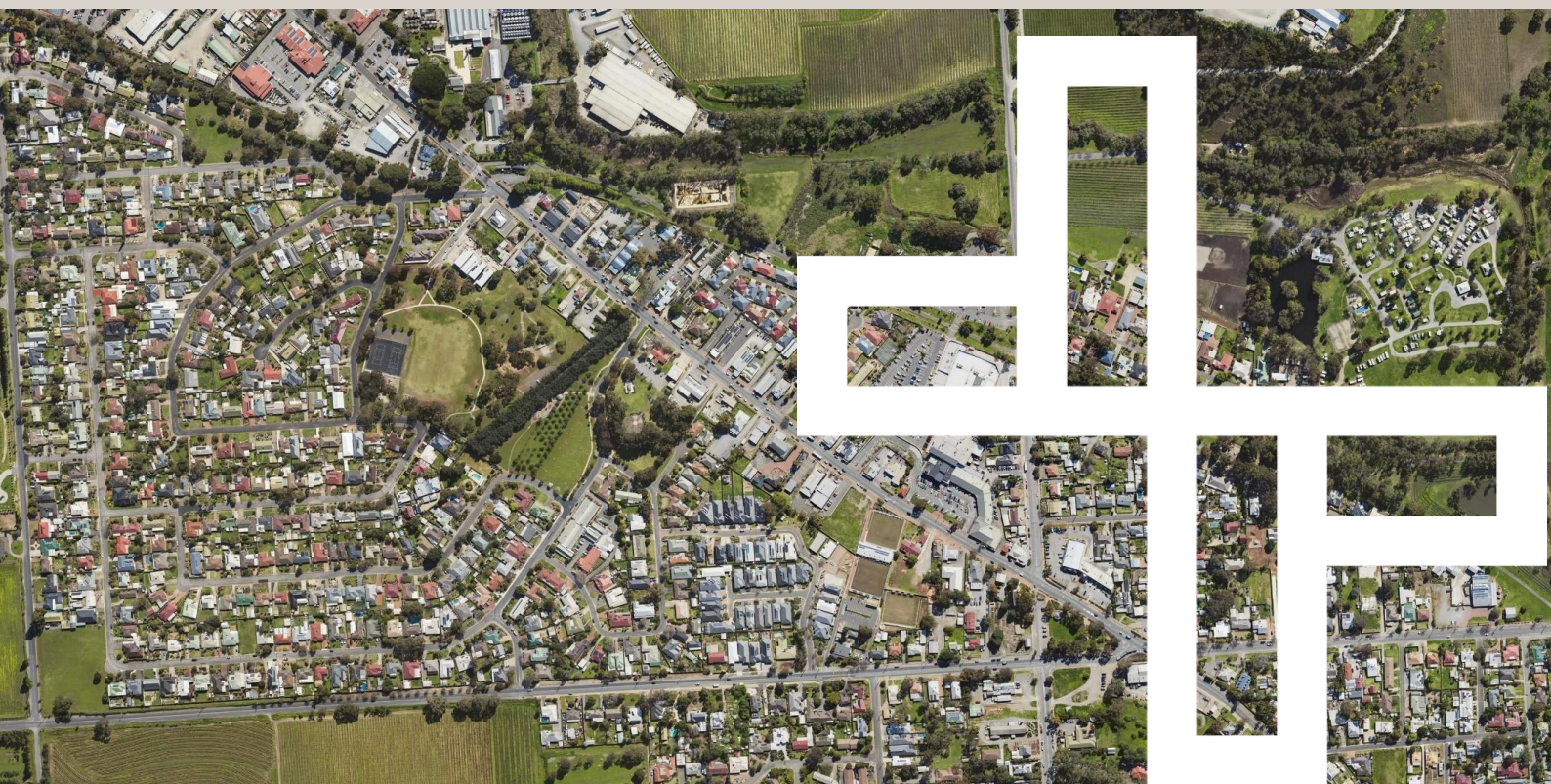


McLaren Vale Township Planning Policy Review

Policy Recommendations Report

June 2022



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Produced by Jensen PLUS

Level 1, 21 Roper Street
Adelaide 5000 South Australia

08 8338 5511

admin1@jensenplus.com.au

www.jensenplus.com.au



Executive Summary

The Planning policies for the McLaren Vale township have not undergone a comprehensive review for over 25 years. Council is seeking to make changes to the planning policies for the township to make sure they are appropriate in guiding the future development of McLaren Vale.

This report summarises the policy changes recommended in response to a wide-ranging consultation process undertaken by Council with stakeholders and the community about what is valued about McLaren Vale now, what could change and how to manage development into the future.

The review follows recent engagement on the McLaren Vale Character Preservation District by the State Government; however, this project does not seek to alter the extent of the township boundary, but rather the planning policies within the existing boundary.

A number of engagement activities including staff and invited stakeholder workshops, as well as drop-in sessions and online surveys were undertaken to inform this report, resulting in:

- 1700 Your Say Visitors, with 635 downloads of the discussion paper
- 107 public submissions
- 31 people attending targeted stakeholder workshops
- 21 people attending the drop-in sessions.

Participants spanned across Council, business group, landowners, resident and community groups both within McLaren Vale and the McLaren Vale region generally.

The following key directions provided by the community inform the recommendations proposed:

- The spaciousness of the township and landscaping within streetscapes is highly valued and needs further protection and management from future development
- Further growth in residential population is appropriate, provided the character of the township is maintained
- Buildings of up to two storeys are appropriate in the township (both residential areas and town centre)
- The town centre should continue to balance the service centre and tourism roles it currently has (and one should not dominate the other)

- Future development in the town centre / main road, should maintain the small scale and fine grain character that exists
- The mixed nature of setbacks and spaces along Main Road is valued and should be retained.
- Tourism activities should focus on smaller scale and boutique offerings.
- Improve landscaping and outdoor dining opportunities in the main street
- Provide stronger controls for more sensitive advertising and consistency in the main street

A range of mixed opinions were provided on a range of issues, where further consideration and direction may be needed in response to policy recommendations. These related to:

- The location and formats of alternative housing forms such as apartments or terraces
- The appropriateness of the current 325m² minimum allotment size
- Allowing for bold new design and materials within development in the township
- Diving the main street into hubs (such as tourism, service centre and community facilities) versus maintaining flexibility for the market to dictate how it evolves.
- Whether car parking should be behind, in front of, under development, or all of the above.
- Providing opportunities for larger scale tourism development in the town centre.

The following changes to policy have been suggested, taking into account strategic aims and targets, along with the desired outcomes sought from the community feedback.

