



#11925415

19 October 2017

**Government
of South Australia**

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Industrial Relations
Minister for Child Protection
Reform
Minister for the Public Sector
Minister for Consumer and
Business Services
Minister for the City of
Adelaide

45 Pirie Street
ADELAIDE SA 5000
GPO Box 464
Adelaide SA 5001
Tel 08 8207 1723
Fax 08 8207 1736

Mr Peter Dinning
Chief Executive Officer
Alexandrina Council
PO Box 21
GOOLWA SA 5214

Attention: Sally Roberts

Dear Mr Dinning

Thank you for your request that the Strathalbyn Township and Environs Development Plan Amendment (DPA) be approved for consultation.

As you are aware, I agreed to the Statement of Intent (SOI) for the Strathalbyn Township and Environs Development Plan Amendment (DPA) on the basis that Council pursues policy amendments and other initiatives to unlock the retail heart of Strathalbyn along with the consideration of the land on 'Adelaide Road Land' in a way that balances the future social and economic requirements of Strathalbyn.

My support of the SOI was based on Council exploring opportunities to further enhance the town centre while allowing for township growth in a way that will reinforce the character of Strathalbyn and protect the core retail precincts that are highly valued by the community.

After giving careful consideration to the DPA, the investigations undertaken in support of the DPA and the advice received from the Department of Planning, Transport and Infrastructure (the Department), I am of the opinion that the proposed rezoning of the 'Adelaide Road Land' will unnecessarily limit development opportunities for this land by restricting appropriate non-residential land uses or activities, which could be suitably accommodated in a way that balances the future social and economic requirements of Strathalbyn and without having an adverse impact on the role and function of the existing town centre.

The *30-Year Plan for Greater Adelaide – 2017 Update* seeks to increase the amount of residents living in walkable communities. While the DPA seeks to provide walking and cycling paths throughout the area, people living in this particular area will be highly car dependant given that nearly all of the area is located more than one kilometre from local conveniences within the existing town centre. *The Plan*, which encourages 'walkable neighbourhoods' where the daily needs of residents can be met within a short trip of where they live or work including, close access by foot or bike to jobs, local conveniences, learning, open space, recreation, and other amenities and services.

RECEIVED

24 OCT 2017

Alexandrina Council

In light of this, I request that Council make further amendments to the DPA, prior to realising the DPA for consultation to provide a policy framework that allows for the following:

- greater opportunities for non-residential forms of development, in the form of low impact local conveniences to be developed within the 'Adelaide Road Land'
- the requirement for land within the 'Designated Area' to be retained as linear park / open space to be reduced from 60 per cent, to a level which is more consistent with the target in *The 30-Year Plan for Greater Adelaide* of 12.5 per cent and the open space requirement in section 50(1)(c) of the *Development Act 1993*, which required 12.5 per cent of land to be held for open space when dividing land into 20 or more allotments. To avoid the inclusion of policies within the Development Plan that have the potential to result in poor development outcomes, impede or restrict the opportunity to achieve the highest and best use of the land or a policy framework that makes it unfeasible or impracticable to develop the land, and the land remains undeveloped for a long period of time.

On the basis of the above discussion, I have approved this DPA for public consultation, subject to the changes discussed above.

Please note that a copy of the public consultation version of the DPA including signed Schedule 4A Certificate should be provided within two days of its release in accordance with section 25(10) of the *Development Act 1993* and regulation 11A(5) of the *Development Regulations 2008*.

If you require any further information, please contact Mr Jeffery Sewart, Senior Planning Officer at the Department of Planning, Transport and Infrastructure on 7109 7002.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning