

Addendum to two volumes of  
the South Australian Planning  
Strategy: *The 30-Year Plan for  
Greater Adelaide and  
Murray and Mallee Region Plan*

# Barossa Valley and McLaren Vale Character Preservation

December 2013



Government of South Australia  
Department of Planning,  
Transport and Infrastructure



Barossa Valley  
and  
McLaren Vale  
Character  
Preservation

**Addendum to two volumes of  
the South Australian Planning  
Strategy: *The 30-Year Plan for  
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# Addendum to the South Australian Planning Strategy

## Introduction

The *Character Preservation (Barossa Valley) Act 2012* and the *Character Preservation (McLaren Vale) Act 2012* became operational on 18 January 2013.

This legislation provides that the special character of the two districts (see Character Preservation Districts Map) is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the districts. It restricts the creation of additional residential development in the rural areas of the districts to halt urban sprawl to the north and south of Adelaide's built-up area, thereby seeking to provide for continued viable farming and primary production activities. It also requires amendments to the South Australian Planning Strategy and Development Plan policy to reinforce character values so that development does not detract from the special character of the districts.

This amendment affects two volumes of the Planning Strategy—*The 30 Year Plan for Greater Adelaide* and the *Murray and Mallee Region Plan*—and five Council areas are affected.

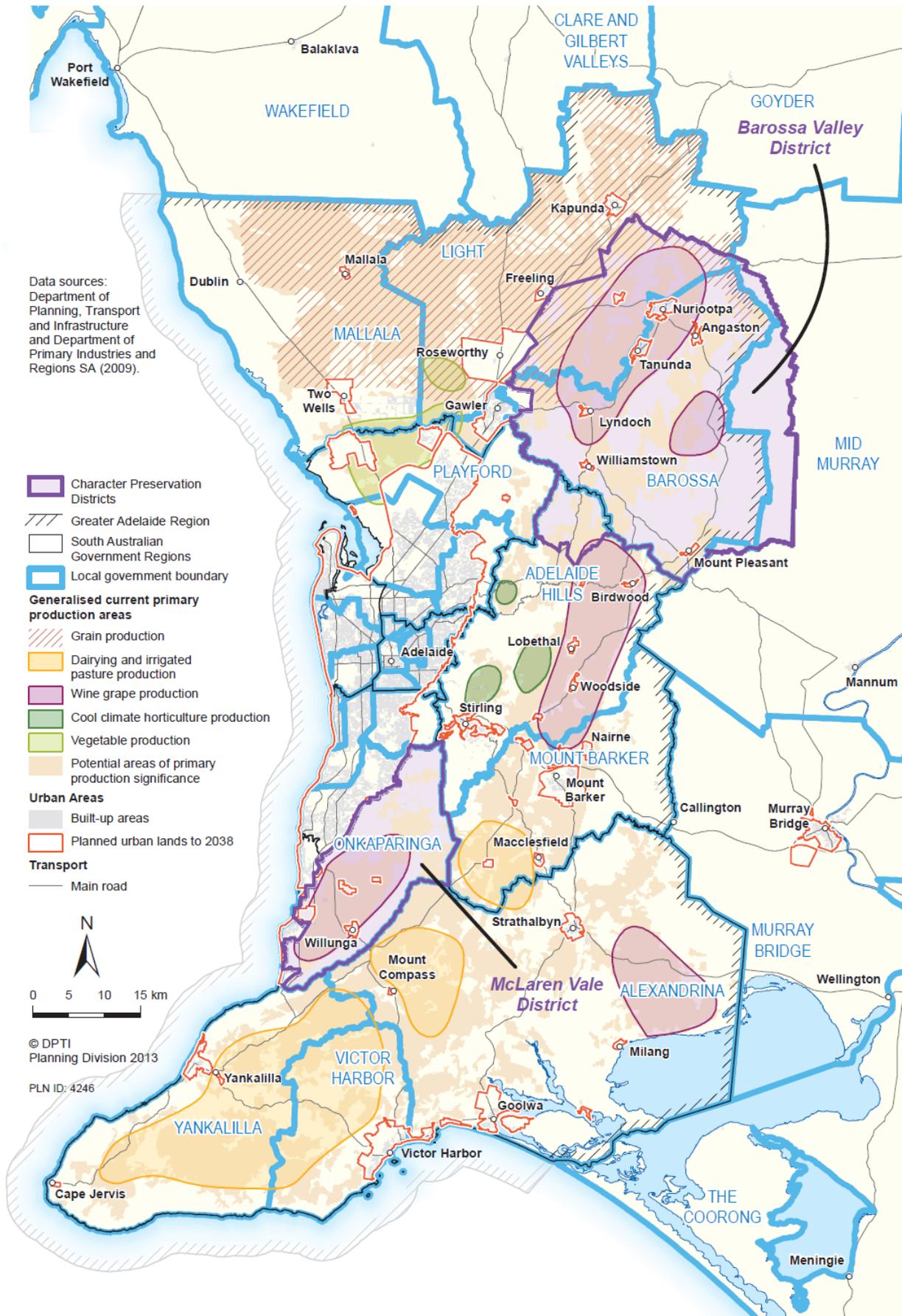
The special character of each district has been considered in terms of the five character values identified in the legislation:

- the rural and natural landscape and visual amenity of the district
- the heritage attributes of the district
- the built form of the townships as they relate to the district
- the viticultural, agricultural and associated industries of the district
- the scenic and tourism attributes of the district.