Recommended Policy Changes

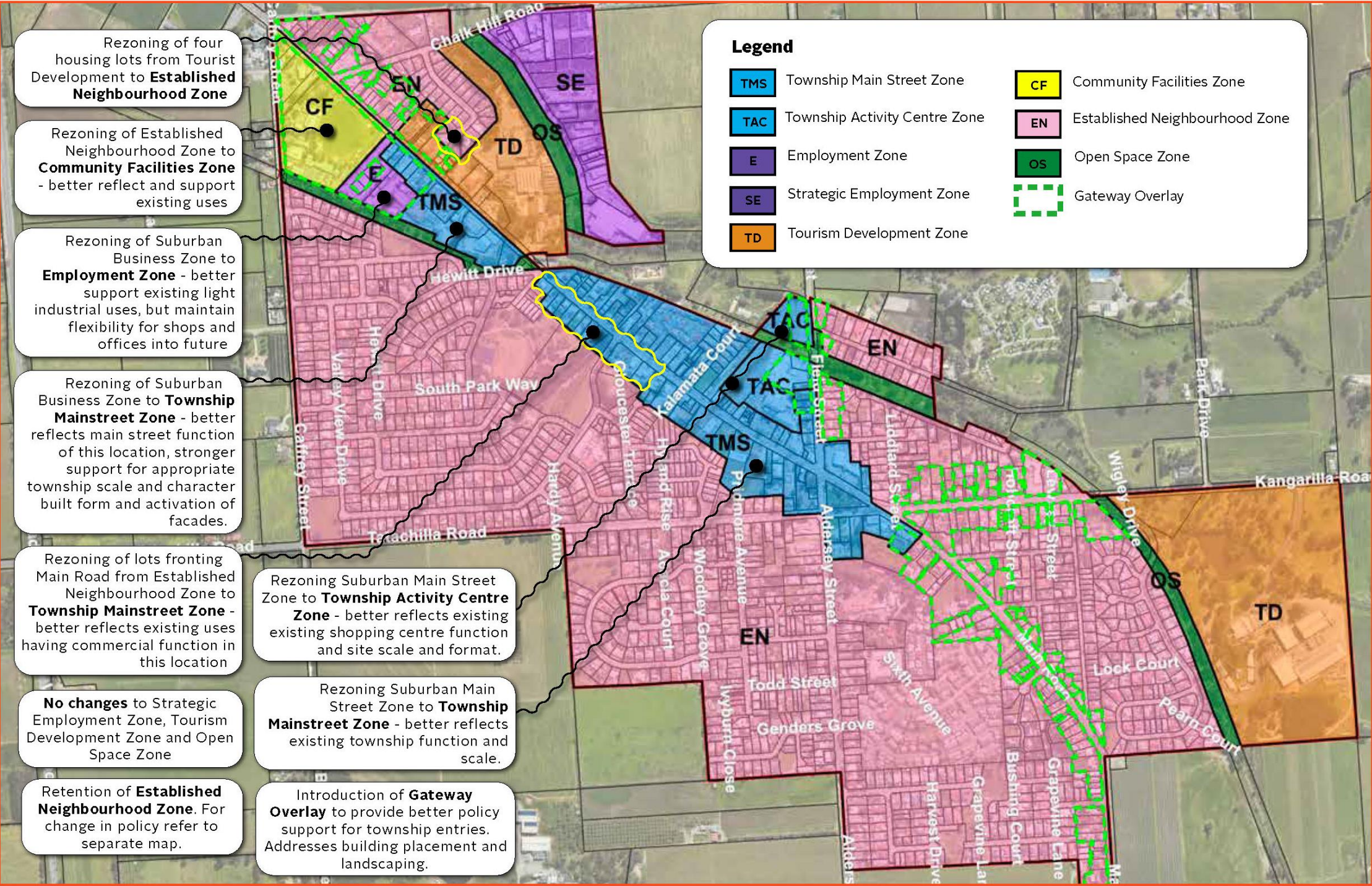
The following two pages provide a snapshot of the suggested policy changes arising from this study.

Future Code Amendment

These recommendations will form the basis for a future Code Amendment to be prepared by Council.

Importantly, the Code Amendment will include some additional investigations to work through additional policy details, and itself will undergo further consultation with the community.





- Township Main Street Zone**
- Supports a range of retail, commercial, community and entertainment uses (no policy change)
 - Policy seeking building forms that reflect established low scale and traditional character and provides better support for reflecting McLaren Vale character as sought by community
 - Allows for local input of desired building heights up to 2 levels / 9 metres.
 - Seeks continuity in street facades and minimal street and side setbacks (no policy change)
 - Encourages active uses and fine grain shopfronts along street (no policy change).
 - Seeks more contextual advertising and signage that reflects McLaren Vale character (smaller and lower than existing zone).
 - Seeks parking to be at rear of screened from main street, within minimal crossovers (no policy change)
 - Supports the provision of a Concept Plan Map for the Zone (see separate box).
 - Requires creation of **SubZone** to address larger side setbacks and front setbacks matching existing and contextual design.

- Township Activity Centre Zone**
- Supports a range of retail, commercial, community and entertainment uses (no policy change).
 - Stronger policy alignment to township function and role for community and hinterland (not suburban context).
 - Does not encourage high density residential development (current Suburban Activity Centre zone does).
 - Allows for local input of desired building heights up to 2 levels / 9 metres.
 - Provides stronger design support for appropriate setbacks in streetscape that would be in McLaren Vale context.
 - Encourages active uses and vibrant streetscapes and strong connections across sites (no policy change).
 - Seeks more contextual advertising and signage that reflects McLaren Vale character (smaller and lower than existing zone).
 - Supports the provision of a Concept Plan Map for the Zone (see separate box).

- Employment Zone**
- Support diverse range of low impact light industry, commercial and business activities
 - Supports small scale shops and offices
 - Allows for local input of desired building heights up to 2 levels / 9 metres.
 - Stronger policy seeking street setbacks to be consistent in streetscape
 - Stronger policy seeking landscaping to enhance appearance of sites.
 - Seeks more contextual advertising and signage that reflects McLaren Vale character
 - Supports a Concept Plan Map.

- Concept Plan Map**
- Concept Plan Map recommended for coverage of Main Road areas of township.
 - Plan to provide spatial support to policies and local context to aid interpretation for planners.
 - Concept Plan to potentially cover:
 - key vistas and trees
 - potential connections to residential areas
 - consolidated parking opportunities
 - desired road crossing points and intersection upgrades.
 - To be developed as part of Code Amendment.
- Gateway Overlay**
- Seeks to achieve high quality street appearance of development through careful siting of buildings and inclusion of landscaping
 - Larger buildings mitigated through increased front setbacks
 - Side setbacks mitigate impacts of buildings and enhance appearance from main roads.
 - Articulation of buildings and variation in materials to street frontages.
 - Integration of generous landscaped spaces to street frontages and retention of existing mature on-site vegetation.
 - Exact Overlay area to be refined in Code Amendment.

- Community Facilities Zone**
- Supports a range of community uses including schools, places of worship and consulting rooms
 - Allows for shops and offices up to 250m²
 - Supports flexible and adaptable use of open spaces
 - Seeks expansion of existing facilities to complement the scale of development in the neighbourhood
 - Allows local input of desired building heights up to 2 levels/9m.
 - Seeks transition of building height and scale to neighbouring residential and streetscape character.
 - Supports a Concept Plan Map

