

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ABN 87 096 337 576

Mr M Lennon
 Chair State Planning Commission

c/ DIT.PlanningReformSubmission@sa.gov.au

Dear Michael

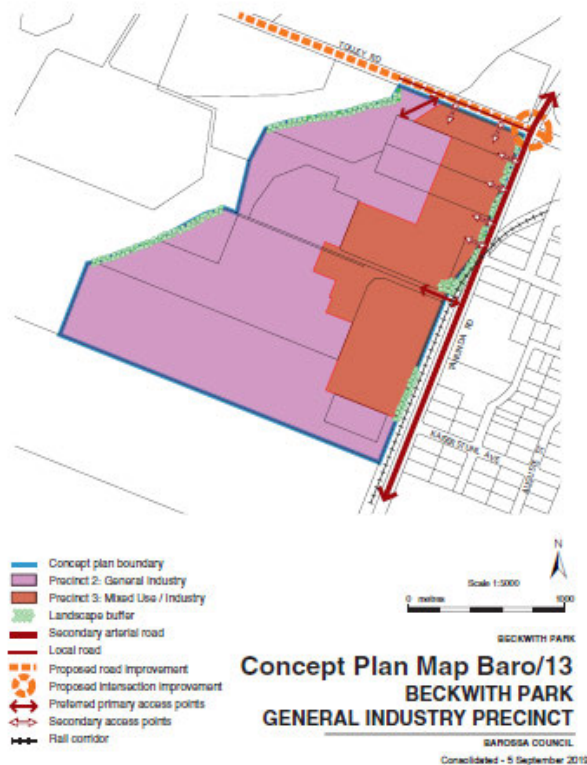
Revised Phase 3 Planning and Design Code Submission

Stimson Consulting has been engaged by Tarac Properties, whom are the owners of Beckwith Park at Nuriootpa, to review the revised Phase 3 Planning and Design Code (PD Code) as it impacts on their asset.

The zoning is going from the Industry (Barossa Valley Region) Zone in the Development Plan to the Strategic Employment Zone (SE) in the PD Code. It is considered the structure of the SE Zone is better than the current zone as not all forms of development are non-complying with limited exemptions.

The more generic policy that is proposed in the SE Zone (most as other zones as well) does not reflect the nuances of Beckwith Park.

There is a Concept Plan Map Baro/13 in the Development Plan which shows the majority of the site that fronts Tanunda Rd as being for mixed uses. The SE Zone policy does not reflect this as PO 1.2 is only applicable when the site is adjacent a residential zone, which is not the case at Beckwith Park.





There are a number of non-industrial land uses that front Tanunda Rd. These include:

- . Country Home Services
- . Ember Pizza
- . Home of the Brave
- . Steinys
- . RDA Barossa
- . Valley Kids (physio)
- . Barossa Distilling
- . Tim Smith Wines
- . Bean Addiction Coffee Roasters
- . Country SA PHN
- . First Drop Wines
- . Uni SA Rural Health
- . BHFLHN Rural Support Services
- . Steins Taphouse
- . Cellarmasters
- . Penfolds Cellar Door
- . Regional Transport Training Services

There is vacant space within the Chateau building which is not suited to industrial uses and is appropriate for uses listed in DTS/DPF 1.2. The Barossa Council has been supportive of such non-industrial uses being established.

It is considered the following amendments to the PD Code should be undertaken in order to enable appropriate development to occur at Beckwith Park.

- . add to SE Zone DTS/DPF 1.1 winery, distillery, brewery and cellar door sales as appropriate land uses
- . insert Concept Plan Map Baro/13 into the PD Code
- . amend PO 1.2 to read "Development on land adjacent another zone which is used for residential or commercial purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone."
- . amend DTS/DPF 1.2 to read "Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential or commercial purposes:"
- . amend DTS /DPF 1.2 by adding educational establishment

Should you have any queries regarding the above please do not hesitate to contact me on [REDACTED]

Yours sincerely

STIMSON CONSULTING PTY LTD

JOHN STIMSON
Managing Director