It is acknowledged that character is continuous, and the character of each district extends beyond the boundary defined by the character preservation legislation; however the districts – external boundaries, rural living boundaries and township boundaries - have been defined by the legislation for the purposes of the character preservation considerations.

Councils consider this amendment to subsequently review the land use policy in each Development Plan and amend policy and spatial detail where required.

# Character Preservation Districts Map



## Barossa Valley Character Values

The Barossa Valley Character Preservation District is physically diverse, with a range of landscapes from arable open grazing land and broad hectare farming in the west and north of the district, along a striking series of rounded hills and spurs and escarpment that form the Barossa Ranges backdrop for the length of the valley. These contain extensive grasslands mainly used for grazing, in parts extensively scattered with trees - through well vegetated conservation areas, to the undulating plains of the Barossa Valley stretching from the foot of the Barossa Ranges to the North Para River, filled with intensive viticulture and food production activities. The Kersbrook Valley provides open vistas along the Little Para River, and in the east and south of the district heavily undulating land supporting many trees, densely vegetated watercourses and commercial pine plantations. Expansive rural views are important to the character of the district.

The Barossa Directions Inset Map identifies five general geographical areas that broadly encompass differing predominant characters: Barossa Range, Barossa Valley Floor, Eastern Barossa, Western Barossa and Watershed.

### The rural and natural landscape and visual amenity of the district

#### Rationale

The Barossa Valley district has an attractive and harmonious rural character that is distinct from metropolitan Adelaide. Its qualities include the historic pattern of settlement, the open countryside and a rich and diverse palette of fields, vines, orchards and settlements. Many towns have a unique village feel which blends into their rural setting. Visual amenity is derived from natural features such as the expansive rural views, the undeveloped backdrop of the Barossa Range and escarpment, remnant native vegetation, large River Red Gums, open space, rolling hills and watercourses.

The district can be divided into sub-regions, each with distinct landscape elements that contribute to special character.

## Policies

Protect, reinforce and complement the balance of natural and cultural elements in the landscape which give the district its special character:

- Preserve the district as a separate entity from suburban Adelaide and promote a clear transition between village style townships and the rural landscape.
- Identify and protect areas with recognised biodiversity and conservation value, including areas of native bushland, remnant vegetation, scattered trees and vegetation and habitats along watercourses and road reserves.
- Identify and protect important views in the district which contribute to the visual amenity and special character.
- Ensure the scale, siting, design and landscaping of built form harmonises with the natural features of the landscape and its historic pattern of settlement.
- Provide for the re-use of rural structures and historic buildings to support their preservation and ongoing contribution to the landscape.
- Reinforce the predominantly rural landscape, allowing a mix of land uses and diverse farming practices which complement the existing pattern of development.
- Provide for development required to maintain the economic viability of primary production which is a key rural attribute of the district.

## Heritage attributes

### Rationale

Peramangk and Njaduri people were the original custodians of the landscape. The Peramangk name for the Eden Valley was Pat Piari – place of scattered trees.

The recent European history of settlement and range of cultural land use practices have created a diverse legacy of heritage buildings, structures and places. The continued retention and use of the district's heritage is important to the integrity of the district. Each town and settlement contains a blend of heritage or historic elements that reflect economic, social and design changes over time, often being landmark buildings or collective groupings of buildings which form attractive spaces, streetscapes, or vistas that create a sense of unique identity and place.

Important historic rural practices which contributed to the character of the rural landscape include the clearing of land, planting of vines, construction of fencing, stone walls and farm buildings and associated infrastructure using simple building techniques.

### **Policies**

- Identify, maintain and enhance the heritage character and historic fabric of the district.
- Protect and enhance areas of rural and natural landscape heritage including areas that contribute to biodiversity.
- Achieve a balance of heritage and new development having regard to scale, design, layout and siting.
- Facilitate well designed new development that integrates and enhances heritage buildings, places or streetscapes.
- Identify and promote the adaptive and economical re-use of heritage or character buildings.

## **Built form of townships as they relate to the district**

### **Rationale**

The Barossa Valley district comprises a tapestry of well separated townships, each with their own distinct identity and village feel, primarily set within significant areas of viticulture or agriculture. They are connected by road and an emerging cycling and pedestrian network.

Each township has evolved to reflect the character of its topography, natural features, local economy and the built legacy of successive generations. They are liveable with a mix of uses, diversity of built form and a human scale of development. Township boundaries are generally irregular with a mix of activities that respond to or interact with surrounding lands. The nature of development and layering of historical uses is much valued by the local community and visitors.

### **Policies**

- Maintain a separation between the towns in the district and surrounding areas.
- Retain and enhance the individual character and identity of each township.

- Maintain and manage the interface between primary production, industrial and residential activities.
- Avoid homogenous suburban style subdivisions or 'codified' developments that detract from the special character of townships.
- Enhance key gateways to towns to provide attractive transitions into each town environment
- Reinforce the predominantly low scale development at the town edges, both inside the town boundary and in the adjoining rural areas.
- Promote higher density housing and mixed-use development located within the centre of selected townships.

## **Viticulture, agriculture and associated industries**

### **Rationale**

The Barossa Valley district is a working agrarian landscape. Primary production is a highly valued and integral element of the district and helps define the rural character of the land.

The district is internationally recognised for its wine with a growing food production and culinary focus. It is a unique landscape and complex geology and soil tapestry is reflected in the viticultural industry through the influence of terroir upon wine produced from grapes sourced across the district. Vineyards and wineries predominate in the Barossa Valley Floor area, Gomersal, Greenock and the Eden Valley areas. Broad hectare food and fibre production, livestock and grazing activities and forestry characterise the broad pattern of development elsewhere in the district. Local diversity enriches the district and avoids a monoculture. The evolution of primary production in the future will be influenced by land capability, rainfall and emerging best practice.

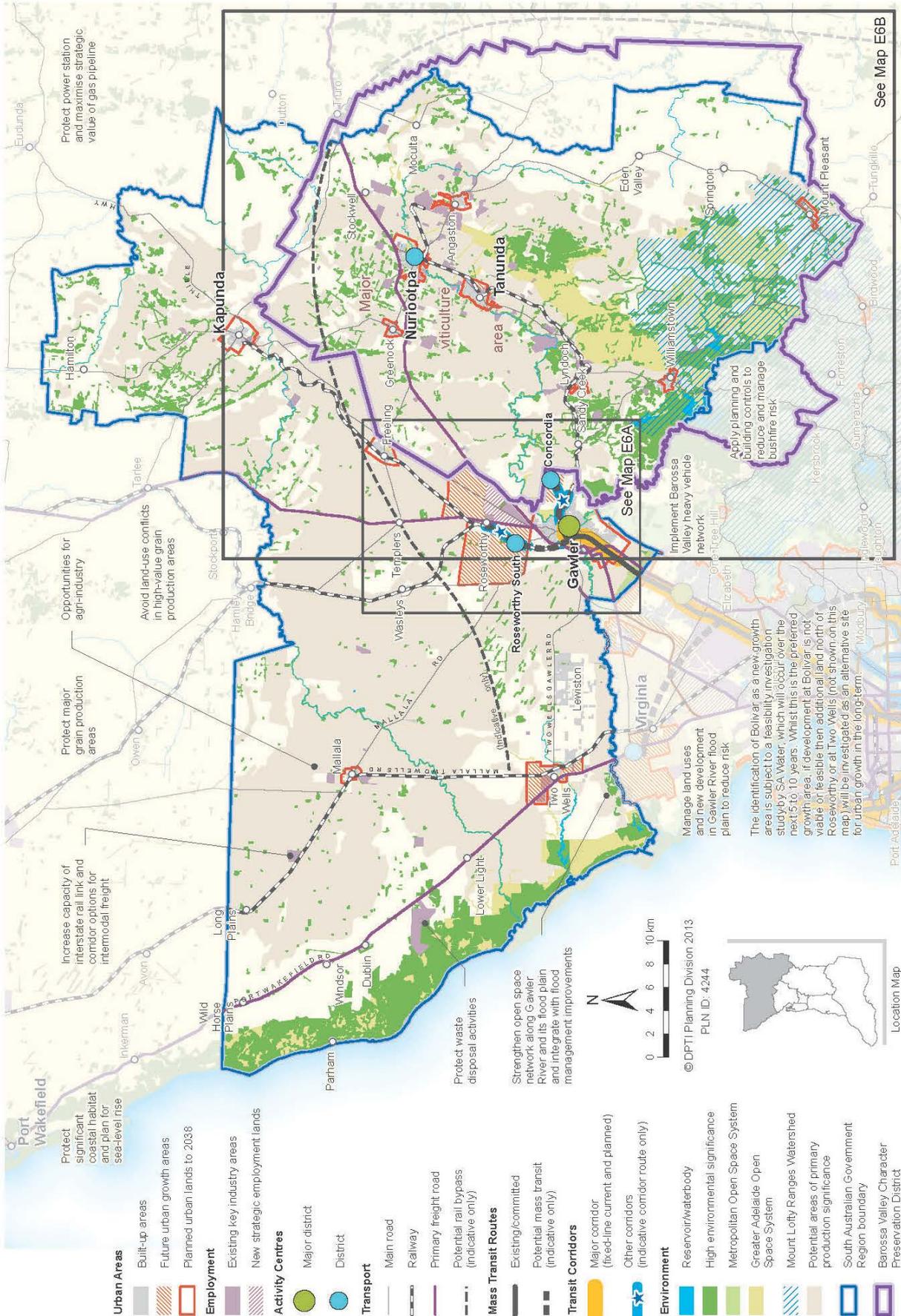
Extractive industry also occurs in parts of the district (including west of Angaston) and forms part of its economic base.

### **Policies**

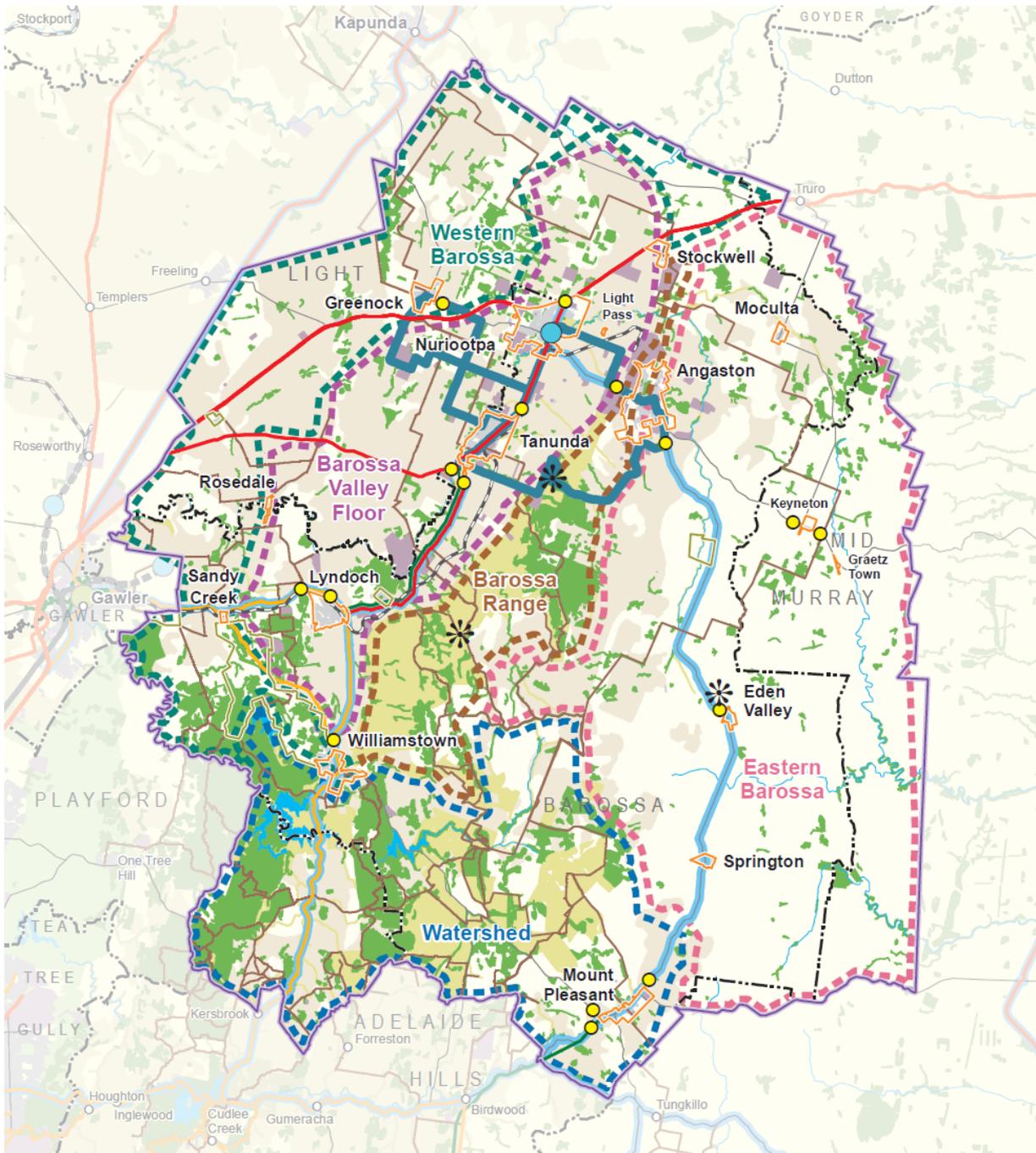
- Protect and maintain the open rural landscape by achieving a balance between visual amenity and productive land use.
- Protect primary production areas to ensure that valuable land is not lost from production.

- Make provision for flexible farming practices and ability to change between farming types eg horticultural, agricultural and viticultural uses to allow producers to respond to changing environmental and market conditions.
- Protect the operation of existing primary production activities from adverse impacts of new primary production.
- Provide opportunities for value adding activities that complement the district's primary production.

# Barossa Directions Map



# Barossa Directions Inset Map



### Urban and Rural Living Areas

- Built-up areas
- Township (Character Preservation)
- Rural Living Area (Character Preservation)

### Tourism

- Scenic Tourist Route
- Barossa Scenic Heritage Drive
- Lookout
- Gateway

### Employment

- Existing key industry areas

### Activity Centres

- District

### Transport

- Main road
- Railway
- Major traffic and freight road

### Cycling Routes and Trails

- Major Cycling Route
- Off-road path (Greenway)
- Trails

### Landscape Units (location indicative)

- Barossa Valley Floor
- Barossa Range
- Western Barossa
- Eastern Barossa
- Watershed

### Environment

- Reservoir/waterbody
- High environmental significance
- Greater Adelaide Open Space System
- Potential areas of primary production significance
- Barossa Valley Character Preservation District
- Local government boundary

Data sources: Department of Planning, Transport and Infrastructure, Department of Environment, Water and Natural Resources, Office of Cycling and Walking and Primary Industries and Regions SA.

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PLN ID: 4227



Location Map

## **The scenic and tourism attributes of the district**

### **Rationale**

As a tourism destination the Barossa Valley district will continue to be internationally valued for the quality, diversity and authenticity of experience. The district is internationally recognised through its export to countries around the world of wine produced in the district. The combination of wine and food activities, historic townships, attractive rural landscapes, conservation parks and forest reserves work together to attract visitors to the district. Its scenic attributes arise from the series of 'villages' set within a unique rural landscape that positively blends working and natural environments.

The economic base of the district can be broadened by enabling a range of tourism related activities which will enhance and reinforce the quality and diversity of the landscape and experiences available to visitors. These may include new dining, hospitality, accommodation, arts and crafts

establishments, events and festivals and retreats. Scale of these activities may differ subject to local context.

### **Policies**

- Facilitate investment in new tourism initiatives which enhance the scenic and tourism attributes of the district.
- Promote improvements to tourism infrastructure including transport networks, trails, cycle ways, signage, visitor information, and key gateways to towns.
- Promote investment in new tourism initiatives that complement and add value to the special character of the district.
- Prevent loss of agricultural land or heritage elements that would detract from the scenic attributes of the district.
- Identify and protect scenic landscapes and associated vistas incorporating significant elements including large trees and stone walls.

## McLaren Vale Character Values

The McLaren Vale Character Preservation District is physically diverse, and is interlinked with areas outside of the defined preservation district, such as the coastal region, townships and regions south of the mapped area. Expansive views are an important feature of the character of the district. Six well separated townships each have individual characters.

The Southern Adelaide Directions Inset Map identifies three geographical areas: rolling hills, escarpment and basin. The rolling hills in the northern part of the district form part of the Adelaide Hills. Substantial parts of the escarpment are Hills Face zoned to protect them from unsuitable development. The Willunga Basin is a significant and distinctive natural landscape feature of the district, giving legibility to the district and defining the connection between the hills and the sea. The three areas each have common characteristics that merge at the margins. These margins have been identified as 'transition' areas.

### The rural and natural landscape and visual amenity of the district

#### Rationale

The scale and spaciousness of the natural environment create a sense of arrival at the key entrance points to the basin. The natural landscape provides views to and from the hills, basin, sea, cliffs, scrub, rivers and creeks. The rivers and creeks are valued as they provide wetlands for native animals and areas for passive recreation. The colour and character change seasonally.

The attraction of the natural landscape that is a focal element of the district is also of great importance to the Kurna people, who tell the story of law, relationships and creation of the natural landscape through the Tjilbruke Dreaming Trail.

While viticulture currently dominates, pockets of roadside and remnant native vegetation are interspersed. While farming patterns may change, an orderly pattern of rural development is still

envisaged for the future. Development associated with primary industry in the district includes structures such as sheds and tanks that are important economically and are attributes of the rural scenic character and farm worker accommodation.

The small scale nature of food/wine production is very important to the character of the area, with smaller land holdings and agricultural enterprises combining to shape the special character of the district.

Low level development in the hills face and rolling hills areas has resulted in areas of high scenic value.

#### Policies

- Protect the rural character of the expansive views to and from the escarpment and rolling hills.
- Limit development in the hills face and rolling hills areas to maintain scenic amenity.
- Maintain the predominantly rural landscape allowing a mix of land uses and diverse farming practices which reinforce the existing pattern of development.
- Protect native vegetation and scattered native trees as they contribute to character, biodiversity and productivity.
- Recognise that while the vineyards currently dominate the plains, changes to the working landscape are envisaged in response to evolving agricultural uses over time.
- Provide for development associated with primary industry in the district that is important economically, and forms a key part of the scenic character.
- Housing should be closely located to associated value adding primary production or related industry activities in the rural areas, or be developed on land that does not contribute to primary production.

### The heritage attributes of the district

#### Rationale

Kurna Aboriginal people have been traditional owners of this land for thousands of years and it is acknowledged that their heritage has an important place in the character of the area as a whole.

Since European settlement, the area has evolved as a working landscape of farms, orchards, vineyards,

wineries, townships, tourist activities and bushland. The region encompasses a history of European settlement centred round the development of the original townships and early primary industry.

Agriculture has been dominant, although extractive industry has formed an important part of the historic local economy. Special character encompasses early colonial influences, which are still evident in the rural patterns and buildings remaining from this era.

Much of the district has historically been built upon the local materials, from the slate at Willunga to the coloured sand at Maslin Beach. These materials are still evident in the number of heritage listed buildings found throughout the district.

Looking to the future, it is anticipated that the region will be adaptable to allow for future productive industries whilst retaining and building upon the existing character.

### **Policies**

- Maintain and enhance the predominant historic character attributes identified for each township or area in the district.
- Reinforce the sense of history which includes historic buildings, old walling, farm sheds, avenues of exotic landscaping and areas of native vegetation.
- Respect the use of natural materials sourced in the district eg stone, slate and brick, and the evident tradition of craftsmanship.
- Achieve a balance of heritage and new development that has respect for heritage assets and regard to scale, design and layout.
- Respect elements of the landscape that are of great importance to the Kurna people, who tell the story of law, relationships and creation of the natural landscape through the Tjilbruke Dreaming Trail and other areas of importance.

### **The built form of the townships as they relate to the district**

#### **Rationale**

The township character contrasts with the nearby urbanised areas north of the Onkaparinga River. The townships of the character preservation district - Willunga, Port Willunga, Kangarilla, Clarendon, McLaren Flat and McLaren Vale - each have an

individual built form and development pattern, including irregular township edges which are a central part of the district's character. Townships provide important services and facilities for their surrounding regional communities.

The townships are currently physically separated, primarily by significant areas of viticulture and agriculture, but linked by the existing road network and by cycling and walking trails.

McLaren Vale is a vibrant small town providing an important regional service centre for the district, with a combination of new development, built heritage and adaptive reuse.

### **Policies**

- Maintain a separation between the towns in the district and surrounding areas.
- Conserve and enhance the historic character attributes relevant within each township.
- Create a distinct edge between urban and rural settings reflecting the containment of town growth and enhance key gateways to towns to provide attractive transitions.
- Adopt a form, height, scale and appearance that reflects the simple historic character and maintains village character.
- Encourage low scale and low density with simple building forms and significant landscaping in historic village locations.
- Include street plantings with exotic trees in heritage streets, which offer contrasts to vineyard plantings and native vegetation.

### **The viticultural, agricultural and associated industries of the district**

#### **Rationale**

The McLaren Vale District contains a unique and ancient geology with a number of distinct terrains evident across the region. This is reflected in the viticultural industry through the influence of terroir upon wine produced from grapes sourced in the district.

Vineyards and wineries currently dominate the landscape of the basin with olive tree plantings also being a common feature. Rural uses will continue in these areas, maintaining the same orderly pattern of rural development. Some change in these uses will

reflect changes in product demand, farm viability and climate change adaptation.

Past primary production patterns have evolved around Kangarilla and Clarendon in the rolling hills area, where traditionally wheat production, orchards, market gardens and timber production prevailed. Some of these more traditional uses have been replaced by farming, vineyards and olive trees. Much of the area remains suitable for a range of agricultural uses, including vines, grazing, cropping, almonds, strawberries and other similar foods including niche market products.

Extractive industry also had an important place in the district. Historically quarries such as Willunga slate quarry were a key source of income for the district; it is acknowledged that extractive industry can continue to play an important role in the future economy of the district.

### **Policies**

- Protect existing primary production land for productive and complementary value adding activities and ensure that valuable land is not lost from production.
- Recognise the landscape as encompassing a range of rural production activities that support the rural and tourism economy.
- Provide opportunities for value-adding activities that complement the district's local agricultural produce.
- Protect and maintain the open rural landscape by achieving a balance between visual amenity and productive land use.
- Make provision for flexible farming practices and ability to change between farming types eg horticultural, agricultural and viticultural uses to allow producers to respond to changing environmental and market conditions.

## **The scenic and tourism attributes of the district**

### **Rationale**

Tourism is important to the district, which offers a diversity of experiences and a convenient location close to Adelaide. The district is internationally recognised through its export to countries around the world of wine produced in the district. The townships form key tourist hubs, with diverse local

produce on offer. The integration of cellar door wine sales with boutique wineries, restaurants and quality foods is a key drawcard for tourists.

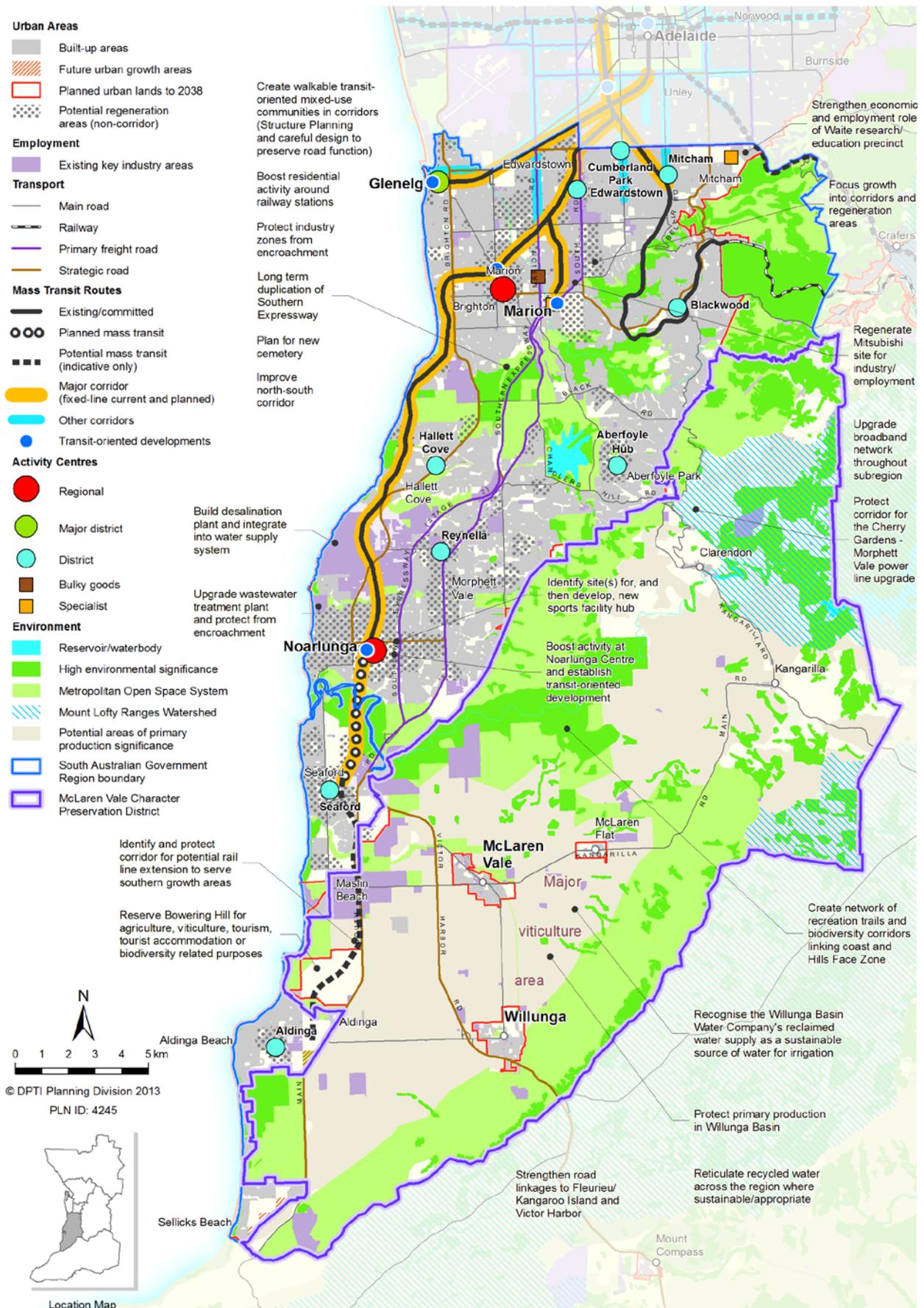
Tourist accommodation, along with winery development, is an important activity within the district. These forms of development have generally been blended into the landscape to the extent that is reasonably possible. The economic base of the district can be broadened by enabling a range of tourism related activities which will enhance and reinforce the quality and diversity of the landscape and experiences available to visitors. Scale will depend on the local context, and development.

The natural and rural landscapes and townships provide a scenic venue which has attracted events and festivals, along with artistic and creative communities.

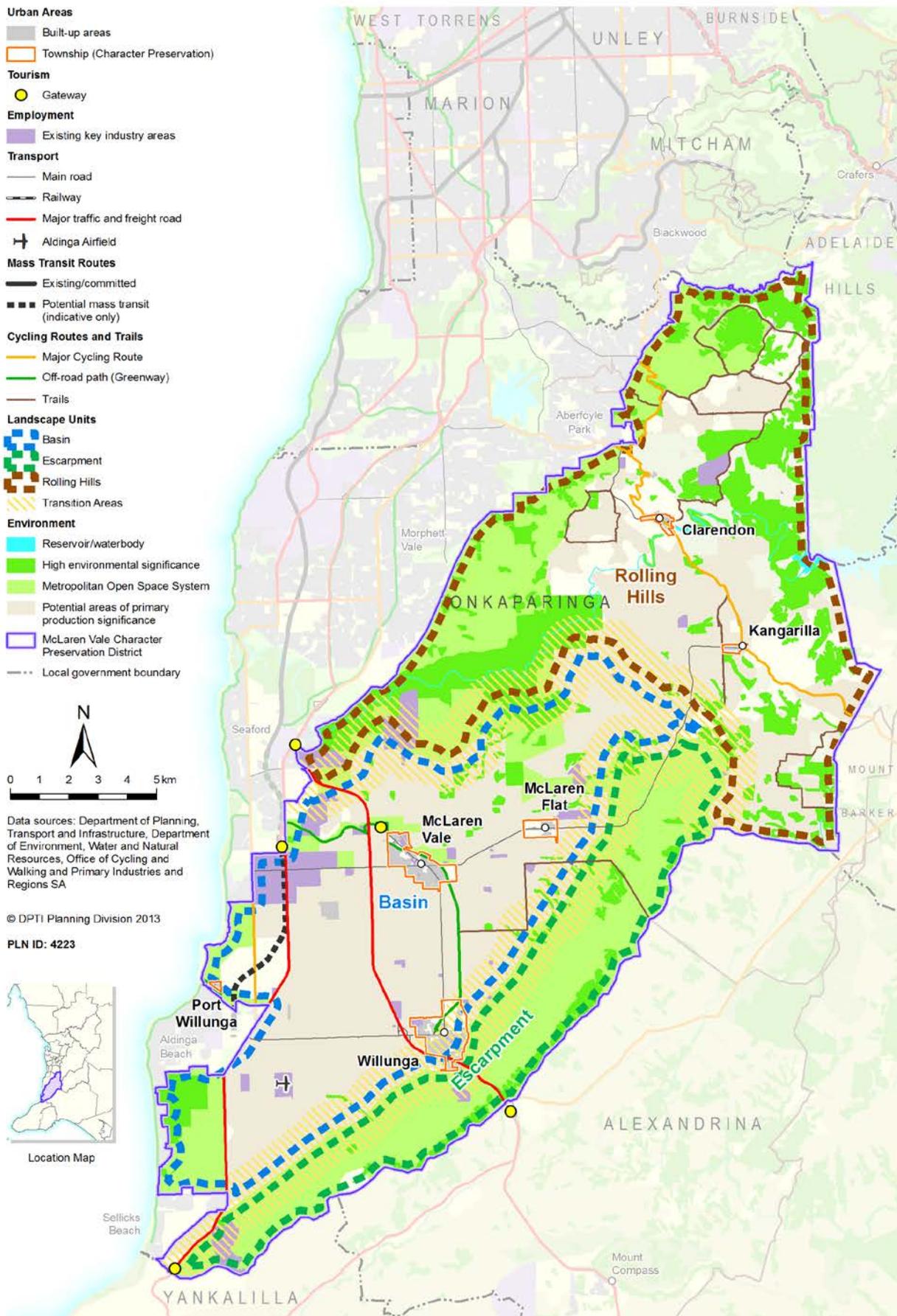
### **Policies**

- Enhance the local rural village character of townships offering predominantly small scale tourist accommodation, browsing, sightseeing and food and wine experiences.
- Provide for a range of tourism accommodation mostly focussed in key tourist hubs which is predominantly small scale but includes the potential for some larger facilities compatibly scaled and appropriately designed for the location.
- Site and design tourist facilities and accommodation to generally blend into the rural and historic landscape especially when viewed from main roads and scenic viewpoints.
- Promote investment in new tourism initiatives and value adding activities which complement the scenic and tourism attributes and add value to the special character of the district.
- Promote improvements to tourism infrastructure including transport networks, trails, cycle ways, signage, visitor information, and key gateways to towns.

# Southern Adelaide Directions Map



# Southern Adelaide Directions Inset Map



## FURTHER INFORMATION

For more information visit  
[www.sa.gov.au/planning/regionplans](http://www.sa.gov.au/planning/regionplans)  
or telephone 08 8303 0760

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