Established Neighbourhood Zone

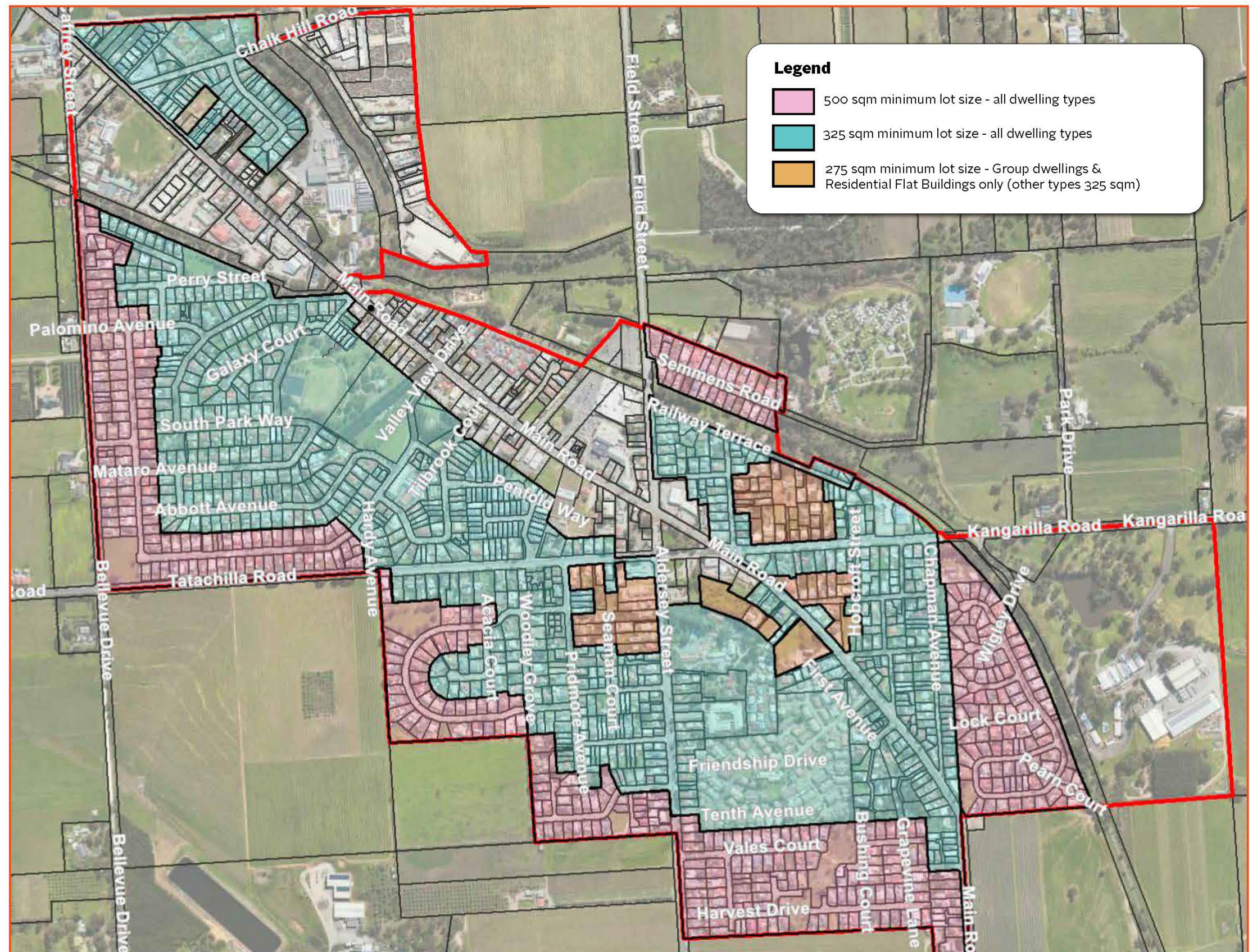
- Retain for residential areas of McLaren Vale - still the best zone in regards to retention of established character

Existing key policy + development potential

- Minimum lot size of 325 sqm for all dwelling types across whole zone
- Minimum 9 metre street frontage
- Up to 2 building levels / 9 metres height
- 50% site coverage (to be retained)
- Currently allows for redevelopment of at least 860 lots in the township.
- Not leading to housing diversity.
- Doesn't respond to rural interface and Character Preservation District principles.

Proposed policy changes + development potential

- Mixture of 500sqm, 325 sqm and 275 sqm minimum lot sizes across the township (as shown on map)
- Increase minimum street frontage to 10m so that streetscape impacts of driveways and garaging can be better managed.
- Retain heights up to 2 building levels / 9 metres where direct street frontage.
- Limit building heights behind street facing buildings (ie hammerhead lots or common driveway arrangements) to single level, 6m building.
- Smaller lot sizes intended to provide incentive for alternative housing types - but focussed only to locations most suited to accommodate them (deeper blocks and close to the centre)
- Allows for retention of larger lots and space for trees at periphery of township at rural interface.
- Provides for at least 492 developable lots within the township (538 additional dwellings) of which 66% need to be developed to achieve target.



2040 Growth Target of 357 additional dwellings

(McLaren Vale's 50% share of the 5% township target for overall region forecast population growth)

1. Introduction

The McLaren Vale Township Planning Policy Review was initiated to ensure the Planning and Design Code policy supports the needs of McLaren Vale's communities' vision for the future. The policies in McLaren Vale have not been comprehensively reviewed for over 25 years and the recent Planning and Design Code transition replaced like for like policy from the former Development Plan.

Council is undertaking this review to:

- identify limitations in the current zoning and work out if there's a mismatch with what the town is trying to achieve in relation to supporting its function as a tourism hub for the McLaren Vale region and as a service centre for the surrounding population.
- how best to accommodate planned growth in population as outlined in the recent Onkaparinga Local Area Plan, as well as supporting the aging population and aging in place and opportunities for affordable housing.
- identify key features and characteristics that are important to McLaren Vale as a place.
- understand what implications there are for future infrastructure planning and delivery.

Previous engagement has been undertaken by the State Planning Commission as part of the review of the Character Preservation District, as required by legislation. However, it has been made clear throughout the project that the study area and focus for this project is limited to the existing township boundary, as defined by the Character Preservation Overlay

The policy recommendations report can be used to gain a clear understanding of how Council will change the Planning and Design Code policy in direct response to both strategic objectives, and community feedback.

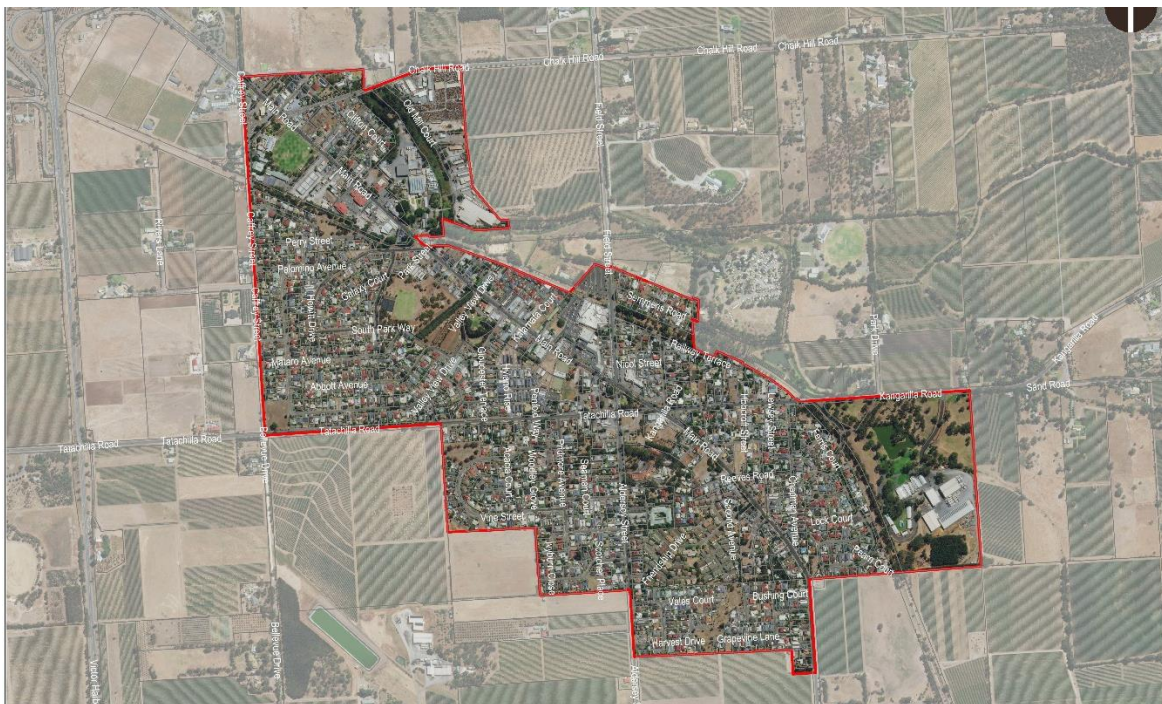


Figure 1: Extent of the Study Area (shown in red boundary) the subject of the Planning Policy Review.

