

Appendices

Barossa Valley and McLaren Vale Character Preservation

Addendum to The 30-Year Plan for
Greater Adelaide

Released in December 2013



Note: Map details were correct at the time of release and some terminology used may now be out of date.
The maps in the main body of the 2017 Update prevail in the event of a conflict.

Barossa Valley and McLaren Vale Character Preservation Addendum

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.

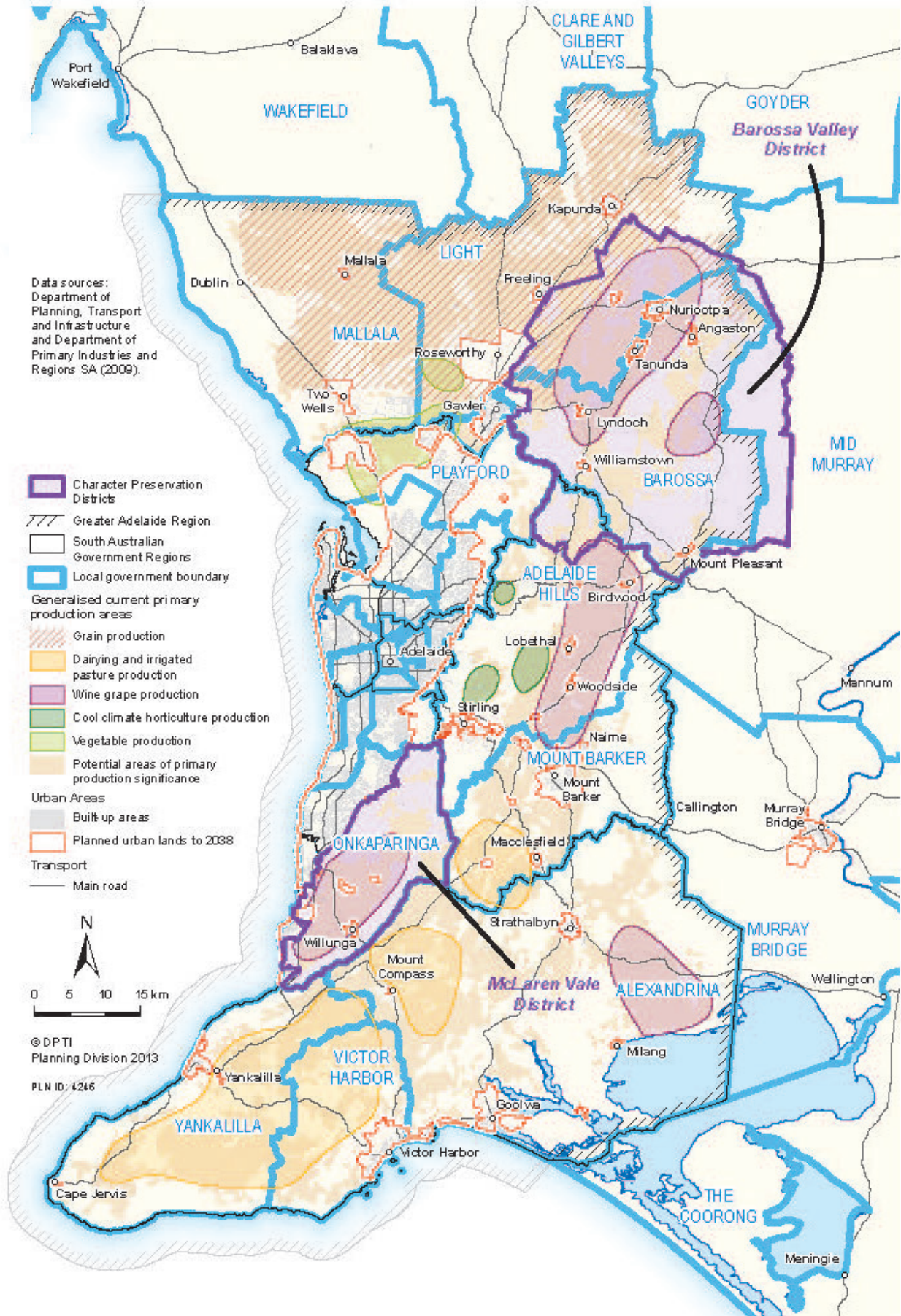
The special character of each district has been considered in terms of the five character values identified in the legislation:

- 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 and McLaren Vale Character Preservation Addendum

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

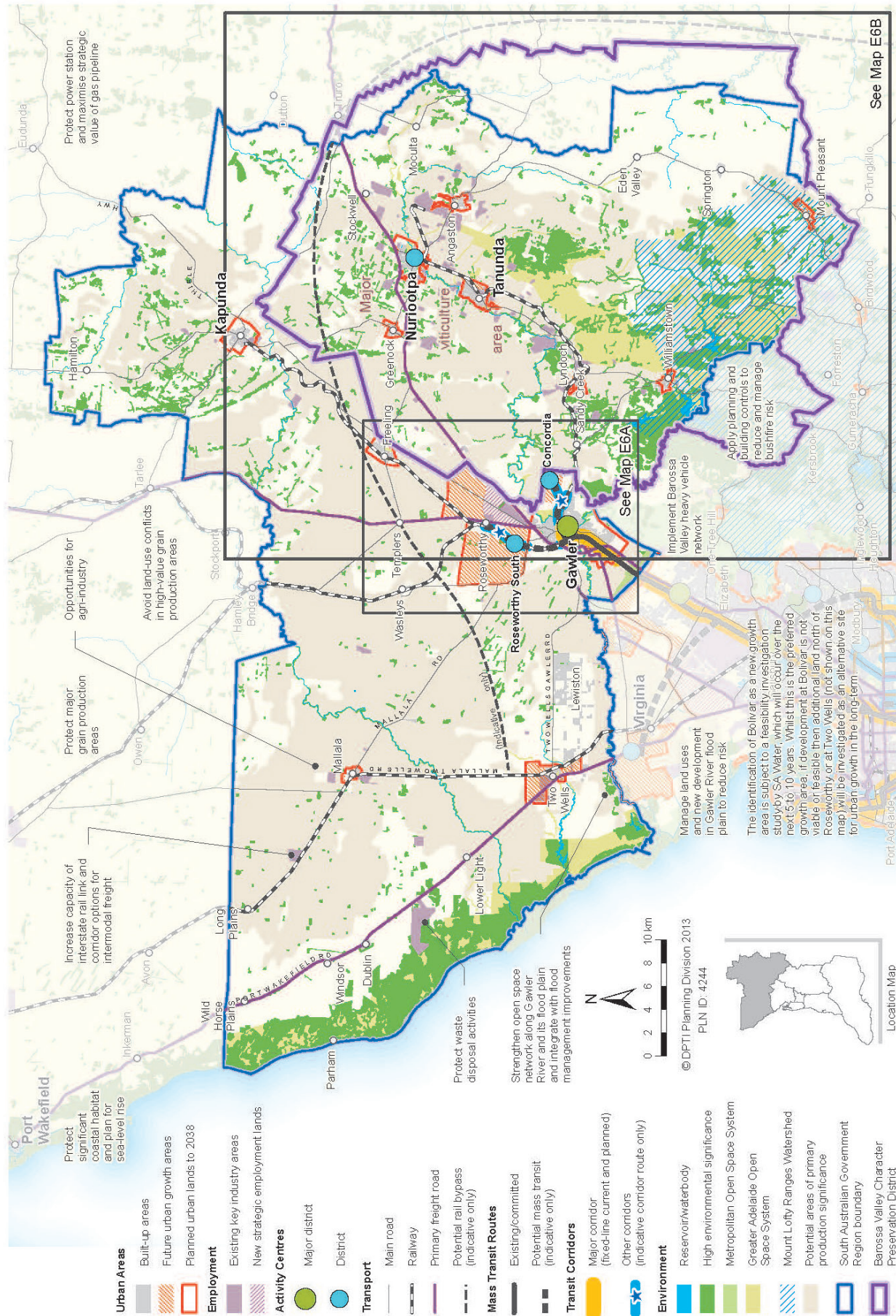
The Barossa Valley district comprises a tapestry of well separated townships, each with their own distinct identity and village feel, primarily set within significant areas of viticulture or agriculture. They are connected by road and an emerging cycling and pedestrian network.

