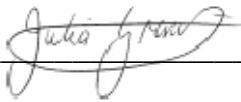


**PROPOSAL TO INITIATE AN AMENDMENT
TO THE PLANNING & DESIGN CODE**

McLaren Vale Township Code Amendment

By the City of Onkaparinga (*the Proponent*)



(Signature Required)

City of Onkaparinga (*the Proponent*)

Date: 5 May 2023

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA portal by the Attorney General's Department.



(Signature Required)

MINISTER FOR PLANNING

Date:

21/5/23

1. INTRODUCTION	3
1.1. Designated Entity for Undertaking the Code Amendment	3
1.2. Rationale for the Code Amendment	4
2. SCOPE OF THE CODE AMENDMENT	5
2.1. Affected Area	5
2.2. Scope of Proposed Code Amendment	6
3. STRATEGIC PLANNING OUTCOMES	27
3.1. Summary of Strategic Planning Outcomes	27
3.2. Alignment with State Planning Policies	27
3.3. Alignment with Regional Plans	29
3.4. Alignment with Other Relevant Documents	29
4. INVESTIGATIONS AND ENGAGEMENT	31
4.1. Investigations Already Undertaken	31
4.2. Further Investigations Proposed	38
4.3. Engagement Already Undertaken	39
4.4. Further Engagement Proposed	40
5. CODE AMENDMENT PROCESS	41
5.1. Engagement Plan	41
5.2. Engagement Report	41
5.3. Code Amendment Timetable	42
ATTACHMENT A	43
ATTACHMENT B	54
Timetable for Code Amendment by Proponent	54
ATTACHMENT C - McLaren Vale Township Character Area Statement	56
ATTACHMENT D - McLaren Vale Township Planning Policy Review Discussion Paper	
ATTACHMENT E - McLaren Vale Township Planning Policy Review Engagement Summary Report	
ATTACHMENT F - McLaren Vale Township Planning Policy Review Policy Recommendations Report	

1. INTRODUCTION

The City of Onkaparinga is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located within the boundaries of the McLaren Vale township (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The City of Onkaparinga acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Renée Mitchell, Director Planning and Regulatory Services

renee.mitchell@onkaparinga.sa.gov.au

Ph: 8384 0584

- 1.1.4. The Council intends to undertake the Code Amendment by:

Utilising professional expertise of employees of the Council including:

a) Planning Practitioners

- Heidi Lacis, Development Policy Planner
- Jonathan Luke, Team Leader Development Policy
- Divya Bali Dogra, Development Policy Planner (Heritage)

b) Community Engagement

- Communications Department

- Community Engagement Coordinator
- c) Nathan Farnell, Urban Designer
- d) City Operations
- e) Assets and Technical Services
- f) Traffic and Transport

1.2. Rationale for the Code Amendment

The following outlines the reasons for the preparation of the Code Amendment and a description of the change in circumstances leading to the need for the Code Amendment.

The commercial strip of Main Road, McLaren Vale is approximately 2.0 kilometres long, currently comprising six zones and one subzone within the urban township boundary. Main Road's length and diversity of activities provides the capacity for a wide variety of services and facilities. However, these same attributes present a challenge to the main street to successfully perform as a cohesive and vibrant town centre for local and regional community needs while also servicing the tourist trade.

There is increased pressure on McLaren Vale to provide some infill housing, allow for local employment growth and improve as a regional service centre and tourism town. Updating the development policies with an amended suite of Zones, Technical and Numeric Variations (TNVs) and Overlays for the McLaren Vale township is intended to provide greater flexibility and certainty for investment and clearly define a town centre that supports retail, residential and commercial activities.

McLaren Vale is identified as a township within the McLaren Vale Character Preservation District and strict boundaries are established which prevent further urban development expansion. Directing growth within planned growth areas will ensure the integrity of the McLaren Vale Character Preservation District.

There has been some recent infill activity with some allotments smaller than the minimum 325sqm in some areas, but generally there is no 'planned' approach for where and how best to supply a choice of housing types. It is considered that the current situation will continue a 'salt and pepper' approach to infill, does not lead to housing diversity, and limits affordability and opportunities for smaller households and ageing in place.

To ensure that the policy settings that have transitioned from Council's former Development Plan into the Planning and Design Code are the most appropriate and contemporary policies for McLaren Vale now and into the future, council recently undertook a significant planning review of the McLaren Vale township. Feedback from targeted and extensive community engagement has provided council insight into how the community envisages how development in the township should proceed, and what to encourage and discourage in the township area.

To address these issues, council identified that there is a key policy gap that provides for the nuances of the main street representing the various character elements of McLaren Vale valued by the community. The proposed Character Area Overlay and Character Area Statement, the Gateway Overlay and Zone revisions in the Code Amendment aim to improve on existing planning policy to identify these character elements to protect and enhance the unique character and overall amenity of the township. This also recognises the importance of the key role that McLaren Vale township plays as a major international tourist destination and gateway to a renowned wine region.

Community feedback also identified a desire to amend the building height for the existing Suburban Main Street Zone (currently maximum building height is one storey). McLaren Vale is currently mostly single storey but with some two storey buildings in main street locations (some of which are heritage listed). There was generally strong support to update policy to reflect a two-storey maximum (up to two levels / 9 metres) for the main street.

The planning review has provided an opportunity to ensure that the Code Amendment provisions for future development align with the objectives of the State Government's 30-Year Plan for Greater Adelaide 2017 Update and Council's Onkaparinga Local Area Plan. The investigations, analysis, review and community input undertaken has informed and established a framework for future land use and development to accommodate projected population growth with aims to increase economic activity and employment to make it a better place for those who visit, work and live in the area.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the parcels of land within the McLaren Vale Character Preservation District Township boundaries in the City of Onkaparinga as shown in Figure 1 below:

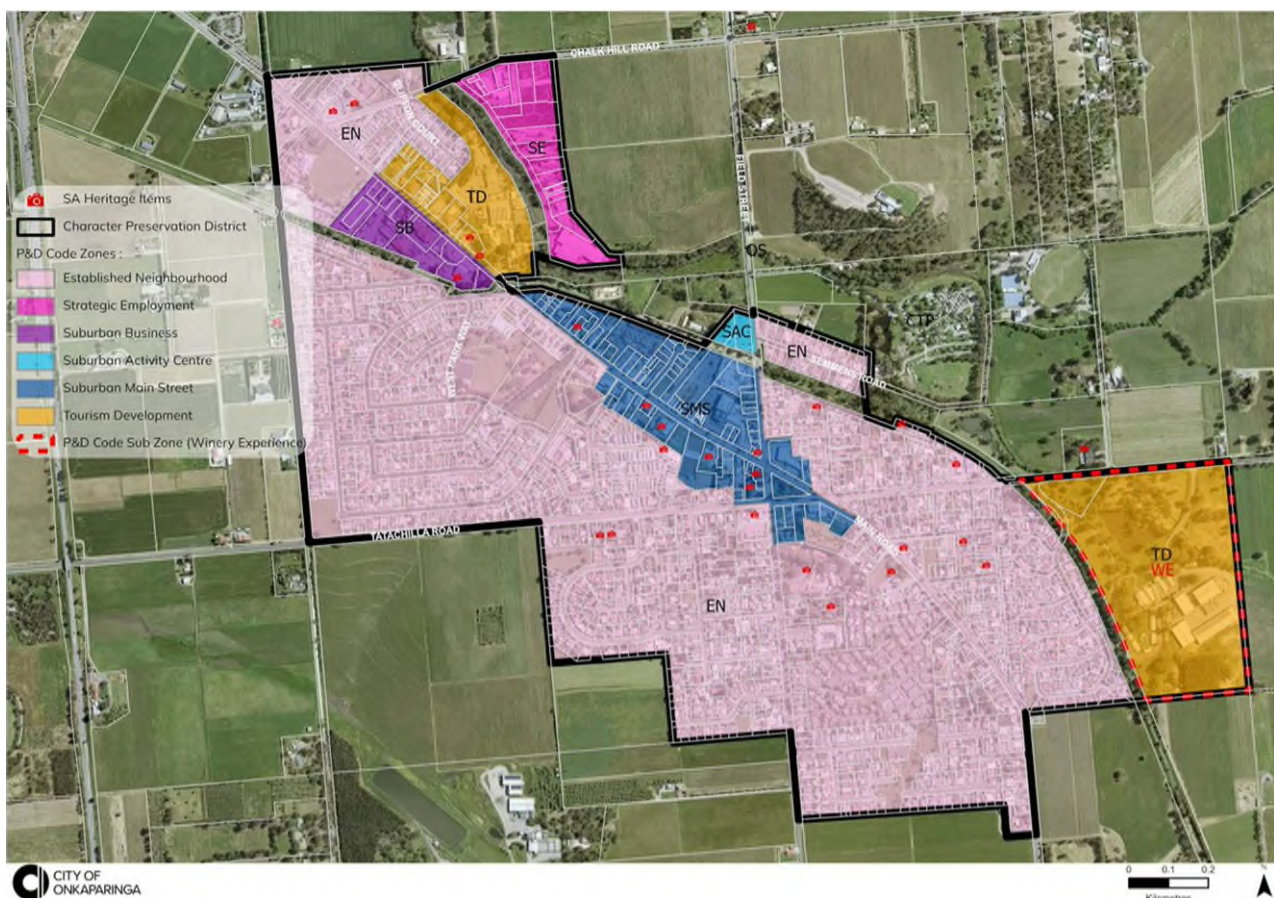


Figure 1 Affected Area

2.2. Scope of Proposed Code Amendment

The Code Amendment proposes to introduce a policy framework that aims to improve on existing planning policy that was transitioned from Council's former Development Plan into the new Planning and Design Code. It is intended to provide a clear framework to guide future development and growth, while seeking to protect and enhance the character and amenity of the township for the local and wider community.

The suggested policy responses would result in improved policy for:

- encouraging a diversity of residential development opportunities in a targeted manner via changes to allotment sizes in appropriate areas
- a proposed new suite of zones to better reflect the role and character of the main street and to encourage future development opportunities
- additional policy levers such as a Character Area Overlay, a Character Area Statement and a Gateway Overlay to guide development and infrastructure and enhance and protect significant character elements within the township.