2. Strategic Context

SA Planning Policies

The State Planning Policies provide state-wide vision for SA's planning system, and frame policy development across all planning instruments, including the Planning and Design Code. The following key policies have informed this study:

- SPP1: protect rural land and character
- SPP6: well-designed and diverse housing
- SPP9: support opportunities for employment and development of underutilised land

This review recognises the need to balance accommodating for housing and employment growth, including providing for more housing diversity, with that of a constrained township boundary in place to protect rural land and character, along with the need to respond to valued character of the township.

30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide is the regional Plan of relevance for McLaren Vale and forms the basis for future spatial planning. The following targets are of relevance and informed this review.

- Target 1: Containing urban footprint and protecting resources
 - 90% of all new housing in Outer Greater Adelaide will be built in established townships and designated urban development areas
- Target 4: Walkable neighbourhoods
 - Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045
- Target 5: Green liveable city
 - Urban green cover is increased by 20% in metropolitan Adelaide by 2045
- Target 6: Greater housing choice
 - Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

McLaren Vale Character Preservation District

The McLaren Vale Character Preservation District is enshrined within legislation and is established to protect the productive food, wine and viticultural production lands and character that forms an important tourism role for South Australia.

The legislation establishes five character values of importance to this study's context:

- rural and natural landscape and visual amenity
- heritage attributes
- built form of the townships
- viticulture, agriculture and associated industries
- scenic and tourism attributes

McLaren Vale is identified as a township within the district, and strict boundaries are established which prevent further urban development expansion. The review must be consistent with the district values and aims, and limitations set out within the legislation.

The boundary has recently been reviewed by the State Planning Commission and does not form part of this study.

Onkaparinga Local Area Plan

The Onkaparinga Local Area Plan is a strategic growth plan for the Onkaparinga Council area and was prepared jointly between Council and the State Government. The Plan identifies future population and employment growth and the desired distribution and locations for growth across the Council area. Of relevance to this study are:

- population projection of 22,000-30,000 by 2040
- townships to take up approximately 5% of the area's overall growth

The plan establishes a strategic framework of: 'plan for growth', 'diverse housing + lifestyles', 'effective + efficient infrastructure' and 'shape our city' and identifies a series of targets, the following of which are relevant to this study:

- Target 4: Respect our coast, vines + hills landscape and lifestyle
- Target 9: Support contextually designed new housing within townships.



3. Existing Planning and Design Code Zoning

A review of the existing zoning has been undertaken to inform potential constraints in development opportunities, as well as gaps in policy coverage. Below is a summary of the Zones that apply to the McLaren Vale Township.

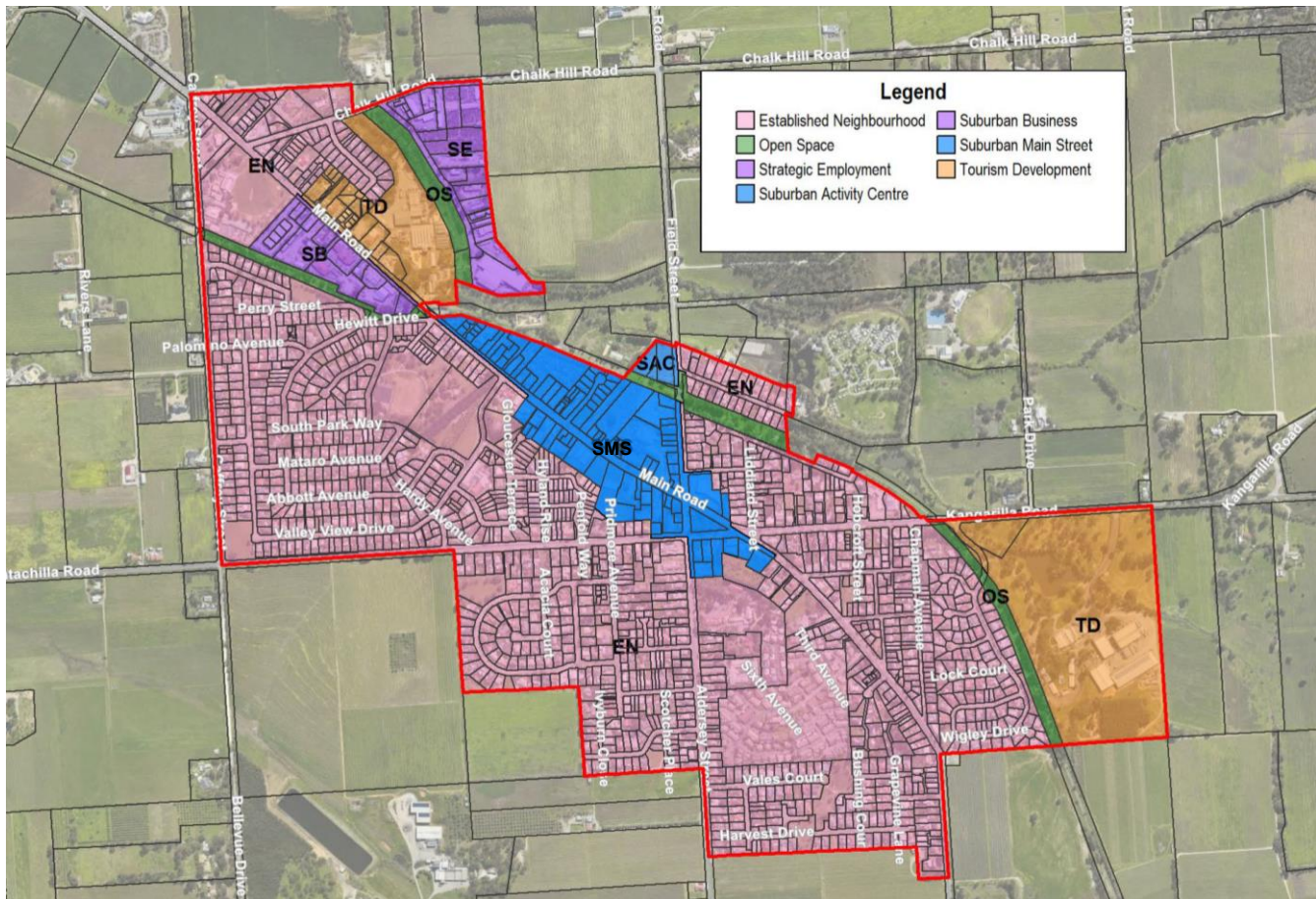


Figure 2 Zoning applying to the McLaren Vale Township (Planning and Design Code)

Suburban Main Street Zone

- Covers the bulk of the town's retail and commercial heart, including the Shopping Centre
- Provides for a wide range of retail, commercial, entertainment and community uses to service the local area
- Also allows medium density residential development (above or behind non-residential uses)
- Focus on supporting high degree of pedestrian activity with no or small setbacks to Main Road, glazed shop frontages to the street with regular doorways and verandahs / canopies over the footpath
- Encourages car parking beside or behind buildings, with minimal crossing points over footpaths

- Desired building height of 1 building level is considered to be unnecessarily restrictive where there are already some two storey buildings or equivalent building heights.

Suburban Activity Centre Zone

- Applies only to the shopping centre car park north of the Coast to Vines trail
- Provides for a wide range of retail, commercial and community uses to service the daily and weekly needs of the community
- Supports medium and high-density dwellings above or behind non-residential uses
- Supports active and interesting building facades



- Desires that development is laid out to support linkages between building elements, parking, open space and visual appearance of sites
- Supports coordinated and consolidated car parking areas and access points
- Desired building height of 1 building level is considered to be unnecessarily restrictive.

Tourism Development Zone

- Applies mainly to Hardys Tintara and Serafino sites, but also a number of other sites fronting Main Road. there is also a subzone over the Serafino site to enable winery operations and facilities
- Provides for a range of tourism development and accommodation, including complementary retail and entertainment uses
- Portion of Zone in town centre has desired building height of one level which is unnecessarily restrictive. Serafino's site allows for buildings up to two building levels, reflective of the heights of some buildings in this location.

Suburban Business Zone

- Includes the southern side of Main Rd from Oscars to the light industrial sites adjacent the school
- Supports business and innovation uses which have low-level off-site impacts. Support some medium density residential in limited circumstances
- Small scale retail uses desired to not undermine other centres
- Building set back from street to form consistent streetscape.
- Allows for building heights of two building levels where interfacing with adjacent residential type zone and three levels in other circumstances (meaning some sites fronting Main Road can accommodate three level buildings).

Strategic Employment Zone

- Covers estate off Old Mill Court
- Allows for a range of higher-impacting industry, logistics warehouse land uses and supporting commercial activities
- Seeks lower impact activities adjacent residential zones
- Buildings positioned and designed to achieve consistent attractive streetscape
- Supports landscaping to site perimeters

Established Neighbourhood Zone

- Covers all residential areas of the township, including parts of the main street
- Provides for a range of housing types which sympathetically integrate into existing township character
- Identifies a minimum site area of 325m² and frontage of 9m for all housing types
- Seeks consistent street setbacks with neighbouring sites
- Allows for building heights up to two levels.

Open Space Zone

- The bulk of this area is outside of the township boundaries but accommodates the Almond Train which forms part of the main street context.
- The zone covers the Coast to Vines Rail Trail and provides principally for open space activities and supporting infrastructure. Limits other buildings and uses.



4. Engagement Outcomes

How did we engage?

Engagement activities covered a broad spectrum of interests and stakeholders, ranging from local residents, landowners, community groups, businesses, business and tourist groups, Council staff, government agencies, Elected Members of Council and the local Member of Parliament.

Specific engagement activities included:

- Staff and targeted stakeholder workshops
- One-on-one conversations with key stakeholders and those who could not participate in other engagement activities
- Preparation of discussion paper exploring issues, identifying opportunities and options for discussion and debate within the community
- YourSay online presence for four weeks, including provision of an online survey
- Presentation to the Business Network meeting at Meeting Place
- Four drop-in sessions at the McLaren Vale Visitor and Information Centre
- Project Steering Group (staff and Elected Members) presentations.

What did we hear?

The engagement was structured around five themes outlined within the Discussion Paper. There were 07 submissions made and the following feedback was derived from the themes.

1. What should future buildings and development look and feel like in the future?

Clear direction provided by the community on:

- Consistency in setbacks and the importance of landscaping to the streetscape (particularly for front yards which were identified to be especially important for many residents) and to allow for quality landscaping on properties for amenity, comfort and environmental benefits.
- New buildings should be contextual and complementary to the established character. There was some support for modern elements of design if they were considerate of their setting.
- Focusing taller buildings to the main street and immediate surrounds but with their design carefully controlled to suit the village feel.

- Main street to remain primarily commercial to reinforce the village feel and supported pedestrian infrastructure to be wide and comfortable and welcomed additional traffic management and parking arrangements in the town centre.

There were mixed reactions to the following issues:

- Allowing for new and different materials and styles for buildings to create interest in the streetscape (viewed to be contrary to village character)

2. How do we plan for accommodating residential development within the existing township boundary?

Clear direction provided by the community on:

- Supporting population growth if it maintains the current township character. Opportunities for housing affordability and diversity, whilst generally supported in principle, was identified as a challenge for McLaren Vale.
- Residential development within buildings up to two storeys. There is very little support for buildings greater than 2 storeys, and only when specific limited circumstances allow, such as where the landscape helps reduce its visual bulk, in association with the main street.
- Ensuring that on-site parking is appropriately managed for increased residential densities.

There were mixed reactions to the following issues:

- Allowing for more compact housing in certain locations instead of more broadly. Smaller sites and increased housing density were met with caution but considered acceptable if done in a complementary way such as higher density housing behind or above the main street commercial buildings.
- The appropriateness of the current minimum lot size of 325m².

3. How do we plan for servicing residents' and business future needs?

Clear direction provided by the community on:

- Shops and services currently available are sufficient to meet community needs
- Desire for more evening activities and uses in the town favouring a greater diversity of



entertainment activities that support community needs (ahead of tourist needs) such as lower-intensity entertainment and night-time venues and outdoor dining, community facilities (such as a pool and park upgrades) and community events in a traditional main street setting.

- Discourage the future development of additional bulky goods shops in the town
- Advertising needing further controls relating to consistency, proliferation and general professional finishes.
- Opportunity sites were encouraged to be developed appropriately, to meet community needs as were some other sites which presented poorly to the main street.
- Tourism was encouraged to stretch the length of the main street but the main purpose of the town as a regional service centre was seen as more of a priority than focusing solely on attracting more tourism.

There were mixed reactions to the following issues:

- Dividing the main street into tourism hubs and community precincts, instead of being flexible and allowing a market-led approach to where shops and tourism commerce is located.
- The contribution of the light industrial sheds in the town and their value into the future
- Improved car parking and improvements to public transport were seen as a solution to accessibility issues of the main street.

4. How do we plan for a stronger and more active main street?

Clear direction provided by the community on:

- Maintaining the spacious setting of McLaren Vale's main street character.
- Maintaining the mixture of building setbacks in Main Road to allow for more landscaping and outdoor dining facilities along the street, and not necessarily supportive of the more traditional main street character of some townships.
- There was recognition of the importance of spaces between buildings and front setbacks which also enabled views in some locations to surrounding countryside.
- The main street maintaining and enhancing a fine grain experience and smaller scale developments and tenancies.
- Building up to two storeys as appropriate.
- There was substantial feedback relating to public realm, the importance of landscaping and greening, pedestrian crossings, traffic calming and road safety which, while outside the scope of this

review, has been provided to Council for further investigation

There were mixed reactions to the following issues:

- Location and format of car parking (front, rear and both options all considered to have merit).
- Building architecture styles adopting bold new architecture

5. How do we plan for appropriate tourism activities?

Clear direction provided by the community on:

- Tourism hub to focus activity on Main Street
- Tourism development focusing more on smaller scale experiences, continuing the high-quality boutique style of the town and maintaining the authenticity of the town.
- Strengthening the entrances to the town were identified as important in supporting tourism
- Provide opportunity for short-term workers' accommodation in the township to support seasonal workforce requirements for the surrounding region.

There were mixed reactions to the following issues:

- Appropriateness of larger scaled tourism facilities were appropriate on Main Road. There was some concern that larger scaled tourism venues were not appropriate for the town and mixed responses questioned the benefits, scale and location of additional tourism accommodation, noting the desire to maintain the balance with the role of the town in acting as a service centre for the region and locals.

Refer to separate Engagement Summary Report for a more detailed outline of engagement activities and community feedback.