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.

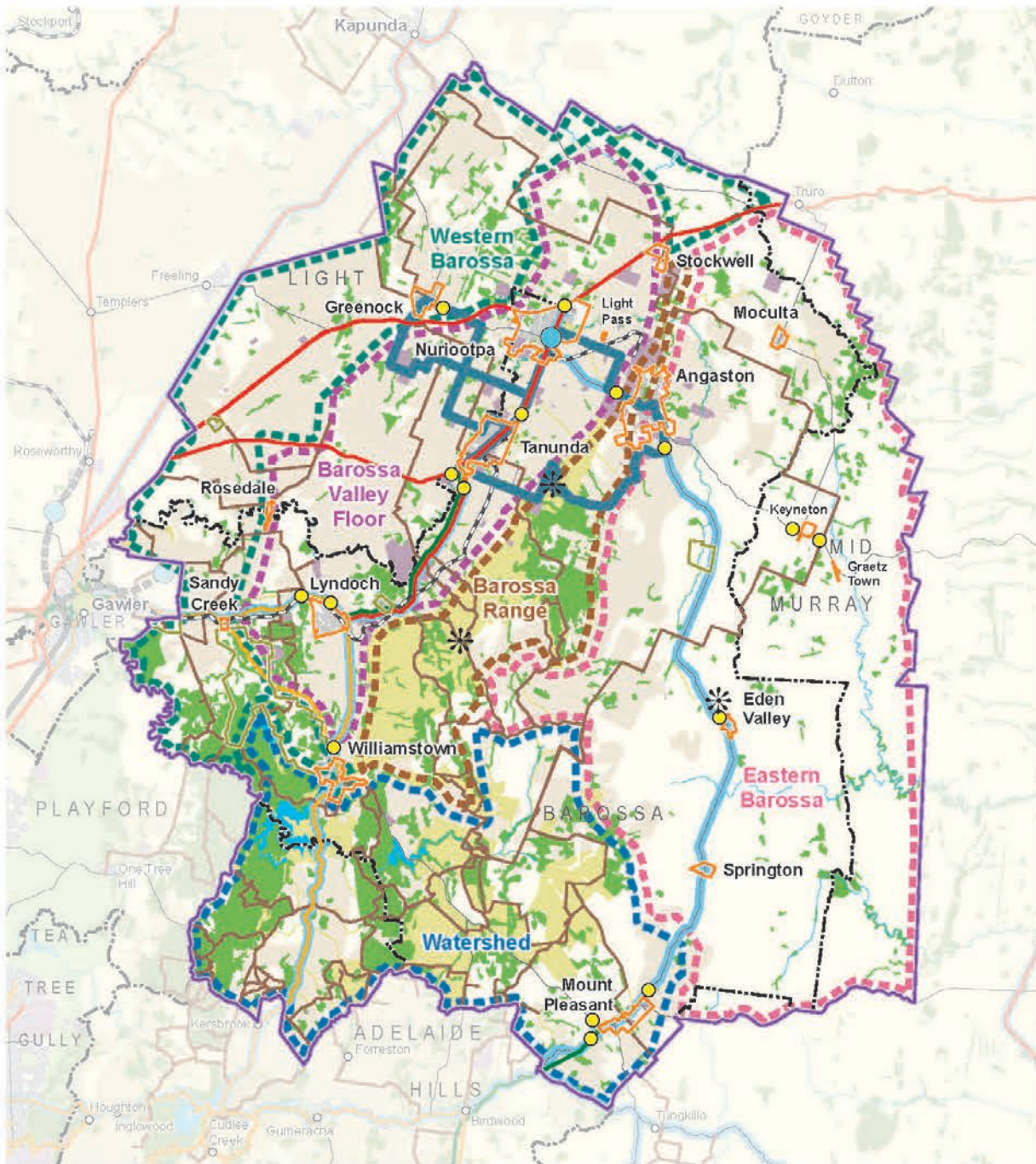
Policies

- 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.

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

Landscape Units (location indicative)

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

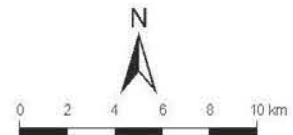
Environment

- 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

Barossa Valley and McLaren Vale Character Preservation Addendum

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.

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.

Barossa Valley and McLaren Vale Character Preservation Addendum

The heritage attributes of the district

Rationale

Kaurna 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 Kaurna 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.

Barossa Valley and McLaren Vale Character Preservation Addendum

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.