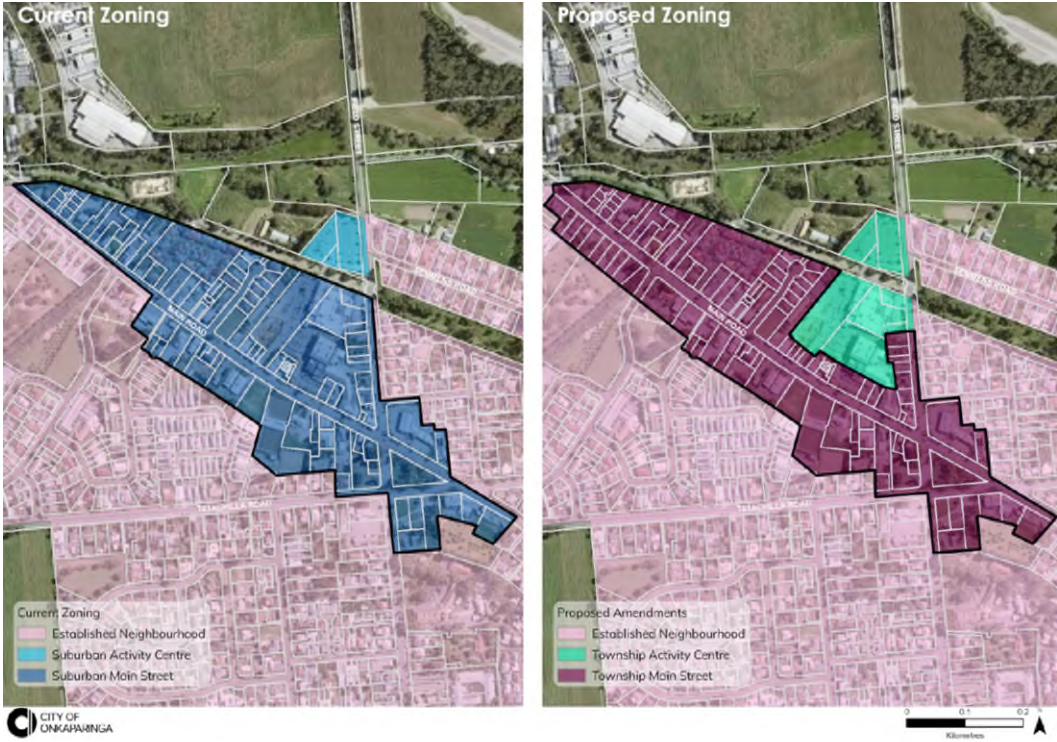
More specifically, it is intended that the Code Amendment will:

- rezone part Suburban Main Street Zone to Township Main Street Zone
- rezone part Suburban Main Street Zone and Suburban Activity Centre to Township Activity Centre Zone
- rezone part of Established Neighbourhood Zone to Township Main Street Zone
- rezone part Suburban Business Zone to Township Main Street Zone
- rezone part Suburban Business Zone to Employment Zone
- rezone part Established Neighbourhood Zone to Community Facilities Zone
- rezone part Tourism Development to Established Neighbourhood Zone
- apply the Character Area Overlay with a Character Area Statement
- apply the Gateway Overlay

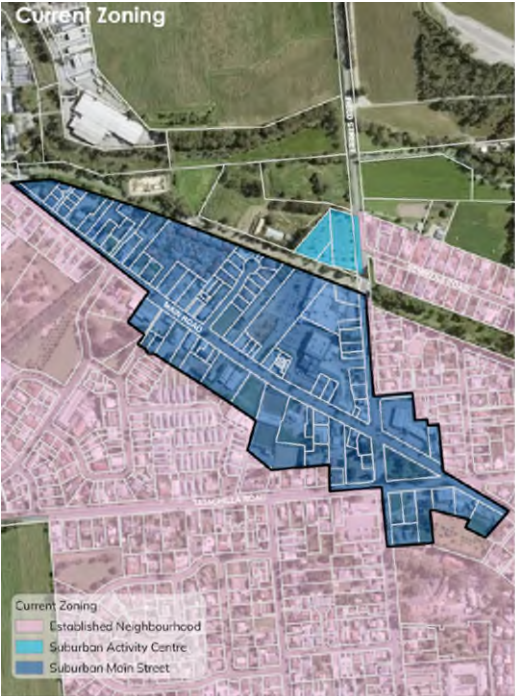
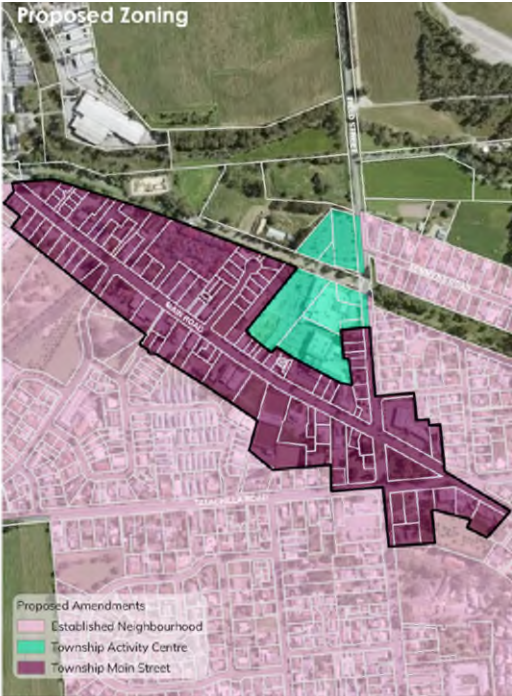
It will introduce a policy framework which will enable desired development outcomes as follows:

- maximum building heights of up to two levels in Township Main Street Zone
- apply TNVs for minimum of 275sqm and 500sqm in selected areas and 325sqm in balance of Established Neighbourhood Zone
- apply TNV for one storey maximum building height limit for 275sqm in Established Neighbourhood Zone
- increase TNV for frontage widths to 10m in Established Neighbourhood Zone.

The proposed amendments are detailed below.

Site	Current Policy	Amendment Outline	Intended Policy
<p>Site 1 Suburban Main Street Zone</p>  <p>The left map, 'Current Zoning', shows Site 1 in blue, indicating it is currently in the Suburban Main Street Zone. The surrounding area is mostly pink, representing Established Neighbourhood. The right map, 'Proposed Zoning', shows Site 1 in purple, indicating a proposed rezoning to the Township Main Street Zone. A portion of the site is also colored green, representing a proposed Township Activity Centre. Both maps include a legend at the bottom left and a scale bar at the bottom right. The City of Onkaparinga logo is in the bottom left corner of the left map.</p>	<p>Zone Suburban Main Street Zone</p> <p>Overlays Affordable Housing Character Preservation District (Township) Hazards (Bushfire - Urban Interface) Native Vegetation Prescribed Water Resources Area Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development Urban Transport Routes</p>	<p>The Township Main Street Zone provides improved policy for the scale and type of uses sought and envisaged for McLaren Vale such that the zone:</p> <ul style="list-style-type: none"> • Supports the range uses needed for McLaren Vale as a service centre for the surrounding hinterland (well reflected in desired outcomes) • Provides a stronger reference to traditional main street character by ensuring wall, parapet and roof height, verandah profile, and materials of 	<p>The proposed Code Amendment seeks to:</p> <ul style="list-style-type: none"> • Rezone Site 1 from the Suburban Main Street Zone to Township Main Street Zone • Introduce a TNV for a maximum building height of 2 levels/9 metres • Introduce the Character Area Overlay and a Character Area Statement • Introduce the Gateway Overlay to some parts of the Zone <p>The following overlays will be considered for insertion or review:</p>

Site	Current Policy	Amendment Outline	Intended Policy
	<p>Technical and Numeric Variations</p> <p>Maximum Building Height (Levels)</p> <p>Maximum building height is 1 level</p>	<p>construction are consistent with adjacent traditional main street buildings</p> <ul style="list-style-type: none"> • More directly references low scale character and stronger policy support for low rise-built forms • Allows for desired building heights up to two levels / 9 metres • Encourages active uses and fine grain shopfronts along street • Requires more contextual advertising and signage (smaller and lower than existing zone) • Requires parking to be at rear of screened from 	<ul style="list-style-type: none"> • Affordable Housing • Character Preservation District (Township) • Hazards (Bushfire - Urban Interface) • Native Vegetation • Prescribed Water Resources Area • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes

Site	Current Policy	Amendment Outline	Intended Policy
		main street, within minimal crossovers	
<p>Site 2</p> <p>130 Main Road, McLaren Vale</p> <p>(Part of) Suburban Main Street Zone and Suburban Activity Centre Zone</p> <div>   </div>	<p>Zones</p> <p>Suburban Main Street Zone</p> <p>Suburban Activity Centre</p> <p>Overlays</p> <p>Affordable Housing</p> <p>Character Preservation District (Township)</p> <p>Hazards (Bushfire - Urban Interface)</p> <p>Native Vegetation</p> <p>Prescribed Water Resources Area</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p>	<p>The Township Activity Centre Zone better reflects existing shopping centre function and site scale and format. It provides improved policy for:</p> <ul style="list-style-type: none"> 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 	<p>The proposed Code Amendment seeks to:</p> <ul style="list-style-type: none"> Rezone Site 2 from the Suburban Main Street Zone (over shopping centre site) and Suburban Activity Centre Zone to Township Activity Centre Zone Introduce a TNV for a maximum building height of 2 levels/9 metres Introduce the Character Area Overlay and a Character Area Statement Introduce the Gateway Overlay to some

Site	Current Policy	Amendment Outline	Intended Policy
	<p>Urban Transport Routes</p> <p>Technical and Numeric Variations</p> <p>Maximum building height is 1 level</p>	<p>up to 2 levels / 9 metres</p> <ul style="list-style-type: none"> Provides stronger design support for appropriate setbacks in streetscape 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) 	<p>parts of the Zone</p> <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Affordable Housing Character Preservation District (Township) Hazards (Flooding) Hazards (Bushfire - Urban Interface) Heritage Adjacency Hazards (Flooding - General) Native Vegetation

Site	Current Policy	Amendment Outline	Intended Policy
			<ul style="list-style-type: none"> • Prescribed Water Resources Area • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes
Site 3 175-181, 185, 187, 189, 191, 193, 195, 197, 199 Main Road, McLaren Vale (Part of) Established Neighbourhood Zone	Zone Established Neighbourhood Zone Overlays Affordable Housing Character Preservation District (Township) Hazards (Bushfire - Urban Interface) Native Vegetation	The subject properties comprise a number of former dwellings and some community uses located between 175 and 199 Main Road currently located in the Established Neighbourhood Zone. These properties generally contain a mix of retail, office, personal services, service industry and	The proposed Code Amendment seeks to: <ul style="list-style-type: none"> • Rezone Site 3 from (part of) Established Neighbourhood Zone to Township Main Street Zone • Introduce a TNV for a maximum building height of 2 levels/9 metres • Introduce the Character Area Overlay and a