5. Suggested Policy Changes

Town Centre / Main Road

Consideration of Alternative Zone and Technical and Numerical Variation Options

The following alternative zones were considered for McLaren Vale, having regard to the current role, existing land uses, strategic objectives and community's feedback on character and desired future development forms:

Township Main Street Zone

Pros:

- Supports the range uses needed for McLaren Vale as a service centre for the surrounding hinterland (role well reflected in desired outcomes)
- Supports high pedestrian activity needed for a main street
- Stronger reference to traditional main street character (which can be connected to an established character) than current Suburban Main Street Zone
- More directly references low scale character and stronger policy support for low rise-built forms, which better reflects McLaren Vale character sought by community.
- Provide more appropriate contextual sizing for advertisements.
- Provides for a Concept Plan Map to be inserted
- Allows for building height to be listed as TNV – 2 levels and 9 metres recommended

Cons:

- Seeks strong urban form to streets and continuous built form. Doesn't necessarily reflect established character and community's desire to retain this mix in streetscape appearance.
- Community feedback for more spacious setting would need to be reflected within a sub-zone for this location.

The Zone is an appropriate fit for McLaren Vale given flexibility in land uses, and supportive policy for the scale of uses sought and envisaged by the community for McLaren Vale.

Township Activity Centre Zone

Pros:

- Supports centre-based retail, commercial, community and entertainment uses in and proposed for town's role as a service centre.
- Supports residential development, but at more consistent densities to character sought than existing Suburban Activity Centre Zone (which supports high density residential development).
- Provides better contextual design support for front and side setbacks that better responds to community feedback.
- Provides more appropriate contextual sizing for advertisements.
- Provides for a Concept Plan Map to be inserted
- Allows for building height to be listed as TNV – 2 levels and 9 metres recommended

Cons:

- Nil

The Zone is an appropriate fit for McLaren Vale given flexibility in land uses, and supportive policy for the scale of buildings and streetscape context for building placements which was sought by the community for McLaren Vale.

Employment Zone

Pros:

- Supports low impact light industrial uses found in zone but provides for shopping and business activities allowing flexibility for evolution should existing light industry sheds be redeveloped.
- Strong reference to quality building, landscaping and streetscape frontages, desired by the community for this location.
- Provides for more appropriate TNV relating to building height than Suburban Business Zone, that prevents 3 level buildings – 2 levels (9m) suggested
- Supports front and side setbacks that are within context of streetscape setting, allowing spaces between buildings.
- Stronger landscaping policy particularly for driveways than Suburban Business Zone.
- Provides for a Concept Plan Map to be inserted



Cons:

- Allows bulky goods outlets to be established which is contrary to community desires. Would need to be made less attractive (such as removing street frontage from Main Road).
- Advertising policy allows slightly larger advertising face area than Suburban Business Zone.

The Zone is an appropriate fit for those parts of McLaren Vale that currently house the light industrial sheds.

Community Facilities Zone

Pros:

- Provides better support for the established community-based land uses along parts of Main Road.
- Still supports retail and office uses (up to 250m²) that is appropriate for Main Road.
- Supports flexible and adaptable use of open spaces and facilities.
- Seeks that expansion of community facilities (such as school) occurs in a way that complements the neighbourhood.
- Provides for a Concept Plan Map to be inserted
- Allows for building height to be listed as TNV – 2 levels and 9 metres recommended
- Provide more appropriate contextual sizing for advertisements.

Cons:

- Nil

This Zone will suit the cluster of existing community uses on Main Road that encompasses the Primary school, church, cemetery and consulting rooms / offices.

Changes to Zone Boundaries

The review is taking the opportunity to review the zoning of properties along Main Road where land uses do not match the zoning in place.

There are a number of former dwellings located between 175 and 199 Main Road, which are positioned within the Established Neighbourhood Zone. These properties currently contain a mix of retail, office, personal services, service industry and consulting room land uses.



Existing Zoning



Proposed Zoning

While small scale non-residential and community-based uses are supported by the Established Neighbourhood Zone, the attractiveness of these properties for retail, commercial and tourism purposes ahead of residential purposes, implies that they would be more appropriately located within a main street zone.

Identified Policy Gaps

A key policy gap is the ability to provide for the nuances of the main street that make the character of McLaren Vale valued by the community. These relate specifically to:

- variations in front and side setbacks, where some locations are close to the building and with verandahs, and others are setback, and more spacious in their setting
- provision for a diverse range of building styles, whilst supporting the use of more traditional materials that are commonly found in buildings along Main Road
- working with the slope of the main street to ensure building outcomes are contextual but open up opportunities for additional development or building levels where it can be managed visually from the street and adjacent interface.
- positioning of car parking
- importance of landscaping within street frontages and beside buildings
- consolidating access and parking areas, in aid of convenience and reducing conflicts with pedestrians.

The Structure of the Code, and limited input for local policy, mean that these issues need to be addressed through the introduction of a **Sub-zone** which would cover part(s) of the Main Street Zone where the above issues need to be addressed.

The Zones do not provide any policy support to highlight the important characteristics for gateways into a township. Potential for improving this was

mentioned specifically within community feedback, and there is scope (beyond public realm improvements) for the redevelopment of sites at key road gateway entries into McLaren Vale to achieve improved design outcomes.

The Code provides the **Gateway Overlay** to address this purpose, the strength in policy provided in relation to:

- front setbacks that are contextual and relate to the height of the building proposed
- inclusion of articulation and variations in materials to building facades visible from the main entry roads – promoting a high standard of design and external appearance
- placement of ancillary buildings and structure and uses (such as carports, sheds / servicing equipment and car parking) so that they do not detract from views from the street
- inclusion of generous landscaping areas along front and side setbacks to the street frontage
- retention of mature trees and vegetation and integration within development
- screening and greening of car parking areas
- more appropriate advertising sizes and forms and rationalisation on sites.

There is a need to better provide spatial guidance as to the application and interpretation of the policies within the zones (and proposed sub-zone). This can be achieved through the introduction of a Concept Plan Map, which is referenced within each Zone, and would address the following matters:

- location of key vistas and trees within main street
- potential connections to residential areas (including across or to the Coast to Vines trail)
- focus for active frontages and reduced setbacks
- focus for larger setbacks and spaces between buildings
- consolidated parking opportunities and desired access points
- desired road crossing points and intersection upgrades.

Recommended Zoning and Policy Changes

It is recommended that the following changes be applied to the zoning for McLaren Vale's centre and main road areas (currently covered by the non-residential zones) and represented within Figure 3:

- Replace the Suburban Main Street Zone with the **Township Main Street Zone**

- **Introduce a Sub-Zone** for portions of the Township Main Street Zone that specifically addresses:
 - Maintaining variety in front setbacks and development aligning to those in the streetscape
 - Maintaining spaces between buildings in the streetscape to support a specious setting, and allow glimpses to views across the valley
- Replace the Suburban Activity Centre Zone with the **Township Activity Centre Zone**
- **Expand the Township Activity Centre Zone** across the shopping centre land, excluding portions that front onto Main Road & Field Street (where Township Main Street Zone will apply)
- Replace the Suburban Business Zone, as it applies to 201 – 235 Main Road with the **Township Main Street Zone**
- Replace the Suburban Business Zone, as it applies to 237 Main Road (light industry sheds) with the **Employment Zone**
- Replace the Established Neighbourhood Zone as it applies to the Primary School, Outpost Church and 263 – 265 Main Road to the **Community Facilities Zone**
- **Insert of a two level (9m) building height** as the technical and numerical variation across all of the above recommended zones, to provide both opportunities and consistency across the township.
- **Introduction of a Concept Plan Map** that covers all of the non-residential zones in the township and spatially represents the following important structural and character elements:
 - location of key vistas and trees within main street
 - potential connections to residential areas (including across or to the Coast to Vines trail)
 - focus for active frontages and reduced setbacks
 - focus for larger setbacks and spaces between buildings
 - consolidated parking opportunities and desired access points
 - desired road crossing points and intersection upgrades.
 - **Introduction of a Gateway Overlay** for the township entries to better articulate the high-quality positioning and design of buildings and landscape setting desired for these important locations.



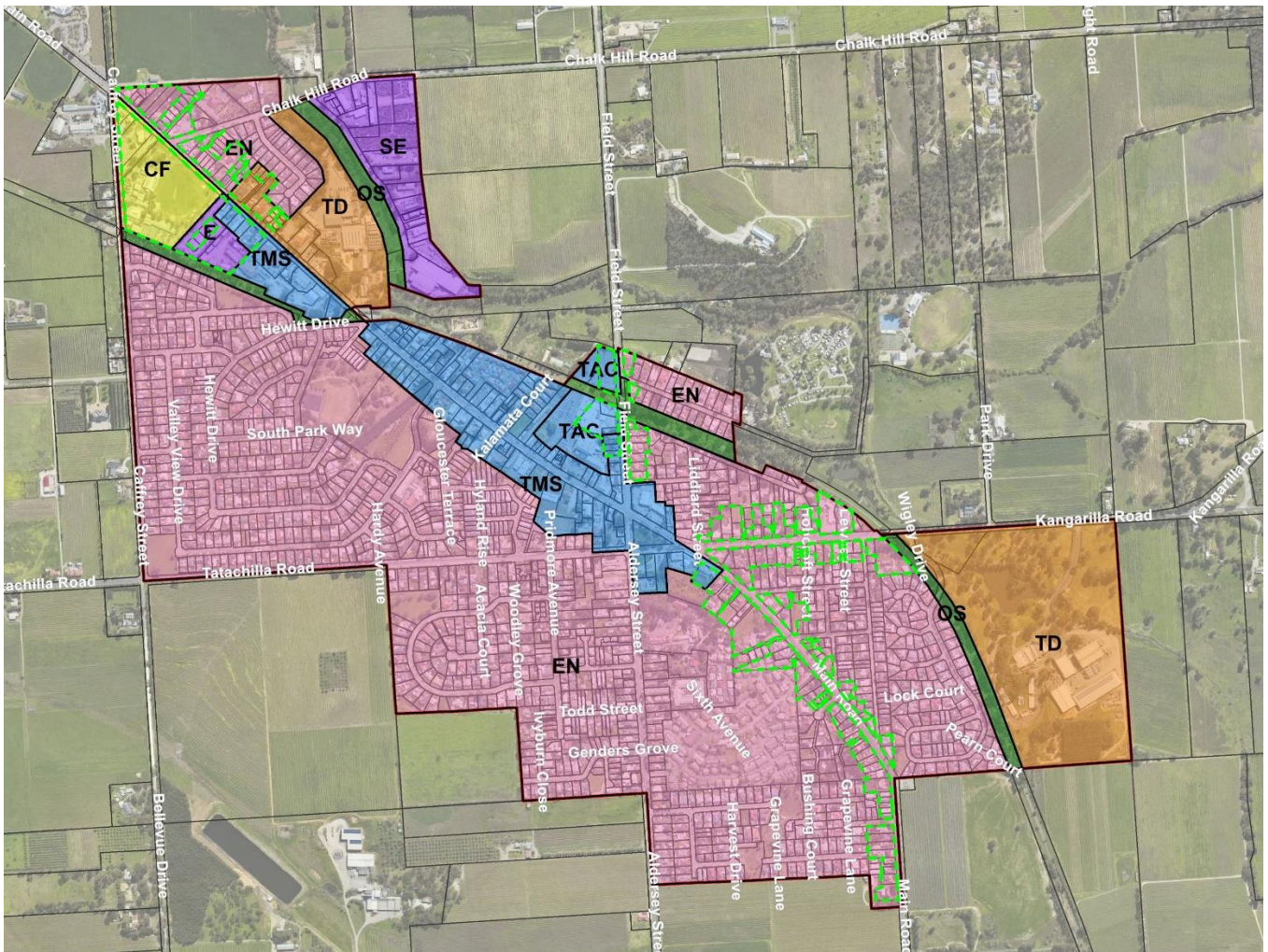


Figure3 Recommended Zoning for the McLaren Vale Township (green outlines represent the suggested Gateway Overlay)

Residential Areas

Alternative Zone and Technical and Numerical Variation Options

A review of other residential zones was undertaken, and the application of other zones was dismissed for the following reasons:

- they do not provide the level of policy coverage that considers the streetscape context for important matters identified by the community, particularly front setbacks
- they provide for densities and building heights which are contrary to the established and desired character for McLaren Vale sought by the community (some zones support medium and high density and buildings up to 3 levels as deemed-to-satisfy development outcomes and therefore would result on development that is discordant

with the established character and community expectations expressed.

The potential application of the Character Areas Overlay for the township's residential areas (or parts of the residential areas) was considered but determined to not be appropriate for McLaren Vale. The established character, whilst valued by the community, is not considered to be unique within the Adelaide context, nor sufficiently intact across large areas to warrant such a designation.

The existing Established Neighbourhood Zone continues to be the most appropriate zone in achieving the balance of providing for some form of development opportunities in support of the strategic goals for the township in terms of accommodating population growth, however, seeks to ensure

The existing TNV relating to building height (2 levels / 9 metres) was supported by the community and should be retained. Taller heights were clearly not

supported, and there is insufficient justification for the reduction in heights (given presence of two storey buildings in residential areas).

Given the mixed reactions and level of uncertainty around the minimum lot size appropriateness, and how increased densities should be accommodated in the township, an approach that sought to balance strategic objectives and the desire to both maintain established character, and better align policy with that of the Character Preservation District was considered. This includes:

- considering the Onkaparinga Local Area Plan dwelling targets for McLaren Vale
- providing opportunities to incentivise the provision of alternative housing types that the current policy does not do, through potential reduced minimum site areas
- targeting where increased densities would support walkable communities in proximity to the town centre and where allotments could accommodate increased densities without impacting on streetscape character.
- seeking opportunities to reduce infill development at the edge of the township's interfaces with residential development, both to:
 - reduce the intensity of the interface with surrounding farming and horticultural activities; and
 - reflect the Character Preservation District character values relating to rural and natural landscape and visual amenity and scenic and tourism attributes (and how township edges can impact on the interpretation of these values)

The Onkaparinga Local Area Plan establishes a target of approximately 714 additional dwellings (5% of the 14,286 dwellings for the entire Council area). The proportion of these additional dwellings that should be accommodated within McLaren Vale was considered based on a high-level assessment of other township opportunities (based on current zoning, empty / undeveloped sites and potential infill opportunities), which included:

- McLaren Flat – 60 – 80 dwellings (noting that there may be opportunities for increased yields with a review of zoning and increases in CWMS capacity)
- Willunga – less than 100 dwellings
- Kangarilla – less than 20 dwellings
- Yaroona - none
- Clarendon - none

It should be noted that many townships have heritage and / or slope limitations to supporting higher densities, and some have already undergone consultation which have determined their preferred future growth (e.g. Willunga).

Based on the above, McLaren Vale would need to conservatively accommodate at least 50% of the dwelling target – in other words 357 additional dwellings.

Existing Code policy and existing allotment sizes across the Established Neighbourhood Zone would accommodate potential for approximately 860 additional dwellings. There is therefore some scope for reducing development potential in some locations, noting that it cannot be assumed that all infill dwellings will be developed over time (typically an assumption of 50% is made for forecasting purposes).

There is therefore some scope for reducing development potential across the township and on this basis, increasing minimum site areas at the periphery of the township has been suggested.

At the same time, there is a strategic goal to increase housing diversity. The community's feedback was cautious in supporting this, and certainly not generally across the Council area. Feedback however did support additional opportunities for affordable (or more affordable) housing, as well as for downsizing so people can age in place (but outside of the established aged care and retirement facilities). As such, there is a desire to focus opportunities for alternative housing forms:

- within the Main Street and centre zones, where policy supports shop-top housing and dwellings behind shops where possible. It is noted that this has occurred in very few circumstances, but remains open within the policy setting
- on identified opportunities sites which are either large and parcels or which are a cluster of land parcels within common ownership
- on allotments close to the towns centre, but which are typically larger, and specifically deeper in their layouts to support dwelling forms such as group dwellings and residential flat buildings (detached and demi-detached dwellings can be reasonably accommodated across other parts of the township, but don't address the alternative housing forms desired).

The identified locations were refined and are shown within Figure 4. They demonstrate the following potential yields across the township's Established Neighbourhood Zone:



- minimum 500m² sites: 19 additional dwellings
- minimum 325m² sites: 427 additional dwellings
- minimum 275m² (for group dwellings and residential flat buildings only): 92 additional dwellings

This would equate to potential for 538 additional dwellings into the future, meaning that approximately 66% of lots would need to be developed to achieve the desired dwelling target to 2040. This would be reduced where additional yields are able to be achieved within the Main Street / Activity Centre zones.

Changes to Zone Boundaries

There are four properties at the end of Clifton Court which contain dwellings but are located within the Tourism Development Zone. The four allotments are laid out to address Clifton Court and turn their back to the remainder of the Tourism Development zoned land to the south. As such, it is recommended that the four allotments be **rezoned to the Established Neighbourhood Zone** to better reflect their use and context.



Existing Zoning



Proposed Zoning

Recommended Zoning Changes

It is recommended that the following changes be applied to the zoning for McLaren Vale's residential areas and represented within Figure 4:

- **Retain the Established Neighbourhood Zone** as the zoning to apply across the residential areas of the township.
- **Maintain the 2 level (9m) building height** as the technical and numerical variation across the zone, noting the following recommendation
- **Introduce a single level (6m) building height** limit for any form of dwelling positioned behind another dwelling (ie not having a direct frontage to a public road) – ideally as part of the technical and numerical variations
- **Increase the minimum frontage** width for dwellings from 9 metres **to 10 metres** to provide greater focus on mitigating proportion of garaging and driveways to street frontages (and ensuring a greater level of assessment on how dwelling forms better integrate within streetscape landscaping and spaces)
- **Revise** the Technical and Numerical Variation for **minimum site areas** as follows:
 - **Increase to 500 square metres** for all dwelling types at periphery of township as shown in Figure 4
 - **Decrease to 275 square metres** for group dwellings and residential flat buildings for the selected locations only as shown in Figure 4
 - **Maintain existing 325 square metres** for all dwelling types across all other areas of the zone.
- **Introduction of a Gateway Overlay** for the township entries to better articulate the high-quality positioning and design of buildings and landscape setting desired for these important locations.

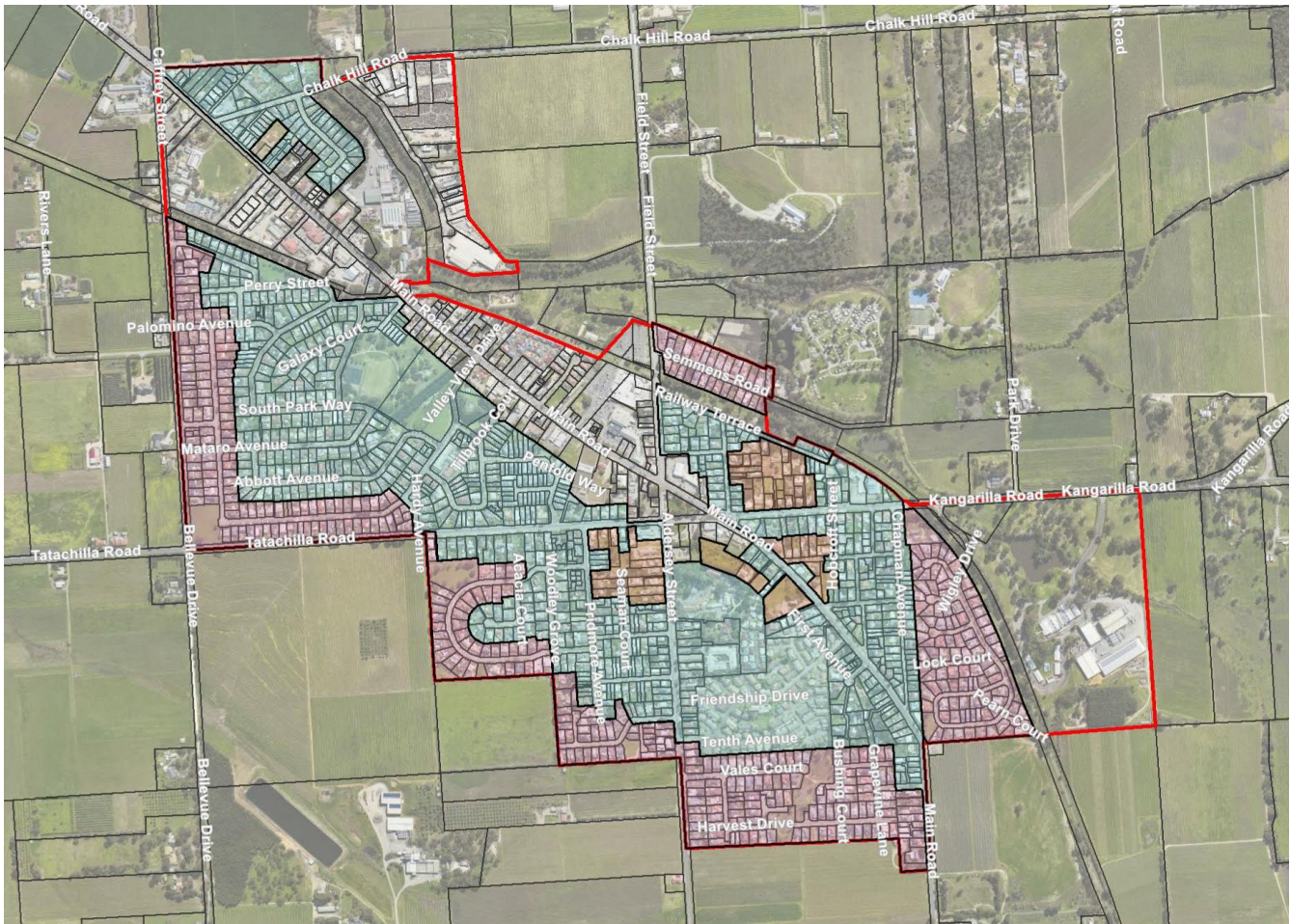


Figure4 Recommended Minimum Site Areas for the Established Neighbourhood Zone.

Further Investigations

A number of the above recommendations will require some additional investigations so that the boundaries of zones, sub-zones, Gateway Overlay and content of the Concept Plan map can be further refined and confirmed.

This, along with additional engagement with landowners, stakeholders and key agencies, can occur as part of the future Code Amendment required to implement the recommendations of this report.