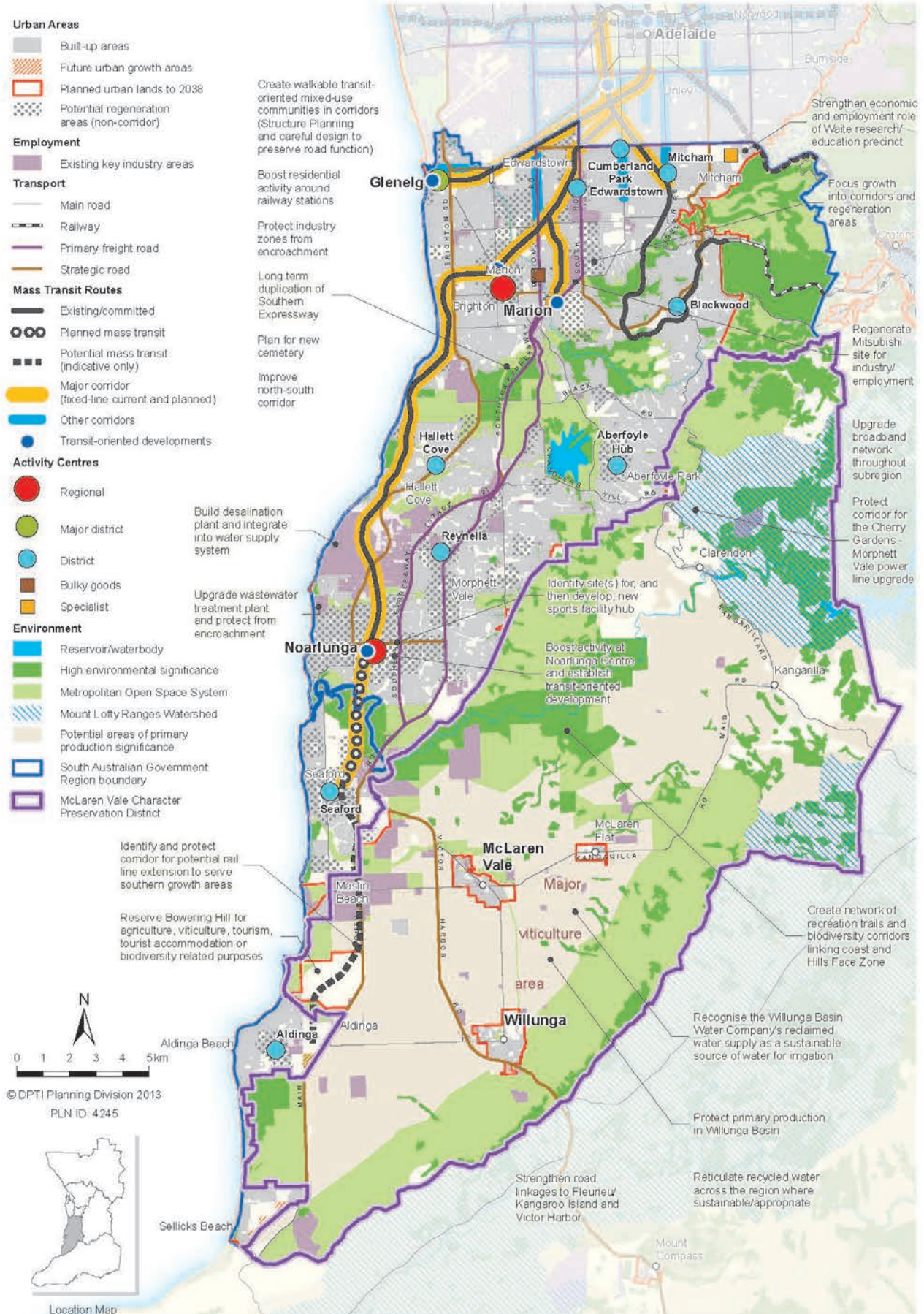
Tourist accommodation, along with winery development, is an important activity within the district. These forms of development have generally been blended into the landscape to the extent that is reasonably possible. The economic base of the district can be broadened by enabling a range of tourism related 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.