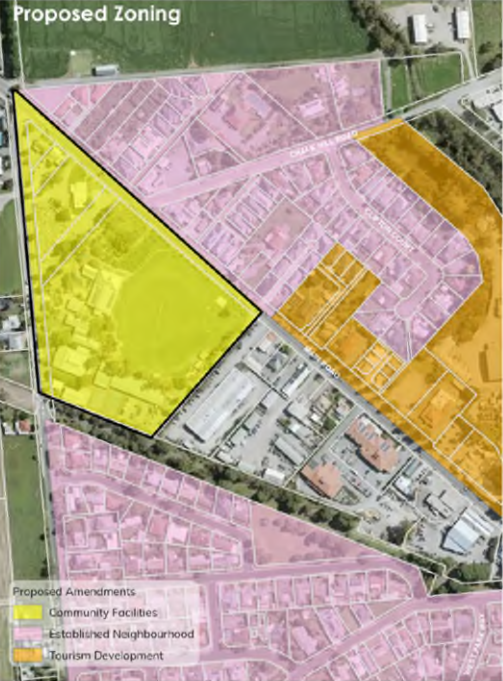
Site	Current Policy	Amendment Outline	Intended Policy
<div data-bbox="163 371 680 1074"> <p>Current Zoning</p> <p>Current Zoning</p> <ul style="list-style-type: none"> Established Neighbourhood Suburban Activity Centre Suburban Main Street </div> <div data-bbox="696 371 1214 1074"> <p>Proposed Zoning</p> <p>Proposed Amendments</p> <ul style="list-style-type: none"> Established Neighbourhood Township Activity Centre Township Main Street </div> <div data-bbox="163 1082 275 1106"> <p>CITY OF ONKAWARINGA</p> </div> <div data-bbox="1059 1074 1205 1106"> <p>0 0.1 0.2 Kilometres</p> </div>	<p>Prescribed Water Resources Area</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p> <p>Urban Transport Routes</p> <p>Urban Tree Canopy</p> <p>Technical and Numeric Variations</p> <p>Maximum building height is 2 levels / 9 metres</p> <p>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m</p> <p>Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm</p>	<p>consulting room land uses.</p> <p>While small scale non-residential and community-based uses are envisaged in the Established Neighbourhood Zone, the Township Main Street Zone better reflects these actual existing functions and more appropriately applies to these properties in this location for future retail, commercial and tourism land uses.</p>	<p>Character Area Statement</p> <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> Affordable Housing Character Preservation District (Township) Hazards (Bushfire - Urban Interface) Native Vegetation Prescribed Water Resources Area Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development Urban Transport Routes

Site	Current Policy	Amendment Outline	Intended Policy
<p>Site 4</p> <p>201, 203, 207-209, 211, 213, 215 Main Road McLaren Vale</p> <p>(part of) Suburban Business Zone</p> <div><div><p>Current Zoning</p></div><div><p>Proposed Zoning</p></div></div>	<p>Zone</p> <p>Suburban Business Zone</p> <p>Overlay</p> <p>Character Preservation District (Township)</p> <p>Hazards (Bushfire - Urban Interface)</p> <p>Heritage Adjacency</p> <p>Hazards (Flooding - Evidence Required)</p> <p>Native Vegetation</p> <p>Prescribed Water Resources Area</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p> <p>Urban Transport Routes</p>	<p>Extension to the Township Main Street Zone over the (mostly light industry) Suburban Business Zone will support a more coherent streetscape approach.</p> <p>Amenity and exposure are likely to make these lots more attractive to commercial, retail and tourism uses in the future.</p> <p>The Township Main Street Zone also provides a more appropriate mix of uses and activities along with active streetscapes at ground level. It will also restrict warehouses, light industry and other elements that are not necessarily best</p>	<p>The proposed Code Amendment seeks to:</p> <ul style="list-style-type: none">• Rezone Site 4 from (part of) Suburban Business Zone to Township Main Street Zone• Introduce a TNV for a maximum building height of 2 levels/9 metres• Introduce the Character Area Overlay and a Character Area Statement• Introduce the Gateway Overlay to some parts of the Zone <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none">• Affordable Housing

Site	Current Policy	Amendment Outline	Intended Policy
	Technical and Numeric Variations Minimum site area is 450 sqm	located adjacent to the tourism node.	<ul style="list-style-type: none"> • Character Preservation District (Township) • Hazards (Bushfire - Urban Interface) • Native Vegetation • Prescribed Water Resources Area • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes
Site 5 231, 227, 229, 235 Main Road McLaren Vale (part of) Suburban Business Zone	Zone Suburban Business Zone Overlay Character Preservation	The existing Suburban Business Zone contains a range of light industrial land uses and activities which provide services to local residents and also the	The proposed Code Amendment seeks to: <ul style="list-style-type: none"> • Rezone Site 5 from (part of) Suburban Business Zone

Site	Current Policy	Amendment Outline	Intended Policy
 <p>Current Zoning</p> <p>Proposed Zoning</p> <p>Current Zoning</p> <ul style="list-style-type: none"> Suburban Business Suburban Main Street <p>Proposed Amendments</p> <ul style="list-style-type: none"> Employment Township Main Street <p>CITY OF ONKAPARINGA</p> <p>0 0.5 1 Kilometres</p>	<p>District (Township)</p> <p>Hazards (Bushfire - Urban Interface)</p> <p>Heritage Adjacency</p> <p>Hazards (Flooding - Evidence Required)</p> <p>Native Vegetation</p> <p>Prescribed Water Resources Area</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p> <p>Urban Transport Routes</p> <p>Technical and Numeric Variations</p> <p>Minimum site area is 450 sqm</p>	<p>surrounding farming and viticultural communities and businesses.</p> <p>These are an indicator of McLaren Vale's important local service centre role therefore rezoning part of this zone to Employment Zone better provides for:</p> <ul style="list-style-type: none"> Continued use of land for a diverse range of low impact light industry, commercial and business Flexibility for shops and offices for future development (likely to be market driven) Allowance for additional bulky goods but not on Main Road frontage 	<p>to Employment Zone</p> <ul style="list-style-type: none"> Introduce a TNV for a maximum building height of 2 levels/9 metres Introduce the Character Area Overlay and a Character Area Statement Introduce the Gateway Overlay to the Zone <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> Affordable Housing Character Preservation District (Township) Hazards (Bushfire - Urban Interface)

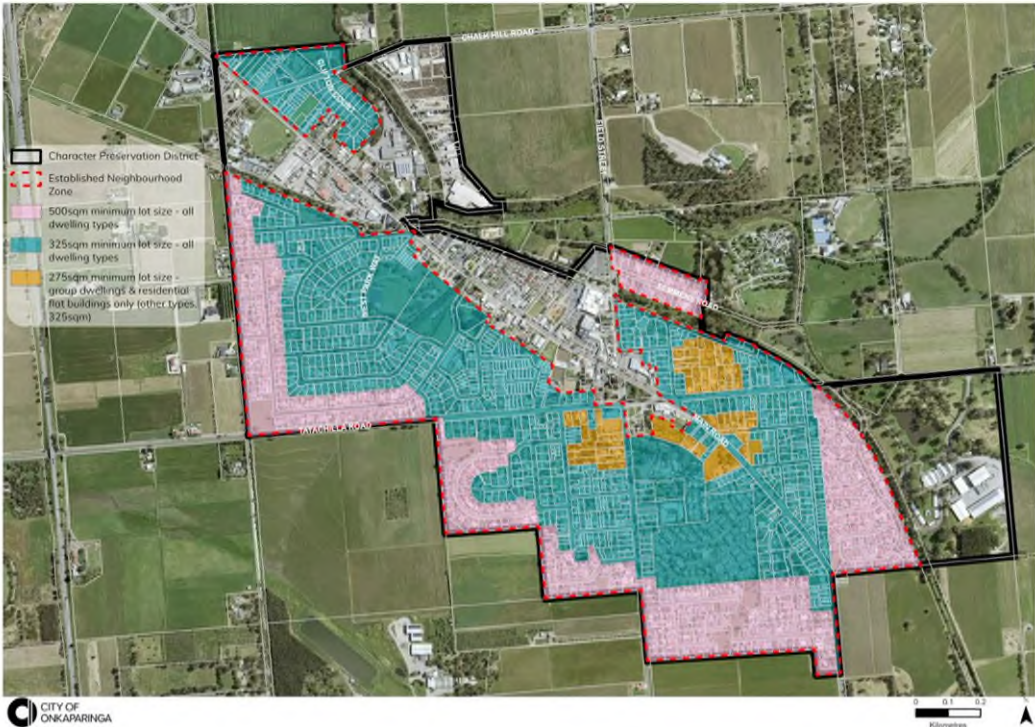
Site	Current Policy	Amendment Outline	Intended Policy
		<ul style="list-style-type: none"> Stronger policy seeking street setbacks to be consistent in streetscape Stronger policy seeking landscaping to enhance appearance of sites More contextual advertising and signage that reflects McLaren Vale character 	<ul style="list-style-type: none"> Native Vegetation Prescribed Water Resources Area Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development Urban Transport Routes
Site 6 265, 263, 255, 257-261, 239-253 Main Road, McLaren Vale (part of) Established Neighbourhood Zone	Zone Established Neighbourhood Zone Overlays Affordable Housing Character Preservation District (Township) Hazards (Bushfire - Urban Interface)	The northern part of the Established Neighbourhood Zone currently includes a variety of community uses including the school, church and two small consulting rooms / offices. The Community Facilities Zone better reflects these long-standing uses and has the	The proposed Code Amendment seeks to: <ul style="list-style-type: none"> Rezone Site 6 from Established Neighbourhood Zone to Community Facilities Zone Introduce a TNV for a maximum building height of 2 levels/9 metres

Site	Current Policy	Amendment Outline	Intended Policy
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current Zoning</p>  </div> <div style="text-align: center;"> <p>Proposed Zoning</p>  </div> </div>	<p>Native Vegetation</p> <p>Prescribed Water Resources Area</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Traffic Generating Development</p> <p>Urban Transport Routes</p> <p>Urban Tree Canopy</p> <p>Technical and Numeric Variations</p> <p>Maximum building height is 2 levels / 9 metres</p> <p>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m</p> <p>Minimum site area for a detached dwelling is 325 sqm; semi-</p>	<p>following policy settings:</p> <ul style="list-style-type: none"> • More appropriate policy for the established uses going forward such as allowing for the school to expand • Allows for shops and offices up to 250m2 • Flexible and adaptable use of open spaces • Expansion of existing facilities to complement the scale of development in the neighbourhood • Building heights up to two levels / 9m • Transition of building height and scale to neighbouring 	<ul style="list-style-type: none"> • Introduce the Character Area Overlay and a Character Area Statement over the Zone • Introduce the Gateway Overlay over the Zone <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> • Affordable Housing • Character Preservation District (Township) • Hazards (Bushfire - Urban Interface) • Native Vegetation • Prescribed Water Resources Area • Prescribed Wells Area

Site	Current Policy	Amendment Outline	Intended Policy
	detached dwelling is 325 sqm	residential and streetscape character	<ul style="list-style-type: none"> Regulated and Significant Tree Traffic Generating Development Urban Transport Routes
Site 7 [20,22,27,29 Clifton Court, McLaren Vale] (part of) Tourism Development Zone	Zone Tourism Development Zone Overlays Character Preservation District (Township) Hazards (Bushfire - Urban Interface) Heritage Adjacency Native Vegetation Prescribed Water Resources Area Prescribed Wells Area Regulated and Significant Tree	A minor policy amendment proposed to rezone that part of the Tourism Development Zone at the end of Clifton Court containing 20,22,27, and 29 Clifton Court, to the Established Neighbourhood Zone. This is to better reflect that these uses are existing dwellings and have a relationship to Clifton Court, not the adjacent lots in the Tourism Development zone that front Main Road.	The proposed Code Amendment seeks to: <ul style="list-style-type: none"> Rezone Site 7 from Tourism Development Zone to Established Neighbourhood Zone Introduce a TNV for a maximum building height of 2 levels/9 metres Introduce a TNV for minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm

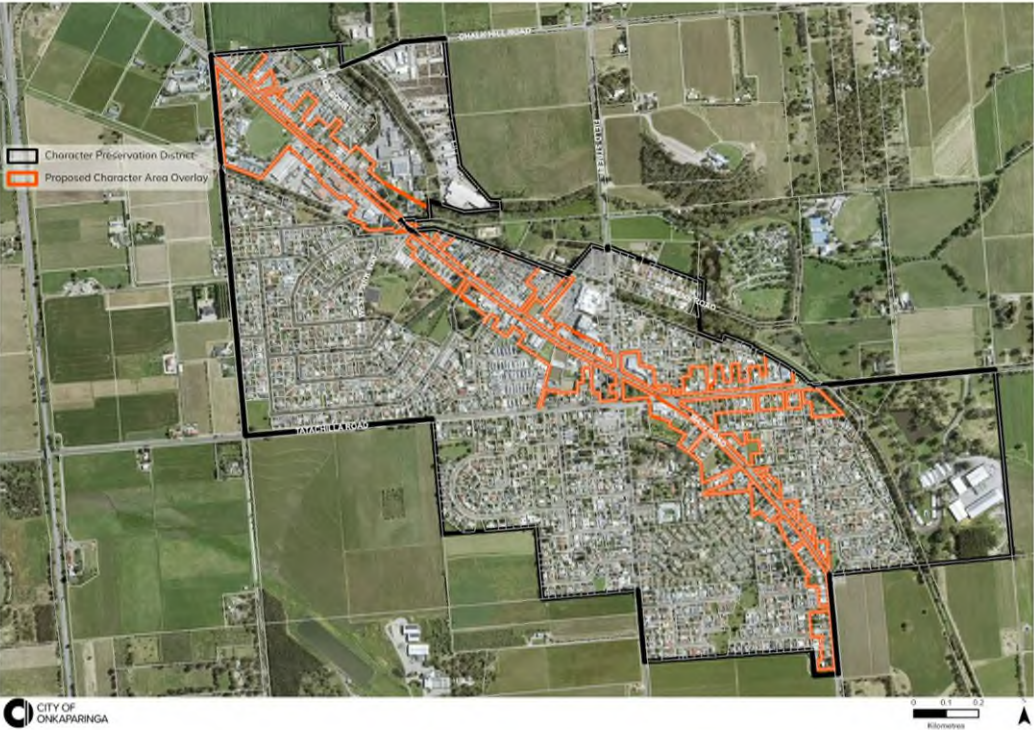
Site	Current Policy	Amendment Outline	Intended Policy
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current Zoning</p>  <p>Current Zoning Established Neighbourhood Tourism Development</p> <p><small>CITY OF ONKAPARINGA</small></p> </div> <div style="text-align: center;"> <p>Proposed Zoning</p>  <p>Proposed Amendments Community Facilities Established Neighbourhood Tourism Development</p> <p><small>0 0.05 0.1 Kilometres</small></p> </div> </div>	<p>Traffic Generating Development</p> <p>Technical and Numeric Variations</p> <p>Maximum building height is 2 levels / 9 metres</p>		<ul style="list-style-type: none"> • Introduce a TNV for minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m • Introduce the Gateway Overlay over part of the Zone <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> • Affordable Housing • Character Preservation District (Township) • Hazards (Bushfire - Urban Interface) • Heritage Adjacency • Native Vegetation

Site	Current Policy	Amendment Outline	Intended Policy
			<ul style="list-style-type: none"> • Prescribed Water Resources Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy
Site 8 Established Neighbourhood Zone	Zone Established Neighbourhood Zone Overlays Affordable Housing Character Preservation District (Township) Hazards (Bushfire - Urban Interface)	See Attachment A The proposed approach seeks to provide for some diversity of housing, maintain established character and better align policy with that of the Character Preservation District. The development outcomes	The proposed Code Amendment seeks to introduce the following TNVs and Overlays to the Zone: <ul style="list-style-type: none"> • New TNV for minimum of 275sqm (only for group dwellings and residential flat buildings in selected areas) • New TNV for one storey / 6m maximum


Site	Current Policy	Amendment Outline	Intended Policy
<p>McLaren Vale Township Planning Policy - Proposed Established Neighbourhood Zone</p> 	<p>Heritage Adjacency</p> <p>Native Vegetation</p> <p>Prescribed Water Resources Area</p> <p>Prescribed Wells Area</p> <p>Regulated and Significant Tree</p> <p>Stormwater Management</p> <p>Traffic Generating Development</p> <p>Urban Tree Canopy</p> <p>Technical and Numeric Variations</p> <p>Maximum building height is 2 levels / 9 metres</p> <p>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m</p>	<p>suggested as a variation to the standard minimum 325 sqm site area are:</p> <ul style="list-style-type: none"> • Apply smaller lot sizes (min 275sqm) but only for group dwellings and residential flat buildings. This is intended to provide incentive for alternative housing types but focused only to locations most suited to accommodate them (longer narrow lots, older housing stock, proximity to town) • Smaller lots (min 275sqm) and houses without direct street frontage be limited to 	<p>building height limit for 275sqm lots</p> <ul style="list-style-type: none"> • Maintain TNV for a maximum building height of 2 levels/9 metres in balance of Established Neighbourhood Zone (for 325sqm and 500sqm lot sizes) • New TNV for frontage widths to 10m • New TNV for minimum of 500sqm to be located in selected areas • Maintain TNV of 325sqm in balance of Established Neighbourhood Zone • Introduce the Character Area Overlay and a Character Area

Site	Current Policy	Amendment Outline	Intended Policy
	<p>Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm</p>	<p>single level / 6m (this would include the rear lot of hammerhead lots, group and residential flat buildings)</p> <ul style="list-style-type: none"> Increased TNV from standard 9 metre frontage width to a 10 metre frontage width to better manage streetscape impacts, driveways and garaging Retention of larger lots at 500 sqm minimum on edge of township to respond to interface with surrounding rural areas Retention of 325 sqm minimum site area for 	<p>Statement over parts of the Zone</p> <ul style="list-style-type: none"> Introduce the Gateway Overlay over parts of the Zone <p>The following overlays will be considered for insertion or review:</p> <ul style="list-style-type: none"> Affordable Housing Character Area Overlay Character Preservation District (Township) Gateway Overlay Hazards (Bushfire - Urban Interface) Heritage Adjacency Native Vegetation

Site	Current Policy	Amendment Outline	Intended Policy
		balance of Established Neighbourhood Zone will still allow for further land division to accommodate future population growth	<ul style="list-style-type: none"> • Prescribed Water Resources Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy
Site 9 Character Area Overlay (refer Attachment A for Overlay locations and Attachment C for Character Area Statement)	<p>Current policy applies for these zones:</p> <p>Established Neighbourhood Zone</p> <p>Suburban Business Zone</p> <p>Tourism Development Zone</p> <p>Suburban Main Street Zone</p>	<p>To reflect local context through policy, the Character Area Overlay is proposed over some parts of the main street area.</p> <p>A Character Area Statement will also be prepared to provide nuanced policies that may relate specifically to:</p>	<p>Introduce the Character Area Overlay over parts of Main Road, Kangarilla Road, Aldersey St, Field St and Tatachilla Rd within the McLaren Vale township (refer Attachment A).</p> <p>Further investigations are required to determine the final</p>

Site	Current Policy	Amendment Outline	Intended Policy
<p>McLaren Vale Township Planning Policy - Proposed Character Area Overlay</p> 	<p>Suburban Activity Centre</p>	<ul style="list-style-type: none"> • variations in front and side setbacks • vistas to surrounding areas between buildings, particularly towards the north • a diverse range of historic building styles • supporting the use of more traditional materials • acknowledging the slope of the main street to ensure building outcomes are contextual but also provide opportunities for additional development or building levels • desired potential connections to residential areas and open space 	<p>spatial extent of overlay</p> <p>Introduce a new Character Area Statement</p> <p>See details of proposed Character Area Statement in Attachment C</p>

Site	Current Policy	Amendment Outline	Intended Policy
		<ul style="list-style-type: none"> • encouraging positioning of car parking to the rear of allotments and consolidating access and parking areas 	
Site 10 Gateway Overlay (refer Attachment A)	Current policy applies for these zones: Established Neighbourhood Zone Suburban Business Zone Tourism Development Zone Suburban Main Street Zone Suburban Activity Centre	The Gateway Overlay positively articulates the desired positioning and design of buildings and landscape setting for these important locations.	Introduce the Gateway Overlay over Main Road, Kangarilla Road and Field St within the McLaren Vale township. It is intended that the overlay is to generally apply to the areas indicated in Attachment A , but further investigations are required to determine the final spatial extent of overlay.

Site	Current Policy	Amendment Outline	Intended Policy
<p>McLaren Vale Township Planning Policy - Proposed Gateway Overlay</p> 			

3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- other relevant strategic documents.

3.1. Summary of Strategic Planning Outcomes

The key strategic planning considerations are summarised as follows:

- Ensure that future development aligns with the objectives of the State Government's 30-Year Plan for Greater Adelaide 2017 Update.
- Directing growth within planned growth areas will ensure the integrity of the McLaren Vale Character Preservation District.
- Increase opportunity for infill housing supply within areas with existing infrastructure and services.
- Help reduce demand on greenfield land supply.
- Opportunity to renew and provide increased housing choices to meet the needs of the community.
- Continuing opportunity to explore the provision of and improvement to priority trunk infrastructure such as waste, water, sewer, power, local roads and other services, by partnership utilities and developers, to ensure community needs will be met and alignment with council's objectives.
- Ensure that development policy supports economic and tourism opportunities appropriate to the township's heritage settings and value.
- Encourage good quality design outcomes in keeping with the main character elements of the township, including setting, scalability and use of materials.

3.2. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seek to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>SPP1: Integrated Planning</i> <i>Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates livable and sustainable places that contribute to our prosperity.</i></p>	<p>This Code Amendment recognises the need to balance accommodating housing and employment growth within a constrained township boundary, including providing improved opportunities for housing diversity that responds to the valued character of the township.</p>
<p><i>SPP 2: Design Quality</i> <i>Good design improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier. The integration of design within the planning system encourages creative solutions to complex social, economic and environmental challenges including those arising from our changing settlement patterns.</i></p>	<p>The Code Amendment proposes to address a key policy gap for the ability to provide for the nuances of the main street that make the character of McLaren Vale valued by the community. The proposed policy responses including amended zones, new TNVs and Overlays, are intended to protect and enhance the character and amenity of the township for the local and wider community.</p>
<p><i>SPP6: Housing Supply and Diversity</i></p>	<p>The proposed policy settings have been guided by the 30-Year Plan for Greater Adelaide 2017 - Update and the Onkaparinga Local Area Plan (OLAP) that assumes that our townships will accommodate 5% of the city's growth over the next 20 years.</p> <p>The Code Amendment allows for improved choice of housing diversity within the Established Neighbourhood Zone with variance to the standard minimum allotment size of 325sqm across the entire zone.</p>
<p><i>SPP9: Employment Lands</i> <i>Support opportunities for employment and development of underutilised land</i></p>	<p>The proposed Code Amendment aims to improve on existing planning policy and recommends a contemporary suite of zones to better reflect the role and character of the main street and to encourage future development opportunities.</p> <p>The policy responses are intended to provide a clear framework to guide future development and growth, while seeking to protect employment land and enhance the character and amenity of the township for the local and wider community.</p>

3.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Great Adelaide (2017 Update) volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
	Broadly, the key goals and strategies contained in the 30 Year Plan for Greater Adelaide (2017 Update) relating to the following areas will be given due consideration in the preparation of this Code Amendment:
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

3.4. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
McLaren Vale Character Preservation District	McLaren Vale is identified as a township within the district with strict boundaries

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>Five Character Values:</p> <ul style="list-style-type: none"> • Rural and natural landscape and visual amenity • Heritage attributes • Built form of the townships • Viticulture, agriculture and associated industries • Scenic and tourism attributes 	<p>established to prevent further urban development expansion. The Code Amendment is consistent with the district values and aims, and limitations set out within the legislation.</p> <p>The boundary has recently been reviewed by the State Planning Commission and the Code Amendment does not propose any changes to the boundary.</p>
<p>Onkaparinga Community Plan 2030</p> <p>Four themes are People, Place, Prosperity, Performance.</p> <p>The relevant Theme is <i>place: green, inviting, accessible, liveable</i></p>	<p>The Code Amendment supports the theme as it directly relates to planning for a liveable area within the council area.</p>
<p>City of Onkaparinga Tourism Strategic Plan 2019-2023</p>	<p>Relevant strategies that the Code Amendment addresses:</p> <ul style="list-style-type: none"> • Initiate a tourism-led place/ precinct building program which creates welcoming places to visit. • Define and encourage appropriate retail, entertainment and service mixes to attract visitors, supported by the development of a retail/opportunities prospectus. • Define the tourism positioning and offering for the McLaren Vale main street.
<p>McLaren Vale Tourism Strategy 2019-2023</p>	<p>Relevant strategies that the Code Amendment addresses:</p> <ul style="list-style-type: none"> • Vision for the City of Onkaparinga as South Australia's most visited destination outside of Adelaide and McLaren Vale as a premier destination in the City; creating a prosperous, diverse and competitive economy and increasing visitation and expenditure. • Improvements to the visual appeal of tourism townships as an opportunity to create a sense of arrival into McLaren Vale and define the tourism positioning for the McLaren Vale main street.

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> Identifies the state and local planning frameworks provide challenges for larger scale development around McLaren Vale.
<p>Onkaparinga Local Area Plan</p> <p>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.</p>	<p>The Plan identifies future population and employment growth and the desired distribution and locations for growth across the Council area. Of relevance:</p> <ul style="list-style-type: none"> Target 4: Respect our coast, vines and hills landscape and lifestyle Target 9: Support contextually designed new housing within townships Population projection of 22,000-30,000 by 2040 with townships to take up approximately 5% of the area's overall growth Report sets growth principles for McLaren Vale in relation to the Character Preservation Act.
<p>Employment Lands Study</p>	<ul style="list-style-type: none"> Rural land is an important economic foundation for McLaren Vale, supporting a competitive viticulture industry and a valued tourism destination for interstate and international visitors. McLaren Vale accommodates a proportion of the City of Onkaparinga's available industrial land. Land use policy should allow for flexibility and scalability to support small business and enable greater mix of businesses.

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
	<p>The McLaren Vale Township Planning Review undertook community engagement from October 2021 to March 2022 to best understand a future vision for the town.</p> <p>A Discussion Paper (Attachment D) was developed with input from early stakeholder engagement and consultation on the Discussion Paper was undertaken in accordance with the Community Engagement Strategy approved by Council on 18 January 2022.</p> <p>The Discussion Paper was informed by a series of site visits and background investigations with input from key internal staff, early engagement with the Project Steering Group, an Elected Member session and two key stakeholders' workshops.</p> <p>Formal community engagement to understand the community's vision for the future was undertaken with residents, landowners and relevant stakeholders including government departments and community groups, from 3 February to 11 March 2022.</p> <p>All community views are contained in the Summary of Community Engagement Report</p>	<p>Refer to following Attachments:</p> <p>Attachment D: McLaren Vale Township Planning Review Discussion Paper</p> <p>Attachment E: Engagement Summary Report</p> <p>Attachment F: Policy Recommendations Report</p> <p>The proposed changes as contained in the Code Amendment are summarised as follows:</p> <ul style="list-style-type: none"> • Site 1 rezone part Suburban Main Street Zone to Township Main Street Zone • Site 2 rezone part Suburban Main Street Zone and Suburban Activity Centre to Township Activity Centre Zone • Site 3 rezone part of Established Neighbourhood Zone to Township Main Street Zone • Site 4 rezone part Suburban Business Zone to Township Main Street Zone • Site 5 rezone part Suburban Business Zone to Employment Zone • Site 6 rezone part Established Neighbourhood Zone to Community Facilities Zone • Site 7 rezone part Tourism Development Zone to Established Neighbourhood Zone (end of Clifton Ct).

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
	<p>(Attachment E) presented to council's Strategic Directions Committee (SDC) on 7 June 2022.</p> <p>The feedback from the engagement has now informed the suggested policy responses as set out in this report and in the McLaren Vale Township Policy Review Final Policy Recommendations report (Attachment F).</p>	<ul style="list-style-type: none"> • Site 8: Established Neighbourhood Zone: <ul style="list-style-type: none"> ○ apply TNVs for minimum of 275sqm and 500sqm in selected areas and 325sqm in balance of Established Neighbourhood Zone ○ apply TNV for one storey maximum building height limit for 275sqm in Established Neighbourhood Zone ○ increase TNV for frontage widths to 10m in Established Neighbourhood Zone • apply Character Area Overlay and Character Area Statement • apply Gateway Overlay
<p>The proposed policy changes in the Established Neighbourhood Zone for residential development are as a result of investigations into addressing population growth targets within the Character Preservation District township boundaries and set out in the Policy Recommendations Report June 2022 (Attachment F).</p>	<p>The Onkaparinga Local Area Plan allocated 5% of projected population growth to be accommodated within our townships; this translates to approximately 714 additional dwellings (5% of the 14,286 dwellings for the entire Council area).</p> <p>The proportion of these additional dwellings that should be accommodated within McLaren Vale township was considered based on a high-level assessment of other</p>	<p>The proposed recommended policy settings still allow us to accommodate planned residential growth uptake over a 20-year time horizon from OLAP (approximately 357 additional dwellings in McLaren Vale township) and the state's 30-Year Plan.</p> <p>Totals:</p> <ul style="list-style-type: none"> • 492 lots / 538 dwellings • assumed 66% developed = 355 dwellings. • target is 357 additional dwellings <p>NOTE: We could also expect some additional development not</p>

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
	<p>township opportunities (based on current zoning, empty / undeveloped sites and potential infill opportunities), which included:</p> <ul style="list-style-type: none"> • 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: fewer than 100 dwellings • Kangarilla: fewer than 20 dwellings • Yaroona – none • Clarendon – none. <p>Based on the above, McLaren Vale township would need to conservatively accommodate at least 50% of the dwelling target, being approximately 357 additional dwellings.</p> <p>Existing Code policy and existing allotment sizes across the Established Neighbourhood Zone would accommodate potential for approximately 860 additional dwellings.</p> <p>There is therefore some scope for reducing development potential in some locations; increasing minimum site areas at the periphery of the</p>	<p>modelled from other sources, possibly from the within the town centre or additional yields from those already modelled.</p>

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
	<p>township has been suggested.</p> <p>There is also a strategic goal to increase housing diversity. The proposed Code Amendment yields could achieve:</p> <ul style="list-style-type: none"> • minimum 500sqm sites: 19 additional dwellings • minimum 325sqm sites: 427 additional dwellings • minimum 275sqm (for group and residential flat buildings only): 92 additional dwellings (assuming all lots have one house and yield per lot is three dwellings - some may achieve more, and some are vacant) <p>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.</p>	
Interface issues with zoning changes in regard to land use and amenity.	Interface issues with zoning changes in regard to land use and amenity (changes to allotments sizes). Are current Code policies adequate to deal with this.	<p>We consider that the proposed zone changes will not increase any adverse impacts on or from any neighbouring and proximate land uses as the proposed zones:</p> <ul style="list-style-type: none"> • have similar Desired Outcomes and in most cases provide improved contextual policies that

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
		<p>better reflect existing land uses and character</p> <ul style="list-style-type: none"> do not propose any significant new land uses not currently contemplated that would cause negative impacts where introducing a new land use (i.e. bulky goods within the Employment Zone) the zone boundary is set back from Main Road and does not have street frontage to lessen visual impact. <p>Where changes to allotment sizes are proposed in the Established Neighbourhood Zone, proposed policy to mitigate impacts from potential higher density dwelling includes:</p> <ul style="list-style-type: none"> limiting building height on allotments of 275 sqm to one level to reduce impacts to neighbouring dwellings and rear areas targeting where increased densities support walkable communities in proximity to the town centre targeting areas where allotments can accommodate increased densities without impacting on streetscape character

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
		<ul style="list-style-type: none"> • 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. <p>Further, residential allotments on the boundaries of the township where adjoining the Rural Zone are proposed to be increased to 500 sqm to:</p> <ul style="list-style-type: none"> • reduce the intensity of the interface with surrounding farming and horticultural activities (PO 9.1 and 9.7 - Interface between Land Uses) • reflect the Character Preservation District character values relating to rural and natural landscape and visual amenity. <p>In addition, we consider the application of the Character Area and Gateway Overlays, where applied, can provide additional amenity requirements to soften impact and consider character of development within its setting and context.</p>
Bushfire Interface	Interface between land uses and any implications for bushfire interface.	The Code Amendment proposes an increase in allotment size to 500 sqm at the edges of the township adjoining the rural 'Medium Risk' Overlay

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
		area. This would limit the amount and intensity of future development and therefore assist in minimising risk.

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Character Area Statement	<p>The Code Amendment will include some additional investigations into finalisation of a Character Area Statement to work through additional policy details and will undergo further consultation with the community.</p> <p>Further investigations may comprise:</p> <ul style="list-style-type: none"> • further ground truthing and investigations by an urban design expert • a detailed contextual analysis of the locality to assist in achieving development outcomes that are consistent with that sought by the Overlay.
Utilities infrastructure and services capacity	<p>It is expected that the City of Onkaparinga will engage a consultant(s) to undertake an infrastructure assessment to assess the capacity and augmentation requirements to cater for development within land within the township boundaries in McLaren Vale township.</p> <p>The infrastructure assessment will involve liaising with the relevant council staff, DIT staff and service authorities to determine the level of upgrades (where required) to meet any expected extra demand generated by development. The assessments will be undertaken for the following infrastructure and services:</p> <ul style="list-style-type: none"> • wastewater/CWMS system • stormwater • potable water • road infrastructure • electricity supply through SA Power Networks (SAPN)

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
	<ul style="list-style-type: none"> • gas supply through APA Gas • telecommunications through the National Broadband Network.

4.3. Engagement Already Undertaken

For the McLaren Vale Township Planning Policy Review, Council undertook extensive early stakeholder engagement in October 2021, with wider community and business engagement from 3 February to 11 March 2022. Engagement sought to best understand a future vision for the town and whether there were elements of the town that were particularly valued or could be open for change. Key findings demonstrated that all respondents were passionate about their town and their way of life.

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 workshop (October 2021)
- stakeholder workshops to inform Discussion Paper (digital and in person) (October 2021)
- Your Say online platform engaged:
 - 1,700 visitors
 - 635 Discussion Paper downloads
 - 74 Surveys and mapping tool comments received
- letterbox drop to all residential and business addresses in township (1518 postcards)
- Your Say Newsletter email to registered participants living in McLaren Vale
- emails to stakeholders identified in the Engagement Plan and via the Community Register
- banners on Main Rd at each township entrance
- hard copy surveys with the Discussion Paper at Visitor Information Centre
- four community drop-in sessions (Feb/March 2022)
- staff attendance at local Business Network meeting at the Meeting Place, McLaren Vale
- numerous one-on-one conversations

A summary of outcomes or matters raised through engagement already undertaken is provided in **Attachment E: Engagement Summary Report** and **Attachment F: Policy Recommendations Report**.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
<p>Subject to finalisation and Council approval of Engagement Plan, it is proposed to undertake the following as a minimum in the engagement process:</p> <ul style="list-style-type: none"> • eight week consultation process on a draft Code Amendment • a copy of the Code Amendment on the Plan SA Portal • a notice in The Advertiser Newspaper (confirm with PLUS if this is required) • a dedicated page on Council's 'YourSay' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment and information on how to make comments • a written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy. ('letter-box drop to all residential and business addresses in township') • notification of the draft Code Amendment to relevant State Government departments/agencies, Members of Parliament, adjacent councils, infrastructure providers and other interested parties • copies of draft Code Amendment and information brochure to be made available at Council offices and libraries. • Your Say Newsletter email to registered participants living in McLaren Vale 	<p>The intent of the engagement process will be to:</p> <ul style="list-style-type: none"> • Alert attention to the draft Code Amendment, its scope and intent. • Highlight any specific issues identified during the drafting process. • Provide details on the Code Amendment process and opportunities for input/comment. • Provide information on how to seek further information.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
<ul style="list-style-type: none"> • emails to stakeholders identified in the Engagement Plan and via the Community Register • community drop-in information and feedback session. 	

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – *Consultation on the Preparation or Amendment of a Designated Instrument*.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land
 - owners or occupiers of each piece of adjacent land
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.
- (non mandatory engagement): stakeholders, community and business groups and the wider community
- engagement will be overseen by a person with experience and qualifications in community engagement with a IAP2A Certificate in Engagement.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

The Proponent commits to undertaking the Code Amendment in line with the timeframe outlined **Attachment B**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

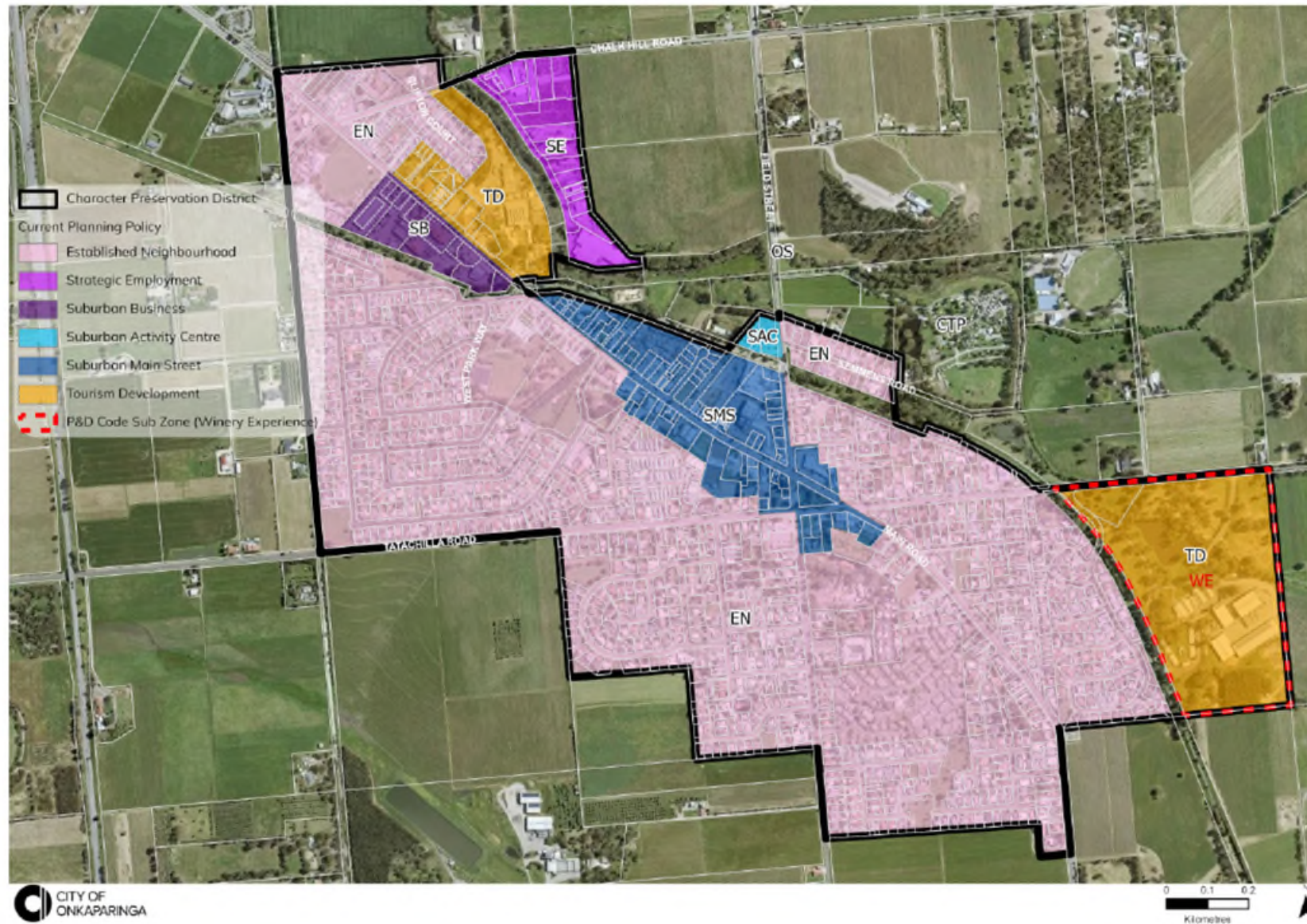
ATTACHMENT A

Mapping contained in this attachment includes the following:

1. Map 1 Current zoning
2. Map 2 Proposed zoning
3. Map 3 Established Neighbourhood mapping of current and proposed residential allotment sizes and locations
4. Map 4 Character Area Overlay Map
5. Map 5 Gateway Overlay Map

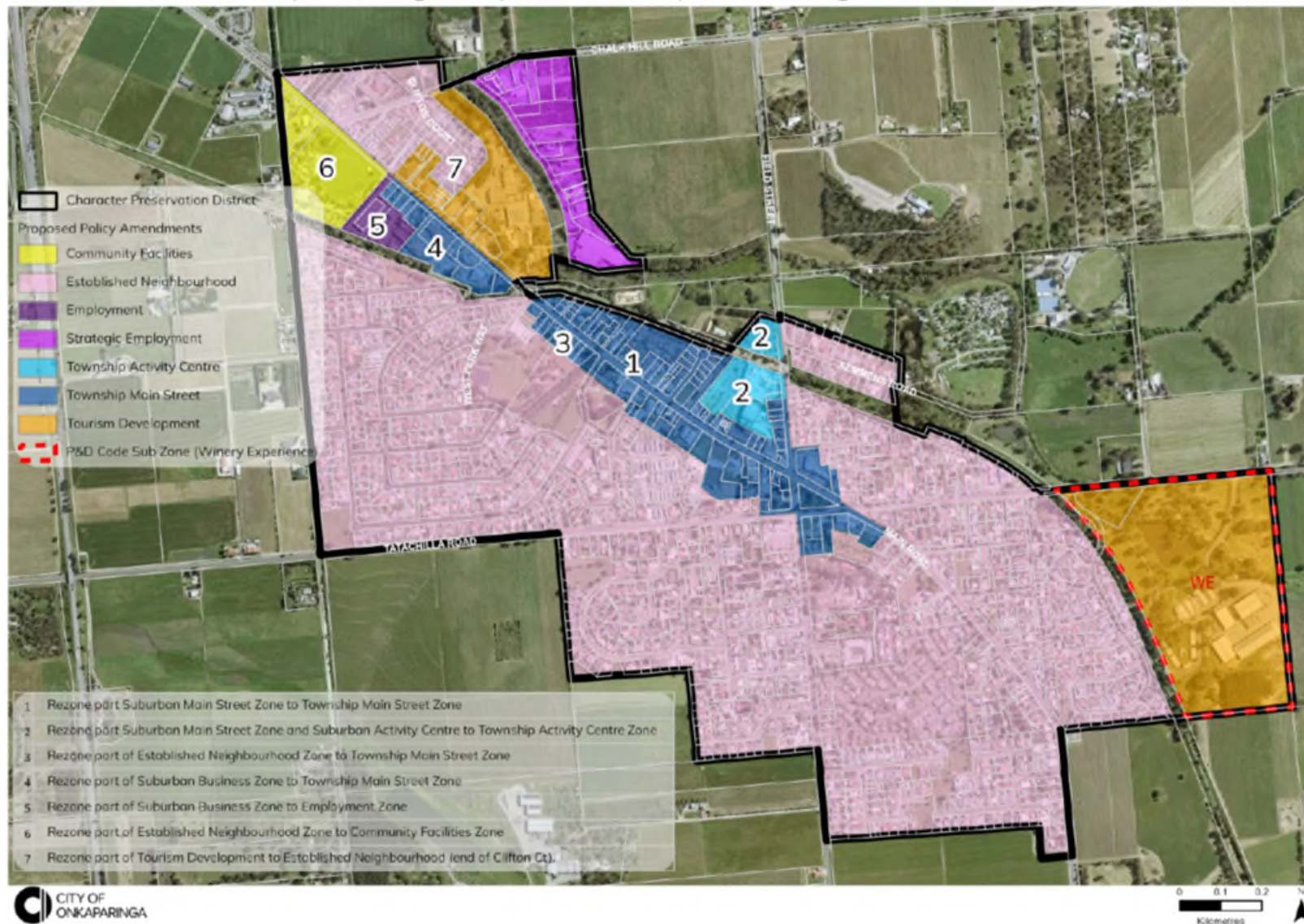
Map 1 Current Zoning

McLaren Vale Township Planning Policy Review - Current Zoning



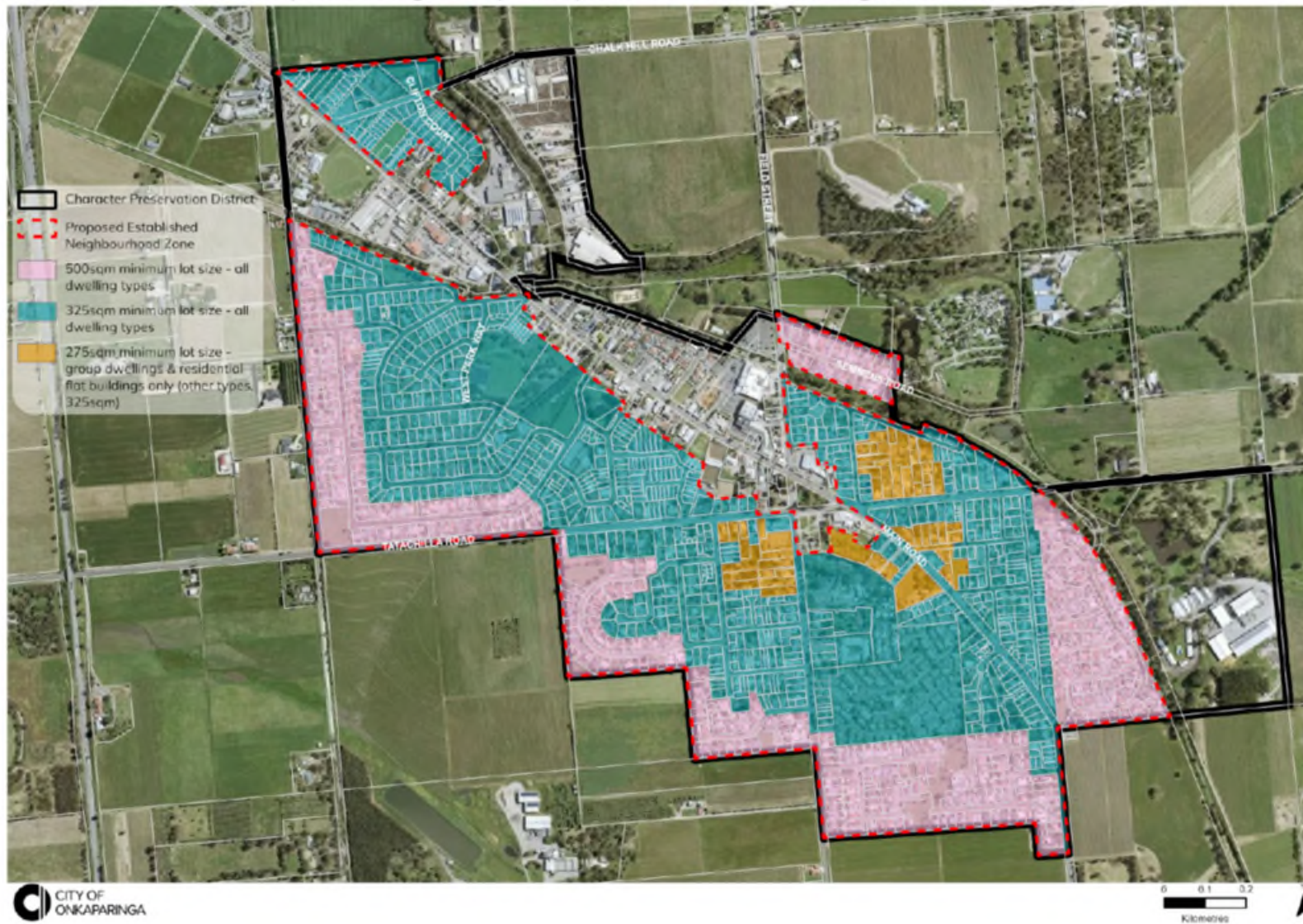
Map 2 Proposed Zoning

McLaren Vale Township Planning Policy Review - Proposed Zoning Amendments



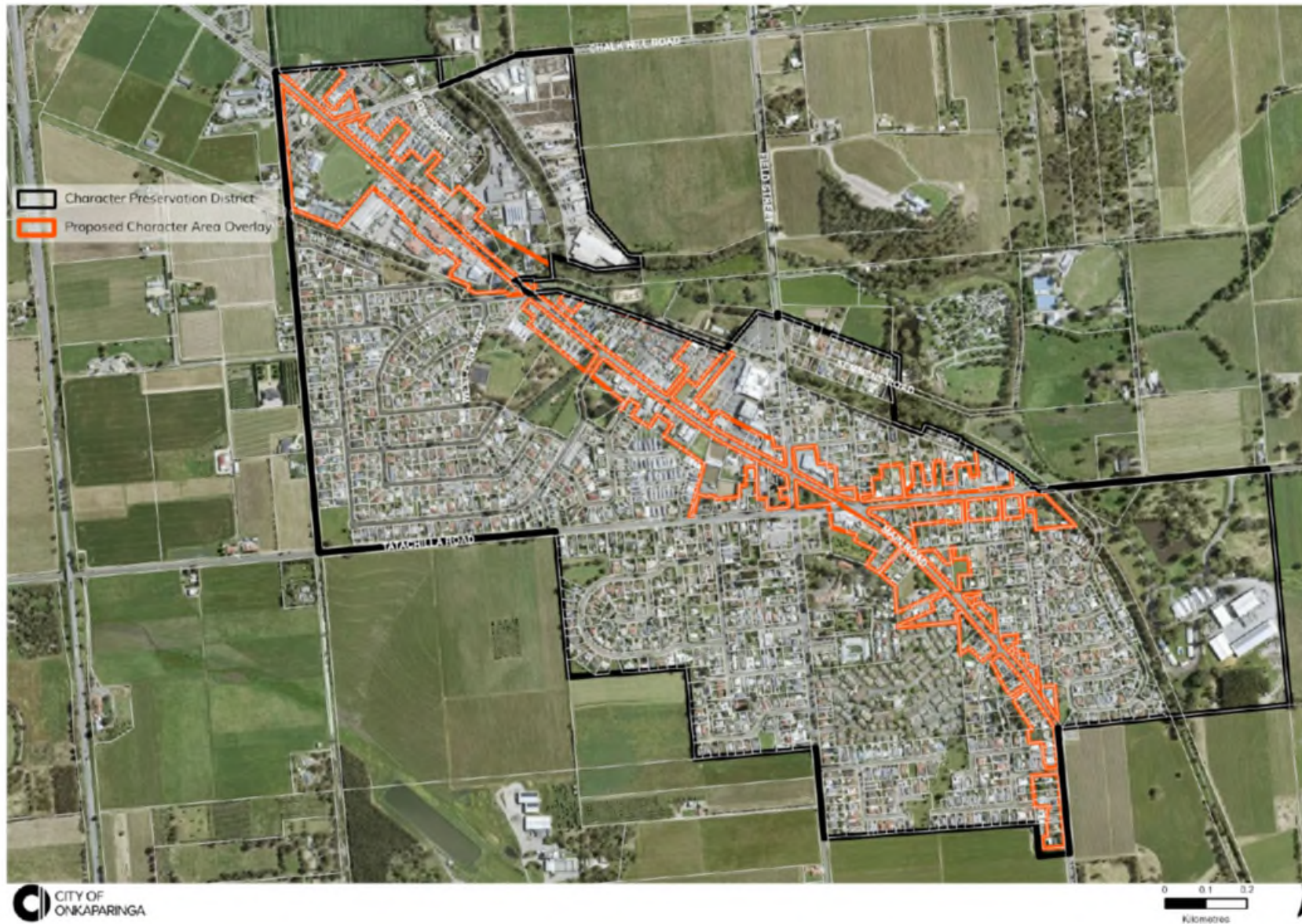
Map 3 Established Neighbourhood Map

McLaren Vale Township Planning Policy - Proposed Established Neighbourhood Zone



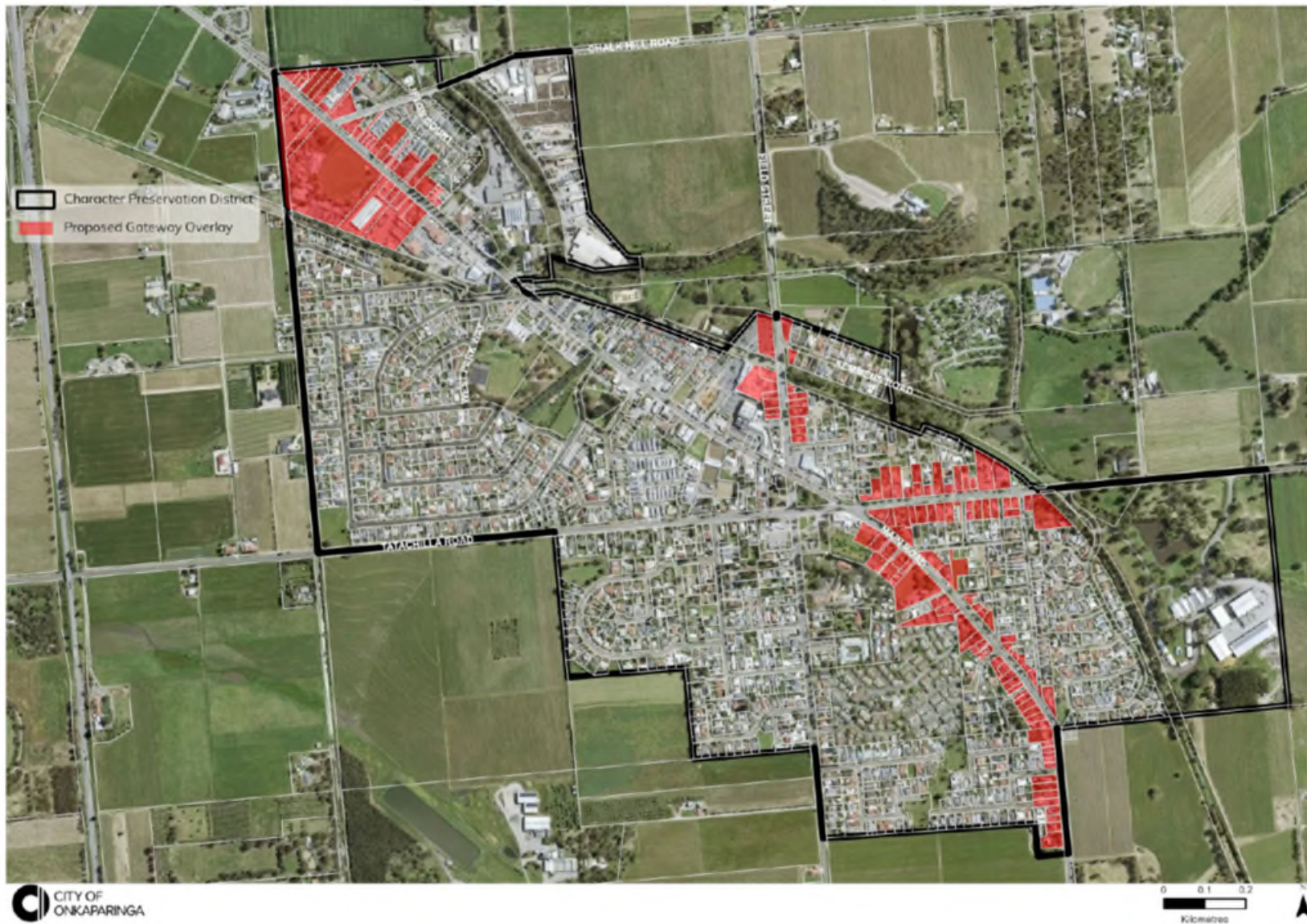
Map 4 Character Area Overlay Map

McLaren Vale Township Planning Policy - Proposed Character Area Overlay



Map 5 Gateway Overlay Map

McLaren Vale Township Planning Policy - Proposed Gateway Overlay



ATTACHMENT B

Timetable for Code Amendment by Proponent

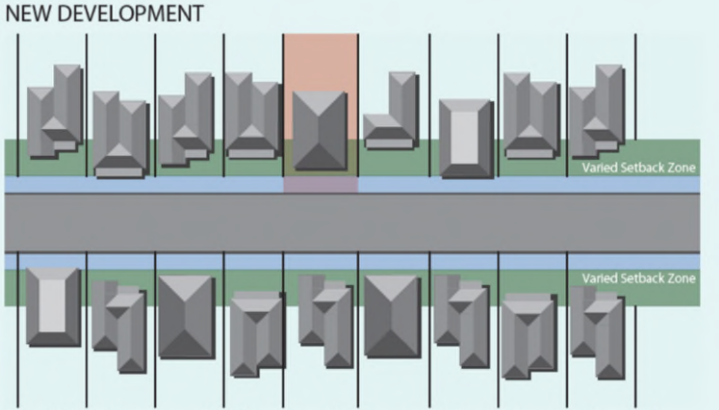
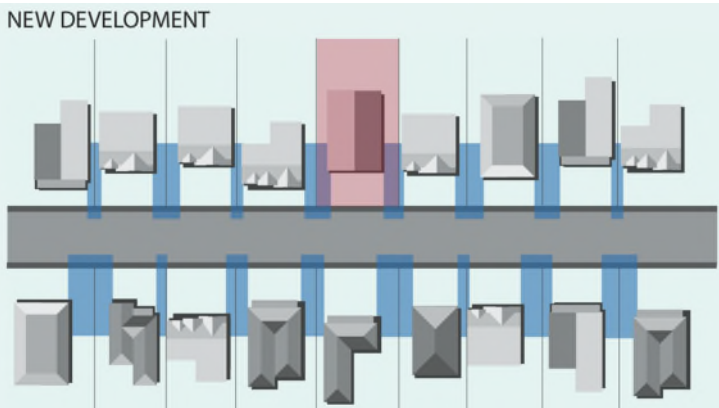
Step	Responsibility	Timeframes
Approval of the Proposal to Initiate (14 weeks)		May - August 2023
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission.	DTI	2 weeks
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary).	DTI, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared. The Drafting instructions and draft mapping provided to DTI.	Designated Entity	4-6 weeks
DIT prepares Amendment Instructions and Mapping and provides to Council for consultation purposes.	DTI	1 week
Preparation of Materials for Consultation.	Designated Entity	4 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan .	Designated Entity	8 weeks Nov 23 – Feb 24


Step	Responsibility	Timeframes
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with DIT.	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate Timeframe will be put on hold if further information is required, or if there are unresolved issues.	DTI	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA portal	DTI	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	DTI	8 weeks

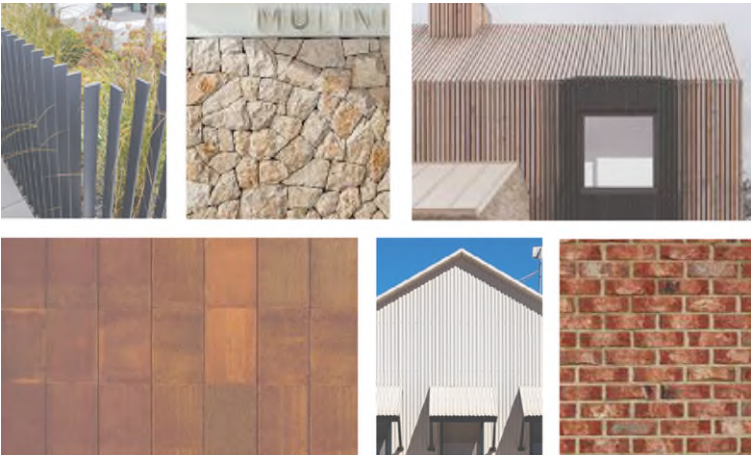
ATTACHMENT C - McLaren Vale Township Character Area Statement

* 'Proposed forward facing policy' within the draft Character Area Statement includes descriptive figures and forward facing policy not currently contemplated in the Code. We understand that this policy will be considered following the outcomes of the Expert Panel and Government / Commission decisions relating to Character Area Statements.

CAS theme	CAS wording	Proposed forward facing policy*	Notes for editing
Eras, themes and context	<p>Early settlement predominantly 1840 – 1900; Viticulture</p> <p>Growth period in 1920s onwards associated with Italian migration and expanded agriculture</p> <p>McLaren Hotel and Tintara Winery are landmarks and buildings illustrative of early settlement</p> <p>Rural character with views of rolling hills</p>	<p>Development to complement and enhance the existing character of the main street</p> <p>Protect and enhance vistas to rolling hills to the north of the High Road (image)</p>	<p>McLaren Vale is a linear settlement that has expanded along Main Road. The small country town is nestled in a rural and natural setting of rolling hills and vineyards that date back to the first vines planted in 1838 and the first wineries in operation dating to the early 1850s.</p> <p>After World War II many Italian migrants settled in the region, influencing agricultural production, lifestyle and built form of the area.</p>
Allotments, subdivision and built form patterns	<p>1839 subdivision by John McLaren</p> <p>Linear settlement and grid street pattern</p> <p>Small scale, fine grain shops</p> <p>Allotments perpendicular to Main Road; rectangular and deep</p> <p>Buildings aligned parallel to boundaries</p> <p>Substantial space between buildings contributing to rural township character</p>	<p>Future development in the town centre / main road maintains the existing small scale and fine grain character</p> <p>Shopfronts directly face the street to strengthen streetscape cohesion</p> <p>The mixed nature of setbacks and spaces along Main Road is valued and should be retained. Street setbacks can vary from 0-10m to correspond with adjoining setbacks</p> <p>Buildings to provide side setbacks that are consistent with the prevailing side boundary setback pattern in the area</p>	<p>Shopfronts and offices are generally fine grain but have a variety of setbacks with groupings of shops set to the street and other shops and offices with large setback from the setback and having been typically converted from residential to a commercial land use.</p> <p>A mixture of setbacks weakens the streetscape cohesion particularly at points where car</p>

CAS theme	CAS wording	Proposed forward facing policy*	Notes for editing