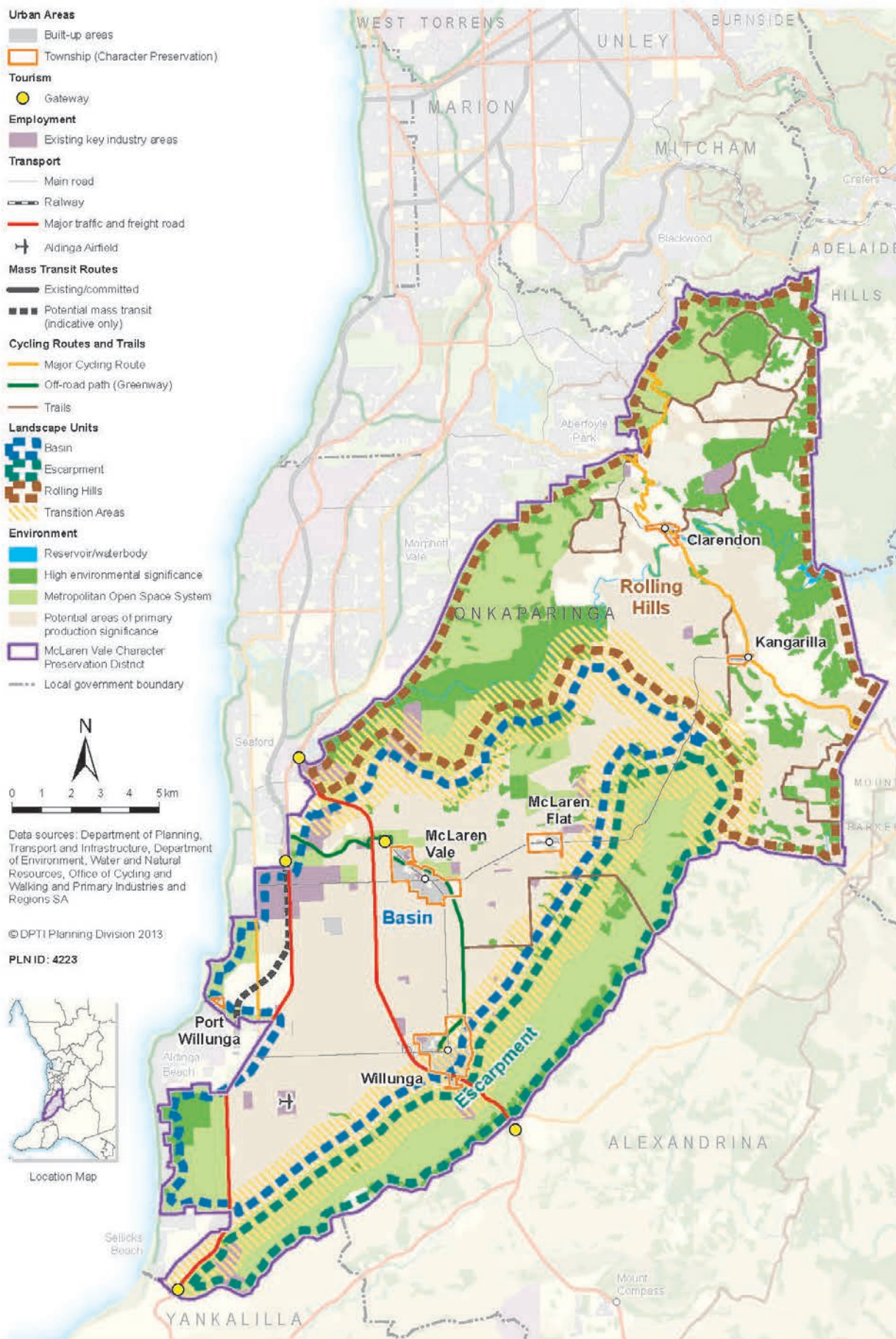
Policies

- 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



Glossary of terms

Defining Density

There are a number of different ways of measuring density. The key is to always be explicit about what is being measured.

Gross density is calculated by determining the number of dwelling units or people living within a given area (i.e. council area, suburbs or corridor catchment) without making exclusions for non-residential land. The larger the amount of non-residential land (i.e. roads, open space, retail and commercial areas) in an area, the higher net residential site densities will be required to achieve the desired gross density.

Net residential site density is calculated by using the residential site area only within a given area (i.e. council area, suburb or corridor catchment) and excludes all other land from considerations. Such a density can be consistently applied at the individual development site level and is useful in guiding planning policy.

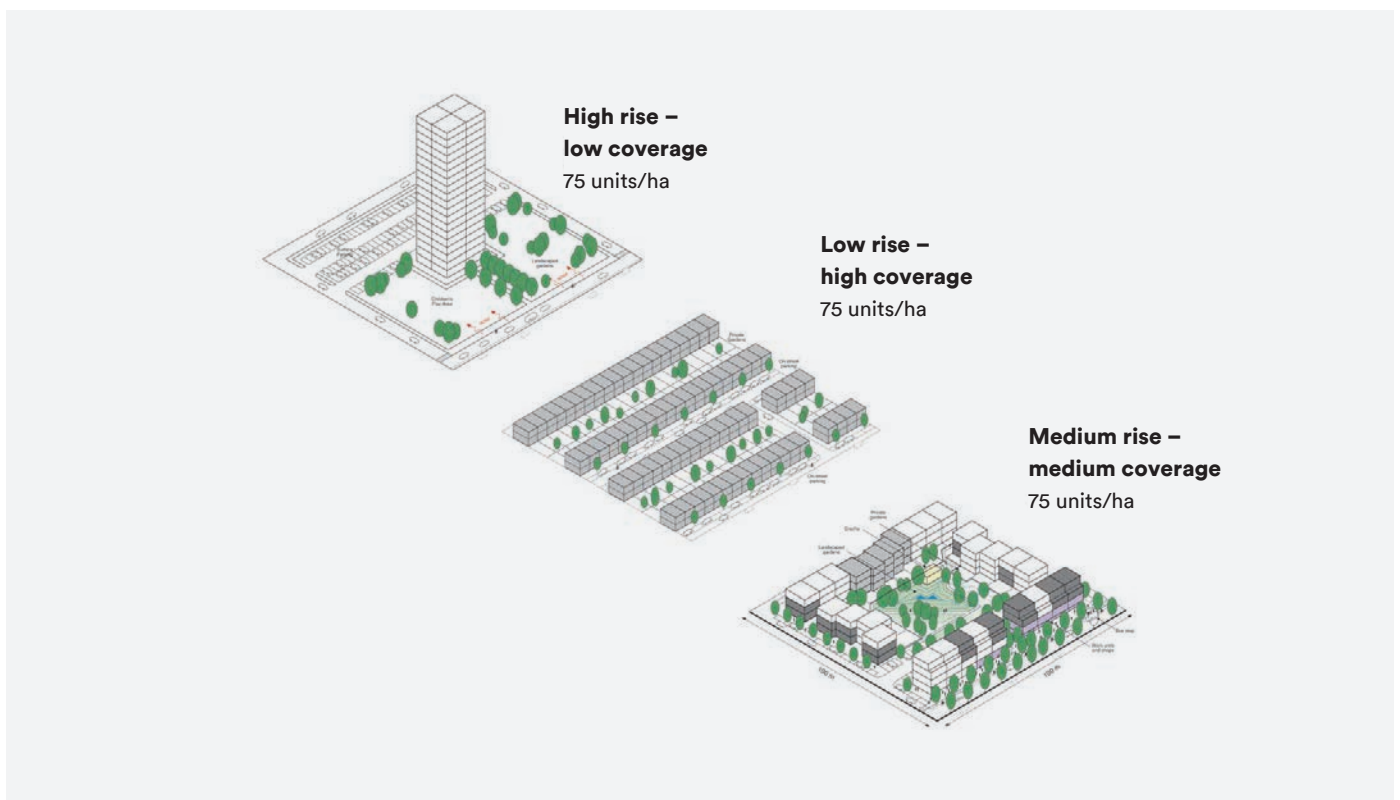
The following density ranges apply to net residential site density and gave definition to the terms low, medium and high density referred to in this Plan:

- Low density = fewer than 35 dwelling units per hectare (du/ha)

- Medium density = 35-70 du/ha
- High density = more than 70 du/ha.

The following ranges define the terms used in this Plan regarding building height. These definitions should be used in planning policy to guide individual developments, whether residential, commercial or mixed-use:

- Low rise = 1-2 storeys (above ground level)
- Medium rise = 3-6 storeys
- High rise = more than 7 storeys.



Glossary of terms

Regional Plan definition – Planning, Development and Infrastructure Act, Sec 48:

Regional Plans will include:

- a long-term vision (over a 15 to 30 year period) for the region or area, including provisions about the integration of land use, transport infrastructure and the public realm;
 - maps and plans that relate to the long-term vision;
 - contextual information about the region or area, including forward projections and statistical data and analysis as determined by the Commission or required by a practice direction; and
 - recommendations about zoning and a framework for development or management of infrastructure and the public realm.
- Regional Plans may be divided into parts relating to subregions, and may include structure plans, master plans, concept plans or other similar documents. Regional plans prepared by a joint planning board must comply with any practice direction issued by the Planning Commission.

In effect, regional plans will have a similar role to the spatial volumes of the Planning Strategy that apply for each region under the current Act, with the new option of linking directly through to zoning changes. As with state planning policies, they are not to be taken into account for the purpose of any assessment decision or application, but an environmental impact statement will also be required to evaluate consistency with the relevant regional plan.

Active transport	Active transport can be defined as walking, cycling, skating and skateboarding. Public transport can also be included but only if the initial mode of transport to the bus, train or tram was not a private motor vehicle.
Activity centres	Activity centres are concentrations of business, administrative, civic, retail, residential, entertainment, employment, research, education and community uses. The purpose of activity centres is to cluster commercial and employment activity to improve accessibility, productivity and the efficient use of infrastructure. The Capital City centre, encompassing the central business district, is the pre-eminent activity centre in the Greater Adelaide region. Other more traditional activity centres are located in the metropolitan area and will be instrumental in the inclusion of residential development adjacent transit corridors over the life of the 30-Year Plan.
Affordable housing	Affordable housing are dwellings appropriate to the needs of households with low and moderate incomes (that is, up to 120% of gross annual median income). The criteria for affordable housing (including price points) are published in the Government Gazette and are reviewed annually.
Affordable living	Affordable living expands upon affordable housing to include transportation costs. By taking into account the combined costs of housing and transportation associated with the location of the home, it provides a more complete understanding of affordability. Affordable living also takes into account; indirect costs such as accessing employment areas, services and facilities; household expenditure on electricity, gas and water; and the costs of adaptable housing for older people or people with a disability.
Age dependency ratio	The dependency ratio is the number of those not of working age (0-14 and 65+ years of age, 'the dependents') expressed as a ratio of percentage of those of working age (15-64 years of age).
Areas of high environmental significance	These areas include protected public lands (e.g. national and conservation parks), areas of private/public lands under a heritage agreement, and land containing high value native vegetation. These areas will be protected from development unless a specific regulatory exemption applies.
Biodiversity	This term describes the variety of life in all its forms and at all levels of organisation, as well as the ecological and evolutionary processes through which genes, species and ecosystems interact with one another and with their environment.
Blue carbon	Blue carbon is the carbon stored in coastal and marine ecosystems and is an emerging opportunity that will aid the achievement of greenhouse gas emission reductions. The value in SA specifically relates to its extensive seagrass, saltmarsh and mangrove habitats, particularly in the gulfs, which are very effective carbon sinks and crucial ecological environments. South Australia is well placed to take advantage of blue carbon due to the extent and quality of its coast and marine systems.
Brownfield sites	Brownfields are urban sites for potential building development that have had previous development on them.
Carbon emissions	This term describes the carbon dioxide and carbon monoxide in the atmosphere and is produced by vehicles and industrial processes.
Carbon neutral city	A carbon neutral city or activity emits no net greenhouse gases. This can be achieved by reducing carbon emissions from city-related activities and/or by offsetting emissions with changes to activities unrelated to the city.

Glossary of terms

Case management and pre-lodgement service	<p>This is a collaborative process in which proponents and key decision-makers, including statutory referral agencies work closely to achieve the best design, planning and development outcomes for everyone involved. The process is particularly effective for complex projects where addressing issues early in the design stage can have significant benefits for the applicant and the community. It currently applies to proposed developments in:</p> <ul style="list-style-type: none"> • The City of Adelaide (\$10m or more value) • Inner Metropolitan Adelaide (5 storeys or more) • Port Adelaide Regional Centre Zone (\$3m or more value).
City	For the purposes of this Plan, city is defined as the City of Adelaide.
Climate change	<p>Climate change is a long-term change in the statistical distribution of weather patterns over periods of time that range from decades to millions of years. It may be a change in the average weather conditions or a change in the distribution of weather events with respect to an average, for example, greater or fewer extreme weather events. Climate change may be limited to a specific region, or may occur across the whole Earth.</p>
Coastal habitats and landforms	These include beaches, coastal dunes and cliffs, coastal wetlands, tidal estuaries, saltmarsh and mangrove areas and coastal geological features.
Community Engagement Charter * New planning system tool	<p>This new initiative was introduced in the <i>Planning, Development and Infrastructure Act 2016</i>. The new charter will include performance and mandatory requirements for engaging community members on changes to planning policies and rules. This will replace the prescriptive statutory requirements in the current Act with a more flexible approach that allows engagement to be tailored to suit the needs of each audience. The charter will be based on principles designed to foster and encourage constructive debate, weighed towards engagement in the early stages of policy-setting, and promote the use of plain language and easy-to-access formats.</p>
Community hubs	A commonly used term in contemporary urban design and community planning. It can be defined as a conveniently located public place that is recognised and valued in the local community as a gathering place for people and an access point for a wide range of community activities, programs, services and events.
Community infrastructure	Includes open space, community sporting facilities/hubs, indoor recreation centres, trails and public realm improvements or installations. (See also Strategic infrastructure)
Concept plan	<p>A Concept Plan is an early spatial expression of the desired land use and design aspirations for a defined project area, and are usually limited in scope to the planning of a discrete development or infrastructure project. Master Plans or Structure Plans may provide guidance and context to the preparation of Concept Plans, which allow for a more detailed analysis of land use, built form, infrastructure and design informed by the broad direction of higher level plans.</p>
Density	Density is a measure of the population (persons) or the number of dwelling units in a given area (see Gross density and Net residential site density, below).
Design Standards * New planning system tool	<p>To increase the emphasis on design in the planning system, the 2016 Act enables the State Planning Commission (see definition below) to prepare design standards relating to the public realm and infrastructure. This is an important innovation and represents the first time a system-wide approach to public realm design has been provided for in planning legislation. Design standards:</p> <ul style="list-style-type: none"> • specify design principles and standards • provide design guidance in relation to infrastructure and public realm.
Development plans	Development plans seek to promote the provisions of the Planning Strategy and include planning or development objectives or principles. They are the principal document in South Australia used to assess development.

District centre	A district centre accommodates a range of retail facilities, offices and consulting rooms, cultural, community and public administration; entertainment, educational, religious and residential facilities; to serve the community and visitors within the surrounding district.
Employment lands	These are the concentrated areas where people are employed on a full or part-time basis in a wide range of employment industries including agriculture, mining, electricity, construction, wholesaling, communication, finance, property and government, cultural and personal services, education, health and community services, manufacturing, retailing, accommodation, cafes and restaurants.
Environment and Food Production Areas	<p>EFPAs are our existing rural lands that surround Greater Adelaide. They surround the built up area of Adelaide from the north along the Gawler River, follow the foothills southwards along the western boundary of the McLaren Vale Preservation District and then back towards the coast south of Sellicks Beach.</p> <p>Introduced in the <i>Planning, Development and Infrastructure Act 2016</i>. EFPAs:</p> <ul style="list-style-type: none"> • protect rural, landscape and environmental areas from urban encroachment • encourage consolidation within the existing urban footprint and renewal of existing urban areas • ensure that any expansion of the urban footprint is made transparently and is based on agreed evidence.
Freight corridors	Road or rail corridors for the movement of freight.
Greater Adelaide region	Greater Adelaide Planning region. This region covers an area of 9000 square kilometres and extends from Victor harbor in the south to Kapunda in the north and as far as Murray Bridge in the east. It includes the following local government areas; Adelaide Plains, Light, Barossa, Gawler, Playford, Salisbury, Tea Tree Gully, Adelaide Hills, Mount Barker, Campbelltown, Port Adelaide Enfield, Charles Sturt, Prospect, West Torrens, Walkerville, Adelaide, Norwood Payneham & St Peters, Unley, Burnside, Holdfast Bay, Mitcham, Marion, Onkaparinga, Yankalilla, Victor Harbor, Alexandrina and Murray Bridge. Refer to map 1 of the Update.
Greater Adelaide Capital City	The Australian Bureau of Statistics has developed these areas to provide a stable and consistent boundary that defines the functional extent of each of Australia's capital cities. The area is designed to include the urban area of the city as well as people who regularly socialise, shop or work within the city, but live in the small towns and rural areas surrounding the city. It is important to note that these areas do not define the built up edge of the city. This area has been used to describe metropolitan Adelaide in the Update.
Greenfield sites	These are typically areas that are zoned for future urban development but are currently still used for agriculture or other low intensity uses.
Greenhouse gas emissions	<p>Greenhouse gases are naturally occurring gases in our atmosphere that trap heat and keep our earth warm enough for life to survive. Carbon dioxide (CO²) is the primary greenhouse gas in our atmosphere and its concentrations are increasing as a result of human activities. The main human activity that emits CO² is the combustion of fossil fuels (coal, natural gas and oil) for energy and transportation, although certain industrial processes and land use changes also emit CO².</p> <p>Continued emissions of greenhouse gases will lead to further climate changes including a warmer atmosphere, a warmer and more acidic ocean, higher sea levels and larger changes in precipitation patterns.</p> <p>The extent of future climate change depends on what we do now to reduce greenhouse gas emissions. The more we emit, the larger future changes will need to be.</p>
Green infrastructure	The network of green spaces and water systems that delivers multiple environmental, social and economic values and services to urban communities.

Glossary of terms

Greenways	A network of corridors that link open spaces across the Greater Adelaide region. Greenways promote healthy, liveable and sustainable lifestyles by creating safe opportunities for walking and cycling, and reducing carbon emissions. Greenways may include use of indigenous plantings and Water Sensitive Urban Design to enhance biodiversity.
Gross density	Density is calculated by dividing the total number of dwellings by the total land area that they occupy (no land is excluded from the calculation) and expressed as dwelling units per hectare (du/ha).
Growth areas	These areas have been identified for urban expansion. They will be subject to further intensive investigations and public consultation.
Healthy neighbourhoods	Healthy neighbourhoods are places where people can live, learn, work and play. They offer a wide range of services that can easily be reached on foot or by bicycle, including schools, health care, shops, parks, playing fields and public transport. They also provide streets and public spaces which support diverse and vibrant public life, biodiversity and physical activity.
Heritage	Local heritage place means a place that is designated as a place of local heritage value by a Development Plan. State heritage place means either a place entered, either on a provisional or permanent basis, in the South Australian Heritage Register or a place within an area established as a State Heritage Area by a Development Plan.
High frequency bus corridors	These are planned high frequency on-road corridors that provide access between major activity centres, employment areas and neighbourhoods: buses at least every 15 minutes.
High rise development	Buildings of more than seven storeys in height.
Household	A household is one or more persons, at least one of whom is 15 years of age or over and is/are usually resident in the same private dwelling.
Household formation	Household formation is the process whereby individuals in the population form separate households.
Household type	Household type refers to the composition of the group of people living within a household—couple with children, couple without children, lone parent family, other families of related persons, lone person or groups.
Housing type	Refers to the physical type of dwelling. For example, unit, apartment, townhouse, duplex, detached house or specialist accommodation.
Infill	Infill is the rededication of land in an urban environment to new construction. Infill also applies within an urban area to construction on any undeveloped land that is not on the urban fringe.
Infill housing	Infill housing is the development or construction of additional housing units into an existing subdivision or neighbourhood. These can be provided through the division of existing land or homes into multiple units or by creating new residential lots by further subdivision or boundary adjustments. Units may also be built on vacant lots.

Knowledge-intensive services	Knowledge-intensive services are problem-solving activities, usually delivered by professional experts in a particular field. The concept of knowledge-intensive activities is related to, but different from, a range of other terms such as 'innovative', 'creative economy', 'high-skill', 'high value adding' and 'human capital intensive'. Knowledge-intensive services have been defined for the purposes of this Plan as the amalgamation of the following Australian Bureau of Statistics defined services: information, media and telecommunications; financial and insurance services; scientific and technical services; education and training; health care; and social assistance. It is acknowledged that these are broad categories and may include subcategories that are not knowledge-intensive.
Link and Place	This new approach to planning and designing urban streets recognises that they have both 'link' and 'place' functions. As a 'link', a street is used for movement and designed for users to pass through as quickly and conveniently as possible. As a 'place', the street is a destination in its own right where people are encouraged to spend time taking part in activities.
Liveability	This is a measure of city residents' quality of life and is used to benchmark cities around the world. It includes socio-economic, environmental, transport and recreational measures.
Local area planning process	The local area planning process will spatially identify and reflect the Plan's policies and actions at the local level for areas of growth and change; and may use a number of tools including structure plans and other planning tools as required.
Low rise development	Buildings of between one and two storeys in height.
Mass transit	Regular and significant public transport services such as trains, trams and buses.
Master plan	A master plan is a high-level plan that ensures the effective management of a development outcome within an area or precinct. Master plans should have regard to relevant state and local government policies and be strategically aligned with any overarching structure plans and regional plans such as the 30-Year Plan for Greater Adelaide if located within this region. Master plans provide a more detailed road map about how to take a vision for an area and identify the steps necessary to achieve a broad development outcome. This may also include broad level design guidance and built form objectives, which seek to deliver a unique style or outcome to the development area or precinct.
Medium rise development	Buildings of between three to six storeys in height.
Metropolitan Adelaide	See definition of Greater Adelaide Capital City Statistical Area.
Metropolitan infill	The metropolitan infill area captures the current built-up urban area of Adelaide. It excludes the greenfield and township areas within the Greater Adelaide Planning region. Map 14 shows the extent of this area.
'Missing Middle' housing	Increasing housing choice and options to meet the needs of a changing population.
Natural resources	These resources includes soil, water and marine resources; geological features and landscapes; native vegetation; native animals and other native organisms; and ecosystems.

Glossary of terms

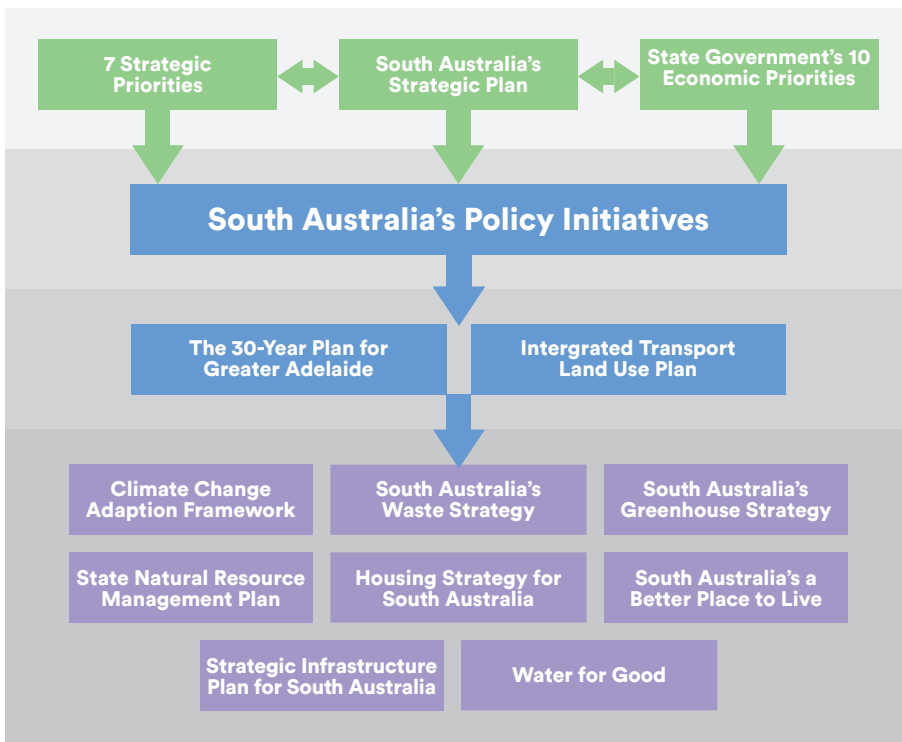
Neighbourhoods	Neighbourhoods are local areas within towns and cities recognised by people who live there as distinct places with their own character and approximate boundaries.
Neighbourhood regeneration	This is a programmed rejuvenation of neighbourhoods achieved through renewal or refreshment of public space, housing stock, community facilities and commercial property within a neighbourhood project area.
Net density	Net residential hectare includes lots, local streets and connector streets but excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space.
Net residential site density	The density of a development site. It is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excludes all other land uses, including roads, open space etc) and is expressed as dwelling units per hectare (du/ha). Low density = fewer than 35 dwelling units per hectare (du/ha) Medium density = 35 to 70 du/ha High density = more than 70 du/ha
Planning and Design Code * New planning system tool	The State Planning Commission (see below) will be responsible for preparing and maintaining a new 'Planning and Design Code', which will require a new approach to the drafting, presentation and interpretation of zoning rules. The new code will be based on a more design-oriented style of zoning that focuses on built form and mixed use development. The code will set out a comprehensive set of planning rules for development assessment purposes, classified into zones, subzones and overlays. These will be applied in each region in a manner consistent with the relevant regional plan. This will make the code the single point of reference for development assessment.
Planning Commission * New planning system tool	The <i>Planning, Development and Infrastructure Act 2016</i> creates a new 'State Planning Commission' reporting to the Minister. Its responsibilities include provision of independent policy advice to government; guidance to councils and professionals; and coordination of planning with infrastructure delivery. The commission will also serve as an assessment authority for prescribed classes of development applications.
Planning Region	The <i>Planning, Development and Infrastructure Act 2016</i> provides for the state to be divided into 'planning regions' by the Governor. One of the regions must be designated as 'Greater Adelaide' (replacing the definition of 'Metropolitan Adelaide' in the current Act).
Planning Strategy	The Planning Strategy outlines the State Government's direction for land use change and development in South Australia. The strategy has various volumes covering different geographic areas of the state: <ul style="list-style-type: none"> • The Draft 30-Year Plan for Greater Adelaide • plans for regional South Australia. Each volume of the strategy is reviewed every five years and can be altered from time to time to align it with legislative requirements or to incorporate policy changes following consultation within government and the community.
Population projection	Population projections are an estimate of a future population in a given area or region.
Practice Directions * New planning system tool	A Practice Direction may specify procedural requirements generally or in connection with any matter under the legislation. Often these will relate to issues that are currently dealt with by regulation under the current <i>Development Act 1993</i> .

Practice Guidelines <small>* New planning system tool</small>	<p>'Practice guidelines' can provide guidance on the interpretation of the Planning Rules or the Building Rules. This is particularly helpful where there may be ambiguity or differing interpretations.</p>
Priority network	<p>Priority road corridors for the movement of freight and commuters</p>
Public open space	<p>Open space is any open piece of land that is undeveloped and is accessible to the public. Open space usually refers to green space: land that is partly or completely covered with grass, trees, shrubs, or other vegetation.</p>
Public realm	<p>Public realm is defined as any publicly owned street, pathway, right of way, park, publicly accessible open space or any public or civic building and its facilities.</p>
Regional centre	<p>A regional centre is the primary focus for business and commercial services for the region providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, as well as public and private office development.</p>
Regional Plans <small>* New planning system tool</small>	<p>The State Planning Commission (see above) must prepare a regional plan for each planning region. These plan must be consistent with relevant state planning policies and include:</p> <ul style="list-style-type: none"> • a long-term vision (over a 15 to 30 year period) for the region or area, including provisions about the integration of land use, transport infrastructure and the public realm • maps and plans that relate to the long-term vision • contextual information about the region or area, including forward projections and statistical data and analysis as determined by the Commission or required by a practice direction • recommendations about zoning and a framework for development or management of infrastructure and the public realm. <p>Regional plans may be divided into parts relating to sub-regions, and may include structure plans, master plans, concept plans or other similar documents. Regional plans prepared by a joint planning board must comply with any practice direction issued by the Commission.</p>
Social capital	<p>Social capital is a form of economic and cultural capital in which social networks are central; transactions are marked by reciprocity, trust, and cooperation; and market agents produce goods and services not mainly for themselves, but for a common good.</p>
State Planning Policies <small>* New planning system tool</small>	<p>Set out the government's overarching goals or requirements for the planning system. These policies are to be taken into account when preparing other statutory instruments such as regional plans and design standards. They are not to be taken into account for the purposes of any assessment decision or application.</p>
Strategic employment lands	<p>These employment lands have strategic significance due to their size, location and contribution to the state's economy.</p>
Strategic infrastructure	<p>Key economic and social infrastructure that accommodates population growth. (See also Community infrastructure)</p>
Structure plan	<p>A structure plan provides a vision and gives a broad spatial expression of the desired development outcomes for an area of change. This can include areas such as a transit corridor, centre, renewal area or greenfield site. Structure Plans can also be used to identify the regional distribution of targets, policies or actions relevant to an area. Structure Plans may also identifying infrastructure and governance issues that will require resolution to facilitate the desired development outcomes of a broad spatial area.</p>

Glossary of terms

Sustainable development	Forms of development that meet the needs of the present without compromising the ability of future generations to meet their needs.
Townships	Small urban centres separated from the built-up area of Adelaide and distributed throughout the Environment and Food Production Area. Townships often retain a unique history, character and function, with many containing public services, amenities and shops used by the surrounding community and tourists.
Transit corridors	Transit corridors are the walking catchments of light rail mass transit and high frequency bus routes. They are well serviced with infrastructure and when fully developed will contain a mix of housing including medium to high density and mixed use developments.
Urban design	Urban design is the collaborative and multi-disciplinary process of shaping the physical setting for life in cities and towns. It involves the design of buildings, groups of buildings, spaces and landscapes, and the establishment of frameworks and processes that facilitate successful development.
Urban form	Urban form is: (a) the 'general pattern of building height and development intensity' and (b) the 'structural elements' that define the city physically, such as natural features, transportation corridors (including the fixed rail/tram transit system), open space, public facilities, as well as activity centres and focal elements.
Urban renewal/regeneration	This is the process of improving the economic, social and environmental sustainability of a particular urban area. It typically involves urban redesign, infrastructure renewal and investment, and the creation of more attractive residential environments.
Urban sprawl	Urban sprawl describes the expansion of human populations away from central urban areas into low-density, mono-functional and usually car-dependent communities. In addition to describing a particular form of urbanisation, the term also relates to the social and environmental consequences associated with this type of development.
Water security	Water security means the availability of an appropriate quantity of water at an appropriate quality to meet the needs of the community. This includes the provision of potable and fit-for-purpose water supplies, the collection and treatment of wastewater and the management of stormwater.
Water sensitive urban design (WSUD)	Water sensitive urban design is an urban planning and engineering design approach which integrates the urban water cycle, including stormwater, groundwater and wastewater management and water supply into urban design to minimise environmental degradation and improve aesthetic and recreational appeal.

Links to other key government documents



Other plans and programs mentioned in the 30-Year Plan.

General Plans

- Water Sensitive Urban Design - Creating more liveable and water sensitive cities in South Australia
- South Australia's Climate Change Strategy
- Adelaide Coastal Water Quality Improvement Plan
- State Emergency Management Plan
- State Public Health Plan: South Australia – A Better Place to Live
- Northern Economic Plan

Adelaide City

- Smart Move Strategy - Adelaide City Council
- Adelaide Design Manual
- North Terrace Master Plan

Healthy Living

Plans

- Streets for People Compendium for South Australian Practice
- Federal Government's Creating Places for People - An Urban Design Protocol for Australian Cities
- South Australian Regional Level Recreation and Sports Facilities Framework.

Links to other key government documents

Programs

- Way2Go School Program
- TravelSMART Households
- Way2Go Bike Ed Program
- Living Neighbourhoods Program
- Residents to Win Grants Program
- Nature Play SA
- Arterial Road Bicycle Facilities Program
- Healthy Parks Healthy People initiative

Environmental

Plans

- Good for Environment, Good for Business Volume II
- Adelaide and Mount Lofty Ranges Natural Resources Management Plan
- Murray-Darling Basin Regional Natural Resources Management Plan
- No Species Loss Conservation Strategy
- South Australia's Waste Strategy 2015-2020
- National Climate Change Adaptation Framework
- Adelaide Coastal Water Quality Improvement Plan

- Adelaide's Living Beaches Strategy (2005-2025)
- National Strategy for Disaster Resilience
- Water Allocation Plans (Adelaide Plains, Barossa, McLaren Vale, Western Mount Lofty Ranges)
- Regional Demand and Supply Statements
- Stormwater Strategy
- Urban Water Plan for Greater Adelaide

Legislation

- Environment Protection and Biodiversity Conservation Act 1999
- Native Vegetation Act 1991

Programs

- Native Vegetation Incentives Program
- Federal Government's 20 Million Trees Programme

Other

- Australian Infrastructure Audit
- Our Port: Port Adelaide Precinct Plan
- South Australian Multiple Land Use Framework

End notes

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