	Varying street setbacks 0-10m from the street; southern side of street has 0-6m setbacks and northern side of the street has 0-10m setbacks	<p>NEW DEVELOPMENT</p>  <p>Figure 10: Varied streetscape setback: Streetscape setbacks more varied. New development to be generally consistent with prevailing range of setbacks, provided proposal is not visually at odds with the broader bulk and scale of the surrounding streetscape setting. Varied setbacks provides opportunities for a range of setbacks for new development (shown in green).</p> <p>NEW DEVELOPMENT</p>  <p>Figure 12: Varied side setbacks. Streetscape side setbacks more varied. New development to be generally consistent with prevailing range of side setbacks, provided proposal is not visually at odds with the boarder bulk and scale of surrounding streetscape setting. Varied side setbacks provides opportunities for a range of setbacks for new development.</p>	parking is directly adjacent the street.

CAS theme	CAS wording	Proposed forward facing policy*	Notes for editing
Architectural styles, detailing and built form features	<p>Victorian architecture, mid to late 1800s, including hotel, churches, shopfronts and winery</p> <p>Federation era architecture, 1920s onwards, including housing converted to shopfronts</p> <p>McLaren Hotel landmark</p> <p>Stone buildings</p> <p>Shopfront verandas</p> <p>Gabled, hipped corrugated iron roofs</p> <p>High degree of modulation and articulation</p> <p>Tall and narrow fenestration</p> <p>Mixture of building styles</p> <p>Soft colours and materials for exterior walls</p> <p>Dark colours and materials for roof lines, modulation and verandas</p> <p>Subtle and simple signage incorporated into the building design</p> <p>New buildings are contextual and complement the established character</p> <p>Development provides a diverse range of building styles that incorporates the use of more traditional materials that are</p>	 <p>Advertising is limited and simple signage incorporated under awnings/verandas and/or along fascia fronting the street to create consistency and cohesion</p>	<p>Architectural styles along Main Road are typically of the Federation period, with a few notable examples pre-dating this period, including McLaren Vale Hotel...</p> <p>Roof styles are typically gabled galvanised roofs.</p>

CAS theme	CAS wording	Proposed forward facing policy*	Notes for editing
	<p>commonly found in buildings along Main Road</p> <p>Quality modern design is considerate of its setting and incorporates soft colours for exterior walls and darker colours for roof lines, modulation, verandas</p>		
Building heights	Predominantly single storey	<p>Single-storey development along the street frontage, with two-storey development to the rear or well setback from the street</p> <p>Focusing taller buildings to the main street and immediate surrounds but designed to suit the existing character</p>	Development is commonly single storey
Materials	<p>Masonry: Sandstone, limestone, slate and textured render</p> <p>Quoins: heritage red brick</p> <p>Roofing: mainly corrugated iron</p> <p>Vertical elements</p>	<p>Incorporate stone, brick and timber materials</p> <p>Incorporate vertical elements through the cladding material and fenestration design</p> 	Historic buildings incorporate bluestone, sandstone and heritage brick, common during the federation era.

CAS theme	CAS wording	Proposed forward facing policy*	Notes for editing
Fencing	Low fencing styles consisting of picket, rendered stone, brick, post and wire and hedges		Mixture of fencing and retaining wall styles and materials have been applied along the street.
Setting, landscaping, streetscape and public realm features	<p>Significant areas of public open space located on the southern side of Main Road include Ellis Park; Piazza della Valle</p> <p>Vistas and view lines to the rolling hills north of the township is viewed between buildings</p> <p>Former railway line converted to walking trail (Shiraz Trail)</p> <p>Some formal landscaping including hedging, vines, decorative garden beds and formal street trees</p> <p>Car parking and service areas are to the rear of buildings</p>	<p>Buildings contextually well setback from the street to have high quality landscaped frontages, incorporating formal landscaping and/or active uses (outdoor dining)</p> <p>Car parking located to the rear of properties consolidating access and parking areas</p> <p>Development is contingent upon the slope of the site for contextual building outcomes, and bulk and scale designed such that it is managed visually from the street and the adjacent interface</p> <p>Development provides access to existing and potential connections to residential areas, public open space and to the Shiraz Trail</p>	<p>A number of open space areas front the southern side of the street, including West Park Reserve, Gemmel Tassie Reserve, War Veterans' Memorial Park, Piazza della Valle and Ellis Park creating a spaciousness to the street.</p> <p>Where buildings have large setbacks from the street, landscaped and set away from other development, a level of spaciousness is reinforced, particularly on the southern side of the street.</p> <p>Minimal landscaping value is evident along the street.</p> <p>Evidence of formal gardens, including hedges, vines, rose bushes and decorative deciduous street trees)</p> <p>The southern side of the road rises and northern side falls causing a number of changing levels.</p> <p>Mixture exotic and native plant species</p>